



مجموعة طلعت مصطفى-السعودية
Talaat Moustafa Group-Saudi

Talat Mustafa Groupe-Saudi
ESG Adoption Initiative Report
2025

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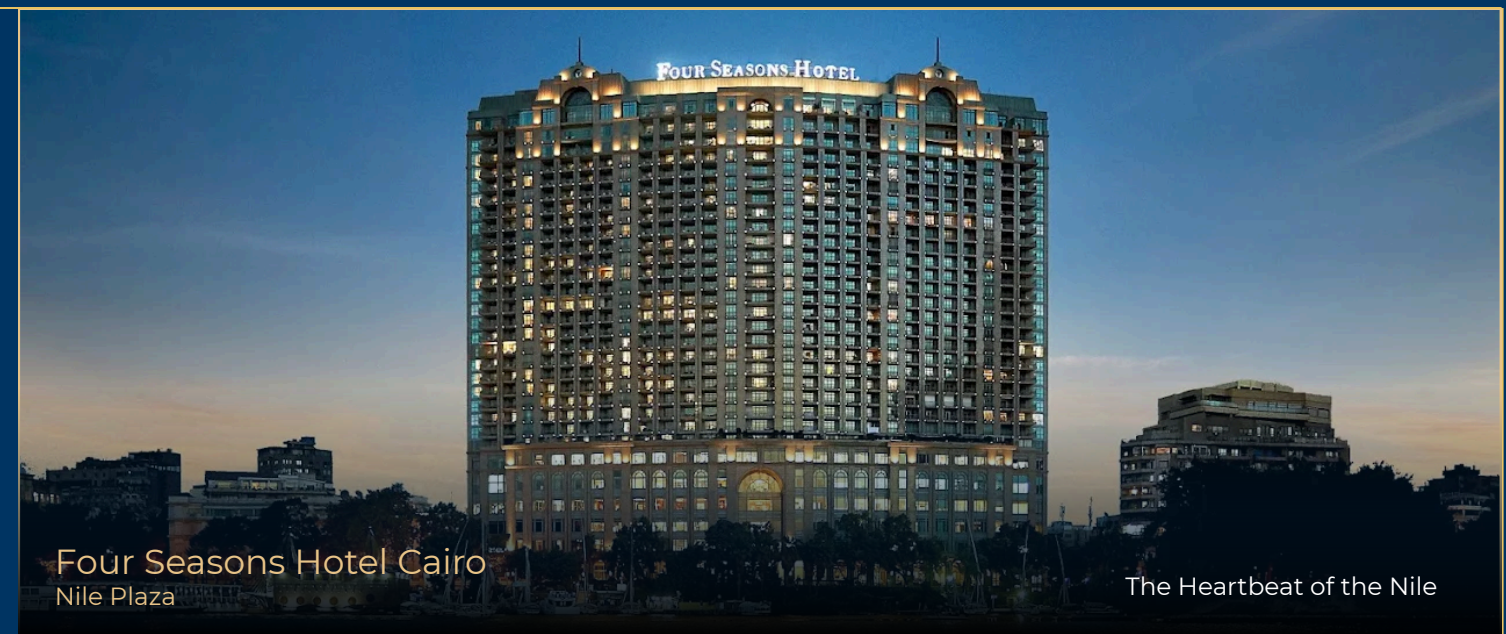
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About TMG-Saudi

TMG-Saudi builds on the legacy of Talaat Moustafa Group, leading real estate developer with decades of excellence.

Rooted in a history of creating thriving, integrated communities, we bring our proven expertise to the Kingdom of Saudi Arabia shaping a new era of sustainable living, iconic design, and timely delivery in one of the region's most dynamic markets.



ABOUT THE REPORT

This report outlines Talaat Moustafa Group - Saudi's strategic roadmap for integrating Environmental, Social, and Governance (ESG) principles across its operations. Based on a comprehensive baseline assessment, it provides clear guidance for aligning with global frameworks such as GRI, SASB, the UN SDGs, and Saudi Vision 2030.

The document includes a two-year action plan, measurable KPIs, and practical recommendations to embed ESG into TMG-SAUDI's business model, governance, and community impact. It is intended as a dynamic tool for internal alignment and stakeholder engagement, supporting TMG-SAUDI's ambition to lead in sustainable development across the Kingdom.

Reporting Period

01 January 2024 ➤ 31 December 2024

Through this initiative, TMG-SAUDI is reporting its current sustainability performance and a two-year sustainability action roadmap.

How to Read this Report



Unique icons representing each aspect of the ESG Reporting material topics.

The number inside the icon represents the relevant material topics in order of priority.

Sustainability Initiatives

This report presents the foundational framework for Talaat Moustafa Group – Saudi (TMG-SAUDI) to initiate a comprehensive transformation towards full Environmental, Social, and Governance (ESG) integration across its operations.

Building on the findings of the baseline study and the strategic assessments previously conducted, this document sets forth a detailed action plan designed to align TMG-SAUDI's practices with leading global sustainability standards including the Global Reporting Initiative (GRI), the Sustainability Accounting Standards Board (SASB), the United Nations Sustainable Development Goals (UN SDGs), and the national priorities of Saudi Vision 2030.

Through this initiative, TMG-SAUDI is positioned not only to enhance its current sustainability performance but also to embed ESG principles as a core dimension of its business model, governance framework, and community impact strategy. The transformation is rooted in the material issues previously identified such as climate change mitigation, energy management, water conservation, social well-being, ethical governance, and transparency and seeks to operationalize them through actionable programs, measurable KPIs, and a two-year sustainability action roadmap.

This document acts as a dynamic guide to facilitate TMG-SAUDI's transition from early ESG adoption to mature, embedded sustainability leadership. It highlights immediate quick wins, longer-term strategic enhancements, and sector-leading initiatives, ensuring that TMG-SAUDI not only meets but exceeds stakeholder expectations and regulatory requirements. Moreover, the initiative leverages the internal capabilities and organizational strengths already identified during the baseline phase to accelerate transformation while maintaining operational excellence.

Ultimately, this transformation plan reaffirms TMG-SAUDI's strategic ambition to be recognized as a pioneer of responsible development in Saudi Arabia creating lasting value for its communities, shareholders, and the environment, and contributing meaningfully to the Kingdom's sustainable future.

A Legacy of Excellence and Innovation

Talaat Moustafa Group (TMG-SAUDI) is a leading real estate developer known for delivering high-quality, integrated residential, commercial, hospitality, and retail developments across the MENA region. Rooted in a legacy of excellence, TMG-SAUDI's vision is firmly aligned with Saudi Vision 2030, the UN Sustainable Development Goals (UN SDGs), and global best practices for sustainability and responsible urbanization.



TMG-SAUDI has extended its expertise to Saudi Arabia with the development of Banan, a remarkable sustainable integrated residential community located in Riyadh. Covering over 10 million square meters, Banan is designed to host more than 120,000 residents, blending Saudi traditions with modern, sustainable urban living. The project embodies TMG's philosophy of creating vibrant, smart, resilient communities that prioritize resource efficiency, social wellbeing, and environmental stewardship.

Banan is characterized by:

- Smart infrastructure: Integrated IoT systems for energy management, water conservation, and community services.
- Sustainable resource management: Solar photovoltaic (PV) panels on rooftops and parking shades, advanced treated wastewater reuse for irrigation, and energy-efficient building designs.
- Community well-being focus: Mixed-use layouts including open green spaces, recreational facilities, mosques, educational centers, retail hubs, and health services within walkable distances.



Geographic Presence & Expansion Plans

TMG-SAUDI builds upon TMG's strong legacy in Egypt and the broader MENA region, bringing decades of expertise in sustainable real estate development to new and expanding markets. In Saudi Arabia, Banan serves as a model for future urban developments, setting new benchmarks for eco-conscious living through:

- Comprehensive energy efficiency strategies.
- Smart city technologies enhancing operational performance and quality of life.
- Sustainable water and waste management systems using treated effluent for irrigation and landscape features.

As part of our broader expansion strategy, TMG-SAUDI plans to:

- Develop additional sustainable residential and mixed-use communities aligned with Saudi Vision 2030.
- Lead in digital transformation through the integration of smart platforms for community management, resource monitoring, and sustainability reporting.
- Pursue internationally recognized sustainability certifications such as LEED, Mostadam, and WELL for future projects.

Through these initiatives, TMG-SAUDI aims to continuously raise the standards of urban living by developing future-proof, resilient communities that seamlessly combine tradition, innovation, and sustainability.



Our Sustainability Vision

TMG-SAUDI is committed to leading the real estate sector toward a more sustainable future. Our vision is to redefine urban development by creating smart, sustainable, and inclusive communities that prioritize environmental responsibility, social well-being, and long-term economic resilience.

In 2024, TMG Saudi achieved major milestones in advancing sustainability across its operations. Key highlights include the large-scale deployment of photovoltaic (PV) solar panels across residential and commercial assets, the implementation of comprehensive water management systems utilizing smart irrigation and advanced wastewater recycling technologies, and the launch of extensive employee wellness, safety, and community engagement programs. These accomplishments underscore TMG Saudi's unwavering commitment to supporting Saudi Vision 2030, the UN Sustainable Development Goals (UN SDGs), and positioning itself as a sustainability frontrunner in the regional real estate market.

Project Overview

The Banan Residential Community is a landmark development by Talaat Moustafa Group (TMG-SAUDI) in Riyadh, Saudi Arabia. Covering an expansive area of over 10 million square meters, Banan is designed to accommodate more than 120,000 residents. The project reflects TMG-SAUDI's deep commitment to sustainable development, aligning with Saudi Vision 2030 and the United Nations Sustainable Development Goals (UN SDGs). Banan aims to redefine urban living by creating a modern, resilient, and inclusive environment that blends traditional Saudi values with future-ready sustainable solutions.



Master Planning Excellence

Banan's master plan prioritizes human-centered design principles, focusing on creating walkable, bikeable, and transit-oriented neighborhoods. The community layout ensures easy access to daily needs and amenities within short distances, fostering active lifestyles and social interaction. Essential facilities such as schools, mosques, healthcare centers, parks, and retail hubs are distributed throughout the development, ensuring that all residents enjoy proximity to services and green open spaces.

Sustainability is embedded into every aspect of Banan's design, construction, and operations. The project focuses on multiple dimensions of sustainability:

- **Energy Efficiency:** Banan integrates solar photovoltaic (PV) systems on building rooftops and car parking shades to significantly reduce reliance on conventional energy sources. High-performance building envelopes, passive design strategies, and energy monitoring systems further optimize energy consumption across the development.
- **Water Management:** Smart irrigation systems, treated wastewater reuse for landscaping, sub-metering for residential units, and leak detection technologies are implemented to ensure comprehensive water conservation. Landscape design incorporates drought-tolerant native plant species to minimize water demand.
- **Sustainable Construction Practices:** The project emphasizes the use of locally sourced, eco-friendly, and recyclable materials. Prefabrication methods and low-carbon concrete alternatives are deployed to reduce the embodied carbon footprint and construction waste.
- **Environmental Stewardship:** Banan preserves and enhances natural ecosystems through green corridors, biodiversity-friendly landscaping, and innovative stormwater management solutions such as permeable paving and rainwater collection systems.

Smart Infrastructure and Digital Solutions

Banan is a smart community, leveraging advanced technologies to enhance operational efficiency, environmental performance, and residents' quality of life. Real-time energy and water monitoring systems, IoT-based building management platforms, and community apps for services, security, and communications are integrated throughout the development. Electric vehicle (EV) charging stations, shuttle services, and smart mobility hubs support sustainable transportation alternatives.

Community Health, Safety, and Well-Being

TMG-SAUDI places a strong emphasis on enhancing the well-being of Banan's residents. The community features a network of parks, fitness trails, outdoor recreational areas, and community centers to promote healthy, active lifestyles. Safety and security measures, including access control systems and emergency response plans, are embedded into the urban fabric. Regular wellness programs, environmental awareness campaigns, and social events contribute to building an engaged, resilient community.

Alignment with Saudi Vision 2030 and Global Sustainability Goals

The Banan project actively contributes to several pillars of Saudi Vision 2030, particularly regarding the development of sustainable cities, diversification of the economy through green investments, and enhancement of residents' quality of life. It also directly supports global sustainability goals by advancing clean energy adoption, promoting responsible water use, building inclusive urban spaces, and implementing climate change mitigation strategies.



CEO's Message

The world is changing rapidly, and so is the way we think about urban development. At TMG-SAUDI, we have always been known for setting new standards in real estate, hospitality, and infrastructure. But today, we are driven by a new challenge building communities that are not just modern and luxurious but also sustainable, smart, and resilient.

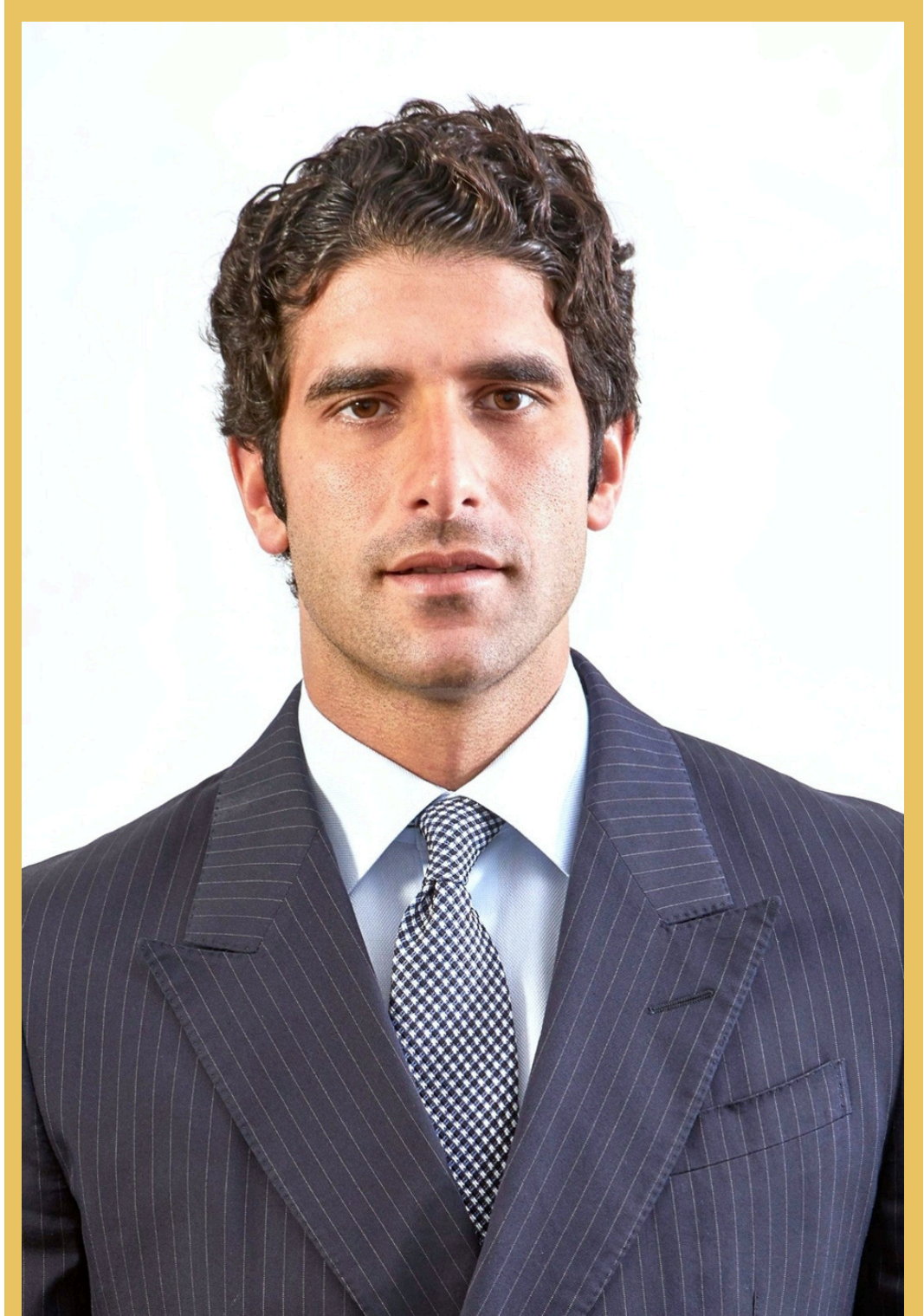
Sustainability is no longer just an option; it is a responsibility we all share. Our customers expect it, investors demand it, and future generations will depend on it. That is why we have made a conscious decision to embed Environmental, Social, and Governance (ESG) principles into every aspect of our business. This means looking beyond short-term success and focusing on how we can create long-lasting value for our residents, for our cities, and for the environment.

One of the most exciting milestones in our journey is TMG-SAUDI-Banan, our first sustainable integrated residential compound in Saudi Arabia. This project represents our vision for the future green neighborhoods, energy efficient homes, smart infrastructure, and a deep commitment to preserving natural resources. TMG-SAUDI-Banan is not just another development; it is a blueprint for how urban living should be harmonious, forward-thinking, and environmentally responsible. Through this project, we are proving that luxury and sustainability are not mutually exclusive. You can live in comfort while reducing your impact on the planet.

Of course, sustainability is not just about the environment. It is also about people. We want our communities to be inclusive, diverse, and socially vibrant. This is why we invest in education, healthcare, and social infrastructure that improves the lives of our residents. We also believe in empowering our employees, working closely with our suppliers to ensure ethical sourcing, and engaging with our stakeholders to make sure that our decisions reflect the needs of the communities we serve.

We know that this journey is not easy. Real change takes time, effort, and continuous innovation. But at TMG-SAUDI, we are committed to leading by example. We are taking concrete steps reducing our carbon footprint, integrating renewable energy, improving waste management, and designing climate-resilient buildings. These are not just ideas; they are actions we are already implementing across our developments, including TMG-SAUDI-Banan. As we move forward, we will continue to challenge ourselves to do better, to be bolder, and to find new ways to make sustainability an integral part of everything we build.

To our investors, our partners, our customers, and our employees I invite you to join us on this journey. Sustainability is not something we can achieve alone; it requires collaboration, shared vision, and a commitment to doing what is right. Together, we can create cities that are not just built for today but designed for generations to come.



Eng. Ahmed Talaat
CEO and Managing Director

TMG-SAUDI Sustainable Growth

Sustainability Purpose

Sustainability is embedded in our corporate philosophy—not just a feature of our developments. As a real estate leader, we’re committed to creating communities that are economically vibrant, socially inclusive, and environmentally resilient. With rapid urbanization driving up energy use, water demand, and emissions, the real estate sector plays a key role in global environmental impact. In response, we’ve adopted a comprehensive strategy focused on climate resilience, energy efficiency, water conservation, resource optimization, and sustainable mobility.

Our ESG Framework

Our approach aligns with leading sustainability frameworks, including the Global Reporting Initiative (GRI), the UN Sustainable Development Goals (SDGs), and Saudi Vision 2030. From material selection and construction to infrastructure and operations, we prioritize minimizing environmental impact and enhancing long-term livability. Our developments model sustainable urban living through green infrastructure, smart energy systems, and responsible resource use. By leveraging advanced technologies, high-performance design, and innovative policies, we’re redefining urban growth for a healthier planet. Our ESG Pillars: Our strategy ensures environmental leadership, maximizes social value, and upholds strong governance and ethical business practices.



Materiality Assessment Methodology

Our materiality assessment methodology is designed to align with the Global Reporting initiatives (GRI) standards and Sustainability Accounting Standards Board (SASB) to identify, evaluate, and prioritize the most significant topics that impact our business, stakeholders, and long-term sustainability strategy. This structured approach ensures that our ESG initiatives align with global sustainability frameworks while addressing key environmental challenges relevant to our industry.

The methodology consists of four key steps

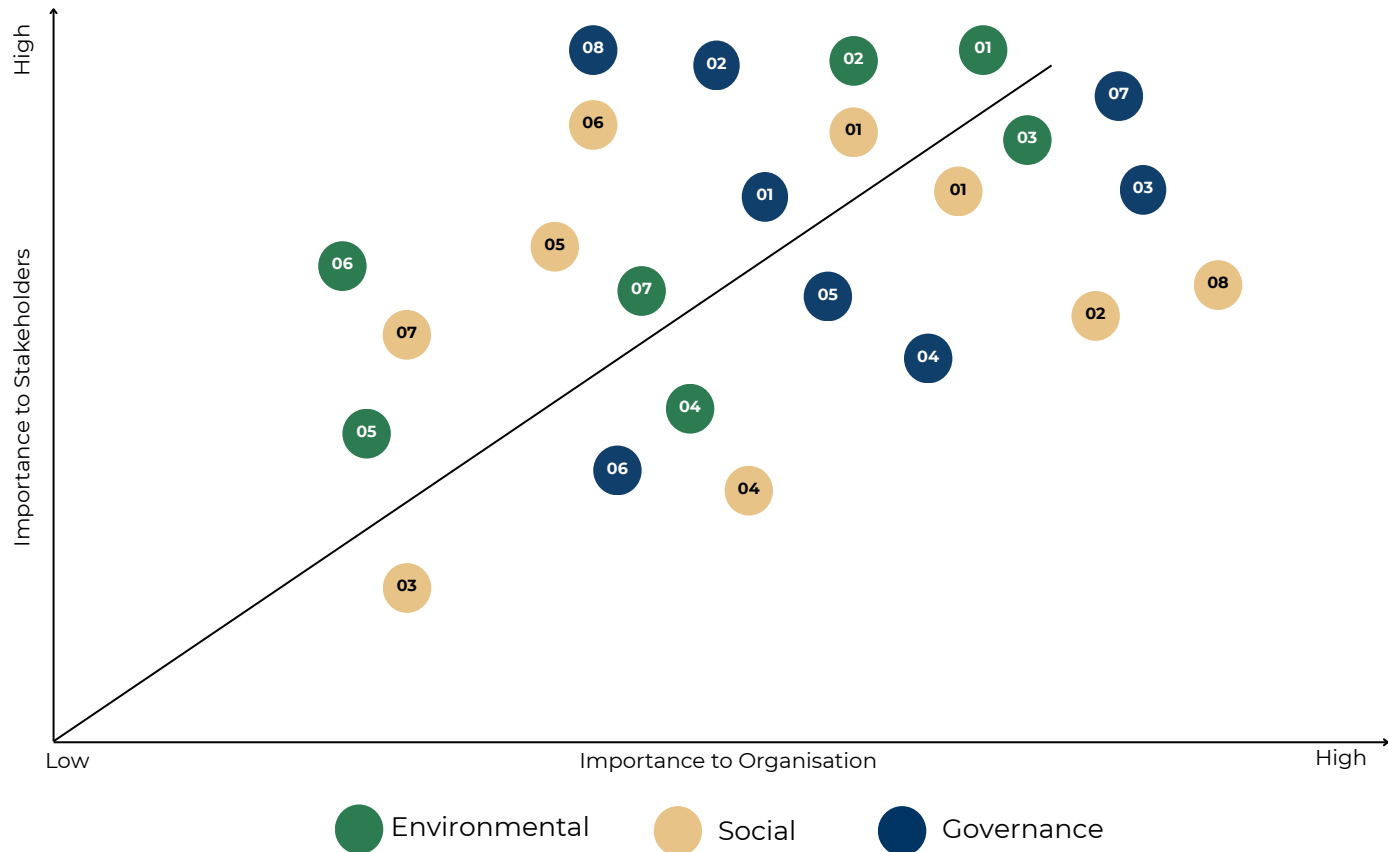
Identification of Material Topics: We analyze regulatory requirements, industry best practices, and global sustainability standards (GRI, SASB, SDGs), alongside stakeholder expectations, to identify relevant topics. Engagement with investors, regulators, employees, customers, and communities helps shape our understanding of key concerns.

Assessment of Impact & Relevance: Each topic is evaluated for its environmental, social, and economic impact, and its alignment with our strategic goals. We consider climate risks, compliance, financial effects, and reputational factors to ensure alignment with both business and sustainability objectives.

Prioritization & Validation: Topics are ranked by impact, stakeholder significance, and business relevance. Senior management and ESG committees validate these priorities, embedding them into our sustainability strategy and risk framework.

Integration & Continuous Review: Final topics are integrated into ESG planning, monitoring, and reporting. Ongoing reviews and stakeholder engagement ensure our approach evolves with changing regulations, environmental challenges, and market conditions.

Materiality matrix



- | | | |
|---|---|--|
| 01 Climate Change Mitigation & Adaptation | 01 Health, Safety, and Well-Being | 01 Ethics and Transparency |
| 02 Energy Management & Renewable Energy Usage | 02 Workforce Development and Career Growth | 02 Data Privacy and Security |
| 03 Water Management | 03 Diversity and Inclusion | 03 Economic Performance and Resilience |
| 04 Air Quality & Sustainable Mobility | 04 Customer Experience Enhancements | 04 Supply Chain Management |
| 05 Sustainable Material Sourcing and Lifecycle Management | 05 Grievance Redressal and Stakeholder Engagement | 05 Legal and Regulatory Compliance |
| 06 Natural Resources Conservation and Bio-diversity | 06 Community Engagement and Social Development | 06 Innovation and Digital Transformation |
| 07 International Rating Systems Compliance | 07 Security and Public Safety | 07 Risk Management |
| | 08 Sustainability Awareness and Corporate Social Responsibility | 08 Board Oversight and Accountability |

TMG-SAUDI Business Analytics

Demonstrating Financial Strength and Enabling ESG Integration

TMG-SAUDI's financial position illustrates both its commercial success and its capacity to lead in sustainable development. The Banan real estate project alone has generated exceptional results, achieving over SAR5.09 billion in total sales since inception .

This strong performance is not only a testament to market confidence but also a reliable source of liquidity and reinvestment potential.

As of the end of 2024, TMG-SAUDI holds

1.25 ^{٢٠٠} IN TOTAL
Billion ASSETS

890 ^{٢٠٠} CASH AND CASH
Million EQUIVALENTS

These figures indicate a well-capitalized and liquid balance sheet, capable of absorbing strategic investments without reliance on high external financing.

Total Banan Project Sales
5,097,861,850 ^{٢٠٠}

Total Liabilities
1,200,401,421 ^{٢٠٠}

Shareholders' Equity
46,437,712 ^{٢٠٠}

These metrics reflecting the project-financed structure and recent business expansion the overall financial health is strong.

This capital model, based on upfront customer financing, has enabled TMG-SAUDI to accelerate development while retaining high liquidity.

Linking Financial Strength to ESG Investment

This robust financial position directly enhances TMG-SAUDI's ability to invest in Environmental, Social, and Governance (ESG) programs. The company is now positioned to move from ESG commitment to execution, leveraging both its asset base and liquidity to implement sustainability-oriented strategies. Key opportunities include:

Renewable Energy Transition

TMG-SAUDI has the flexibility to initiate on-site solar PV installations, invest in local clean energy infrastructure, and improve energy resilience across its developments. These investments can be internally funded without compromising operational liquidity or requiring immediate returns.

Sustainable Construction Practices

Strong sales revenue from the Banan project provides both the capital and confidence to adopt green building practices. TMG-SAUDI can integrate advanced HVAC systems, sustainable materials, passive design features, and water-efficient systems into future projects, potentially targeting certifications such as LEED

TMG-SAUDI's strong business fundamentals – from record-setting sales to deep cash reserves – offer the financial flexibility needed to pursue ESG integration at scale. The company is uniquely positioned to translate financial success into long-term sustainable value, creating positive impact across environmental, social, and governance dimensions while maintaining competitive advantage in a rapidly evolving real estate landscape.



بَنَان
Banan
Al Riyadh 

Protecting Our Environment

Visionary Environmental Strategy

Our environmental strategy focuses on climate change mitigation, efficient use of energy and water, sustainable resource management, waste reduction, and biodiversity protection. These core pillars shape how we plan, build, and operate across all projects.

Driving Impact Through Innovation

TMG-SAUDI applies innovative technologies and best practices to reduce its environmental footprint. Our goal is to enhance the long-term sustainability and resilience of the communities we develop, while leading by example in the region.

Pillars of our Environmental Stewardship (Materiality Selection)

- Climate Change Mitigation & Adaptation
- Energy Management & Renewable Energy Usage
- Water Management
- Air Quality & Sustainable Mobility
- Sustainable Material Sourcing and Lifecycle Management
- Natural Resources Conservation and Bio-diversity
- International Rating Systems Compliance

Global Sustainability Alignment

TMG-SAUDI is fully aligned with Saudi Vision 2030, the United Nations Sustainable Development Goals (UN SDGs), and key international reporting frameworks such as the Global Reporting Initiative (GRI) and Sustainability Accounting Standards Board (SASB). These frameworks guide our approach to responsible and forward-thinking development.



01 Climate Change Mitigation & Adaptation

TMG-SAUDI adopts comprehensive strategies to mitigate and adapt to climate change risks, embedding resilience into our developments and operations.

Our projects incorporate rigorous environmental standards, leveraging global best practices to proactively manage climate impacts.



High Solar Reflectance Index (SRI) Materials

Developments will increasingly specify high Solar Reflectance Index (SRI) materials for pavements, roofs, and facades to minimize urban heat island effects.

Utilizing these high-reflectance materials significantly improves thermal comfort, reduces cooling energy demands, and contributes positively to urban microclimates, aligning with sustainability and climate resilience strategies.

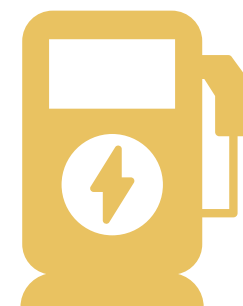


Reduction of Transportation Emissions

Our developments actively integrate low-carbon transport solutions, considering private shuttle services, comprehensive bike-friendly routes, ample bicycle parking, and robust EV charging infrastructure.

By facilitating sustainable commuting options, we directly contribute to reduced transportation emissions, aligned closely with Saudi Vision 2030's sustainable mobility targets.

Electric vehicles charging stations are provided all across the Project

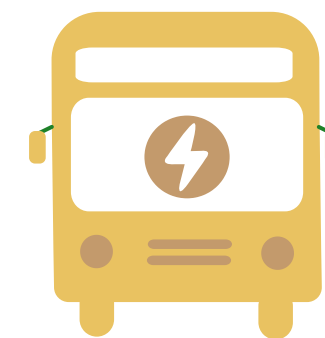


05% EV chargers of the total number of apartment buildings parking



01 EV Charger per Villa

To reduced transportation emissions, We provide



40 Transportation Buses
03 Transportation Hubs
06 Transportation Routes

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Climate-Resilient Landscaping Design

We strategically use drought-resistant native plants in all landscaping designs, significantly reducing irrigation requirements and supporting local biodiversity.

This practice enhances resilience against climate-related water stresses and complements broader climate adaptation objectives.

The total landscape area is around

1.25 Million SQM 

All landscape plants are climate-resilient



Low GWP and ODP Refrigerants

TMG-SAUDI is systematically adopting refrigerants with low Global Warming Potential (GWP) and zero Ozone Depletion Potential (ODP).

Specifically, our projects ban harmful CFCs and HCFCs, instead prioritizing environmentally friendly alternatives with lower emissions profiles.

This practice significantly minimizes climate impact and aligns with international environmental standards such as ISO 14001.



Standardized Monthly Emissions Reporting (Scope 1, 2 and 3)

Comprehensive systems for monthly tracking of Scope 1, Scope 2 and Scope 3 emissions will be established, leveraging advanced analytics for accurate emission quantification and management, enhancing transparency and driving informed decision-making.

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13 CLIMATE ACTION



02 Energy Management & Renewable Energy Usage

TMG-SAUDI prioritizes effective energy management and maximizes renewable energy integration.

Our proactive energy strategy encompasses comprehensive efficiency measures and widespread adoption of renewable energy technologies, significantly reducing carbon emissions and operational energy costs.



Efficient HVAC and Ventilation Systems

TMG-SAUDI employs advanced HVAC systems including zoned air conditioning, variable refrigerant flow (VRF), Variable Frequency Drives (VFD), and Energy Recovery Ventilators (ERVs).

Zoned designs reduce energy in unused areas, while VRF precisely matches refrigerant flow to real-time demands.

VFDs dynamically adjust motor speeds based on actual HVAC loads, further cutting energy usage. ERVs recover thermal energy from exhaust air, enhancing efficiency and indoor air quality.

Collectively, these technologies significantly reduce energy consumption and emissions, supporting TMG-SAUDI's sustainability goals.



Energy Monitoring Systems

TMG-SAUDI has implemented advanced, real-time energy monitoring systems utilizing smart meters and (IoT)-based management platforms across its facilities.

These systems offer comprehensive, detailed insights into energy consumption patterns, enabling proactive identification and rapid rectification of inefficiencies.

Through data analytics and continuous monitoring, energy consumption is optimized, operational costs reduced, and sustainability performance significantly improved, supporting informed decision-making and long-term resource management.



Renewable Energy Integration

TMG-SAUDI is actively integrating renewable energy systems across all its developments, prominently through the immediate deployment of photovoltaic (PV) panels installed strategically on building rooftops, parking shades, and public spaces.

These solar systems significantly reduce dependency on grid electricity, thereby lowering both energy-related carbon emissions and operational expenses.

Total planned solar PV capacity of more than **150** MW  reducing the overall grid energy dependency by **11**%

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02 Energy Management & Renewable Energy Usage

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Efficient Hot Water Systems

Centralized hot water distribution systems have been implemented throughout TMG-SAUDI developments for all Villas and commercial buildings, equipped with highly efficient circulation pumps and advanced thermal insulation.

This design substantially minimizes heat loss from hot water piping, reducing the energy required to maintain water temperature.

By enhancing thermal efficiency, these systems significantly lower overall energy usage, operational costs, and associated greenhouse gas emissions, contributing directly to our energy management objectives.



Efficient Lighting Systems

TMG-SAUDI systematically integrates highly efficient lighting technologies into all developments, including LED lighting, occupancy sensors, and daylight harvesting systems.

LED solutions substantially lower energy consumption compared to traditional lighting, while occupancy sensors minimize electricity use by ensuring lights operate only when areas are occupied.

Daylight harvesting utilizes natural daylight to reduce reliance on artificial lighting, optimizing illumination and significantly reducing associated energy costs and emissions, contributing meaningfully to community-wide sustainability objectives.



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Daylight harvesting utilizes natural daylight to reduce reliance on artificial lighting, optimizing illumination and significantly reducing associated energy costs and emissions, contributing meaningfully to community-wide sustainability objectives.

03 Water Management

TMG-SAUDI is committed to water conservation by implementing efficient water management solutions that significantly reduce freshwater demand.

By promoting responsible consumption practices, the company ensures sustainable water use while supporting long-term environmental stewardship.



Water-Efficient Plumbing Fixtures

Across TMG-SAUDI residential and commercial buildings, high-performance water-saving fixtures such as low-flow faucets, showerheads, toilets, and aerators are systematically installed to maximize water-use efficiency.

These fixtures are specifically designed to minimize water consumption without compromising user comfort or functionality.

By implementing these advanced plumbing solutions, TMG-SAUDI significantly reduces indoor water demand, and energy required for hot water generation thereby contributing directly to sustainability targets, decreasing wastewater generation, and reducing overall strain on local water and energy resources.

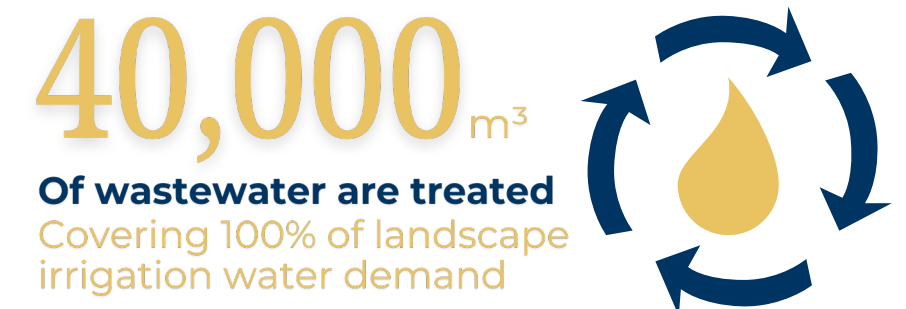


Recycled Water for Irrigation

TMG-SAUDI extensively incorporates advanced wastewater treatment systems, utilizing treated wastewater and greywater to sustainably meet landscape irrigation demands across its communities.

These recycling systems significantly reduce freshwater extraction by reclaiming wastewater for safe, efficient reuse in landscaping, greenery maintenance and water features operation.

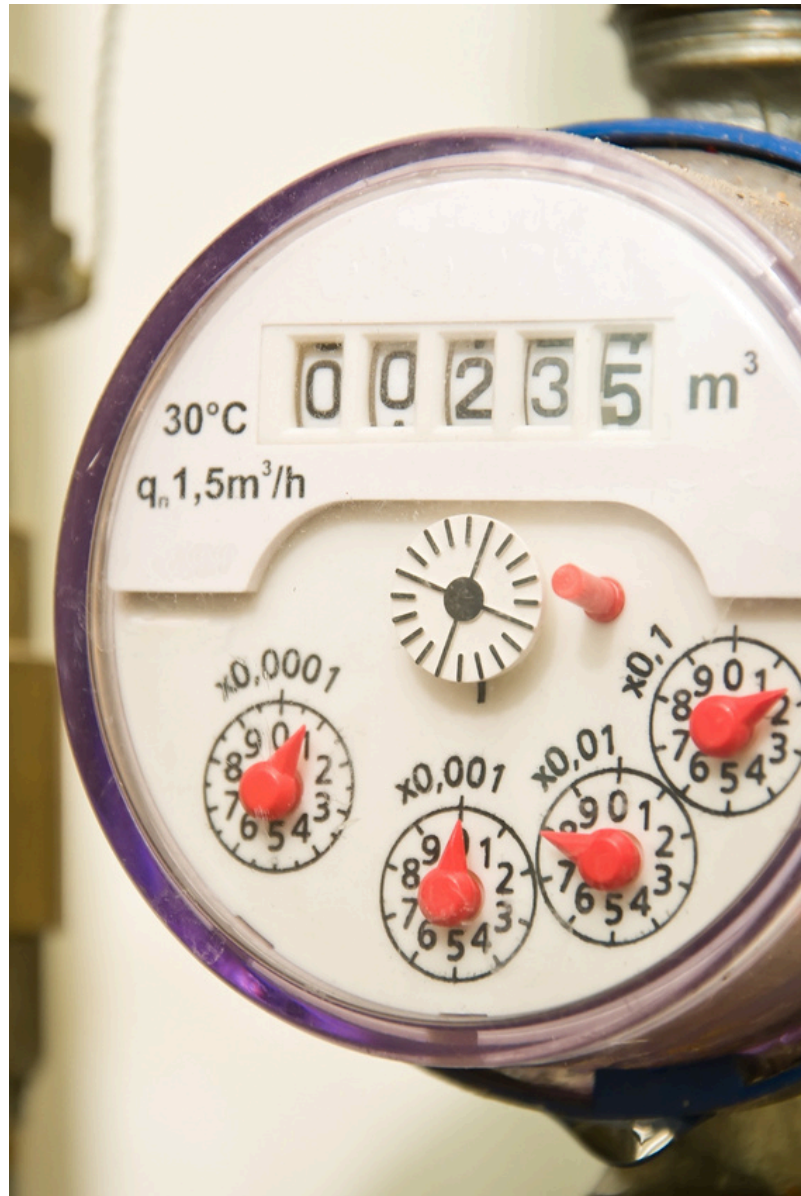
By integrating treated effluent into irrigation strategies, TMG-SAUDI proactively minimizes environmental impact, promotes water conservation, and aligns closely with sustainable resource management principles and regional water scarcity solutions.



03 Water Management

TMG-SAUDI is committed to water conservation by implementing efficient water management solutions that significantly reduce freshwater demand.

By promoting responsible consumption practices, the company ensures sustainable water use while supporting long-term environmental stewardship.



Advanced Metering Systems

TMG-SAUDI plans comprehensive sub-metering systems at granular levels, enabling precise tracking of water consumption, real-time leak detection, and swift identification of inefficiencies for corrective action.



Advanced Wastewater Treatment Systems

High-efficiency technologies, including membrane bioreactors for tertiary treatment, are planned to ensure wastewater is treated to high reuse standards, significantly expanding sustainable water resource utilization.



Sustainable Pool Management

Pool covers and recirculating backwash systems are planned for future projects to minimize water loss due to evaporation and operational waste, ensuring efficient pool maintenance.



Smart Irrigation Systems

TMG-SAUDI deploys sophisticated smart irrigation technologies, including weather-responsive controllers, soil moisture sensors, and IoT-enabled automated irrigation systems.

These advanced solutions dynamically optimize irrigation schedules based on real-time environmental conditions such as rainfall, soil moisture levels, and evapotranspiration data.

By precisely calibrating water application to actual plant needs, these systems substantially reduce water waste, improve landscape health, and contribute significantly to regional water conservation efforts.



04 Air Quality & Sustainable Mobility

TMG-SAUDI proactively addresses air pollution by promoting sustainable mobility options and reducing transportation-related emissions.



EV Charging Stations

TMG-SAUDI has extensively integrated electric vehicle (EV) charging infrastructure into both residential and commercial developments.

Strategically placed EV charging stations support widespread electric vehicle adoption by residents, visitors, and employees, significantly reducing reliance on traditional fuel-based transportation.

This proactive investment reduces community transportation-related emissions, contributes to improved local air quality, and aligns closely with national sustainability targets and global climate commitments.



Air Quality Monitoring

Advanced air quality monitoring sensors will be installed in urban zones, tracking pollution sources in real-time and guiding effective mitigation strategies.



Shuttle Bus Services

TMG-SAUDI plans electric and hybrid-powered shuttle services, connecting developments with major transport hubs, reducing dependence on private vehicles, and significantly lowering air pollution.



Active Transportation Infrastructure

TMG-SAUDI prioritizes sustainable urban mobility by developing extensive and integrated networks of pedestrian walkways and dedicated cycling paths.

These comprehensive pathways are complemented by convenient bicycle storage facilities strategically located within developments, encouraging residents and visitors to adopt walking and cycling as primary commuting options.

By actively promoting non-motorized transportation, these measures significantly reduce traffic congestion, lower community-wide emissions, enhance public health, and improve overall quality of urban life.

Banan Project shall provide

420 km 
Of pedestrian routes length

Banan Project shall provide

20 km 
Of cycling routes length

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11 SUSTAINABLE CITIES
AND COMMUNITIES


05 Sustainable Material Sourcing and Lifecycle Management

TMG-SAUDI actively integrates sustainability principles into material selection, product lifecycle management, and sourcing practices across all projects.

By adopting responsible procurement strategies, prioritizing resource efficiency, and incorporating lifecycle-oriented designs, the company substantially reduces environmental impacts associated with resource extraction, construction, and operational activities, promoting long-term sustainability and community resilience.

100% 
Of landscape materials are locally manufactured.



Locally Sourced Materials

TMG-SAUDI prioritizes sourcing construction materials locally within a 500 km radius of project sites.

This strategic approach significantly reduces transportation-related emissions, actively supports regional economic growth, and reduces environmental impacts associated with long-distance logistics.

Emphasizing local sourcing directly aligns with sustainability goals by minimizing embodied carbon and strengthening regional supply chains.

85% 

Of construction materials used in villas are locally manufactured



Waste Management, Recycling, and Repair-and-Reuse Centers

Comprehensive waste management, soil cut-and-fill optimization and waste diversion are actively implemented across all developments.

TMG-SAUDI operates dedicated repair-and-reuse centers that promote circular economy practices by extending product life cycles, minimizing waste generation, and optimizing resource utilization.

These facilities encourage residents and stakeholders to adopt sustainable consumption behaviors through active reuse and recycling.



Eco-Friendly, Recyclable, and High-Recycled-Content Materials

In alignment with its long-term sustainability objectives, TMG-SAUDI plans to further enhance its procurement policies by integrating construction materials with high recycled content, recyclability, and validated Environmental Product Declarations (EPDs).

Future developments are considering to specify and use low-carbon concrete mixtures and recycled steel for major structural components.

By selecting materials that meet strict sustainability criteria, the company will significantly reduce embodied carbon footprints, support circular economy principles, and further minimize environmental impacts from construction activities.

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12 RESPONSIBLE
CONSUMPTION
AND PRODUCTION



05 Sustainable Material Sourcing and Lifecycle Management

TMG-SAUDI actively integrates sustainability principles into material selection, product lifecycle management, and sourcing practices across all projects.

By adopting responsible procurement strategies, prioritizing resource efficiency, and incorporating lifecycle-oriented designs, the company substantially reduces environmental impacts associated with resource extraction, construction, and operational activities, promoting long-term sustainability and community resilience.



Prefabricated and Modular Construction Techniques

TMG-SAUDI actively integrates prefabricated and modular construction methodologies.

These approaches greatly reduce on-site construction waste, significantly enhance resource efficiency, shorten construction timelines, and ensure consistent quality control, further supporting broader sustainability and efficiency goals.



Lifecycle-Oriented Design and Material Durability

Planned initiatives will adopt lifecycle-oriented design principles emphasizing durability, long-term performance, and ease of maintenance.

By selecting materials and designing assets that extend their operational lifespans, the company ensures reduced long-term resource usage, minimized maintenance impacts, and enhanced environmental sustainability.



Community Engagement in Recycling and Sustainability

TMG-SAUDI Plans to organize regular community clean-up events, recycling campaigns, and sustainability awareness initiatives to actively engage residents and stakeholders.

By fostering a strong culture of environmental responsibility and active community participation, these initiatives planned to drive collective efforts towards waste reduction, resource optimization, and increased recycling rates throughout TMG-SAUDI communities.

We organize



Community engagement events annually



06 Natural Resources Conservation and Bio-diversity

TMG-SAUDI takes practical steps to support biodiversity and reduce environmental impact through native landscaping, soil reuse, and sustainable site practices.

Looking ahead, the company plans to enhance stormwater management and protect natural habitats by integrating eco-friendly features into its developments.



Soil Reuse and Management

TMG-SAUDI actively implements sustainable soil management practices by systematically reusing original site soil for landscaping, grading, and backfill activities during construction phases.

By reducing soil importation and associated transportation emissions, these practices minimize environmental impact, preserve topsoil health, reduce waste, and enhance the overall sustainability of development projects.

60% 
Of extracted Soil are being reused onsite



Habitat Conservation

TMG-SAUDI intends to proactively incorporate ecological assessments into project planning to identify and protect sensitive habitats.

Planned initiatives include creating green corridors, ecological buffers, and dedicated conservation zones within developments to preserve and enhance local biodiversity, minimize ecological disruption, and create healthier, balanced ecosystems within urban environments.



Stormwater Management

TMG-SAUDI plans to implement advanced stormwater management systems that incorporate permeable paving, innovative stormwater collection, and recycling infrastructure across its developments.

Additionally, the company will strategically integrate natural drainage features, such as wadis, within landscaped areas.

By using wadis as central components of the stormwater management strategy, runoff can be efficiently collected, slowed, and infiltrated naturally, significantly reducing flooding risks and enhancing groundwater recharge.

The vegetated sides of wadis will be designed with native plants to create biodiverse habitats, providing ecological corridors that support local wildlife and biodiversity.

This integrated approach to stormwater management will simultaneously promote sustainability, environmental resilience, and enhanced ecosystem health.



Native Landscaping and Biodiversity Enhancement

TMG-SAUDI extensively integrates native plant species adapted to the regional climate in its landscape designs.

These carefully selected, drought-resistant plants substantially reduce irrigation needs, lower maintenance requirements, and enhance the resilience of landscapes.

By prioritizing indigenous vegetation, TMG-SAUDI actively supports local biodiversity, providing critical habitats for native wildlife, birds, and pollinators, thereby creating ecologically balanced and sustainable communities.

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07 International Rating Systems Compliance

TMG-SAUDI places strong emphasis on maintaining rigorous compliance with both local and international environmental standards.

Through adherence to national regulations, pursuit of globally recognized certifications, transparent reporting, and rigorous auditing practices, TMG-SAUDI ensures continuous improvement in environmental performance and sustainable operational excellence.



Alignment with Regulatory Standards

TMG-SAUDI proactively adheres to critical regulatory frameworks, including Saudi Vision 2030, the Saudi Green Building Code, and local environmental regulations.

Compliance with these standards is consistently monitored and actively maintained, ensuring that all projects align with national sustainability objectives, regulatory requirements, and environmental best practices.



Environmental Reporting

TMG-SAUDI actively develops comprehensive sustainability disclosures aligned with international reporting frameworks, such as the Global Reporting Initiative (GRI), Sustainability Accounting Standards Board (SASB), and United Nations Sustainable Development Goals (SDGs).

These reports provide stakeholders with transparent and reliable insights into our sustainability performance, clearly demonstrating progress toward environmental and social objectives.



Global Green Building Certifications

TMG-SAUDI aims to achieve globally recognized environmental certifications, including Leadership in Energy and Environmental Design (LEED), WELL Building Standard, and Mostadam, in future projects.

By pursuing these certifications, the company will ensure alignment with international best practices, significantly enhancing energy efficiency, environmental sustainability, occupant well-being, and overall asset value.

Our

Data
Center
Building

Is targeting LEED BD+C certification



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Social Impact and Community Engagement

Empowering People and Communities

Talaat Moustafa Group (TMG) is dedicated to fostering a strong workforce, sustainable communities, and exceptional customer experiences.

Our social strategy aligns with Saudi Vision 2030, the United Nations Sustainable Development Goals (SDGs), and international ESG reporting standards, including GRI and SASB.



We structured our Social Engagement into three key areas:

Our Team

Material Topics

- Health, Safety, and Well-Being
- Workforce Development and Career Growth
- Diversity and Inclusion

Customers

Material Topics

- Customer Experience Enhancements
- Grievance Redressal and Stakeholder Engagement

Community

Material Topics

- Community Engagement and Social Development
- Security and Public Safety
- Sustainability Awareness and Corporate Social Responsibility

Our Team

At Talaat Moustafa Group - Saudi, our employees are our most valuable asset.

A strong, skilled, and well-supported workforce is the foundation of our long-term success and sustainability strategy.

Through comprehensive health and safety programs, professional development initiatives, and inclusive workplace policies, TMG-Saudi ensures that every employee thrives in a safe, engaging, and growth-oriented environment.

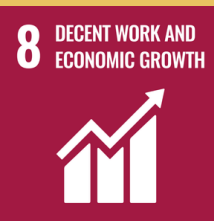
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Strong, Skilled, and
Well-supported Team Members

As part of our commitment to Saudi Vision 2030 and international best practices, TMG-Saudi actively invests in workforce well-being, upskilling programs, and diversity initiatives.

With a structured approach to safety, training, and employee welfare, we aim to empower our people to deliver excellence across all operations.



Social Our Team



Health, Safety, and Well-Being

TMG ensures a safe and healthy workplace through strict safety policies, regular training, and wellness programs, fostering a culture of well-being and risk prevention.



Mandatory Safety Training and Competency Development

Employees working in construction, engineering, and operational roles undergo structured HSE training, covering emergency preparedness, fire safety, first-aid response, and equipment handling.

These training modules are regularly updated to align with global safety standards and industry best practices.

Safety drills, real-life simulations, and digital training platforms further strengthen risk awareness and response capabilities.



Comprehensive Occupational Health and Safety (OHS) Programs

TMG-Saudi enforces strict safety policies, hazard identification, and risk mitigation strategies across all project sites.

Employees receive mandatory PPE, periodic safety audits, and ongoing hazard awareness training to maintain a safe work environment.

The company also provides on-site medical teams and emergency response protocols, ensuring rapid intervention in case of incidents.

We Complete

13



HSE trainings
in average annually



Health, Safety, and Well-Being

TMG ensures a safe and healthy workplace through strict safety policies, regular training, and wellness programs, fostering a culture of well-being and risk prevention.



Emergency Response and Crisis Management

TMG-Saudi is enhancing its emergency preparedness strategies by developing comprehensive crisis management plans.

The company conducts emergency response drills, simulating fire evacuations, medical emergencies, and accident response scenarios to train employees on how to act swiftly in high-risk situations.

Additionally, TMG-Saudi is investing in incident management systems, allowing for real-time reporting of workplace hazards, automated emergency alerts, and rapid mobilization of response teams.

We Encountered

0



workplace incidents this year



Regular Health Camps and Medical Screenings

Recognizing the importance of preventative healthcare, TMG-Saudi organizes regular health camps to provide employees with medical checkups, vaccinations, and screenings for chronic diseases such as diabetes and hypertension.

Employees have access to on-site health consultations, ensuring that workplace injuries, occupational health concerns, and stress-related issues are addressed proactively. These health camps also include nutrition counseling and awareness campaigns, helping employees make informed lifestyle choices.



Mental Well-Being and Stress Management Programs

TMG-Saudi aspires to adopt a holistic approach to workplace health by providing mental health webinars, counseling services, and stress management programs.

We plan in the near future

To collaborate with clinics for free check ups & discounted coupons for our employees, reinforcing a workplace culture that supports emotional well-being.

These initiatives also extend to work-life balance programs, ensuring that employees are not overburdened by stress in demanding roles.



Employee Fitness and Active Lifestyle Programs

TMG-Saudi promotes a healthy and active lifestyle among employees through Providing corporate rates for TMG employees in major fitness clubs & training sessions in the near future.



Full Compliance with ISO 45001 Standards

TMG-Saudi Will work toward certifying all relevant projects and operational sites under ISO 45001.

This includes strengthening internal audits, standardizing risk management procedures, and enhancing employee training to meet international occupational health and safety requirements.



Workforce Development and Career Growth

TMG is committed to workforce development through specialized training, career growth programs, and strong employee support.

The company provides technical and leadership training, fair labor practices, and competitive benefits to ensure a positive work environment.

Our current turnover rate stands at 29%. Through the introduction of these strategic initiatives, we aim to achieve a significant reduction of 10 to 15% by the next reporting period.



Advanced Training and Skill Development

TMG-Saudi fosters a learning-oriented culture, equipping employees with specialized technical training, leadership development programs, and professional growth opportunities.

Employees will soon receive role-specific training in construction, engineering, sustainability, and digital transformation, ensuring they are equipped with industry-leading expertise.

The company will also integrate digital learning platforms and expert-led workshops, allowing employees to enhance their skills in areas such as energy-efficient building design, project management, and workplace efficiency.



Comprehensive Employee Benefits and Support Programs

TMG-Saudi ensures that its employees are provided with comprehensive benefits packages, including health insurance, wellness programs, flexible work policies, and family support services.

The company prioritizes fair wages, transparent pay structures, and competitive compensation, aligning with international fair labor standards.

Additionally, efforts are made to continuously enhance workplace well-being through initiatives such as paid leave policies, extended parental benefits, and retirement planning support.



Fair Labor Practices and Workers' Rights

TMG-Saudi enforces strict compliance with labor laws, ensuring that employees receive fair treatment, proper working conditions, and equal opportunities.

The company adheres to national and international labor regulations, preventing unfair wages, excessive working hours, and unsafe conditions.

Furthermore, periodic internal and third-party labor audits are conducted to uphold transparency and accountability in worker rights enforcement.

Employees also have access to grievance redressal mechanisms, allowing them to voice concerns and seek fair resolutions.

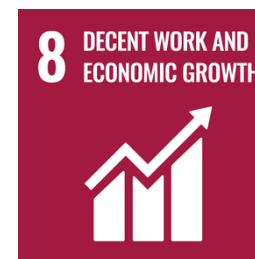


Leadership and Succession Planning

To build a future-ready workforce, TMG-Saudi is implementing structured succession planning and talent development programs.

Employees with high potential are enrolled in mentorship programs, executive training workshops, and cross-functional leadership tracks to prepare them for managerial and leadership roles within the company.

Internal mobility programs further allow employees to explore career growth opportunities across various departments and operational units.





02 Workforce Development and Career Growth

TMG is committed to workforce development through specialized training, career growth programs, and strong employee support.

The company provides technical and leadership training, fair labor practices, and competitive benefits to ensure a positive work environment.

Future plans include AI-powered learning, improved grievance mechanisms, and enhanced career mobility to empower employees and strengthen internal talent.



Implementation of Advanced Grievance Mechanisms

To further enhance workforce rights protection, TMG-Saudi will introduce digital grievance reporting systems, ensuring anonymous reporting, real-time resolution tracking, and structured escalation channels.

This initiative will improve employee satisfaction and workplace fairness while reinforcing a culture of transparency and trust.



Enhancement of Internal Mobility Programs

The company aims to create structured career pathways, enabling employees to transition into higher-level roles across different departments and business units.

This initiative will be supported by internal talent matching, mentorship networks, and performance-based career acceleration programs.



03 Diversity and Inclusion

TMG-Saudi promotes diversity and inclusion through fair hiring, gender equality, and a respectful workplace.

Initiatives include increasing female participation, mentorship programs, and anti-discrimination policies, with future plans for targeted recruitment and employee resource groups.



Gender Equality and Workforce Representation

TMG-Saudi actively promotes equal opportunity employment.

With a female workforce participation of 35% during 2025, Women are encouraged to take on leadership roles in operations, engineering, and project management, supported by mentorship programs, leadership tracks, and skills-based career advancement programs.



Diversity Recruitment and Career Advancement

TMG-Saudi is targeting to implement targeted diversity recruitment initiatives, offering internships, scholarships, and mentorship programs specifically designed to attract and develop diverse talent pools.



Employee Resource Groups for Workplace Inclusion

The company plans to establish ERGs to foster a supportive and inclusive culture, where employees can connect, share experiences, and drive workplace equity initiatives.



Inclusive Workplace and Anti-Discrimination Policies

The company ensures that its hiring, promotion, and compensation policies are fair, unbiased, and transparent. Anti-discrimination training sessions and zero-tolerance policies for workplace harassment create a safe and respectful working environment for all employees.



Expansion of Digital Learning Platforms

TMG-Saudi is planning to develop AI-powered training modules to personalize learning paths based on employee skills, roles, and career aspirations.

These platforms will provide on-demand learning experiences with certified courses and industry-relevant training modules.



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Employee of our team shall be benefiting from internal mobility programs



Customers

TMG-Saudi is committed to delivering exceptional customer experience through digital transformation, service excellence, and proactive issue resolution.

By integrating cutting-edge technologies, transparent communication channels, and streamlined service processes, we ensure that residents and homeowners receive personalized, efficient, and seamless interactions across all touchpoints.

More than
2850  customers Served

80%  Customer satisfaction score

Our approach focuses on enhancing customer engagement, grievance redressal, and digital service platforms, ensuring that every interaction with TMG-Saudi reflects trust, reliability, and innovation.

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11 SUSTAINABLE CITIES
AND COMMUNITIES

16 PEACE, JUSTICE
AND STRONG
INSTITUTIONS



Social Customers



Customer Experience Enhancements

TMG-Saudi enhances customer experience with real-time feedback, premium lounges, and seamless property handovers.



Enhanced Digital Tools for Customer Support and Engagement

TMG-Saudi is investing in AI-powered customer portals, mobile applications, and real-time service tracking platforms to enhance customer support efficiency.

We serve
50K+  active users on digital service platforms

Homeowners and residents will be able to access automated service requests, property management tools, and payment processing features, reducing waiting times and improving convenience. The integration of chatbots and live customer support channels further ensures that inquiries are handled promptly and accurately.



Personalized Customer Interaction and Feedback Mechanisms

The company actively collects real-time feedback through digital surveys, in-person forums, and mobile app ratings, allowing for continuous service improvements.

Customer insights drive decision-making on new service offerings, maintenance enhancements, and communication strategies, ensuring that services remain aligned with evolving customer needs.

Average response time of
30  Mins
For customer inquiries

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11 SUSTAINABLE CITIES
AND COMMUNITIES



Customer Experience Enhancements

TMG-Saudi enhances customer experience with AI-powered support, real-time feedback, premium lounges, and seamless property handovers.



Seamless Property Handover and After-Sales Support

TMG-Saudi is providing structured property handover procedures, offering new homeowners step-by-step onboarding, comprehensive property documentation, and dedicated post-sale support teams. Customers benefit from scheduled inspections, on-demand maintenance services, and a fully dedicated customer care center, ensuring a smooth transition into their new properties.



Unique customer lounges, quick pay services and exclusive events

TMG-Saudi is elevating customer experience through unique engagements, offering dedicated lounges and personalized service centers & rewards like TMG-Saudi experience trip & exclusive invitations for VIP treatments

Unique customer experience

VIP lounge, Contract signature dedicated offices and exclusive events

Specially designed spaces for customer interactions, service inquiries, and seamless property handover experiences.

We serve
140+

Customers utilizing Signature Lounge, Handover Lounge, and Happiness Centre

Live TMG Experience Trips and Loyalty activities

Customers receive unexpected, delightful experiences, to strengthen customer trust and retention via loyalty activities and events

22 Customers with their families

participated in TMG Experience Trips and loyalty rewards programs

QuickPay Service & Golden Visa Counters

Streamlining customer transactions, facilitating government service access, and enhancing service efficiency.

More than
140

Transactions processed via our QuickPay Service

Regular Customer Forums events

TMG-Saudi holds regular events with residents and management to address concerns and support customer-focused decisions.

We organize
4

Customers forums & events yearly

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11 SUSTAINABLE CITIES AND COMMUNITIES

05

Grievance Redressal and Stakeholder Engagement

TMG-Saudi ensures efficient grievance redressal through structured complaint management, multi-channel support, and regular customer forums.

Future plans include transparency reports and smart governance platforms to enhance stakeholder engagement and service quality.



Customer Forums and Stakeholder Collaboration

TMG-Saudi regularly hosts customer engagement forums, where homeowners can discuss concerns, provide feedback, and collaborate on community development initiatives.

These forums serve as a direct communication channel between customers and management, ensuring that all customer perspectives are considered in policy updates, service modifications, and operational improvements.

We organize

4 

Customers forums & events yearly



Multi-Channel Customer Support Accessibility

To cater to a diverse customer base, TMG-Saudi offers multiple channels for customer interactions, including call centers, AI-driven chatbots, email support, and sales centers receptions.

The company ensures round-the-clock service availability, providing instant resolutions for high-priority issues and ensuring that customer concerns are addressed in a timely and professional manner.



Operational Grievance Redressal Mechanisms

TMG-Saudi is operating a structured customer complaint management system, ensuring that all reported issues are logged, tracked, and resolved efficiently.

Customers can file grievances via online portals, customer service centers, and mobile applications, receiving automated updates and resolution timelines.

The company adheres to SLA-based service commitments, ensuring transparent issue resolution and customer satisfaction.

85%



Of our Customers are satisfied with grievance resolution Mechanisms



Stakeholder Transparency Systems

The company will launch customer satisfaction and service quality transparency systems, providing homeowners and investors with detailed insights on service performance metrics, complaint resolution effectiveness, and customer feedback trends.



Integration of Smart Community Governance Platforms

TMG-Saudi is developing a smart community management platform that will integrate community feedback tools, digital voting for neighborhood initiatives, and AI-powered service recommendations to enhance resident engagement and decision-making.

Community

TMG-Saudi is committed to fostering thriving, inclusive, and sustainable communities that prioritize social well-being, environmental stewardship, and long-term engagement.

By integrating public green spaces, social engagement programs, and smart city solutions, TMG ensures that every community reflects innovation, accessibility, and environmental responsibility.

Around

60%



Of the total area dedicated to green spaces and shared public amenities

Our corporate social responsibility (CSR) initiatives focus on sustainability education, shared infrastructure, and enhanced security measures, reinforcing our dedication to creating vibrant and livable spaces.



Social Community



Community Engagement and Social Development

TMG-Saudi fosters strong communities through social events, green spaces, and inclusive infrastructure.

Future plans include smart digital platforms for community engagement, ensuring residents have a voice in shaping their neighborhoods.



Accessible and Inclusive Community Infrastructure

TMG-Saudi integrates accessible design principles into its developments, ensuring barrier-free pathways, dedicated disability-friendly amenities, and inclusive public spaces for people of all abilities.

The company prioritizes equitable access to essential services, community facilities, and educational institutions, fostering a sense of belonging and inclusivity across all developments.

We dedicate

3 Million SQM



Total green space area within developments



Community Engagement and Social Development

TMG-Saudi fosters strong communities through social events, green spaces, and inclusive infrastructure.

Future plans include smart digital platforms for community engagement, ensuring residents have a voice in shaping their neighborhoods.

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Strengthening Social Connections Through Engagement Programs

TMG-Saudi fosters inclusive community-building initiatives, organizing educational workshops, cultural festivals, and social events to encourage interaction among residents and stakeholders.

Through interactive neighborhood forums and recreational activities, TMG-Saudi ensures that communities are vibrant, well-connected, and socially engaging.

We conduct at least

4 Events Annually



Encouraging community engagement



Investment in Shared Public Amenities and Recreational Spaces

To promote active lifestyles and environmental well-being, TMG-Saudi allocates 60% of its developments to green spaces, parks, pedestrian-friendly infrastructure and shared public amenities.

Developments are designed with public plazas, cycling tracks, and leisure zones, allowing residents to experience walkable, wellness-oriented urban planning.



Smart Community Engagement and Digital Governance

The company will develop smart digital platforms for community discussions, local governance participation, and AI-driven resident services. This initiative will provide real-time feedback mechanisms, digital community voting, and AI-driven service recommendations, ensuring that resident voices shape future development plans.





Security and Public Safety

TMG-Saudi prioritizes security with fully dedicated monitoring, trained safety teams, and AI-powered smart security systems.

Future plans include expanding emergency response infrastructure and integrating advanced threat detection for enhanced community safety.



Comprehensive Security Infrastructure and Monitoring

TMG-Saudi will implement advanced security surveillance systems, featuring CCTV cameras, access-controlled entry points, and emergency response networks across all developments.

The company ensures that residential areas, commercial zones, and public spaces are continuously monitored, providing residents with a secure and protected environment.



Community Safety and Emergency Preparedness

Dedicated community security personnel, patrol units, and emergency response teams are strategically deployed to maintain order, assist residents, and handle crisis situations efficiently.

TMG-Saudi also invests in disaster response training, first-aid preparedness programs, and fire safety drills, ensuring that communities remain resilient to potential risks.



Implementation of AI-Driven Smart Security Systems

TMG-Saudi will develop AI-powered security solutions, integrating real-time threat detection, automated emergency alerts, and smart perimeter monitoring. These enhancements will strengthen community safety measures and proactive risk prevention.



Smart Security Solutions for Modern Living

TMG-Saudi will integrate AI-powered security technology, incorporating automated access control, biometric verification, and remote monitoring solutions.

These smart security features enhance privacy, rapid response capabilities, and situational awareness within the community.



Expansion of Fire and Emergency Response Readiness

The company will increase the availability of emergency response stations, install fire suppression technologies, and implement smart evacuation planning systems.

These measures will ensure that all communities maintain high safety standards.





Sustainability Awareness and Corporate Social Responsibility

TMG-Saudi fosters strong communities through social events, green spaces, and inclusive infrastructure.

Future plans include smart digital platforms for community engagement, ensuring residents have a voice in shaping their neighborhoods.



Educational Sustainability Awareness Campaigns

TMG-Saudi is conducting environmental education programs, sustainability awareness viral workshops, and recycling initiatives to encourage eco-friendly behaviors among residents.

Flagship programs conducted to promote energy conservation and responsible waste management.



Corporate Social Responsibility (CSR) Initiatives

TMG-Saudi is participating in philanthropic projects, social investment programs, and public welfare initiatives, supporting education, healthcare, and community well-being. The company collaborates with government bodies, NGOs, and local organizations to drive impactful CSR efforts.



Sustainable Development and Green Building Practices

TMG-Saudi integrates sustainability principles into its urban developments, incorporating water-efficient landscaping, energy-efficient lighting, and solar power solutions to minimize environmental impact.

Through eco-conscious master planning, the company reinforces green building standards and carbon footprint reduction strategies.



Strong Governance and Business Ethics

Trust For Sustainable Future

TMG-Saudi aims to build an accountable organizational culture. Through transparent stakeholder communication and responsible decision-making,

Responsible Leadership & Ethical Excellence

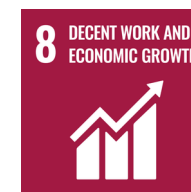
Guided by Saudi Vision 2030, global ESG standards, and regulatory frameworks, TMG-Saudi governance policies are designed to uphold fairness, responsibility, and operational excellence across all sectors.

Pillars of Governance and Sustainable Growth (Materiality Selection)

- Ethics and Transparency
- Data Privacy and Security
- Economic Performance and Resilience
- Supply Chain Management
- Legal and Regulatory Compliance
- Innovation and Digital Transformation
- Risk Management
- Board Oversight and Accountability

Governance Inspired by Leaders

Talaat Moustafa Group aspires to uphold the highest standards of corporate governance, ensuring transparency, integrity, and accountability across all operations. Inspired by the rightful guidance and vision of Saudi Arabia's leadership, we align our governance framework with national priorities and international best practices.



01 Ethics and Transparency

At TMG-Saudi, we are committed to fostering a culture of integrity, transparency, and ethical leadership.

We implement robust policies to prevent corruption, ensure accountability, and reinforce stakeholder trust.

Our frameworks are designed to promote fairness, compliance, and responsible business practices across all operations.

"Integrity and transparency are the foundation of trust."

Hesham Talaat Moustafa
CEO and Managing Director



Anti-Corruption and Bribery Prevention

The company has set a plan to strictly implement comprehensive anti-corruption and anti-bribery policies, supported by targeted training for employees, suppliers, and contractors.

Regular compliance assessments and internal audits ensure adherence to ethical standards, fostering transparency and integrity across all business interactions.



Comprehensive Code of Conduct and Ethical Practices

TMG-Saudi maintains a robust Code of Conduct guiding ethical business practices across all organizational activities.

Regular ethics training ensures that employees and executives uphold principles of transparency, integrity, and fairness.

The company proactively addresses potential ethical violations, ensuring strict adherence to



Whistleblower Protection and Confidential Reporting Mechanism

TMG-Saudi plans to develop a secure and confidential whistleblower reporting system, ensuring employees and external stakeholders can report unethical behavior or misconduct safely and anonymously.

The mechanism will support independent investigation and corrective actions, strengthening transparency and accountability.



Conflict of Interest Policy

TMG-Saudi plans to implement a formal Conflict of Interest policy requiring regular declarations from all employees, especially senior management.

This initiative ensures transparency in decision-making, safeguarding organizational integrity.

02 Data Privacy and Security

TMG-Saudi is committed to protecting sensitive data through strong security measures complies with global and local regulations.

By implementing advanced cybersecurity systems, regular audits, and staff training, We ensures data integrity and privacy across all operations.



Robust Data Security and Protection

TMG-Saudi implements advanced cybersecurity systems, safeguarding sensitive corporate, employee, and customer data.

The company uses multi-layered cybersecurity protections, including encryption, secure data management protocols, and regular vulnerability assessments, ensuring robust protection against cyber threats.

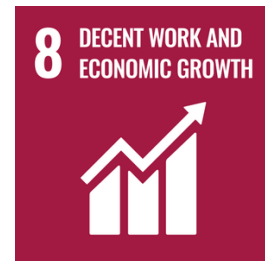
Our Multi-layered Cybersecurity Approach



Regulatory Data Privacy Compliance

The company maintains full compliance with local and global data privacy regulations, such as GDPR and Saudi data protection laws.

Regular audits and staff training sessions reinforce data protection awareness and compliance across all operations, ensuring responsible handling of sensitive data.



03 Economic Performance and Resilience

TMG-Saudi Economic Strategy focuses on financial sustainability by optimizing resources, improving operations, and making strategic investments.

Planning a Strict budget control ensures steady growth while managing risks.

Moving forward, We will enhance economic reporting to highlight its impact on job creation, local businesses, and investments, reinforcing transparency and long-term resilience.



Financial Sustainability and Operational Efficiency

TMG-Saudi aspires to ensure economic resilience by integrating efficient resource allocation, strategic capital investment planning, and continuous operational improvements.

Project budgets and expenditures shall be rigorously monitored, maintaining profitability and sustainable growth while minimizing economic risks



Enhanced Economic Impact Reporting

TMG-Saudi plans to enhance its economic disclosures, including detailed reporting on job creation, local supplier engagement, and investment impact to transparently demonstrate the socio-economic contributions of the Group.



04 Supply Chain Management

TMG-Saudi is committed to a responsible and sustainable supply chain by ensuring ethical sourcing, ESG compliance, and transparency in supplier practices.

Prioritizing local suppliers reduces environmental impact and supports economic growth.

Future plans include regular supplier audits, sustainable procurement initiatives, and digital tools for real-time ESG performance monitoring, reinforcing accountability and long-term sustainability.



Sustainable and Ethical Supply Chain Practices

TMG-Saudi actively promotes sustainability by implementing rigorous supplier due diligence and ESG compliance assessments, ensuring suppliers uphold ethical labor practices and responsible sourcing.

The Group continuously works to enhance accountability and transparency across its supply chain operations, reinforcing its commitment to sustainability.



Local Supplier Engagement and Economic Development

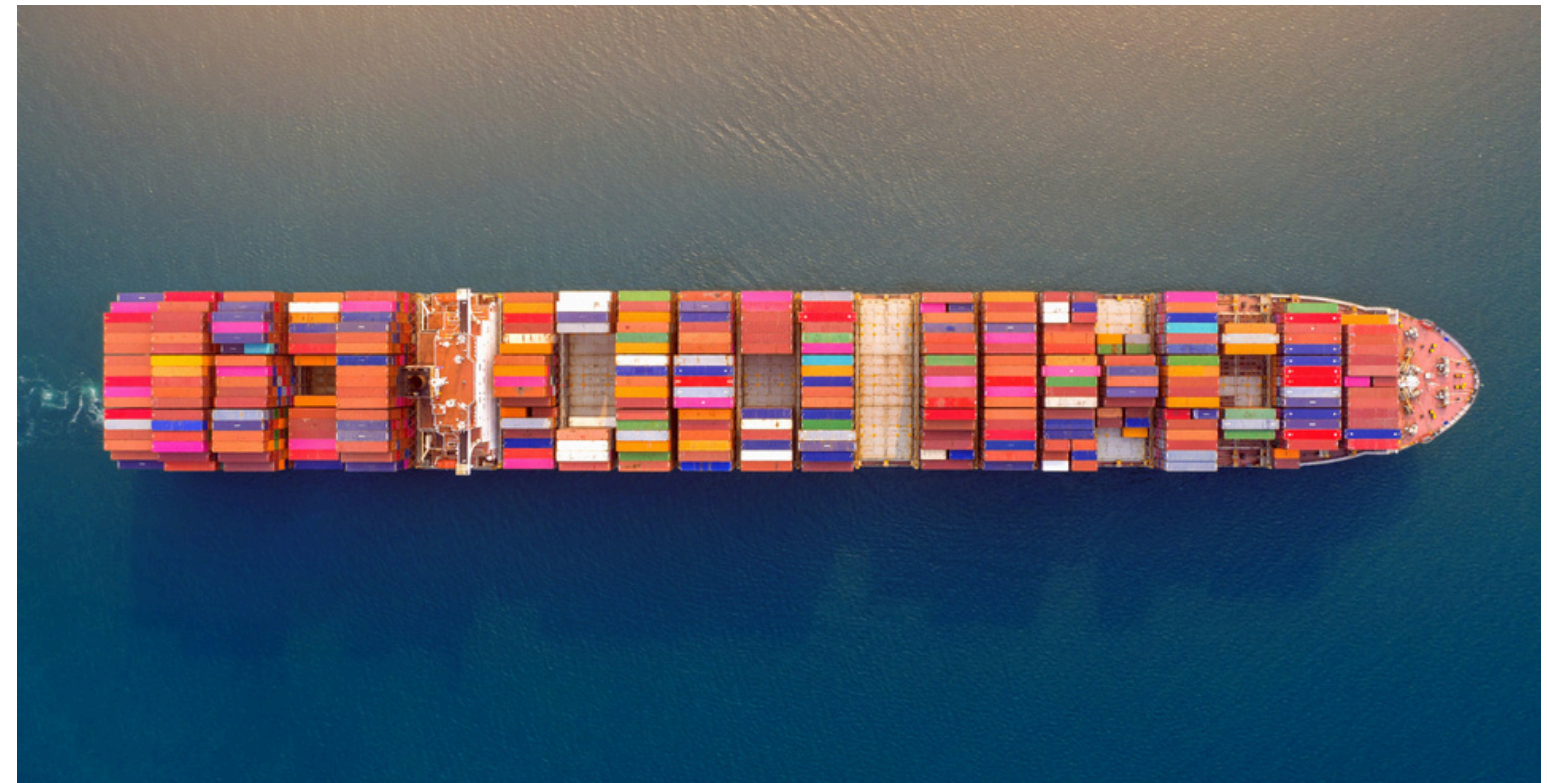
TMG-Saudi prioritizes engaging local suppliers to minimize transportation-related greenhouse gas (GHG) emissions and foster community economic growth.

Supporting local procurement initiatives strengthens regional economies, creating employment opportunities and contributing to sustainable economic development.



Digital Supply Chain and ESG Performance Monitoring

TMG-Saudi plans to implement advanced digital platforms for real-time monitoring of supply chain ESG performance, supplier risk assessments, and GHG emission tracking, enabling proactive management and continuous improvement.



Regular Supplier Audits and ESG Compliance

TMG-Saudi conducts regular, systematic audits to verify suppliers adherence to ESG criteria, enhancing continuous compliance and ensuring accountability throughout the supply chain.

These audits help identify areas for improvement, mitigate risks, and strengthen supplier sustainability performance.



Sustainable Procurement and Eco-Friendly Materials

TMG-Saudi plans to prioritize procurement of eco-friendly, low-emission, recyclable, and sustainably sourced materials.

This initiative will significantly contribute to the Group's greenhouse gas (GHG) emission reduction targets, aligning procurement processes closely with TMG's environmental and sustainability goals.



05 Legal and Regulatory Compliance

TMG-Saudi is committed to strict legal and regulatory compliance, ensuring all operations align with national and international standards.

Regular audits and monitoring systems help maintain adherence to ESG regulations, building codes, and industry best practices.



Regulatory Compliance Monitoring and Audits

TMG-Saudi maintains rigorous compliance with all relevant national and international regulatory frameworks, consistently conducting comprehensive audits to ensure adherence to environmental, social, and governance (ESG) standards.

Business processes are fully aligned with local regulations and building codes, supported by operational compliance monitoring systems. A dedicated governance structure provides ongoing oversight, proactively managing regulatory obligations and swiftly addressing any corrective actions.

100% Compliance rate achieved in regulatory audits



ISO Standards Compliance

TMG-Saudi plans to further align its business operations with globally recognized ISO standards, specifically targeting compliance with ISO 14001 (Environmental Management System) and ISO 45001 (Occupational Health and Safety Management System).

Implementing these international frameworks will enhance operational standards, ensuring the company's processes meet globally recognized environmental and safety benchmarks.



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06 Innovation and Digital Transformation

TMG leverages digital solutions to streamline operations, enhance customer experiences, and improve efficiency.

Future plans focus on integrating emerging technologies like AI and IoT to strengthen governance, risk management, and real-time decision-making.



Real-Time Governance and Decision-Making Platforms

TMG-Saudi aims to deploy smart digital platforms and dashboards for real-time tracking of various metrics.

This initiative will enhance transparency, accountability, and proactive decision-making, providing comprehensive oversight of ESG performance and operational resilience.



Digital Innovation Integration

TMG-Saudi is strategically adopting advanced digital platforms and automation technologies aimed at streamlining internal processes and significantly enhancing customer interactions.

A key initiative involves automating the sales process through integrated digital sales platforms, allowing seamless transactions, real-time updates, and personalized customer experiences.

These digital solutions will not only improve operational efficiency and responsiveness but also elevate customer satisfaction by providing transparent, convenient, and efficient sales journeys—from initial inquiries and bookings through contract signing and after-sales services.

07 Risk Management

TMG-Saudi applies a structured risk management framework to identify, assess, and mitigate risks across its operations.

The company follows a Three Lines of Defence model and maintains business continuity plans to ensure resilience.

Future plans include adopting advanced digital tools and enhanced risk assessment methods for better risk monitoring and decision-making.



Enterprise-wide Risk Management Framework

TMG-Saudi implements a comprehensive ERM framework aligned with external best practices and internal strategic objectives, systematically assessing and mitigating risks.

This structured approach prioritizes risks based on their potential impact and likelihood, ensuring proactive risk identification, evaluation, and management across all operations.



Business Continuity and Crisis Preparedness

TMG-Saudi maintains robust Business Continuity Plans (BCPs), featuring daily risk assessments, scenario-based strategies, and regular crisis simulations.

Frequent emergency drills involving key personnel ensure readiness, enabling swift mobilization and resource allocation during disruptions. This approach enhances operational resilience, minimizes business impact, and safeguards stakeholder interests.



08 Board Oversight and Accountability

TMG-Saudi ensures strong governance through independent board oversight and an ESG Steering Committee that monitors sustainability initiatives.

Future plans include appointing a Head of ESG to strengthen ESG strategies and improving internal controls for greater accountability and transparency.



Head of ESG Appointment and Internal Controls Enhancement

TMG-Saudi will appoint a dedicated Head of ESG to oversee ESG initiatives and disclosures.

This will support the company's efforts to enhance internal controls and internal audits, ensuring robust governance practices and accountability across all operations.



ESG Steering Committee

TMG-Saudi is in the process of establishing a dedicated ESG Steering Committee, responsible for overseeing the development, implementation, and monitoring of ESG strategies across all operations.

It will actively monitor ESG performance, provide governance oversight, align business practices with national and international sustainability standards, and promote continuous improvement. Through regular evaluations.

The committee will guarantee transparency, accountability, and alignment of ESG initiatives with TMG-Saudi's long-term sustainability commitments and strategic business objectives.

GRI Content Index

Statement of use	Talaat Moustafa Group – Saudi (TMG-SAUDI) has reported the information cited in this GRI content index for the period 01 January 2025 - 31 December 2025 with reference to the GRI Standards.
GRI 1 used	GRI 1: Foundation 2021

Disclosure	Section	Page No.	UN SDG(s)	
GRI 2: General Disclosures				
2-1	Organizational details			
2-2	Entities included in the organization's sustainability reporting	TMG-SAUDI Sustainable Growth	Page 8	-
2-3	Reporting period, frequency and contact point	A Legacy of Excellence and Innovation	Page 4	-
2-4	Restatements of information	A Legacy of Excellence and Innovation	Page 4	-
2-7	Employees	Social	Page 25	
2-8	Workers who are not employees	Social	Page 25	
2-10	Nomination and selection of the highest governance body	CEO's Message	Page 8	-
2-11	Chair of the highest governance body	CEO's Message	Page 8	-
2-12	Role of the highest governance body in overseeing the management of impacts	CEO's Message	Page 8	-
2-14	Role of the highest governance body in sustainability reporting	Governance	Page 39	
2-15	Conflicts of interest	Governance	Page 35	
2-16	Communication of critical concerns	Governance	Page 35	



GRI Content Index

Disclosure	Section	Page No.	UN SDG(s)
GRI 2: General Disclosures			
2-19 Remuneration policies	Social	Page 25	
2-20 Process to determine remuneration	Social	Page 25	
2-21 Annual total compensation ratio	Social	Page 25	
2-22 Statement on sustainable development strategy	CEO's Message	Page 8	-
2-23 Policy commitments	Social Governance	Page 33 Page 38	   
2-24 Embedding policy commitments	Social Governance	Page 33 Page 38	   
2-25 Processes to remediate negative impacts	Social	Page 29	
2-26 Mechanisms for seeking advice and raising concerns	Governance	Page 35	
2-27 Compliance with laws and regulations	Governance	Page 38	   
2-29 Approach to stakeholder engagement	Governance	Page 39	
2-30 Collective bargaining agreements	Social	Page 38	
GRI 3: Material Topics 2021			
3-1 Process to determine material topics	TMG-SAUDI Sustainable Growth	Page 8	-
3-2 List of material topics	TMG-SAUDI Sustainable Growth	Page 8	-
3-3 Management of material topics	TMG-SAUDI Sustainable Growth	Page 8	-



GRI Content Index

Disclosure	Section	Page No.	UN SDG(s)
GRI 101: Biodiversity 2024			
101-1 Policies to halt and reverse biodiversity loss	Environmental	Page 20	 
101-2 Management of biodiversity impacts	Environmental	Page 20	 
101-3 Access and benefit-sharing	Social	Page 30	
101-4 Identification of biodiversity impacts	Environmental	Page 20	 
101-5 Locations with biodiversity impacts	Environmental	Page 20	 
101-6 Direct drivers of biodiversity loss	Environmental	Page 20	 
101-7 Changes to the state of biodiversity	Environmental	Page 20	 
101-8 Ecosystem services	Environmental	Page 20	 
GRI 201: Economic Performance 2016			
201-1 Direct economic value generated and distributed	TMG-SAUDI Business Analytics	Page 9	-
201-2 Financial implications and other risks and opportunities due to climate change	Environmental	Page 11	
201-3 Defined benefit plan obligations and other retirement plans	Social	Page 25	
GRI 202: Market Presence 2016			
202-1 Ratios of standard entry level wage by gender compared to local minimum wage	Social	Page 25 Page 26	 
202-2 Proportion of senior management hired from the local community	Social	Page 25 Page 26	 
GRI 203: Indirect Economic Impacts 2016			
203-1 Infrastructure investments and services supported	Environmental Social	Page 17 Page 30	



GRI Content Index

Disclosure	Section	Page No.	UN SDG(s)
GRI 204: Procurement Practices 2016			
204-1 Proportion of spending on local suppliers	Environmental Governance	Page 25 Page 26	 
GRI 205: Anti-corruption 2016			
205-1 Operations assessed for risks related to corruption	Governance	Page 35	
205-2 Communication and training about anti-corruption policies and procedures	Governance	Page 35	
GRI 207: Tax 2019			
207-2 Tax governance, control, and risk management	Governance	Page 39	
207-3 Stakeholder engagement and management of concerns related to tax	Governance	Page 39	
GRI 301: Materials 2016			
301-2 Recycled input materials used	Environmental	Page 18	
GRI 302: Energy 2016			
302-1 Energy consumption within the organization	Environmental	Page 13 Page 14	
302-4 Reduction of energy consumption	Environmental	Page 13 Page 14	
GRI 303: Water and Effluents 2018			
303-1 Interactions with water as a shared resource	Environmental	Page 15 Page 16	
303-3 Water withdrawal	Environmental	Page 15 Page 16	
303-4 Water discharge	Environmental	Page 15 Page 16	
303-5 Water consumption	Environmental	Page 15 Page 16	



GRI Content Index

Disclosure	Section	Page No.	UN SDG(s)
GRI 306: Waste 2020a			
306-1 Waste generation and significant waste-related impacts	Environmental	Page 18	12
306-3 Waste generated	Environmental	Page 18	12
306-5 Waste directed to disposal	Environmental	Page 18	12
GRI 401: Employment 2016			
401-1 New employee hires and employee turnover	Social	Page 25	8
401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	Social	Page 25	8
GRI 402: Labor/Management Relations 2016			
402-1 Minimum notice periods regarding operational changes	Social	Page 25	8
GRI 403: Occupational Health and Safety 2018			
403-1 Occupational health and safety management system	Social	Page 24	8
403-2 Hazard identification, risk assessment, and incident investigation	Social	Page 24	8
403-3 Occupational health services	Social	Page 24	8
403-4 Worker participation, consultation, and communication on occupational health and safety	Social	Page 24	8
403-5 Worker training on occupational health and safety	Social	Page 24	8
403-6 Promotion of worker health	Social	Page 24	8
403-7 Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	Social	Page 24	8
403-8 Workers covered by an occupational health and safety management system	Social	Page 24	8
403-9 Work-related injuries	Social	Page 24	8



GRI Content Index

Disclosure	Section	Page No.	UN SDG(s)
GRI 404: Occupational Health and Safety 2018			
404-1 Average hours of training per year per employee	Social	Page 25 Page 26	 
404-2 Programs for upgrading employee skills and transition assistance programs	Social	Page 25 Page 26	 
404-3 Percentage of employees receiving regular performance and career development reviews	Social	Page 25 Page 26	 
GRI 405: Diversity and Equal Opportunity 2016			
405-1 Diversity of governance bodies and employees	Social	Page 26	 
405-2 405-2 Ratio of basic salary and remuneration of women to men	Social	Page 26	 
GRI 406: Non-discrimination 2016			
406-1 Incidents of discrimination and corrective actions taken	Social	Page 26	 
GRI 410: Security Practices 2016			
410-1 Security personnel trained in human rights policies or procedures	Social	Page 32	
GRI 413: Local Communities 2016			
413-1 Operations with local community engagement, impact assessments, and development programs	Social	Page 33	
413-2 Operations with significant actual and potential negative impacts on local communities	Social	Page 33	
GRI 417: Marketing and Labeling 2016			
417-1 Requirements for product and service information and labeling	Social	Page 28	
GRI 418: Customer Privacy 2016			
418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data	Governance	Page 36	 



SASB Content Index

Code	Metric	Section	Page No.
ENERGY MANAGEMENT			
IF-RE 130a.1	Energy consumption data coverage as a percentage of total floor area, by property sector	Environmental	Energy Consumption Data collection and tallying system is under processing and to be implemented on the near future. Data to be disclosed at the next reporting rounds
IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity and (3) percentage renewable, by property sector	Environmental	1. Energy Consumption Data collection and tallying system is under processing and to be implemented on the near future. 2. 90% 3. 10%
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property sector	Environmental	N/A at the current stage
IF-RE-130a.4	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property sector	Environmental	[1] No Energy Rating is considered. [2] N/A is the operation's region. Note: LEED rating system is considered for the Data center.
IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	Environmental	Page 13 Page 14
WATER MANAGEMENT			
IF-RE-140a.1	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property sector	Environmental	Page 15 Page 16
IF-RE-140a.2	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property sector	Environmental	Page 15 Page 16
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property sector	Environmental	Page 15 Page 16
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks	Environmental	Page 15 Page 16



SASB
STANDARDS

SASB Content Index

Code	Metric	Section	Page No.
MANAGEMENT OF TENANT SUSTAINABILITY IMPACTS			
IF-RE-410a.1	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and (2) associated leased floor area, by property sector	Environmental	Project is still under early stages of development. Cost recovery clauses to be considered upon leasing.
IF-RE-410a.2	Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property sector	Environmental	Page 13 Page 16
IF-RE-410a.3	Discussion of approach to measuring, incentivising and improving sustainability impacts of tenants	Environmental	Page 5 Page 6
CLIMATE CHANGE ADAPTATION			
IF-RE 130a.1	Area of properties located in 100-year flood zones, by property sector	Environmental	Page 20
IF-RE-130a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	Environmental	Page 11 Page 39



SASB
STANDARDS

Limited Scope Statement

GreenEdge Consulting

GreenEdge Consulting Company a leading sustainability consultancy based in Egypt and registered under the Egyptian law no. 34 for the year 1976 and its executive regulations with over 15 years of regional and international experience GreenEdge’s team holds accreditations including LEED (USGBC), WELL (IWBI), Envision (ISI), Mostadam (KSA), EDGE (IFC), and has deep expertise in:

- Building & Infrastructure: Performance optimization across Envelope, MEP systems, materials selection, Biodiversity, decarbonization and construction waste management.
- Master Planning: Urban-scale strategies for water, energy and mobility; landscape and stormwater management; biodiversity and dark-sky lighting protocols.
- Corporate ESG & Reporting: Alignment with and reporting to GRI, SASB, TCFD, IFRS-S and local mandates such as Saudi Vision 2030.

Objectives of the Engagement

Talaat Moustafa Group - Saudi has engaged GreenEdge Consulting Company to initiate and embed a sustainable transformation across its corporate procedures and governance framework. Our mandate encompasses the design, planning and implementation of policies, processes and controls to ensure full alignment with the Global Reporting Initiative (GRI) Standards and the Sustainability Accounting Standards Board (SASB) framework. The objective of this engagement is to establish a robust sustainability management system and to ensure that the selected ESG strategies and disclosure procedures in the TMG Saudi transformation initiative have been prepared in accordance with the agreed Reporting Criteria.

Subject Matter of the Initiative

The subject matter of this initiative is the embedding and integration of ESG Environmental, Social, and Governance elements into the procedures and operations of Talaat Moustafa Group Saudi, specifically:

- **Environmental:** planning and implementation of climate-change mitigation and adaptation measures; establishment of energy and water management protocols across all business units.
- **Social:** Development of stakeholder-engagement frameworks; enhancement of labor and human-rights practices; incorporation of community-investment and social-value metrics into decision-making.
- **Governance:** Integration of ESG policies, processes and controls within corporate governance.

This initiative will align Talaat Moustafa Group Saudi’s reporting systems with GRI Standards, the SASB framework and all applicable local regulations, establish robust internal monitoring and continuous-improvement mechanisms, and ensure that every corporate procedure supports Saudi Vision 2030 and the United Nations Sustainable Development Goals.

Reporting Criteria

The selected information in the Report has been prepared in accordance with:

- The Global Reporting Initiative (GRI) Standards
- The Sustainability Accounting Standards Board (SASB) Standards
- Saudi Vision 2030 strategic objectives
- The United Nations Sustainable Development Goals

Talaat Mostafa Group - Saudi Responsibilities

The Management of TMG Saudi is responsible for the preparation and presentation of the selected ESG disclosures in the Report within the defined Reporting Criteria, and for the design, implementation, and maintenance of internal controls relevant to ensuring the accuracy and completeness of the selected information.

GreenEdge Consulting Responsibilities

Our responsibility is to develop and embed compliance procedures fully aligned with the GRI Standards and SASB framework, and to guide TMG Saudi’s operations team on how to implement, report against, and complete these procedures.

Statement of Independence and Impartiality

GreenEdge Consulting Company is independent of TMG Saudi and its affiliates. We have no conflicts of interest that would impair our independence or objectivity in carrying out this engagement.

Statement of Competence

GreenEdge Consulting Company is a licensed provider with extensive experience in ESG engagements and certifications, including compliance with GRI, and SASB frameworks. Our team possesses the requisite technical expertise and industry knowledge to perform this engagement.

Conclusion

Through this initiative, GreenEdge Consulting Company has designed, developed and embedded a comprehensive set of ESG procedures—fully aligned with GRI Standards, the SASB framework, Saudi Vision 2030 and the United Nations Sustainable Development Goals—across Talaat Moustafa Group Saudi’s corporate operations. By engaging management and operations teams, enhancing priority processes, delivering quick-win implementations and defining a clear roadmap for future upgrades, we have laid the foundation for a robust sustainability management system.

These embedded compliance procedures and supporting guidance materials equip TMG Saudi with the tools and capabilities to collect, manage and report ESG performance data effectively, ensuring ongoing continuous improvement and full adherence to global and local reporting requirements. GreenEdge Consulting remains committed to supporting the Organization through the next phases of implementation and monitoring, driving towards the goal of a fully transformed, sustainable enterprise.



On behalf of GreenEdge Consulting Company

Mohamed Magdy

Founder | CEO

GreenEdge Consulting Company

Riyadh, 18 May 2025

