



## Form for disclosing the Agreement to sell a plot

### The required data regarding the agreement to sell a plot:

Date.	26-06-2023
Name of the Listed Company.	Dubai Refreshment PJSC
Specify the type of transaction.	Sell a plot owned by the Company
Determine the type of asset to be sold and describe the activity of the underlying asset.	The Plot owned by the Company located in Al Quoz First in Dubai. The plot was used by the Company as the factory, warehouse and offices before relocating to the new location in DIP 2.
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.	Book value: AED 26,840,191 Percentage to the Company's total assets: 2.06%
Total value of the sale.	AED 252,000,000
Reasons for executing the transaction, its expected effects on the company and its operations, and the rights of its shareholders.	Since the Company no longer fully utilizes the property, the shareholders have decided to sell it under the conditions specified in the resolution of the general assembly held on 14-06-2023. There are no negative effects on the company or the shareholders' rights.



Determine the parties to the transaction / deal.	Seller: Dubai Refreshment PJSC Buyer: Al Futtaim Private Company LLC
Determine whether the transaction / deal is associated to related parties, and specify the nature of the relationship, if any.	NO
The date of signing the transaction / deal.	23-06-2023
Transaction / deal execution date.	26-06-2023
Expected closing date.	26-06-2023
If the listed company is the selling party, the following must be fulfilled:  1- Explain the reasons for the sale 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 company's plan regarding the use of exit proceeds or the sale or lease of the asset. 4- Clarify the procedures against the listed company in case of failure to pay its obligations stated in the mortgage deal. 5- 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.	1- The Company no longer fully uses the Plot. 2- The full amount will be paid in cash on the date of ownership transfer to the buyer. 3- the Board of Director shall decide on the best use of the funds. 4- Payment of 10% of the contract value in the event of failure or cancellation of the contract. 5- Not applicable.
The expected financial impact of the transaction(s) on the business results and the financial position of the listed company.	Company is expected to report a one-time gain upon the conclusion of the transaction.
Determine the financial period or quarter in which the financial impact of the transaction(s) will appear on the listed company.	Second quarter 2023
Summary of the terms and conditions of the transaction(s), the rights and obligations of the listed	The company's obligations consist of transferring ownership



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.	<p>within the agreed date and paying the applicable seller-related government fees as per applicable rules. There are no obligations imposed on the shareholders.</p> <p>If either party fails to fulfil their obligations or breaches the terms of the Contract, the Contract is considered null and void, and the breaching party will pay to the other party an amount equal 10% of the Contract value.</p>
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The Name of the Authorized Signatory	Tarek El Sakka
Designation	Chief Executive Officer
Signature and Date	26-06-2023
Company's Seal	