

Detailed analysis of accumulated losses

Date:	18 March 2021
Listed Company Name:	Amlak Finance PJSC
Define the period of the financial statements:	FY 2020
Accumulated losses:	AED 2.28 billion
Accumulated losses to capital ratio:	152%
The main reasons leading to these accumulated losses:	<p>The accumulated losses are mainly due to fair value losses recorded on investment properties in 2014 and 2020.</p> <p>During the period from 2009 to 2013 the Group held certain investment properties amounting to AED 2,942 million which have been carried at cost since acquisition. These investment properties were fair valued as at 31 December 2014 and a fair value loss on these properties of AED 1,761 million was recorded during 2014.</p> <p>During the year 2020, real estate prices declined significantly due to COVID 19 impact and, accordingly, Amlak recorded fair value loss of AED 463 million on investment properties.</p>
Measures to be taken to address accumulated losses:	<p>Amlak held an extraordinary general meeting in September 2014 where financial restructuring plan was approved by the shareholders of the company.</p> <p>Since 2014, the company has been implementing the restructuring which allowed for the resumption of normal business activity. In January 2019, the company announced entering into renegotiations with its financiers on the restructuring terms agreed in 2014 which had subsequently been revised in 2016.</p> <p>In June 2020, the company succeeded in obtaining the signature of all the financiers on the agreement that governs the new terms of its debt restructuring. Amlak initiated the process to carry out the new terms of the agreement which allow more flexibility to adapt to current market conditions enabling the company to develop its business and further strengthen the balance sheet.</p> <p>The Company fully settled its high-cost tranche A financiers during the third quarter of the year 2020.</p>

Restructuring / renegotiation enabled successful repayment of 47% of its Islamic deposit liabilities and 25% of Mudaraba Instrument relating to tranche B financiers over a period of six years under the 12-year restructuring plan.

The Company executed debt settlement arrangements during the year, a new initiative that helped record a gain of AED 129 million through successful debt settlement with three financiers amounting to AED 257 million.

Such initiative will continue in coming years and will be key to reducing accumulated losses. The Company is also exploring other initiatives in this regard.

On October 01, 2019, the Company announced that it has been awarded AED 780 million in an arbitration administered by the Dubai International Arbitration Center since 2013. The ruling has also awarded Amlak Finance its legal costs and additional compensation. Amlak will continue with the legal proceedings to execute the ruling and recover the amounts due according to the judgment. The execution is expected to have a positive impact on the company's financial position.

Authorized Signatory

