



Fact Sheet – Q4 2020

Riyad REIT is a closed-ended Shariah-compliant real estate investment traded fund

Fund Facts

Fund Capital	SAR 1,633,000,010
Net Asset Value	SAR 1,669,996,625
Inception Date	9 – Jun – 15
Listing Date	13 – Nov – 16
Fund Term	99 Years
Fund Currency	SAR
Dividend Distribution	Semi-annual
Valuation Frequency	Semi-annual
Percentage of Total Fees and expenses	0.45%
Fund Costs Percentage to Total Asset Value	0.23%
Rental and Operational Income on Unit Price*	2.17%

* Operational income consists of hotels net profit

Fund Fees

Management Fees	1.2% per annum (of AUM after deducting fund expenses)
Custodian Fees	SAR 100,000 per annum

Portfolio Holdings

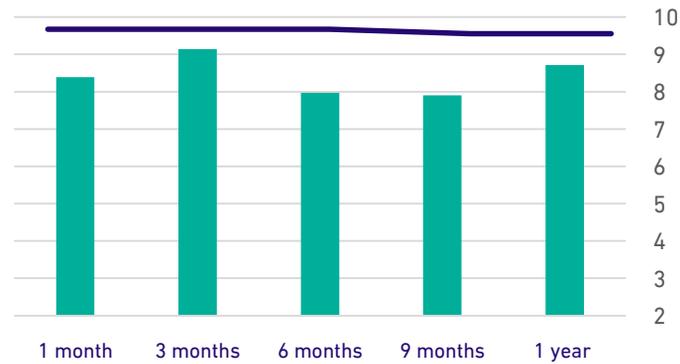
Portfolio Holdings	City	Percentage
Altamyouz Center	Riyadh	2%
Vivienda	Riyadh	2%
Alizdihar Center	Riyadh	2%
The Residence	Riyadh	3%
Braira Villa Hotel	Riyadh	4%
Fursan Plaza *	Riyadh	3%
Burj Rafal Hotel	Riyadh	25%
The Academy	Riyadh	3%
Saudi Electronic University	Riyadh	6%
Ascott Hotel Tahlia	Jeddah	5%
Omnia Center	Jeddah	7%
Alshatea Towers	Dammam	4%
Ascott Corniche Alkhobar	Khobar	7%
Olaya Tower 1	Riyadh	3%
1111 Pennsylvania Avenue**	Washington, D.C., USA	4%
350 Rhode Island **	San Francisco, CA, USA	3%
Pioneer Headquarters **	Dallas, TX, USA	9%
Two Washingtonian **	Washington, D.C., USA	2%
FedEx Headquarters **	Dallas, TX, USA	2%
Broadcom Headquarters **	California, USA	4%

* Under Development

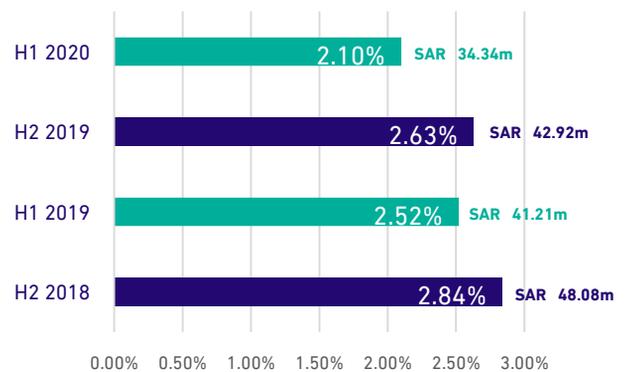
** By investing in a share and diverse real estate portfolio outside The Kingdom

Performance of the Unit Price (SAR)

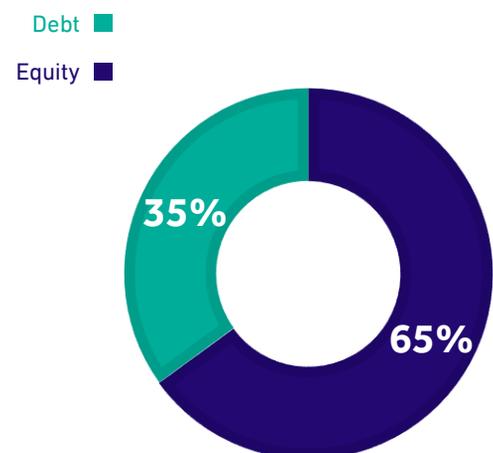
	End of Quarter	1 month	3 months	6 months	9 months	YTD
Unit Price	8.50	8.39	9.14	7.97	7.9	8.71
NAV	9.73	9.73	9.73	9.73	9.66	9.66



Dividends Distribution



Leverage Ratio



Fundamental, material or significant changes

- Announcing the Occurrence of an Event Relating to Riyad REIT (Investing SAR 92.5 million in a U.S. office building in the United States of America)
- Announcing the Occurrence of an Event Relating to Riyad REIT (Signing SAR 540 million Shariah-compliant facility agreement with Riyad Bank)

Disclaimer

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