

**Sumou Real Estate Company invites its shareholders to attend
the Ordinary General Assembly Meeting (First Meeting) Via Modern Technology means**

The Board of Directors is pleased to invite the company shareholders to attend the ordinary general assembly meeting (First Meeting 2026G). The meeting is scheduled to be held, at 07:00 PM on Tuesday, 02/12/1447H (corresponding to 19/05/2026G), via modern technology means using the Tadawulaty system.

General Assembly's Meeting Location	through modern technology means from the company's Headquarters in Al-Khobar – Prince Turki bin Abdulaziz Street, Sumou Building.
URL For the Meeting Location	http://tadawulaty.com.sa/
Date of the General Assembly's Meeting	Tuesday, 02/12/1447H (corresponding to 19/05/2026G)
Time of the General Assembly's Meeting	07:00 PM
Attendance Eligibility	Shareholder registered in the company's shareholder register at Edaa center at the end of the trading session preceding the General Assembly meeting. According to the rules and regulations the contributor is also entitled to discuss topics and ask questions.
Quorum for the General Assembly Meeting	According to Article (35) of the company's Articles of Association, an ordinary general assembly meeting is valid if attended by shareholders who represent at least half of the capital. If the event that the quorum is not completed in the first meeting, the second meeting will be held one hour after the time of the first meeting, and the second meeting will be valid whatever be the number of the stocks represented therein.

Agenda items

1. Review and discuss the Board of Directors' report for the fiscal year ending 31/12/2025.
2. Vote on the Auditor's report for the fiscal year ending 31/12/2025, after discussing it.
3. Review and discuss the Company's financial statements for the fiscal year ending 31/12/2025.

4. Vote on the appointment of the Company's External Auditor from among the candidates based on the Audit Committee's recommendation, to examine, review, and audit the financial statements for the second, third, and fourth quarters, and the annual statements of the fiscal year 2026, and the first quarter of 2027, and determine their fees.
5. Vote on discharging the members of the Board of Directors from liability for the fiscal year ending 31/12/2025.
6. Vote on the payment of SAR 1,450,000 (One Million, Four Hundred and Fifty Thousand Saudi Riyals) as remuneration for the Board of Directors for the fiscal year ending 31/12/2025.
7. Vote on the business and contracts concluded between the Company and Asmou Real Estate Development Company, in which the Chairman of the Board, Mr. Ayedh Farhan Al-Qahtani, has an indirect interest as it is one of his subsidiary companies; the Vice Chairman, Mr. Abdulrahman Ayedh Al-Qahtani, has an indirect interest as the Manager of Sumou International Investment (a partner in Asmou Real Estate Development); and Board Members Mr. Saeed Salem Al-Nahdi and Eng. Essam Ahmed Kulthum have indirect interests as Managers therein. This consists of a development management agreement for **Asmou Real Estate Development's towers project** in Jeddah, signed on 01/10/2023. The Company's revenues from this agreement during 2025 amounted to SAR 60,000,000 (Sixty Million Saudi Riyals). There are no preferential terms or advantages in this agreement. **(Attached)**.
8. Vote on the business and contracts concluded between the Company and Adeer Asar Real Estate Company, in which the Chairman of the Board, Mr. Ayedh Farhan Al-Qahtani, has an indirect interest as its Chairman; the Vice Chairman, Mr. Abdulrahman Ayedh Al-Qahtani, has an indirect interest as the Manager of Sumou International Investment (a partner in Adeer Asar Real Estate); and Board Member Mr. Saeed Salem Al-Nahdi has an indirect interest as a member of its Board of Managers. This consists of an infrastructure development management agreement for the "**Al-Alia Project**" in Riyadh, covering an area exceeding 3 million square meters, signed on 12/09/2022. The Company's revenues from this agreement during 2025 amounted to SAR 5,366,519 (Five Million, Three Hundred Sixty-Six Thousand, Five Hundred and Nineteen Saudi Riyals). There are no preferential terms or advantages in this agreement. **(Attached)**.
9. Vote on the business and contracts concluded between the Company and Al-Jazira Sumou Real Estate Fund, in which the Chairman of the Board, Mr. Ayedh Farhan Al-Qahtani, has an indirect interest as an indirect unit owner in the Fund; and the Vice Chairman, Mr. Abdulrahman Ayedh Al-Qahtani, and Board Member Mr. Saeed Salem Al-Nahdi have indirect interests as Board Members of the Fund. This consists of **brokerage commissions** for land sales, signed on 30/09/2025. The Company's revenues during 2025 amounted to SAR 25,000,000 (Twenty-Five Million Saudi Riyals) in exchange for obtaining units in the Fund valued at SAR 25,000,000. There are no preferential terms or advantages in this agreement. **(Attached)**.
10. Vote on the business and contracts concluded between the Company and Sumou International Investment Company, in which the Chairman of the Board, Mr. Ayedh Farhan Al-Qahtani, has an indirect interest as it is one of his subsidiary companies; the Vice Chairman, Mr. Abdulrahman Ayedh Al-Qahtani, has an indirect interest as its Manager; and Board Member Mr. Saeed Salem Al-Nahdi has an indirect interest as its Manager. This consists of a framework

agreement to **provide real estate services** for Sumou International Investment's projects, signed on 01/07/2023. Sumou Real Estate Company's revenues from this agreement for the year 2025 amounted to (Zero Saudi Riyals). There are no preferential terms or advantages in this agreement. **(Attached)**.

11. Vote on the business and contracts concluded between the Company and Sumou Holding Company, in which the Chairman of the Board, Mr. Ayedh bin Farhan Al-Qahtani, has an indirect interest as it is one of his subsidiary companies; the Vice Chairman, Mr. Abdulrahman Ayedh Al-Qahtani, has an indirect interest as a board member therein; and Board Member Mr. Saeed Salem Al-Nahdi has an indirect interest as its Vice Chairman. This consists of a framework agreement to provide real estate services for Sumou Holding projects, signed on 05/01/2023. Sumou Real Estate Company's revenues from the "**Asyaf Project**" in the Eastern Province for the year 2025 amounted to SAR 6,525,415 (Six Million, Five Hundred Twenty-Five Thousand, Four Hundred and Fifteen Saudi Riyals). There are no preferential terms or advantages in this agreement. **(Attached)**.
12. Vote on the business and contracts concluded between the Company and Adeer Property Management Company, in which the Chairman of the Board, Mr. Ayedh bin Farhan Al-Qahtani, has an indirect interest as it is one of his subsidiary companies; the Vice Chairman, Mr. Abdulrahman Ayedh Al-Qahtani, has an indirect interest as a board member of Sumou Holding (the owner of Adeer Property Management); and Board Member Mr. Saeed Salem Al-Nahdi has an indirect interest as its Manager. This consists of an agreement to **furnish the Company's headquarters in Riyadh**, signed on 13/02/2023. Sumou Real Estate Company's expenses for the executed works during 2025 amounted to SAR 597,441 (Five Hundred Ninety-Seven Thousand, Four Hundred and Forty-One Saudi Riyals). There are no preferential terms or advantages in this agreement. **(Attached)**.
13. Vote on the business and contracts concluded between the Company and Riyadhah Al-Khaleej Administrative Company, in which the Chairman of the Board, Mr. Ayedh bin Farhan Al-Qahtani, has an indirect interest as it is one of his subsidiary companies; the Vice Chairman, Mr. Abdulrahman Ayedh Al-Qahtani, has an indirect interest as a board member of Sumou Holding (the owner of Riyadhah Al-Khaleej Administrative); and Board Member Mr. Saeed Salem Al-Nahdi has an indirect interest as its Manager. This consists of an agreement signed on 01/01/2022, under which Riyadhah Al-Khaleej Administrative receives SAR 1,200,000 (One Million, Two Hundred Thousand Saudi Riyals) in exchange for **providing consultancy and administrative services** to Sumou Real Estate Company. Sumou Real Estate Company's expenses from this agreement for the year 2025 amounted to SAR 1,200,000. There are no preferential terms or advantages in this agreement. **(Attached)**.
14. Vote on the business and contracts concluded between the Company and Sumou International Investment Company, in which the Chairman of the Board, Mr. Ayedh bin Farhan Al-Qahtani, has an indirect interest as it is one of his subsidiary companies; the Vice Chairman, Mr. Abdulrahman Ayedh Al-Qahtani, has an indirect interest as its Manager; and Board Member Mr. Saeed Salem Al-Nahdi has an indirect interest as its Manager. This consists of an **administrative office lease agreement** under which Sumou International Investment leases administrative offices in Jeddah to Sumou Real Estate Company, according to the contract signed on 01/01/2024. The total rent paid to

Sumou International Investment for the year 2025 amounted to SAR 385,167 (Three Hundred Eighty-Five Thousand, One Hundred and Sixty-Seven Saudi Riyals). There are no preferential terms or advantages in this contract. **(Attached)**.

15. Vote on the business and contracts concluded between the Company and Sumou International Investment Company, in which the Chairman of the Board, Mr. Ayedh bin Farhan Al-Qahtani, has an indirect interest as it is one of his subsidiary companies; the Vice Chairman, Mr. Abdulrahman Ayedh Al-Qahtani, has an indirect interest as its Manager; and Board Member Mr. Saeed Salem Al-Nahdi has an indirect interest as its Manager. This consists of an **administrative office lease agreement** under which Sumou International Investment leases administrative offices in Jeddah to Sumou Real Estate Company, according to the contract signed on 01/01/2024. The total rent paid to Sumou International Investment for the year 2025 amounted to SAR 187,018 (One Hundred Eighty-Seven Thousand and Eighteen Saudi Riyals). There are no preferential terms or advantages in this contract. **(Attached)**.
16. Vote on the business and contracts concluded between the Company and Sumou International Investment Company, in which the Chairman of the Board, Mr. Ayedh bin Farhan Al-Qahtani, has an indirect interest as it is one of his subsidiary companies; the Vice Chairman, Mr. Abdulrahman Ayedh Al-Qahtani, has an indirect interest as its Manager; and Board Member Mr. Saeed Salem Al-Nahdi has an indirect interest as its Manager. This consists of an **administrative office lease agreement** under which Sumou International Investment leases administrative offices in Jeddah to Sumou Real Estate Company, according to the contract signed on 01/09/2024. The total rent paid to Sumou International Investment for the year 2025 amounted to SAR 531,300 (Five Hundred Thirty-One Thousand, Three Hundred Saudi Riyals). There are no preferential terms or advantages in this contract. **(Attached)**.
17. Vote on the business and contracts concluded between the Company and Sumou International Investment Company, in which the Chairman of the Board, Mr. Ayedh bin Farhan Al-Qahtani, has an indirect interest as it is one of his subsidiary companies; the Vice Chairman, Mr. Abdulrahman Ayedh Al-Qahtani, has an indirect interest as its Manager; and Board Member Mr. Saeed Salem Al-Nahdi has an indirect interest as its Manager. This consists of an **administrative office lease agreement** under which Sumou International Investment leases administrative offices in Al-Khobar to Sumou Real Estate Company, per the contract signed on 20/07/2025. The total rent paid to Sumou International Investment for the year 2025 amounted to SAR 139,104 (One Hundred Thirty-Nine Thousand, One Hundred and Four Saudi Riyals). There are no preferential terms or advantages in this contract. **(Attached)**.
18. Vote on the business and contracts concluded between the Company and Sharek Knowledge Business Incubators and Accelerators Company, in which the Chairman of the Board, Mr. Ayedh bin Farhan Al-Qahtani, has an indirect interest as it is one of his subsidiary companies; the Vice Chairman, Mr. Abdulrahman Ayedh Al-Qahtani, has an indirect interest as a member of its Board of Managers; and Board Member Mr. Saeed Salem Al-Nahdi has an indirect interest as the Chairman of its Board of Managers. This consists of an **office lease agreement** under which Sharek Knowledge Business Incubators and Accelerators leases administrative offices in Riyadh to Sumou Real Estate Company, according to the contract signed on 10/07/2022. The total rent paid to Sharek Incubators and Accelerators

for the year 2025 amounted to SAR 185,592 (One Hundred Eighty-Five Thousand, Five Hundred and Ninety-Two Saudi Riyals). There are no preferential terms or advantages in this contract. **(Attached)**.

19. Vote on the business and contracts concluded between the Company and Buna Al-Jazira Contracting Company, in which the Chairman of the Board, Mr. Ayedh bin Farhan Al-Qahtani, has an indirect interest as it is one of his subsidiary companies; and the Vice Chairman, Mr. Abdulrahman Ayedh Al-Qahtani, and Board Members Mr. Saeed Salem Al-Nahdi and Mr. Essam bin Ahmed Kulthum have indirect interests as members of the Board of Managers of Buna Al-Mamlaka Holding (the owner of Buna Al-Jazira Contracting). This consists of a contracting agreement for cleaning, leveling, cutting, filling, roads, infrastructure networks, and surveying/demarcation for the approved "**Al-Rehab**" Masterplan (No. 154-32-11) in Makkah, signed on 19/11/2023. The total costs paid by the Company during 2025 amounted to SAR 43,603,346 (Forty-Three Million, Six Hundred Three Thousand, Three Hundred and Forty-Six Saudi Riyals). There are no preferential terms or advantages in this contract. **(Attached)**.
20. Vote on the business and contracts concluded between the Company and Buna Al-Jazira Contracting Company, in which the Chairman of the Board, Mr. Ayedh bin Farhan Al-Qahtani, has an indirect interest as it is one of his subsidiary companies; and the Vice Chairman, Mr. Abdulrahman Ayedh Al-Qahtani, and Board Members Mr. Saeed Salem Al-Nahdi and Mr. Essam bin Ahmed Kulthum have indirect interests as members of the Board of Managers of Buna Al-Mamlaka Holding (the owner of Buna Al-Jazira Contracting). This consists of a contracting agreement for roads and infrastructure networks for the "**SEDCO Capital Sumou Al-Rimal**" project in Riyadh, signed on 16/01/2025. The total costs paid by the Company during 2025 amounted to SAR 6,560,469 (Six Million, Five Hundred Sixty Thousand, Four Hundred and Sixty-Nine Saudi Riyals). There are no preferential terms or advantages in this contract. **(Attached)**.
21. Vote on the business and contracts concluded between the Company and Adeer Real Estate Company, in which the Chairman of the Board, Mr. Ayedh Farhan Al-Qahtani, has an indirect interest as it is one of his subsidiary companies; the Vice Chairman, Mr. Abdulrahman Ayedh Al-Qahtani, has an indirect interest as its Chairman; and Board Member Mr. Saeed Salem Al-Nahdi has an indirect interest as the Manager of Sumou International Investment (the "Major Shareholder" in Adeer Real Estate). This consists of an agreement between the Company and Adeer Real Estate for marketing the Public Utility Market project in Makkah (**Mawarid Logistics**), signed on 09/05/2022. The total costs paid by the Company during 2025 amounted to SAR 913,733 (Nine Hundred Thirteen Thousand, Seven Hundred and Thirty-Three Saudi Riyals). There are no preferential terms or advantages in this contract. **(Attached)**.
22. Vote on the business and contracts with related parties, represented by transactions during 2025 between the Company and Sumou Holding Company (the Major Shareholder), in which the Chairman of the Board, Mr. Ayedh bin Farhan Al-Qahtani, has an indirect interest as it is one of his subsidiary companies; the Vice Chairman, Mr. Abdulrahman Ayedh Al-Qahtani, has an indirect interest as a board member therein; and Board Member Mr. Saeed Salem Al-Nahdi has an indirect interest as its Vice Chairman. Under this arrangement, Sumou Holding **paid certain expenses on behalf of Sumou Real Estate Company**. These expenses paid on behalf of Sumou Real Estate for the

- year 2025 amounted to SAR 18,215,123 (Eighteen Million, Two Hundred Fifteen Thousand, One Hundred and Twenty-Three Saudi Riyals). There are no preferential terms or advantages. **(Attached)**.
23. Vote on the business and contracts with related parties, represented by transactions during 2025 between the Company and Sumou International Investment Company, in which the Chairman of the Board, Mr. Ayedh bin Farhan Al-Qahtani, has an indirect interest as it is one of his subsidiary companies; and the Vice Chairman, Mr. Abdulrahman Ayedh Al-Qahtani, and Board Member Mr. Saeed Salem Al-Nahdi have indirect interests as Managers therein. Under this arrangement, Sumou International Investment paid certain expenses on behalf of Sumou Real Estate Company. These **expenses paid on behalf of Sumou Real Estate** for the year 2025 amounted to SAR 34,972,711 (Thirty-Four Million, Nine Hundred Seventy-Two Thousand, Seven Hundred and Eleven Saudi Riyals). There are no preferential terms or advantages. **(Attached)**.
24. Vote on the business and contracts with related parties, represented by transactions during 2025 between the Company and Al-Jazira Sumou Real Estate Fund, in which the Chairman of the Board, Mr. Ayedh bin Farhan Al-Qahtani, has an indirect interest as an indirect unit owner in the Fund; and the Vice Chairman, Mr. Abdulrahman Ayedh Al-Qahtani, and Board Member Mr. Saeed Salem Al-Nahdi have indirect interests as Board Members of the Fund. Under this arrangement, the Fund paid certain expenses on behalf of Sumou Real Estate Company. These **expenses paid on behalf of Sumou Real Estate** for the year 2025 amounted to SAR 435,790 (Four Hundred Thirty-Five Thousand, Seven Hundred and Ninety Saudi Riyals). There are no preferential terms or advantages. **(Attached)**.
25. Vote on the business and contracts concluded between the Company and Alinma Ajjad Real Estate Fund, in which the Chairman of the Board, Mr. Ayedh bin Farhan Al-Qahtani, has an indirect interest as an indirect unit owner in the Fund, and the Vice Chairman, Mr. Abdulrahman Ayedh Al-Qahtani, has an indirect interest as a Board Member of the Fund. This consists of an infrastructure development management agreement for the "Ajjad Project" in Makkah, signed on 19-09-2023. The Company's revenues from this agreement during 2025 amounted to SAR 8,151,000 (Eight Million, One Hundred and Fifty-One Thousand Saudi Riyals). There are no preferential terms or advantages in this agreement. **(Attached)**.
26. Vote on the business and contracts concluded between the Company and Al-Jazira Sumou Real Estate Fund, in which the Chairman of the Board, Mr. Ayedh bin Farhan Al-Qahtani, has an indirect interest as an indirect unit owner in the Fund; and the Vice Chairman, Mr. Abdulrahman Ayedh Al-Qahtani, and Board Member Mr. Saeed Salem Al-Nahdi have indirect interests as Board Members of the Fund. This consists of an agreement under which the Company realized profits of SAR 15,185,440 (Fifteen Million, One Hundred Eighty-Five Thousand, Four Hundred and Forty Saudi Riyals) and revenues from the sale of land inventory valued at SAR 15,267,088 (Fifteen Million, Two Hundred Sixty-Seven Thousand, and Eighty-Eight Saudi Riyals). The Company obtained units in the Fund valued at SAR 70,453,156 (Seventy Million, Four Hundred Fifty-Three Thousand, One Hundred and Fifty-Six Saudi Riyals). The agreement was signed on 02-02-2025. There are no preferential terms or advantages in this agreement. **(Attached)**.



27. Vote on authorizing the Chairman of the Board, Mr. Ayedh Farhan Mubarak Al-Qahtani, to participate in business competing with the Company's business. **(Attached)**.
28. Vote on authorizing the Vice Chairman of the Board, Mr. Abdulrahman Ayedh Al-Qahtani, to participate in business competing with the Company's business. **(Attached)**.
29. Vote on authorizing the Board Member, Mr. Saeed Salem Mohammed Al-Nahdi, to participate in business competing with the Company's business. **(Attached)**.
30. Vote on authorizing the Board Member, Eng. Essam bin Ahmed Kulthum, to participate in business competing with the Company's business. **(Attached)**.
31. Vote on delegating the Board of Directors with the authority to distribute interim dividends on a semi-annual or quarterly basis for the fiscal year 2026.
32. Vote on the Corporate Social Responsibility policy of Sumou Real Estate Company. **(Attached)**.

Proxy Form**Attached****Electronic Voting:**

Registered shareholders in Tadawulaty services can vote remotely on the Ordinary General Assembly agenda items starting from 01:00 AM on Friday, 28/11/1447H. The Company urges its shareholders to register in the Tadawulaty portal, noting that registration and voting are available and free of charge for all shareholders through the following link: login.tadawulaty.com.sa

Eligibility for Attendance Registration and Voting

Eligibility for Registering the Attendance of the General Assembly's Meeting Ends upon the Convenience of the General Assembly's Meeting. Eligibility for Voting on the Business of the Meeting Agenda Ends upon the Counting Committee Concludes Counting the Votes

Communication Methods

For any inquiries, please contact us via the following numbers: **0500500229** or **0500900340**, or via email at: info@sumou.com.sa

Additional Information

All data and documents related to the General Assembly agenda items are available at the Investor Relations Department at the Company's headquarters.

Attached Documents

Agenda items.
Supporting documents for the agenda items.

Chairman of the Board of Directors**Mr. Ayedh bin Farhan Al-Qahtani****Signature:**

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