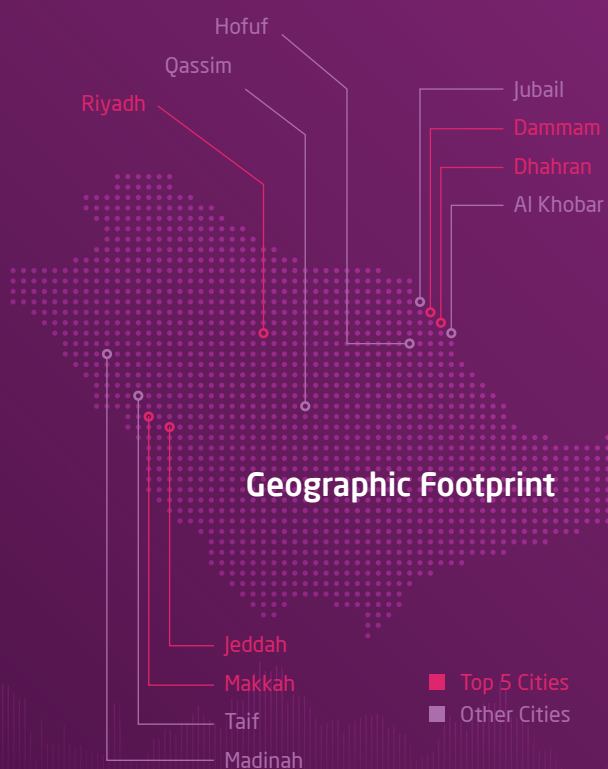


### Company Overview



Cenomi Centers is the leading developer of contemporary lifestyle centers in Saudi Arabia, with a track record of over two decades. Our portfolio encompasses 21 assets in 10 major cities, housing over 4,900 stores. Iconic developments like Mall of Arabia Jeddah, Mall of Dahran and Nakheel Mall Riyadh, cater to diverse market demands. With a total gross leasable area of 1.30 million square meters and ongoing expansion plans, we are the ultimate destination for shoppers seeking a wide range of international and local retail, food and beverage, and entertainment brands.

1.3 million sqm | GLA

4900+ | Stores

### Share Information

Market	: Tadawul
Symbol	: 4321
Bloomberg	: CENOMICE : AB
Industry	: Regional Malls Own & Develop



## Unlocking Growth Potential



Strong Macro Growth Tailwinds

**10<sup>th</sup>** Globally in terms of FDI

**+3.6%** Y-o-Y Growth in non-oil activity in Q3



Saudi Arabia's top provider of organized retail space

**10** cities  
**21** malls  
**1.3** mn sqm  
**4900+** stores



Offering a unique blend of curated brands and engaging physical experiences for a competitive edge

**49** brands onboarded in Q3-2023



A Legacy of Consistent Delivery in the KSA Market Since 2002 (project pipeline)

Average of **1+** new centres per annum



Redefining The Lifestyles Centers Experience

**SAR 5.0** billion CAPEX Program

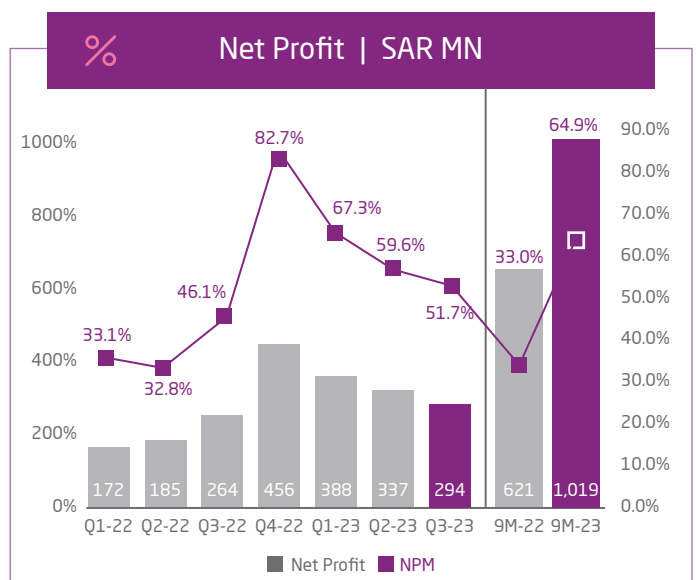
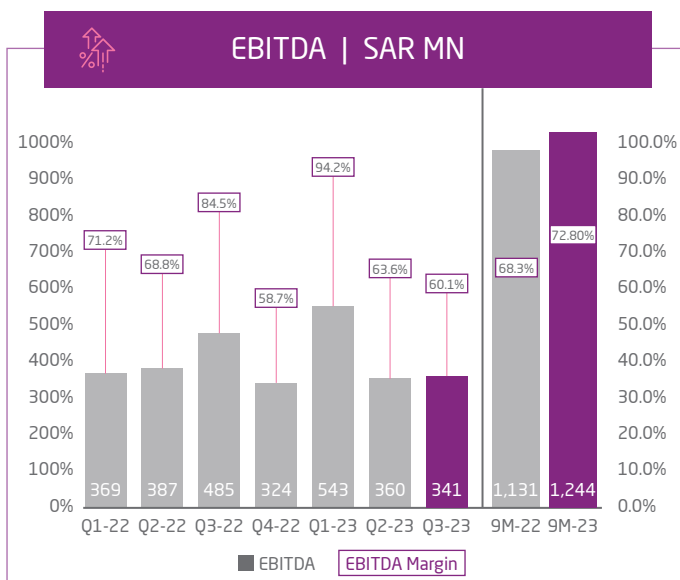
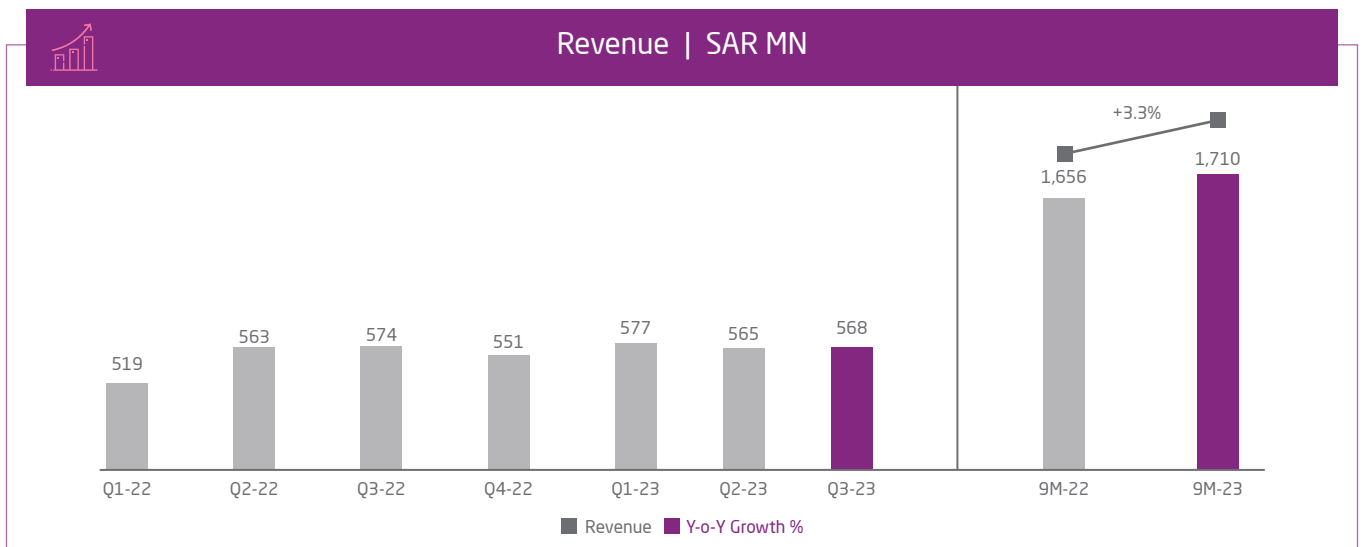
Launching **3** flagships and **4** lifestyle destinations



Unlocking Value for Shareholders with Attractive Dividend Pay-out

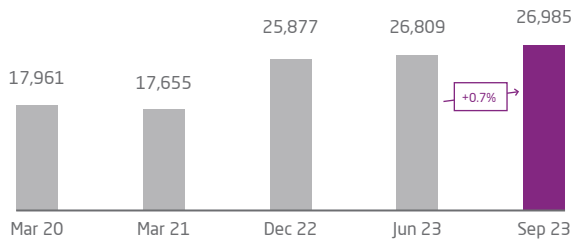
**SAR 413.25** million cash dividend distributed to shareholders for HY 2023

## Key Figures

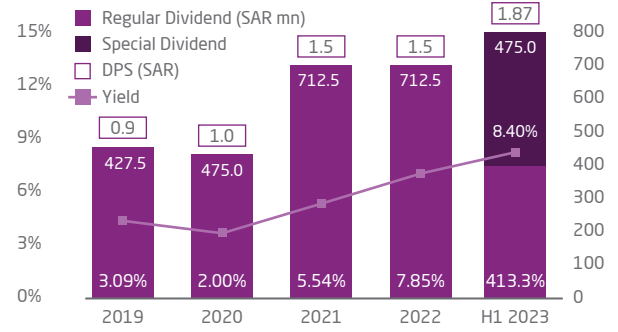




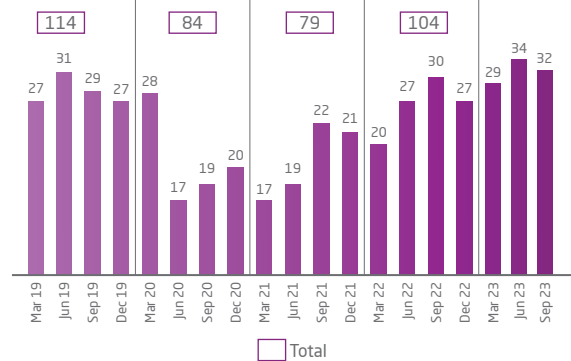
## Total Assets | SAR MN



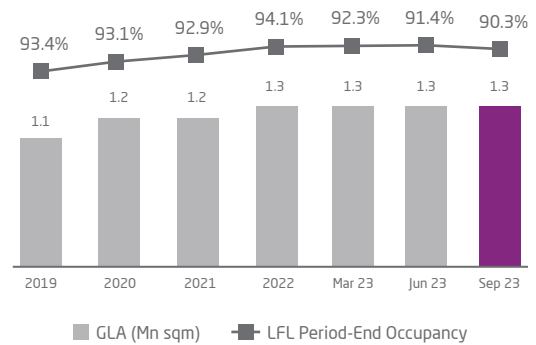
## Dividend



## Quarterly Footfall Progression (MN)



## GLA Progression vs. Occupancy Rates



## Key Announcements

6 September

Cenomi Centers announces the sale of owned land (Raseel Al Ihsa) in Granada District in Al Ahsa for SAR 62.5 million (excluding real estate transaction tax and the brokerage fees)

16 July

In Q3-23, Cenomi Centers distributed a cash dividend to shareholders totalling SAR 413.25 million. Furthermore, SAR 46.15 million of dues from related parties were settled as part of the distribution to the major shareholders

## Contacts

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## Disclaimer

This communication contains certain forward-looking statements. A forward-looking statement is any statement that does not relate to historical facts and events, and can be identified by the use of such words and phrases as "according to estimates", "anticipates", "assumes", "believes", "could", "estimates", "expects", "intends", "is of the opinion", "may", "plans", "potential", "predicts", "projects", "should", "to the knowledge of", "will", "would" or, in each case their negatives or other similar expressions, which are intended to identify a statement as forward-looking. This applies, in particular, to statements containing information on future financial results, plans, or expectations regarding our business and management, our future growth or profitability and general economic and regulatory conditions and other matters affecting us.

Forward-looking statements reflect our management's ("Management") current views of future events, are based on Management's assumptions and involve known and unknown risks, uncertainties and other factors that may cause our actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by these forward-looking statements. The occurrence or non-occurrence of an assumption could cause our actual financial condition and results of operations to differ materially from, or fail to meet expectations expressed or implied by, such forward-looking statements. Our business is subject to a number of risks and uncertainties that could also cause a forward-looking statement, estimate or prediction to become inaccurate. These risks include fluctuations prices, costs, ability to retain the services of certain key employees, ability to compete successfully, changes in political, social, legal or economic conditions in Saudi Arabia, worldwide economic trends, the impact of war and terrorist activity, inflation, interest rate and exchange rate fluctuations and Management's ability to timely and accurately identify future risks to our business and manage the risks mentioned above.