Al Mal Capital REIT Announces Final Dividend Distribution of 3.75 Fils per Unit for H2 FY2025

Dubai, UAE, 16 March 2025 – Al Mal Capital REIT ("AMCREIT"), the first REIT listed on **DFM**, regulated by the UAE's **Capital Market Authority**, and managed by **Al Mal Capital PSC** ("Al Mal Capital"), a subsidiary of **Dubai Investments PJSC**, announced today that the REIT will distribute a **final dividend of 3.75 fils per unit** for the second half of the financial year ended **31 December 2025**, amounting to a total distribution of **AED 26,295,540** (as against **AED 19,270,871** for six months ended 30 June 2025).

The distribution, in line with AMCREIT's Investment Policy and CMA regulations, is declared **on the enhanced capital base of AED 701,214,386 following the successful Follow-On Public Offering completed in 2025** and reflects an **annualized return of 7.5% to unitholders**. The **expected payment date for the distribution is 9 April 2026**, subject to customary administrative procedures.

The announcement follows a year of key strategic milestones for AMC REIT. In 2025, the REIT successfully completed its **capital increase through a Follow-On Public Offering**, raising approximately **AED 206 million** and strengthening the Fund's equity base to support future growth. During the year, the REIT also expanded its portfolio through the **acquisition of NMC Royal Hospital & Falcon House real estate assets**, marking its **first investment in the healthcare sector** and further diversifying the REIT's portfolio alongside its existing education assets.

Following this acquisition, AMC REIT's portfolio now comprises **seven income-generating assets across the education and healthcare sectors**, supported by long-term leases with strong counterparties. The portfolio continues to benefit from **stable and predictable cash flows**, with a portfolio value of approximately **AED 1.4 billion** and a **weighted average unexpired lease term (WAULT) of approximately 16 years**. During the year, the REIT also **refinanced certain financing facilities**, improving the maturity profile of its debt and reducing financing costs.

Commenting on the announcement, **Sanjay Vig, Deputy CEO of Al Mal Capital PSC**, said:

"AMC REIT delivered solid operational performance in 2025 while executing important strategic initiatives that enhance the Fund's long-term growth prospects. The **successful completion of the REIT's capital increase and the acquisition of NMC Royal Hospital & Falcon House real estate assets** represent significant milestones that further diversify the portfolio and strengthen income resilience.

We remain focused on expanding AMC REIT's portfolio within **defensive real estate sectors** such as education and healthcare, while maintaining **disciplined capital management** and delivering **consistent and attractive income distributions to our unitholders**."

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