

Detailed analysis of accumulated losses

Date:	11 August 2022
Listed Company Name:	Amlak Finance PJSC
Define the period of the financial statements:	H1 2022
Accumulated losses:	AED 989 million
Accumulated losses to capital ratio:	66%
The main reasons leading to these accumulated losses:	<p>The accumulated losses are mainly resulted from the fair value losses recorded on investment properties in 2014 and 2020.</p> <p>During the period from 2009 to 2013 the Group held certain investment properties amounting to AED 2,942 million which have been carried at cost since acquisition. These investment properties were fair valued as of 31 December 2014 and a fair value loss on these properties of AED 1,761 million was recorded during 2014.</p> <p>During the year 2020, real estate prices declined significantly due to the impact of COVID-19 and, accordingly, Amlak recorded fair value loss of AED 463 million on investment properties.</p> <p>Accumulated losses were reduced from AED 2.3 billion as at 31 December 2020 to AED 1.31 as at 31 December 2021 and further reduced to 989 million as at 30 June 2022 due to a number of initiatives taken by the management and the closure of the legal settlement.</p>
Measures to be taken to address accumulated losses:	<p>Amlak held an extraordinary general meeting in September 2014 where a financial restructuring plan was approved by the shareholders of the company.</p> <p>In January 2019, the company announced it had entered renegotiations with its financiers on the restructuring terms agreed in 2014 which had subsequently been revised in 2016.</p> <p>In June 2020, the company succeeded in obtaining the sign off approval from all financiers on the agreement that governs the new terms of the debt.</p>

	<p>Amlak implemented the new terms of the agreement which allows flexibility to adapt to current market conditions enabling the company to develop its business and further strengthen the balance sheet.</p> <p>The Company fully settled its high-cost liquidity support provider financiers during the third quarter of the year 2020.</p> <p>Post Restructuring / renegotiation and as of 30 June 2022, Amlak successfully repaid 75% of its Islamic deposit liabilities and 52% of Mudaraba Instrument relating to its financiers over a period of around eight years under a 12-years restructuring plan.</p> <p>The company continued rolling the debt settlement arrangement initiatives through cash and real estate assets swap, which contributed in reducing the losses during the year 2021 through successful debt settlement with financiers wherein four financiers fully settled and two financiers partly settled their exposure.</p> <p>Such initiatives will be continued during the year 2022 to reduce the accumulated losses and during the six months period ended 30 June 2022, three financiers partly settled their exposure.</p> <p>On October 01 2019, the company announced that it has been awarded AED 780 million in an arbitration administered by the Dubai International Arbitration Center since 2013. The ruling has also awarded Amlak Finance its legal costs and additional compensation. As at 30 September 2021, Amlak has concluded the settlement with the other party with a net value of AED 875 million including land plots with an approximate net value of AED 675 million in addition to the payment of AED 200 million in cash in 4 equal installments over 24 months. Two installment of AED 50 million each were received till 30 June 2022. The settlement had a positive impact on the company's financial position and is expected to continue the same impact upon receipt of remaining cash installments.</p>
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