AMLAK ANNOUNCES 60% RISE IN HALF-YEARLY PROFITS

Amlak Finance PJSC, the largest publicly listed Islamic finance company and pioneer in home finance in the UAE, has announced a net profit of AED 80 Million after the depositors' share for the first half of the financial year ended June 30, 2006. The net profit represents a 60% increase compared to AED 50.5 Million for the same period last year.

Revenues for the Islamic finance pioneer rose to AED 190 Million during the last six months, which is a 103% increase over the AED 93.6 Million for the same period last year. **Earnings per share for the first half stand at AED 0.11 in contrast to AED 0.14 for the same period in the year 2005**. And the company's capital at present is AED 1.5 billion, a substantial 100% increase from the first half of last year.

Announcing the half year financial results, Mohammed Ali Al Hashimi, Managing Director and Chief Executive Officer of Amlak Finance, said that the results demonstrated the strength of the company's fundamentals, strategic partnerships and innovative products.

"While the performance reflects the growth of real estate business, our core activity, it also proves us right in our efforts at diversifying into other areas such as investments and auto finance, and our initiatives at expansion at home and abroad," explained Al Hashimi, adding that he was grateful to H.H. Sheikh Mohammaed bin Rashid Al Maktoum, Vice President and Prime Minister of the UAE, and the Ruler of Dubai, for his continued support and encouragement.

"Our repositioning strategy launched this year fared well in the market. The strategy consisted of highlighting the innovative and diversified financial products and services available within Amlak's portfolio," said Al Hashimi, adding that shareholders could look forward to newer ventures and bolder initiatives from Amlak in the months to come.

Diversification and innovation have been key to Amlak's growth. In May 2006 Amlak announced its intention to launch Amlak Investments, a AED 500 million independent investment arm charting investment opportunities across a diverse range of sectors in the UAE, GCC and overseas. During the second quarter, Amlak has also opened a branch in Abu Dhabi, in anticipation of future growth in real estate in the capital. The opening of the new branch has expanded the reach of Amlak beyond the confines of Dubai and is attracting a large number of customers. This has obviously added to the results.

Innovative products such as Amlak Bonus for refinance also made a big difference to the existing business pattern. The package, the first of its kind in the UAE, has already accomplished refinance of properties worth AED 450 million within the first three months of its launch.

Along with product innovation and diversification, Amlak is focusing special attention during the current year to improve the quality of its customer service. "Our aim is to achieve hundred per cent customer satisfaction in all aspects," Al Hashmi said.

He noted that in line with the company's strong commitment to greater transparency and good corporate governance, the management accounts for the second quarter were reviewed by the company's external auditors Ernst and Young, before submitting them to the authorities and the general public.

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About Amlak:

Amlak Finance PJSC (Amlak) was established in November 2000 as a wholly - owned subsidiary of its still major shareholder Emaar Properties PJSC (Emaar). The Company ceased to be wholly– owned in 2003 following a tripling of the capital base. An IPO was held in January 2004 and the Company was listed on the Dubai Financial Market in March 2004. Emaar currently owns 45% of the Company. No other shareholder has a stake of 5% or above. As at end 2004 non-national shareholders held an aggregate 22.8%