EMAAR

Press Release

Emaar Properties announces intention to list Emaar Malls Group

Dubai, UAE; August 31, 2014: Emaar Properties PJSC ("Emaar Properties") today announced its intention to proceed with the sale of existing shares in Emaar Malls Group ("EMG" or the "Group") via an initial public offering (the "IPO" or the "Offering") on the Dubai Financial Market ("DFM"). The Offering will be made available to individual investors (30 per cent of the Offering), as well as qualified institutional investors (70 per cent of the Offering), with 10 per cent being targeted for preferential allocation to existing Emaar Properties shareholders as at 10 September 2014. Emaar Properties expects to sell at least 15 per cent of EMG as part of the Offering.

Emaar Malls Group, the developer of the iconic Dubai Mall, recorded impressive revenues of AED 1.250 billion (US$ 340 million) during the first six months of 2014. This is 13 per cent higher than the H1 2013 revenue of AED 1.106 billion (US$ 301 million). The Q2 2014 malls revenue is AED 650 million (US$ 177 million), 11 per cent higher than Q2 2013 revenue of AED 584 million (US$ 159 million).

Whilst valuation will be dependent upon the bookbuilding process, Emaar Properties will earmark approximately AED 5.3 billion (US$ 1.44 billion) from the IPO proceeds to be paid as a dividend. This amount aggregated with the dividend received from EMG prior to the IPO of AED 3.7 billion (US$ 1.01 billion) will allow Emaar Properties to pay a dividend of approximately AED 9 billion (US$ 2.45 billion) to its shareholders.

Mohamed Alabbar, Chairman of Emaar Properties, said: "The intention to generate proceeds for Emaar Properties by listing EMG shares on DFM will continue the established trend of returning funds from the Group to shareholders. This underlines Emaar Properties commitment and gratitude to our shareholders for their dedication and loyalty since 1997. Additionally, the IPO of EMG is a milestone for the development of the UAE capital markets as, for the first time, it combines institutional and retail shareholders in the same offering on the DFM. This further demonstrates Emaar Properties pioneering role in the UAE capital markets, having been the first company to list on the DFM in the year 2000.

"Emaar Malls Group has delivered strong growth and profitability in the last six years that has enabled it to make substantial investments which are expected to increase its GLA by around one million square feet by 2016 and enhance the group's revenue and margins. As the owner of EMG, Emaar Properties is excited about the future growth of the Group and will do its upmost to ensure that the business continues to flourish in this new stage of its development."

For further details, please refer to the Intention To Float announcement made by Emaar Malls Group.

<u>Note to Editors</u>

About Emaar Properties PJSC:
Emaar Properties PJSC, listed on the Dubai Financial Market, is a global property developer and provider of premium lifestyles, with a significant presence in the Middle East, North Africa and Asia. One of the world's largest real estate companies, Emaar has total assets of nearly US$ 19 billion and a land bank of more than 226 million sq m in key international markets.

With a proven track-record in delivery, Emaar has handed over 37,500 residential units in Dubai and other global markets since 2001. Emaar has over 690,000 sq m of recurring revenue generating assets, and 12 hotels and resorts, with over 1,900 rooms. Today, over 60 per cent of the company's revenues come from its shopping malls & retail and hospitality & leisure subsidiaries and international operations.

Burj Khalifa, the world's tallest building, and The Dubai Mall, the world's largest shopping and entertainment destination, are among Emaar's trophy developments. www.emaar.com

For more information, please contact:

ASDA'A Burson-Marsteller
Sunil John / Tom Drummond
Tel: +9714 4507 600
Email: sunil.john@bm.com / tom.drummond@bm.com

Smithfield
John Kiely
Tel: +44 207 360 4900; +44 7785 275 665
Email: jkiely@smithfield.com