



Initial Public Offering

Frequently Asked Questions (Call Centre)

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KEY DETAILS OF THE OFFERING

A total of
1,735,243,300
 existing ordinary shares offered by
 Dubai Investments PJSC, representing
 20% of DIP Holding's issued share
 capital

- The Final Offer Price will be determined through a book-building process based on subscription orders received from Professional Investors in the Second Tranche.
- The Selling Shareholder reserves the right to amend the size of the Offering and the size of any tranche prior to the end of the subscription period, subject to applicable UAE laws and notification to the Capital Market Authority (CMA).

First Tranche Retail and Other Eligible Investors

5%

Second Tranche Professional Investors

92%

- Allocated 5% of the Offer Shares, representing 86,762,165 shares.
- Open to individual investors and other eligible entities holding a valid DFM Investor Number (NIN) and a bank account.
- Minimum subscription: AED 5,000.
- Additional subscriptions must be in increments of AED 1,000.
- Each successful subscriber will receive a minimum guaranteed allocation of 2,000 shares, subject to the terms set out in the Prospectus.
- No maximum subscription limit.

- Allocated 92% of the Offer Shares, representing 1,596,423,836 shares.
- Open to "Professional Investors" as defined under applicable law and regulation.
- Minimum subscription: AED 1,000,000.
- No maximum subscription limit.
- Final Offer Price determined through book-building based on this tranche.

Third Tranche Eligible Employees

1%

Fourth Tranche Eligible Dubai Investments Shareholders

2%

- Allocated 1% of the Offer Shares, representing 17,352,433 shares.
- Open to Dubai Investments PJSC Group Eligible Employees who meet the eligibility criteria set out in the Prospectus, including the applicable approval requirements.
- Minimum subscription: AED 5,000.
- Additional subscriptions in increments of AED 1,000.
- Each successful subscriber will receive a minimum guaranteed allocation of 5,000 shares, subject to the terms set out in the Prospectus.
- No maximum subscription limit.

- Allocated 2% of the Offer Shares, representing 34,704,866 shares.
- Open to eligible natural-person shareholders of Dubai Investments PJSC as at the Record Date of 28 October 2026. Persons who acquired Dubai Investments PJSC shares after 26 October 2026 will not qualify for the Fourth Tranche.
- Minimum subscription: AED 5,000.
- Additional subscriptions in increments of AED 1,000.
- Each successful subscriber will receive a minimum guaranteed allocation of 5,000 shares, subject to the terms set out in the Prospectus.
- No maximum subscription limit.

KEY TRANSACTION DATES

27 October 2026	Subscription period opens
3 November 2026	Subscription period closes (at 1:00 PM UAE)
4 November 2026	Announcement of final offer price
10 November 2026	Allocation notification and refunds
11 November 2026	Expected date of listing on the DFM

GENERAL GUIDELINES

For any enquiries relating to DIP Holding’s financial and operational performance, dividend policy, corporate structure, business activities or operating model, call centre agents should direct callers to the dedicated IPO microsite at ipo.dipark.com for further information.

DIP HOLDING OWNERSHIP AND OPERATING STRUCTURE



ABOUT DIP HOLDING

1) Who is DIP Holding and what is its relation to DIP?

DIP Holding PLC is the holding company that owns 100% of Dubai Investments Park Development Company LLC (DIPDC). DIPDC is the operating company responsible for Dubai Investments Park (DIP), a 23 million sqm integrated mixed-use community in Dubai spanning logistics, industrial, residential and commercial zones.

2) What is the difference between DIP Holding, DIPDC and DIP?

DIP Holding PLC is the DIFC-incorporated holding company and sole shareholder of DIPDC. DIPDC is the operating company and operator of Dubai Investments Park. DIP is the physical 23 million sqm mixed-use Park. DIPDC occupies and operates the Park under a 99-year government headlease that expires on 1 February 2098.

3) If I invest in DIP Holding, what am I investing in?

Investors in DIP Holding become shareholders in the holding company whose wholly owned operating subsidiary, DIPDC, operates Dubai Investments Park. Through DIPDC, the Group generates recurring income from long-term ground rent, subleasing fees and services across the Park. DIPDC operates the Park under a long-term government headlease; the Group does not own the underlying land outright.

4) In simple terms, what is DIP?

Dubai Investments Park (DIP) is a fully developed and established, self-contained mixed-use community spanning 23 million sqm in Dubai's southern corridor, often described as a "city-within-a-city". It combines logistics, industrial, residential and commercial uses with supporting infrastructure and amenities. DIP is home to approximately 1,000 tenants, approximately 5,700 sub-leases and more than 150,000 residents.

5) Is DIP Holding a real estate company?

DIP Holding is not a traditional real estate developer. Through DIPDC, the Group focuses on operating a long-term ground rent and services platform rather than developing and selling buildings.

DIPDC leases serviced plots on a long-term basis and provides infrastructure and services across Dubai Investments Park. Tenants are generally responsible for financing and developing their own buildings and facilities.

This capital-light model differs from a traditional property development model, which typically requires higher development capital and is more exposed to property sales cycles.

6) Is this an IPO or a REIT?

This is an IPO, not a REIT. Investors are being offered ordinary shares in DIP Holding PLC, which are intended to be listed on the Dubai Financial Market.

While DIP's long-term leases and recurring income may share some characteristics associated with income-generating real estate investments, DIP Holding is a corporate entity, not a REIT.

ABOUT THE TRANSACTION

7) Is this a primary or secondary offering?

This is a secondary offering. The Offer Shares are being sold by Dubai Investments PJSC, the Company's sole shareholder. DIP Holding will not receive any proceeds from the sale of shares in the Offering.

8) What does the IPO mean for existing shareholders of Dubai Investments

Dubai Investments PJSC will remain the majority shareholder in DIP Holding following the IPO, and DIP Holding's results will continue to be consolidated in Dubai Investments PJSC's financial statements.

Eligible natural-person shareholders of Dubai Investments PJSC as at the Record Date of 28 October 2026 may participate in the Fourth Tranche reserved for Dubai Investments shareholders, subject to the terms set out in the Prospectus.

9) How many shares are being offered and what percentage of the Company does this represent?

A total of 1,735,243,300 ordinary shares are being offered, representing 20% of the Company's issued share capital.

The Selling Shareholder reserves the right to amend the size of the Offering, in accordance with applicable laws and subject to regulatory approval.

10) How many shares are allocated to retail investors?

5% of the Offer Shares are allocated to the First Tranche (retail and other eligible investors in the UAE), representing 86,762,165 shares.

Each successful First Tranche subscriber will be guaranteed a minimum allocation of 2,000 shares, subject to the terms and conditions set out in the Prospectus.

In addition, the Offering includes two reserved tranches:

- **Third Tranche:** 1% of the Offer Shares, representing 17,352,433 shares, is allocated to eligible employees of Dubai Investments PJSC and its subsidiaries. Each successful subscriber will be guaranteed a minimum allocation of 5,000 shares, subject to the terms of the Prospectus.
- **Fourth Tranche:** 2% of the Offer Shares, representing 34,704,866 shares, is allocated to eligible natural-person shareholders of Dubai Investments PJSC. Each successful subscriber will be guaranteed a minimum allocation of 5,000 shares, subject to the terms of the Prospectus.

11) Where will the shares be listed and traded?

The shares will be listed and traded on the Dubai Financial Market (DFM).

12) How is the Offering structured?

The Offering is structured into four tranches:

- **First Tranche** – Retail and other eligible investors in the UAE
- **Second Tranche** – Professional Investors
- **Third Tranche** – Eligible employees
- **Fourth Tranche** – Eligible shareholders of Dubai Investments PJSC

Details of eligibility, allocation and minimum subscription amounts are set out in the Prospectus.

13) What is the minimum subscription amount?

For the First Tranche (retail and other eligible investors), Third Tranche (eligible employees) and Fourth Tranche (eligible Dubai Investments shareholders), the minimum subscription amount is AED 5,000, with additional subscriptions in increments of AED 1,000.

For Professional Investors in the Second Tranche, the minimum subscription amount is AED 1,000,000.

Please refer to the Prospectus for full details.

14) How will the final offer price be determined?

The final offer price will be determined through a book-building process based on demand from Professional Investors in the Second Tranche.

The final price will be announced prior to listing in accordance with the timetable set out in the Prospectus.

15) How can I subscribe to the IPO?

Individual investors can subscribe through participating Receiving Banks or through DFM digital subscription channels. A valid DFM Investor Number (NIN) and a bank account are required. The Offer Period is expected to run from 27 October to 3 November 2026. Subscribers in the First, Third and Fourth Tranches apply for an AED subscription amount, which is then applied toward the purchase of Offer Shares at the Final Offer Price.

For electronic subscription, investors should follow the requirements of the relevant DFM or Receiving Bank channel. Available payment methods may include an iVESTOR Card, online banking/payment gateway, bank transfer and other methods specified in the Prospectus.

- A valid DFM Investor Number (NIN) is required.
- A bank account is required. Specific account and payment requirements depend on the subscription channel used.
- Investors should ensure that sufficient funds are available and follow the instructions on the DFM IPO platform, DFM mobile application or the relevant Receiving Bank channel.

16) What is a DFM Investor Number (NIN)?

NIN is an identification number issued to the investor by the Dubai CSD at DFM. This is required for an investor to hold shares that are traded on DFM, including subscribing to an offering taking place on DFM.

17) How do I apply for a DFM Investor Number (NIN)?

A DFM Investor Number can be obtained through the DFM mobile application or through a licensed broker. Investors should refer to the DFM website for the latest available NIN application channels and requirements.

18) What is the DFM iVestor Card?

The DFM iVestor Card is a pre-paid card allowing you to receive cash dividends electronically, and it enables you to subscribe to IPOs or rights issues using the online DFM Subscription Platform with the card.

19) How do I apply for the DFM iVestor Card?

You can apply for the iVESTOR Card through the DFM website or DFM mobile application. Please refer to DFM for current eligibility, processing times and requirements.

20) When do subscriptions close?

The Offer Period for the First, Third and Fourth Tranches is expected to close at 1:00 PM UAE time on 3 November 2026. The Final Offer Price is expected to be announced on 4 November 2026.

Successful subscribers in the First, Third and Fourth Tranches are expected to receive an initial SMS confirming their allocation. Final allocation and the commencement of refunds are expected on 10 November 2026.

Surplus subscription amounts are to be refunded following allocation in accordance with the Prospectus, generally to the same account used for the original subscription payment. The Prospectus provides for refunds within five working days of allocation.

DIP Holding is expected to list on the DFM on 11 November 2026, subject to regulatory approvals and the final timetable.

21) Which Receiving Banks are participating in the IPO?

Emirates NBD Bank PJSC has been appointed as the Lead Receiving Bank. The list of Receiving Banks is set out below.

The receiving banks are:

- **Emirates NBD (ENBD) – Lead Receiving Bank**
- **Abu Dhabi Commercial Bank PJSC**
- **Abu Dhabi Islamic Bank PJSC**
- **Dubai Islamic Bank PJSC**
- **Emirates Islamic Bank PJSC**
- **First Abu Dhabi Bank PJSC**
- **Wio Bank PJSC**
- **Al Maryah Community Bank LLC**

EMPLOYEE TRANCHE (THIRD TRANCHE)

22) How can an employee subscribe to the IPO?

Individual investors can subscribe through participating Receiving Banks or through DFM digital subscription channels. A valid DFM Investor Number (NIN) and a bank account are required. The Offer Period is expected to run from 27 October to 3 November 2026. Subscribers in the First, Third and Fourth Tranches apply for an AED subscription amount, which is then applied toward the purchase of Offer Shares at the Final Offer Price.

For electronic subscription, investors should follow the requirements of the relevant DFM or Receiving Bank channel. Available payment methods may include an iVESTOR Card, online banking/payment gateway, bank transfer and other methods specified in the Prospectus.

- A valid DFM Investor Number (NIN) is required.
- A bank account is required. Specific account and payment requirements depend on the subscription channel used.
- Investors should ensure that sufficient funds are available and follow the instructions on the DFM IPO platform, DFM mobile application or the relevant Receiving Bank channel.

23) Who is eligible to participate in the Employee Tranche?

The Third Tranche is available to eligible employees of Dubai Investments PJSC and its subsidiaries, including DIP Holding, who have received prior approval from Dubai Investments to participate and whose details have been provided to the Lead Receiving Bank.

24) How much of the IPO is reserved for employees?

1% of shares on offer are being allocated to employees, equivalent to 17,352,433 shares. The final allocation remains subject to finalisation.

25) Is there a guaranteed allocation for eligible employees?

Each successful subscriber in the Employee Tranche is entitled to a minimum guaranteed allocation of 5,000 shares, provided they applied for at least that number and subject to the total number of shares available in the tranche.

26) What is the minimum amount an employee can subscribe for?

The minimum application amount is AED 5,000, with any additional subscription amount to be made in increments of AED 1,000.

27) Can an eligible employee also subscribe through another tranche?

No. Subscribers may apply through one tranche only. An eligible employee choosing to participate through the Employee Tranche should therefore not also submit an application through another tranche.

28) Can I subscribe on behalf of family members or friends through the Employee Tranche?

No. The Employee Tranche is available only to eligible employees subscribing in their own name. Employees cannot use the Employee Tranche to subscribe on behalf of family members, friends or other individuals.

29) What if I am both an eligible employee and a Dubai Investments shareholder – which tranche should I subscribe to?

If you are eligible for both the Employee Tranche (Third Tranche) and the Dubai Investments Shareholder Tranche (Fourth Tranche), you must choose one tranche only. You cannot submit applications through both. You should review the eligibility and allocation terms of each tranche before deciding which one to apply through.

30) Is there a minimum subscription amount?

AED 5,000 is the minimum subscription for the Employee tranche.

31) Is there a maximum subscription amount?

No, there is no maximum application size for the Third Tranche.

32) Am I guaranteed to receive all the shares I apply for?

No. If the Employee Tranche is oversubscribed, shares will be allocated on a pro-rata basis. There is also a minimum guaranteed allocation of Shares per successful applicant. Allocation results will be communicated after the subscription period ends.

33) Can I invest in the employee tranche on behalf of family and friends?

No. The employee tranche is strictly reserved for eligible employees only. If your family or friends would like to participate in the IPO, they may do so through the first tranche, the retail tranche.

34) What price will employees pay for the shares?

Employees participating in the Third Tranche will purchase shares at the same Final Offer Price applicable to the other tranches. The Final Offer Price will be determined through the institutional bookbuilding process.

DUBAI INVESTMENTS SHAREHOLDER TRANCHE (FOURTH TRANCHE)

35) Who is eligible for the Dubai Investments Shareholder Tranche?

The Fourth Tranche is for eligible natural-person shareholders of Dubai Investments PJSC.

36) I bought Dubai Investments shares after 26 October 2026. Am I eligible for the Fourth Tranche?

No. Persons who acquired Dubai Investments shares after 26 October 2026 will not qualify for the Fourth Tranche.

37) How much of the Offering is currently allocated to eligible Dubai Investments shareholders?

The allocation is 2% of the Offer Shares, representing 34,704,866 shares.

38) What is the minimum subscription and guaranteed allocation for the Fourth Tranche?

The minimum application is AED 5,000, with additional amounts in increments of AED 1,000. Each successful Fourth Tranche subscriber has a minimum guaranteed allocation of 5,000 shares, subject to the number applied for and the total shares available in the tranche.

39) If a shareholder is also an eligible employee, can they apply in both tranches?

No. Subscribers may apply in one tranche only. They must choose either the Third Tranche or Fourth Tranche if eligible for both.

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