

# Our Portfolio

Our portfolio of completed projects stands testament to our commitment to delivering high quality and innovative lifestyle destinations, complete with a *host of services* and embodying the definition of contemporary living. Over the course of the past decade, we have delivered 16 cutting-edge projects to the Kingdom's Eastern Region, representing nearly 3,700 units. Our successful track record continues to attract potential customers to our new projects, each of which serves to provide innovative solutions across the Kingdom's major cities.

Today, we proudly boast a large portfolio of projects under development, with 12 ongoing and 9 upcoming projects geographically spread to cover Saudi Arabia's major cities. In the Kingdom's Eastern Region, where we have solidified our presence as the market leader, we have six projects currently underway, representing a total of 1,736 units spread across our fully owned projects, projects in partnership with ROSHN and NHC, and offtake agreements. Meanwhile, capital city, Riyadh, we have worked tirelessly to expand our reach, with a total of 10 diverse projects targeting various segments of the population, constituting 4,188 residential units. Moreover, in the Western Region, we currently have three projects underway, totaling 1,215 units and expanding our presence in the region.

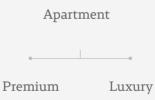
in the dynamic and fast-evolving

In addition to these direct developments, we engage in several indirect investments, acting as a developer for projects through Joint Ventures (JVs) and real estate funds. We are currently developing seven separate projects through six funds and JVs to deliver a variety of stateof-the-art residential, hospitality, and mixed-use projects across several cities in the Eastern Region.

## Our Development Sectors

We continue to prioritize the growth of our portfolio to include a diverse range of development sectors, covering Saudi Arabia's fast-growing cities, and continuing to match the shifting demand of our communities.

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RETAL RISE

Rivadh 10 projects /4,188 units

Al Khobar 7 projects/842 units

Jubail

1 project/897 units

Dammam & Qatief 12 projects /3,320 units

AlAhsa 2 Projects/347 units

Ieddah 3 projects /1,215 units

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Development Sectors				
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esidential			Mixed-Use	
	Villa	Offices	Retail	Hospitality
	I			
Essential	Premium	Luxury		
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## Residential Villas



## Ayala

Presenting the finest in luxury real estate, Retal's Ayala brand provides a unique blend of customization options fitting for its distinguished clientele. The first of its kind in Saudi Arabia, this unique brand provides over 300 customization options to its prospective homeowners, tailoring their dream home and ensuring unparalleled flexibility to suit the needs of all its residents before their purchase.



## Ewan

An embodiment of refined living, Ewan represents a collection of chic residential villas tailored for our discerning clientele. These villas are a product of meticulous design, curated to meet the needs of medium-sized families, prioritizing large indoor spaces and private landscapes, creating a calm and relaxing atmosphere for its residents. Ewan destinations are also set apart by their strategic locations, comprised of large areas perfectly designed for open spaces and a variety of supporting services.



## Nesaj Town

Highlighting our commitment to accessibility, our Nesaj brand supports government homeownership initiatives. By crafting carefully designed projects, equipped with several public facilities including commercial zones, schools, mosques, parks, and several others, the Nesaj brand promotes accessibility and quality living for a diverse spectrum of homeowners.

Apartments



## Retal Rise

Boasting a variety of options for its residents, from size to design, Retal Rise provides a harmonious blend between strategic locations and world-class amenities, bringing new meaning to upscale apartment living in the heart of the Kingdom's most dynamic cities.

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Roya

Roya is Retal's premium residential apartment brand standing as the apex of modern architecture in the Kingdom, providing an elevating living standard and fostering innovation. The brand's defining feature is its private outdoor terraces, affording each apartment with a private oasis from which to unwind. Roya's developments come fully equipped with world-class services and amenities, bringing new meaning to upscale living for its residents.

Corporate Governance

# Elevating The Quality of life

# Enriched Community living

Our collaborative endeavors are dedicated to enhancing the quality of life for all, achieved through the provision of highcaliber residential spaces and comprehensive facilities tailored to diverse needs. We aspire to cultivate secure, healthy living environments. Retal proudly champions a range of impactful initiatives that not only benefit its residents but also elevate community well-being, adding intangible value to our developments. As such, we have enriched our local areas by developing differentiated, integrated community hubs across our developments.

## Key Amenities



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### Nesaj Town Dammam

At our inaugural development with NHC, we spearheaded the development of a vibrant community hub alongside a versatile park, designed to cater to the diverse needs of its community. Our innovative approach seamlessly intertwines entertainment, retail, fitness, healthcare, and a central mosque within a vibrant space, fostering a dynamic environment that champions a holistic approach to well-being.





## Nesaj Town Riyadh

At Nesaj Town Riyadh, we have embarked on a transformative endeavor to elevate the quality of life by crafting a central enclave. This thoughtfully designed space encompasses a grand central mosque, an expansive park, and a commercial center adorned with reputable local brands. By integrating these essential elements, we have not only created a distinctive living experience but also cultivated a thriving community hub that prioritizes the overall enrichment and vitality of our residents.



## Nesaj Al Fursan

Our vision transcends the ordinary, as we introduce a central community hub in Nesaj Al Fursan that not only boasts a multi-purpose park, commercial outlets, and health centers but also pioneers innovation with entertainment, curated retail experiences, a vibrant sports club and exquisite dining. This holistic approach reflects our dedication to creating not just residences but an integrated lifestyle that redefines the essence of contemporary living.

#### Business Model Financial Performance

Corporate Governance

# Retal as a *Full Owner*



### • Ayala Al Mohammedia Jeddah

One of Retal's first developments in the dynamic city of Jeddah, Ayala Al Mohammedia epitomizes luxury living, with a range of precustomization options and worldclass services for its residents.

Project Value	SAR 338 millio
Land Area	23,970 sqm
Built Up Area	33,367 sqm
Total Number of Units	60
Project Status	Upcoming
Development Type	Villas

uiveise customer	preferences, a		
crafted with an eye towards tastef			
architectural designs.			
Project Value	SAR 187 milli		
Land Area	38,200 sqm		
Built Up Area	29,399 sqm		
Total Number of Units	58		
Percentage of Units Sold	100%		
Percentage Completion	94%		
Project Status	Ongoing		
Development Type	Villas		

#### Ayala Al Nakheel Al Khobar

The distinctiveness of this project lies in its capacity to provide clients with a personal touch through the selection of bespoke designs that reflect their individuality. It is the first of its kind to empower clients to conceive their own homes and customize additional features via our online platform, affording them the comfort of tailoring every detail before and after the construction process. Our villa collections boast an array of villas that vary in size and layout, comprising three distinct categories to meet diverse customer preferences, all eful

Project Value	SAR 187 million	
Land Area	38,200 sqm	
Built Up Area	29,399 sqm	
Total Number of Units	58	
Percentage of Units Sold	100%	
Percentage Completion	94%	
Project Status	Ongoing	
Development Type	Villas	
Development Type		



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Ayala Al Mohammedia, Jeddah

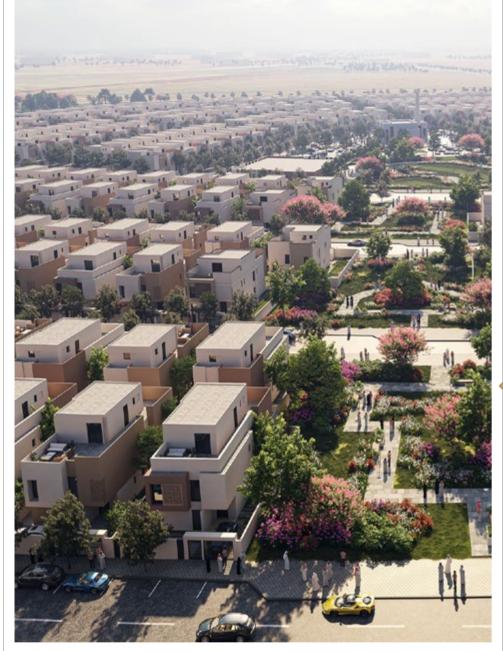


Ayala Al Nakheel, Khobar



#### **Business** Model

Financial Performance Corporate Governance



#### Nesaj Town Al Ahsa Al-Ahsa

Nesaj Town – Al Ahsa boasts a prime location next to Al Ahsa Airport. The strategic development aims to provide accessible housing at the highest quality. Following the development and approval of a new construction strategy for the project, the Company began developing its first phase comprising 347 villas.

SAR 428 million
108,464 sqm
144,741 sqm
347
13%
75%
Ongoing
Villas



Roya Al Nakheel Al Khobar

A luxurious residential apartment complex within the heart of Al Khobar, the project boasts integrated facilities, multiple services, and unique designs to provide an elegant and modern lifestyle to its residents. In August 2023, the Company initiated sales for the project and its construction is currently underway.

SAR 85 milli
4,986 sqm
21,956 sqm
68
72%
23%
Ongoing
Apartments

#### Nesaj Town Al Khobar Al Khobar

Located in the Remal District of Al Khobar and characterized by easy access to a variety of services, including medical facilities, commercial districts, and outdoor parks, Nesaj Town - Khobar provides high quality residential villas synonymous with Retal's brand name. Nesaj Town Khobar was fully completed during 2023.

Project Value	SAR 131 milli
Land Area	
Built Up Area	37,005 sqm
Total Number of Units	118
Percentage of Units Sold	100%
Percentage Completion	100%
Project Status	Completed
Development Type	Villas



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### The Strip Al Khobar

The Strip is a sophisticated mixed-use development with a focus on refined retail, office, and entertainment experiences, situated strategically within the heart of the bustling Khobar corniche precinct. Carefully curated shopping experiences, sports and leisure offerings are interspersed with inviting outdoor spaces and detailed landscaping. The integration of an outdoor amphitheater and sports components are unique elements which serve to promote and enhance health and wellness, through creating intentional connections with the outdoor environment.

Project Value	SAR 118 million
Land Area	7,200 sqm
Built Up Area	10,329 sqm
Total Number of Units	5
Project Status	Ongoing
Development Type	Retail and Offices

Business Model Financial Performance Corporate Governar

# Partnership with NHC

#### A new lifestyle destination unique for

its innovative designs and its variety of options for potential homeowners, Nesaj Al Fursan focuses on providing a safe environment for its residents with several amenities and services. The project represents one of Retal's largest developments in the Kingdom's capital city, Riyadh.

Project Value SAR 1,068 million Land Area 394,908 sqm 477,814 sqm Built Up Area Total Number of Units 1,261 Percentage of Units Sold Percentage Completion 37/0%\*\* Project Status Ongoing Development Type Villas





Nesaj Town 1 is a premium housing project developed in cooperation with the National Housing Company. Located west of Dammam, in the Kingdom's Eastern Region, the development provides over 670 residential villas featuring contemporary designs and creating an encompassing lifestyle destination equipped with a host of facilities and commercial destinations.

Project Value	SAR 370 millic
Land Area	344,000 sqm
Built Up Area	202,962 sqm
Total Number of Units	674
Percentage of Units Sold	100%
Percentage Completion	100%
Project Status	Completed
Development Type	Villas

An extension of Nesaj Town 1, Nesaj Town 2 is designed with customer comfort in mind. The project encompasses state-of-the-art facilities including schools, commercial and social centers, outdoor parks, and more.

Project Value	SAR 1,034 mi
Land Area	522,000 sqm
Built Up Area	506,982 sqm
Total Number of Units	1,653
Percentage of Units Sold	100%
Percentage Completion	100%
Project Status	Completed
Development Type	Villas



A project in collaboration with t National Housing Company, Ne Town – Nargis provides tranquil a comfortable living through a varie of villa models, complemented b host of services to provide ultimate living experience.

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In partnership with the National Housing Company, Nesaj Town – Riyadh aims to provide beneficiaries of the Sakani Program with an encompassing lifestyle destination. Located in a strategic location in the suburb of Al Jwan in the capital city, the development was fully completed during 2023.

Project Value	SAR 458 million
Land Area	189,342 sqm
Built Up Area	231,720 sqm
Total Number of Units	690
Percentage of Units Sold	100%
Percentage Completion	99%
Project Status	Ongoing
Development Type	Villas

the	Project Value	SAR 381 million
saj	Land Area	127,712 sqm
	Built Up Area	174,481 sqm
and	Total Number of Units	455
ety	Percentage of Units	100%
y a	Percentage Completior	77%
the	Project Status	Ongoing
liie	Development Type	Villas



Business Model Financial Performance

Corporate Governance

#### Nesaj Town Sadan <sub>Riyadh</sub>

Nesaj Town Sadan embodies an integrated environment that blends contemporary housing concepts with the essence of community and heritage in Jeddah. Inspired by urban civilization and local heritage, it features distinctive designs and diverse spaces aimed at fostering a fulfilling living experience. The development prioritizes essential factors for enhancing quality of life, including proximity to nature, fundamental amenities and services, and recreational opportunities.

Project Value	S
Land Area	2
Built Up Area	2
Total Number of Units	8
Project Status	U
Development Type	V

AR 512 million 09,482 sqm 244,320 sqm 203 Jpcoming /illas





#### Nesaj Town Satwa Al Qatif

Nesaj Town – Safwa was designed with family living in mind. The project offers unique home designs and open areas, creating a spacious community within close proximity to multiple service centers.

SAR 300 million
98,767 sqm
137,932 sqm
356
88%
12%
Ongoing
Villas

# Nesaj Town Asala <sub>Riyadh</sub>

Nesaj Town - Asala epitomizes an ideal residential community within the bustling city of Riyadh, offering families a new paradigm in urban living. Boasting essential amenities, vital services, and upscale housing options, it harmoniously integrates elements of quality living, featuring lush public parks and green spaces, schools, vibrant commercial hubs, and health centers.

Project Value	SAR 235 million
Land Area	133,834 sqm
Built Up Area	116,077 sqm
Total Number of Units	366
Project Status	Upcoming
Development Type	Villas

#### • Nesaj Sadayem Jeddah

Retal's debut project in Jeddah, the Western Region's fast-growing city, Nesaj Sadayem was unveiled in 2023. The project pays respect to traditional architecture and design while incorporating modern styles to

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SAR 422 million
100,959 sqm
124,734 sqm
352
49%
12%
Ongoing
Villas

Business Model Financial Performance Corporate Governance

# Partnership with ROSHN

#### Ewan Sedra\* Riyadh

An exquisite, integrated, development in collaboration with ROSHN, Ewan Sedra draws inspiration from Salmani's architectural designs, and invites its residents to step into a new era of community living. In addition to its unique architecture, Ewan Sedra enjoys a plethora of services, elevating the Kingdom's understanding of encompassing modern living. The project is strategically located in close proximity to King Khalid International Airport, several major mosques, retail destinations, parks, schools, and entertainment facilities.

Project Value	SAR 3,034 million
Land Area	316,370 sqm
Built Up Area	446,939 sqm
Total Number of Units	1,080
Percentage of Units Sold	100/83%**
Project Status	Ongoing
Development Type	Villas





\* Represents phases 1 to 4 of Ewan Sedra, with each phase to be completed in 2024, 2025, 2026 and 2027 respectively. \*\* Refers to Ewan Sedra and Ewan Sedra 2 respectively

## • Roya Sedra Riyadh

Project Overview: One of our newest developments, a collection of exquisite apartments which epitomize vertical elegance and spatial planning, Roya Sedra brings forth a captivating blend of modernity, quality living, and warmth to elevate its residents' living experience to new heights. The project offers an array of intuitively designed landscapes, recreational spaces, and top-tier amenities while prioritizing expansive open areas that incorporate indigenous flora for a truly authentic lifestyle experience.

SAR 519 million
27,937 sqm
77,147 sqm
336
Upcoming*
Apartments

<sup>\*</sup> All sites have been received from ROSHN, and construction works have begun (5 sites)

Business Model Financial Performance

Corporate Governance

# Offtake Agreements

## Ewan Al Jubail

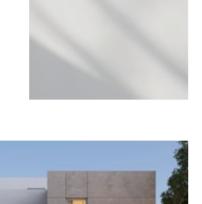
Jubail

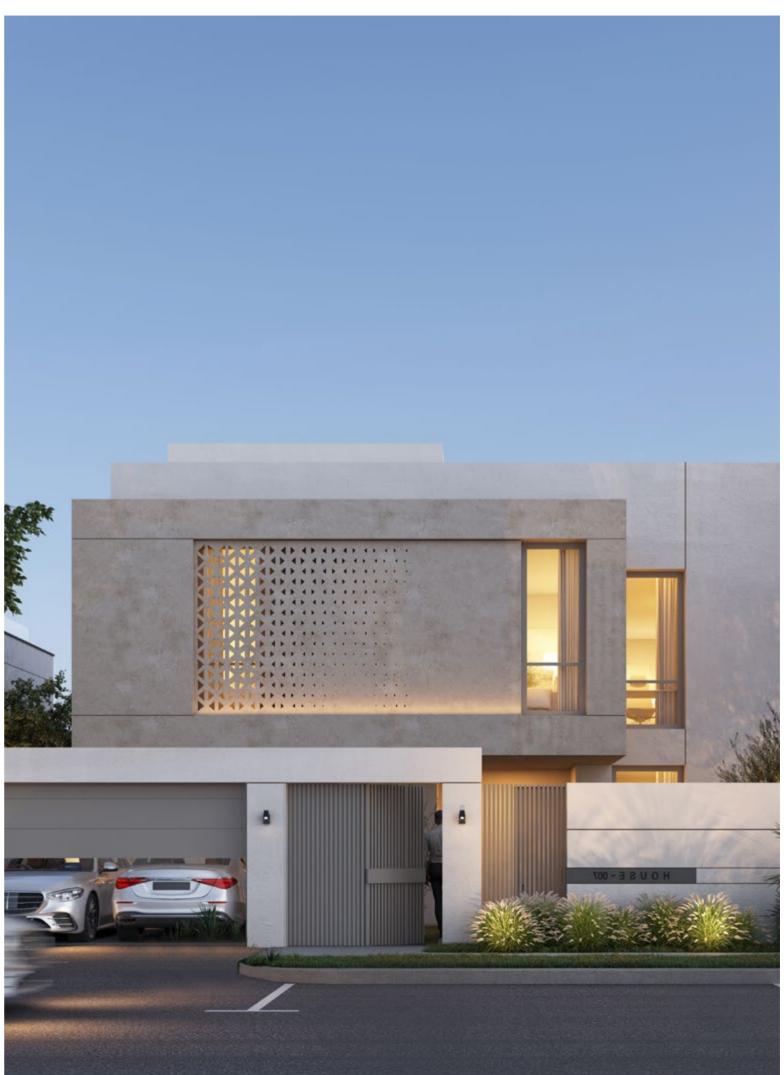




An ambitious partnership between Retal and the Yanbu Industrial City Services Company (Jabeen), Ewan Al Jubail consists of a single separate project. Equipped with a host of amenities, service centers, and open areas, each development's contemporary architectural design aims to provide a new style of relaxed living for those working in the adjacent Jabeen industrial city..

Project Value	SAR 1,171 million
Land Area	693,394 sqm
Built Up Area	386,697 sqm
Total Number of Units	897
Project Status	Upcoming
Development Type	Villas





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# SPVs and Funds

#### Retal Rise Al Khobar

Leveraging the serene setting of the Arabian Gulf coastline, Retal Rise provides a unique living experience with unparalleled views. The project stands out with its world-class service, countless amenities, and prime location, marking the gateway through which Retal enters the market for luxury apartment complex developments, in line with shifting consumer demand.

Project Value	SAR 319 million
Land Area	5,698 sqm
Built Up Area	36,701 sqm
Total Number of Units	127
Percentage of Units Sold	24%
Percentage Completion	5%
Project Status	Ongoing
Development Type	Luxury Apartment





#### Ewan Marasi District Al Khobar

A modern residential community situated Proj near the Arabian Gulf Sea, strategically Lan positioned at the heart of Khobar, Dammam, boasting expansive green spaces, open areas, and seamlessly integrated services. The project  $\frac{D_{ev}}{D_{ev}}$ plays host to various entertainment centers, shopping destinations, and parks within its boundaries, ensuring convenient and secure access to all amenities. The land reclamation  $works for the {\tt sea at Marasi District are underway}$ and are expected to be completed in Y-YE.

ject Value	SAR 322 million
nd Area	72,253 sqm
lt Up Area	277,835 sqm
al Number of Units	184
ject Status	Upcoming
elopment Type	Villas



### Ewan Tharwa Al Khobar

Defining modern living through unparalleled luxury villas, Ewan Tharwa is located within the Tharwa Plan, in the Al Nakheel neighborhood. With service centers and outdoor parks, the project ensures the fulfillment of every family's living needs. During 2023, all construction permits and title deeds were successfully issued. The project's Wafi License was issued in August 2023, and was successfully launched on Sakani. Sales for the project were launched during the year, with over 50% of the project's first and second phases sold to date.

Project Value	SAR 935 milli
Land Area	142,433 sqm
Built Up Area	183,162 sqm
Total Number of Units	386
Percentage of Units Sold	12%
Percentage Completion	12%
Project Status	Ongoing
Development Type	Villas

The Next Generation of Real Estate Developers





#### Masal Al-Ahsa

The Masal development is a testament to refined living and urban sophistication, epitomizing cutting-edge contemporary design. It stands as the sole transit hub adjacent to the nearby train station, rendering it truly distinctive in every aspect. This prime location offers an exceptional living experience, where residents and visitors can take advantage of an array of charming cafes and restaurants, enticing shopping destinations, and much more. During the year, the detailed design

consultant RFP floated, and evaluation has been completed. Moreover, the land handover process was successfully finalized.

SAR 212 million
24,162 sqm
8,112 sqm
15
Upcoming
Commercial

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Business Model Financial Performance

Corporate Governan



### Remal Business Court & Residence Al Khobar

A cutting-edge, mixed-use commercial development in Al Khobar, Remal Business Court boasts modern design, premium facilities, and a central location, giving businesses the chance to book their headquarters in one of the city's forefront business destinations.

Project Value	SAR 837 million
Land Area	35,591 sqm
Built Up Area	128,168 sqm
Total Number of Units	190 (Offices - Residential - Hotel Rooms)
Project Status	Upcoming
Development Type	<u> Offices / Hotel /</u> Residential Complex / Commerial Shops)



### Nobu Hotel Al Khobar

Set to provide the ultimate in luxury living in one of Saudi Arabia's fastestgrowing cities, the Nobu Hotel, Restaurant, and Residences is complete with premium retail stores, private parking, and top-tier services for its residents and guests. The grand complex boasts prestigious hotel rooms and suites, in addition to Nobu designed and branded residences, all served by Nobu Restaurant, providing the finest in dining experiences.

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Project Value	SAR 945 milli
Land Area	5,352 sqm
Built Up Area	<u>37,272 </u> sqm
Total Number of Hotel Appartments	63
Total Number of Hotel Rooms	151
Percentage Completion	_5%
Project Status	-Ongoing
Development Type	Hospitality



## The Ritz-Carlton Hotel and Residences Al Khobar

Announced in 2023, the prestigious has made significant progress with the partnership between Mariott finalization and signing of the TDF International and Retal aims to bring terms and conditions by about a new landmark in the city of Al BLOMINVEST. Additionally, a Special Khobar. The project will provide top-Purpose Vehicle (SPV) has been quality branded villas in addition to created. Meanwhile, all hotel and hotel rooms, with a holistic service operation agreements have been signed offering including entertainment and with Mariott International, and the recreational activities. Additionally, official announcement of the project residents and hotel guests will gain took place at Cityscape Riyadh in private beach access on the shores of 2023. the Arabian Gulf Sea. The development



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Project Value	SAR 1,165 mn
Land Area	89,917 sqm
Built Up Area	33,308 sqm
Total Number Hotel Villas	48
Total Number of Hotel Rooms	123
Project Status	Upcoming
Development Type	Hospitality and
	Apartments