



**Sumou Real estate invites its Shareholders to attend
the Extraordinary General Assembly (First Meeting) that includes increasing the company's
capital via modern technology means**

The Board of Directors is pleased to invite the company shareholders to attend the extraordinary general assembly meeting (First Meeting 2021G) that will be conducted by means of modern technology using tadawulaty services And based on the Capital Market Authority's circular stipulating that the assemblies of listed joint-stock companies are to be satisfied by means of modern technology remotely and suspend their contract in presence until further notice. This is in the interest of the safety of dealers in the financial market and within the support of preventive and precautionary efforts and measures by the competent and relevant health authorities to address the new Coronavirus (COVID-19), and as an extension of the continuous efforts made by all government agencies in the Kingdom of Saudi Arabia to take the necessary preventive measures to prevent Spread it.

City and Location of the General Assembly's Meeting	Through modern technology means from the company's headquarters in Khobar - Prince Turki Bin Abdulaziz Road – Sumou Tower
URL for the Meeting Location	http://tadawulaty.com.sa
Date of the General Assembly's Meeting	23/09/1442H Corresponding to 05/04052021G
Time of the General Assembly's Meeting	21:30 pm

Attendance Eligibility	Shareholders Registered in the Issuer's Shareholders Registry in the Edaa Centre At the End of the Trading Session Preceding the General Assembly's Meeting as per Laws and Regulations.
Quorum for Convening the General Assembly's Meeting	According to Article (35) of the compan's Articles of Association, an extraordinary general assembly meeting is valid if attended by shareholders who represent at least half of the capital. In the event that the quorum is not completed in the first meeting, the second meeting will be held one hour after the time of the first meeting, and the second meeting will be considered valid if attended by shareholders who represent at least a quarter of the capital.

Agenda items

1. Voting on the Board of Directors' report for the fiscal year ending on 31/12/2020 G.
2. Voting on the auditor report on the Company's accounts for the fiscal year ending on 31/12/2020G.
3. Voting on the financial statements for the fiscal year ending on 31/12/2020 G.
4. Voting on appointing the (auditor) for the Company from among the candidates based on the Audit Committee's recommendation. The appointed auditor shall examine, review and audit the biannual and annual financial statements, of the fiscal year 2021 G, and the determination of the auditor remuneration.
5. Voting on releasing the members of the Board of Directors from their liabilities for the fiscal year ending on 31 December 2020G.
6. Voting on paying an amount of (SAR 750,000) as remuneration to the Board members for the fiscal year ending on 31/12/2020 G.
7. Voting on the business and contracts concluded or that will be concluded between the Company and (Sumou Holding Company), in which the Board member (Ayedh Bin Farhan Al-Qahtani) has an indirect interest, It is an agreement between Sumou Real Estate Company and Sumou Holding

- Company (a shareholder in the company) for the purpose of managing the development of the infrastructure of the land on which the Makkah Hills project is established, owned by Sumou Holding Company and other partners. The agreement was signed on 24/1/1435H (corresponding to 27/11/2013). The company's revenues from this project for 2020 amounted to nine million (9,000,000) SR, and there are no conditions or preferential benefits at the contract. (Attached).
8. Voting on the business and contracts concluded or that will be concluded between the Company and (Sumou Holding Company), in which the Board member (Ayedh Bin Farhan Al-Qahtani) has an indirect interest, It is An agreement between Sumou Real Estate Company and Sumou Holding Company (a shareholder in the company) for the purpose of managing the development of the infrastructure of the land on which the Upper Makkah Project is established, owned by Sumou Holding Company and other partners. The agreement was signed on 11/9/1435H (corresponding to 9/7/2014G), and the company's revenues from this project for 2020 amounted to eight million (8,000,000) Saudi riyals, and there are no conditions or preferential benefits at the contract. (Attached).
 9. Voting on the business and contracts concluded or that will be concluded between the Company and (Sumou Holding Company), in which the Board member (Ayedh Bin Farhan Al-Qahtani) has an indirect interest, It is An agreement between Sumou Real Estate Company and Al-Inma Investment Company, Director of Sumou Suburb Fund (in which Sumou Holding Company, the shareholder, owns units indirectly at the fund) with the purpose of developing the entire infrastructure of Sumou Suburb project and the superstructure for a part of the project. The agreement was signed on 29/11/1437H (corresponding to 01/09/2016) with amount forty-nine million eight hundred three thousand three hundred ten (49,803,310) Saudi riyals . The company's revenues from this project during 2020 amounted to seventeen million seven hundred and sixty-seven thousand& eight hundred and forty-one(17,767,841) Saudi riyals, and there are no conditions or preferential benefits at the contract. (Attached).
 10. Voting on the business and contracts concluded or that will be concluded between the Company and (Sumou Holding Company), in which the Board member (Ayedh Bin Farhan Al-Qahtani) has an indirect interest, It is An agreement between Sumou Real Estate Company and Adeer Real Estate Company (a company owned by Sumou Holding Co., a shareholder at the company), with the purpose of managing the development of the infrastructure of the land on which Durrat Al Mubarakiya project was established in Arar, owned by Adeer Real Estate Company, An appendix to the basic agreement was signed on 06/05/1441 AH (corresponding to 01/01/2020) for an amount

of (30,000,000 riyals) thirty million. The company's revenues from this project for 2020 amounted to fifteen million(15,000,000) Saudi riyals, and there are no conditions or preferential benefits at the contract. (Attached).

11. Voting on the business and contracts concluded or that will be concluded between the Company and (Sumou Holding Company), in which the Board member (Ayedh Bin Farhan Al-Qahtani) has an indirect interest, It is An agreement between Sumou Real Estate Company and Adeer Real Estate Company (a company owned by Sumou Holding Co., a shareholder at the company), with the purpose of leasing its branch office in Jeddah. This contract was signed on 22/8/1434H (corresponding to 01/07/2013). The amounts paid by the company for 2020, hit three hundred eighty-six thousand and one hundred (386,100) Saudi riyals, and there are no conditions or preferential benefits at the contract. (Attached).
12. Voting on the business and contracts concluded or that will be concluded between the Company and (Sumou Holding Company), in which the Board member (Ayedh Bin Farhan Al-Qahtani) has an indirect interest, It is An agreement between Sumou Real Estate Company and Adeer Real Estate Company (a company owned by Sumou Holding Co., a shareholder at the company), under which Sumou Real Estate Company receives a brokerage commission from the sales of Tanal project. The contract was signed on 14/02/1442H (corresponding to 01/10/2020). The company's revenues for this project for 2020 amounted to nine million (9,000,000) Saudi riyals, and there are no conditions or preferential benefits at the contract. (Attached).
13. Voting on the business and contracts concluded or that will be concluded between the Company and (Sumou Holding Company), in which the Board member (Ayedh Bin Farhan Al-Qahtani) has an indirect interest, It is An agreement between Sumou Real Estate Company and Adeer Real Estate Company (a company owned by Sumou Holding, the shareholder in the company) with the purpose of managing the development of the superstructure of the land on which the Areen project is built and owned by Adeer Real Estate Company. The contract was signed on 6/1/1441H (corresponding to 01/01/2020) For a development fees 10% of the total project cost. The company's revenues from this project for 2020 amounted to ten million (10,000,000) Saudi riyals, and there are no conditions or preferential benefits at the contract.(Attached).
14. Voting on the business and contracts concluded or that will be concluded between the Company and (Sumou Holding Company), in which the Board member (Ayedh Bin Farhan Al-Qahtani) has an indirect interest, It is An agreement between Sumou Real Estate Company and Sumou Holding Company (a shareholder in the company), with the purpose of managing the development of the

infrastructure of the land on which Tanal scheme project is established, located at Al-Rimal neighborhood in Riyadh, and owned by Sumou Holding Company and other partners. The agreement was signed on 6/1/1441H (corresponding to 01/01/2020G). The company's revenues from this project for 2020 amounted to ten million (10,000,000) Saudi riyals, and there are no conditions or preferential benefits at the contract. (Attached).

15. Voting on the business and contracts concluded or that will be concluded between the Company and (Sumou Holding Company), in which the Board member (Ayedh Bin Farhan Al-Qahtani) has an indirect interest, It is An agreement between Sumou Real Estate Company and Sumou Holding Company (a shareholder in the company) with the purpose of providing preliminary studies to develop the raw land located at Al-Nawras neighborhood in Dammam, which is owned by Sumou Holding Company and other partners. The agreement was signed 05/01/2020, The contract has been completed. The company's revenues for 2020 amounted to one million six hundred and ninety-two thousand (1,692,000) Saudi riyals, and there are no conditions or preferential benefits at the contract. (Attached).
16. Voting on the business and contracts concluded or that will be concluded between the Company and (Sumou Holding Company), in which the Board member (Ayedh Bin Farhan Al-Qahtani) has an indirect interest, It is An agreement between Sumou Real Estate Company and Sumou Holding Company (a shareholder at the company) in exchange for the efforts of Sumou Real Estate Company to buy the land of Al-Nawras neighborhood in Dammam, where the company obtained an amount of three million and three hundred thousand (3,300,000) Saudi riyals, and there are no conditions or preferential benefits at the contract. (Attached).
17. Voting on the business and contracts concluded or that will be concluded between the Company and (Sumou Holding Company), in which the Board member (Ayedh Bin Farhan Al-Qahtani) has an indirect interest, It is An agreement between Sumou Real Estate Company and Sumou Holding Company (a shareholder at the company) signed on 30th Dec. 2020, with the purpose of exchanging shares under which Sumou Real Estate Company increased its additional contribution at the Western Suburb Company in Makkah by transferring a part of the additional contributions to Sumou Holding Company at The Western Suburb Company in Makkah City, with an amount of (78,695,589) Saudi Riyals. In exchange for that, Sumou Real Estate Company transferred a share of its investment at Makkah Entrance Project to Sumou Holding Company. (Attached).
18. Voting on the participation of the Board member (Ayedh Bin Farhan Al-Qahtani) in a business competing with the Company's business. (Attached).

19. Voting on the participation of the Board member (Saeed Salem AL Nahdi) in a business competing with the Company's business. (Attached).
20. Voting on delegating the Board of Directors to distribute interim dividends on a biannual / quarterly basis for the fiscal year 2021 G.
21. Voting on delegating to the Board of Directors the authorisation powers of the General Assembly stipulated in paragraph (1) of Article 71 of the Companies Law, for a period of one year starting from the date of the approval by the General Assembly or until the end of the delegated Board of Directors' term, whichever is earlier, in accordance with the conditions set forth in the Regulatory Rules and Procedures issued pursuant to the Companies Law relating to Listed Joint Stock Companies
22. Voting on the Board's recommendation to increase the Company's capital by issuing bonus shares to its shareholders as follows:
 - Increase the company's capital from 250 million riyals to 375 million riyals, an increase of 50%. The value of the increase in capital will be financed from the retained earnings as it is in the company's financial position list on 12-31-2020, at an amount of 125 million riyals.
 - The number of shares before the increase reached 25 million shares, increasing after the increase to 37.5 million shares, an increase of 12.5 million shares by one free share for every two current shares
 - If the item is approved, eligible shareholders are those holding shares on the day of convening the Extra-Ordinary General Assembly and who are registered in the shareholders registry with the Securities Depository Center Company ("Edaa") at the end of the second trading day following the eligibility date. In case of shares fractions, they shall be collected in one portfolio for all shareholders, then sold at market price, and their value shall be distributed to eligible shareholders as per their shares, within a period not exceeding (30) days from the date of determining the outstanding shares for each shareholder.
 - The Reasons for the increase To support the financial position of the company and future expansions
 - Amending (Article No 7.) of the Company's bylaws relating to capital. (Attached)
 - Amending (Article No 8.) of the Company's bylaws relating to subscription in shares. (Attached)

Proxy Form	Attached
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E-Vote	Registered shareholders in Tadawulaty services can vote remotely on the general Assembly's meeting agenda starting from 10:00 am, Saturday 19/09/1442 (05/05/2021), until the end of the Assembly meeting, the service is provided by Edaa Center free of charge for all shareholders. Registration and voting can be done through the following link: login.tadawulaty.com.sa
Eligibility for Attendance Registration and Voting	Eligibility for Registering the Attendance of the General Assembly's Meeting Ends upon the Convenience of the General Assembly's Meeting. Eligibility for Voting on the Business of the Meeting Agenda Ends upon the Counting Committee Concludes Counting the Votes
Method of Communication	If there is an inquiry about the Extra Ordinary assembly agenda items, contact the following numbers: 0503440485 or 0500900340 or via e-mail info@sumou.com.sa
Additional Information	All data related to the items of the above general assembly Meeting are available at the Investor Relations Department at the company's headquarters.
Attached Documents:	<ol style="list-style-type: none"> 1. Agenda items 2. Supporting documents for the agenda items.

Chairman of the Board of Directors

Ayedh Bin Farhan Al-Qahtani

Signature