



ARABIAN CENTRES ANNOUNCES EXCEPTIONAL RESULTS FOR FIRST HALF OF FY2023, WITH 13% REVENUE GROWTH AND 72% INCREASE IN NET PROFIT YEAR-ON-YEAR

- ***Strong first half performance sees revenues record SAR 1,136.7 million, with second quarter revenues reaching SAR 573.7 million, marking year-on-year (YOY) increases of 13% and 15%, respectively***
- ***Net profit rose to SAR 374.1 million for the first half and SAR 246.4 million for the second quarter, representing YOY increases of 72% and 171%, respectively***
- ***Board of Directors approved SAR 2 billion non-core asset sale programme, with first asset sale finalized***
- ***Fund structure concluded for Jawharat projects, with SAR 2 billion in financing secured for Jawharat Riyadh and Jawharat Jeddah***

Riyadh, Saudi Arabia. 10 November 2022: Arabian Centres Company (ACC), the largest owner, operator and developer of shopping malls and complexes in the Kingdom of Saudi Arabia, has reported strong financials for the first half and second quarter of the financial year 2023 (FY2023). The company recorded increases in both revenues and net profit. The company reported a solid 13% YOY increase in revenues for the first half of FY2023, booking SAR 1,136.7 million, with net profit climbing by an impressive 72% YOY to book SAR 374.1 million.

The company's strong performance was further boosted by several strategic business initiatives, including the Board of Directors' recent approval for the commencement of a sale programme for non-core land assets valued at SAR 2 billion. A land plot measuring circa 18,000 sqm in Riyadh was the first non-core asset sold as part of the programme.

Strategic initiatives to support growth

In addition, the company has concluded full financing for its recently launched Jawharat projects in Riyadh and Jeddah. The conclusion of this funding agreement is a major milestone in the development of the flagship projects, coming on the back of two agreements signed earlier in 2022 with Riyadh Capital, the investment arm of Riyadh Bank, to establish two real estate investment funds for Jawharat Riyadh and Jawharat Jeddah.

Under the funding agreement, the equity portion of total assets under management for both projects is valued at SAR 4.4 billion. The remaining non-equity financing of SAR 2 billion has now been secured through a group of local banks.



Consumer and tenant confidence in the market

Footfall for FY2023 is approaching the levels seen during the last full pre-COVID year. Footfall for the first half of FY2023 recorded more than 57 million visitors across ACC's 21 centres in Saudi Arabia, an increase of just over 42% YOY. In addition, tenant occupancy rates remain high, closing September at 94% against the rate of 92% reported for the same period the previous year.

Alison Rehill-Erguven, Chief Executive Officer, Arabian Centres, said: "The company's strong performance in both the first half and second quarter of the financial year is testament to the ability the organisation has demonstrated in remaining nimble, efficient, and resilient through the past two years.

"We continue to deliver on our strategic priorities, including solid initiatives such as the non-core asset sale program that will help us to generate SAR 2 billion of value to the company, as well as the conclusion of funds for two of our flagship Jawharat projects in Riyadh and Jeddah. These initiatives, together with the day-to-day value that we continually strive to offer our customers, partners and shareholders, ensures we remain both relevant and innovative in a rapidly transforming business and consumer landscape."

Arabian Centres continues to focus on the development of its new generation of lifestyle experiences, with several flagship projects well under way. These include the Jawharat projects in Riyadh, Jeddah and Al-Khobar, which promise fully immersive lifestyle experiences bringing together luxury retail, dining and extensive entertainment offerings, marking a brand-new concept for the Kingdom. In addition, UWalk Jeddah is the second of the company's pioneering UWalk mall developments, which offer an open-air dining and retail environment, following on the unprecedented success of UWalk Riyadh. In addition, construction on a third UWalk location in Al-Qassim is underway, and both venues are due to open next year.

ENDS

About Arabian Centres

Arabian Centres is the leading owner, operator and developer of contemporary lifestyle centres in Saudi Arabia. Founded in 2002, the company provides customers with a complete range of high-quality lifestyle centres up to international standards, located in the most attractive areas of the country to satisfy all shopping needs and market requirements.

The company currently owns, operates and manages 21 commercial centres and complexes, with more than 4,300 stores, located strategically throughout 10 cities in the Kingdom. With a total GLA of nearly 1.3 million square meters, the company's malls provide Saudi shoppers with their preferred point of access to the full range of international, regional and local retail brands.

Contact

Investor Relations Department

Email: ir@arabiancentres.com

Tel: +966-11-825-2080



Forward-Looking Statements

The information, statements and opinions contained in this Presentation do not constitute a public offer under any applicable legislation or an offer to sell or solicitation of any offer to buy any securities or financial instruments or any advice or recommendation with respect to such securities or other financial instruments. Information in this Presentation relating to the price at which investments have been bought or sold in the past, or the yield on such investments, cannot be relied upon as a guide to the future performance of such investments.

This Presentation contains forward-looking statements. Such forward-looking statements contain known and unknown risks, uncertainties and other important factors, which may cause actual results, performance or achievements of Arabian Centres Company (the "Company") to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Forward-looking statements are based on numerous assumptions regarding the Company's present and future business strategies and the environment in which the Company will operate in the future.

None of the future projections, expectations, estimates or prospects in this Presentation should be taken as forecasts or promises nor should they be taken as implying any indication, assurance or guarantee that the assumptions on which such future projections, expectations, estimates or prospects are based are accurate or exhaustive or, in the case of the assumptions, entirely covered in the Presentation. These forward-looking statements speak only as of the date they are made and, subject to compliance with applicable law and regulation, the Company expressly disclaims any obligation or undertaking to disseminate any updates or revisions to any forward-looking statements contained in the Presentation to reflect actual results, changes in assumptions or changes in factors affecting those statements.

The information and opinions contained in this Presentation are provided as of the date of the Presentation, are based on general information gathered at such date and are subject to changes without notice. The Company relies on information obtained from sources believed to be reliable but does not guarantee its accuracy or completeness. Subject to compliance with applicable law and regulation, neither the Company, nor any of its respective agents, employees or advisers intends or has any duty or obligation to provide the recipient with access to any additional information, to amend, update or revise this Presentation or any information contained in the Presentation.

Certain financial information contained in this presentation has been extracted from the Company's unaudited management accounts and financial statements. The areas in which management accounts might differ from International Financial Reporting Standards and/or U.S. generally accepted accounting principles could be significant and you should consult your own professional advisors and/or conduct your own due diligence for complete and detailed understanding of such differences and any implications they might have on the relevant financial information contained in this presentation. Some numerical figures included in this Presentation have been subject to rounding adjustments. Accordingly, numerical figures shown as totals in certain tables might not be an arithmetic aggregation of the figures that preceded them.