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Any offer to acquire shares pursuant to the proposed offering will be made, and any investor should make his investment decision solely on the basis of the information that is contained in the formal offering documents to be published by Retal Urban Development Company in due course in connection with the listing and trading of its ordinary shares on the Saudi Exchange.

## RETAL URBAN DEVELOPMENT COMPANY ANNOUNCEMENT OF FINAL OFFER PRICE

Following the Offer Price Range announcement on the 25 May 2022G by Retal Urban Development (“Retal” or the “Company”), a real estate development champion, the Company along with SNB Capital, as financial advisor, announce today the successful completion of the participating parties’ book-building process in compliance with the guidelines of the Capital Market Authority (“CMA”) and the determination of the final offer price (the “Final Offer Price”) for the Initial Public Offering (the “IPO” or the “Offering”) at SAR 120 per share, implying a market capitalization of SAR 4,800 million (US\$ 1,280 million)<sup>1</sup>.

The book-building process generated an order book of SAR 90.3 billion (US\$ 24 billion) and resulted in a subscription of coverage of 62.7x the total offered shares.

Eng. Abdullah bin Faisal bin Abdulaziz Al-Braikan, Chief Executive Officer of Retal Development Co., commented: “The robust demand for Retal’s shares reflects the attractiveness of our scalable business model and highlights the investor appetite for next generation real estate development companies such as ours. It also shows strong investor confidence in our growth strategy and our ability to tap into the significant long-term opportunities in the Saudi real estate and housing market.

Our goal is to increase the availability of housing in Saudi Arabia in-line with Vision 2030. We want to offer every Saudi the opportunity to live in our communities across the country, from East to West, from affordable to luxury. We have successfully completed over 30 projects in the last decade, and currently have 7,000 units executed and under construction, with a further 6,000 units in our backlog to be completed over the next two years. We look forward to welcoming our new institutional and retail investors to join us in the next chapter of our long-term growth.”

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1. FX Rate: US\$/SAR 3.75

#### Confirmation of Offer Details

- The Final Offer Price for the Offering has been set at SAR 120 per share, implying a market capitalization at listing of SAR 4,800 million (US\$ 1,280 million).
- The total Offering size is SAR 1,440 million (US\$ 384 million).
- The Offering is comprised of 12,000,000 existing ordinary shares of the Company to be sold by the current shareholders (the "Offer Shares"). 100% of the Offer Shares have been provisionally allocated to the Participating Parties having participated in the book-building ("Participating Parties"). This may be reduced to 10,800,000 Offer Shares (representing 90% of the total Offer Shares) depending on the level of demand by Individual Investors (as defined below). The final number of Offer Shares allocated to the Participating Parties will be clawed-back accordingly based on subscriptions from Individual Investors
- Saudi Arabian nationals, foreign residents in the Kingdom of Saudi Arabia and GCC nationals ("Individual Investors") will be able to subscribe for shares in the retail offering between 5-6 June 2022G at the Final Offer Price of SAR 120 per Offer Share through the appointed receiving agents which are Saudi National Bank (SNB), Riyad Bank and Albilad Bank (collectively, the "Receiving Agents").
- The Offer Shares to Individual Investors will be made as follows:  
Individual Investors are required to fill and submit a Retail Subscription Form. Individual Investors who have participated in recent initial public offerings in the Kingdom can also subscribe through the internet, telephone banking or automated teller machines («ATMs») of any of the Receiving Agents branches that offer any or all such services to its customers, provided that the following requirements are satisfied: (i) the Individual Investor must have a bank account at a Receiving Agent which offers such services and (ii) there have been no changes in the personal information or data of the Individual Investor (by way of exclusion or addition of any member of his family) since such person's subscription in the last initial public offering.

#### Expected Offering Timeline

Key Events	Date (Gregorian)	Date (Hijri)
Subscription Period for Individual Investors Based on Final Offer Price	05/06/2022G – 06/06/2022G	06/11/1443H - 07/11/1443H
Deadline for payment of subscription money by Participating Parties based on their initially allocated Offer Shares	07/06/2022G	08/11/1443H
Announcement of final Offer Shares allotment	12/06/2022G	13/11/1443H
Refund of excess subscription amounts (if any)	15/06/2022G	16/11/1443H
Expected start date of trading on the Saudi Exchange	Trading of the Offer Shares on the Exchange is expected to commence after all relevant legal requirements and procedures have been fulfilled. Trading will be announced in local newspapers and on the Saudi Exchange website ( <a href="http://www.saudiexchange.com">www.saudiexchange.com</a> )	

For more information, including the Prospectus, please visit the Capital Market Authority website ([www.cma.org.sa](http://www.cma.org.sa)) or Retal Urban Development Company website ([www.retal.com.sa](http://www.retal.com.sa)).

-ENDS-

*retal.com.sa*

## ENQUIRIES

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This announcement may include statements that are, or may be deemed to be, "forward-looking statements". These forward-looking statements may be identified by the use of forward-looking terminology, including the terms "aim", "anticipate", "believe", "can", "consider", "could", "estimate", "expect", "forecast", "intend", "may", "ought to", "potential", "plan", "projection", "seek", "should", "will", "would", or, in each case, their negative or other variations or comparable terminology, or by discussions of strategy, plans, objectives, goals, future events or intentions. Any forward-looking statements reflect the Company's current view with respect to future events and are subject to risks relating to future events and other risks, uncertainties and assumptions relating to the Company's business, results of operations, financial position, liquidity, prospects, growth or strategies. Many factors could cause the actual results

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There is no guarantee that the Offering will occur and you should not base your financial decisions on the Company's intentions in relation to the Offering at this stage. This announcement does not constitute a recommendation concerning the Offering. Acquiring Offer Shares to which this announcement relates may expose an investor to a significant risk of losing the entire amount invested. Persons considering investment should consult an investment advisor or an authorized person specializing in advising on such investments.

The Bookrunner is acting exclusively for the Company and no-one else in connection with the Offering. It will not regard any other person as their respective clients in relation to the Offering and will not be responsible to anyone other than the Company for providing the protections afforded to their clients, nor for providing advice in relation to the Offering, the contents of this announcement or any transaction, arrangement or other matter referred to herein.

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In connection with the Offering, the Bookrunner and any of its affiliates, may take up a portion of the Offer Shares in connection with the Offering as a principal position and in that capacity may retain, purchase, sell, offer to sell for their own accounts such Offer Shares and other securities of the Company or related investments in connection with the Offering or otherwise. Accordingly, references in the Prospectus, to the Company's shares being issued, offered, subscribed, acquired, placed or otherwise dealt in should be read as including any issue or offer to, or subscription, acquisition, placing or dealing by, the Bookrunner and any of its affiliates acting in such capacity. In addition, the Bookrunner and any of its affiliates may enter into financing arrangements (including swaps or contracts for difference) with investors in connection with which the Bookrunner and any of their affiliates may from time to time acquire, hold or dispose of securities. The Bookrunner intends to disclose the extent of any such investment or transactions otherwise than in accordance with any legal or regulatory obligations to do so.