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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.

09 June 2022G

RETAL URBAN DEVELOPMENT COMPANY COMPLETION OF OFFERING PERIOD FOR INDIVIDUAL INVESTORS AND FINAL ALLOTMENT OF SHARES

Retal Urban Development (“Retal” or the “Company”), a real estate development champion, along with SNB Capital, as financial advisor, lead manager, bookrunner and underwriter announces the successful completion of the Final Allotment of Shares in relation to its Public Offering of shares (the “IPO” or the “Offering”).

Following the completion of the institutional book-building process, the individual investors offering took place from 5 June – 6 June 2022G. The retail offering saw 233,087 Individual Investors subscribing to invests. SAR 1,278 million at the IPO price of SAR 120 per share, indicating an Individual Investors’ tranche coverage of 8.88x. The number of shares that were allocated to the Individual Investors’ tranche was 1,200,000 shares, representing 10% of the total offering. The subscription period for Individual Investors followed the completion of the participating parties’ book-building process, which was oversubscribed 62.7x on the total offered shares.

The Company allocated a minimum of 5 shares to each Individual Investor. The remaining shares were allocated on a pro-rata basis based on demand size to the remaining demand with an allocated factor of 0.364%. [Fraction shares were collated and allocated one share per application starting from the highest order in descending order.]

¹ FX Rate: US\$/SAR 3.75

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").
- Immediately following admission, the Company is expected to have a free float of 30% of the Company's issued share capital.

For more information, including the Prospectus, please visit the Capital Market Authority website (www.cma.org.sa) or Retal Urban Development Company website (<https://retal.com.sa/en/ipo/>).

-ENDS-

ENQUIRIES

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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.