



FIRST AVENUE
real estate development

الجادة الأولى للتطوير العقاري

Creating Impact

Quarterly Report

Third Quarter of 2026

Strategy & Growth Drivers

Financial Performance

Our Business Model

Real Estate Portfolio

Company Projects

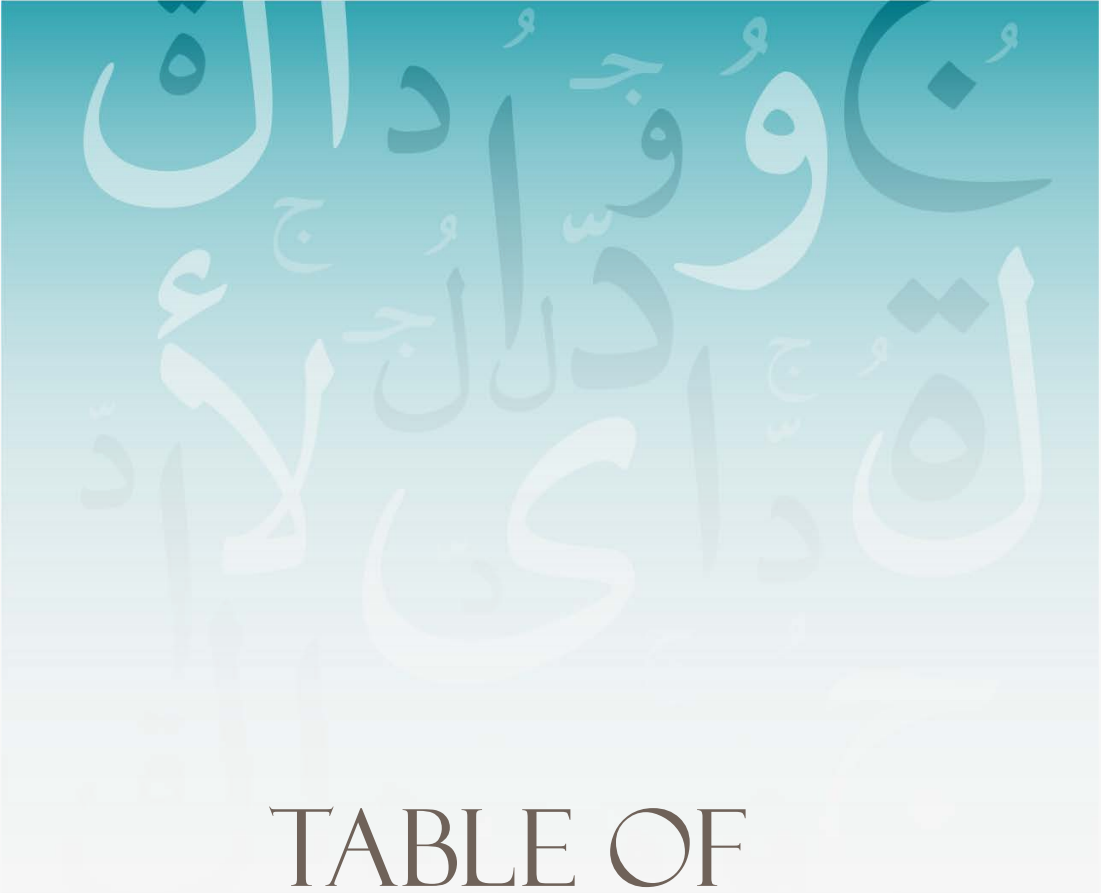


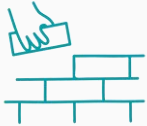
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Strategy & Growth Drivers



| First Avenue briefly



Established

2017



Paid-Up Capital

300,000,000 SAR



Legal Entity

Listed Joint Stock Company
(9610)



Real estate portfolio size

SAR 6+ billion



| First Avenue briefly



Mission

Leadership in the creation of sustainable investment opportunities and innovative real estate development.



Vision

Enriching the quality of life through aspiring real estate development and promising investments.



Values

Passion
Innovation
Sincerity
Responsibility
Flexibility

2017

First Avenue was established with a capital of 500,000 SAR.

2020

Company's capital raised from 500,000 to 5 million SAR.

2021

First Avenue's capital was raised from 5 million to 45 million.

Company's capital was further raised from 45 million to 100 million.

2022

Capital raised from 100 million to 133 million.

2023

Capital raised from 133 million to 188 million.

2024

The company was listed after an initial public offering (IPO) and a capital increase to 205 million

2026

Capital raised from 205 million to 300 million.

| How Is Value Created?

Our Strategy



Expanding company's investment portfolio across the real estate sectors

Forming specialized partnerships across different real estate sectors.



Innovative development of residential and commercial properties.



Planning Partnerships & Expansions



Geographic Expansion with local partners



Building and enhancing company's income-generating asset portfolio



From Value Creation to Value Maximization



| Building Journey: The Early Years

Creating Value



Building expertise and talent



Expanding the capital base



Building a future growth portfolio

Pipelines Projects



Establishing a landmark project track record

Track Record



Enhancing institutional maturity and broadening the investor base through the listing on the Saudi Exchange

| Next-Phase Targets (3–5 Years)

Maximizing Value



Maximizing returns
and cash flows



Building strategic partnerships
with the public sector



Accelerating delivery
and operation of
landmark projects



Completing readiness
for migration to the
Main Market

| Key Developments

Announcements published on Saudi Exchange

16 June

Approved a 46.3% capital increase through capitalization of the share premium.

15 July

Bonus shares deposited into shareholders' portfolios at 9 shares for every 20 shares held.

19 July

Signed a facility agreement with Saudi Awwal Bank (SAB) to support the Company's financing flexibility.

30 August

Announced H1 2026 financial results, with net profit of SAR 10.6 million.

15 October

Signed an agreement to sell the Company's entire 38.6% stake in La Perle Real Estate Fund, as part of reprioritizing the investment portfolio.

Strategic Impact

- **Enhanced financing flexibility** | SAR 100 million credit facilities to support project execution.
- **Improved capital allocation efficiency** | Investment portfolio reprioritized to focus on priority projects.
- **Stronger capital structure** | 46.3% capital increase with no additional cash contributions.

| Future Growth Drivers

Converting the Current Portfolio into Revenue and Returns

Al Basateen Avenue

A residential project that strengthens the Company's real estate portfolio and supports future revenue growth.

Al Dariya Avenue and Al Hada Avenue

99% and 60% Complete

Development projects supporting sales and handover opportunities.

Third-Party Development Projects

5 Projects in Studies & Design

Future opportunities to diversify revenue through development fees.

Educational Project

Entering a New Real Estate Development Sector

Strategic Investment Diversification Across Real Estate Segments

A diversified portfolio of projects at advanced stages of execution and development opportunities, supporting growth in property sales and expansion of recurring revenue and development fees in the coming periods



Financial Performance

Results, Profitability and Financial Position



| Income Statement (SAR million)

	2021	2022	2023	2024	2025	H1 2026
Revenue						
Rental Income	-	-	-	5.7	6.7	4
Third-Party Development Fees	48.4	48.3	81.3	149.5	176	22.6
Development Sales	147.1	147.1	136.8	74.8	81	49
Commissions & Real Estate Development Advisory	9.2	9.1	19.7	25.0	61.8	-
Total Revenue	204.6	204.5	237.8	254.9	326.5	80
Growth %	191%	0%	16%	7%	28%	NA
Cost of Sales	(145.9)	(153.5)	(188.3)	(182.4)	233.6	69
Gross Profit	58.7	51.0	49.5	72.6	92.8	10
Gross Profit Margin %	29%	25%	21%	28%	28%	13%
General & Administrative Expenses	(6.9)	(5.1)	(14.9)	(19.2)	(26.9)	(10)
Operating Profit	51.8	45.9	34.6	53.4	64.4	-1
Profit Before Zakat	52.2	44.9	44.6	64.2	125.4	5.7
Zakat	(1.76)	(2.25)	(2.7)	(4.9)	16.4	(2.4)
Net Income	50.4	42.7	41.9	59.3	110.9	10
Total Comprehensive Income	58	74	56.6	104	110.5	10

• Other comprehensive income includes dividends from real estate investments.

Creating Impact

Revenue Analysis

H1 2026 vs. H1 2025 by Activity (SAR million)

Strong Growth in Development Sales ▲ 146%

Revenue rose to SAR 49.3 million from SAR 20 million in the comparable period, up 146%, reflecting the growing contribution of real estate development to revenue.

Contracting Revenue ▼ 75%

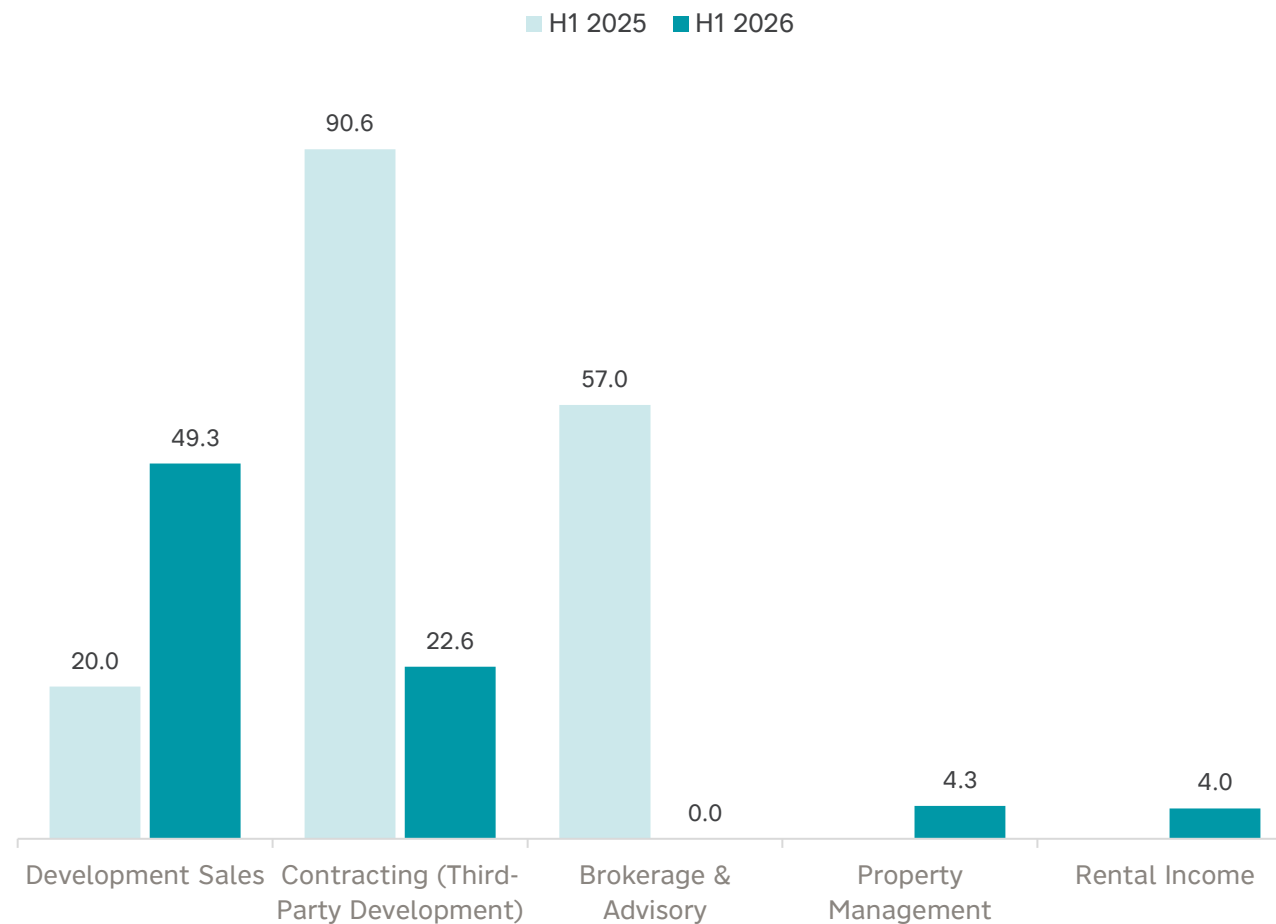
Revenue declined to SAR 22.6 million from SAR 90.6 million in the comparable period, as several projects whose revenue had already been recognized were completed, while new projects have not yet commenced execution and are therefore not yet reflected in the period's results.

Brokerage & Advisory

No brokerage and advisory revenue was recorded during the period, compared with the exceptional commission of SAR 57 million in H1 2025, which weighed on total revenue year on year.

Recurring Income

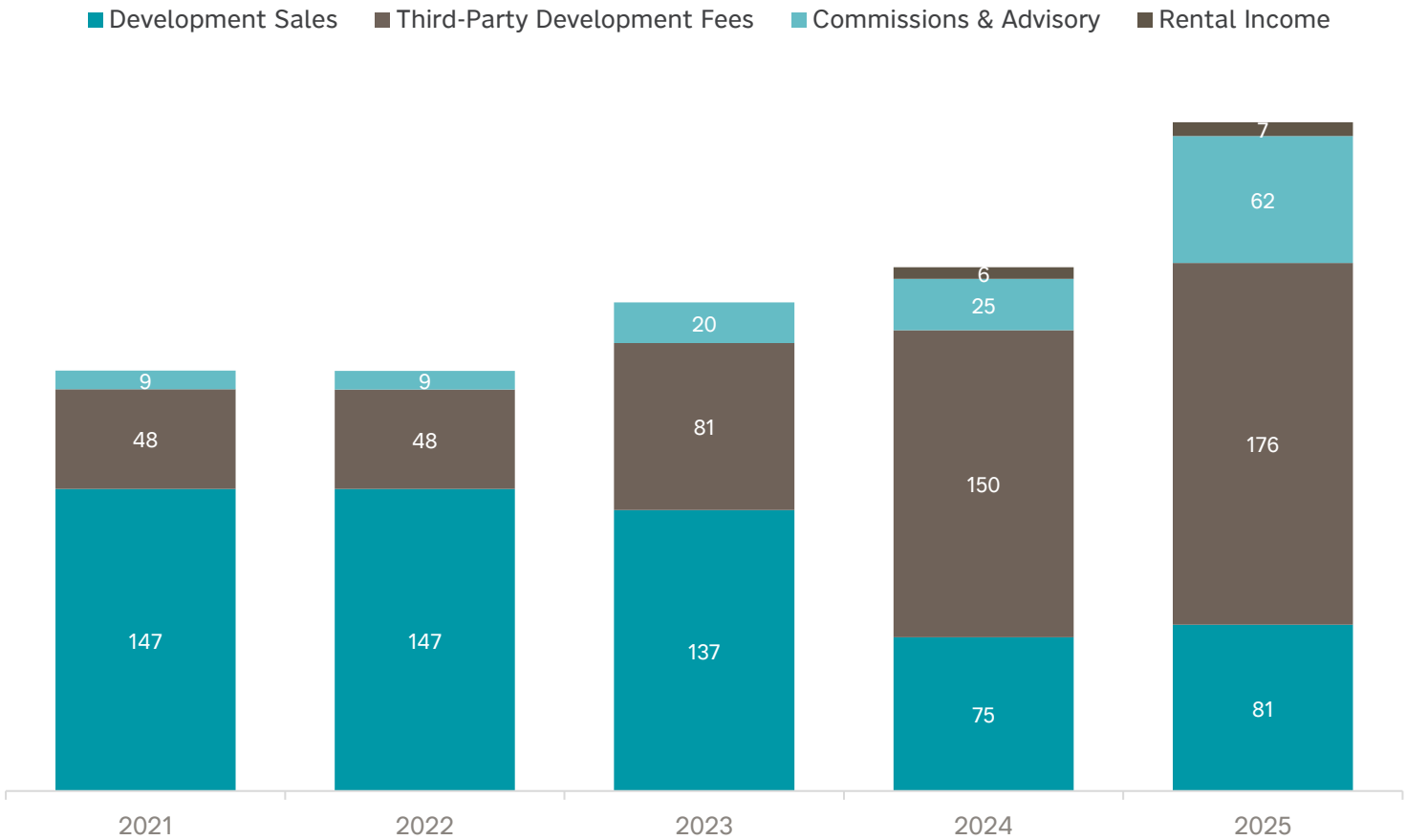
Rental income reached SAR 4 million and property management contributed SAR 4.3 million, supporting the diversification of income sources.



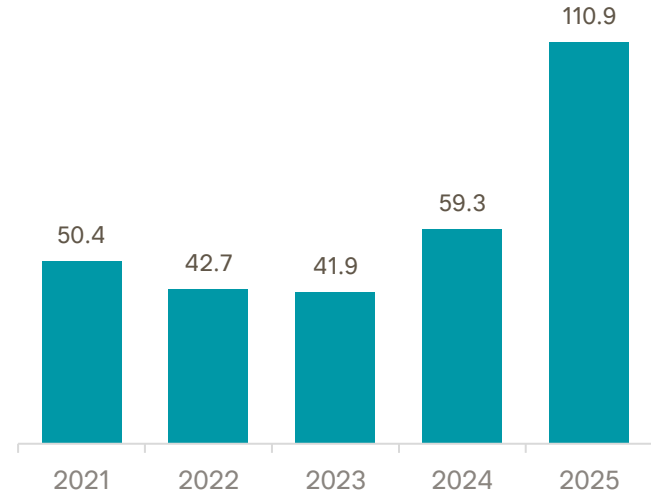
Multi-Year Performance Trends

FY2021-FY2025 (SAR million)

Revenue Breakdown



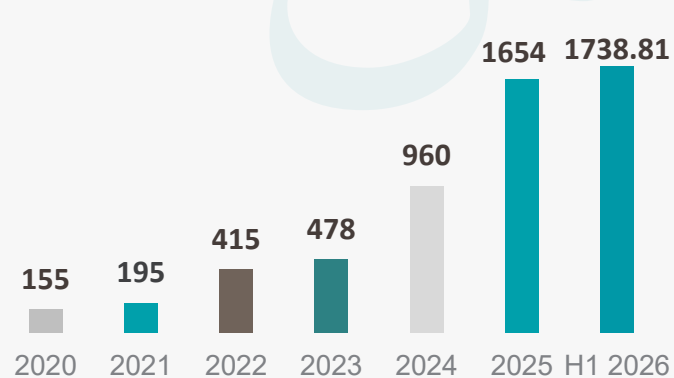
Net Profit



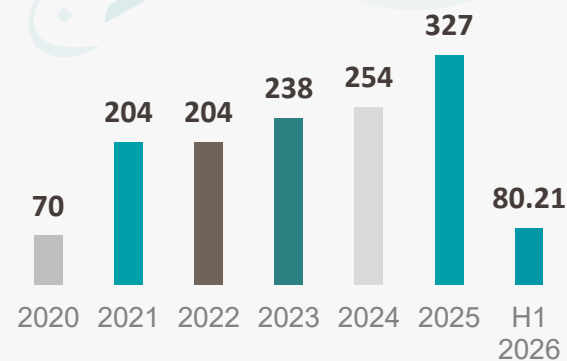
Total Revenue

2025	326.5	+28%
2024	254.9	+7%
2023	237.8	+16%
2022	204.5	0%

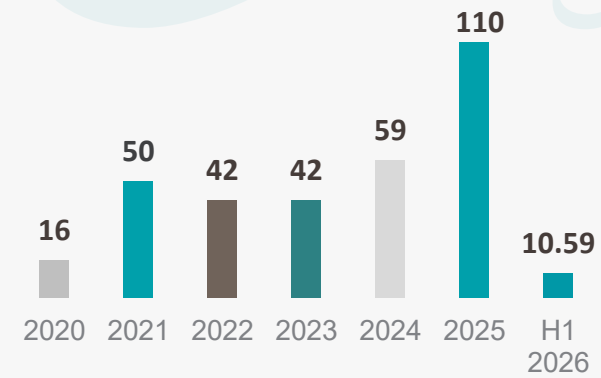
| Financial Performance (Million SAR)



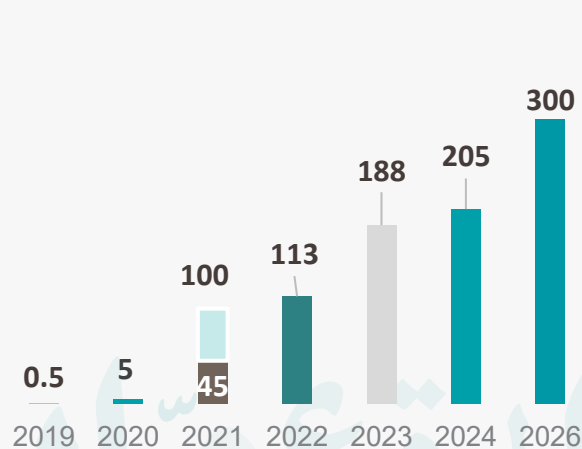
Total Assets



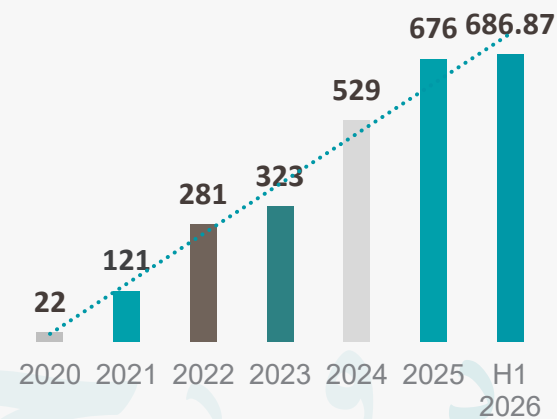
Revenue



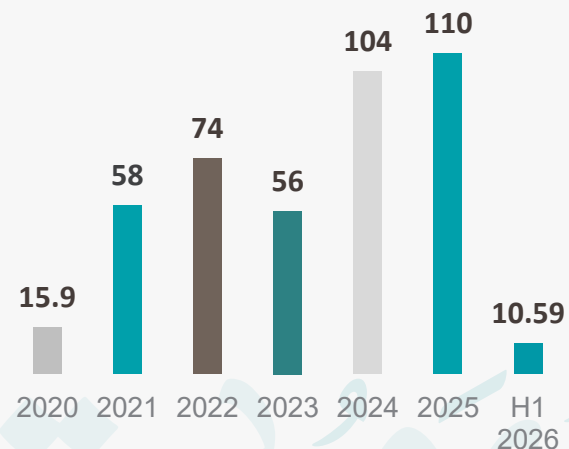
Net Income



Paid-up capital



Owners Equity



Total Comprehensive Income

| Financial Performance (Million SAR)

Assets

1738



Revenue

80



Liabilities

1051



Cost of Revenue (69)



Equity

686



Net Income

10





Business Model



| Business Model



Development Sales



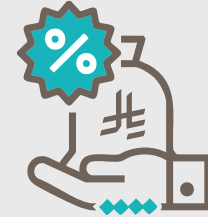
Rental Income



**Development
fees for others**



**Investment Returns
for Funds Units**



**Commissions and Real
Estate Development
Consultancy**

| Projects Under Management

Income Portfolio

Capital Avenue - Qairawan
Shurfal Almajdiah
Albasateen Avenue
Al-Mohammadiyah Avenue

Development Portfolio

Al-Mohammadiyah Avenue
Al-Nakheel Avenue
Hera'a Avenue
Al-Hada Avenue

Fund Investments*

Diriyah Avenue Fund– 38.5%
The Industrial Avenue Fund– 8.33%
Al Shatie Real Estate Fund– 81.6%
Al Shorfa Investment Fund – 44%
Al-Hada Avenue Fund – 92.9%

Third-Party Development Fees

Diriyah Avenue Fund
Alnahdah Real Estate Fund
The Industrial Avenue Fund
Al Shatie Real Estate Fund
Capital Avenue – Al Rayyan
North Star Real Estate Fund
Eastern Hindawiyah
Hittin Village

* The percentage represents the company's ownership in the fund

Investments & Strategic Partnerships

Company stakes in real estate funds and alliances

East Hindawiyah Alliance

♦♦♦♦

June 2026

East Hindawiyah Development Project (Site 7) awarded to the alliance of First Avenue, Dar Al Majed Real Estate and Rekaz Real Estate, under the Royal Commission for Makkah City and Holy Sites program.

Education Sector Fund

♦♦♦♦

June 2026

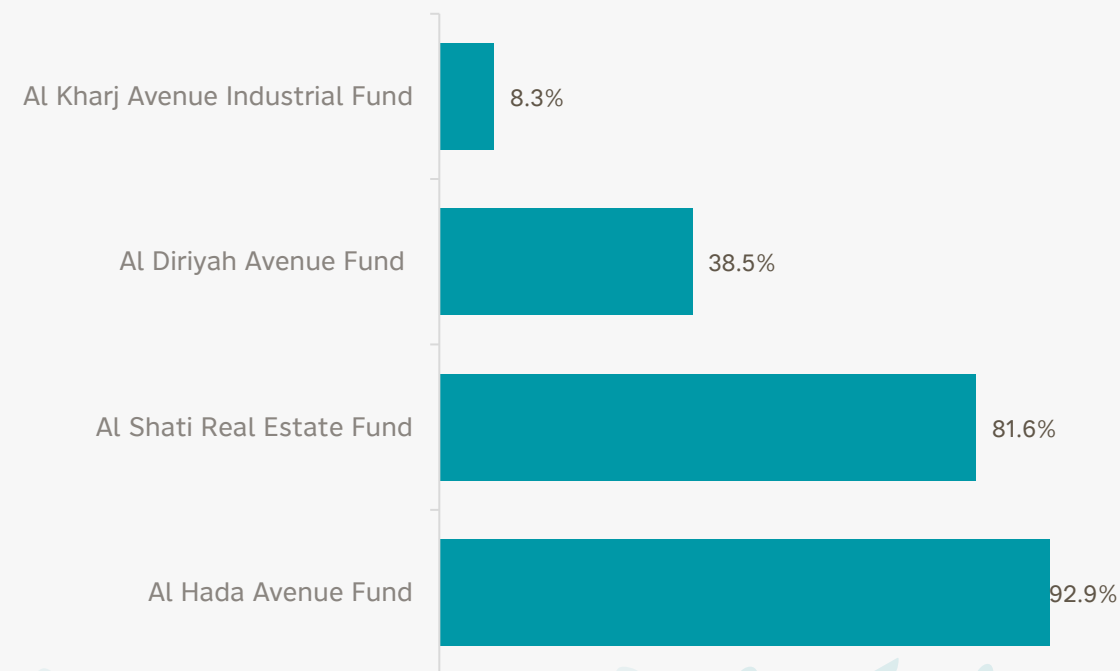
Signed an MoU to establish a real estate fund in the education sector.

Exit from La Perle Fund and Higher Stake in Al Shati Fund

♦♦♦♦

15 October 2026

Sold all the Company's units (38.6% of fund units) to Awj Real Estate Development & Investment for SAR 131 million.





Real Estate Portfolio

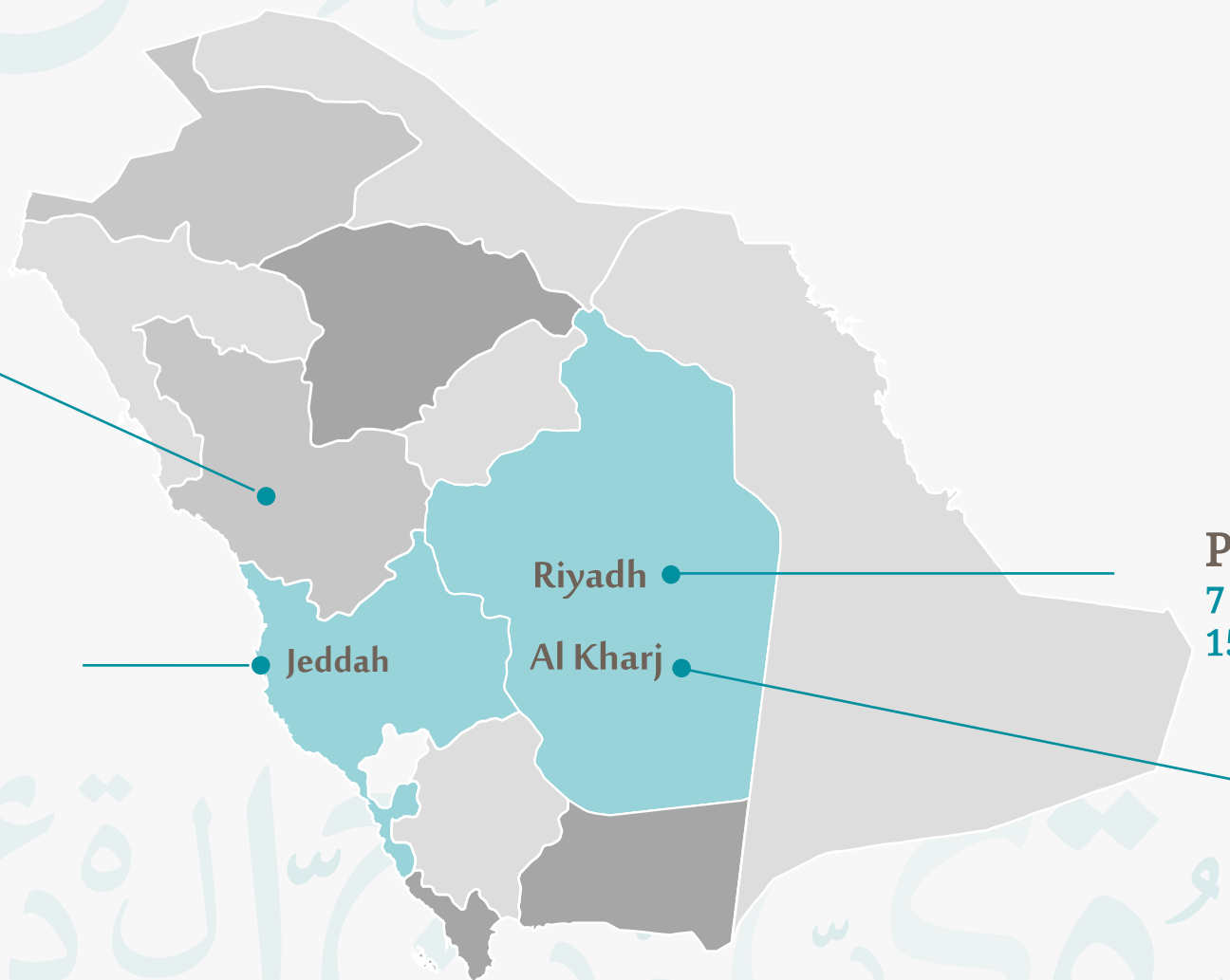
Income, Development, Third-Party
Development and Investment Funds



| Geographical Distribution of the Company's Projects

Makkah Al-Mukarramah
One Project Under Development

Projects in Jeddah
1 Ongoing Projects
2 Completed Projects



Projects in Riyadh
7 Ongoing Projects
15 Completed Projects

Al Kharj
One Project Under Development



Company Projects



| Summary of the Company's Current Projects

Project	Project Type	Project Ownership	Land Area (m²)	Built-up Area (m²)	Commercial/Saleable Area (m²)	Completion Percentage	Status	Project Progress Stages		
								Construction Works	Licensing & Design	Sale/Operation
Capital Avenue – Al-Qirawan	Offices	Owned by the Company	7,728	35,756	14,234.51	%100	Income-generating	✔	✔	⚠
Al-Mohammadiyah Avenue	Offices/Commercial /Residential	Owned by the Company	6,591	17,900	9,451	%100	Income-generating	✔	✔	⚠
Dirayah Avenue	Residential	Partial Ownership through a Fund	22,400	36,043	31.511	%99	Development and sale	✔	⚠	⚠
La Perle Residential (Al-Nakheel)	Residential	Owned by the Company	3,300	10,044	7,493	%100	Development and sale	✔	✔	⚠
Al-Basateen Avenue	Residential & Commercial	Owned by the Company	30,000	82,118	46,082	%78	Income-generating	✔	⚠	⚠
The Industrial Avenue Fund	Infrastructure Development	Partial Ownership through a Fund	3,637,254	2.616.729	2.616.729	%2	Development and sale	✔	⚠	⚠
Al-Shati Avenue	Offices/Commercial /Residential	Partial Ownership through a Fund	15,619	151,200	55,000	1%	Income-generating	⚠	⚠	⚠
Hera’a Avenue	Offices/Commercial /Residential	Indirect Ownership through a Subsidiary	5,650	37,000	14,430	2%	Income-generating	⚠	⚠	⚠
Capital Avenue – Al Rayan	Offices/Commercial /Residential	Development for Third Parties	38,950	97,555	39,313	%5	Development and sale	⚠	⚠	⚠
Al-Hada Avenue	Residential	Partial Ownership through a Fund	23,199	24,955	24,034	60%	Development and sale	✔	⚠	⚠
Al Nahda Fund	Offices	Development for Third Parties	7,020	42,500	The project is still in the planning stage		Development and sale	✔	⚠	⚠
Eastern Hindawiyah	Commercial/Offices	Development for Third Parties	235,610.52	The project is still in the planning stage			Development and sale	⚠	⚠	⚠
North Star	Commercial/Office	Development for Third Parties	10,442.8	37,000	36,000	13,960	Development and sale	⚠	⚠	⚠
Shurfat AMajdiya	Commercial/Office	Owned by the Company	8,725	15,283	5,900	%100	Income-generating	✔	✔	✔

Capital Avenue – Al Qirawan

Riyadh Projects | Office

Completed – Income-Generating

The Capital Avenue (Al Qirawan) project is one of the latest developments undertaken by the Company. The project consists of a 13-story office tower designed in the Salmani architectural style and includes approximately 2,000 square meters of green spaces that cater to the needs of modern businesses. The project is distinguished by its strategic location at the intersection of King Salman Road and Prince Turki bin Abdulaziz Al Awwal Road in Al Qirawan district.

Location

**Al Qirawan – King Salman Rd
& Prince Turki Al Awwal Rd**

Project Type

Office

Land Area (sqm)

7,728

Built-up Area (sqm)

35,756

Leasable/Sellable Area (sqm)

14,234.5

Project Ownership

Company-owned

Current Stage

**Completed – Leasing in
Progress**

Return Model

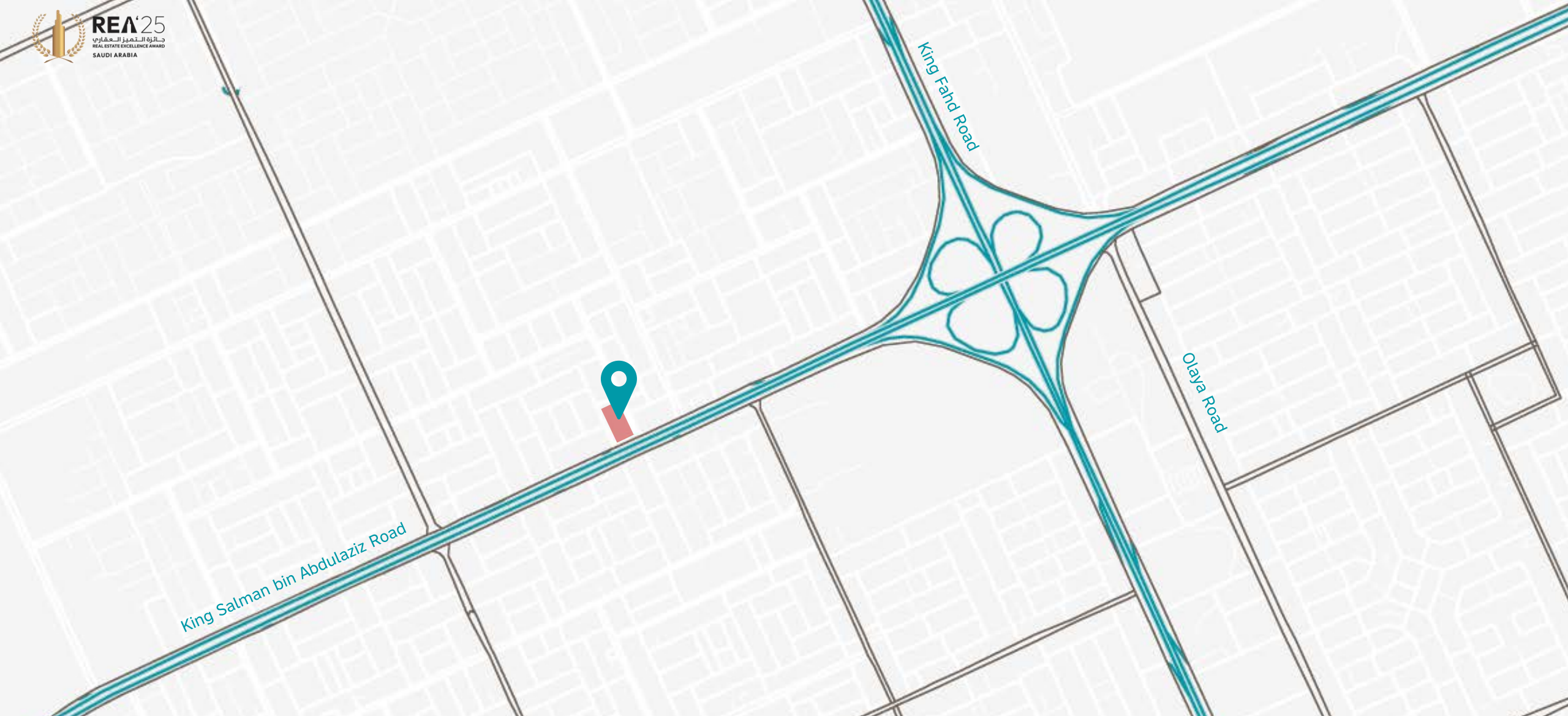
Leasing

Completion

100%







Capital Avenue – Al Qirawan

Riyadh | Al Qirawan District

Completion
100%

Land Area (sqm)
7,728

Built-up Area (sqm)
35,756

Return Model
Leasing

Al-Mohammadiyah Avenue

Riyadh Projects | Commercial / Office / Residential

Completed – Commercial Income-Generating

Aims to develop and establish a mixed-use-residential, and commercial development in Al-Muhammadiyah district, . The project is distinguished by its vibrant location in the heart of Riyadh, near key attractions and business centers. It has been designed with flexible commercial spaces to accommodate various types of businesses, in addition to upscale residential units that meet the needs of residents.

Location

Al Mohammadiyah – Central Riyadh

Land Area (sqm)

6,591

Leasable/Sellable Area (sqm)

9,451

Current Stage

Completed – Commercial Income-Generating

Project Type

Commercial / Office / Residential

Built-up Area (sqm)

17,900

Project Ownership

Company-owned

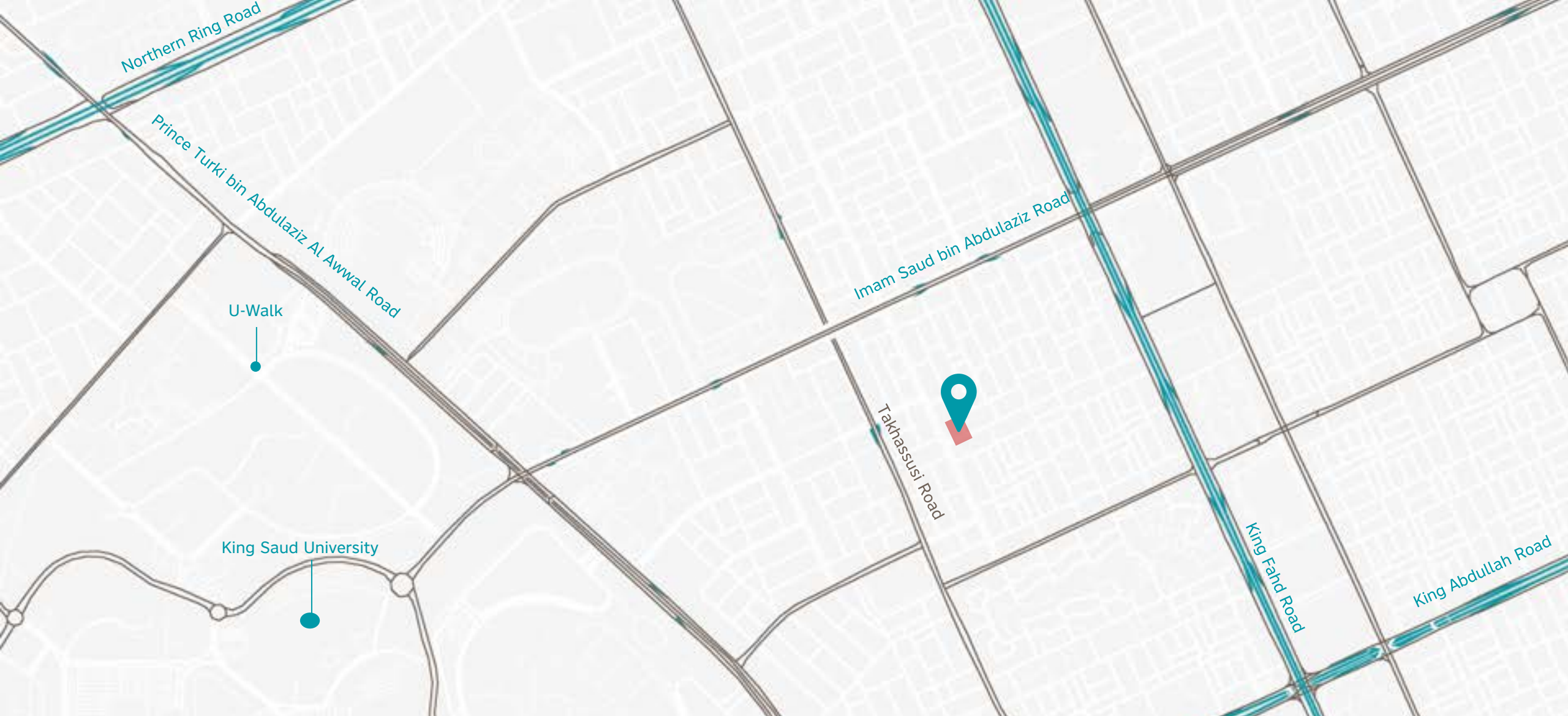
Return Model

Sale & Leasing

Completion

100%





Al-Mohammadiyah Avenue

Riyadh | Al Mohammadiyah District

Completion
100%

Land Area (sqm)
6,591

Built-up Area (sqm)
17,900

Return Model
Sale & Leasing

East Hindawiyah (Site 7)

Makkah Projects | Infrastructure Development

Development & Sale

The East Hindawiyah Development Project (Site 7) was awarded to the alliance of First Avenue, Dar Al Majeed Real Estate and Rekaz Real Estate under Makkah's informal settlements development program. The project is strategically located 1.8 km from the Grand Mosque, offering promising investment and development opportunities that support the objectives of Saudi Vision 2030.

Location

**1.8 km from the Grand Mosque,
2 km from Haramain Station**

Land Area (sqm)

235,611

Sellable Area (sqm)

141,000

Current Stage

Studies Stage

Project Type

Infrastructure Development

Built-up Area (sqm)

Floor Area Ratio: 3

Project Ownership

**Third-Party Development –
Within an Alliance**

Return Model

**Development & brokerage
fees, capital & exit returns**

Completion

Execution not yet started (Studies Stage)





East Hindawiyah (Site 7)

Makkah | East Hindawiyah

Completion
Studies Stage

Land Area (sqm)
235,611

Floor Area Ratio
3

Return Model
Development & brokerage fees, capital & exit returns

Al-Diriyah Avenue

Riyadh Projects | Residential (Villas)

Development & Sale

The project is located in the Diriyah area on King Khalid Road, and Diriyah Avenue has been designed to be a hallmark of comfort and luxury. It features various villa models that include generous amenities such as gated community security, private parking for each villa, and a shared outdoor courtyard on the first floor, providing a safe and enjoyable space for families and children.

Location

Diriyah – King Khalid Rd

Project Type

Residential (Villas)

Land Area (sqm)

22,400

Built-up Area (sqm)

36,043

Leasable/Sellable Area (sqm)

31,511

Project Ownership

**Partial ownership via fund
(38.5%)**

Current Stage

Development & Sale

Return Model

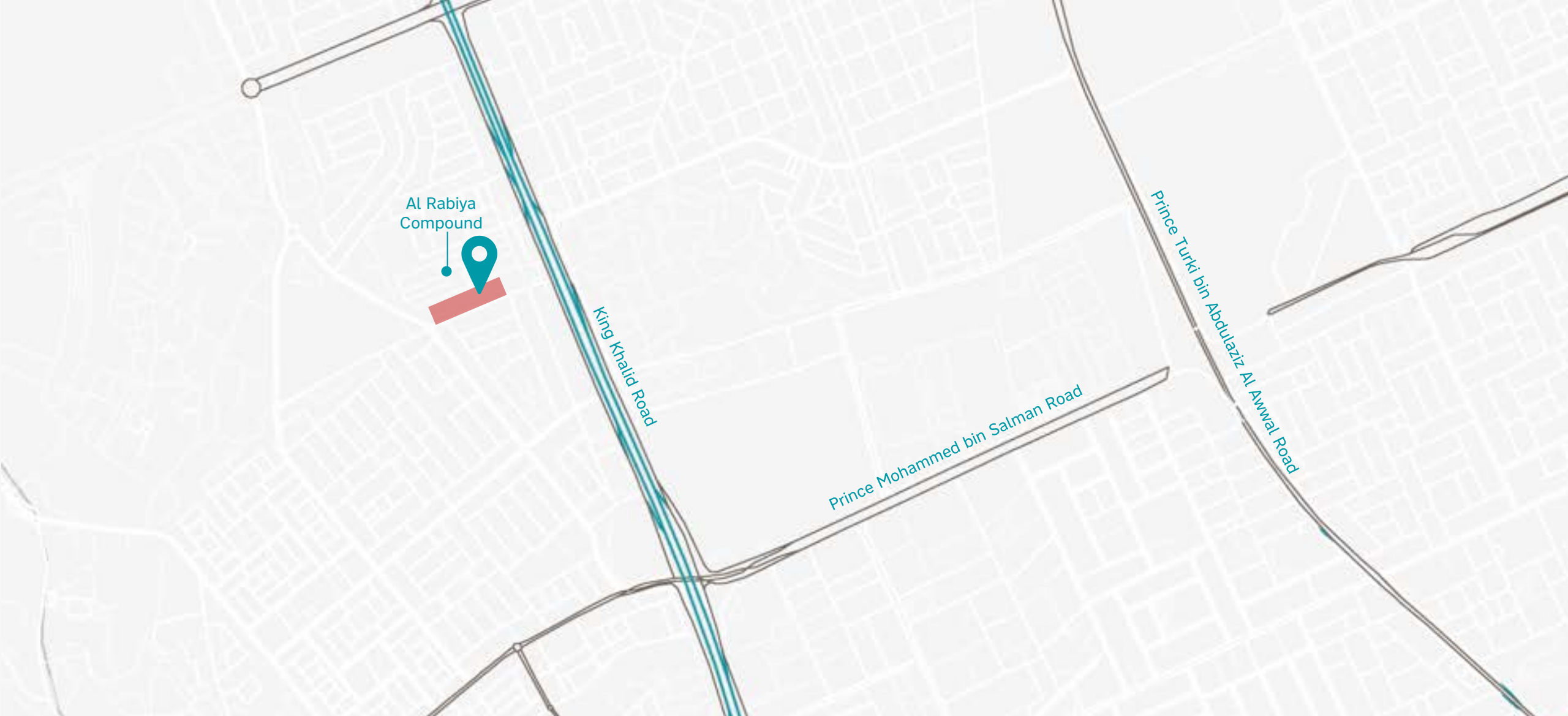
**Capital & exit returns,
development & brokerage
fees**

Completion



99%





Al-Diriyah Avenue

Riyadh | Diriyah

Completion
99%

Land Area (sqm)
22,400

Built-up Area (sqm)
36,043

Return Model
Capital & exit returns, development & brokerage fees

Capital Avenue – Al Rayyan

Riyadh Projects | Mixed-Use

Under Construction

The project aims to develop and establish a mixed-use development in Al-Rayyan district, Riyadh. Strategically located at the intersection of the Eastern Ring Road, linking the north and south of the city, and Makkah Road, connecting the east and west, the site offers exceptional accessibility. Its proximity to major roads such as Olaya Road and Khalid bin Al-Waleed Road, along with key facilities, positions the project as an ideal destination for both residential and commercial uses.

Location

Al Rayyan – Eastern Ring Rd & Makkah Rd

Project Type

Mixed-Use

Land Area (sqm)

38,950

Built-up Area (sqm)

97,555

Leasable/Sellable Area (sqm)

39,313

Project Ownership

Partial ownership via fund

Current Stage

Under Construction

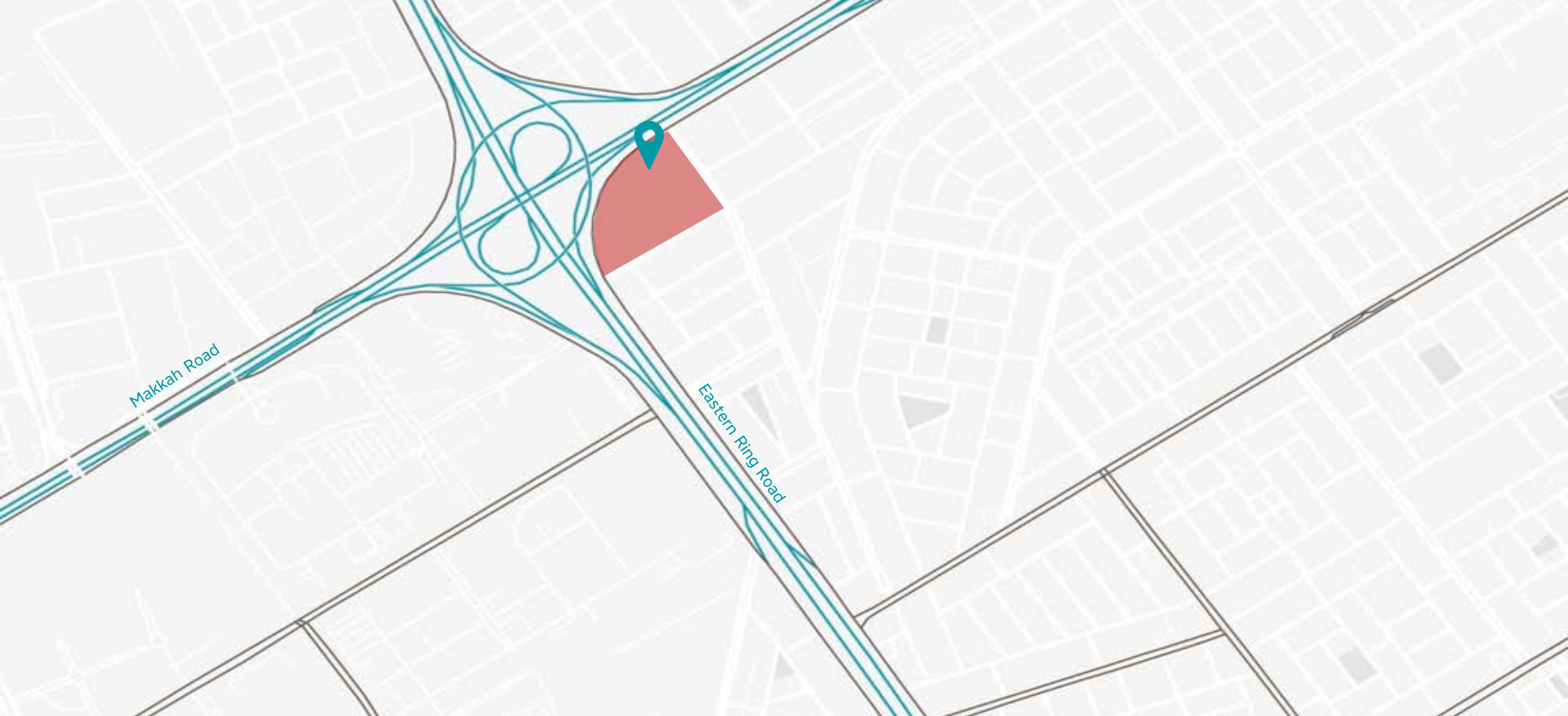
Return Model

**Capital & exit returns,
development & brokerage fees**

Completion

5%





Capital Avenue – Al Rayyan

Riyadh | Al Rayyan District

Completion
5%

Land Area (sqm)
38,950

Built-up Area (sqm)
97,555

Return Model
Capital & exit returns, development & brokerage fees

Al-Basateen Avenue

Riyadh Projects | Residential / Commercial

Under Construction

The project involves the development of a distinguished residential compound comprising 420 residential units, located opposite the upscale Al-Bustan Residential Compound, within the Al-Basateen masterplan. It includes retail spaces and is strategically situated at the intersection of four commercial streets that connect to Riyadh's main traffic arteries, enhancing the project's ability to capture the growing residential demand driven by the surrounding office developments.

Location

Al Arid – opposite Al Bustan Residential Compound

Project Type

Residential / Commercial

Land Area (sqm)

30,000

Built-up Area (sqm)

82,118

Leasable/Sellable Area (sqm)

46,082

Project Ownership

Company-owned

Current Stage

Under Construction

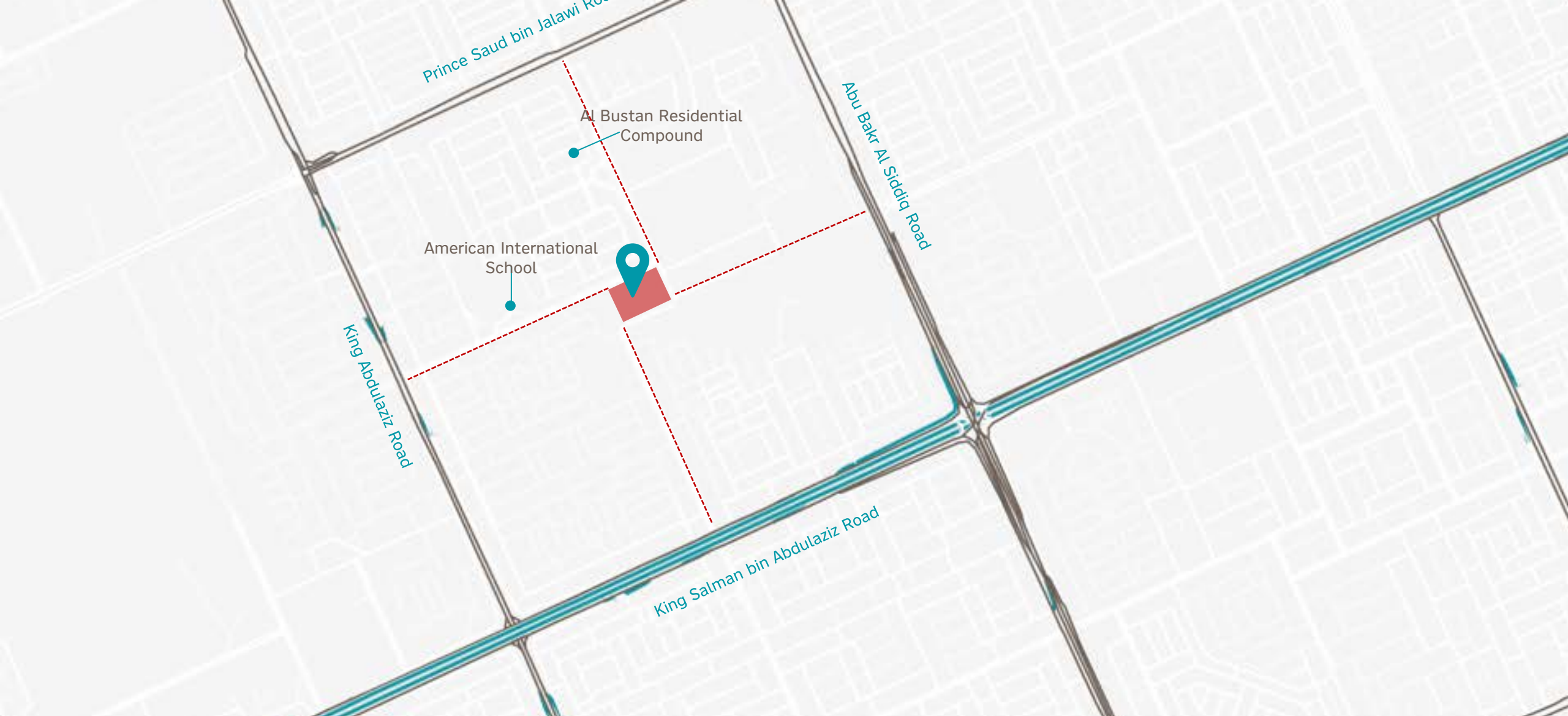
Return Model

Leasing

Completion

78%





Al-Basateen Avenue

Riyadh | Al Arid District

Completion
78%

Land Area (sqm)
30,000

Built-up Area (sqm)
82,118

Return Model
Leasing

Al-Hada Avenue

Riyadh Projects | Residential (Villas & Townhouses)

Development & Sale

The project aims to develop a residential compound featuring townhouse villas with green spaces and landscaped gardens within the community. The project is strategically located in Al-Hada District, Riyadh, at the intersection of three main roads: King Khalid Road, Makkah Road, and Al-Diwan Road. The location is further distinguished by its proximity to key landmarks such as Listen Valley, the Diplomatic Quarter, and King Faisal Specialist Hospital, making it a prime residential destination.

Location

**Al Hada – King Khalid Rd,
Makkah Rd & Al Diwan Rd**

Project Type

**Residential (Villas &
Townhouses)**

Land Area (sqm)

23,199

Built-up Area (sqm)

24,955

Leasable/Sellable Area (sqm)

24,034

Project Ownership

**Partial ownership via fund
(92.9%)**

Current Stage

Development & Sale

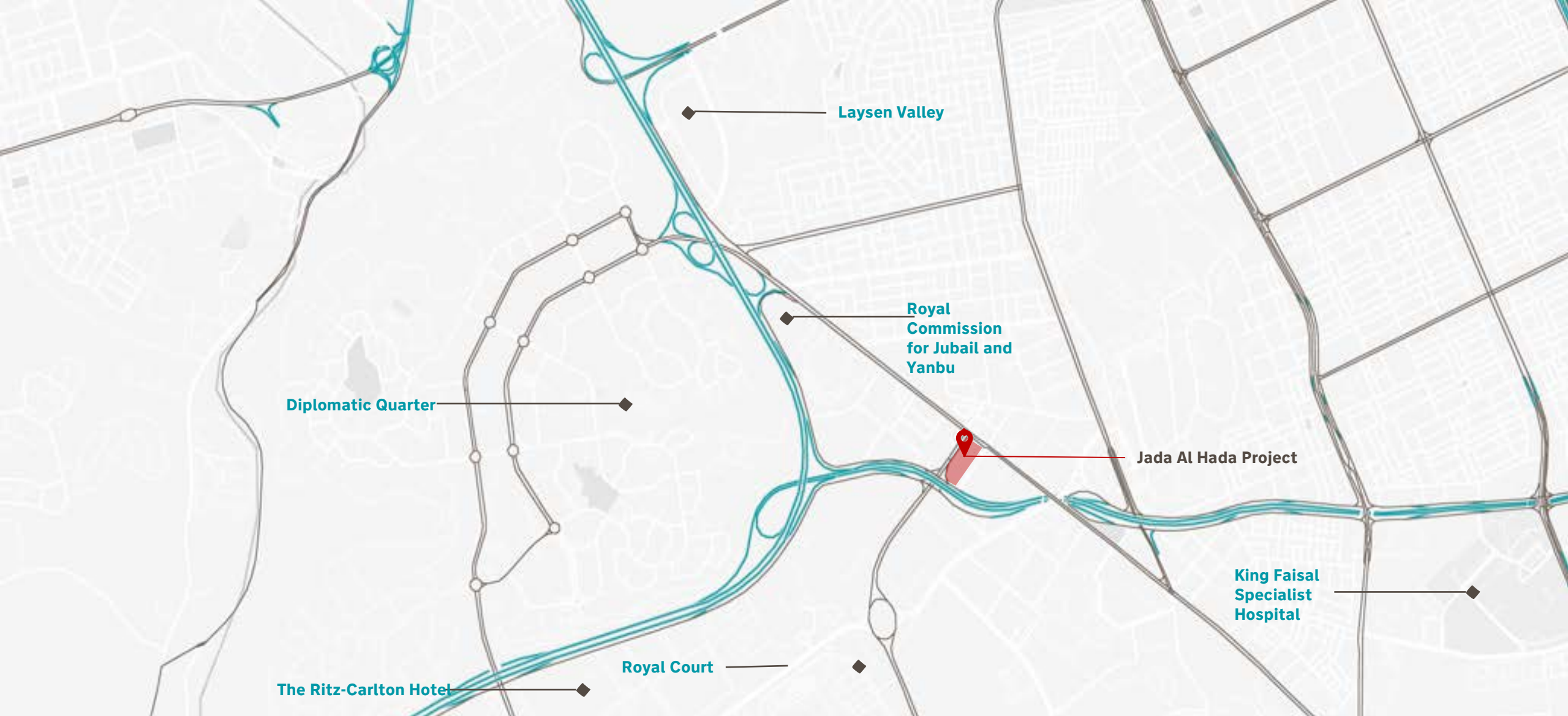
Return Model

**Capital & exit returns,
brokerage fees**

Completion

60%





Al-Hada Avenue

Riyadh | Al Hada District

Completion
60%

Land Area (sqm)
23,199

Built-up Area (sqm)
24,955

Return Model
Capital & exit returns, brokerage fees

North Star Avenue

Riyadh Projects | Commercial / Office

Third-Party Development

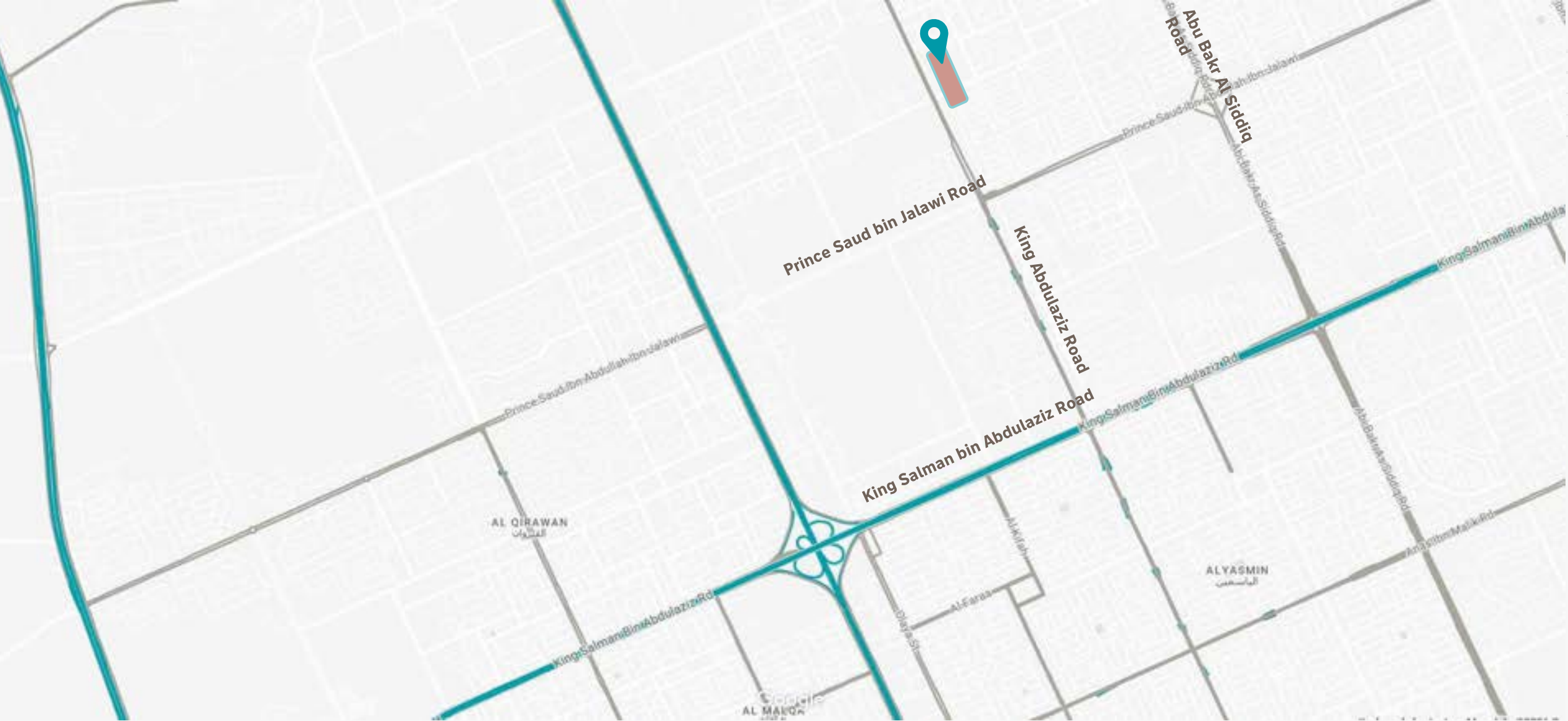
A mixed-use development located in a strategic location in Al-Aarid district, Riyadh, on King Abdulaziz Road, one of the key corridors that connect the north and south of the city. The project is also located near a number of major roads and key facilities, most notably King Fahd Road and Abu Bakr Al-Siddiq Road, which enhances its investment attractiveness, improves accessibility to the project, and makes it an ideal destination for shopping and business activities.

Location	Project Type
Al Arid – King Abdulaziz Rd	Commercial / Office
Land Area (sqm)	Built-up Area (sqm)
10,443	36,000
Leasable/Sellable Area (sqm)	Project Ownership
13,960	Third-Party Development
Current Stage	Return Model
Design	Development Fees

Completion Execution not yet started (Design Stage)



Conceptual Rendering



North Star Avenue

Riyadh | Al Arid District

Completion
Design

Land Area (sqm)
10,443

Built-up Area (sqm)
37,000

Return Model
Development Fees

Hittin Village

Riyadh Projects | Residential (28 Villas)

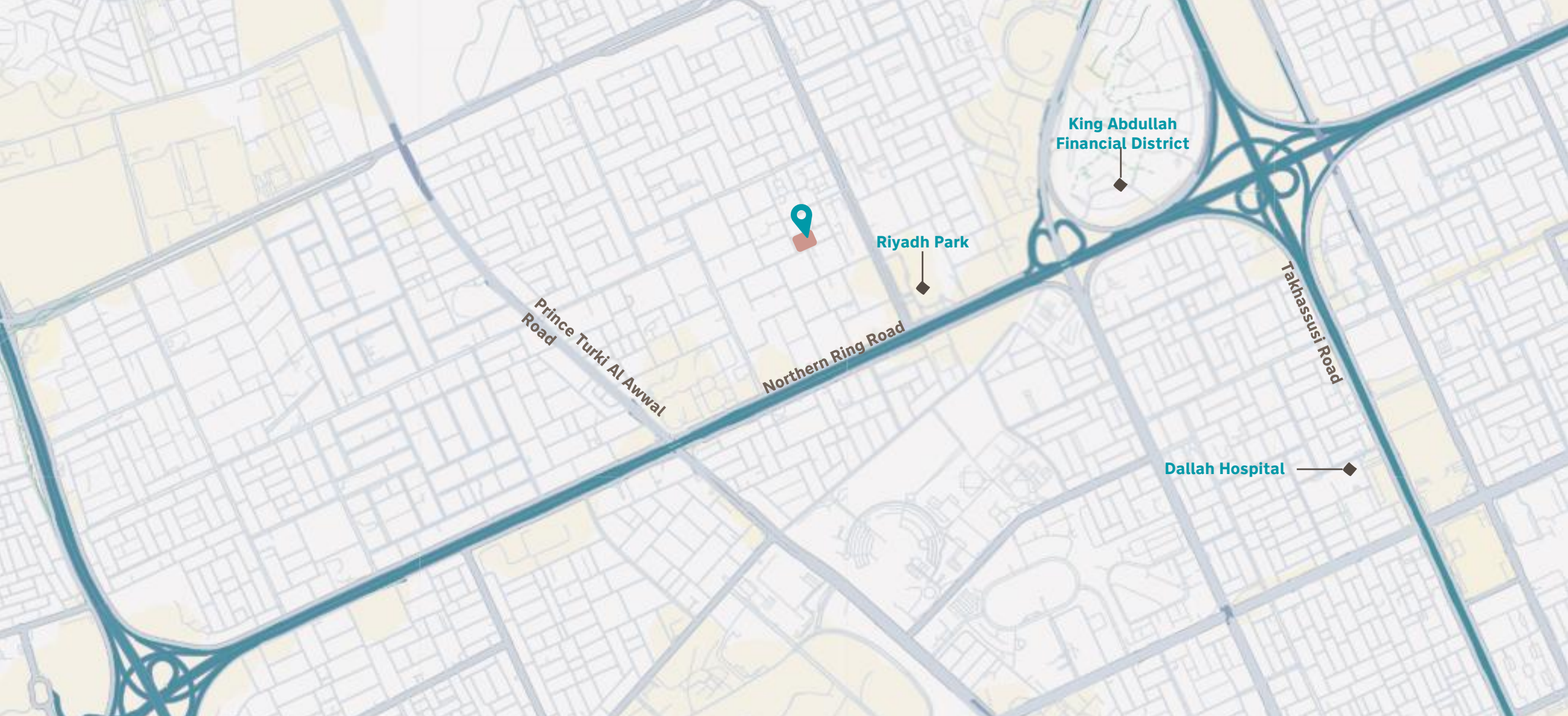
Third-Party Development

The project involves the development of 28 villas. It is strategically located on major and regional traffic corridors, including Prince Turki bin Abdulaziz Al Awwal Road, the Northern Ring Road and Takhassusi Road.

Location	Project Type
Hittin – near Prince Turki Al Awwal Rd & Northern Ring Rd	Residential (28 Villas)
Land Area (sqm)	Built-up Area (sqm)
6,240	9,500
Leasable/Sellable Area (sqm)	Project Ownership
7,125	Third-Party Development
Current Stage	Return Model
Development	Development Fees

Completion 5%





Hittin Village

Riyadh | Hittin District

Completion
5%

Land Area (sqm)
6,240

Built-up Area (sqm)
9,500

Return Model
Development Fees

Educational Project

Riyadh Projects | Education (School)

Under Construction

A project to develop an educational school facility in a strategic location in northern Riyadh, offering excellent accessibility via four major roads: King Abdulaziz Road, Olaya Road, Anas Bin Malik Road, and Imam Saud Bin Faisal Road. The project also benefits from its proximity to residential communities, business districts, and key amenities, supporting anticipated demand and enhancing its operational and investment value.

Location

North Riyadh – King Abdulaziz Rd & Olaya Rd

Project Type

Education (School)

Land Area (sqm)

11,040

Built-up Area (sqm)

12,500

Leasable/Sellable Area (sqm)

—

Project Ownership

Partial ownership via fund (33%)

Current Stage

Design

Return Model

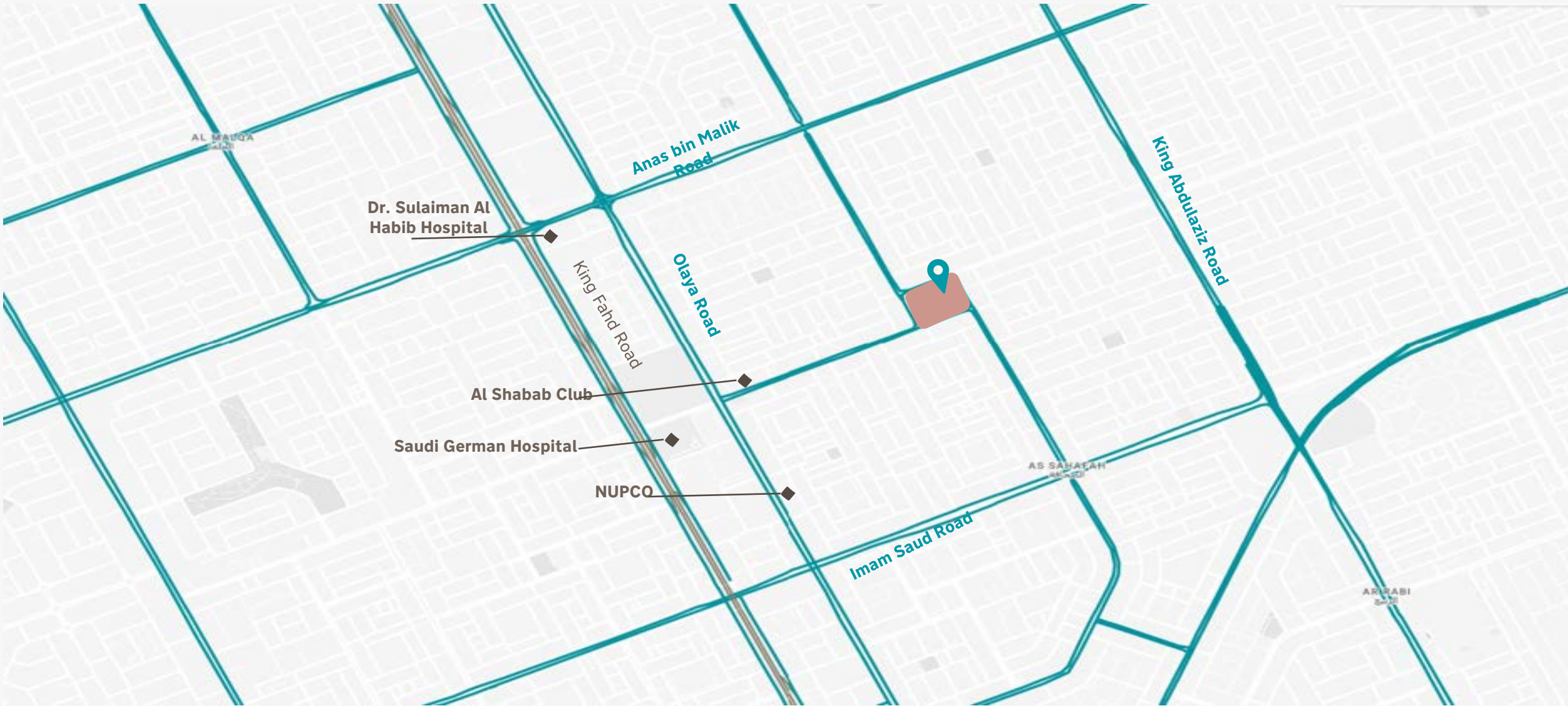
Capital & exit returns, development & brokerage fees

Completion

Execution not yet started (Design Stage)



Conceptual Rendering



Educational Project

Riyadh | North Riyadh

Completion
Design

Land Area (sqm)
11,040

Built-up Area (sqm)
12,500

Return Model
Capital & exit returns, development & brokerage fees

Al-Kharj Industrial

Al Kharj Projects | Infrastructure Development (Industrial Land)

Development & Sale

The project involves developing industrial land in Al Dilam, south of Riyadh, and monetising it through sale, leasing and build-out, capitalising on its strategic location, proximity to main transport corridors and growing demand for industrial land, in addition to utilising red sand reserves to generate additional revenue.

Location

Al Dilam – Al Kharj

Project Type

Infrastructure Development)

Land Area (sqm)

3,637,254

Built-up Area (sqm)

2,616,729 (Developable)

Leasable/Sellable Area (sqm)

2,182,352

Project Ownership

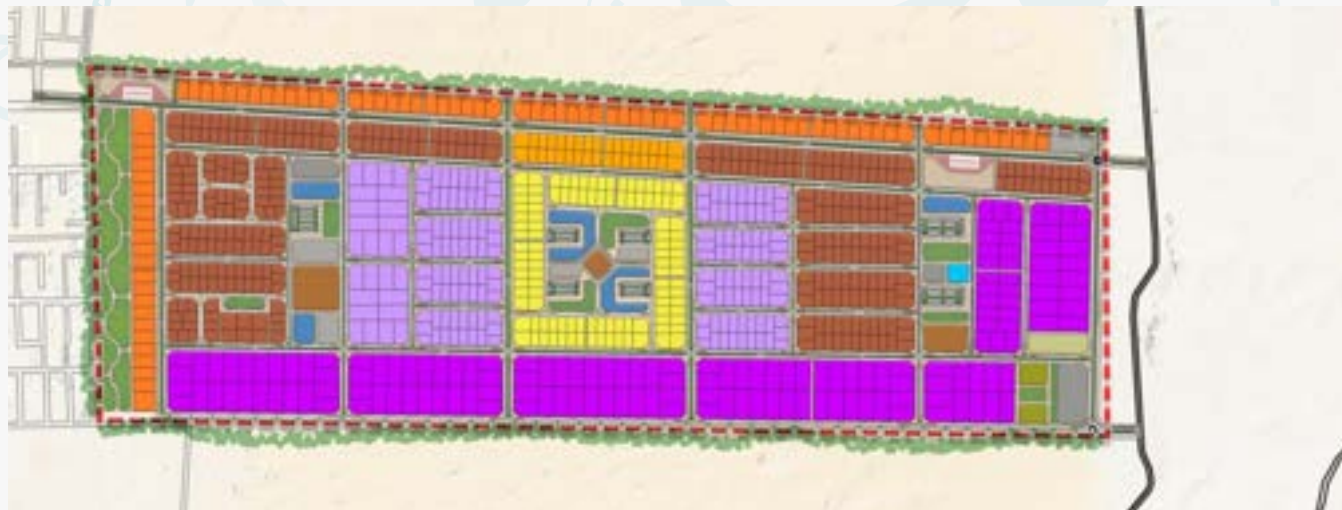
Partial ownership via fund (8.33%)

Current Stage

Development & Sale

Return Model

Capital & exit returns, development & brokerage fees, performance incentive



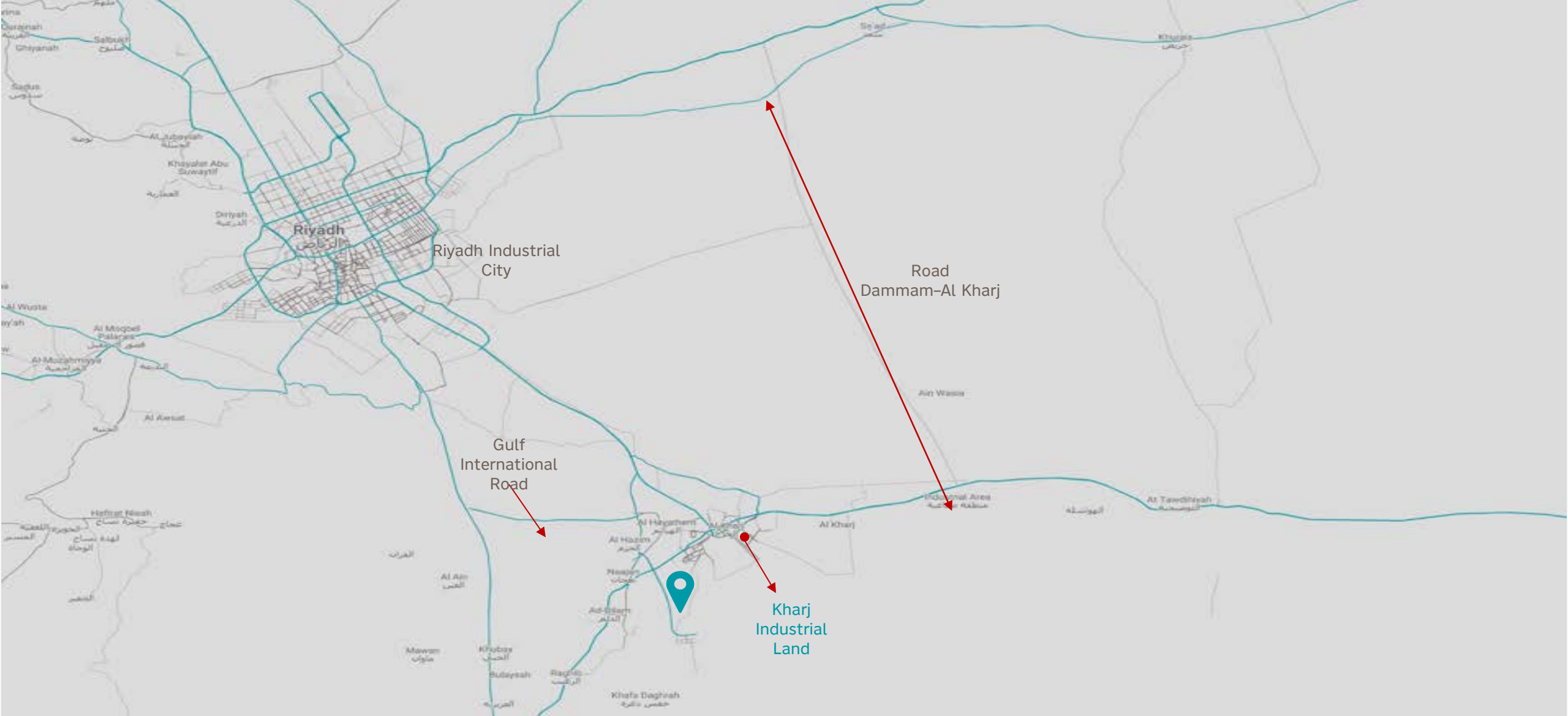
Land Uses in the Preliminary Master Plan

 Residential	 Medium Industry	 Fuel Station
 Residential –Commercial	 Storage & Warehouses	 Mosques
 Mixed-Use	 Service Land	 Green Areas
 Light Industry	 Utilities	

Completion



2%



Al-Kharj Industrial

Al Kharj | Al Dilam

Completion
2%

Land Area (sqm)
3,637,254

Built-up Area (sqm)
2,616,729

Return Model
Capital & exit returns,
development & brokerage fees,
performance incentive

Hiraa Avenue

Jeddah Projects | Residential / Commercial / Office

Under Construction

The project aims to develop a fully integrated mixed-use building strategically located on the vibrant Sari Street in Jeddah, with a total land area of 5,650 m². The development will feature modern retail spaces, state-of-the-art office facilities, and residential units thoughtfully designed to meet the needs of families and entrepreneurs.

Location

Hiraa Street – west of King Abdulaziz Rd

Project Type

Residential / Commercial / Office

Land Area (sqm)

5,650

Built-up Area (sqm)

37,000

Leasable/Sellable Area (sqm)

14,430

Project Ownership

Indirect ownership via a subsidiary

Current Stage

Design

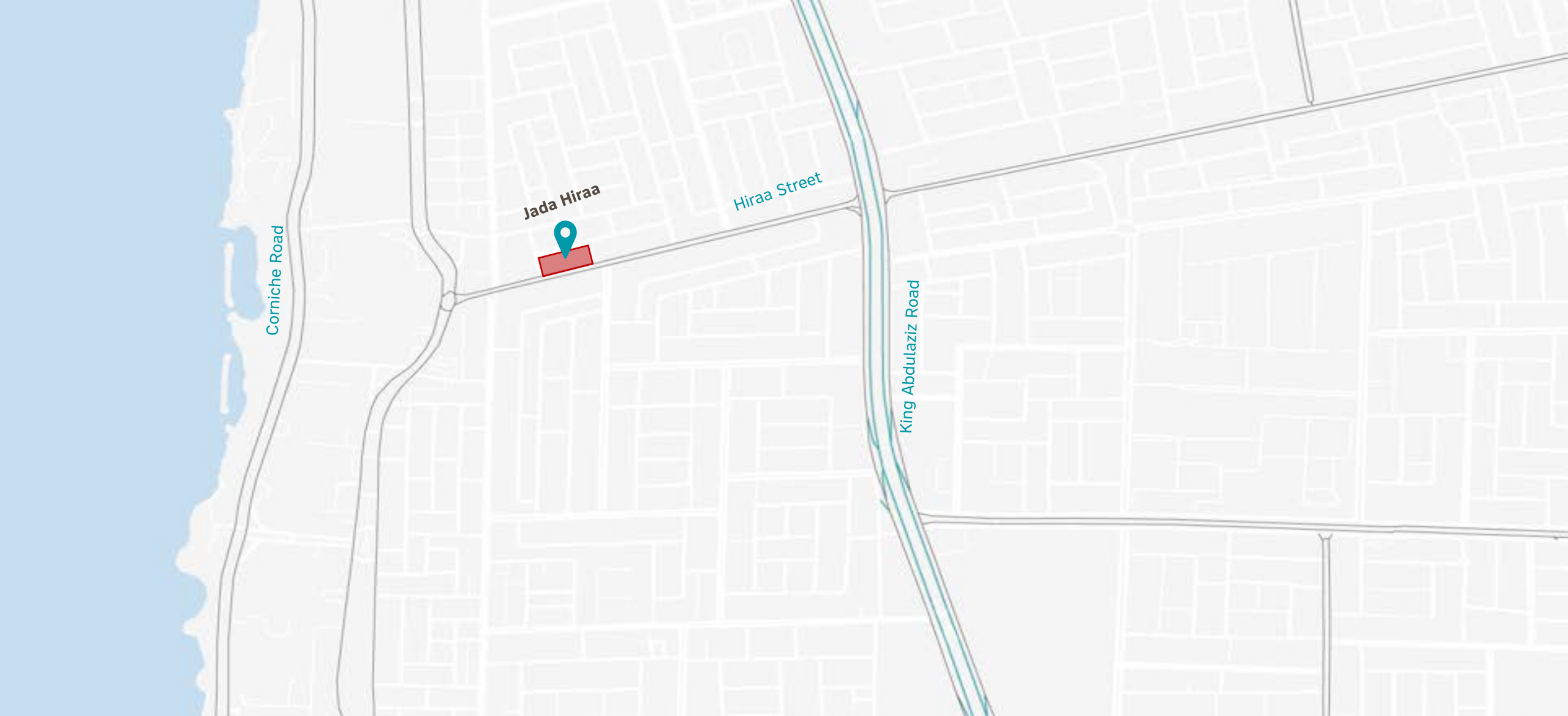
Return Model

Capital & exit returns, brokerage fees

Completion

Execution not yet started (Design Stage)





Hira Avenue

Jeddah | Hira Street

Completion
Design

Land Area (sqm)
5,650

Built-up Area (sqm)
37,000

Return Model
Capital & exit returns, brokerage fees

Al Shatie Avenue

Jeddah Projects | Commercial / Office / Residential

Under Construction

The project aims to develop a fully integrated mixed-use building strategically located on the vibrant Sari Street in Jeddah, with a total land area of 15,619 m². The development will feature modern retail spaces, state-of-the-art office facilities, and residential units thoughtfully designed to meet the needs of families and entrepreneurs.

Location

Al Shati – Sari Street

Project Type

Commercial / Office / Residential

Land Area (sqm)

15,619

Built-up Area (sqm)

151,200

Leasable/Sellable Area (sqm)

55,000

Project Ownership

Partial ownership via fund (81.6%)

Current Stage

Design

Return Model

Capital & exit returns, development & brokerage fees

Completion

Execution not yet started (Design Stage)



Conceptual Rendering



Al Shatie Avenue

Jeddah | Al Shati District

Completion
Design Stage

Land Area (sqm)
151,200

Return Model
**Capital & exit returns,
development & brokerage
fees**



Completed Projects



Highlights of Completed Projects

Project: **Almohammadiyah Avenue**
Project Type **Residential**
Land Area **6,600 m²**
Built-up Area **18,004 m²**

2



1



Project: **Capital Avenue - Qurtoba**
Project Type **Offices**
Land Area **9,750 m²**
Built-up Area **33,685 m²**

Project: **Al-Nakheel**
Project Type **Residential**
Land Area **3,300 m²**
Built-up Area **10,447 m²**

4



3



Project: **Shurfat AMajdiya**
Project Type **Commercial – Office**
Land Area **8,725 m²**
Built-up Area **15,283 m²**

Project: **La Perle West**
Project Type **Offices**
Land Area **2,743 m²**
Built-up Area **11,558 m²**

6



5



Project: **La Perle East**
Project Type **Mixed-Use**
Land Area **9,758 m²**
Built-up Area **22,158 m²**



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باطلا عك على هذا المستند، فإنك توافق على الالتزام بالشروط التالية:

إن المعلومات المضمنة في هذا العرض التقديمي وأي تواصل خطي أو شفهي مصاحب يتعلق بشركة الجادة الأولى للتطوير العقاري ("الشركة") أو صادر عنها أو متعلق بهذا العرض التقديمي ويشار إليها مجتمعةً فيما يلي بـ"المعلومات" تم توفيرها لأهداف توعوية فقط، وتخضع في مجملها للمعلومات الواردة في البيانات المالية للشركة وتقارير مجلس الإدارة السنوية وإعلانات الشركة على موقع تداول السعودية.

إن المعلومات ليست مقدمة بافتراض أنها كاملة أو دقيقة أو صحيحة، ولا يجوز الاعتماد على المعلومات، أو دقتها، أو عدالتها، أو اكتمالها لأي غرض كان. وليس الهدف منها توفير تحليل كامل أو شامل للوضع المالي أو التجاري للشركة، ولا يجوز الاعتماد عليها لهذا الغرض.

لا تقبل الشركة أو أي من أعضاء مجلس إدارتها أو مسؤوليها أو موظفيها أو وكلائها أو تابعيها أو الشركات التابعة لها أي مسؤولية أو التزام من أي نوع (سواء أكان تعاقدياً أو مسؤولية تقصيرية أو غيرها ولا تقدم أي ضمان أو تعهد صريح أو ضمني، فيما يتعلق بدقة أو عدالة أو اكتمال المعلومات، وتُخلى نفسها من أي مسؤولية عن أي خسارة أو ضرر (بما في ذلك ما يتعلق بالخسارة أو الضرر المباشر أو غير المباشر أو التبعية) الناجم عن أي إجراء تم اتخاذه أو العدول عن اتخاذه بناءً على المعلومات أو أي أمر آخر ينشأ فيما يتعلق بالمعلومات.

تحتوي المعلومات على إفادات مستقبلية أو استشرافية. قد تتضمن هذه الإفادات، على سبيل المثال لا الحصر، أي عبارات مسبقة أو متبوعة أو تتضمن كلمات مثل "يتوقع"، أو "هدف"، أو "يقدر"، أو "ينوي"، أو "يخطط"، أو "سوف"، أو "متوقع"، أو "يعتقد"، أو "يسعى"، أو "قد"، أو "سيكون"، أو "يمكن"، أو "ينبغي" وغيرها من الكلمات والمصطلحات ذات المعنى المماثل أو النفي منها. تستند هذه الإفادات المستقبلية إلى العديد من الافتراضات، ولا يمكن التأكد منها حيث أنها تنطوي على مخاطر معروفة وغير معروفة وشكوك وعوامل أخرى في سيطرة الشركة أو خارجها والتي قد تتسبب في اختلاف النتائج الفعلية للشركة أو أدائها أو إنجازاتها اختلافاً جوهرياً عن النتائج أو الأداء أو الإنجازات المتوقعة المعبر عنها أو الضمنية في هذه الإفادات المستقبلية. يجب عدم الاعتماد على مثل هذه الإفادات المستقبلية، ولن تكون الشركة وأعضاء مجلس إدارتها ومسؤولوها وموظفوها ووكلاؤها وتابعيها والشركات التابعة لها مسؤولين عن أي خسارة أو ضرر مباشر أو غير مباشر لأي شخص بسبب اعتماده على هذه الإفادات المستقبلية.

تنطبق المعلومات، بما في ذلك على سبيل المثال لا الحصر الإفادات المستقبلية، كما في تاريخها ولا تقدم ضماناً بشأن النتائج المستقبلية ولن تقوم الشركة بتحديث أو مراجعة أو تصحيح المعلومات، بما في ذلك أي بيانات مالية أو إفادات مستقبلية، سواء نتيجةً لمعلومات جديدة أو أحداث مستقبلية أو غير ذلك، ما لم يكن ذلك مطلوباً بموجب النظام أو اللوائح المعمول بها.

لا يجوز لأي شخص تفسير المعلومات على أنها استشارة مالية أو ضريبية أو استثمارية، ويجب على جميع القراء استشارة مستشار مرخص لمساعدتهم في فهم محتوى المعلومات حسب الحاجة.

Thank you



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