



Fact Sheet – Q1 2024

Fund Objective

Riyad REIT is a closed-ended Shariah-compliant real estate investment traded fund. The fund's activities are centered on creating sustainable and diverse cash flows and improving the value of assets to exponentially increase gross revenue for unitholders.

Fund Facts

Inception Date	9 Jun. 2015
Listing Date	13 Nov. 2016
Fund Term	99 Years
Fund Currency	SAR
Dividend Distribution	Semi-annual
Valuation Frequency	Semi-annual
Fund Capital	SAR 1,633,000,010
Fund's Total Asset Value	SAR 3,064,954,074
Net Asset Value (NAV)	SAR 1,495,878,768
Rental and Operational Income on Unit Price*	3.66%

* Operational income consists of hotels net profit

Fund Fees and Expenses

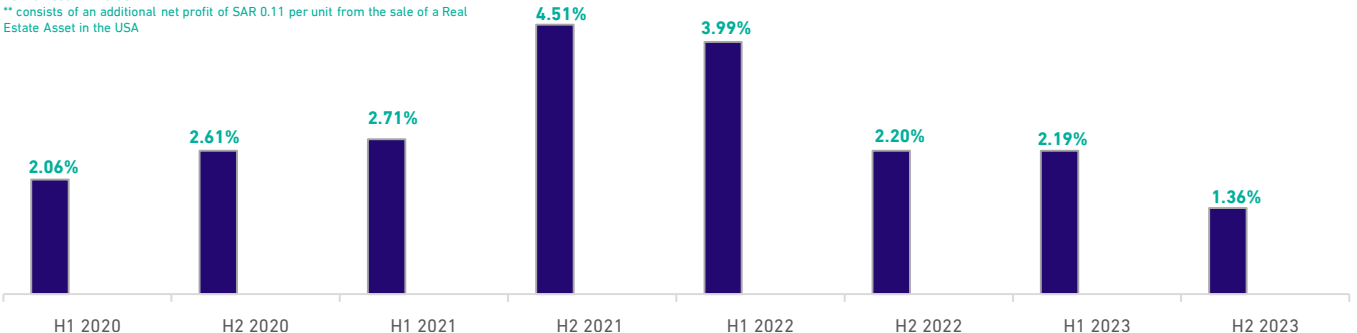
Fees & Expenses	Amount (SAR)	% from Fund's Total Asset Value	Cap Limit
Management Fees	7,275,564	0.237379%	-
Custodian Fees	25,000	0.000816%	-
Real estate Management Fees	72,643	0.02370%	Not exceeding: 7% of the rental income
Auditor Fees	7,500	0.000245%	-
Zakat and Tax Advisor Fees	3,306.25	0.000108%	-
Dealing Fees	-	-	1%
Brokerage Commission	-	-	2.5%
Unit Registration and Listing fees	174,590	0.005696%	Service of developing owner registry: maximum limit of SAR 500K Service of listing Fund units: maximum limit of 300K SAR
Development/Project Management fees	-	-	Not exceeding: 7%
Financing Fees	20,986,698	0.684731%	-
Other Fund Costs	1,051,534	0.034308%	-
Total expenses, fees and charges		29,596, 836	
Ratio of fund costs to Total Asset Value		0.97%	

Dividends Distribution

Period	Eligibility Date	Total Distributed Dividend (SAR)	Number of Units	SAR/Unit	Percentage of distribution from Net Assets Value
H2 2023	2024/04/02	25,754,565.15	171,697,101	0.15	1.36%
H1 2023	2023/09/17	42,924,275.25	171,697,101	0.25	2.19%
H2 2022	2023/04/10	42,924,275.25	171,697,101	0.25	2.20%
H1 2022	2022/09/04	75,546,724.44	171,697,101	0.44*	3.99%
H2 2021	24/03/2022	80,697,637.47	171,697,101	0.47**	4.51%
H1 2021	22/08/2021	46,358,217.27	171,697,101	0.27	2.71%
H2 2020	28/03/2021	42,924,275.25	171,697,101	0.25	2.61%
H1 2020	3/9/2020	34,339,420.20	171,697,101	0.20	2.06%

* consists of an additional net profit of SAR 0.12 per unit from the sale of a Real Estate Asset in the USA

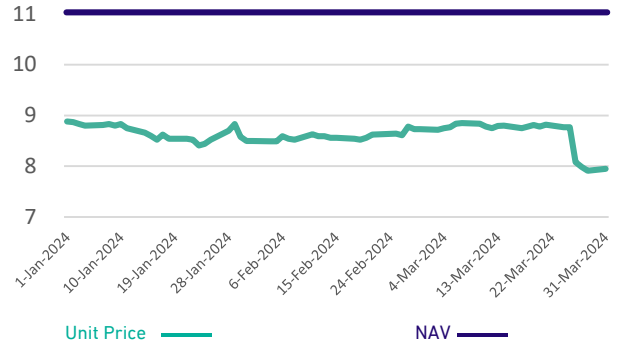
** consists of an additional net profit of SAR 0.11 per unit from the sale of a Real Estate Asset in the USA



Performance of the Unit Price and NAV

	End of Quarter	1 month	2 months	3 months
Unit Price (Closing Price)	7.95	8.72	8.50	8.88
NAV per unit	11.01	11.01	11.01	11.01

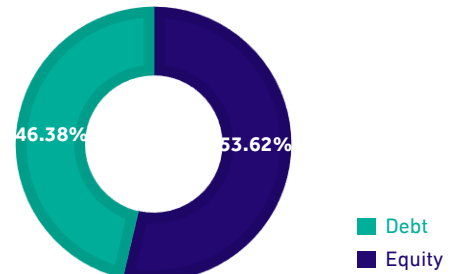
Unit price during the current quarter



Leverage Ratio

Key Financial Highlights

Utilization	SAR 1,412,685,964
Debt Fulfillment Period	7 years
Debt Due Date	Mar-2031



Fundamental and non-Fundamental changes during the relevant quarter

- Change in the membership of the board of Riyad REIT (Resignation of board member)
- Distribution of fund's dividends to the Unitholders of Riyad REIT Fund for the second half of 2023
- Signing an agreement to refinance the existing facility with Riyad Bank
- Change in the membership of the board of Riyad REIT (Appointment of board member)



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Portfolio Highlights

Portfolio Holdings	City	Occupancy % at the end of the quarter	% of the value to the total assets
The Residence	Riyadh	100%	6.15%
Braira Villa Hotel *	Riyadh	100%	
Altamyouz Center	Riyadh	100%	1.71%
Vivienda Hotel Villas – Mousa bin Nusair	Riyadh	100%	1.53%
Alizdihar Center	Riyadh	100%	1.29%
Alraed Building	Riyadh	100%	6.01%
Fursan Plaza **	Riyadh	–	4.36%
JW Marriott Hotel Riyadh *	Riyadh	55%	27.22%
The Academy (STC)	Riyadh	100%	
Saudi Electronic University	Riyadh	100%	4.58%
Olaya Tower	Riyadh	100%	2.52%
The Roofs ***	Riyadh	100%	0.74%
Ascott Hotel Tahlia	Jeddah	93%	4.58%
Omnia Center	Jeddah	97%	4.82%
Alshatea Towers	Dammam	63%	2.90%
Ascott Corniche Alkhobar *	Khobar	57%	6.85%
AlRakah Building ***	Khobar	99%	1.15%
1111 Pennsylvania Avenue ****	Washington, D.C., USA	100%	3.11%
Pioneer Headquarters ****	Texas, USA	100%	6.53%
FedEx Headquarters ****	Texas, USA	100%	1.37%
Broadcom Headquarters ****	California, USA	100%	2.82%
AmerisourceBergen HQ ****	Pennsylvania, USA	100%	1.83%
PwC Headquarters ****	Brussels, Belgium	100%	0.79%
Logistics portfolio which invests in 5 properties ****	USA	100%	7.11%

* Operational Contract

** Under Development

*** By investing in a private real estate fund

**** By investing in a share and diverse real estate portfolio outside The Kingdom

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