



Amlak Finance PJSC

Investor Presentation

Q4 2022

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Company Profile

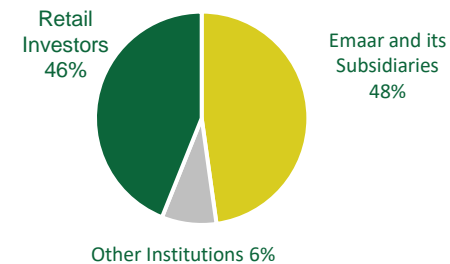
Background

- Amlak Finance PJSC was incorporated in Dubai, United Arab Emirates, on 11 November 2000 as a Private Shareholding Company.
- At the constituent shareholders meeting held on 9 March 2004, a resolution was passed to convert the Company to a Public Joint Stock Company.
- The activities of the Company are conducted in accordance with Islamic Sharia’a,
- Amlak offers a range of customized financial solutions and products to investors/clients for both ready and off-plan properties.
- Amlak expanded its presence to Kingdom of Saudi Arabia (KSA) in 2006 through investment in ‘Amlak International for Real Estate Finance Company’.
- Amlak launched its first international office in Egypt in 2007, which operates under the name “Amlak Finance Egypt Company S.A.E”.
- Following the completion of its highly successful financial restructuring in 2014, with some terms renegotiated in 2020, Amlak is pursuing a prudent business strategy that is also now well-placed to work towards continuous enhancement of value for its shareholders.

Subsidiaries and Associates

Company	Location	% Shareholding
Amlak Property Investment LLC	UAE	100%
Amlak Capital LLC	UAE	100%
Amlak Holding Limited	UAE	100%
Warqa Heights LLC	UAE	100%
Amlak Sky Gardens LLC	UAE	100%
Amlak Limited	UAE	100%
Amlak Finance Egypt Company S.A.E	Egypt	100%
Amlak Nasr City Real Estate Investment LLC	Egypt	100%
Amlak International for Real Estate Finance Company	KSA	18.35%

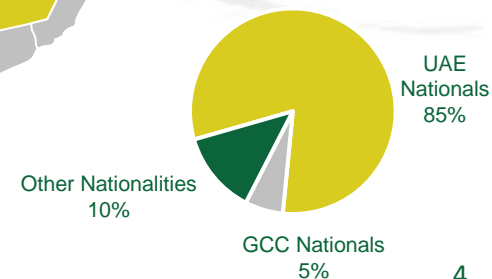
Ownership Structure



Geographic Presence



Nationality of Ownership



Key Strategies

Strategic Priorities

Strategic Intent

Strategic Metrics

Funding

- Ensuring full compliance with and adherence to revised agreement reached with the Depositors.
- Explore innovative options to repay financiers with a view to achieve a sustainable capital structure

Liquidity & Compliance

Organizational Capability

- Robust risk management to manage risks within risk appetite.
- Staff and talent development and retention as well as boosting corporate brand.

Customer Satisfaction

Cost Rationalization

- Ensure cost rationalization to maintain and align efficiency ratios

Efficiency

Enhance shareholder value whilst adhering to restructuring obligations

Real Estate Financing (REF)

Key Metrics	Actual Q4 2022	Targeted Q4 2022
Net Portfolio Level	AED 0.85Bn	AED 1.11Bn
Delinquency Rate	2.8%	4%

- Improve portfolio quality
- Exit Amlak Finance Investment Unit (AFIU) repossessed assets

Real Estate Investments (REI)

Key Metrics	Actual Q4 2022	Targeted Q4 2022
Rental Income - REI	AED 13.44Mn	AED 11.27Mn
Rental Yield	7.79%	7.24%

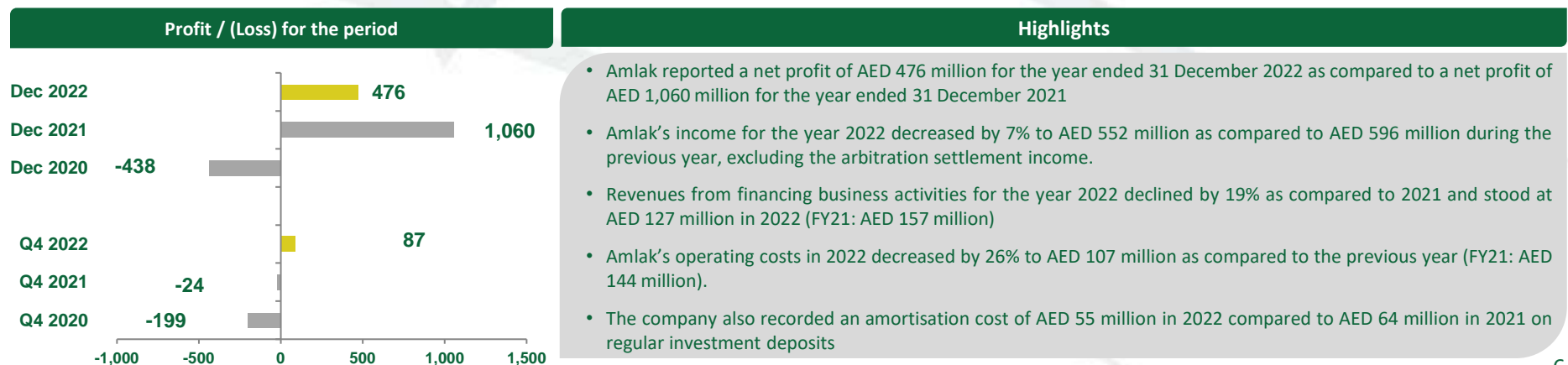
- Maintain high asset yield and low vacancy rates for ready properties
- Focus on value creation by continuing to develop land parcels

Group Income Statement

AED in Mn

Particulars	Q4 2022	Q4 2021	Q4 2022 vs. Q4 2021		Dec 2022	Dec 2021	Dec 2022 vs. Dec 2021	
			Variance	Change in %			Variance	Change in %
Income from Financing and Investing assets	30	39	(9)	-24%	130	165	(35)	-21%
Income from investment properties, net	5	9	(4)	-43%	9	11	(2)	-18%
Gain on debt settlement, net	31	0	31	8338%	349	388	(39)	-10%
Income on settlement of Meydan	-	(0)	0	-100%	-	613	(613)	-100%
Share of results of an associate	3	5	(2)	-36%	17	19	(2)	-11%
Other Income	35	1	33	2636%	47	13	34	262%
Total Income	104	55	49	90%	552	1,209	(657)	-54%
Reversal / (charge) of impairments, net	51	(9)	60	677%	158	146	12	8%
Amortization of initial fair value gain on investment deposits	(11)	(16)	5	-30%	(55)	(64)	9	-14%
Operating Expenses	(42)	(34)	(8)	24%	(107)	(144)	37	-26%
Profit Before Distribution to financiers / investors	101	(4)	105	-2702%	548	1,147	(599)	-52%
Distribution to financiers / investors	(15)	(20)	5	-25%	(71)	(87)	16	-18%
Profit for the period	87	(24)	110	465%	476	1,060	(584)	-55%

Dec stands for 12 months of the year (i.e. 12 months from Jan to Dec) .Q4 stands for the fourth quarter of the year only (i.e. 3 months Oct to Dec)



Group Balance Sheet

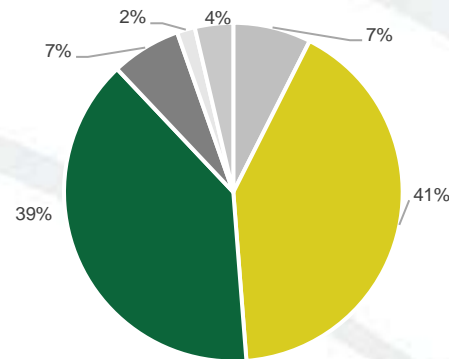
AED in Mn

Particulars	YE 2022	YE 2021	YE 2022 vs. YE 2021	
			Variance	Change in %
Cash and Balances with Banks	256	189	67	35%
Islamic Financing and Investing Assets	1,420	2,052	(632)	-31%
Real Estate Investments	1,347	1,559	(212)	-14%
Corporate Investments	229	221	8	4%
Other Assets	59	60	(1)	-2%
Assets held for sale	126	-	126	-
Total Assets	3,437	4,081	(644)	-16%
Investment Deposits and Other Islamic Financing	1,837	2,769	(932)	-34%
Other Liabilities	139	129	10	8%
Equity	1,461	1,183	278	23%
Total Equity & Liabilities	3,437	4,081	(644)	-16%

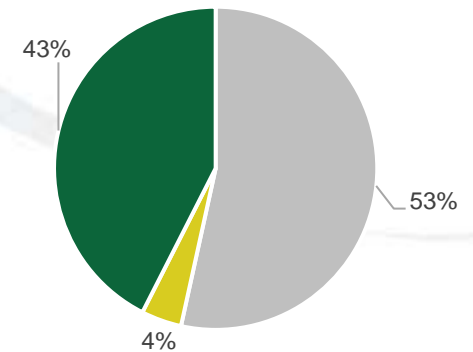
Highlights

- Total assets of Amlak stand at AED 3.4 billion FY 2022 (2021: AED 4 billion) and total liabilities at AED 1.98 billion (2021: AED 2.89 billion)

Assets Mix – Dec 2022



Liability and Equity Mix – Dec 2022



- Cash and balances with banks
- Real Estate Investments
- Other Assets
- Islamic financing and investing assets
- Corporate Investments
- Assets held for sale

- Investment deposits and other Islamic financing
- Other liabilities (incl non-controlling interest)
- Equity

Awards



2017

2018

2019



mea
Arif Alharmi
Amlak Finance PJSC
2017 UAE Leading Decision Makers Awards
Chief Executive Officer of the Year 2017 - Dubai

1. Best Sharia Compliant Property Finance Company
2. Best Islamic Finance CSR Company UAE 2017
3. Best for Sharia Compliant Property Finance
4. 2017 UAE Leading Decision Makers Award Chief Executive Officer of The Year 2017 – Dubai.
5. Best Real Estate Product (Double Your Property)_ UAE
6. Best Home Finance Company

1. Global Islamic Business Award 2018
2. Dubai Chamber's CSR Label 2018
3. Best Islamic Finance CSR Company UAE 2018
4. Best Sharia Compliant Property Finance Company 2018
5. Best Real Estate Financier 2018 & Award for Excellence in Client-Focused Financial Services

1. Best Islamic Finance CSR Company UAE 2019
2. Best Sharia Compliant Property Finance Company UAE 2019



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