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Announcement of the IPO price range and commencement of the institutional book building



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Neither this announcement nor anything information contained herein shall form the basis of, or be relied upon in connection with, any offer or commitment whatsoever in any jurisdiction. Any offer to acquire or subscribe in shares pursuant to the proposed Offering (as defined below) will be made pursuant to, and any investor should make his investment decision solely on the basis of the information that is contained in, the final Arabic language prospectus prepared by EFSIM Facilities Management Company.

Copies of the prospectus will be available on the websites of the Company (ipo.efsim.sa), the Capital Market Authority (www.cma.org.sa), the Saudi Exchange (www.saudiexchange.sa), and the Financial Advisor (www.efghermesksa.com).

Press Release

EFSIM Facilities Management Company (EFSIM) Announces its IPO Offer Price Range and Commencement of Book Building

01 December 2025G: Riyadh, Saudi Arabia – EFSIM Facilities Management Company (the “Company”, or “EFSIM”), a leading provider of integrated facilities management (“IFM”) services across the Kingdom of Saudi Arabia, today announces the price range (the “Offer Price Range”) for its initial public offering (“IPO” or the “Offering”), as well as commencement of the institutional book-building period for Participating Parties.

The Offer Price Range has been set between **SAR 19 and SAR 20 per share**. The institutional book-building period will last seven (7) calendar days commencing on 10/06/1447H (corresponding to 01/12/2025G), until the end of 16/06/1447H (corresponding to 07/12/2025G).

Based on the Price Range, EFSIM is set to list with a market capitalization of between **SAR 1,064 million (c. \$ 284 million)** and **SAR 1,120 million (c. \$ 299 million)**.

EFG Hermes KSA is the sole financial advisor, lead manager, bookrunner and underwriter in connection with the Offering (the “Financial Advisor”).

On 07/04/1447H (corresponding to 29/09/2025G), the Capital Market Authority (“CMA”) approved the Company’s application for the offering of 16,800,000 ordinary shares (the “Offer Shares”), representing 30% of the Company’s total issued share capital following the Offering and Capital Increase, by way of a sale of 5,800,000 existing ordinary shares (the “Sale Shares”) by the Company’s current shareholders in proportion with their existing shareholding (the “Selling Shareholders”) and the issuance of 11,000,000 new ordinary shares (the “New Shares” referred to with the Sale Shares as the “Offer Shares” and each as an “Offer Share”). The final offer price of the Offer Shares will be determined at the end of the book-building process.

The Company’s red herring prospectus includes all details of the IPO. For additional details please visit the Company’s IPO website (<https://ipo.efsim.sa>) or the website of the Financial Advisor (www.efghermesksa.com) or the website of CMA (www.cma.org.sa).

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OFFERING HIGHLIGHTS

The CMA and Saudi Exchange approvals have been obtained for the Offering and listing as outlined below.

- The Company obtained the CMA's approval to register its shares and to offer 16,800,000 Offer Shares representing 30% of the Company's issued share capital of 56,000,000 Shares (after the Offering and the Capital Increase) by way of a sale by the Selling Shareholders and issuance of the New Shares.
- The Offer Shares will be listed and traded on the Main Market of the Saudi Exchange following the completion of the IPO and listing formalities with both the CMA and the Saudi Exchange.
- A maximum of 16,800,000 ordinary shares, representing 100% of the Offer Shares, are to be provisionally allocated to Participating Parties.
- The Company's current shareholders will be subject to a lock-up period of six (6) months, which will begin from the commencement of trading of the Shares on the Saudi Exchange. EFS Group has committed contractually to a lock-up period of two (2) years from the commencement of trading.
- The Financial Advisor may, in coordination with the Company, reduce the number of the Offer Shares allocated to the Participating Parties to 11,760,000 ordinary shares, representing 70% of the Offer Shares, to accommodate demand from Individual Subscribers.
- A maximum of 5,040,000 ordinary Offer Shares, representing 30% of the Offer Shares, will be allocated to the Individual Subscribers.
- The Offering shall be restricted to the two following groups of investors:

- **Tranche (A): Participating Parties**

Comprising the parties entitled to participate in the book-building process as specified under the Book-Building Instructions issued by the CMA. Participating Entities will provisionally be allocated sixteen million eight hundred thousand (16,800,000) Offer Shares, representing one hundred per cent. (100%) of Offer Shares. The final allocation for the Participating Entities will be made upon the expiry of Individual Subscribers' subscription period, using the discretionary allocation mechanism. As a result, some of the Participating Entities may not be allocated any Offer Shares. If there is sufficient demand by Individual Subscribers, the Financial Advisor, in coordination with the Company shall have the right to reduce the previously allocated Offer Shares to Participating Entities to eleven million seven hundred sixty thousand (11,760,000) Offer Shares, representing seventy per cent. (70%) of the total Offer Shares.

- **Tranche (B): Individual Investors**

Individual Subscribers comprising Saudi Arabian natural persons, including any Saudi female divorcee or widow with minor children from a marriage to a non-Saudi person who can subscribe for her own benefit and 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 Saudi Arabian children, as well as any GCC natural persons, or non-Saudi natural persons resident in, or were previously residents in the Kingdom or the GCC countries, in each case who has an investment account and an active portfolio with a Receiving Agent and the right to open an investment account with a Capital Market Institution. A subscription for Offer Shares made by a person in the name of his divorcee shall be deemed invalid and the applicant shall be subject to the sanctions prescribed by law. If a duplicate subscription is made, the second subscription will be considered void and only the first subscription will be accepted. A maximum of five million forty thousand (5,040,000) Offer Shares, representing thirty per cent. (30%) of the total Offer Shares shall be allocated to Individual Subscribers. If the Individual Subscribers do not subscribe in full to the Offer Shares allocated to them, the Financial Advisor in coordination with the Company, may reduce the number of Offer Shares allocated to Individual Subscribers in proportion to the number of Offer Shares subscribed by them.

- Each Individual Subscriber who subscribes to the Offer Shares must apply for a minimum of ten (10) Offer Shares. The maximum number of Offer Shares that can be subscribed to is seven hundred fifty thousand (750,000) Offer Shares. The minimum number of allocated Offer Shares will be ten (10) Offer Shares per Individual Subscriber and the remaining balance of the Offer Shares, if any, will be allocated on a pro-rate basis based on the number of Offer Shares applied for by each Individual Subscriber. If the number of Individual Subscribers exceeds five hundred four thousand (504,000) Individual Subscribers, the Company

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will not guarantee the minimum allocation. In this case, the Offer Shares will be allocated at the discretion of the Financial Advisor in coordination with the Company.

EXPECTED OFFERING TIMETABLE

Key Event	Date
Deadline for Submission of Subscription Application Forms Based on the Number of the Offer Shares Provisionally Allocated for each of the Participating Entities	Tuesday 25/06/1447H (corresponding to 16/12/2025G)
Subscription Period for Individual Subscribers	A period of five (5) calendar days commencing on Thursday, 27/06/1447H (corresponding to 18/12/2025G) until the end of Monday, 02/07/1447H (corresponding to 22/12/2025G)
Deadline for Payment of the Subscription Amount by Participating Entities Based on their Provisionally Allocated Offer Shares	Thursday 27/06/1447H (corresponding to 18/12/2025G)
Deadline for Submission of Subscription Application Forms and Payment of the Subscription Amount by Individual Subscribers	Monday 02/07/1447H (corresponding to 22/12/2025G)
Announcement of the Final Allocation of the Offer Shares	No later than Thursday 05/07/1447H (corresponding to 25/12/2025G)
Refund of Excess Subscription Monies (if any)	No later than Thursday 05/07/1447H (corresponding to 25/12/2025G)
Expected Commencement Date for Trading the Shares on the Exchange	Trading of the Offer Shares on the Exchange is expected to commence after all relevant legal requirements and procedures have been fulfilled. Trading will be announced in local newspapers and on the Saudi Exchange website (www.saudiexchange.sa).

CONTACT DETAILS

Company	Email	Role
EFG Hermes KSA	contact-ksa@efg-hermes.com	Financial Advisor, Lead Manager, Bookrunner and Underwriter
FGS Global	efsim@fgsglobal.com	Media and Communications Advisor

Receiving Entities	Individual Investors wishing to subscribe to the Offer Shares must submit their subscription requests electronically through the websites and platforms of the Receiving Agents that provide this service to subscribers, or through any other means provided by the Receiving Agents through which the Individual Investors are able to subscribe to the Company's shares during the Offering Period.
	<ul style="list-style-type: none"> • EFG Hermes KSA • Al Rajhi Financial Company (Al Rajhi Capital) • SNB Capital • Saudi Fransi Capital (BSF Capital) • Riyad Capital • Albilad Investment Company (Albilad Capital) • Aljazira Capital • Alistithmar Capital Company • Derayah Financial Company • Alimma Capital • Anb Capital Company • Yaqeen Capital Company (Yaqeen Capital) • Alkhabeer Financial Company (Alkhabeer Capital) • Al Awal Investment Company (SAB Invest) • Sahm Capital Financial Company • GIB Capital • Awaed Capital • Musharaka Capital

For more information, visit: ipo.efsim.sa and <https://en.efsim.sa/>

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DISCLAIMERS

The information contained in this announcement is for background purposes only and does not purport to be full or complete. No reliance may be placed by any person for any purpose on the information contained in this announcement or its accuracy, fairness or completeness. The information in this announcement is subject to change. Neither the Company nor the Financial Advisor or other advisers or their respective affiliates undertake to provide the recipient of this announcement with any additional information, or to update this announcement or to correct any inaccuracies, and the distribution of this announcement shall not be deemed to be any form of commitment on the part of the Company or the Financial Advisor to proceed with the Offering or any transaction or arrangement referred to therein. This announcement has not been approved by any competent regulatory authority. The contents of this announcement are not to be construed as legal, financial, investment or tax advice.

The distribution of this announcement may be restricted by law in certain jurisdictions and persons who receive it or into whose possession any document or other information referred to herein comes should inform themselves about and observe any such restriction. Any failure to comply with these restrictions may constitute a violation of the securities laws of any such jurisdiction.

This Offering and announcement does not constitute an offer to sell or a solicitation to buy the Offer Shares referred to herein by any person outside of the Kingdom of Saudi Arabia, in particular by any person in the United States of America, Canada, Japan, Australia, South Africa, or any jurisdiction where such offer or solicitation would be unlawful or would require registration or any other procedures. The offer and sale of the Offer Shares referred to in this announcement have not been and will not be registered under the applicable securities laws of any jurisdiction, except in the Kingdom of Saudi Arabia.

This announcement has been published in accordance with the Rules on the Offer of Securities and Continuing Obligations (referred to hereinafter as the **“Offering Rules”**) issued by the Board of the CMA. It does not constitute any binding commitment to sell, purchase, or subscribe to the Offering shares. Neither this announcement nor anything contained herein shall form the basis of, or be relied upon in connection with, any offer or commitment whatsoever in any jurisdiction. Any offer to acquire shares pursuant to the proposed Offering (as defined herein) will be made, and any investor should make his investment decision solely on the basis of the information that is contained in the final Arabic-language Prospectus to be published by the Company in due course (the **“Prospectus”**). The purpose of the information contained in this announcement is solely to present background information about the Offering, and this announcement shall not be considered an offer, invitation, or a basis for making a subscription decision, nor a substitute for reviewing the Prospectus. The entire content is subject to the Prospectus, which shall prevail in the event of any discrepancy. Investors may only subscribe to the Offering shares referred to in this announcement based on the Arabic-language Prospectus approved by the CMA and issued by the Company. In accordance with the Offering Rules, copies of the Prospectus will, following publication, be made available through publication on the Company’s website (ipo.efsim.sa), the CMA’s website (www.cma.org.sa), the Saudi Exchange website (www.saudiexchange.sa), and the Financial Advisor’s website (www.efghermesksa.com).

The Capital Market Authority and the Saudi Stock Exchange Company take no responsibility for the contents of this announcement, make no representations as to its accuracy or completeness, and expressly disclaim any liability whatsoever for any loss arising from, or incurred in reliance upon, any part of this announcement.

This announcement contains forward-looking statements or statements that may be considered as such. These forward-looking statements can be identified by the use of terminology that refers to the future, such as “intends,” “estimates,” “believes,” “may,” “will,” “should,” “expected,” “plans,” “might,” “likely,” “projects,” “forecast,” “seeks,” “ought to,” “shall,” or the negative forms of these terms, their alternatives, or similar expressions, or when referring to strategy, plans, objectives, events, or future goals. Any forward-looking statements reflect the Company’s current view regarding future events and are subject to risks related to future events, as well as other risks, uncertainties, and assumptions related to the Company’s business, operating results, financial position, liquidity, future prospects, or strategies. Many factors could cause actual results to differ materially from those expressed or implied in the Company’s forward-looking statements, including, among others, risks related to the

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Company and its operations, developments in economic and industry conditions, and the impact of economic, political, and social developments in the Kingdom or other jurisdictions. For more details, please refer to the prospectus. Forward-looking statements speak only as of the date they are made, and the Company, the Financial Advisor, the Company's advisors, and each of the forgoing's affiliates expressly disclaim any obligation or undertaking to update, revise, or amend any forward-looking statement contained in this announcement, whether as a result of new information, future developments, or otherwise.

There is no guarantee that the Offering will complete 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 independent licensed capital market institution 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 other advisors nor any of their respective affiliates or each of their 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 or its affiliates, 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 or as an agent and in that capacity may retain, purchase, sell, offer to sell for their own accounts or for the their clients' accounts such Offer Shares and other securities of the Company or related investments in connection with the Offering or otherwise. 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.

This announcement was prepared in both Arabic and English. In case of discrepancy, the Arabic language shall prevail.
