



## Price Range and Bookbuilding



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## Al Ramz Real Estate Company Announces the Price Range and Commencement of the Book Building Process for Listing on “Tadawul” Main Market

Riyadh, Kingdom of Saudi Arabia (Date 02/06/1447H corresponding to 23/11/2025G)

Al Ramz Real Estate Company, referred to as (the "**Company**", "**Issuer**"), one of the leading real estate developers in the Kingdom of Saudi Arabia, today announces the price range of its Initial Public Offering, referred to as (the "**Initial Public Offering**" or "**The Offering**"), which represents increase of the company capital through the issuance of new shares, and the commencement of the book-building process for Participating Parties.

On 05/01/1447H corresponding to 30/06/2025G, the Capital Market Authority ("**the Authority**") announced its approval of the Company's application for the registration of its shares and the offering of (12,857,143) ordinary shares (referred to as the "**Offering Shares**") and each (the "**Offering Share**"), (representing 30% of the Company's share capital after increase) for public subscription.

The price range for the Offering Shares has been set between SAR 67 and SAR 70 per share (the "**Price Range**"), implying a market capitalization of the Company at listing ranging between SAR 2,871 million and SAR 3,000 million. The book building period commenced today 02/06/1447H corresponding to 23/11/2025G and will last until 06/06/1447H corresponding to 27/11/2025G, 5:00 p.m., KSA time.

For more information on the IPO and review of the prospectus, please visit the Company's website ([www.alrazmre.com](http://www.alrazmre.com)).



## Highlights of the Offering:

- Al Ramz appointed SNB Capital, as the Financial Advisor, Lead Manager, Bookrunner and Underwriter for the Offering.
- SNB Capital, SAB Invest, Al Rajhi Capital, BSF Capital, AlJazira Capital, Alistithmar Capital, AlBilad Investment Company, ANB Capital, Derayah Financial, Yaqeen Capital, AlKhabeer Capital, Sahm Capital, GIB Capital, Musharaka Financial Company, EFG Hermes Capital, Awaed Financial Assets are the receiving agents (and are jointly referred to as "**Receiving Agents**") for the Retail Subscribers Tranche.
- The Offering comprises an offer of 12,857,143 of ordinary shares, representing 30.0% of the Company's issued share capital (after the capital increase).
- The Company will use the approximately 37% of the Offering Proceeds to develop projects; 36% to finance the Group's investments in new real estate funds for the development of certain projects; 23% to be available to the Group for general purposes; and 4% to cover expenses related to the Offering.
- The total Offering size is expected to be between SAR 861 million and SAR 900 million, implying a market capitalization of the Company at listing ranging between SAR 2,871 million and SAR 3,000 million.
- The Substantial Shareholder will be subject to a lock-up period, during which he shall be prohibited from disposing of or pledging shares held thereby for (12) months, as from the date on which the Company Shares began trading on the Saudi Stock Exchange (Tadawul).
- Subscription to the Offering Shares shall be restricted to the two following groups of investors:
  - **Tranche (A): Participating Parties:** This tranche comprises parties eligible to participate in the book-building process in accordance with the Book-Building Instructions. The number of Offering Shares to be initially allocated to Participating Parties is (12,857,143) Ordinary Offering Shares, representing 100% of the total Offering Shares. In the event there is sufficient demand by Individual Subscribers, the Lead Manager shall have the right to reduce the number of Offering Shares initially allocated to Participating Parties to (10,285,714) Ordinary Shares, representing 80% of the total Offering Shares. The Financial Advisor, in coordination with the Company, shall determine the number and percentage of Offering Shares to be allocated to Participating Parties. It is possible not to allocate Shares to some Participating Parties, as deemed appropriate by the Company and the Financial Advisor. Initially, (3,857,143) Ordinary Shares will be allocated to public funds, representing (30%) of the total number of Offering Shares in the event of sufficient demand by the public funds, noting that if there is sufficient demand by Individual Subscribers to subscribe to the Offering Shares, the Lead Manager may reduce the number of Shares allocated to public funds to (3,085,714) Ordinary Shares as a minimum, representing (24%) of the total number of Offering Shares, after completion of subscription by Individual Subscribers
  - **Tranche (B):** This tranche includes Saudi Arabian nationals, including any Saudi female divorcee or widow with minor children from a marriage to a non-Saudi person, who can subscribe in her own name or in the names of her minor children, on the condition that she proves that she is a divorcee or widow and the mother of her minor children; and any non-Saudi Arabian national who is residing in Saudi Arabia and any national of countries in the Gulf Cooperation Council (the "GCC"), in each case who has an investment account and an active investment portfolio with a Receiving Agent. Subscription by a person in the name of his divorcee shall be deemed invalid. If a transaction of this nature is proved to have occurred, the applicable regulations shall be enforced against such person. If a duplicate subscription is made, the second subscription will be deemed void, and only the first subscription will be accepted. A maximum of (2,571,429) Ordinary Shares, representing 20% of the Offering Shares, shall be allocated to Individual Subscribers. In the event that the Individual Subscribers do not subscribe in full for the Offering Shares allocated to them, the Lead Manager may reduce the number of Offering Shares allocated to Individual Subscribers in proportion to the number of Offering Shares subscribed for thereby.



Offering Timetable	Date
Offering Period for Participating Parties and Book Building Process	Five (5) days starting from Sunday, 02/06/1447H, corresponding to 23/11/2025G, and closing on Thursday, 06/06/1447H, corresponding to 27/11/2025G at 5:00 p.m., KSA time.
Submission Period for Individual Subscribers	Three (3) days starting from Sunday, 16/06/1447H, corresponding to 07/12/2025G, and closing on Tuesday 18/06/1447H, corresponding to 09/12/2025G.
Deadline for Submission of Subscription Application Forms for Participating Parties Based on the Initial Allocation of Offering Shares	Thursday, 13/06/1447H, corresponding to 04/12/2025G.
Deadline for Submission of Subscription Application Forms and Payment of the Subscription Monies by Individual Subscribers	Tuesday, 18/06/1447H, corresponding to 09/12/2025G at 3:00 p.m., KSA time.
Deadline for Payment of Subscription Money by Participating Parties Based on Their Initially Allocated Offering Shares	Sunday, 16/06/1447H, corresponding to 07/12/2025G
Announcement of the Final Offering Shares Allotment	Monday, 24/06/1447H, corresponding to 15/12/2025G
Refund of Excess Subscription Monies (If Any)	Tuesday, 25/06/1447H, corresponding to 16/12/2025G
Expected Trading Commencement Date for the Shares on the Exchange	Trading of the Offering Shares on the Saudi Stock Exchange (Tadawul) is expected to commence after all relevant legal requirements and procedures have been fulfilled. Trading will be announced on the Exchange website ( <a href="http://www.saudiexchange.sa">www.saudiexchange.sa</a> ).



#### Receiving Agents



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only subscribe in the Offer Shares on the basis of the CMA approved Arabic language prospectus to be issued and published in due course (the “**Prospectus**”). The information in this announcement is subject to change. In accordance with Article 41 of the OSCO Rules, copies of the Prospectus will, following publication, be available on the websites of the Company (<https://alramzre.com/ar>), the CMA ([www.cma.org.sa](http://www.cma.org.sa)), the Saudi Exchange ([www.saudiexchange.sa](http://www.saudiexchange.sa)) and the Financial Advisor ([www.alahlicapital.com](http://www.alahlicapital.com)).

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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 nor any declaration or undertaking by any means. 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 Financial Advisor is acting exclusively for the Company and no-one else in connection with the Offering. It will not regard any other person as its client in relation to the Offering and will not be responsible to anyone other than the Company for providing the protections afforded to its 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.

The contents of this announcement have been prepared by and are the sole responsibility of the Company. Neither the Financial Advisor nor any of its affiliates or respective directors, officers, employees, advisers or agents accepts any responsibility or liability whatsoever for or makes any representation or warranty, express or implied, as to the truth, accuracy or completeness of the information in this announcement (or whether any information has been omitted from the announcement) or any other information relating to the Company, its subsidiaries or associated companies, whether written, oral or in a visual or electronic form, and howsoever transmitted or made available or for any loss howsoever arising from any use of this announcement or its contents or otherwise arising in connection therewith.

In connection with the Offering, the Financial Advisor 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, once published, 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 Financial Advisor and any of its affiliates acting in such capacity. In addition, the Financial Advisor and any of its affiliates may enter into financing arrangements (including swaps or contracts for difference) with investors in connection with which the Financial Advisor and any of its affiliates may from time to time, acquire, hold or dispose of securities. The Financial Advisor does not intend to disclose the extent of any such investment or transactions otherwise than in accordance with any legal or regulatory obligations to do so.