

Daily Bulletin

July 23, 2025

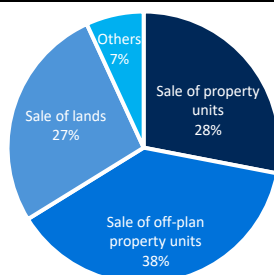
- > *Dar Al Majed: Another real estate play set to enter TASI*
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Dar Al Majed IPO: Another real estate play set to enter TASI

Dar Al Majed Real Estate Co. has published its IPO prospectus ahead of its Main Market (TASI) listing, offering 90 mn shares (30% of its SAR 300 mn capital). Institutional book-building runs from July 29 to August 4, 2025, with retail subscriptions open August 14–18. The net proceeds from the offering (after deducting the offering expenses estimated at SAR 40 mn) will be distributed to the selling shareholders based on each selling shareholder's percentage ownership in the Offer shares. The company will not receive any part of the net offering proceeds. Hence, this IPO is primarily a liquidity event for existing shareholders.

The company and its subsidiaries specialize in residential building construction, on-site prefabricated building assembly, and renovations of both residential and commercial properties. They also engage in land and real estate buying and selling, property subdivision and off-plan sales, real estate management and leasing, hotel apartment operation, and commission-based real estate management.

Segmental revenue – 1Q25



Source: Company prospectus, anbc research

Shareholders

	Pre-IPO	Post-IPO
Dar Al Majed Holding Co.	57.75%	40.43%
Rafid Al-Haditha Investment Co.	7.50%	5.25%
AWJ Development & Investment Co.	7.50%	5.25%
Others	27.25%	19.08%
Public	0.0%	30.0%

Source: Company prospectus, anbc research

This real estate linked IPO comes against a backdrop of recently announced changes to the law for foreign ownership of real estate in KSA due to take effect starting 2026. The new regulations now allow foreign individuals and companies to own real estate in key cities including Riyadh and Jeddah which we believe will act as a direct tailwind for the sector. (Source: [مجلس الوزراء السعودي يوافق على نظام تملك الأجانب للعقار](#))

As a developer already active in these urban hubs, Dar Al Majed stands to benefit from a broader, more liquid buyer base, potentially driving higher demand for its residential units. This regulatory shift not only strengthens the sector's growth outlook but also enhances its investment narrative.

The IPO is limited to two investor tranches. Tranche A covers institutional investors such as investment funds, qualified foreign investors (QFIs), and corporate investors from the GCC, with an initial allocation of 100% of the shares. However, the lead manager reserves the right to reduce this to 80%, depending on retail demand. Tranche B, designated for individual retail investors, including Saudi nationals, residents, and GCC citizens, could be allocated up to 20% of the offering, equivalent to 18 mn shares.

Dar Al Majed IPO Peer Comparison

Company	Dar Al Majed	ASAS Makeen	Retal Urban Development	Sumou Real Estate
Status	Pre-IPO	Listed (Nomu)	Listed (TASI)	Listed (TASI)
2024 Revenue (SAR mn)	1,402	431	2,063	430
2024 Net Profit (SAR mn)	214	108	283	106
Net Margin (%)	15%	25%	14%	25%
P/E Ratio	TBD (Pre-IPO)	N.A	28.1	18.3
Market Cap (SAR mn)	TBD (Pre-IPO)	1,952	7,625	1,100
Business Segments	Building construction, real estate operations, and fee-based real estate services.	Property sales, development services, contracting, and leasing revenue.	Equity investments, development, and related expenses like brokerage fees.	Project development, management, land sales, equity investments, and additional activities.
Main Location(s)	Riyadh, Jeddah, Khobar	Riyadh	Riyadh, Eastern Province	Western Region
Listing Market	Planned (TASI)	Nomu	TASI (Main Market)	TASI (Main Market)

Source: Company prospectus, Bloomberg, anbc research

GACA issues June report on airports, airline performance

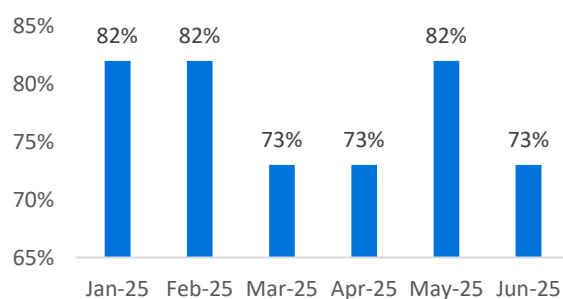
GACA published its monthly report on airport operational performance for Jun-25, evaluating the on-time performance of Saudi airports and national carriers. The report categorizes the Kingdom's international airports into four groups and assesses them across 11 performance indicators.

In Jun-25, among the international airports handling over 15 mn passengers annually, King Khalid International Airport sustained an 82% compliance rate, while King Abdulaziz International Airport (KAIA) saw its rate drop to 73%, down from 82% in the previous month.

In the category of international airports handling between 5 mn and 15 mn passengers annually, King Fahad International Airport maintained a steady compliance rate of 91%. Prince Mohammed bin Abdulaziz International Airport also improved its rate to 91%, up from 82% in May-25. Despite the increase, it ranked below King Fahad International Airport due to lower overall scores across the performance criteria.

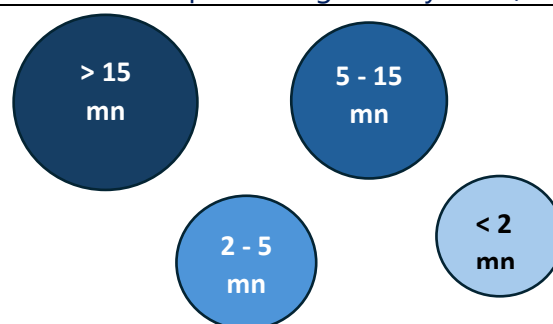
Abha International Airport and Arar International Airport retained their top positions in the categories of international airports with 2 mn to 5 mn and less than 2 mn annual passengers, respectively. Gurayat Airport also continued to lead in the domestic airport category. Compliance ratings for the remaining airports remained unchanged MoM.

Standard compliance rate of KAIA



Source: GACA, anbc research

International Airport Categories by PAX (mn)



Source: GACA, anbc research

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