



الاتحاد العقارية
Union Properties

Date 27 July 2025

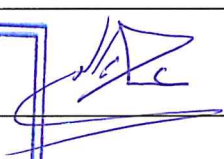
Ref: UPP/BS/KC/0028/2025

Form for disclosing the Agreement to Sell Transaction(s)

1. The required data regarding the agreement to sell transaction(s):

Date.	27/07/2025
Name of the Listed Company.	Union Properties PJSC
Specify the type of transaction: (acquisition / dispose / mortgage / lease / other).	Sale/ dispose
Determine the type of asset to be sold(examples: investments, companies, factories, real estate, securities, etc.) and describe the activity of the underlying asset.	Real Estate
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.	Grant
Total value of dispose.	AED 700 million
Reasons for executing the transaction, its expected effects on the company and its operations, and the rights of its shareholders.	Settle its legacy debts and finance the Company's growth
Determine the parties to the transaction / deal.	We cannot disclose the parties due to the confidentiality obligation under the agreement, The parties will be disclosed once the deal is concluded.
Determine whether the transaction / deal is associated to related parties, and specify the nature of the relationship, if any.	Not Available
The date of signing the transaction / deal.	4/7/2025
Transaction / deal execution date.	30/10/2025
Expected closing date.	25/12/2026
If the listed company is the disposing party,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 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.	1. Settle the accumulated debts and finance the Company's growth. 2. July 2025, September 2025, January 2026, April 2026, June 2026, September 2026 and December 2026. 3. Terminate the agreement and forfeit 30% of the Purchase Value 4. Not Applicable

The expected financial impact of the transaction(s) on the business results and the financial position of the listed company.	Settle the accumulated debts, culmination of the recovery strategy, position the company to pivot decisively towards a new phase of sustainable growth, strategic capital deployment and long-term value creation for its shareholders.
Determine the financial period or quarter in which the financial impact of the transaction(s) will appear on the listed company.	The financial impact will appear in Q4 2025
Summary of the terms and conditions of the transaction(s), the rights and obligations of the listed company and its shareholders, and the procedures involved in the event that any party fails to fulfill the obligations it has stipulated in the transaction or the deal contract.	<p>Receive the purchase price, bifurcating the Plot, obtaining a new affection plan for the bifurcated plot, change the usage of the plot, and registering the sales in Dubai Land Department.</p> <p>In case of default of the Buyer, terminate the agreement and forfeit 30% the purchase price.</p> <p>In case of default of the Seller, terminate the agreement and refund back the paid amounts.</p>
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

The Name of the Authorized Signatory	Amer Khansaheb
Designation	Chief Executive Officer & Board Member
Signature and Date	
Company's Seal	