

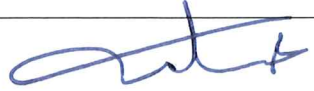
Form for disclosing an Acquisition Transaction

Date	28 August 2025
Name of the Listed Company	TECOM Group PJSC ("TECOM Group")
Type of transaction	Acquisition
Type of assets to be acquired, and the activity of the underlying assets	The acquired assets are industrial land for leasing purposes. Comprise of 138 land plots, with total area of approximately 33 million sq/ft (non-operational assets)
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.	Not Applicable
Total value of acquisition transaction	AED 1,556,799,485
Reasons for executing the transaction, its expected effects on the company and its operations, and the rights of its shareholders.	The transaction is in line with TECOM Group's strategic growth plan to address the robust demand for industrial assets, and to expand the Group's industrial portfolio in Dubai Industrial City which is currently operating at 99% occupancy. The transaction is expected to have a positive impact on the Group, and shareholders' value
Parties to the transaction	Buyer: Dubai Industrial City LLC (a wholly owned subsidiary of TECOM Group) Seller: DHAM 1 LLC
Determine whether the transaction / deal is associated to related parties, and specify the nature of the relationship, if any.	This is not a related party transaction. It has been executed by the Group's subsidiary
The date of signing the transaction / deal.	27 August 2025
Transaction / deal execution date.	27 August 2025
Expected closing date:	04 September 2025

1. Explain how to finance the acquisition 2. Determine the sources of financing the transaction, with clarification of the payment mechanism in the event that part or all of the value of the transaction will be funded through banks. 3. Determine the date or dates of payment of the amounts owed by the listed company from the acquisition transaction.	1. The acquisition will be financed through the Group's existing financial resources. 2. The Group maintains accessible funds of more than AED 3 billion including an undrawn revolving facility from its bank of AED 2.3 billion (Q2 2025 financial statements). The acquisition amount will be paid based on a flexible repayment schedule. 3. Payment will be executed in four equal instalments spanning three years
If the listed company is the disposing party, the lessor, or one of the mortgage parties, 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 mortgage 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.	Not Applicable
The expected financial impact of the transaction(s) on the business results and the financial position of the listed company.	The Group expects the land plots to be leased over the next 12-24 months; and consequently, expects a positive impact on its financial results driven by revenue growth and increased income. The acquisitions will also be reflected in the Group's financial position through an increase in fixed assets, a decrease in cash and bank balances, and a partial increase in borrowings

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Determine the financial period or quarter in which the financial impact of the transaction(s) will appear on the listed company.	Q3 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.	The Transaction involves the acquisition of 138 land plots located in Dubai Industrial City, The SPA is entered into by "Dubai Industrial City L.L.C" (a wholly owned subsidiary of TECOM Group) and DHAM 1 LLC. In the event of a breach, the non-defaulting party must notify the defaulting party providing a thirty (30) day cure period and may terminate if the default is not remedied. Any disputes from failure to fulfil obligations in the SPA shall ultimately be resolved through Dubai Courts in accordance with the laws of Dubai and federal laws of the UAE.
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.	The acquired assets are vacant land plots dedicated for industrial leasing. No cash flow was associated with these assets, and they are expected to generate revenue after tenant leasing commences

The Name of the Authorized Signatory	Abdulla Belhoul
Designation	Chief Executive Officer
Signature and Date	28 August 2025 
Company's Seal	

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