TAMWEEL

THE HOME OF HOME FINANCE

Press Release

Issuance of AED 5.1 billion worth of sukuk approved at Tamweel EGM

- ***Funding to support growth of UAE business and international expansion***
- ***Tamweel to be restructured as holding company***

Dubai, April 7, 2008: Tamweel PJSC, the UAE's largest provider of real estate finance, held an Extraordinary General Meeting (EGM) today, during which the assembly approved the issuance of AED 5.1 billion (US$1.39 billion) of sukuk. This total amount includes AED 1.1 billion (US$300 million) of convertible sukuk and AED 4 billion (US$1.09 billion) of non-convertible sukuk, which includes AED 1.83 billion (US$500 million) of non-convertible sukuk previously approved by the assembly.

This funding will be used by the company to support the expansion of its extremely successful business in the UAE and to fund its ongoing international expansion. In February 2008, Tamweel formalised its intention to launch operations in Egypt by receiving its mortgage finance license from the Egyptian Mortgage Finance Authority. The company expects to begin operations in the North African state during the second quarter of this year.

Tamweel has already signed a joint venture agreement with Al Oula Development Company in Saudi Arabia, where the company expects to open a subsidiary later this year. By 2011, Tamweel anticipates international operations contributing 30 per cent of total revenues.

During the EGM, the assembly also approved the amendment of Tamweel's articles of association to permit the company to be structured as a holding company, and its activities to be operated by several operating companies

within its overall ownership. Tamweel shall obtain the required approvals for this conversion from all relevant regulatory authorities, and will then commence the restructuring process.

"During this period of unprecedented expansion, this new equity structure will support our ongoing organic growth," said Sheikh Khaled bin Zayed bin Saqer Al-Nehayan, Chairman of Tamweel. "As Tamweel charts a path towards becoming the most admired financial services institution in the Middle East, the issuance of sukuk worth AED 5.1 billion will fund the growth of our business here in the UAE, one of the world's fastest-growing real estate markets, and support our international expansion plans. Together, these two announcements signal Tamweel's firm intention to provide our clients across the region with an even wider spectrum of innovative products and services, which are tailor-made for the needs of each market segment."

"Following the approval of the distribution of a 21.8 per cent cash dividend at our recent Annual General Meeting," added Wasim Saifi, Chief Executive Officer of Tamweel, "the issuance of these sukuk will assist the company to capture increased market share, multiply revenues and derive even greater value for shareholders through increased returns that maximise their wealth."

"Likewise, the new legal structure of Tamweel, once implemented, will permit us to provide a strong focus to each of our businesses which are presently UAE real estate finance, property investments, international operations, and Escrow management services. We will continue to invest in the future of this fast-growing company and ensure superior returns to our shareholders, while continuing to demonstrate our commitment to excellence."

Tamweel's net profit during 2007 stood at AED 451 million, an increase of 195 per cent compared to AED 153 million during 2006, marking the third consecutive year that the company's net profit has increased three-fold.

During the same period, earnings per share rose from AED 0.2 to AED 0.451. Islamic financing and investing assets in 2007 rose to AED 5.217 billion

compared to AED 2.584 billion the previous year, an increase of 102 per cent. This excludes the recently securitized book of AED 771 million that has been taken off balance sheet. Income from Islamic financing and investing assets in 2007 surged to AED 311.5 million, registering growth of 100 per cent compared to AED 156 million in 2006.

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About Tamweel PJSC:

Tamweel PJSC, the highest-rated non-banking financial institution in the region (rated A by Fitch and A3 by Moody's) is the largest provider of real estate finance in the UAE by market share and asset size. Tamweel was established in March 2004, became a public joint stock company in June 2006 and was listed on the Dubai Financial Market in July 2006.

Tamweel is a provider of a wide range of unparalleled customer-service solutions and innovative home finance products, working with 300 partners across the UAE. The company, which aims to become the regional home finance leader through its expansion plans into Saudi Arabia, Egypt and other countries in the MENA region, has branches in Dubai, Sharjah and Abu Dhabi, as well as in Saudi Arabia and Egypt. For more information, please visit www.tamweel.ae