

Appendix (3) to the Fifth Amended Offering Document of Al Mal Capital REIT,
Approved as of June 18, 2025
Invitation to subscribe to new units of Al Mal Capital REIT through a follow-on
public offering

Al Mal Capital REIT (the "**Fund**") is pleased to invite existing unitholders and other individual and institutional investors to subscribe to units issued as part of the Fund's capital increase through a follow-on public offering. This offering has been approved by the General Assembly of the Fund and by the Securities and Commodities Authority (the "**Authority**").

Important Notice
To be read carefully by all investors

The primary purpose of preparing **this Prospectus for the Follow-on Public Offering** (the "**Prospectus**") is to provide potential investors with essential information to assist in making informed investment decisions regarding the subscription to units issued for the Fund's capital increase. Each investor must thoroughly and diligently review all information contained in this Prospectus and, concurrently, the information in the Fifth Amended Offering Document approved on June 18, 2025 (the "Offering Document"), to determine the suitability of investing in the Fund. Investors are required to seek necessary advice from their financial and legal advisors regarding investment in the Fund. Readers of the Offering Document should note that statements of an estimative or forward-looking nature are intended to clarify their inherent uncertainty and should not be relied upon wholly, as they are subject to change due to the impossibility of predicting future conditions with certainty, which may result in actual outcomes differing from projected results.

Investing in the units of the capital increase may involve a high degree of risk. Therefore, investors should not invest any funds in these units unless they can afford to bear the loss of their investment. The terms and conditions of the Fund, particularly the section on investment risks (see the "Risk Factors" section in the Offering Document), which outlines the factors and risks to be considered, must be thoroughly reviewed before making any investment decision regarding the units of the capital increase.

This Prospectus, as well as the Offering Document, contains information provided in accordance with the issuance and disclosure regulations of the UAE Securities and Commodities Authority (the "**Authority**"). The Fund Manager, also acting as the investment manager of the Fund, assumes full responsibility for the accuracy of the information and data contained in this Prospectus and the Offering Document and confirms, to the best of their knowledge and belief, and after exercising due diligence and conducting reasonably feasible studies, that no material facts or information have been omitted from this Prospectus or the Offering Document that would render any statement therein misleading, affect the investment decisions of subscribers, or

contravene the decisions issued by the Authority, and such decisions shall prevail in all cases over any provisions contained in this Prospectus or the Offering Document.

The information contained in this Prospectus or the Offering Document may not be amended or supplemented except in accordance with the procedures outlined in the Investment Funds Regulation.

The capital increase of the Fund pursuant to this Prospectus has been submitted to the Authority for the purpose of offering the units of the capital increase for public subscription within the United Arab Emirates. Should the units of the capital increase be offered in any other country, it shall be the responsibility of the Fund Manager to take all necessary measures and obtain the required approvals from the relevant authorities in those countries before proceeding with any offering by the Fund.

The Fund's management undertakes to fully comply with all laws, regulations, and decisions applicable in the United Arab Emirates, including those issued by the Authority at any time.

This Prospectus was approved by the Authority on June 18, 2025. The Authority's approval of this Prospectus or the Offering Document does not constitute an endorsement of the investment's feasibility or a recommendation to subscribe to the units of the capital increase. It solely indicates that the Prospectus and Offering Document meet the minimum information requirements stipulated by the Authority's issuance and disclosure regulations. The Authority bears no responsibility for the accuracy, completeness, or adequacy of the information contained in this Prospectus and/or the Offering Document, nor does it assume any liability for any damage or loss incurred by any person as a result of relying on this Prospectus, the Offering Document, or any part thereof.

This Prospectus has been prepared in compliance with all laws, regulations, and decisions applicable in the United Arab Emirates. Any violation of these laws, regulations, or decisions contained in this Prospectus shall be deemed null and void, and the Fund Manager shall bear all consequences of such violations unless a specific decision has been issued by the Authority in respect thereof.

1. Capital Increase Resolution

On May 12, 2025, the General Assembly of the Fund (the "General Assembly") convened and approved the Fund Manager's proposal to increase the Fund's issued capital from AED 513,889,872 to AED 813,889,872 through the issuance of up to a maximum of 300,000,000 new units at an issuance price of AED 1.0 per new unit, equivalent to the nominal value of the Fund's ordinary units, plus an issuance premium of AED 0.1 per new unit, resulting in a total issuance price of AED 1.1 per new unit and a total issuance value of AED 330,000,000. The General Assembly further authorized the Fund Manager to determine the dates, size, and terms of the capital increase prior to its public subscription and to take all necessary measures to implement the capital increase resolution.

On June 13, 2025, the Fund Manager finalized and determined the issuance and subscription dates and terms.

2. Value of the Capital Increase and Issuance Price

The Fund Manager resolved to increase the Fund's capital from AED 513,889,872 to AED 713,889,872 through the issuance of 200,000,000 new units as a target (the "**New Units**," each a "**New Unit**"). In the event that demand exceeds this target, the Fund Manager reserves the right to increase the issuance size by up to an additional 20,000,000 New Units, resulting in a maximum total of 220,000,000 New Units (the "Green Shoe Option").

The New Units will be issued at an issuance price of AED.1.0 per New Unit, equivalent to the nominal value of the Fund's ordinary units, plus an issuance premium of AED.0.1 per New Unit, resulting in a total issuance price of AED.1.1 per New Unit (the "**Issuance Price**"). The total issuance value will amount to AED.220,000,000 as a target or AED.242,000,000 as a maximum in the event the Green Shoe Option is exercised.

Should the subscription fail to cover the target amount of AED 220,000,000 (inclusive of the issuance premium) during the subscription period, the Fund Manager may, at its discretion: (1) accept the amount subscribed as final for the capital increase; or (2) extend the subscription period for an additional five (5) business days, during which the Fund Manager may accept any subscription amount for the Fund's units; or (3) cancel the offering and refund the subscription amounts to subscribers within a maximum period of five (5) business days from the date of cancellation.

3. Issuance Fees and Their Allocation

Subscribers will incur issuance fees of AED 0.025 per unit (inclusive of value-added tax), expected to amount to AED. 5,000,000 if the target amount is fully subscribed or

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AED 5,500,000 if the Green Shoe Option is exercised. The subscription fees will be allocated to cover expenses, fees, and costs related to third parties, up to a maximum of AED 5,500,000. These include, but are not limited to, expenses, fees, and costs associated with issuance agents, subscription banks, legal advisors, property valuers (if required), service providers, regulatory authorities, and other professional expenses related to the issuance. The following table provides an itemized estimate of the offering's expenses and fees, prepared based on relevant contracts, agreements, and estimates associated with such expenses.

Expense/Fee	Description	Recipient	Target		Maximum	
			Value (AED '000)	Value (Fils per Unit)	Value (AED '000)	Value (Fils per Unit)
Issuance/Offering Management Fees (1)	calculated 2.054% based on target to 2.095% based on max limit of the total nominal value of the offering, encompass the tasks related to managing the issuance.	Al Mal Capital P.S.C.	4,108	2.054	4,608	2.095
Legal Fees	Legal advisory services during the offering and listing period.	Al Tamimi & Co	275	0.138	275	0.125
Lead Receiving Bank Fees	Receipt of Subscription Applications.	First Abu Dhabi Bank	525	0.263	525	0.239
Agreed-Upon Procedures Report	Agreed-upon procedures for the factual findings report related to the allocation of Fund units.	KPMG Lower Gulf Limited	27	0.014	27	0.012
Agreed-Upon Procedures Report	Agreed-upon procedures for the factual findings report related to the amounts refunded due to oversubscription in the Fund's offering.	KPMG Lower Gulf Limited	27	0.014	27	0.012
Agreed-Upon Procedures Report	Agreed-upon procedures for the factual findings report related to the subscription expenses of the Fund.	KPMG Lower Gulf Limited	27	0.014	27	0.012
Listing Fees	Listing of the new units on the Dubai Financial Market.	Dubai Financial Market P.J.S.C.	10	0.005	10	0.005
Total			5,000	2.500	5,500	2.500

- shall be calculated based on 2.054% per new unit based on target or 2.095 based on max limit, based on the final number of units subscribed.

Note: All expenses listed in the table above are inclusive of value-added tax.

In the event that the issuance fees collected fall short of the total issuance expenses due to incomplete subscription coverage, the Fund Manager shall bear the shortfall from its own funds, and the Fund shall not be liable for any portion of such shortfall.

4. General Information on the Fund and the Subscription

Fund Name: Al Mal Capital REIT

Fund Address: Office 901, 48 Burj Gate, Sheikh Zayed Road, Dubai, United Arab Emirates

Regulatory Authority: Emirates Securities and Commodities Authority – United Arab Emirates

The Fund: The Fund is a public real estate investment fund with closed-ended capital, non-compliant with Islamic Sharia principles, and licensed by the Authority. This invitation is subject to Federal Law No. (4) of 2000 concerning the Emirates Securities and Commodities Authority and Market. The operations of the Fund are governed by the Decision of the Chairman of the Authority's Board of Directors No. (1/R.M) of 2023 regarding the Regulation of Investment Funds ("Investment Funds Regulation"), the Administrative Decision issued by the Authority No. (8/R.T) of 2023 concerning the adoption of the appendices related to the Decision of the Chairman of the Authority's Board of Directors No. (1/R.M) of 2023 regarding the Regulation of Investment Funds ("Appendices to the Investment Funds Regulation"), and all other relevant laws, regulations, and decisions applicable in the United Arab Emirates.

The primary objective of the Fund is to invest in a portfolio of income-generating real estate assets. The Fund's investments are primarily focused on the United Arab Emirates. The Fund may also invest in other Gulf Cooperation Council (GCC) countries and countries outside the GCC, provided that the proportion of the Fund's real estate assets outside the UAE, whether in GCC countries or elsewhere, does not exceed 25% of the Fund's total assets. The Fund Manager is responsible for managing the Fund and its investments. The Fund does not have a board of directors or independent employees, but all Fund investments are subject to prior approval by the Investment and Oversight Committee, appointed by the Fund Manager and consisting of at least five experts.

Current Fund Capital (Nominal Value of Fund Units): AED 513,889,872

Net Asset Value of the Fund (NAV Fund) (as of 31/05/2025): AED 577,048,612.26

Net Asset Value per Unit (as of 31/05/2025): AED 1.1229

Subscription Cost per Unit: AED 1.125 per New Unit, comprising:

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- **Issuance Price per Unit:** AED 1.0 per New Unit
- **Issuance Premium per Unit:** AED 0.1 per New Unit
- **Issuance Fees:** AED 0.025 per New Unit (inclusive of value-added tax)

Current Number of Fund Units: 513,889,872 units

Number of Units for Capital Increase: 200,000,000 New Units as a target, or 220,000,000 New Units if the Green Shoe Option is exercised

Listing Market: Dubai Financial Market

Issuance Price: AED 1.0 per New Unit, equivalent to the nominal value of the Fund's ordinary units, plus an issuance premium of AED.0.1 per New Unit, resulting in a total issuance price of AED.1.1 per New Unit

Issuance Fees: AED.0.025 per unit (inclusive of value-added tax), as outlined in Section (3) above

Purpose of the Capital Increase: The proceeds from the subscription will be used to implement the investment plan outlined in the Offering Document under the "Investment Strategy" section

Fund Manager and Issuance Manager: Al Mal Capital P.S.C.

Lead Subscription Bank: First Abu Dhabi Bank P.J.S.C.

Legal Advisor: Al Tamimi & Company

Auditor: KPMG Lower Gulf Limited

Custodian and Administrative Services Provider: Standard Chartered

Fund's Property Valuer: CBRE

5. Subscription Terms

The units of the Fund's capital increase will be offered through a public subscription in accordance with the Decision of the Chairman of the Authority's Board of Directors No. (1/R.M) of 2023 regarding the Regulation of Investment Funds ("**Investment Funds Regulation**"), the Administrative Decision issued by the Authority No. (8/R.T) of 2023 concerning the adoption of the appendices related to the Decision of the Chairman of the Authority's Board of Directors No. (1/R.M) of 2023 regarding the Regulation of

Investment Funds ("Appendices to the Investment Funds Regulation"), and all other relevant laws, regulations, and decisions applicable in the United Arab Emirates.

- **General**

- a. To subscribe to the units, subscribers must complete and submit duly signed Subscription Applications to the subscription bank no later than 1:00 PM (UAE time) on the last day of the subscription period. A Subscription Application form is attached to this Prospectus in section 13.
- b. When subscribing to the units of the capital increase, each subscriber must confirm: 1) That they have fully read, understood, and agreed to all terms and conditions outlined in this Prospectus, the Subscription Application, and the Fund's Fifth Amended Offering Document dated June 18, 2025, in its entirety; 2) That all information provided in their Subscription Application is accurate, complete, and correct; 3) That they will notify the Dubai Financial Market in case of any changes to their address or bank account details provided in or after the submission of their Subscription Application.
- c. A subscriber may submit a Subscription Application as a duly authorized representative or agent on behalf of another subscriber. In such cases, the subscriber must provide the required documents as outlined in Section 7 below.
- d. Subject to Sections 7 and 8 below, subscribers must:
 1. Complete all required fields in the Subscription Application (including providing a valid National Investor Number and bank account number);
 2. Submit the original, accurately, and clearly completed Subscription Application, duly signed or certified by the subscriber or their duly authorized representative;
 3. Provide all required supporting documents;
 4. Pay the subscription amount in accordance with the terms of the Subscription Application.
- e. Any conditions added by a subscriber to any Subscription Application shall be deemed null and void.

In all cases, if any investor fails to meet these conditions, the Fund Manager or the subscription bank may reject the Subscription Application, and no units will be allocated to the subscriber until these conditions are met. The Fund Manager reserves the right to reject Subscription Applications that are inaccurately completed, particularly with respect to the payment amount, or if the subscription amount is paid using a payment method other than those permitted.

- **Subscription Period:**

The subscription for the New Units will be open during the period specified below ("**Subscription Period**"):

- Subscription Opening Date: Monday, July 7, 2025
- Subscription Closing Date: Friday, July 25, 2025, or Friday, August 1, 2025⁽¹⁾, in the event that the subscription fails to cover the target amount of AED 220,000,000 (inclusive of the issuance premium) during the initial subscription period. In such a case, the Fund Manager may: 1) Accept the subscribed amount as final for the capital increase; or 2) Extend the subscription period for an additional five (5) business days, during which the Fund Manager may accept any subscription amount for the Fund's units; or 3) Cancel the offering and refund the subscription amounts to subscribers within a maximum period of five (5) business days from the date of cancellation.
- **Ownership Limits:** As stipulated in the Fund's Offering Document, ownership of units is open for investment by UAE nationals and non-nationals of other nationalities. The Fund Manager shall, as applicable in the relevant Emirates, obtain approvals from land and property authorities for properties owned by the Fund. The Fund will comply with all laws and regulations governing real estate ownership as set forth in the laws and regulations applicable in the UAE with respect to any future properties the Fund intends to acquire, prior to permitting non-UAE nationals and non-GCC nationals to subscribe to the New Units.
- **Subscription Limits:** The subscription is limited to UAE nationals and nationals of GCC countries.
- **Dividends:** The New Units shall rank pari passu with the Fund's existing units, including the right to receive future dividends and distributions declared or paid after the allocation date.
- **Subscription Applications:** Subscription Applications are available at the branches of the subscription banks listed below and on the official website of the Dubai Financial Market.
- **Issuance Price:** The New Units will be issued at an issuance price of AED 1.10, comprising a nominal value of AED 1.0 per New Unit plus an issuance premium of AED 0.1.

¹ In the event that any day during the subscription period falls on an official public holiday, that day shall be deferred to the next business day. This adjustment shall also apply, with necessary modifications, in the case of multiple public holidays occurring during the subscription period, such that each affected day is postponed to the next available business day.

- **Issuance Fees:** Subscribers will incur issuance fees of AED 0.025 per unit (inclusive of value-added tax), the purpose of which is as outlined in Section (3) above.
- **Payment Timing:** The full subscription amount for the New Units, along with the subscription fees, must be paid upon submission of the Subscription Application.
- **Payment Methods:** Payment may be made by: a) A certified bank cheque ("Manager's Cheque") drawn on a licensed bank operating in the UAE, made payable to "Al Mal Capital REIT – FPO"; or b) Direct debit from the subscriber's account with the subscription banks; or c) The UAE Central Bank's Funds Transfer System ("Funds Transfer System"); or d) Electronic subscriptions through mobile banking or online banking services for customers of the subscription banks.
- **Subscription Bank:** First Abu Dhabi Bank P.J.S.C.
- **Refund of Excess Subscription:** Excess subscription amounts will be refunded to subscribers who are not allocated the full number of New Units they subscribed for. The refund process will be completed within a maximum of five (5) business days from the date of allocation of the New Units.
- Refunds will be made: (a) To the subscriber's bank account with the subscription banks; (b) By issuing a cheque to the subscriber's address provided in the Subscription Application if payment was made via a Manager's Cheque; or (c) Through the Funds Transfer System if payment was made via this system.

6. Allocation Policy

The New Units will be allocated as outlined below and in accordance with the chronological order specified in Section 10 below:

First: Priority Allocation for Existing Unitholders as of the Record Date

Subscribers listed in the Fund's unitholders' register as of the record date will have priority in the allocation of the capital increase units as follows:

- a. Each subscriber will be allocated a number of units approximately equivalent to 39% of the units they currently hold in the Fund, ensuring their ownership percentage in the Fund remains unaffected after the capital increase, provided they subscribe to at least that proportional number of units.

Second: Secondary Allocation

- a. Any units not subscribed for after completing the first allocation will be allocated under what is referred to as the minimum guaranteed allocation ("Minimum Guaranteed Allocation" or "MGA"), up to a maximum of 2,000 units per eligible new subscriber, provided that: (1) the subscribers have requested this MGA, and (2) the total units requested under the MGA do not exceed the units remaining after the first allocation. If demand exceeds the available units, allocation will be made on a pro-rata basis among eligible subscribers, with fractions rounded down to the nearest whole unit (toward zero).
- b. After the above allocations, any remaining units, if any, will be allocated on a pro-rata basis among all subscribers (existing and new) who have applied for additional units beyond their base allocations.

In the event that the allocation process results in fractional units, fractions will be rounded down to the nearest whole unit (toward zero) to ensure fairness in allocation. Any remaining fractional units after the allocation process will be added to the remaining units (if any) and allocated according to the pro-rata mechanism described above.

7. Required Documents from Subscribers

Subscribers must provide an updated National Investor Number valid with the Dubai Financial Market, along with the following documents with their Subscription Applications:

a. For Individuals

- Original and copy of a valid passport and Emirates ID.
- If the signatory is different from the subscriber:
 - A duly certified power of attorney retained by the signatory or a certified copy by an authorized person/entity, such as a notary public or other officially authorized entity in the UAE; or certified by the UAE Embassy if issued outside the UAE.
 - Original passport of the signatory for signature verification and a copy of the original passport.
 - Copy of the subscriber's original passport.
- If the signatory is a guardian of a minor, the following documents are required:

- Original and copy of the guardian's passport for signature verification.
- Original and copy of the minor's passport.
- If the guardian is appointed by a court order, an original and copy of the guardianship document certified by the court and other relevant authorities (e.g., notary public).
- Copy of the UAE VAT registration certificate (if applicable).

For Legal Entities (including banks, financial institutions, investment funds, companies, and other institutions:

b. Legal Entities

- Original and copy of the commercial license or trade register certified by an authorized entity/person in the country of incorporation, such as a notary public, registered agent, or other authorized entity in the UAE.
- Original and copy of the document authorizing the signatory to sign on behalf of the subscriber and represent them in submitting the application and agreeing to the terms and conditions of this Prospectus, the Offering Document, and the Subscription Application, certified by an authorized entity/person in the country of incorporation, such as a notary public, registered agent, or other authorized entity in the UAE.
- Copy of the UAE VAT registration certificate (if applicable).
- Original and copy of the signatory's passport.

Regarding Subscription Applications with Payment Methods:

- Direct Debit: The account holder or their authorized signatory must personally visit one of the subscription banks and their branches listed below to authorize the transaction.
- Manager's Cheque: A representative of the legal entity may submit a Manager's Cheque to any of the subscription banks and their branches listed below without requiring additional documents.

8. Subscription Procedures

Subscription Applications must be submitted by subscribers or their representatives to any of the branches of the subscription banks listed below, accompanied by the subscriber's bank account number and payment of the amount intended for purchasing or subscribing to New Units, using one of the following methods:

- Manager's Cheque made payable to "Al Mal Capital REIT – FPO";
- Direct debit from the subscriber's account with the subscription banks;
- Funds Transfer System; or
- Electronic subscriptions through mobile banking or online banking services for customers of the subscription banks.

Electronic Subscription

General Terms for Electronic Subscription through Subscription Banks

Subscription banks may have their own electronic channels (online banking, mobile banking applications, websites, etc.) linked to the Dubai Financial Market's Initial Public Offering system.

Submitting an electronic Subscription Application constitutes the subscriber's agreement to the terms and conditions of the offering on behalf of the subscriber. It also authorizes the subscription banks to obtain the subscriber's National Investor Number details from the Dubai Financial Market to process the Subscription Application and pay the total value of the units subscribed for by debiting the subscriber's bank account and transferring the amount to the offering account in favor of "Al Mal Capital REIT – FPO" held with the subscription banks, as specified in the Subscription Application.

Submitting applications electronically is sufficient to meet identity verification requirements, and any supporting documents required elsewhere in this Prospectus will not apply to electronic Subscription Applications covered in this section.

Notification of the final allocation of offering units and the refund of proceeds for unallocated units (if any) will be completed after the allocation period and handled by the subscription banks to which the electronic subscription application was submitted before listing.

In the event of non-compliance with this Prospectus, particularly regarding electronic subscriptions, neither the Dubai Financial Market, the Fund, the Fund Manager, nor the subscription banks shall bear any liability for the use of electronic subscription

services by the bank's customer or subscriber, whether for some or all losses or damages incurred directly or indirectly as a result of electronic subscription services.

Electronic Subscription via First Abu Dhabi Bank

- Access IPO Subscription | First Abu Dhabi Bank - UAE (bankfab.com).
- Review the "How to Subscribe" page, follow the instructions, and submit subscriptions for the public tranche.
- Use the First Abu Dhabi Bank mobile banking application (for bank customers).
- For support, contact First Abu Dhabi Bank at: +971 2 616 1800.

If the details provided are insufficient or incorrect, or if payment is not received or is partially received, the subscription will be rejected, the subscriber will be notified, and any transferred amount will be refunded to the subscriber, if applicable.

Key Deadlines for Payment of Subscription Amounts

Manager's Cheque: Payment must be made by or before 12:00 PM on Wednesday, July 23, 2025, or by or before 12:00 PM on Wednesday, July 30, 2025, if the subscription period is extended, i.e., two days before the end of the subscription period.

Funds Transfer: Subscription Applications must be submitted by or before 12:00 PM on Thursday, July 24, 2025, or by or before 12:00 PM on Thursday, July 31, 2025, if the subscription period is extended, i.e., one day before the end of the subscription period.

Mobile or Online Banking Services: Payment must be made by or before 2:00 PM on Friday, July 25, 2025, or by or before 2:00 PM on Friday, August 1, 2025, if the subscription period is extended, i.e., the last day of the subscription period.

Direct Debit from Subscriber's Account with Subscription Banks: Payment must be made by or before Friday, July 25, 2025, or by or before Friday, August 1, 2025, if the subscription period is extended, i.e., the last day of the subscription period, at any of the subscription bank branches listed in Section (12) below.

9. Investor Relations/Contact Center

For any inquiries, please contact the Fund's Investor Relations Officer, Ms. Fatema Al Haj, at +971 4 360 1133 or via email at reit@almalcapital.com or fatema.alhaj@almalcapital.com

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10. Key Dates

Announcement Date of the Public Offering Subscription for Capital Increase Units	Monday, June 23, 2025
Last Trading Day (T+0)	Tuesday, June 24, 2025
Record Date (T+2 Settlement)	Thursday, June 26, 2025
Subscription Start Date	Monday, July 7, 2025
Subscription Closing Date	Friday, July 25, 2025, or Friday, August 1, 2025 ⁽²⁾
Allocation Date	On or about Friday, August 1, 2025, or on or about Friday, August 8, 2025
Refund of Excess Subscription Date	On or about Tuesday, August 5, 2025, or on or about Tuesday, August 12, 2025
Commencement of Trading of New Units	On or about Friday, August 8, 2025, or on or about Friday, August 15, 2025

To be included in the Fund's investor register as of the Record Date, subscribers must execute any transactions or orders to purchase Fund units at least two business days prior to the Record Date, i.e., on or before Tuesday, June 24, 2025. This allows for the settlement of transactions on the Dubai Financial Market, which operates on a T+2 settlement basis.

Important Note: The dates specified in this Prospectus for this issuance are indicative and subject to change, including in the event that any date falls on an official public holiday in the United Arab Emirates. In such circumstances, unit holders will be notified of the revised dates through two daily newspapers published in Arabic in the UAE and on the official website of Al Mal Capital REIT (<https://www.almalcapitalreit.com>).

11. Subscription Bank

Lead Subscription Bank:

First Abu Dhabi Bank
 P.J.S.C.
 Abu Dhabi,
 United Arab Emirates

12. Participating Branches

² In the event that any day during the subscription period falls on an official public holiday, that day shall be deferred to the next business day. This adjustment shall also apply, with necessary modifications, in the case of multiple public holidays occurring during the subscription period, such that each affected day is postponed to the next available business day.

S.No	Branch name	Branch Location-Area	Customer Timing	IPO Subscription Timings	Branch Address
1	Bur Dubai	Dubai	08: am to 02:00 pm (Monday-Thursday);	8 am to 1 pm - Mon - Thurs.	Intersection of Shaikh Khalifa street and Baniyas street, PO BOX:2993
			08:00 am to 12:30 pm (Friday)	08:00 am to 12:00 pm (Friday)	
			08: am to 02:00 pm (Saturday)	08: am to 01:00 pm (Saturday)	
2	Business Park, Abu Dhabi	Abu Dhabi	08: am to 02:00 pm (Monday-Thursday);	8 am to 1 pm - Mon - Thurs.	Khalifa Park Al Qurm, PO BOX:6316
			08:00 am to 12:30 pm (Friday)	08:00 am to 12:00 pm (Friday)	
			08: am to 02:00 pm (Saturday)	08: am to 01:00 pm (Saturday)	
3	FAB One Tower, Abu Dhabi	Abu Dhabi	08: am to 02:00 pm (Monday-Thursday);	8 am to 1 pm - Mon - Thurs.	Intersection of Shaikh Khalifa street and Baniyas street, PO BOX:2993
			08:00 am to 12:30 pm (Friday)	08:00 am to 12:00 pm (Friday)	
			08: am to 02:00 pm (Saturday)	08: am to 01:00 pm (Saturday)	
4	Al Batin	Abu Dhabi	08: am to 02:00 pm (Monday-Thursday);	8 am to 1 pm - Mon - Thurs.	Street No. 9 Next to Bateen Bus Terminal and Al Bateen Mall; PO BOX:7644

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			08:00 am to 12:30 pm (Friday)	08:00 am to 12:00 pm (Friday)	
			08: am to 02:00 pm (Saturday)	08: am to 01:00 pm (Saturday)	
5	Al Ain New	Al Ain - Abu Dhabi	08: am to 02:00 pm (Monday-Thursday);	8 am to 1 pm - Mon - Thurs.	Al Ain New PO BOX: 17822
			08:00 am to 12:30 pm (Friday)	08:00 am to 12:00 pm (Friday)	
			08: am to 02:00 pm (Saturday)	08: am to 01:00 pm (Saturday)	
6	Sheikh Zayed Rd.	Dubai	08: am to 02:00 pm (Monday-Thursday);	8 am to 1 pm - Mon - Thurs.	ALQUZE NEXT TO GOLDEN DAIMOND ;PO BOX:52053
			08:00 am to 12:30 pm (Friday)	08:00 am to 12:00 pm (Friday)	
			08: am to 02:00 pm (Saturday)	08: am to 01:00 pm (Saturday)	
7	Sharjah	Sharjah	08: am to 02:00 pm (Monday-Thursday);	8 am to 1 pm - Mon - Thurs.	Al Reem Plaza, Ground floor Buheira Corniche, Sharjah;PO BOX:1109
			08:00 am to 12:30 pm (Friday)	08:00 am to 12:00 pm (Friday)	
			08: am to 02:00 pm (Saturday)	08: am to 01:00 pm (Saturday)	

٤٨ مبنى برج جيت، داون تاون دبي، شارع الشيخ زايد، مكتب رقم ٩٠١، ص.ب. ١١٩٩٣٠، دبي، الإمارات العربية المتحدة، هاتف: +٩٧١٤٣٦٠١١١١

48 Burj Gate, Downtown Dubai, Sheikh Zayed Road, Office 901, P.O.Box 119930, Dubai, UAE, Tel: +97143601111

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مدير الصندوق: المال كابيتال ش.م.خ مسجلة في دبي تحت سجل تجاري رقم 76761، كشركة مساهمة خاصة برأس مال مدفوع: 219.78 مليون درهم. المال كابيتال ش.م.خ مرخصة وتعمل بموجب أحكام هيئة الأوراق المالية و السلع رخصة رقم 603022

Fund Manager: Al Mal Capital PSC. Incorporated in Dubai under CR 76761 as a private joint stock company with paid up share capital of AED 219.78 million. Al Mal Capital PSC is Licensed and Regulated by the Securities and Commodities Authorities, License No# 603022

8	Fujairah	Fujairah	08: am to 02:00 pm (Monday-Thursday);	8 am to 1 pm - Mon - Thurs.	Opposite to Plaza Theatre Hamdan Bin Abdulla street;PO BOX:79
			08:00 am to 12:30 pm (Friday)	08:00 am to 12:00 pm (Friday)	
			08: am to 02:00 pm (Saturday)	08: am to 01:00 pm (Saturday)	
9	RAK (LNBAD)	Ras Al Khaimah	08: am to 02:00 pm (Monday-Thursday);	8 am to 1 pm - Mon - Thurs.	FAB RAK (LNBAD) , Corniche Al Qawasim Road , Near to NMC Royal Medical Center , RAK
			08:00 am to 12:30 pm (Friday)	08:00 am to 12:00 pm (Friday)	
			08: am to 02:00 pm (Saturday)	08: am to 01:00 pm (Saturday)	
10	Umm Al Quwain	Umm Al Quwain	08: am to 02:00 pm (Monday-Thursday);	8 am to 1 pm - Mon - Thurs.	Building No 211, King Faisal Road Al Maidan Area, Umm Al Quwain;Po BOX:733
			08:00 am to 12:30 pm (Friday)	08:00 am to 12:00 pm (Friday)	
			08: am to 02:00 pm (Saturday)	08: am to 01:00 pm (Saturday)	

٤٨ مبنى برج جيت، داون تاون دبي، شارع الشيخ زايد، مكتب رقم ٩٠١، ص.ب. ١١٩٩٣٠، دبي، الإمارات العربية المتحدة، هاتف: +٩٧١٤٣٦٠١١١١

48 Burj Gate, Downtown Dubai, Sheikh Zayed Road, Office 901, P.O.Box 119930, Dubai, UAE, Tel: +97143601111

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مدير الصندوق: المال كابيتال ش.م.خ مسجلة في دبي تحت سجل تجاري رقم 76761، كشركة مساهمة خاصة برأس مال مدفوع: 219.78 مليون درهم. المال كابيتال ش.م.خ مرخصة وتعمل بموجب أحكام هيئة الأوراق المالية و السلع رخصة رقم 603022

Fund Manager: Al Mal Capital PSC. Incorporated in Dubai under CR 76761 as a private joint stock company with paid up share capital of AED 219.78 million. Al Mal Capital PSC is Licensed and Regulated by the Securities and Commodities Authorities, License No# 603022

13. Subscription Application Form

Subscription Application Form for Capital Increase Public Tranche		طلب إكتتاب في زيادة رأس المال شريحة عامة
AI Mal Capital REIT (the "Fund")		المال كابييتال ريت ("الصندوق")
Application No.:		رقم طلب الإكتتاب:
Application Date:		تاريخ طلب الإكتتاب:
Applicant Information		بيانات المکتتب
Applicant Name:		إسم المکتتب:
DFM Investor Number (NIN)/Shareholder Code:		رقم المستثمر في سوق دبي المالي / رقم المساهم:
Broker Name & Trading Account No:		أسم الوسيط ورقم حساب التداول:
Application Details		تفاصيل الطلب
Total Number of Units Subscribed for:		إجمالي عدد الوحدات المکتتب بها:
Total sum of Amount AED –		إجمالي المبلغ بالدرهم الإماراتي –
(For Example – for 1,000 units - Total Sum of Amounts @ AED 1.125: AED 1,125 AED1.00 nominal value/unit + AED 0.10 issue premium/unit + AED 0.025 subscription fee/unit inclusive of VAT)		مثال - لشراء ألف وحدة - القيمة الإجمالية @ 1.125 درهم للوحدة: 1,125 درهم إماراتي (1.00 درهم اماراتي القيمة الاسمية ما يعادل قيمة الوحدة + 0.10 درهم اماراتي رسوم الاصدار + 0.025 درهم اماراتي رسوم التسجيل / وحدة شاملة ضريبة القيمة المضافة)
Payment details		تفاصيل الدفع
Bank Name:		اسم البنك:
Country:		الدولة:
Bank Account Number:		رقم الحساب المصرفي:
IBAN Number:		رقم أي بان:
Swift Code:		سويفت كود:
Specimen Signature of A/C Holder		توقيع صاحب الحساب:
Or / أو		
Cheque Number:		شيك مصرفي رقم:
Drawn on Bank:		مسحوب على بنك:
Note: Manager Cheque in Name of "AI Mal Capital REIT – FPO"	Al Mal Capital REIT – "FPO"	ملاحظة: يتم تحرير شيك مصرفي بإسم " – Al Mal Capital REIT – FPO"
Other Details		تفاصيل أخرى
Passport Number (Individuals):		رقم جواز السفر (للأفراد):
And UAE ID No:		ورقم الهوية الإماراتية:
Nationality:		الجنسية:
Trade License No. (for legal entities):		رقم الرخصة التجارية (للأشخاص الاعتبارية):
Tax Registration Number for VAT:		رقم التسجيل الضريبي لضريبة القيمة المضافة:
Name of the Authorized Signatory:		اسم المفوض بالتوقيع:
Place of Incorporation:		مكان التأسيس:
Applicant postal address and telephone numbers		تفاصيل العنوان والاتصال للمكتتب

العنوان الكامل وصندوق بريد:		Full Address and P.O.Box:	
البريد الإلكتروني:		Email:	
رقم الهاتف المتحرك:		Mobile Number:	
إقرار المكتتب		Subscriber's acknowledgment	
أقدم هذا الطلب بغرض الاكتتاب في عدد الوحدات المبينة أعلاه من وحدات زيادة رأس مال الصندوق بسعر إصدار (1.0) درهم إماراتي للوحدة الجديدة و (0.1) درهم علاوة إصدار للوحدة الجديدة و 0.025 درهم رسوم إصدار للوحدة الجديدة (شاملة ضريبة القيمة المضافة)، وذلك وفقاً للشروط والأحكام الموضحة في هذا الطلب (في الصفحة الخلفية) والشروط والأحكام الموضحة في دعوة صندوق المال كابييتال ريت للاكتتاب في وحدات جديدة عن طريق طرح عام لاحق والمنشورة بتاريخ 23 يونيو 2025 ("الدعوة").		I submit this application for the purpose of subscribing to the number of units shown above from the Fund's capital increase units at an issue price of (1.0) UAE dirhams per new unit, (0.1) dirhams issuance premium per new unit, and AED 0.025 issuance fees per new unit (inclusive of VAT), in accordance with the terms and conditions set forth in this application (on the back page) and the terms and conditions set out in the Invitation to subscribe to new units of Al Mal Capital REIT through a follow-on public offering published on 23 June 2025 ("Invitation") .	
أقر بموجبي (أ) أنني قد قرأت وفهمت تماماً وأوافق على الشروط والأحكام الموضحة في الدعوة وطلب الاكتتاب، (بما في ذلك الشروط والأحكام الواردة في الصفحة الخلفية لهذا الطلب) كما أنني أوافق على بنود ومواد مستند الطرح للصندوق المحدث كما في 18 يونيو 2025؛ (ب) أن جميع المعلومات الواردة أعلاه صحيحة وكاملة ودقيقة؛ (ج) أنني قد قرأت كافة الشروط والأحكام وأفهمها بالكامل وأوافق عليها. (د) أقر وأتعهد بأنني سوف أخطر سوق دبي المالي في حال تغير أي بيانات تتعلق بعنواني أو رقم حسابي المصرفي في أو بعد تاريخ الطلب.		I hereby declare a) that I have read, fully understood, and agree to the terms and conditions set forth in the Invitation and the Subscription Application, (including the terms and conditions stated on the back page of this request) and I also agree to the terms and articles of the Fund's Prospectus updated as of June 18, 2025; b) that all of the above information is true, complete and accurate; c) I have read, fully understand and agree to all terms and conditions. d) I acknowledge and undertake that I will notify the Dubai Financial Market if any data relating to my address or bank account number changes on or after the date of the request.	
توقيع المكتتب/المفوض بالتوقيع:		Signature of the Applicant/Authorized Representative:	
التاريخ:		Date:	
إسم الفرع:		Branch Name:	
التوقيع والختم المعتمد:		Authorized Signature & Stamp:	
شروط وأحكام الاكتتاب الشروط والأحكام بالتوقيع على طلب الاكتتاب المائل وتسليمه ("طلب الاكتتاب") فإن المكتتب يوافق على سريان هذه الشروط والأحكام. إن تقديم طلبات الاكتتاب في وحدات زيادة رأسمال صندوق المال كابييتال ريت ("الوحدات الجديدة") بقيمة تبلغ (1.1) درهم إماراتي للوحدة الواحدة ("سعر الإصدار")، بزيادة رأسمال الصندوق كحد أقصى بمبلغ 242,000,000 درهم (شاملة علاوة إصدار للتوضيح) يتم فقط عن طريق 'طرح عام بسعر الإصدار'. وتعتبر الشروط والأحكام الموضحة في الدعوة جزءاً لا يتجزأ من هذه الشروط والأحكام. يجب تقديم طلبات الاكتتاب المكتملة و تسديد كامل قيمة الوحدات المكتتب بها إلى أحد الفروع المحددة لبنك أبوظبي الأول ش. م. ع. ("بنك الاكتتاب") من قبل المكتتب أو من خلال من يمثله أصولاً ابتداءً من 7 يوليو 2025 وليس بعد 25 يوليو 2025 أو 1 أغسطس 2025 في حال تمديد فترة الإكتتاب بنهاية ساعات العمل ("فترة الإكتتاب")، علماً بأنه لن تقبل طلبات الإكتتاب المقدمة بعد هذا الموعد. المستندات المرفقة مع طلبات الاكتتاب المستندات المطلوبة للمكتتبين من الأفراد: يتعين على المكتتبين أن يقدموا رقم مستثمر محدث يسوق دبي المالي ساري حتى تاريخه بالإضافة إلى تقديم المستندات التالية مع طلبات الاكتتاب: أ. للأفراد: • أصل ونسخة عن جواز سفر سارية المفعول والهوية الشخصية الإماراتية؛ و		Subscription terms and conditions Terms and Conditions: By signing and submitting the following subscription application (the "Subscription Application"), the subscriber agrees to the validity of these terms and conditions. Submitting applications to subscribe to Al Mal Capital REIT Fund capital increase units (the "New Units") at a price of (1.1) UAE dirhams per unit (the "Issue Price"), increasing the fund's capital by a maximum amount of AED 242,000,000 (including issue premium for clarity), through public offering at the Issue Price. The terms and conditions stated in the Invitation are considered an integral part of these terms and conditions. Completed Subscription Applications must be submitted and the full value of the subscribed units must be paid to one of the designated branches of First Abu Dhabi Bank PJSC (the "Subscription Bank") by the subscriber or through his/her/its duly representative starting from 7 July 2025 and no later than 25 July 2025 or 1 August 2025 in case subscription period is extended before the end of working hours (the "Subscription Period"), noting that Subscription Applications submitted after this date will not be accepted. Documents attached to Subscription Applications Required documents for individual subscribers: Subscribers shall submit an updated DFM investor number valid to date and the following documents together with the Subscription Applications: A. For Individuals: • An original and a copy of a valid passport AND Emirates ID; and	

- If the signatory and subscriber are not the same person: - A duly attested power of attorney held by the signatory, or a copy attested by an authorized person/entity, such as the notary public or an entity duly authorized in the country; or attested by the UAE Embassy if the power of attorney is issued outside the UAE; - The original passport of the signatory for the purpose of verifying the signature and a copy of the original passport; - A copy of the Subscriber's passport; - If the signatory is the guardian of a minor, the following documents shall be submitted: - Original and copy of the minor's guardian's passport to verify the signature; - Original and copy of the minor's passport; - If the guardian is appointed under a court ruling, it shall be required to submit an original and a copy of the guardianship document certified by the court and other concerned authorities (such as the notary public). - Copy of Certificate for Value Added Tax in the United Arab Emirates (if applicable). For legal persons, including banks, financial institutions, investment funds, companies and other establishments: B. Legal persons: - An original and copy of the commercial license or commercial register attested by one of the authorized entities/persons in the country of incorporation, such as the notary public, registered agent, or any entity licensed in the country; - Original and copy of the document which authorizes the signatory to sign on behalf of the subscriber and represent the latter in submitting the application and agreeing on the terms and conditions of the offering document and the terms and conditions of the subscription application certified by one of the authorized entities/persons in the country of incorporation, such as the notary public, the registered agent or any entity licensed in the country; - Copy of Certificate for Value Added Tax in the United Arab Emirates; - Original and copy of the signatory's passport. For applications where payment is made through: - Direct debit: The account holder or the authorized signatory thereof shall appear in person before any of the Subscription Bank and its branches. - Manager's Cheque: The legal person's representative can submit a manager's cheque to any of the Subscription Banks and its branches. All documents stipulated in the Invitation must be submitted when arriving at the Subscription Bank. All information provided in the Subscription Application must be readable, complete and accurate. However, the Subscription Bank reserves the right to treat any Subscription Application submitted as valid and binding on the subscriber even if the Subscription Application in question does not fulfill any or all of the data. By filling out the Subscription Application and submitting it in accordance with these terms and conditions the subscriber offers to purchase the number of units shown in the box contained in the Subscription Application titled "Total Number of Units Subscribed for." Subscription requests received for New Units are non-cancellable and non-refundable. Each Eligible Person may submit only one Subscription Application. However, the Fund Manager reserves the right to accept or reject any subsequent subscription request. The Subscription Bank to which the Subscription Application was submitted will notify the subscriber of the number of New Units allocated to him/her/it on the Allocation Date. All newly subscribed units will be allocated, and any excess subscription amounts for which no new units have been allocated will be refunded to the subscribers by the Subscription Bank in accordance with the mechanism outlined in Section (5) "Subscription Terms" and Section (6) "Allocation Policy" as set out in the Invitation. The subscriber, his/her/its representatives and heirs, as the case may be, shall compensate the Subscription Bank for all obligations, claims, compensation, expenses and losses incurred by the Subscription Bank as a result of its non-compliance with the terms and conditions	- في حال كان الموقع مختلفاً عن المكتب: - وكالة قانونية مصدقة أصلاً يحتفظ بها الموقع، أو نسخة مصدقة من قبل شخص / جهة مخولة، مثل كاتب العدل أو بخلاف ذلك جهة مخولة بشكل رسمي في الدولة، أو مصدقة من السفارة الإماراتية إذا كان التوكيل صادر خارج دولة الإمارات العربية المتحدة؛ - أصل جواز سفر الموقع لغرض تأكيد التوقيع ونسخة عن جواز السفر الأصلي؛ - نسخة عن جواز سفر المكتب؛ - في حال كان الموقع هو الوصي على قاصر، فيجب تقديم المستندات التالية: - أصل وصورة عن جواز سفر الوصي على القاصر لمطابقة التوقيع؛ - أصل وصورة عن جواز سفر القاصر؛ - إذا كان الوصي معيّناً بموجب قرار من المحكمة، أصل وصورة عن مستند الوصاية مصدق من المحكمة وغيرها من الجهات المختصة (مثل كاتب العدل). - صورة عن شهادة تسجيل لضريبة القيمة المضافة في الإمارات العربية المتحدة (إذا انطبق). للأشخاص الاعتباريين بما في ذلك البنوك، المؤسسات المالية، صناديق الاستثمار والشركات والمؤسسات الأخرى: ب. الأشخاص الاعتبارية: - أصل وصورة عن الرخصة التجارية أو السجل التجاري مصدقة من أحد الجهات / الأشخاص المخولة في بلد التأسيس، مثل كاتب العدل أو الوكيل المسجل أو بخلاف ذلك أي جهة مرخصة في الدولة؛ - أصل وصورة عن المستند الذي يخول الموقع للتوقيع بالنيابة عن المكتب وتمثله في تقديم الطلب والموافقة على أحكام وشروط مستند الطرح وأحكام وشروط طلب الاكتتاب مصدقة من أحد الجهات/الأشخاص المخولة في بلد التأسيس، مثل كاتب العدل أو الوكيل المسجل أو بخلاف ذلك أي جهة مرخصة في الدولة؛ - صورة عن شهادة تسجيل لضريبة القيمة المضافة في الإمارات العربية المتحدة. - أصل وصورة عن جواز سفر الموقع. فيما يتعلق بالطلبات التي تكون طريقة الدفع فيها: - الخصم المباشر: يجب على صاحب الحساب أو المفوض عنه بالتوقيع الحضور شخصياً إلى أي من بنوك تلقي الاكتتاب وفروعهما. - شيك مصرفي: يمكن لمن ينوب عن ويمثل الشخص الاعتباري أن يقدم شيك مدير إلى أي من بنوك تلقي الاكتتاب وفروعهما. يجب تقديم كافة المستندات المنصوص عليها في الدعوة عند الحضور إلى بنك الاكتتاب. يجب أن تكون جميع المعلومات المقدمة في طلب الاكتتاب مقروءة و مكتملة و دقيقة. مع ذلك، يحتفظ البنك بالحق بالتعامل مع أي طلب اكتتاب مقدم على أنه ساري و ملزم للمكتب حتى إذا كان طلب الاكتتاب المعني غير مستوف لأي من أو كافة البيانات. بتعبئة طلب الاكتتاب و تسليمه وفق هذه الشروط و الأحكام فإن المكتب يعرض شراء عدد الوحدات الموضح بالمربع الوارد في طلب الاكتتاب بعنوان "إجمالي عدد الوحدات المكتتب بها". تكون طلبات الاكتتاب التي يتم استلامها بخصوص الوحدات الجديدة غير قابلة للإلغاء و لا يمكن استردادها. يجوز لكل شخص مؤهل أن يقدم طلب اكتتاب واحد فقط. مع ذلك، يحتفظ مدير الصندوق بالحق في التعامل مع أي طلب اكتتاب لاحق بقبوله أو رفضه. سيقوم بنك الاكتتاب الذي تم تقديم طلب الاكتتاب إليه بإخطار المكتب بعدد الوحدات الجديدة المخصصة له بتاريخ التخصيص. سيتم تخصيص عدد جميع الوحدات الجديدة التي تم الإكتتاب بها وكذلك رد المبالغ الفائضة والتي لم يتم تخصيص وحدات جديدة مقابلها إلى المكتتبين من قبل بنك الاكتتاب حسب الآلية الموضحة ضمن البند (5) شروط الإكتتاب و البند (6) سياسة التخصيص و الموضحة في الدعوة. يعوض المكتب و ممثلوه و ورثته، حسبما يكون الحال، بنك الاكتتاب عن جميع الالتزامات و المطالبات و التعويضات و النفقات و الخسائر التي تكبدها بنك
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of the present Subscription Application or the Invitation and/or his/her/its violation of any guarantees and pledges contained in any of these documents.

Each subscriber undertakes that, with regard to his/her/its request to subscribe for the New Units, he/she/it has adhered to and observed the applicable laws and all necessary procedures and has not taken any action that might result in the Fund or any of the Subscription Banks violating any regulatory or legal requirements regarding the offer of New Units or the Fund's acceptance of the Subscription Application.

Any Subscription Application submitted that does not comply with these terms and conditions will be considered null and void (however, the Fund reserves the right to treat such Subscription Application as valid and binding on the subscriber).

Conditions of the Subscription Banks regarding payment by cheque:

1. The payment receipt will not be binding on the Subscription Bank unless it bears the seal of the Subscription Bank, the signature of one of its authorized signatories, and the seal of the Fund official indicating receipt of the relevant funds.
2. The Subscription Bank reserves the right to reverse the entry or deduct the value of any cheque if the value of this cheque does not meet the required amounts, and to cancel the relevant Subscription Application.

Payment Method:

1. Certified bank cheque (a "manager's cheque") drawn on a bank licensed and operating in the UAE, in favor of "Al Mal Capital REIT – FPO".
2. Debiting the account of the subscriber with the Subscription Banks.
3. Cash Transfer System of the Central Bank of the U.A.E. ("Cash Transfer System").
4. Electronic subscriptions (subject to terms and condition of the Invitation and the Subscription Banks)

الاكتتاب نتيجة عدم تقيده بشروط و أحكام طلب الاكتتاب المائل أو الدعوة و / أو انتهاكه لأي ضمانات و تعهدات واردة في أي من هذه المستندات. يتعهد كل مكتتب أنه و فيما يتعلق بطلبه للاكتتاب في الوحدات الجديدة أنه قد تقيّد و راعى القوانين واجبة التطبيق و كافة الاجراءات الضرورية و لم يتخذ أي اجراء قد يترتب عليه انتهاك الصندوق أو أي من بنوك الاكتتاب لأي متطلبات تنظيمية أو قانونية فيما يتعلق بعرض الوحدات الجديدة أو قبول الصندوق لطلب الاكتتاب.

أي طلب اكتتاب مقدم لا يتقيد بهذه الشروط و الاحكام يعد لاغيا و باطلا (و مع ذلك يحتفظ الصندوق بالحق في أن تعامل مثل طلب الاكتتاب هذا على أنه سار و ملزم للمكتتب).

شروط بنوك تلقي الاكتتاب فيما يتعلق بالدفع بواسطة الشيكات:

1. لن يكون إيصال التسديد ملزماً لبنك تلقي الإكتتاب ما لم يكن يحمل ختم بنك تلقي الإكتتاب وتوقيع أحد المفوضين بالتوقيع عنه وختم المسؤول عن الصندوق الذي يفيد استلام الأموال ذات الصلة.
2. يحتفظ بنك تلقي الإكتتاب بحقه في عكس القيد أو خصم قيمة أي شيك في حال لم توف قيمة هذا الشيك بالمبالغ المطلوبة، وإلغاء طلب الاكتتاب المعني.

طريقة السداد:

1. شيك مصرفي مُصدق مستحق الصرف صادر من بنك مرخص في الإمارات العربية المتحدة لصالح حساب " Al Mal Capital REIT – FPO".
2. خصم من الحساب المصرفي للمكتتب لدى بنك تلقي الاكتتاب.
3. نظام التحويل النقدي للمصرف المركزي الإماراتي ("نظام التحويل النقدي").
4. القنوات الإلكترونية (خاضعة لشروط وأحكام الدعوة وبنوك تلقي الاكتتاب).