Fact Sheet – Q1 2026

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 increase gross revenue for unitholders.

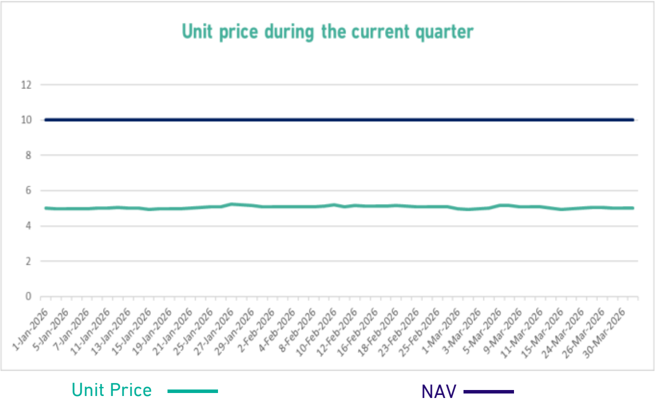
Fund Facts

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 2,685,897,136
Net Asset Value (NAV)	SAR 1,173,523,745
Rental and Operational Income on Unit Price*	4.45%

* Operational income consists of hotels net profit

Performance of the Unit Price and NAV

	End of Quarter	1 month	2 months	3 months
Unit Price (Closing Price)	5.02	5.10	5.14	4.96
NAV per unit	10.00	10.00	10.00	10.00



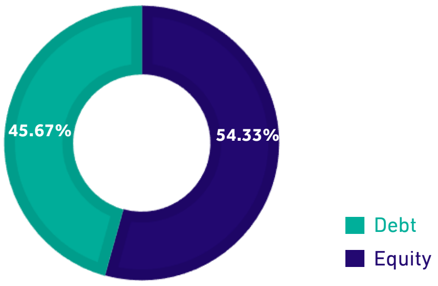
Fund Fees and Expenses

Fees & Expenses	Amount (SAR)	% from Fund's Total Asset Value	Cap Limit
Management Fees	5,896,016	0.2195%	–
Custodian Fees	25,000	0.0009%	–
Real estate Management Fees	143,396	0.0053%	Not exceeding: 7% of the rental income
Auditor Fees	11,250	0. 0004%	–
Zakat and Tax Advisor Fees	3,306	0.0001%	–
Dealing Fees	–	–	1%
Brokerage Commission	-	-	2.5%
Unit Registration and Listing fees	134,817	0.0050%	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	21,163,235	0.7879%	–
Other Fund Costs	1,657,029	0.0553%	–
Total expenses, fees and charges	**29,034,050**		
Ratio of fund costs to Total Asset Value	**1.08%**		

Leverage Ratio

Key Financial Highlights

Utilization	SAR 1,372,685,964
Debt Fulfillment Period	~ 5 years
Debt Due Date	Mar-2031

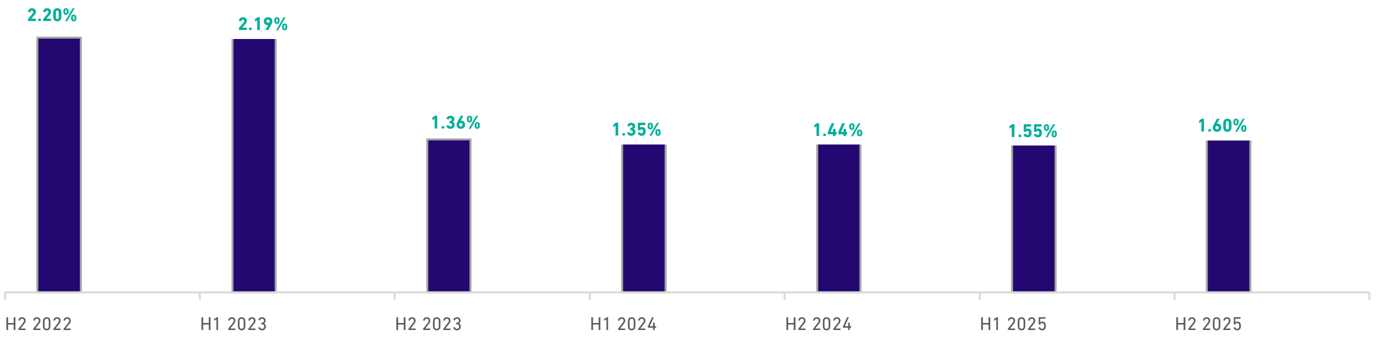


Fundamental and non-Fundamental changes during the relevant quarter

1. Announcement by Riyad Capital regarding the distributions of Fund's dividends to the Unitholders of Riyad REIT Fund
2. RIYAD CAPITAL Announces a Change in the membership of the Board of Directors of Riyad REIT Fund

Dividends Distribution

Period	Eligibility Date	Total Distributed Dividend (SAR)	Number of Units	SAR/Unit	Percentage of distribution from Net Assets Value
H2 2025	08/04/2026	27,471,536.16	171,697,101	0.16	1.6%
H1 2025	02/09/2025	27,471,536.16	171,697,101	0.16	1.55%
H2 2024	07/04/2025	27,471,536.16	171,697,101	0.16	1.44%
H1 2024	28/08/2024	25,754,565.15	171,697,101	0.15	1.35%
H2 2023	02/04/2024	25,754,565.15	171,697,101	0.15	1.36%
H1 2023	17/09/2023	42,924,275.25	171,697,101	0.25	2.19%
H2 2022	10/04/2023	42,924,275.25	171,697,101	0.25	2.20%



Fact Sheet – Q1 2026

Portfolio Highlights

Portfolio Holdings	City	Occupancy % at the end of the quarter	% of the value to the total assets
The Residence	Riyadh	88%	7.1%
Braira Villa Hotel *	Riyadh	100%	
Altamyouz Center	Riyadh	100%	1.9%
Vivienda Hotel Villas – Mousa bin Nusair	Riyadh	100%	1.8%
Alraed Building	Riyadh	100%	6.6%
Fursan Plaza **	Riyadh	–	5.9%
JW Marriott Hotel Riyadh *	Riyadh	44%	30.1%
The Academy (STC)	Riyadh	100%	
Saudi Electronic University	Riyadh	100%	6.7%
Olaya Tower	Riyadh	100%	2.9%
The Roofs ***	Riyadh	100%	0.8%
Tahlia Building	Jeddah	100%	3.7%
Omnia Center	Jeddah	91%	4.9%
Ascott Corniche Alkhobar *	Khobar	60%	5.9%
AlRakah Building ***	Khobar	100%	1.2%
1111 Pennsylvania Avenue ****	Washington, D.C., USA	95%	1.1%
Pioneer Headquarters ****	Texas, USA	100%	6.2%
FedEx Headquarters ****	Texas, USA	100%	1.9%
Broadcom Headquarters ****	California, USA	100%	2.7%
Cencora (previously AmerisourceBergen) HQ ****	Pennsylvania, USA	100%	1.6%
PwC Headquarters ****	Brussels, Belgium	100%	0.7%
Amazon Last Mile Facility (fulfillment center) ****	Missouri-USA	100%	6.3%
Amazon Middle Mile Facility ****	Missouri-USA	100%	
Techtronic Industries Regional Distribution Center ****	South Carolina -USA	100%	
Lowe's Regional Distribution Center ****	Alabama -USA	100%	
Lowe's Regional Distribution Center ****	Texas -USA	100%	

* 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

Riyadh REIT Fund is a Sharia-compliant real estate investment traded fund with a current capital of SAR 1,633,000,010 for a period of 99 years subject to extension. The main objective of the Fund is to grant investors stable and moderately increasing cash dividends through the income-generating real estate assets owned by the Fund.

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Riyad Capital