



Emaar to distribute AED 9 billion to its shareholders as a result of sale of 25% of shares in Emaar Malls Group in a public offering

The Board of Directors ('the Board') of Emaar Properties PJSC ('Emaar', 'the Company') met on 13th March 2014 to discuss Emaar's medium term business strategy. The Board reviewed the current projected growth opportunities available for the Company and the optimal corporate structure required to achieve its vision of becoming one of the most valuable companies in the world.

In view of the currently improving international business environment and the projected growth for the Middle East region, it was decided that listing of various Emaar subsidiaries, with a view to creating independent companies with their own growth strategies and management structures, was imperative to achieve Emaar's growth strategies.

Emaar Malls and Retail has been identified as the first subsidiary to be listed in view of its significant size, growth opportunity set, and the maturity of the business. In the future, listing of other relevant subsidiaries will also be considered as appropriate.

The Company aims to list, subject to market conditions, up to 25% of Emaar Malls Group equity through a secondary offering of shares, which will mark one of the largest public offerings in the region. The funds raised through the sale of 25% of shares in Emaar Malls Group in the public offering, estimated to be between AED 8 billion and AED 9 billion, will be primarily used for distribution of dividends to the Company's shareholders, the majority of which have invested in the Company since 1997.

Emaar Malls and Retail has recorded revenue of AED 2.837 billion (US\$ 772 million) for the year 2013, an increase of 20% over the revenue for the prior year 2012. The Gross Operating Profit for the Malls and Retail business increased to AED 2.232 billion from AED 1.856 billion in 2012. The Dubai Mall, Emaar Properties' flagship shopping and entertainment destination, has become the world's most-visited destination for the third consecutive year, welcoming over 75 million visitors in 2013. Dubai Mall's 1,200+ retail outlets recorded a 26 per cent rise in sales during 2013 compared to the previous year. Emaar is currently expanding the Dubai Mall by 1 million square feet and is aiming to increase its foot fall to 100 million over next 3 to 4 years.

Dubai is well positioned to serve the approximately 2.5 billion people living within 5 hours of flying time, and to benefit from the higher growth rate in spending, disposal income and economic activity of these regions compared to developed markets.