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LIMITED ASSURANCE REPORT TO THE SHAREHOLDERS OF ARRIYADH DEVELOPMENT COMPANY (A SAUDI JOINT STOCK COMPANY)

Scope

We have been engaged by Arriyadh Development Company (the “Company”) to perform a ‘limited assurance engagement,’ as defined by International Standards on Assurance Engagements endorsed in the Kingdom of Saudi Arabia, hereafter referred to as the “engagement”, to report on the Company’s compliance with the requirements of Article (71) of the Companies’ Law (the “Subject Matter”) contained in the Company’s attached notification (Appendix A) which is presented by the Company’s Board of Directors to the shareholders on the transactions and contracts in which the Chairman of the Company’s Board of Directors has a direct or an indirect personal interest dated 29 Jumada al-Alkhirah 1446H (corresponding to 30 December 2024).

Criteria Applied by the Company

In preparing the Subject Matter, the Company applied the below criteria (the “Criteria”). Such Criteria were specifically designed for the notification presented by the Company’s Board of Directors to the shareholders of Arriyadh Development Company (Appendix A). As a result, the subject matter information may not be suitable for another purpose.

- Article (71) of the Companies’ Law issued by the Ministry of Commerce (“MC”) (1443H -2022G).
- Notification presented by the Company’s Board of Directors to the shareholders of Arriyadh Development Company (Appendix A) dated 29 Jumada al-Alkhirah 1446H (corresponding to 30 December 2024).
- The declaration submitted by the Chairman of the Company’s Board of Directors regarding the transactions and contracts in which the Chairman of the Company’s Board of Directors has an indirect personal interest with regard to the agreement and potential acquisition deal of two real estate properties owned by Remat Al-Riyadh Development Company.
- Minutes of the Board of Directors’ meeting dated 28 Safar 1446H (corresponding to 1 September 2024) which included the approval of the agreement and potential acquisition deal of two real estate properties owned by Remat Al-Riyadh Development Company.

Company’s Responsibilities

The Company’s management is responsible for selecting the Criteria, and for presenting the Subject Matter in accordance with that Criteria, in all material respects. This responsibility includes establishing and maintaining internal controls, maintaining adequate records and making estimates that are relevant to the preparation of the Subject Matter, such that it is free from material misstatement, whether due to fraud or error.



**LIMITED ASSURANCE REPORT TO THE SHAREHOLDERS OF
ARRIYADH DEVELOPMENT COMPANY
(A SAUDI JOINT STOCK COMPANY) (Continued)**

Our Responsibilities

Our responsibility is to express a conclusion on the presentation of the Subject Matter based on the evidence we have obtained.

We conducted our engagement in accordance with the *International Standard for Assurance Engagements Other Than Audits or Reviews of Historical Financial Information* (“ISAE 3000”) that is endorsed in the Kingdom of Saudi Arabia, and the terms of reference for this engagement as agreed with the Company on 25 Jumada al-Akhirah 1446H (corresponding to 26 December 2024). Those standards require that we plan and perform our engagement to express a conclusion on whether we are aware of any material modifications that need to be made to the Subject Matter in order for it to be in accordance with the Criteria, and to issue a report. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risk of material misstatement, whether due to fraud or error.

We believe that the evidence obtained is sufficient and appropriate to provide a basis for our limited assurance conclusion.

Our Independence and Quality Management

We have maintained our independence and confirm that we have met the requirements of the International Code of Ethics for Professional Accountants (including International Independence Standards) that is endorsed in the Kingdom of Saudi Arabia and have the required competencies and experience to conduct this assurance engagement.

Our firm also applies International Standard on Quality Management 1, *Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or Other Assurance or Related Services Engagements*, that is endorsed in the Kingdom of Saudi Arabia, which requires that we design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Description of Procedures Performed

Procedures performed in a limited assurance engagement vary in nature and timing from and are less in extent than for a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. Our procedures were designed to obtain a limited level of assurance on which to base our conclusion and do not provide all the evidence that would be required to provide a reasonable level of assurance.

Although we considered the effectiveness of management’s internal controls when determining the nature and extent of our procedures, our assurance engagement was not designed to provide assurance on internal controls. Our procedures did not include testing controls or performing procedures relating to checking aggregation or calculation of data within IT systems.

A limited assurance engagement consists of making enquiries, primarily of persons responsible for preparing the Subject matter and related information and applying analytical and other appropriate procedures.



**LIMITED ASSURANCE REPORT TO THE SHAREHOLDERS OF
ARRIYADH DEVELOPMENT COMPANY
(A SAUDI JOINT STOCK COMPANY) (Continued)**

Description of Procedures Performed (Continued)

Our procedures included:

- Obtained the notification presented by the Company's Board of Directors to the shareholders of Arriyadh Development Company (Appendix A) dated 29 Jumada al-Alkhirah 1446H (corresponding to 30 December 2024) regarding the transactions and contracts in which the Chairman of the Company's Board of Directors has an indirect personal interest with regard to the agreement and potential acquisition deal of two real estate properties owned by Remat Al-Riyadh Development Company.
- Obtained the declaration submitted by the Chairman of the Company's Board of Directors regarding the transactions and contracts in which the Chairman of the Company's Board of Directors has an indirect personal interest with regard to the agreement and potential acquisition deal of two real estate properties owned by Remat Al-Riyadh Development Company.
- Viewed the minutes of the Board of Directors' meeting dated 28 Safar 1446H (corresponding to 1 September 2024) which included the approval of the agreement and potential acquisition deal of two real estate properties owned by Remat Al-Riyadh Development Company.
- Discussed with the management the contracts and transactions between the Chairman of the Board of Directors of the Company and the Company as referred to above.

We also performed such other procedures as we considered necessary in the circumstances.

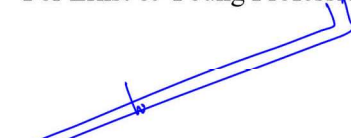
Other Matter

The attached notification (Appendix A) is stamped by us for identification purposes only.

Conclusion

Based on our procedures and the evidence obtained, we are not aware of any material modifications that need to be made to the Subject Matter, in order for it to be in accordance with the Criteria applied by the Company referred to above.

For Ernst & Young Professional Service


Fahad M. Al-Toaimi
Certified Public Accountant
License No. (354)



Riyadh: 8 Rajab 1446H
(8 January 2025)