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Mosanada Facilities Management Services “Mosanada” Q.P.S.C. to list its shares through a Direct Listing on the Main Market of the Qatar Stock Exchange

- A leading specialised facility management services provider offering comprehensive solutions to clients in Qatar
- Direct listing on the Main Market of the Qatar Stock Exchange. First day of trading will be on Monday, 15th December 2025
- Listing price of QAR 10.00 per share, implied market capitalization of QAR 700 million
- 25% free float secured through pre-listing transactions with more than 100 investors
- Founders retaining 75% of share capital and committed to a one-year lock-up
- Dividend of QAR 42 million approved from FY 2024 net profit, equal to QAR 0.60 per share, payable to shareholders owning shares on the record date 8 February 2026
- Operates in accordance with Shari’a principles and holds a Shari’a compliance certificate

Doha, Qatar, 27 November 2025 – Mosanada Facilities Management Services “Mosanada” Q.P.S.C. (“**Mosanada**” or the “**Company**”), a leading provider of specialized facility management services in the State of Qatar, announced today its intention to list its shares on the Main Market of the Qatar Stock Exchange through a direct listing, with the first day of trading to be on Monday, 15th December 2025, following receipt of the approvals by the Qatar Financial Markets Authority and the Qatar Stock Exchange.

The Company was established in 2013 as a joint venture between the Aspire Zone Foundation (“**AZF**”), Qatar Olympic Committee (“**QOC**”) and Cushman & Wakefield (Qatar) Holdings Pty Ltd (together, the “**Founders**”), with the aim to fulfil the growing need in Qatar for specialised expertise in managing complex, high-profile assets, venues and infrastructure. The Company primarily operates under long-term contracts ranging from 3 to 5 years, generating revenue through performance-based fixed fee arrangements, along with any variations mutually agreed with clients. In addition, Mosanada provides FM advisory and consultancy services on a shorter-term, one-off and ad-hoc basis. Mosanada operates in line with Shari’ah principles and has obtained a Shari’ah compliance certificate.

At the Company's Constitutive General Assembly held on 17 November 2025, shareholders approved a dividend distribution of QAR 42 million from the FY 2024 net profit, equal to QAR 0.60 per share, payable to shareholders of record on 8 February 2026.

Commenting on the Company's listing, Mr. Abdulaziz Abdulla Al Mahmoud, Chairman, said, ***"This listing marks an important milestone for Mosanada as it transitions into a publicly listed company. Over more than a decade, the Company has developed strong capabilities and a proven track record in managing large and complex facilities of national importance. The direct listing framework enables wider investor participation and reflects Mosanada's readiness for its next phase of development. We look forward to welcoming new shareholders as the Company begins its life as a listed entity."***

The listing of Mosanada's shares on the Qatar Stock Exchange is performed through the direct listing method. No shares will be offered to the public through a public offer or public subscription period prior to the first day of trading. In order to comply with the minimum requirements to obtain listing approval, the Founders have sold 25% of Mosanada's pre-listing share capital to more than 100 new investors. As of the date of the listing, the Founders maintain in total 75% of the total share capital of Mosanada and have committed to a 1 year lock-up period from the first day of trading, during which none of the Founders is permitted to sell any additional shares. The more than 100 additional investors, owning 25% prior to the listing, are permitted to trade any and all of their shares without any lock-up restrictions from the first day of trading.

Investors eligible to trade listed securities on the Qatar Stock Exchange are permitted to trade in Mosanada shares from the first day of trading and, thereafter, subject to the rules and regulation for trading in shares listed on the Qatar Stock Exchange and subject to availability of shares for purchase.

The listing price was set at QAR 10.00 per share, representing a premium of QAR 9.00 per share above the nominal value of QAR 1.00 per share. The total nominal share capital of Mosanada is QAR 70,000,000, divided into 70,000,000 shares. The listing price per share results in a market capitalization of Mosanada of QAR 700,000,000 at the listing valuation.

Eligible investors for trading in the shares from the first day of trading include all Qatari nationals and non-Qatari nationals permitted to trade in the shares in accordance with the Qatar Stock Exchange Rulebook, the Qatar Financial Market Authority Listing Rules, the Company's articles of association and as otherwise not prohibited by applicable law (including by Law No. 1 of 2019 (the **"Foreign Investment Law"**), which prohibits foreign ownership of the share capital of the Company beyond 49% unless an exemption has been provided under the Foreign Investment Law or any other applicable laws or regulations). Other than the Founders, a shareholder cannot own either directly or indirectly more than 5% of the total share capital of the Company.

All of the 70,000,000 shares listed rank pari passu, carrying the same voting rights and same rights to dividends declared, if any. Other than the restrictions imposed and committed to by the Founders, the shares are freely transferable. The shares of the Company will be listed with the ticker **"MFMS"**.

The first day of trading is expected to take place mid-December 2025, subject to confirmation by the respective regulatory authorities.

For further information and respective details on the Company and its listing, together with the risk factors, please read the Qatar Financial Market Authority approved listing prospectus on www.mosanada.qa.

Maroon Capital Advisory LLC acted as Listing Advisor, Clyde & Co LLP as International Legal Advisor, Sharq Law Firm as Qatar Legal Advisor, Deloitte & Touche – Qatar Branch as Financial Evaluator and Mazars SA Limited – Qatar Branch is the Company's external auditor. Mosanada Facilities Management Services "Mosanada" Q.P.S.C. has commercial registration number 58773 and its registered office address is at Anchor 1, Sports Accelerator Building, Qatar Business District, Aspire Zone, Doha, Qatar. The Company was initially

incorporated as a Qatari private shareholding company on 15 January 2013 and was converted to a Qatari public shareholding company by virtue of decision number (113) of 2025 issued on 9 November 2025 by the Minister of Commerce and Industry.

Summary of Mosanada's listing terms

Legal entity	Mosanada Facilities Management Services Q.P.S.C (the "Company")		
Listing date	First day of trading will be on Monday, 15th December 2025 at 9:30 AM		
Share capital	QAR 70,000,000, comprising 70,000,000 shares with a nominal value of QAR 1.00 per share		
Principal activity	Strategic Facility Management project management, agency, and consulting services		
Listing Market Capitalization	QAR 700,000,000 market capitalization, 70,000,000 shares at a Listing price of QAR 10		
Reasons for Listing	The Directors believe that the Listing of the shares are part of a logical development of the Company and its business and will enhance the Company's position in the market and its growth potential		
Shareholding structure at Listing	▪ Aspire Zone Foundation: 33.75% ▪ Cushman & Wakefield (Qatar) Holdings Pty Ltd: 18.75% ▪ Qatar Olympic Committee: 22.5% ▪ Other Shareholders: 25%		
Founders' Lock-up period	Founders lock-up of 1 year from date of listing, no lock-up for Other Shareholders – reflecting a free float of 25% during the first year after listing		
Ownership limits	Except for the Founders of the Company, a shareholder may not own either directly or indirectly more than 5% of the total shares of the Company. Non-Qatari investors together may not own more than 49% of the total of the Company's Share Capital		
Advisors	Listing Advisor: Maroon Capital Advisory LLC Legal Advisors: Clyde & Co LLP and Sharq Law Firm Financial Evaluator: Deloitte & Touche – Qatar Branch External Auditors: Mazars SA Limited – Qatar Branch		

For further details on the listing, including the listing prospectus and other information regarding the Company, please visit the website of the Company located at <https://www.mosanada.qa/>, or contact the investor relations department at IR@mosanada.qa.

Important information

This press release has been prepared by Mosanada Facilities Management Services "Mosanada" Q.P.S.C. (the "**Company**") for informational purposes only. This press release, its contents and any information provided or discussed in connection with it are strictly private and confidential and may not be reproduced, redistributed, referenced, or passed on, directly or indirectly, to any other person or published, in whole or in part, for any purpose, without the consent of the Company (provided that you may disclose this press release on a confidential basis to your legal, tax or investment advisers (if any) for the purposes of obtaining advice). Acceptance of delivery of any part of the press release by you constitutes unconditional acceptance of the terms and conditions of this notice.

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Past performance, forecast performance or simulated performance is not a reliable indicator of how an investment will perform in the future. The value of investments may fall as well as rise and investors may not get back the amount invested. No representation is being made that any investment will or is likely to achieve profits or losses similar to those achieved in the past, or that significant losses will be avoided.

Prospective investors should seek their own independent financial, tax, legal and other advice before making a decision to invest.

Statements contained in this press release that are not historical facts are based on current expectations, estimates, projections, opinions and beliefs of the Company. Such statements involve known and unknown risks, uncertainties and other factors, and reliance should not be placed thereon. In addition, this press release contains "forward-looking statements." Actual events or results or the actual performance of the Company may differ materially from those reflected or contemplated in such forward- looking statements.

This document is provided for the purpose of information only and before investing you should read the Company's listing prospectus. The listing prospectus will contain important information regarding the Company, including without limitation specific risk warnings.

Certain economic and market information contained herein has been obtained from published sources prepared by third parties and in certain cases has not been updated to the date hereof. While such sources are believed to be reliable, neither the Company nor its affiliates, nor any of its or their respective directors, members, officers, employees, advisers or agents assume any responsibility for the accuracy or completeness of such information.

This press release has not been submitted to or approved by the securities regulatory authority of Qatar or any other state or jurisdiction.

General Disclosure

No action has been or will be taken in any jurisdiction other than Qatar that would permit a public listing of the shares of the Company, or possession or distribution of this press release or any other listing material in any country or jurisdiction other than Qatar, where action for that purpose is required. Accordingly, the shares may not be offered or sold, directly or indirectly, and neither this press release nor any other listing material or advertisement in connection with the shares of the Company may be distributed or published in or from any country or jurisdiction except under circumstances that will result in compliance with any and all applicable rules and regulations of any such country or jurisdiction. Persons into whose possession this press release or any other listing material or advertisement comes should inform themselves about and observe any restrictions on the distribution of this press release and the listing and sale of the shares of the Company, including those in the paragraphs above. Any failure to comply with these restrictions may constitute a violation of the securities laws of any such jurisdiction. This press release does not constitute an offer or invitation or solicitation of any offer to subscribe for or purchase any shares or other securities or recommendation to invest in any shares or other securities to any person in any jurisdiction to whom it is unlawful to make such offer or invitation or solicitation in such jurisdiction.

Press Release end.