

Form for disclosing the Agreement to Dispose Transaction

Date:	26 December 2022
Name of the Listed Company:	Amlak Finance PJSC
Specify the type of transaction: dispose	Disposal of Land
Determine the type of asset to be disposed (examples: investments, companies, factories, real estate, securities, etc.) and describe the activity of the underlying asset.	Plot of Land held for development purposes
Determine the value of the purchase cost of these assets and their percentage to the capital of the listed company in the event of dispose, mortgage or leasing.	Total cost of purchase of the plot was EGP 527.51 million equivalent to AED 356.49 million at the time of funds transfer Carrying value of the plot is AED 127 Million as at 30 Nov 2022 which represents 8.5% to issued share capital
Total value of dispose transaction.	Gross sales value EGP 1,280.29 million equivalent to AED 192.53 million at current translation rate
Reasons for executing the transaction, its expected effects on the company and its operations, and the rights of its shareholders.	The disposal of the land is in line with UAE Central Bank regulation No 112/2018 by which finance companies are required to divest investments that are not related to the core business. The Company will remain compliant with the regulation and the proceeds will be used for repayment of financing facilities and general corporate purposes
Determine the parties to the transaction / deal.	Amlak Nasr City for Real Estate Investment (fully owned by Amlak Finance PJSC) And Egyptian Government Entity
Determine whether the transaction / deal is associated to related parties, and specify the nature of the relationship, if any.	No
The date of signing the transaction / deal.	To be determined later
Transaction / deal execution date.	To be determined later
Expected closing date.	To be determined later

<p>If the listed company is the disposing party, the lessor, or one of the mortgage parties, the following must be fulfilled:</p> <ol style="list-style-type: none"> 1- Explain the reasons for disposing and clarifying how the collected funds will be used. 2- Determine the date or dates of collection of the amounts owed to the listed company from the dispose transaction. 3- Clarify the company's plan regarding the use of exit proceeds or the sale of the asset. 	<ol style="list-style-type: none"> 1- The disposal of the land is in line with UAE Central Bank regulation No 112/2018 by which finance companies are required to divest investments that are not related to the core business. The Company will remain compliant with the regulation. 2- The payment of 50% on signing of the sale agreement and 50% on transfer of the land is under negotiation. 3- The proceeds will be used for repayment of financing facilities and general corporate purposes
<p>The expected financial impact of the transaction(s) on the business results and the financial position of the listed company.</p>	<p>The transaction will have impact on the financial position by increasing the accumulated losses by AED 290 million mainly due to foreign currency devaluation (EGP).</p>
<p>Determine the financial period or quarter in which the financial impact of the transaction(s) will appear on the listed company.</p>	<p>Q1 & Q2 of 2023</p>
<p>Summary of the terms and conditions of the transaction(s), the rights and obligations of the listed company and its shareholders, and the procedures involved in the event that any party fails to fulfill the obligations it has stipulated in the transaction or the deal contract.</p>	<p>Amlak Finance PJSC acquired the plot in the Nasr City Area in Cairo, Egypt (the "Plot") in 2007 for the purpose of development for EGP 527.51 million (Equivalent AED 356.49 million at the time of purchase). Due to the Finance Companies regulation issued by the CB, Amlak is required to divest the investments not related to its core business. Therefore, the transaction of disposing the land is considered to remain compliant with the regulation. Transfer of title shall be completed on or about the date of receiving full proceeds for the sale to ensure the fulfillment of the obligations as per the sale agreement.</p>

<p>The Name of the Authorized Signatory</p>	<p>Lama Takiuddin</p>
<p>Designation</p>	<p>Head of Corporate Governance and Company Secretary</p>
<p>Signature and Date</p>	<p>26 December 2022</p> 
<p>Company's Seal</p>	

