

LIMITED ASSURANCE REPORT

To the Shareholders of Scientific and Medical Equipment House Company
(A Saudi Joint Stock Company)

Scope

We have been engaged by Scientific and Medical Equipment House Company (the "Company") to perform a 'limited assurance engagement,' as defined by International Standards on Assurance Engagements endorsed in the Kingdom of Saudi Arabia, here after referred to as (the "Engagement"), to report on the Company's compliance with the requirements of Article (71) of the Companies' Law (the "Subject Matter") contained in the Company's attached notification (Appendix A) which is to be presented by the Company's Board of Directors to the Ordinary General Assembly on the transactions and contracts in which some members of the Company's Board of Directors have a direct or indirect personal interest in them dated 31 December 2025.

Criteria Applied by the Company

In preparing the Subject Matter the Company applied the below criteria (the "Criteria"). Such Criteria were specifically designed for the notification presented by the Company's Board of Directors to the Ordinary General Assembly (Appendix A). As a result, the subject matter information may not be suitable for another purpose.

- Article (71) of the Companies' Law issued by the Ministry of Commerce.
- Notification to be presented by the Company's Board of Directors to the Ordinary General Assembly (Appendix A).
- Declaration signed by the board member(s) stating the details of the transactions/contracts entered into by the Company, whereby that board member (s) has a direct or indirect interest in it and abstain from voting on related decisions, in accordance with applicable regulatory requirements.

Management's Responsibilities:

The management of the Company is responsible for selecting the Criteria and for presenting the Subject Matter in accordance with the Criteria, in all material respects. This responsibility includes establishing and maintaining internal controls, maintaining adequate records and making estimates that are relevant to the preparation of the Subject Matter, such that it is free from material misstatement, whether due to fraud or error.

LIMITED ASSURANCE REPORT (continued)

**To the Shareholders of Scientific and Medical Equipment House Company
(A Saudi Joint Stock Company)**

Our Responsibilities:

Our responsibility is to express a conclusion on the presentation of the Subject Matter based on the evidence we have obtained. We conducted our engagement in accordance with the International Standard for Assurance Engagements Other Than Audits or Reviews of Historical Financial Information ('ISAE 3000 (Revised)') that is endorsed in the Kingdom of Saudi Arabia, and the terms of reference for this engagement as agreed with the Company on 10 July 2025. Those standards require that we plan and perform our engagement to express a conclusion on whether we are aware of any material modifications that need to be made to the Subject Matter in order for it to be in accordance with the Criteria, and to issue a report. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risk of material misstatement, whether due to fraud or error.

We believe that the evidence obtained is sufficient and appropriate to provide a basis for our limited assurance conclusion.

Our Independence and Quality Management:

We have maintained our independence and confirm that we have met the requirements of the International Code of Ethics for Professional Accountants (including International Independence Standards) that is endorsed in the Kingdom of Saudi Arabia (the "Code") and have the required competencies and experience to conduct this Engagement.

The firm applies International Standard on Quality Management 1, "*Quality Management for Firms the performs audits and reviews of Financial Statements, and Other Assurance and Related Services Engagements*" that is endorsed in the Kingdom of Saudi Arabia and accordingly maintains a comprehensive system of quality management including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Description of Procedures Performed:

The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. Our procedures were designed to obtain a limited level of assurance on which to base our conclusion and do not provide all the evidence that would be required to provide a reasonable level of assurance.

Although we considered the effectiveness of management's internal controls when determining the nature and extent of our procedures, our Engagement was not designed to provide assurance on internal controls. Our procedures did not include testing controls or performing procedures relating to checking aggregation or calculation of data within IT systems.

A limited assurance engagement consists of making enquiries, primarily of persons responsible for preparing the Subject Matter and related information and applying analytical and other appropriate procedures.

LIMITED ASSURANCE REPORT (continued)
To the Shareholders of Scientific and Medical Equipment House Company
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Description of Procedures Performed (continued):

Our procedures performed were as follows:

- Obtained the notification to be presented by the Company's Board of Directors to the Ordinary General Assembly (Appendix A) regarding the transactions and contracts entered between some of the Board of Directors' members directly or indirectly with the Company dated 9 March 2026.
- Obtained the declarations signed by the board members stating the details of the transactions/contracts entered into by the Company, whereby that board member (s) has a direct or indirect interest in it.
- Obtained board of directors' decisions and the interested board members abstained from voting in compliance with the requirement of the articles mentioned above.

We also performed such other procedures as we considered necessary in the circumstances.

Other Matter:

The attached notification (Appendix A) is stamped by us for identification purposes only.

Conclusion:

Based on our procedures and the evidence obtained, we are not aware of any material modifications that need to be made to the Subject Matter, in order for it to be in accordance with the Criteria applied by the Company referred to above.

for Alluhaid & Alyahya Chartered Accountants



Saleh A. Al-Yahya
Certified Public Accountant
License No. 473

Riyadh: 2 Dhul Qa'dah 1447 AH
(19 April 2026)





Alluhaid and Alyahya Chartered Accountants
for Identification Purposes Only

دار المعدات الطبية والعلمية

SCIENTIFIC & MEDICAL EQUIP. HOUSE.

Joint Stock Company

شركة مساهمة

Ref. NO: 085/Q M C/31/2026

Date: 20/09/1447 AH

Corresponding to: 09/03/2026 AD

M/S shareholders of Scientific & Medical Equipment House Co.

Respected

Ordinary General Assembly

Greetings,

Pursuant to Article (71) of the Companies Law and Paragraph (15) of Article (21) of the Corporate Governance Regulations issued by the Board of the Capital Market Authority, the Board of Directors would like to inform you of the businesses and contracts executed for the Company's account during the fiscal year 2025, in which members of the Board of Directors had a direct or indirect interest, as follows:

Agreement	Interested party	Nature and Terms of the Transaction	Amount (SAR) – FY 2025	Term
Renting contracts, providing labor and contracting services, and supply purchase orders	Rawabi International Marketing Co. in which the following members: - Basel Saud Al-Arifi - Bandar Saud Al-Arifi - Barakat Saud Al-Arifi - Mohammed Ibrahim Al-Haqul have an indirect interest.	Scientific & Medical Equipment House Co. has concluded the following terms: • A lease agreement for the company's building located on Prince Abdulaziz bin Jalawi Street in Sulaymaniyah with Rawabi International Marketing Company. The contract includes maintenance and operation of the building.	864,000	Gregorian year and automatically renewed
		• Labor rental contract for Rawabi Global Marketing Co.	3,475,104	Gregorian year and automatically renewed
		• Contract for the construction and operation of warehouses with Rawabi International Marketing Co. The contract includes the supply and implementation of all civil, structural, architectural, mechanical, and electrical works for the warehouses at the prevailing market price, without preferential conditions.	2,432,350	Starts on 05/08/2023 Ends on 02/28/2025
		• Purchase orders and supply of cleaning materials for projects based on approved purchase orders and price quotations at the prevailing market price.	51,207	Gregorian year





Agreement	Interested party	Nature and Terms of the Transaction	Amount (SAR) – FY 2025	Term
Construction contract for factory	Wareed Medical Industries Co. (Indirect interest for: Basel Saud Al-Arifi, Bandar Saud Al-Arifi, Barakat Saud Al-Arifi)	Factory construction contract including supply and execution of all civil, structural, architectural, mechanical, and electrical works at prevailing market price and without preferential terms	10,002,986	From 23-08-2024G to 14-09-2025G
IT Services Contract	Rawabi Smart Services and Devices Company, in which the following members: - Basel Saud Al-Arifi - Bandar Saud Al-Arifi - Barakat Saud Al-Arifi Have an indirect interest.	Scientific & Medical Equipment House Co. has signed an IT services contract with Rawabi Smart Services and Devices Company to provide technical support to Scientific & Medical Equipment House Co. The contract includes maintenance and operation of the company's networks, computers, and servers, as well as follow-up work on the SAP computer system with the implementing company.	3,795,000	Five years, starting on June 30, 2020 and ending on December 31, 2025
Renting contracts and providing labor services	The National Sulphur Products Company, in which the following members: - Basel Saud Al-Arifi - Bandar Saud Al-Arifi - Barakat Saud Al-Arifi Have an indirect interest.	Scientific & Medical Equipment House Co. has concluded the following terms: • A lease contract for the company's building located on Prince Abdulaziz bin Jalawi Street in Sulaymaniyah with the National Sulphur Products Company. The contract includes maintenance and operation work for the building.	384,000	Gregorian year and automatically renewed
		• Labor rental contract for the National Sulphur Products Company.	4,984,023	Gregorian year and automatically renewed
Rental contracts, provision of labor services, and supply purchase orders	The German Company for Metal Surface Treatment Chemicals, in which the following members: - Basel Saud Al-Arifi - Bandar Saud Al-Arifi - Barakat Saud Al-Arifi Have an indirect interest.	Scientific & Medical Equipment House Co. has concluded the following terms: • A lease contract for the company's building located on Prince Abdulaziz bin Jalawi Street in Sulaymaniyah with the German Company for Metal Surface Treatment Chemicals. The contract includes maintenance and operation of the building.	264,000	Gregorian year and automatically renewed
		• Labor rental contract for the German company for metal surface treatment chemicals.	909,443	Gregorian year and automatically renewed





Agreement	Interested party	Nature and Terms of the Transaction	Amount (SAR) – FY 2025	Term
		Purchase and supply orders for cleaning materials for projects based on approved purchase orders and quotations at the prevailing market price. .	202,075	Gregorian year
Commercial and residential unit rental contracts	Deira Al-Ammar Real Estate Co. in which the following members: - Basel Saud Al Arifi - Bandar Saud Al Arifi - Barakat Saud Al Arifi have an indirect interest.	Scientific & Medical Equipment House Co. has concluded lease contracts for commercial and residential units in the Scientific & Medical Equipment House Co. Building located on King Fahd Road, with Deira Al-Ammar Real Estate Company. .	3,182,818	Gregorian year and automatically renewed
		Labor rental contract for Deira Al-Ammar Real Estate Co.	1,239,448	Gregorian year
Consumables (electrical) supply contract	Union Land Trading Establishment, in which Mr. Bandar Saud Al-Arifi has a direct interest. .	Scientific & Medical Equipment House Co. has concluded a contract with Union Land Trading Establishment for the supply of consumables (electrical), by issuing approved purchase orders at the prevailing market price, and according to the agreed value of consumables and the value (variable and calculated at the end of the year), and there are no preferential conditions.	3,640,079	Gregorian year
Total: Thirty-Five Million Four Hundred Twenty-Six Thousand Five Hundred Thirty-Three Saudi Riyals only.			35,426,533	SAR

The company's auditors have been appointed to submit a report on these works and contracts in accordance with regulatory requirements (a copy of which is attached). We recommend that they be presented to the company's shareholders at the General Assembly, and a vote be requested to approve the aforementioned works and contracts concluded during the year 2025, as follows:

- 1- Approval of the business and contracts concluded between the company and Rawabi International Marketing Company, in which members Basel Saud Al-Arifi, Bandar Saud Al-Arifi, Barakat Saud Al-Arifi, and Muhammad Ibrahim Al-Haqul, have an indirect interest. This is in exchange for leasing the company's building located on Prince Abdulaziz bin Jalawi Street in Sulaymaniyah to Rawabi International Marketing Company without preferential conditions. The contract includes maintenance and operation work for the building, for a total amount of (864,000) riyals during the year 2025.
- 2- Approval of the business and contracts concluded between the Company and Rawabi International Marketing Company, in which members Basel Saud Al-Arifi, Bandar Saud Al-Arifi, Barakat Saud Al-Arifi, and Muhammad Ibrahim Al-Haqul, have an indirect interest. This is in exchange for hiring labor





- for Rawabi International Marketing Company at the prevailing market price and without preferential conditions, for a total amount of (3,475,104) riyals during the year 2025.
- 3- Approval of the business and contracts concluded between the Company and Rawabi International Marketing Company, in which members Basel Saud Al-Arifi, Bandar Saud Al-Arifi, Barakat Saud Al-Arifi, and Muhammad Ibrahim Al-Haqul, have an indirect interest. This is in exchange for contracting and constructing warehouses for Rawabi International Marketing Company. The contract includes the supply and implementation of all civil, construction, architectural, mechanical, and electrical works for the warehouses at the prevailing market price and without preferential conditions, for a total amount of (2,432,350) riyals during the year 2025.
 - 4- Approval of the business and contracts concluded between the company and Rawabi International Marketing Company, in which members Basel Saud Al-Arifi, Bandar Saud Al-Arifi, Barakat Saud Al-Arifi, Muhammad Ibrahim Al-Haqul, and Hassan Ali Al-Jashi have an indirect interest. This is in exchange for purchase orders and the supply of cleaning materials for projects based on approved purchase orders and price quotations at the prevailing market price and without preferential conditions. The total amount is SAR 51,207 during the year 2025.
 - 5- Approval of the transactions and contracts entered into between the Company and Wareed Medical Industries Co., in which Mr. Basel Saud Al-Arifi, Mr. Bandar Saud Al-Arifi, and Mr. Barakat Saud Al-Arifi have an indirect interest, in respect of factory construction works, including supply and execution of all civil, structural, architectural, mechanical, and electrical works at prevailing market price and without preferential terms, for a total amount of SAR 10,002,986 during the year 2025.
 - 6- Approval of the business and contracts concluded between the company and Rawabi Smart Services and Devices Company, in which members Basel Saud Al-Arifi, Bandar Saud Al-Arifi, and Barakat Saud Al-Arifi have an indirect interest. This is in exchange for providing technical support to SCIENTIFIC & MEDICAL EQUIPMENT HOUSE CO. without preferential conditions. The contract includes maintenance and operation work for the company's networks, computers, and servers, as well as follow-up work on the SAP computerized system with the implementing company, for a total amount of SAR 3,795,000 during the year 2025.
 - 7- Approval of the business and contracts concluded between the Company and the National Sulphur Products Company, in which members Basel Saud Al-Arifi, Bandar Saud Al-Arifi, and Barakat Saud Al-Arifi have an indirect interest. This is in exchange for leasing the Company's building located on Prince Abdulaziz bin Jalawi Street in Sulaymaniyah to the National Sulphur Products Company without preferential conditions. The contract includes maintenance and operation work for the building, for a total amount of 384,000 riyals during the year 2025.
 - 8- Approval of the business and contracts concluded between the Company and the National Sulphur Products Company, in which members Basel Saud Al-Arifi, Bandar Saud Al-Arifi, and Barakat Saud Al-Arifi have an indirect interest. This is in exchange for leasing labor to the National Sulphur Products Company at the prevailing market price and without preferential conditions, for a total amount of 4,984,023 riyals during the year 2025.

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- 9- Approval of the business and contracts concluded between the company and the German Company for Metal Surface Treatment Chemicals, in which the members Basel Saud Al-Arifi, Bandar Saud Al-Arifi and Barakat Saud Al-Arifi have an indirect interest, in exchange for renting the company's building located on Prince Abdulaziz bin Jalawi Street in Sulaymaniyah to the German Company for Metal Surface Treatment without preferential conditions, and the contract includes maintenance and operation work for the building, with a total amount of (264,000) during the year 2025.
- 10- Approval of the business and contracts concluded between the company and the German Company for Metal Surface Treatment Chemicals, in which members Basel Saud Al-Arifi, Bandar Saud Al-Arifi, and Barakat Saud Al-Arifi have an indirect interest. This is in exchange for leasing labor to the German Company for Metal Surface Treatment at the prevailing market price and without preferential conditions, for a total amount of (909,443) riyals during the year 2025.
- 11- Approval of the business and contracts concluded between the company and the German Company for Metal Surface Treatment Chemicals, in which members Basel Saud Al-Arifi, Bandar Saud Al-Arifi, and Barakat Saud Al-Arifi have an indirect interest. This is in exchange for approved purchase orders to supply construction services and cleaning materials for projects at the prevailing market price and without preferential conditions, for a total amount of (202,075) riyals during the year 2025.
- 12- Approval of the business and contracts concluded between the company and Deira Al-Ammar Real Estate Company, in which the members Basel Saud Al-Arifi, Bandar Saud Al-Arifi and Barakat Saud Al-Arifi have an indirect interest, in exchange for contracts to rent commercial and residential units in the Medical and Scientific Equipment House Company building located on King Fahd Road for Deira Al-Ammar Real Estate Company without preferential conditions, with a total amount of (3,182,818) riyals during the year 2025.
- 13- Approval of the business and contracts concluded between the Company and Deira Al-Ammar Real Estate Company, in which members Basel Saud Al-Arifi, Bandar Saud Al-Arifi, and Barakat Saud Al-Arifi have an indirect interest. This is in exchange for hiring labor for Rawabi International Marketing Company at the prevailing market price and without preferential conditions, for a total amount of (1,239,448) riyals during the year 2025.
- 14- Approval of the business and contracts concluded between the company and the Union Land Trading Establishment, in which member Bandar Saud Al-Arifi has a direct interest, in exchange for a contract to supply consumables (electrical), through the issuance of approved purchase orders at the prevailing market price, and according to the agreed-upon value of the consumables without preferential conditions, for a total amount of (3,640,079) riyals during the year 2025.

Sincerely,

Basel Saud Al-Arifi Chairman of the Board	Bandar Saud Al-Arifi Vice Chairman	Faisal Hawas Al-Atawi Managing Director (Chief Executive Officer)	
Mohammed Ibrahim Al-Huqail Board Member	Barakat Saud Al-Arifi Board Member	Hassan Ali Al-Jishi Board Member	Munir Ahmed Al-Sari Board Member

