



## Fact Sheet – Q2 2020

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

### Fund Facts

Fund Capital	SAR 1,633,000,010
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	0.37%
Fund Costs Percentage to Total Asset Value	0.25%
Rental and Operational Income on Unit Price*	1.90%

\* 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

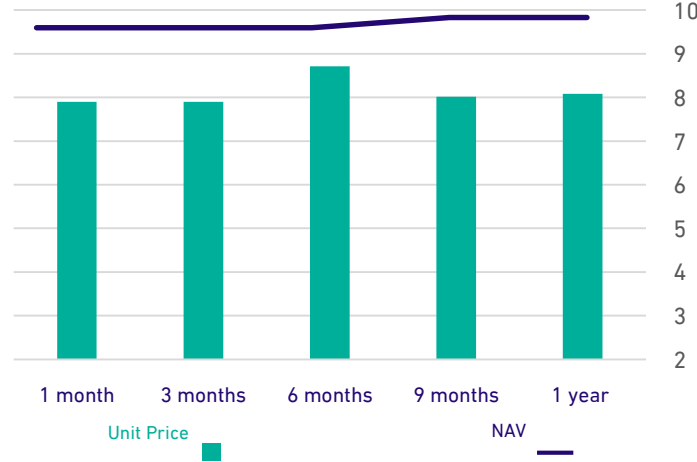
Portfolio Holdings	City	Percentage
Altamyouz Center	Riyadh	3%
Vivienda	Riyadh	2%
Alizdihar Center	Riyadh	2%
The Residence	Riyadh	3%
Braira Villa Hotel	Riyadh	4%
Fursan Plaza *	Riyadh	3%
Burj Rafal Hotel	Riyadh	27%
The Academy	Riyadh	3%
Saudi Electronic University	Riyadh	6%
Ascott Hotel Tahlia	Jeddah	6%
Omnia Center	Jeddah	8%
Alshatea Towers	Dammam	4%
Ascott Corniche Alkhobar	Khobar	6%
Olaya Tower 1	Riyadh	3%
111 Pennsylvania Avenue**	Washington, D.C., USA	5%
Pioneer Headquarters **	Dallas, TX, USA	4%
350 Rhode Island **	San Francisco, CA, USA	9%
Two Washingtonian **	Washington, D.C., USA	2%

\* Under Development

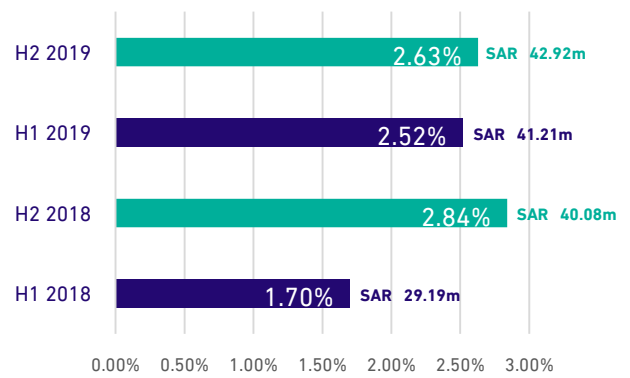
\*\* By investing in a share and diverse real estate portfolio outside The Kingdom

### Performance of the Unit Price (SAR)

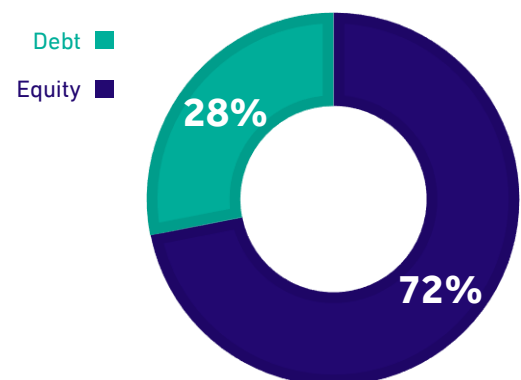
	End of Quarter	1 month	3 months	6 months	9 months	YTD
Unit Price	7.97	7.90	8.5	8.71	8.02	8.08
NAV	9.66	9.66	9.66	9.66	9.84	9.84



### Dividends Distribution



### Leverage Ratio



### Fundamental, material or significant changes

1. Announcing a Material Development to Riyad REIT Fund - Monitoring the impact of the COVID-19 pandemic
2. Announcing the availability of the Annual Report of Riyad REIT for the period ending 31 December 2019

### Disclaimer

Riyad Capital is a Saudi Closed Joint Stock Company with a paid up capital of SAR 200 million. Commercial registration number (1010239234), licensed and organized by the Capital Market Authority under License No. (07070-37). Head Office: 2414 – Al Shohada Dist., Unit No.69, Riyadh 13241 – 7279, Saudi Arabia ("www.riyadcapital.com"). Past performance is not a guarantee of future returns. The value of units, the income from them, the prices and currencies of the investment, can go down as well as up. Investors may get back less than he or she originally invested. Additionally fees shall apply on the investment. Changes in currency rates may have an adverse effect on the value, price or income of the security. Whilst all reasonable care has been taken to ensure that the facts stated in this report are accurate and that the forecasts, opinions and expectations contained herein are fair and reasonable. Riyad Capital or its employees or any of its affiliates or clients may have a financial interest in securities or other assets referred to in this report. To ensure proper understanding of the investment and its suitability for you according to your risk tolerance, we recommend that you seek a specialized investment advisor. More information about the security is available in the Private Placement Memorandum applicable to that placement and should be read carefully before investing.