

7. How do I subscribe for new units?

To exercise your Rights and buy the new units that Al Mal Capital REIT is offering you, you must subscribe by:

A. Subscription applications shall be submitted to the Eligible Persons or their representatives in any of the branches of the receiving banks of subscription listed below. It is required to submit the bank account number of the Eligible Person, and pay the amount to be used for the purchase or subscription to the new units, which amount shall be paid in one of the following methods:

- Manager's Cheque in favor of "AMC REIT - Rights Issue"
- Debit the Eligible Person's account with the receiving banks of subscription;
- Fund Transfer system; or
- Electronic subscriptions through mobile banking or online banking services for customers of the receiving banks of subscription.

B. General Conditions for Electronic Subscription through the Receiving Banks of Subscription:

The receiving banks of subscription may have their own electronic channels (online banking, mobile banking applications, websites, etc.) that are linked to DFM IPO system.

The customer's submission of an electronic subscription application shall be considered as an agreement on the terms and conditions of the offering on behalf of the subscriber, and approval for the receiving banks of subscription to request details of the investor number from DFM to submit the subscription application and pay the total amount of the units to which it wishes to subscribe by debiting the amount from the customer's bank account and transferring the same to the offering account in favor of the "Al Mal Capital REIT's Fund – Rights Issue" opened with the receiving banks of subscription as outlined in the subscription application.

After the applications are adequately submitted online in relation to the fulfillment of identification requirements, any supporting documents required elsewhere herein may not apply to the e-subscription applications in question in this section.

The final allocation of the offering units and the proceeds of the unallocated offering units (if any) shall be refunded shall be notified following the offering period closure. These actions shall be taken and handled before listing by the receiving banks of subscription to which the e-subscription applications have been submitted.

In case any Subscriber fails to comply with this Prospectus, particularly in relation to the electronic subscription, DFM, the Fund, the Fund Manager or the Receiving Banks may not be responsible, in any way, for the use of the electronic subscription services by the customer of the bank or the subscriber regarding some or all of the losses or damages that have been directly or indirectly incurred as a result of the electronic subscription services.

C. E-Subscription of First Abu Dhabi Bank

- Access <https://www.bankfab.com/en-ae/cib/iposubscription>.
- Refer to the "How to subscribe page" and follow the instructions and submit subscriptions for the Retail Offer Shares.
- FAB Mobile Banking Application (for FAB clients only).
- In case of any issues or support required, please contact FAB call center at +971-26161800.

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

D. Subscribers shall submit an updated DFM investor number valid to date and the following documents together with subscription applications:

- For Individuals:
 - An original and a copy of a valid passport or 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 original 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).
- For 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.
 - Original and copy of the signatory's passport.

For orders where payment is made through:

- Direct debit: The account holder or the authorized signatory thereof shall appear in person before any of the receiving banks of subscription and their branches mentioned below in order to authorize the transaction.
- Manager's Cheque: The legal person's representative can submit a manager's cheque to any of the receiving banks of subscription and their branches mentioned below without the need to any further documents.

8. Are there any subscription fees and will the REIT utilize them?

Subscribers will incur issuance fees of 2.5 fils per unit, which is expected to be AED 10,000,000 if the subscription is fully covered. The subscription fees will be used to cover expenses and fees related to third parties and include, but are not limited to, the expenses and fees of the placement agents, receiving banks, legal advisor, real estate valuer (if necessary), and service providers related to any awareness campaigns for rights holders, regulators and other professional expenses related to the issuance.

If the subscription fees fall below the total subscription expenses due to the capital increase not being fully subscribed, the Fund Manager will then bear this difference from the Fund Manager fees.



9. How do I know if my NIN is valid?

To check if your NIN is valid, please contact DFM Customer Service from your registered mobile number at DFM between 8:00 am to 3:00 pm (Monday-Friday). If you did not apply for an Investor Number at DFM before, please apply through:

- eServices at www.dfm.ae.
- DFM Client Services Desk, Trading Floor, World Trade Center, (Monday-Friday 8:00 am to 3:00 pm).
- A DFM-licensed brokerage firm. View Brokers list at www.dfm.ae (<https://www.dfm.ae/members/brokers>).

10. When are the Rights deposited to the accounts of the unitholders?

The Rights will be deposited in the Depository account or brokerage account of each unitholder where his or her existing units are held one day after the Eligibility Date. The Rights will appear in the accounts of the unitholders under a new symbol (AMCREIT-RI) that designates these Rights.

11. How are unitholders notified of the deposit of Rights in their accounts?

Unitholders will be notified that the Rights have been deposited into their accounts through an announcement on the website of the DFM. If a unitholder has not received Rights but believes that he or she should have received such Rights, they should contact FAB's call center at +971 2 6161800; or the Fund Manager's call center at +971 4 360 1133.

12. Can I subscribe to just some of the Rights?

Yes. You may decide to use a portion of your Rights to buy new units and sell or do nothing with the rest of your Rights. However, your percentage ownership of Al Mal Capital REIT will decrease (please see Question No. 21 below, for further details).

13. Does a unitholder have to subscribe for New Units?

It is for you, as a unitholder, to decide for yourself whether to subscribe or not. If you decide not to subscribe, you may sell your Rights or do nothing with them. The Rights will be tradable on the DFM from Monday the 26th of February 2024 to Friday the 15th of March 2024. However, please note that your percentage ownership of Al Mal Capital REIT will decrease (please see Question No. 21 below, for further details).

14. Can I sell my Rights – can they be traded?

Yes, a Right is an option to buy units - but you are not obligated to do so. You may decide that you do not want to exercise your Rights to subscribe to some or all of the new units to which you are entitled. In this case, you may sell some or all of your Rights to another investor at their market value. To sell your Rights, you should contact a broker registered and licensed by the DFM. The Rights will be tradable on the DFM under the ticker “Al Mal Capital REIT Rights issue” during the Rights trading period, which runs from Monday the 26th of February 2024 until Friday the 15th of March 2024.

15. How much will I be able to receive if I trade my Rights?

The price of the Right upon commencement of trading will be determined by the market-approved opening price calculation mechanism and accordingly the Rights will be traded by market supply and demand.

16. Can I subscribe to more units than my Rights allows?

Yes. You can subscribe for more units than your Rights during the subscription period between Monday the 4th of March 2024 to Friday the 22nd of March 2024, where you will need to pay for the full number of units you wish to subscribe for. If holders of Rights do not exercise their Rights to subscribe in full for all of the new units, the remaining units will be allocated to individuals or organizations that subscribed for a number of units above their allocation, on a pro rata basis. There is no guarantee that you will receive the number of units that you applied for, in which case you will receive a refund for the units that you subscribed for but did not receive.



17. What happens if the New Units were subscribed, by the Rights were subsequently sold?

If a holder of Rights subscribes for New Units during the Subscription Period, but subsequently sells the Rights without purchasing a number of Rights equal to the number of exercised Rights prior to the end of the Rights Trading Period, that holder of Rights will only be guaranteed a number of New Units equal to the number of Rights it holds at the time of the allocation of the New Units. Holders of Rights are entitled to subscribe for Additional New Units in excess of the number of Rights they respectively hold, but there is no guarantee that the holders of Rights applying for Additional New Units will receive the number of Additional New Units applied for, and no holder of Rights will receive more New Units than they had subscribed for during the Subscription Period. If a holder of Rights sells his or her Rights during the Rights Trading Period, such holder will not be entitled to receive New Units.

18. Are purchases of additional Rights entitled to trade them again?

Yes, purchasers of additional Rights may sell those additional Rights or any other Rights they hold and/or purchase other Rights, but only during the Rights Trading Period which extends from Monday the 26th of February 2024 until Friday the 15th of March 2024.

19. Can an Eligible Person sell a Right after the expiry of the Rights Trading Period?

No, after the expiry of the Rights Trading Period, an Eligible Person may only choose to exercise the Right to subscribe for the New Units and only until the expiry of the Subscription Period. In the event that this Right is sold prior to the expiry of the Rights Trading Period or is not exercised prior to the expiry of the Subscription Period, the Eligible Person will lose the value of the Rights purchased or granted and his/her portfolio's share of the Fund's capital will be lower.

20. If I apply for additional units, am I guaranteed to receive them?

While holders of Rights can apply for additional units, there is no guarantee that they will receive all of the units that they applied for beyond what their Rights allow. Additional units remaining after the initial allocation will be distributed to holders of Rights who applied for additional units over and above what they are entitled to through the number of Rights they hold, on a pro rata basis.

21. What happens if a unitholder does not subscribe for New Units?

If you choose not to exercise all of the Rights you were issued to subscribe for new units, your percentage ownership of Al Mal Capital REIT will decrease.

This is because, while the total number of units of Al Mal Capital REIT will increase through its capital increase which will be implemented in connection with the Rights issue, the number of units that you own will not increase in the same proportion, unless you exercise all of the Rights you were issued to subscribe for new units. This will have implications - for example, your share of the total dividends paid by Al Mal Capital REIT, and your share of votes at general assembly meetings will decrease.

22. Can I subscribe to the Rights issue if I am not a unitholder of Al Mal Capital REIT?

Yes. You can buy Rights to subscribe for Al Mal Capital REIT units on the DFM during the Rights trading period between Monday the 26th of February 2024 until Friday the 15th of March 2024. You can do this through a DFM-registered broker. Once you own the Rights, you can subscribe to units during the subscription period.

23. Can I subscribe if I am outside the UAE?

The subscription will be open in UAE to UAE and GCC Individuals and Institutional subscribers.

Eligible individuals who are temporarily outside the UAE during the Subscription Period can subscribe for New Units and Additional New Units (if any) either by giving someone else in the UAE a power of attorney to subscribe for such New Units and Additional New Units (if any) on their behalf or through the electronic subscription methods described above.

In case the signatory is different, please abide by instruction under question 7. Note that the applicant's passport copy, or Emirates ID, should accompany the duly signed subscription forms and T&C's.

24. Can unitholders subscribe for Additional New Units?

Unitholders may subscribe to New Additional Units if they purchase additional rights during the Trading of Rights period. In addition, eligible persons are entitled to apply to subscribe to the Additional New Units ("Additional New Units"), which will be allocated in the event of surplus New Units not subscribed as a result of the compilation of fractures/parts of the new units or the failure of Eligible Persons to exercise their subscription rights in the Additional New Units.

25. What happens to Rights that are unsubscribed at the end of the Subscription period?

If you do not wish to subscribe for the New Units to which you are entitled, you can choose not to exercise your Rights. In such circumstances, the number of New Units to which you are entitled will be subscribed for by those holders of Rights who have applied for Additional New Units. You will not be entitled to any compensation in respect of any Rights not used to subscribe for New Units.

26. Will there be any additional fees for trading in Rights?

It is expected that the same commissions that would apply to the sale and purchase of Units will apply to the sale and purchase of Rights.

27. What should I do if I think my holding of Units is incorrect?

If you have bought or sold Units shortly before the Eligibility Date, your transaction may not be entered on the register of members in time to appear on the DFM register as at the close of business of the DFM on the Eligibility Date. In order to receive Rights on the Eligibility Date, you must ensure that you execute any purchase orders for units at least two days prior to the Eligibility Date, i.e., on or before Wednesday the 21st of February 2024, to allow for the settlement of trades on the DFM (which operates on a T+2 basis). If you are concerned that your holding of Units is incorrect, please contact your DFM broker.

28. What is the number of Rights to which I am entitled is not a whole number; am I entitled to fractions of Rights?

Your entitlement to Rights will be calculated as at the close of business of the DFM on the Eligibility Date. If the result of this calculation is not a whole number, your entitlement will be rounded down to the nearest whole number of Rights and you will not receive a Right in respect of the fraction of any Rights. The New Units representing the aggregated fractions not allotted as a result of the rounding exercise will be allocated to those holders of Rights who have subscribed for Additional New Units.

29. Will I receive a refund if I do not receive the number of the Additional New Units I have applied for?

Yes, you will receive a refund in respect of the number of Additional New Units that you have not received. It is anticipated that refunds will be made on or around Tuesday the 2nd of April 2024.

30. What if I want to sell the New Units for which I have paid?

After the commencement of dealings in the New Units on the DFM (which is currently expected to be on or around Friday the 5th of April 2024, you will be able to sell your New Units in the ordinary course.

31. Can I change my decision to exercise my Rights?

Once you have submitted your subscription form at a participating branch of the Receiving Banks, you cannot withdraw your application or change the number of New Units for which you have subscribed.

32. What are the key dates?

Rights eligibility date	Friday the 23 rd of February 2024
Rights trading period	Monday the 26 th of February 2024 until Friday the 15 th of March 2024
Subscription period	Monday the 4 th of March 2024 until Friday the 22 nd of March 2024
Final allocation of new units to be announced	On or around Friday the 29 th of March 2024

The first key date	It is the Rights eligibility date. Any person holding Al Mal Capital REIT units as at the close of business of the DFM on Friday the 23 rd of February 2024, will be issued with 1 Right for every 0.87516 units held on such date. Such Rights will be deposited into the clearing account or brokerage account of each such registered unitholder where his or her existing units are held.
The second key date	It is the commencement of the Rights trading period on Monday the 26 th of February 2024 during the Rights trading period, the holders of Rights will be able to sell their Rights to other investors through the DFM. The Rights trading period will last until Friday the 15 th of March 2024.
The third key date	It is the commencement of the subscription period on Monday the 4 th of March 2024 which is when holders of Rights (being both unitholders and those who have purchased Rights on the DFM during the Rights trading period) can subscribe for the new units. The subscription period will last until Friday the 22 nd of March 2024.
The last key date	It is when the final allocation of new units will be announced. Al Mal Capital REIT will allocate new units on or around Friday the 29 th of March 2024. If you are not allocated all the units you subscribed to, any excess subscription funds you have paid will soon thereafter be refunded to you on or around Tuesday the 2 nd of April 2024.

33. Which branches are open for subscription?

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
			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)	
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 (LNBA D)	Ras Al Khaimah	08: am to 02:00 pm (Monday-Thursday);	8 am to 1 pm - Mon - Thurs.	FAB RAK (LNBA D), Corniche Al Qawasim

			08:00 am to 12:30 pm (Friday)	08:00 am to 12:00 pm (Friday)	Road , Near to NMC Royal Medical Center , RAK
			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)	

34. What is the process for deceased investors who own Al Mal Capital REIT units?

It is required for the Heir(s) of the deceased Investor to open an Heir's Investor Number account at DFM and transfer the Al Mal Capital REIT units to the new Heirs account or provide an official Division of Shares Letter from the Courts to transfer the deceased unitholder's Rights of Al Mal Capital REIT Units to the Heir's Investor Number account.

Further Assistance:

For further assistance, kindly contact the following:

- Al Mal Capital REIT Investor Relations: +971 4 360 1133
- Receiving Banks: +971 2 616 1800
- Dubai Financial Market: +971 4 305 5555

Your attention is drawn to the further terms and conditions of the Rights Issue set out in the Invitation.

Important Details:

The dates for the Rights Issue set out in this document are expected dates and are subject to change, including if any date falls on an official holiday in the UAE. In such circumstances, details of the new dates will be notified to investors in two UAE daily Arabic language newspapers and on the REIT's website (www.almalcapitalreit.com).

Glossary	
Additional New Units	New Units that Eligible Persons may apply for in addition to exercising their Rights to subscribe for one New Unit at the Issue Price.
AED or UAE Dirham	The lawful currency of the UAE.
Fund Manager	Al Mal Capital PSC.
Capital Increase	The proposed increase in the share capital of the REIT by an amount of up to 440,000,000 (four hundred and forty million Dirhams) from AED 350,064,000 (three hundred and fifty million and sixty-four thousand Dirhams) up to AED 790,064,000 (seven hundred and ninety million and sixty-four thousand Dirhams), by issuing up to 400,000,000 (four hundred million units) New Units.
DFM	Dubai Financial Market.
Eligibility Date	The close of business on the DFM on Friday the 26 th of February 2024.
Eligible Person	A person who holds Rights at the close of the Rights Trading Period.
Issue Price	AED 1.1 per New Unit.
New Units	Ordinary units of AED 1 each in the capital of Al Mal Capital REIT.

NIN	The National Investor Number provided on registration as a new investor in the DFM.
Receiving Banks	First Abu Dhabi Bank PJSC ("FAB").
Right	A tradable security issued pursuant to the SCA Chairman of the Authority's Board of Directors' Resolution No. (01/Chairman) or 2023 concerning the Regulation of Investment Funds.
Rights Trading Period	During trading hours on the DFM from the opening of trading on Monday the 26 th of February 2024 until the close of trading on Friday the 15 th of March 2024.
Unitholder	A registered unitholder in Al Mal Capital REIT as at the close of business on the DFM on the Eligibility Date.
Units	Ordinary units in the capital of the REIT, each with a fully paid-up nominal value of AED 1.00 per unit.
Subscription Period	Monday the 4 th of March 2024 until Friday the 22 nd of March 2024.
UAE	United Arab Emirates.
Unallocated Units	Unallocated New Units remaining after the allocation of the New Units (and Additional New Units, if any) to the Eligible Persons who subscribed for New Units during the Subscription Period.

