

# Al Mal Capital REIT is the first 'Real Estate Investment Trust' IPO on the Dubai Financial Market 'DFM'



The REIT will provide investors access to a diversified portfolio of income generating real estate properties in the UAE and abroad, while unlocking significant value through long-term capital appreciation

## Targeted dividend yield

≥ 7%\*

This is an expected figure, outlined in disclaimer below

## Managed by



**AED 500mn**  
Target Fund Size

**AED 800mn**  
Target Portfolio Size

Optimal capital structure with  
**Max 50%**  
Loan-to-Value Ratio (LTV)



Dividend Pay-out Ratio  
**Min 80%**  
Stable income

Strong Governance  
**Investment committee**  
- 5 of the top investors

## Our strategy is focused on investing in strong-performing sectors



**Healthcare**



**Education**



**Industrial assets**

**1**  
Long-term lease arrangements

**2**  
Single-let with high credit profile

**3**  
Robust transaction structures

**4**  
Target Shariah Compliant assets

## IPO Details

Target offer size of AED 500 million

No lock up period, all units will start trading upon listing

Offering units at AED 1.0 per unit plus (2% subscription fee)

Subscription period from 08-11-2020 to 08-12-2020 through FAB and DFM eIPO platforms

## About Al Mal Capital

Founded in 2005, Al Mal Capital PSC is a diversified financial services company

Licensed by the the Securities and Commodities Authority (SCA) and UAE Central Bank

Subsidiary of Dubai Investments PJSC

Current Asset under Management (AUM) of c. AED 1.6 billion

Headquartered in Dubai, UAE

## Al Mal Capital REIT Service Providers



**\* The declared return of 7% is a target net return of 7%, on average, without any confirmation such return will be achieved. Please refer to the risk factors section in the Prospectus. Future data includes expectations, and the fund, the fund manager, or the receiving bank does not give any guarantee that such expectations will be achieved. Events or results may differ materially from the expected future results, whether explicitly or implicitly, referred to or indicated in future statements, due to risks, market conditions and uncertainties the fund and / or the fund manager could face.**

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Investors are advised to consult their financial advisors, legal advisors and accountants regarding the purchase, retention and disposition of Fund Units.

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