



الاتحاد العقارية  
Union Properties

Date: 5 August 2025


Ref: UPP/BS/KC/0028-2025

## Form for disclosing the Agreement to Acquire Transaction(s)

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

Date.	05/08/2025
Name of the Listed Company.	ServeU LLC, a subsidiary of Union Properties PJSC
Specify the type of transaction: (acquisition / dispose / mortgage / lease / other).	Acquisition
Determine the type of asset to be sold (examples: investments, companies, factories, real estate, securities, etc.) and describe the activity of the underlying asset.	Companies
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.	N/A
Total value of acquisition / dispose / mortgage / lease transaction.	AED 100 million
Reasons for executing the transaction, its expected effects on the company and its operations, and the rights of its shareholders.	Company's Business Expansion
Determine the parties to the transaction / deal.	ServeU LLC and House Keeping Co. LLC and House Keeping Domestic Workers LLC
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.	16/6/2025
Transaction / deal execution date.	30/07/2025
Expected closing date.	01/08/2025
<p>If the listed company is the acquiring party or the lessee, the following must be fulfilled:</p> <ol style="list-style-type: none"> <li>1- Explain how to finance acquisition or lease transaction(s).</li> <li>2- Determine the sources of financing the transaction(s) in the case of acquisition or leasing, with clarification of the payment mechanism in the event that part or all of the value of the transaction(s) will be funded through banks.</li> <li>3- Determine the date or dates of payment of the amounts owed by the listed company from the acquisition or lease transaction(s).</li> </ol>	<ol style="list-style-type: none"> <li>1- Bank Facilities</li> <li>2- Bank Facilities of 90% of the price of acquisition.</li> <li>3- 90% on the completion of transferring the shares and 10% one year post transfer date</li> </ol>
<p>If the listed company is the disposing party, the following must be fulfilled:</p> <ol style="list-style-type: none"> <li>1- Explain the reasons for disposing, mortgaging or leasing, and clarifying how the collected funds will be used.</li> </ol>	

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.	
The expected financial impact of the transaction(s) on the business results and the financial position of the listed company.	Increasing the company's assets
Determine the financial period or quarter in which the financial impact of the transaction(s) will appear on the listed company.	Q4 of year 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.	Acquisition process and the amounts will be paid through the Escrow account after the completion of transferring the shares.

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