



Value Development



FIRST AVENUE
real estate development
الجادة الأولى للتطوير العقاري

www.the1stavenue.com.sa

Our story

First Avenue for Real Estate Development is a distinguished company in real estate investment and development, based in Riyadh. The company has achieved rapid growth to become one of the prominent and leading companies in creating sustainable investment opportunities through innovative real estate development.



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.

Core Values



Passion: The only way to do great work is to love what we do.



Innovation: We constantly strive to provide innovative solutions that exceed our clients expectations through the real estate products and services that we offer.



Sincerity: Our clients are the focus of our attention. We are eager to communicate with them wherever they are, and we seek to satisfy them through constructive discussions that will exceed their expectations.



Responsibility: We feel accountable in everything we do, and we accept ownership for the decisions we make in all our dealings.



Flexibility: We do our work with the highest level of flexibility and efficacy, and we are always willing to meet new challenges.

Enriching The Quality of Life

Message of CEO

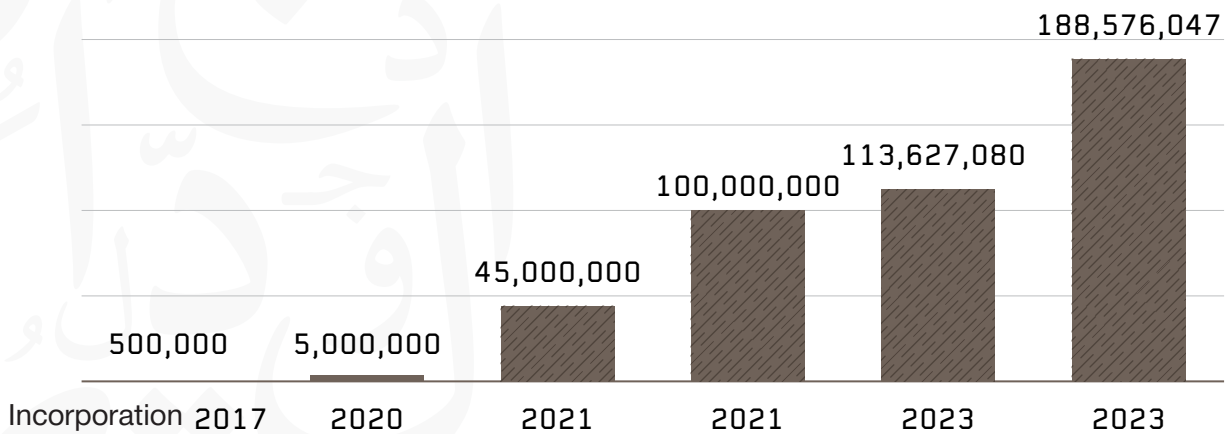
Our journey at First Avenue Real Estate Development has been distinguished by a strategic vision rooted in building robust alliances and partnerships with specialized partners across various real estate sectors. This approach enhances the flexibility of our business model, allowing us to blend our deep expertise in value creation with continuous innovation. As a result, we're able to offer real estate opportunities and products characterized by innovation and sustainability. These efforts contribute significantly to improving the quality of life for citizens, residents, and visitors who witness the ongoing achievements of Saudi Vision 2030.

We take great pride in the trust and aspirations placed in us by members of the real estate sector. We view this as a considerable responsibility that demands seriousness, perseverance, and commitment. This has motivated us to confidently and enthusiastically embark on our initial public offering journey. This strategic move aims to fuel growth and expansion in our distinctive projects in prime locations, allowing us to continue our mission of building quality developments to enrich people's real estate experiences.

Nader bin Hassan Alamri



Company's Capital Development (SAR)

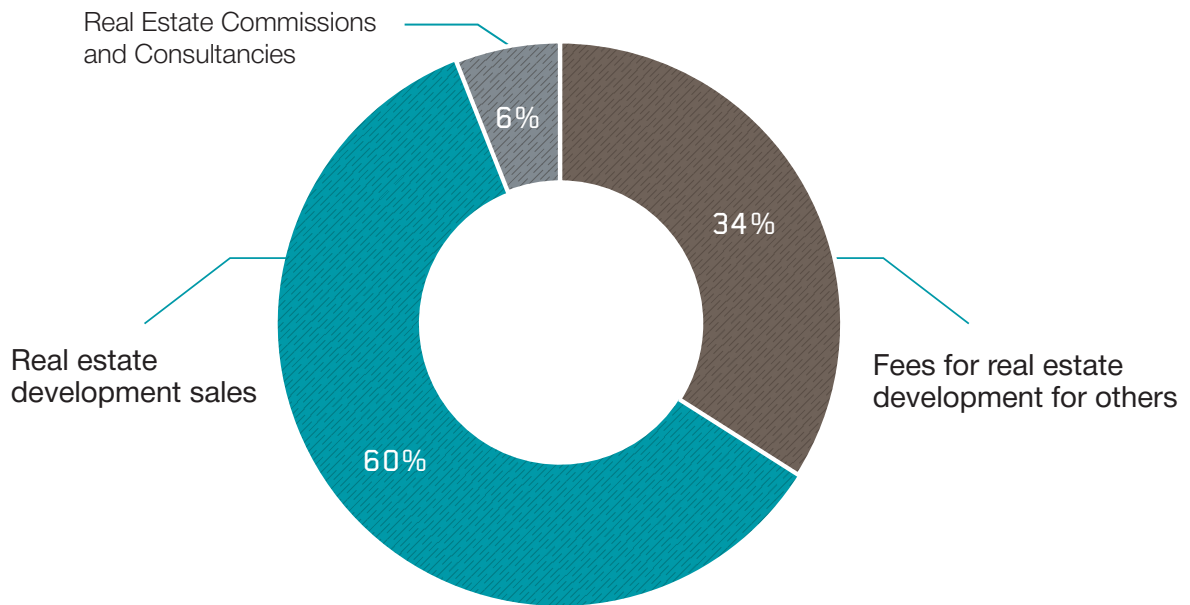


Innovative Real Estate Solutions

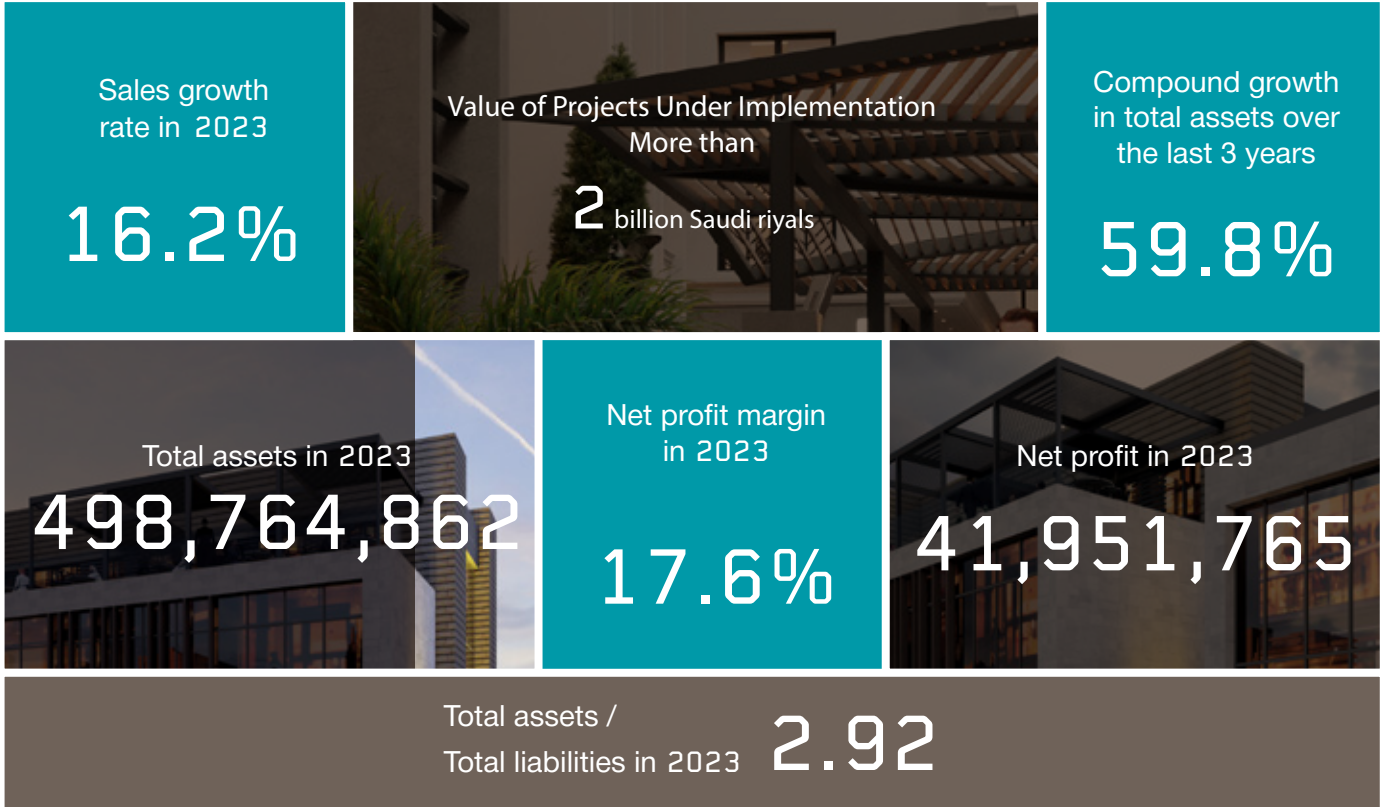
The company's business model

- 🏠💰 Real estate development sales
- 📈💰 Investment returns from real estate funds
- 📄💰 Fees for real estate development for others
- 📊💰 Real Estate Development Commissions and Consultations
- 🏠💰 Rental income (starting from 2024)

The company's sources of revenue as of 2023

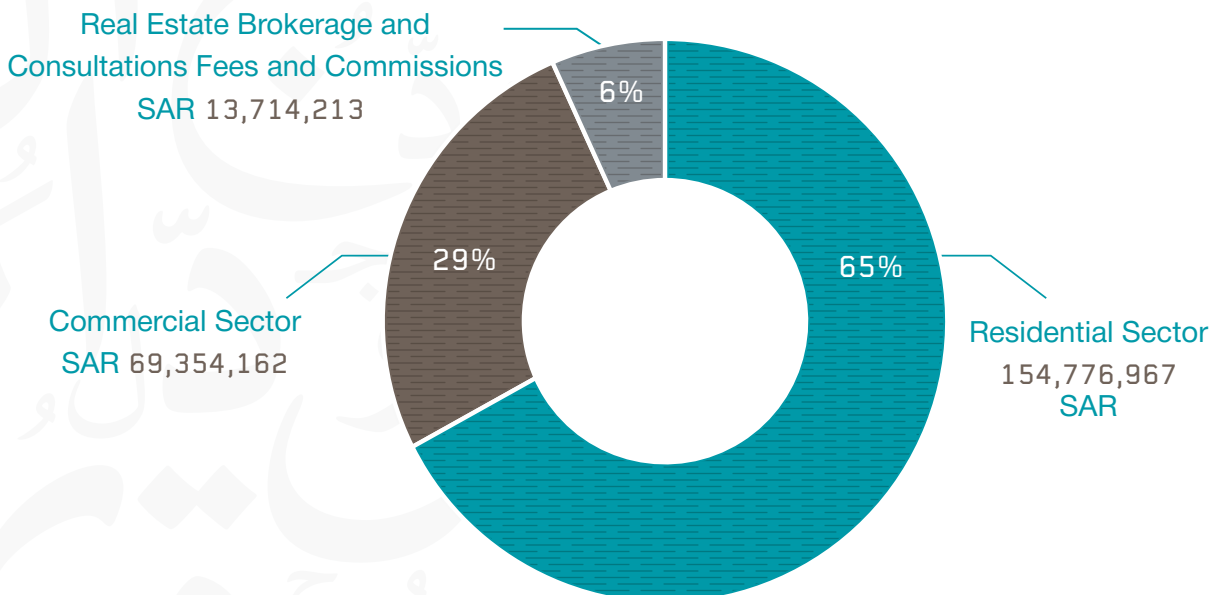


First Avenue in Figures








Stimulating Sustainable Investment Opportunities

Company's revenues by sector in 2023



Strengths and Competitive Advantages

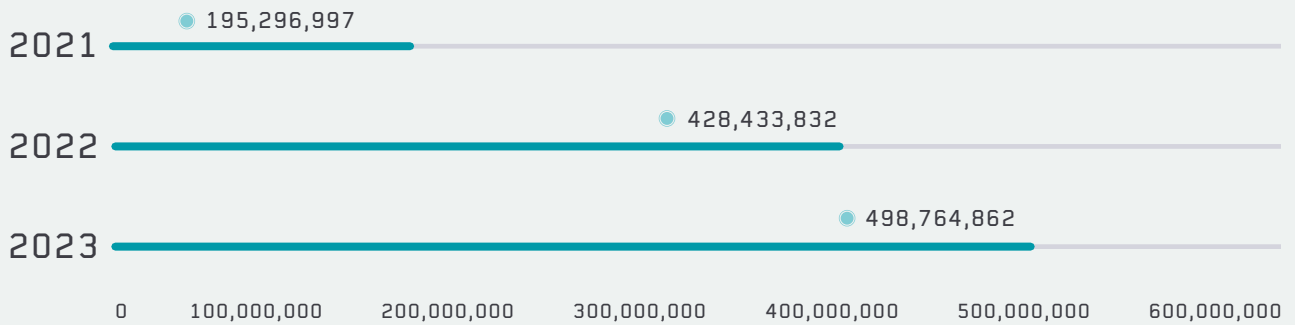
The company's key strengths include:

-  Accumulated technical expertise of our team.
-  Robust capital structure and flexible organizational framework.
-  Strategic alliances with specialized real estate partners.
-  Diversified project portfolio across real estate sectors.
-  Prime real estate assets.

SIGNAGE



Development of the company's assets over the past three years (SAR)



Offering Information



company's current capital
188,576,047
SAR



Divided into
188,576,047
share

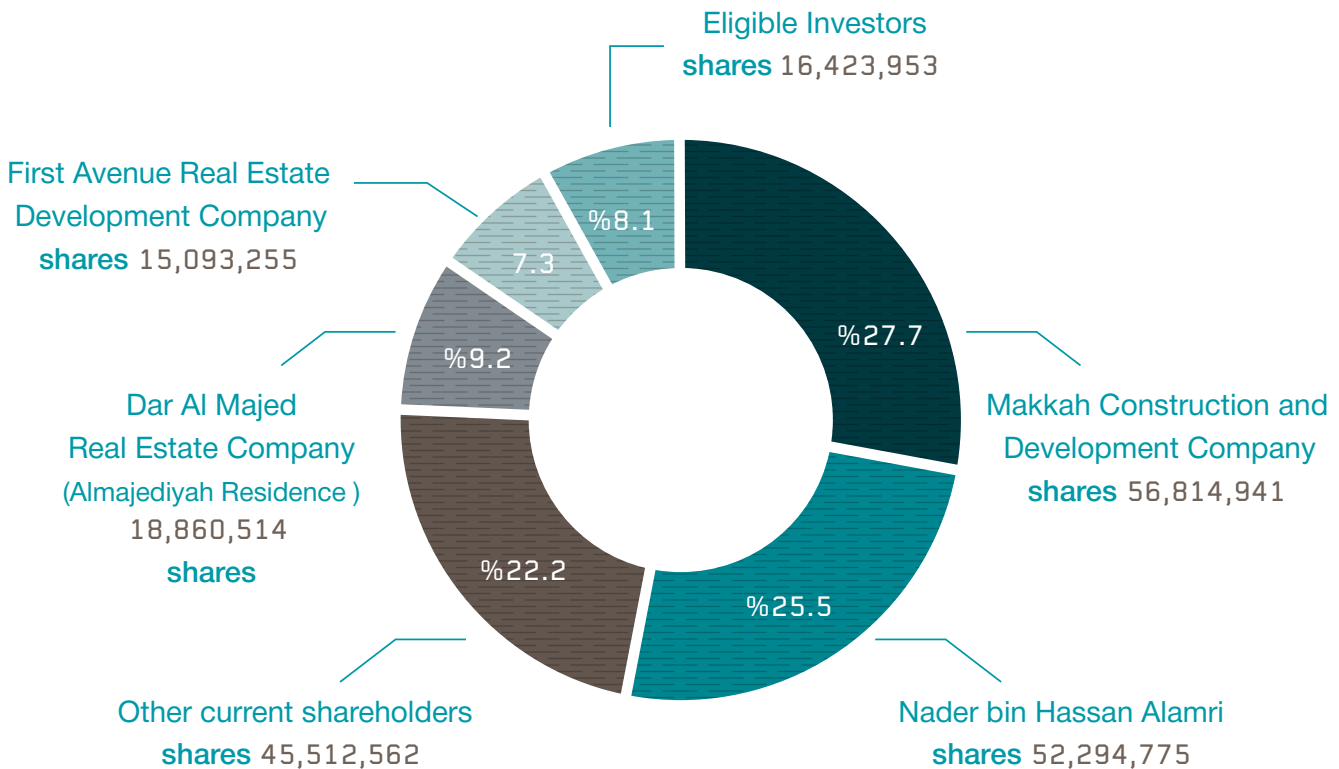


Nominal value of
each share
1 SAR

The company intends to offer (16,423,953) ordinary shares with a nominal value of one riyal per share for public subscription in the parallel market (Nomu), representing (8.01%) of the company's total capital after the offering.

The company's current capital is 188,576,047 Saudi riyals, divided into 188,576,047 fully paid ordinary shares with a nominal value of one (1) Saudi riyal per share. After the completion of the offering, the company's capital will be 205,000,000 Saudi riyals, divided into 205,000,000 ordinary shares.

Company's ownership structure after the offering completion



Expected Offering Schedule

Event	Date
Offering Period	Subscription begins on Tuesday 07/03/1446H (corresponding to 10/09/2024G) and continues for five (5) days, ending by the end of Monday 13/03/1446H (corresponding to 16/09/2024G).
Deadline for submission of Subscription Application Forms	Monday 13/03/1446H (corresponding to 16/09/2024G) 5 p.m
Deadline for payment of subscription amounts	Monday 13/03/1446H (corresponding to 16/09/2024G) 5 p.m
Announcement of final allocation of Offer Shares and notifying Investors	Monday 20/03/1446H (corresponding to 23/09/2024G)
Refund of surplus (if any)	Thursday 23/03/1446H (corresponding to 26/09/2024G)
Expected date of commencement of trading in the Exchange	Trading of the Company's Shares in the Parallel Market is expected to commence after all the requirements have been met and all the relevant legal procedures have been completed, and the start of stock trading will be announced in local newspapers and on Saudi Exchange's website (www.saudiexchange.sa).

Financial Advisor and Lead Manager

Alkhair Capital Company

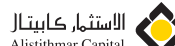
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الخير كابيتال
ALKHAIR CAPITAL



Receiving Entities





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