Date: 12, December,2025 Press Release

Eshraq Investments Executes Sale & Purchase Agreement for AED 300 Million Sale of Sas Al Nakhl Plot

Abu Dhabi, UAE – 12 December 2025: Eshraq Investments PJSC ("Eshraq" or "the Company"), listed on the Abu Dhabi Securities Exchange (ADX: ESHRAQ), announces that it has entered into a Sale & Purchase Agreement ("SPA") for the sale of a land plot located in Sas Al Nakhl, Abu Dhabi.

The Company has signed the SPA with A9 Downtown Holding Company, a non-related party, for a total consideration of AED 300 million, structured as an installment plan over a 24-month payment period. This transaction marks a significant milestone in advancing Eshraq's strategy to unlock value from its land portfolio.

The sale reflects the continued strong interest from investors and developers in prime real estate opportunities in Abu Dhabi, particularly in strategic locations.

The proceeds from this transaction will support the Company's future growth plans, including strengthening its investment portfolio and implementing strategic initiatives that enhance long-term value for shareholders.

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