

INDEPENDENT AUDITOR'S LIMITED ASSURANCE REPORT

TO THE SHAREHOLDERS OF AL SAIF STORES FOR DEVELOPMENT AND INVESTMENT COMPANY A SAUDI LISTED JOINT STOCK COMPANY

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INTRODUCTION

We have undertaken a limited assurance engagement in respect of the accompanying declaration of related party transactions for the year ended 31 December 2025 relating to Al Saif Stores for Development and Investment Company (the "Company") and its subsidiaries (together "the Group") prepared by the management and approved by the Board of Directors (the "Board") of the Group in accordance with the applicable criteria mentioned below so as to comply with the requirements of Article 71 of the Saudi Companies Law (the "Declaration").

SUBJECT MATTER

The Subject Matter for our limited assurance engagement is the Declaration prepared by the management of the Group and approved by the Board, as attached to this report and submitted to us.

APPLICABLE CRITERIA

The applicable Criteria is the requirement of Article 71 of the Saudi Companies Law issued by the Ministry of Commerce which states that, subject to the provision of Article 27 of the Saudi Companies Law, any member of the Board with any interest, both directly or indirectly, in the transactions or contracts made for the account of the Group shall declare such interests to the Board for the approval of the general assembly of the Group. The board member must notify the Board of such interest and excuse himself in vote by the Board to approve such transactions or contracts. The Board will notify the general assembly of transactions and contracts in which a member of the Board has a direct or indirect interest.

MANAGEMENT RESPONSIBILITY

The management of the Group is responsible for the preparation of the Declaration in accordance with the Criteria and ensuring its completeness. This responsibility includes the design, implementation, and maintenance of internal controls relevant to the preparation of the Declaration that is free from material misstatement, whether due to fraud or error.

OUR RESPONSIBILITY

Our responsibility is to express a limited assurance conclusion on the Declaration based on the procedures we have performed and the evidence we have obtained. We conducted our limited assurance engagement in accordance with International Standard on Assurance Engagements 3000 (Revised), 'Assurance Engagements Other Than Audits or Reviews of Historical Financial Information', that is endorsed in the Kingdom of Saudi Arabia. This standard requires that we plan and perform this engagement to obtain limited assurance about whether anything has come to our attention that causes us to believe that the Group has not complied, in all material respects, with the applicable requirements of Article 71 of the Saudi Companies Law in the preparation of the Declaration for the year ended 31 December 2025.

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

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PROFESSIONAL ETHICS AND QUALITY MANAGEMENT

We have complied with the International Code of Ethics for Professional Accountants, issued by the International Ethics Standard Board for Accountants, that is endorsed in the Kingdom of Saudi Arabia by the Saudi Organization for Chartered and Professional Accountants (“SOCPA”), “referred as IESBA Code” and the independence requirements in Part 4A of IESBA Code.

Our firm applies International Standard on Quality Management (ISQM) 1, *Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements*, that is endorsed in the Kingdom of Saudi Arabia and accordingly, maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

SUMMARY OF WORK PERFORMED

We planned and performed the following procedures to obtain limited assurance over the Group’s compliance with the requirements of Article 71 of the Saudi Companies Law in the preparation of the Declaration:

- Discussed with the management the process for obtaining business and contracts by any of the board members with the Group.
- Obtained the accompanying Declaration that includes the list of all transactions and agreements entered into by any of the board members of the Group, either directly or indirectly, with the Group during the year ended 31 December 2025
- Reviewed the minutes of the Board meetings that indicate that the board member notified the Board on the transactions and agreements entered into by the board member during the year ended 31 December 2025; and further that the concerned board member did not vote on the resolution issued in this regard at the meetings of the Board.
- Reviewed confirmation obtained by the management from the concerned board member of the transactions and agreements entered into by the board member during the year.
- Reviewed the consistency of the transactions and agreements included in the Declaration with the disclosure in Note 10 to the audited consolidated financial statements for the year ended 31 December 2025.

INHERENT LIMITATIONS

Our procedures relating to the preparation of the Declaration in accordance with the requirements of the Article 71 of the Saudi Companies Law are subject to inherent limitations and, accordingly, errors or irregularities may occur and not be detected.

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INHERENT LIMITATIONS (continued)

A limited assurance engagement is substantially less in scope than a reasonable assurance engagement under ISAE 3000 (Revised), 'Assurance Engagements Other Than Audits or Reviews of Historical Financial Information', that is endorsed in the Kingdom of Saudi Arabia. Consequently, the nature, timing and extent of the procedures outlined above for gathering sufficient appropriate evidence were deliberately limited relative to a reasonable assurance engagement, and therefore less assurance is obtained with a limited assurance engagement than for a reasonable assurance engagement.

Our procedures did not constitute either an audit or a review made in accordance with International Standards on Auditing or International Standards on Review Engagements, that is endorsed in the Kingdom of Saudi Arabia, and, accordingly, we do not express an audit opinion or a review conclusion in relation to the adequacy of systems and controls around the preparation of the Declaration.

This conclusion relates only to the Declaration for the year ended 31 December 2025 and should not be seen as providing assurance as to any future dates or periods, as changes to systems or controls may alter the validity of our conclusion.

CONCLUSION

Based on our work described in this report, nothing has come to our attention that causes us to believe that the Group has not complied, in all material respects, with the applicable requirements of Article 71 of the Saudi Companies Law in the preparation of the Declaration.

RESTRICTIONS ON THE USE OF OUR REPORT

This report, including our conclusion, has been prepared solely upon the request of the management of the Group, to assist the Group and its Board in fulfilling its reporting obligations to the general assembly in accordance with Article 71 of the Saudi Companies Law. The report should not be used for any other purpose or to be distributed to or otherwise quoted or referred to without our prior consent to any other parties other than the Ministry of Commerce, Capital Market Authority, and the shareholders of the Group. To the fullest extent permitted by law, we do not accept or assume responsibility to any third party.

PKF Al-Bassam
Chartered Accountants
Riyadh, Kingdom of Saudi Arabia



Ahmed Abdul Majeed Mohandis
Certified Public Accountant
License No. 477
Riyadh: Dhul Qidah 6, 1447
Corresponding to: 23 April 2026





Date: 09 – 04 – 2026

Corresponding to 21 Shawwal 1447 AH

To: Shareholders Of ALSaif Stores for Development and Investment Co

Dears,

Based on the provisions of Article (71) paragraph (1) of the Companies Law and Article (21) paragraph (15) of the Corporate Governance Regulations issued by the Capital Market Authority, which requires the Board of Directors to inform the General Assembly of shareholders when it convenes about the business and contracts in which one of the members of the Board of Directors has a direct or indirect interest, we would like to inform your esteemed assembly of the notifications received about the business and contracts to the Board of Directors, and it has been voted on and submitting to your esteemed assembly to obtain your approval on those businesses and contracts during the fiscal year ending on 31-12-2025, according to the following details :

Member Name	Terms of the contract	2025 Transaction Amounts	Contract Description	Contract Party
Suleiman Bin Muhammad Alsaif	There are no preferential benefits or conditions	11,558,588	Rental Expenses	Suleiman Bin Muhammad Alsaif
Mohanned Bin Suleiman Alsaif	There are no preferential benefits or conditions	2,405,448	Rent expense & expense on behalf of the Group	Nawat Real Estate Investment Company
Mohanned Bin Suleiman Alsaif	There are no preferential benefits or conditions	48,147	Sales	Nawat Real Estate Investment Company
Ahmed Bin Suleiman Alsaif	There are no preferential benefits or conditions	64,430	Purchases	Al-Saif Coffee Trading Company
Ahmed Bin Suleiman Alsaif	preferential There are no benefits or conditions	11,682,621	Purchases	Saif Plus Trading Company

The Board of Directors has taken the necessary procedures and confirmed that there is no preferential treatment granted to related parties in the transaction. The Board of Directors has voted to approve the submitted report, with reference to Board member Mr. Ahmed bin Sulaiman Al-Saif, who held his position until September 26, 2025.

Please accept my sincere regards,

Chairman of the Board
Suleiman Bin Muhammad Alsaif