EMAAR | DEVELOPMENT

Disclosing the Agreement to Acquire Transaction

The required data regarding the agreement to acquire transaction:

Date.	30 May 2025
Name of the Listed Company.	Emaar Development PJSC
Specify the type of transaction: (acquisition / dispose / mortgage / lease / other).	Acquisition
Determine the type of asset to be acquired, disposed, leased or mortgaged (examples: investments, companies, factories, real estate, securities, etc.) and describe the activity of the underlying asset.	Land Plots located in Ras Al Khor with future development potential
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.	Not applicable
Total value of acquisition / dispose / mortgage / lease transaction.	AED 2.9Bn plus associated transaction costs
Reasons for executing the transaction, its expected effects on the company and its operations, and the rights of its shareholders.	Land purchase will support the Company's strategic growth objectives. Acquiring this land will enable the Company to expand its land bank portfolio and initiate new real estate projects aligning with its core business.
Determine the parties to the transaction / deal.	Amlak Property Investment LLC & Emaar Development PJSC
Determine whether the transaction / deal is associated to related parties, and specify the nature of the relationship, if any.	This transaction does not constitute a related party transaction.
The date of signing the transaction / deal.	On or before 30th June 2025
Expected closing date.	Expected by 31st of July 2025

إعمار للتطوير ش.م.ع ص.ب. ٩٤٤٠، دبي، الإمارات العربية المتحدة ت: ٣٦٧٣٣٣٣ ٤ ٩٧١+ ف: ٣٦٧٣٠٠٠ ٤ ٩٧١+

EMAAR DEVELOPMENT PJSC P.O.BOX 9440, DUBAI, UNITED ARAB EMIRATES EMAAR.COM TEL: +971 4 3673333 FAX: +971 4 3673000

If the listed company is the acquiring party or the lessee, the following must be fulfilled: 1- Explain how to finance acquisition or lease transaction(s). 2- Determine the sources of financing the transaction(s) in the case of acquisition or leasing, with clarification of the payment mechanism in the event that part or all of the value of the transaction(s) will be funded through banks. 3- Determine the date or dates of payment of the amounts owed by the listed company from the acquisition or lease transaction(s).	This transaction will be financed through internal financial resources. 100% of the purchase price will be payable upon transfer of the land, expected to be completed by 31st July 2025
If the listed company is the disposing party, the lessor, or one of the mortgage parties, the following must be fulfilled: 1- Explain the reasons for disposing, mortgaging or leasing, 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, mortgage or lease transaction. 3- Clarify the procedures against the listed company in case of failure to pay its obligations stated in the mortgage deal. 4- The listed company must also clarify whether it will provide a loan in exchange for a mortgage of the assets owned by the other party.	Not applicable.
The expected financial impact of the transaction(s) on the business results and the financial position of the listed company.	This acquisition will reduce the Company's financial resources by the purchase amount, while simultaneously increasing its asset base by the equivalent value.
Determine the financial period or quarter in which the financial impact of the transaction(s) will appear on the listed company.	This purchase upon successful completion, will reflect on the balance sheet of the Company in Q2/Q3 of 2025
Summary of the terms and conditions of the transaction(s), the rights and obligations of the listed company and its shareholders, and the	Key Terms of the transaction include:

procedures involved in the event that any party fails to fulfill the obligations it has stipulated in the transaction or the deal contract.	-100% of the purchase price will be payable upon transfer of plots - 20% Security deposit cheque returnable upon payment of 100% of the purchase price - Termination penalty of 10% of the purchase price on the party in default in case of termination
A statement of the value of the cash inflows and outflows of cash generated by these assets "the subject of the transaction(s) or deals". That is during the last two fiscal years and during the interim period (first, second or third quarter) which precedes the acquisition / dispose / mortgage / leasing transaction. The statement should be approved by an auditor accredited to the authority.	Not applicable

Notes:

1- The listed company should provide the SCAC with a copy of an evaluation report on the assets to be acquired, disposed, mortgaged or leased in the event that the total value of the transaction(s) or deals exceeds (20%) of the company's capital After completing the Due Diligence study, and the evaluation report must be prepared an expert house accredited by The SCA or by the relevant regulatory authorities.
2- If the transaction(s) or deals are associated to dealings with related parties, the form "Disclosing a Deal or Transaction with a Related Party" should be filled and submitted by the listed company.
3- The listed company is obliged to disclose any subsequent developments in the mentioned Transaction(s) or deal(s).
4- The provisions "Decision of the Chairman of the SCA Board of Directors No. (18 / R.M) of 2017 Concerning the Rules of Acquisition and Merger of Public Shareholding Companies" apply to the acquisitions of securities in a public shareholding company established in the UAE whose shares were offered in a public offering or listed in a financial market in the country, and on merger operations to which the UAE public shareholding company is a party.

The Name of the Authorized Signatory	Ahmad Almatrooshi
Designation	General Manager & Authorized Signatory
Signature and Date	30 May 2025
Company's Seal	

EMAAR إعمار
Development PJSC للتطوير ش.م.ع
P.O. Box 9440, Dubai. UAE ص.ب ٩٤٤٠، دبي، إ.ع.م
D4