

<b>Pricing Term Sheet</b>		<b>قائمة أحكام التسعير</b>	
<b>11 March 2025</b>		التاريخ: 11 مارس 2025	
Aldar Investment Properties Sukuk Limited		صكوك الدار للاستثمار العقاري المحدودة	
U.S.\$500,000,000 5.250 per cent. Notes due 2035 (the "Notes")		سندات بقيمة 500,000,000 دولار أمريكي بفائدة ثابتة 5.250% تستحق عام 2035	
Issuer	Aldar Investment Properties Sukuk Limited	صكوك الدار للاستثمار العقاري المحدودة	المصدر
Guarantor	Aldar Investment Properties LLC	الدار للاستثمار العقاري ذ.م.م	الضامن
Issuer LEI	549300ZE234V8AG9E962	549300ZE234V8AG9E962	معرف الكيان القانوني للمصدر
Guarantor LEI	549300GSR8KPFQDNN10	549300GSR8KPFQDNN10	معرف الكيان القانوني للضامن
Issue Ratings	Baa1 (Moody's)	Baa1 (Moody's)	تصنيف الإصدار
Type	Senior Unsecured	متقدمة الأولوية ، غير مضمون	نوع السندات
Format	Green Sukuk (Al-Wakala / Murabaha)	صكوك الخضراء (الوكالة / المرابحة)	شكل الإصدار
U.S. Selling Restrictions	Regulation S, Category 2	Regulation S, الفئة 2	قيود البيع في الولايات المتحدة
Currency	U.S. Dollars	دولار أمريكي- \$	العملة
Issue Size	U.S. \$500,000,000	500,000,000 دولار أمريكي	حجم الإصدار
Denominations	U.S.\$200,000 and integral multiples of U.S.\$1,000 in excess thereof	\$200,000 دولار أمريكي و \$1,000 دولار أمريكي للمبالغ الإضافية	الفئات المحددة
Tenor	10-years	10 سنوات	المدة
Issue Date	25 March 2025	25 مارس 2025	تاريخ الإصدار
Maturity Date	25 March 2035	25 مارس 2035	تاريخ الاستحقاق
Interest Payment Dates	Semi-annually, on 25 March and 25 September of each year up to and including the Scheduled Dissolution Date commencing on 25 September 2025	يُدفع في نصف السنة، في 25 مارس و 25 سبتمبر من كل عام إلى وبما في ذلك تاريخ الاستحقاق المقرر الذي يبدأ في 25 سبتمبر 2025	دفعات الفائدة (مواعيد التوزيع)

Benchmark	T 4 ½ 02/15/35	T 4 ½ 02/15/35	المؤشر/ المرجع
Benchmark Yield/Bid	4.230% / 103-05+	4.230% / 103-05+	العائد المرجعي/ السعر
Re-offer UST Spread	+110 bps	110 نقطة اساس	هامش الفائدة فوق متوسط مقايضات الدولار الأمريكي
Re-offer Yield	5.330%	5.330%	ربع الإصدار
Coupon	5.250% PA	5.250% سنوياً	دفعات الأرباح
Reoffer Price	99.386 per cent.	99.386%	سعر الإصدار
Day Count Fraction	30/360	30/360	عدد الأيام في احتساب الربح
Business Days	Abu Dhabi and London	أبوظبي ولندن	أيام العمل
Listing	Global Exchange Market of Euronext Dublin and Abu Dhabi Securities Exchange	سوق الصرف العالمي ليورونكست دبلن وسوق أبوظبي للأوراق المالية	الإدراج
Law	English Law, the laws of the Emirate of Abu Dhabi and to the extent applicable in Abu Dhabi, the federal law of the United Arab Emirates (as applicable)	القانون الإنجليزي، وقوانين إمارة أبوظبي وإلى الحد المعمول به في أبوظبي، والقانون الاتحادي لدولة الإمارات العربية المتحدة (حسب الاقتضاء)	القانون
Clearing	Euroclear and Clearstream, Luxembourg	يروكلير و كليبرستريم, لوكسمبرغ	المقاصة
Form of the Certificates	Registered form, evidenced by a Global Certificate	نموذج مسجل ، مثبت بشهادة عالمية	شكل السندات
Joint Global Coordinators	J.P. Morgan securities plc Standard Chartered Bank	جي بي مورغان للأوراق المالية بنك ستاندرد تشارترد	المنسقون العالميون المشتركون
Joint Lead Managers and Joint Bookrunners	Abu Dhabi Commercial Bank PJSC Abu Dhabi Islamic Bank PJSC Ajman Bank PJSC, Arab Banking Corporation (B.S.C.) Dubai Islamic Bank PJSC Emirates NBD Bank PJSC First Abu Dhabi Bank PJSC HSBC Bank plc	بنك أبوظبي التجاري (ش.م.ع) مصرف أبوظبي الإسلامي (ش.م.ع) مصرف عجمان (ش.م.ع)، المؤسسة العربية المصرفية (ش.م.ب) بنك دبي الإسلامي (ش.م.ع) بنك الإمارات دبي الوطني (ش.م.ع)	مدراء الاكتتاب الرئيسيين المشاركين

	J.P. Morgan securities plc KFH Capital Investment Company K.S.C.C. Mashreqbank psc (acting through its Islamic Banking Division) Sharjah Islamic Bank PJSC Standard Chartered Bank	بنك أبوظبي الأول (ش.م.ع) بنك إنتش إس بي سي (ش.م.ع) جي بي مورغان للأوراق المالية (ش.م.ع) شركة بيت التمويل الكويتي (ك.م.ك) بنك المشرق (ش.م.ع) (يعمل من خلال قسم الخدمات المصرفية الإسلامية) بنك الشارقة الإسلامي (ش.م.ع) بنك ستاندرد تشارترد	
Joint Green Structurers	First Abu Dhabi Bank HSBC Standard Chartered Bank	بنك أبوظبي الأول إنتش إس بي سي بنك ستاندرد تشارترد	وكلاء الهيكلية الخضراء المشاركين
Regulation S ISIN / Common Code	XS2854315814 / 285431581	XS2854315814 / 285431581	القانون Regulation S رمز الإصدار
Stabilisation	FCA/ICMA	FCA/ICMA	مستوى الاستقرار

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