



Information Package Summary

COMMERCIAL PAPER ISSUE PROGRAM

PROGRAM IMPLEMENTATION DATE: August 19, 2011
LATEST UPDATE OF THE COMMERCIAL PAPER PROGRAM: February 15, 2021
FORMER PROGRAM CEILING: MAD 1,000,000,000
NEW PROGRAM CEILING: MAD 400,000,000
Nominal Value: MAD 100,000

Financial Advisor and Global Coordinator



Placement Body



Approval of the Moroccan Capital Market Authority (AMMC)

In accordance with the provisions of the AMMC circular, issued pursuant to Article 18 of Dahir 1-95-3 of Shaban 24, 1425 (January 26, 1995) promulgating Law 35-94 on certain tradable debt securities, as amended and supplemented, this note concerns the commercial paper issue program by Douja Promotion Groupe Addoha.

The AMMC-approved information package consists of the following documents:

- The Securities Note registered by the AMMC on 15 February 2021 under reference EN/EM/007/2021.
- The Reference Document of Douja Promotion Groupe Addoha relating to the 2020 financial year, registered by the AMMC on 16 July 2021 under reference EN/EM/011/2021 .

DISCLAIMER

The Moroccan Capital Market Authority (AMMC) approved on 07/16/2021 under reference no. VI/EM/012/2021 an Information Package the commercial paper issue program by Douja Promotion Groupe Addoha.

The AMMC-approved Information Package is available at any time at the headquarters of Douja Promotion Groupe Addoha and on its website (<https://ir.groupeaddoha.com/>). It is also available from its financial advisor, and within a maximum of 48 hours, from the order-collecting institutions.

The Information Package is available on the AMMC website: www.ammc.ma.

This summary is translated by Lissaniat under the joint responsibility of the said translator and Douja Promotion Groupe Addoha. In the event of any discrepancy between the contents of this summary and the AMMC-approved Information Package, only the approved Information Package will prevail.

PART I: PRESENTATION OF THE OPERATION

I. Program Implementation Framework

In accordance with the provisions of Article 15 of Law No. 35-94 promulgated by Dahir No. 1-95-3 of Shaban 24, 1415 (January 26, 1995) and Order No. 2560-95 of the Minister of Finance and Foreign Investments of October 9, 1995 on Tradable Debt Securities (TDS), Douja Promotion Groupe Addoha issues interest-bearing commercial paper to the public in respect of a right of claim for a period not exceeding one year.

The commercial paper issue program of Douja Promotion Groupe Addoha was initially authorized by the Board of Directors of the company held on July 1, 2011 for a ceiling of MAD 1,000,000,000.

The Board of Directors of the company Douja Promotion Groupe Addoha, held on February 2, 2021, lowered the issue ceiling of the said program to an amount of MAD 400,000,000.

It is to be specified that the new program ceiling (MAD 400,000,000) will be applicable only after the settlement-delivery, scheduled on February 26, 2021, relating to the restructuring operation that concerns the exchange of 5,940 commercial paper of a MAD 100,000 nominal value against 5,940 newly issued bonds of a MAD 100,000 nominal value.

II. Objectives of the Operation

Douja Promotion Groupe Addoha wishes to carry out a commercial paper issue program in order to:

- Optimize the cost of short-term financing by partially or totally replacing existing bank loans with commercial paper;
- Diversify funding sources for better negotiation with financial partners;
- Consolidate its image with institutional investors through increased visibility on the capital market.

III. Commercial paper characteristics

Information relating to the securities to be issued

Nature of securities	Tradable debt securities dematerialized by registration with the Central Custodian (Maroclear) and the authorized affiliates
Legal form	Bearer commercial paper
Issue ceiling	MAD 400,000,000
Maximum number of securities	4 000 securities
Nominal value	MAD 100,000
Maturity	From 10 days to 12 months
Vesting date	On the payment date
Rank	The rank is similar to an ordinary debt contracted by the Company
Interest rate	Fixed, determined for each issue based on market conditions
Interests	Post counted
Coupon payment	In fine, i.e. at the maturity of each paper
Principle repayment	In fine, i.e. at the maturity of each paper
Assimilation clause	Commercial paper issued is not assimilated to securities of a previous issue

Tradability of securities	No restrictions are imposed by the terms of the issue on the tradability of the commercial paper issued. The securities are tradable over-the-counter. Tradability is ensured by BMCE Bank of Africa
Guarantee	The issue does not benefit from any guarantee

IV. Subscription period

Whenever Douja Promotion Groupe Addoha manifests a cash requirement, BMCE Bank of Africa will open the subscription period at least 72 hours prior to the dividend date.

PART II: INFORMATION ON DOUJA PROMOTION GROUPE ADDOHA

● General information

Corporate name	The Company has the corporate name: "Douja Promotion Groupe Addoha S.A.". It also uses the trade name "Groupe Addoha".
Registered office	Km 7, Route de Rabat, Ain Sebâa, Casablanca
Phone	+212 5 22 67 99 00
Fax	+212 5 22 35 17 63
Website	www.groupeaddoha.com
Email	douja.promotion@addoha.ma
Legal form	Limited company (Ltd.) with a Board of Directors
Date of establishment	April 18, 1988
Lifetime	99 years, unless early dissolution or extension provided for by the Articles of Association or by law
Share capital (as of April 30, 2021)	MAD 4,025,512,540 divided into 402,551,254 shares of MAD 10 each, all fully paid and of the same class.
Financial year	From January 1 to December 31.
Registration number in the Commercial Register	52 045 – Casablanca
Competent court in case of litigation	Commercial Court of Casablanca.
Location of legal documents	The corporate, accounting and legal documents whose communication is provided for by law and the Articles of Association in favor of shareholders and third parties may be consulted at the registered office of Douja Promotion Groupe Addoha, at Km 7, Route de Rabat, Ain Sebâa, Casablanca.
Corporate purpose	<p>According to Article 5 of the Articles of Association, the Company's direct purpose is to carry out, either for itself, or in partnership, or for a third party in Morocco or any other country:</p> <ul style="list-style-type: none"> • All real estate development operations as defined by Dahir No. 1.85.100 of August 17, 1985 promulgating Law No. 15/85 establishing measures to encourage real estate investment and, more particularly, • The acquisition of any land, built or not, as well as any property located in Morocco; • The exploitation and development of the said lands by means, in particular, of subdivision, servicing, development, equipment and construction of residential, commercial, professional, industrial or other construction; • The transformation of real estate, their sale in co-ownership batch-wise or per unit; • The drafting of deeds recording the transfer of any real estate property; • The constitution and management of syndicates of any building in accordance with the regulations governing condominiums and any related operations, including the exercise of the role of the managing agent. • And more generally, any property or real estate-related operations that may be directly or indirectly related to the company's purpose.

Applicable laws and regulations

Douja Promotion Groupe Addoha is governed by Moroccan law, law 17-95 relating to limited liability companies as amended and supplemented as well as its articles of association.

By virtue of its activity, it is governed by the following Dahir:

- Law No. 25-90 promulgated by Dahir No. 1-92-7 of June 17, 1992 on subdivisions, housing groups and parcels;
- Law No. 17-95 promulgated by Dahir No. 1-96-124 of August 30, 1996 relating to limited companies as amended and completed by law 20-05 and by law 78-12;
- Dahir of August 12, 1913 forming the Code of Obligations and Contracts, supplemented by Law No. 44-00 of October 3, 2002 on the sale before completion;
- Law No. 18-00 of October 3, 2002 relating to the status of co-ownership of buildings;
- Article 19 of the 1999-2000 Finance Act establishing tax exemptions for real estate developers, as amended and supplemented by Article 16a of the 2001 Finance Act;
- Article 92 of the 2010 Finance Act introducing new tax exemptions for real estate developers;
- Article 247 of the 2012 Finance Act, introducing new tax exemptions for real estate developers;
- Article 247 of the 2013 Finance Act, introducing new tax exemptions for real estate developers.

As a public company and an issuer of commercial paper, the Company is subject to the provisions of the following texts:

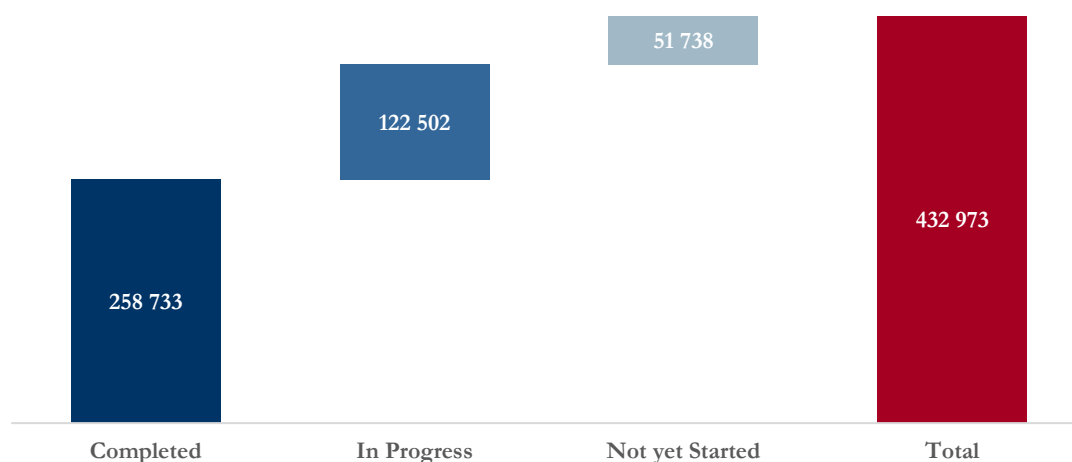
- Dahir No. 1-16-151 of Dhu al-Qaada 21, 1437 (August 25, 2016) promulgating law no. 19-14 relating to the stock exchange, stockbrokers and financial investment advisers;
- General Regulations of the Stock Exchange approved by Order No. 2208-19 of the Minister of the Economy and Finance of July 3, 2019;
- Dahir no. 1-12-55 of Safar 14, 1434 (December 28, 2012) promulgating law no. 44-12 relating to the public offering and information required from legal entities and organizations making public offerings;
- Dahir no. 1-96-246 of January 9, 1997 promulgating law no. 35-96 relating to the creation of a central custodian and the establishment of a general regime for the book entry of certain securities, amended and supplemented by law no. 43-02;
- General regulations of the central custodian approved by Order No. 932-98 of the Minister of Economy and Finance of April 16, 1998 and amended by Order No. 1961-01 of the Minister of Economy, Finance, Privatization and Tourism of October 30, 2001 and by Order No. 77-05 of March 17, 2005;
- General regulations of the AMMC as approved by Order No. 2169-16 of the Minister of Economy and Finance of July 14, 2016;
- Dahir no. 1-04-21 of April 21, 2004 promulgating law no. 26-03 relating to public offers on the Moroccan stock market as amended and supplemented by law 46-06;
- Dahir No. 1-13-21 of Jumada I 1, 1434 (March 13, 2013) promulgating Law No. 43-12 on the AMMC;
- AMMC circular No. 03/19 on Financial Operations and Information;
- Dahir 1-95-03 of January 26, 1995 promulgating law No. 35-94 on certain tradable debt securities.

• Brief Activity description

i. Groupe Addoha products and markets as of end-December 2020

Douja Promotion Groupe Addoha's activity consists of the implementation of economic and luxury housing programs, the core business of which is the economic housing segment.

As of end-2020, Douja Promotion Groupe Addoha's cumulative projects, including the activity of its subsidiaries in the economic, intermediate and high standing segments in Morocco, were as follows:

Figure 1 Cumulative achievements for all segments combined (in units / Morocco)

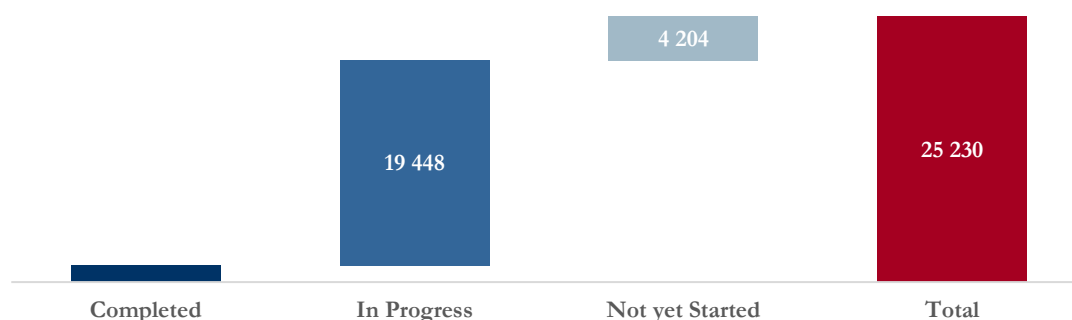
Source: Douja Promotion Groupe Addoha

As of December 31, 2020, the programs completed, in progress and not yet started by Groupe Addoha, all segments combined in Morocco, total 432,973 units, distributed as follows:

- Fully completed dwellings: 258,733 units;
- Dwellings under construction: 122,502 units;
- Dwellings not yet started: 51,738 units.

It should be noted that following the exit of General Firm of Morocco from the scope of DPGA, its units have been deducted from the cumulative achievements explaining consequently the differential compared to the Registration Document relating to the fiscal year 2019 and the first half of 2020.

In addition, the cumulative projects of Douja Promotion Groupe Addoha, including the activity of its subsidiaries in the economic, intermediate and high standing segments in Sub-Saharan Africa are as follows

Figure 2 Cumulative achievements for all segments combined (in units / Sub-Saharan Africa)

Source: Douja Promotion Groupe Addoha

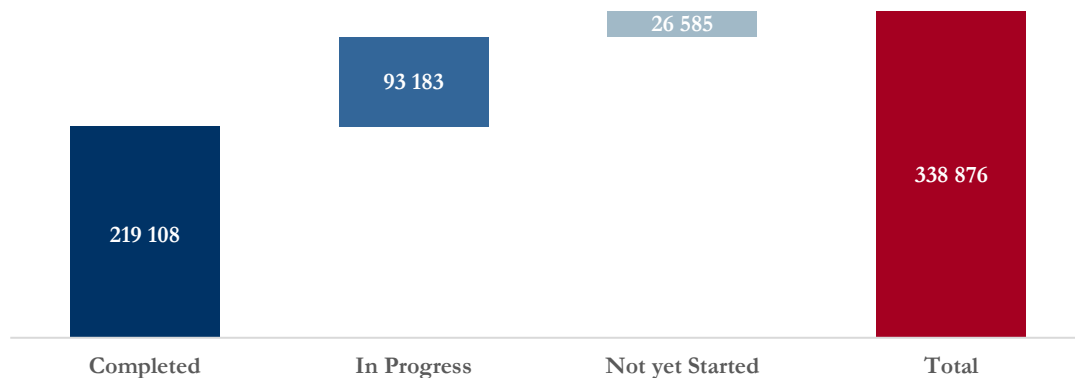
As of December 31, 2020, the programs completed, in progress and not yet started by Groupe Addoha, all segments combined in Sub-Saharan Africa¹, total 25,230 units, broken down as follows:

¹ Only countries where construction is in progress, namely Côte d'Ivoire, Senegal and Guinea, are taken into account

- Fully completed dwellings: 1,578 units;
- Dwellings under construction: 19,488 units;
- Dwellings not yet started: 4,204 units.

The graph below shows the achievements of Douja Promotion Groupe Addoha and its subsidiaries in the economic segment as well as the programs not yet started and in progress as of December 31, 2020 (excluding units in sub-Saharan Africa):

Figure 3 Cumulative achievements for the economic segment in Morocco as of 12/31/2020 (in units)



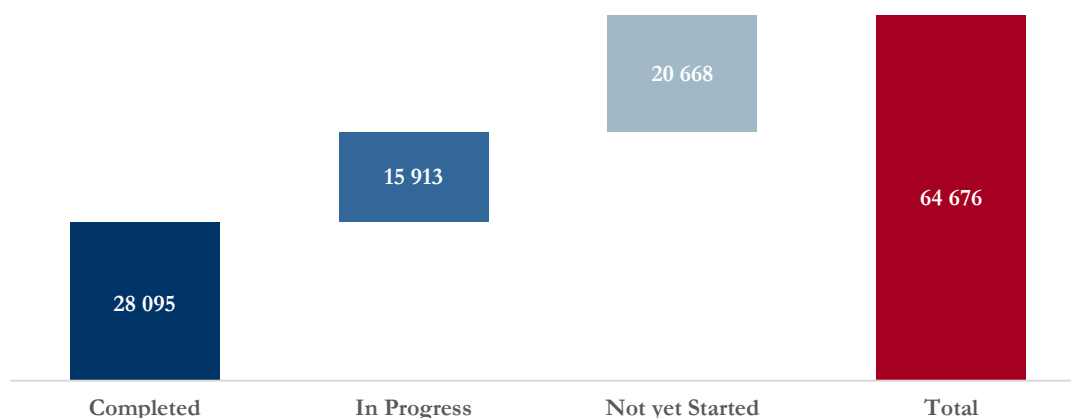
Source: Douja Promotion Groupe Addoha

In the economic segment in Morocco, Addoha group has completed 219,108 units and is in the process of completion of a series of real estate projects totaling 93,183 units. Other projects not yet started are expected to include 26,585 units in the future.

It should be noted that following the exit of General Firm of Morocco from the scope of DPGA, its units have been deducted from the cumulative achievements explaining consequently the differential compared to the Registration Document relating to the fiscal year 2019 and the first half of 2020.

The achievements of Douja Promotion Groupe Addoha and its subsidiaries (excluding units in sub-Saharan Africa) in the intermediate segment as well as the programs not yet started and in progress are shown in the following graph:

Figure 4 Cumulative achievements for the intermediate segment in Morocco as of 12/31/2020 (in units)



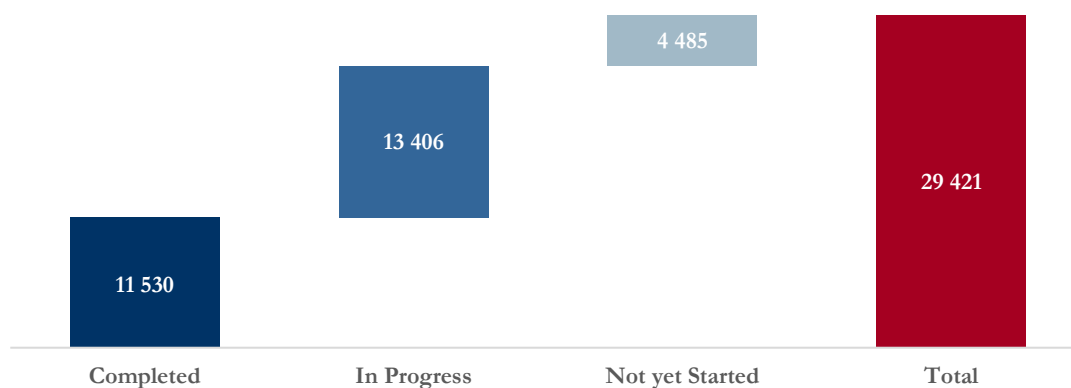
Source: Douja Promotion Groupe Addoha

As illustrated in the graph above, as of December 31, 2020, the intermediate segment units completed in Morocco totaled 28,095 housing units. Other programs are in progress and cover 15,913 units.

In addition, intermediate real estate projects will have to be launched and would cover approximately 20,668 units.

The graph below shows the achievements, programs not yet started and in progress of Douja Promotion Groupe Addoha and its subsidiaries in the high standing segment.

Figure 5 Cumulative achievements for the high standing segment in Morocco as of 12/31/2020 (in units)



Source: Douja Promotion Groupe Addoha

As of December 31, 2020, Groupe Addoha fully completed and marketed 11,530 units in the high standing segment in Morocco. In addition, the high standing programs currently in progress include 13,406 units. The programs not yet started by the group include 4,485 units.

It should be noted that following the exit of General Firm of Morocco from the scope of DPGA, its units have been deducted from the cumulative achievements explaining consequently the differential compared to the Registration Document relating to the fiscal year 2019 and the first half of 2020.

● Shareholding structure

As of June 22, 2021, DPGA's share capital is made up of 402,551,254 shares and breaks down as follows:

Shareholding structure as of June 22, 2021

Table 1

Shareholders	22/06/2021	
	% of capital and voting rights	Number of securities
Sefrioui Family	64.11%	258 093 313
<i>Mr. Anas Sefrioui</i>	<i>64.10%</i>	<i>258 066 665</i>
<i>Mrs. Mounia Benzekri</i>	<i>0.00%</i>	<i>6 662</i>
<i>Miss Alia Sefrioui</i>	<i>0.00%</i>	<i>6 662</i>
<i>Miss Kenza Sefrioui</i>	<i>0.00%</i>	<i>6 662</i>
<i>Mr. Malik Sefrioui</i>	<i>0.00%</i>	<i>6 662</i>
Mr. Anas Berrada Sounni	0.00%	10
Other shareholders	35.89%	144 457 931
Total	100.00%	402 551 254

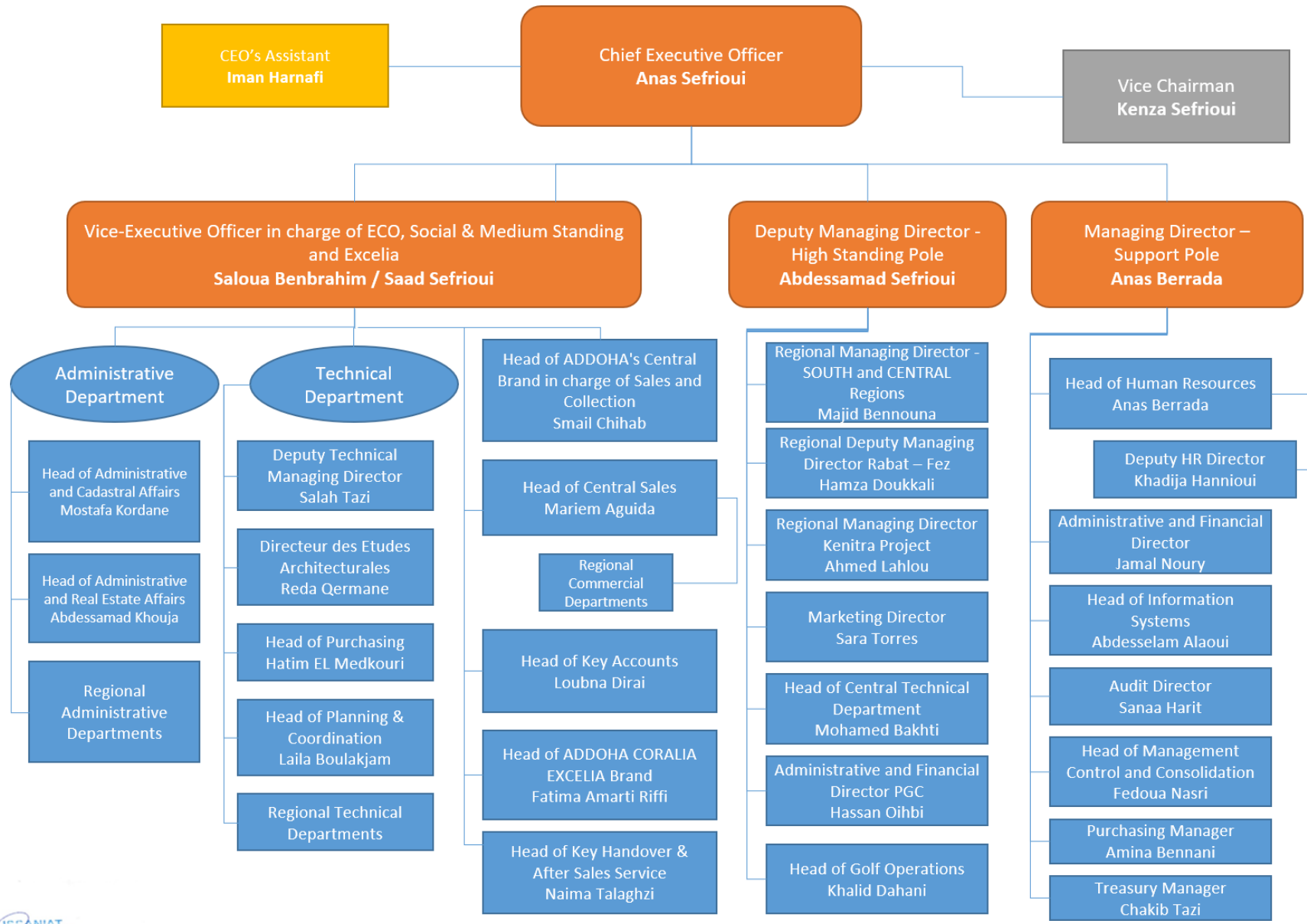
Source: Bourse de Casablanca

It should be noted that the administrators Mr. Philippe Faure, Mr. Jean-René Fourtou, Mr. Azzedine Kettani and Mr. Mohamed El Mernissi declared, on November 13, 2020, that they no longer held shares in DPGA in order to comply with Law 20-19 in terms of director independence criteria.

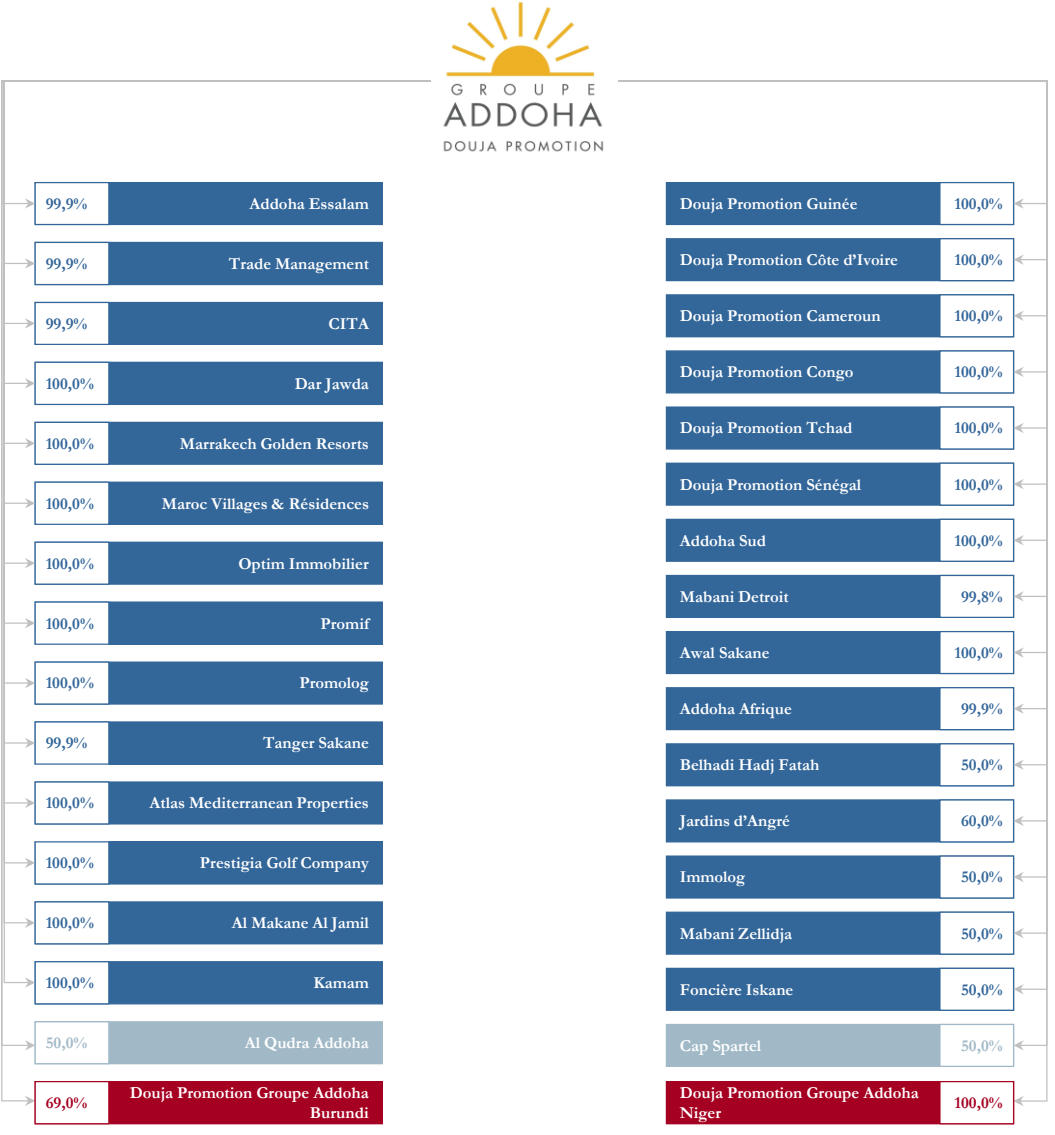
In order to comply with Article 11 of the Articles of Incorporation, Mr. Anas Berrada Sounni holds as of November 03, 2020, 10 shares of DPGA.

● Organization Chart of Douja Promotion Groupe Addoha

The organization chart of Douja Promotion Groupe Addoha, as of April 30, 2021, is as follows:



As of December 31, 2020, the legal organization chart of Groupe Addoha is as follows:



Source : Douja Promotion Groupe Addoha

Full Consolidation
 Equity Method
 Outside Consolidation scope (XX%)
 % of interest & control

Part III: Financial Data**I. Balance sheet****i. Douja Promotion Groupe Addoha consolidated balance sheet for the period 2018-2020**

Assets - In KMAD	2018	2019	Var. 18/19	2020	Var. 19/20
Goodwill	542	542	0.0%	0	n.a
Intangible assets	1 730	1 048	-39.4%	973	-7,2%
Property, plant and equipment	689 045	317 059	-54.0%	439 236	38,5%
Investment properties	479 821	377 962	-21.2%	80 614	-78,7%
Equity-accounted securities	153 114	1 875	-98.8%	1 863	-0,6%
Other financial assets	20 817	20 885	0.3%	4 907	-76,5%
- Including loans and receivables	20 529	20 598	0.3%	4 907	-76,2%
- Including available-for-sale securities	288	288	-	0	n.a
Deferred tax assets	1 098 368	1 083 875	-1.3%	883 475	-18,5%
Other non-current assets	166	140	-15.7%	25	-81,8%
Total non-current assets	2 443 602	1 803 386	-26.2%	1 411 093	-21,8%
Inventories and net outstanding	15 680 687	14 709 755	-6.2%	12 540 977	-14,7%
Net customer receivables	3 957 173	3 826 263	-3.3%	3 115 514	-18,6%
Other net current receivables	4 530 456	4 256 268	-6.1%	2 999 023	-29,5%
Other financial assets	-	14	n.a	0	n.a
- Including AFS financial assets	-	14	n.a	0	n.a
Cash and cash equivalents	636 536	504 936	-20.7%	362 949	-28,1%
Total Current Assets	24 804 852	23 297 236	-6.1%	19 018 463	-18,4%
Total Assets	27 248 454	25 100 622	-7.9%	20 429 556	-18,6%

Liabilities - In KMAD	2018	2019	Var. 18/19	2020	Var. 19/20
Share capital	3 225 571	3 225 571	0.0%	4 025 513	24,8%
Share issue and merger premiums	3 034 812	3 034 812	0.0%	3 034 812	0,0%
Reserves	3 441 324	2 875 502	-16.4%	2 628 641	-8,6%
Results	376 583	335 579	-10.9%	-744 348	-321,8%
Currency translation differences	2 829	-979	n.a	30	>100%
Shareholders' equity - group share	10 081 119	9 470 485	-6.1%	8 944 647	-5,6%
Minority reserves	1 032 862	994 581	-3.7%	958 965	-3,6%
Minority result	32 873	58 416	77.7%	-45 265	-177,5%
Shareholders' equity - minority share	1 065 735	1 052 997	-1.2%	913 700	-13,2%
Consolidated shareholders' equity	11 146 855	10 523 482	-5.6%	9 858 347	-6,3%
Non-current financial debts	4 467 133	4 076 631	-8.7%	3 331 902	-18,3%
Non-current provisions	601	573 481	>100%	60 542	-89,4%
Other non-current liabilities	26 511	34 767	31.1%	24 673	-29,0%
Deferred tax liabilities	354 335	294 651	-16.8%	225 719	-23,4%
Total non-current liabilities	4 848 581	4 979 530	2.7%	3 642 836	-26,8%
Current provisions	193 321	200 583	3.8%	2 086	-99,0%
Current financial debts	1 879 704	1 636 579	-12.9%	1 803 742	10,2%
Trade payables	3 494 131	2 855 792	-18.3%	1 864 784	-34,7%

Other current liabilities	5 685 864	4 904 655	-13.7%	3 257 760	-33,6%
Total current liabilities	11 253 019	9 597 609	-14.7%	6 928 373	-27,8%
Total Liabilities	27 248 454	25 100 621	-7.9%	20 429 556	-18,6%

Source: Douja Promotion Groupe Addoha

II. Income statement

II.1. Income statement for the 2018-2020 financial years

In KMAD	2018	2019	Var. 18/19	2020	Var. 19/20
Turnover	4 062 318	3 479 785	-14.3%	1 173 466	-66,3%
Other operating income	-884 960	-1 371 657	-55.0%	-140 150	-89,8%
Income from ordinary activities	3 177 358	2 108 128	-33.7%	1 033 316	-51,0%
Consumed purchases of materials and goods	-2 250 643	-1 310 110	41.8%	-822 277	-37,2%
Personnel expenses	-226 804	-199 729	11.9%	-149 667	-25,1%
Taxes and duties	-39 223	-23 098	41.1%	-22 458	-2,8%
Depreciation, amortization and operating provisions	151 814	166 805	9.9%	-518 270	-410,7%
Other operating income and expenses	-180 176	-131 383	27.1%	-178 131	35,6%
Current operating expenses	-2 545 031	-1 497 515	41.2%	-1 690 803	12,9%
Current operating income	632 327	610 613	-3.4%	-657 487	-207,7%
Sale of assets	11 662	0	-100.0%	-63 311	n.a
Other non-recurring operating income and expenses	-46 343	-91 597	-97.7%	-92 323	0,8%
Other operating income and expenses	-34 681	-91 597	-164.1%	-155 634	69,9%
Income from operating activities	597 646	519 016	-13.2%	-813 121	-256,7%
Cost of net financial debt	-412 651	-344 577	16.5%	-307 786	-10,7%
Other financial income	332 219	313 340	-5.7%	157 659	-49,7%
Other financial expenses	131 845	49 612	-62.4%	246 050	395,9%
Financial income	51 413	18 375	-64.3%	95 923	422,0%
Pre-tax income of consolidated companies	649 059	537 391	-17.2%	-717 198	-233,5%
Corporate income tax	-134 213	-55 559	58.6%	-14 963	-73,1%
Deferred tax	-94 025	-82 049	12.7%	-57 439	-30,0%
Net income of consolidated companies	420 821	399 783	-5.0%	-789 600	-297,5%
Share in the income of equity-accounted companies	-11 365	-5 787	49.1%	-12	-99,8%
Net income from ongoing operations	409 456	393 996	-3.8%	-789 612	-300,4%
Net income of discontinued operations	-	-	n.a	-	n.a
Consolidated net income	409 456	393 996	-3.8%	-789 612	-300,4%
Minority interests	-32 873	-58 417	-77.7%	45 265	177,5%
Net income - Group share	376 583	335 579	-10.9%	-744 347	-321,8%
NIGS/TO	9.3%	9.6%	0.3 pts	-63.4%	- 73 pts
Basic income per share (in MAD)	1.18	1.05	-11.0%	-1.86	-277,1%
Diluted income per share (in MAD)	1.18	1.05	-11.0%	-1.86	-277,1%

Source: Douja Promotion Groupe Addoha

Part IV: Risks

I. Issuer-related risks

I.1. Land risk

The soaring price of land is a risk noted in recent years because of population growth and the facilitation of access to credit. However, this risk is mitigated by the government's desire to create 15 new cities by 2020 that will provide additional land in urban areas, which will tend to dampen the surge in prices

The increase in land prices is likely to have a negative impact on the profit margin.

In response to this risk, Douja Promotion Groupe Addoha has adopted the following measures:

- Establishment of partnerships with public bodies under which the latter undertake to mobilize land and transfer it to the Company;
- Decision to extend its field of intervention through the implementation of several programs in Casablanca, but also in Tangier, Agadir, Marrakech, Rabat-Salé, Fez, Tamesna and several countries in Sub-Saharan Africa (Guinea, Côte d'Ivoire, Cameroon, Senegal and Chad);
- Diversification of its programs by also engaging in medium-standing housing projects not subject to a price cap by the Administration

It should also be noted that the public authorities are continuing their desire to extend the urban perimeter of several cities in the Kingdom, particularly in Casablanca.

Conflict with local populations is a risk when acquiring land.

I.2. Competitive risk

The absence of barriers to entry and the favorable profit prospects offered by the sector have had, and continue to have, the effect of attracting many operators to the real estate market. The multiplication of both national and international operators could have a double effect:

- An erosion of margins, as a result of increasingly intense competition;
- An increase in the cost of land in certain areas where there is strong demand from property developers.

I.3. Demand reduction risk

A decrease in domestic or foreign demand (due to poor international conditions) would have a negative impact on the health of the sector in general, and on business volume.

In terms of the social housing deficit, the Ministry of Housing, in 2018, has set itself the objective of further reducing the imbalance to 200,000 units by 2021.

In addition, prior to the start of major real estate projects, Douja Promotion Groupe Addoha conducts a relevant market study upstream in order to ensure the commercial success of the project on the one hand and to choose an appropriate positioning on the other hand.

Finally, one of the key elements of the strategy adopted by Douja Promotion Groupe Addoha consists in favoring so-called liquid products in its portfolio, such as intermediate housing products, as part of a risk diversification strategy.

I.4. Risk related to the change in tax regimes

Notwithstanding the fact that the measures established by the 2010 Finance Law relating to the construction of social housing are guaranteed until 2020, the evolution of tax regulations could have a negative influence on the real estate market and consequently influence the financial situation of operators in the sector.

It should be noted, however, that as part of the measures aimed at supporting the public authorities in the sectors severely affected by the coronavirus pandemic, the Amending Finance Law 2020 has extended by one (1) year the deadlines of the agreements concluded between the State and real estate developers who are having difficulty in completing their social housing construction programs in the final stages within the 5-year period. This measure applies to agreements for social housing construction programs for which the building permit was issued before the start date of the state of emergency.

I.5. Risk related to prime contractors and suppliers

In order to provide its customers with a quality product, Douja Promotion Groupe Addoha solicits its historical partners to support it in the realization of all its projects. These partners are selected on the basis of their technical qualifications and references in the construction market in order to best meet the project specifications of the various DPGA subsidiaries in terms of both quality and turnaround times.

The trust relationship established between DPGA and its partners allows it to face the risk of unavailability of subcontractors due to competition.

I.6. Risk related to the increase in interest rates

A significant increase in lending rates applied to loans taken out by buyers would be a limiting factor for household housing demand.

This would therefore have a relatively significant potential impact on Douja Promotion Groupe Addoha's turnover and more particularly on the turnover generated by the economic housing segment.

To mitigate this risk, it should be noted that Douja Promotion Groupe Addoha systematically signs agreements with its banking partners so that future buyers of its products can benefit from loans at attractive rates.

This risk also impacts the Company's ability to borrow and pay interest. To meet these challenges, the Group has set up a rigorous monitoring of its outstanding financial debts, making it possible to anticipate payment of its future installments in an appropriate manner and to take appropriate measures accordingly.

I.7. Risk related to over-indebtedness

It should be noted that Douja Promotion Groupe Addoha launched the Cash Generation Plan in 2015, which aims to reduce the Group's overall debt and transform assets into cash, thereby reducing its exposure to this risk. The PAC 2020 (cash priority) takes over from the CGP with a strategy that remains in line with the previous plan.

I.8. Risk related to access to finance

The development of the Douja Promotion Groupe Addoha necessarily involves external financing needs. The Group is financed through its equity, credit lines and customer advances.

The difficulties experienced by the real estate sector and its impact on DPGA's business and financial position could have a negative impact on the Company's ability to continue to obtain financing on favorable terms, if these difficulties are not overcome.

II. Risks related to the proposed securities

Liquidity risk

Subscribers to Douja Promotion Groupe Addoha's commercial paper may be exposed to a liquidity risk of the security on the secondary private debt market. Indeed, depending on market conditions (liquidity, changes in the yield curve, etc.), the liquidity of these debt securities may be temporarily affected.

Interest rate risk

The commercial paper issue program covered by this note is scheduled to be carried out at a fixed rate. Thus, the value of the securities could rise or fall, depending on the evolution of the reference yield curve of the secondary treasury bill market published by Bank Al Maghrib.

Risk related to additional indebtedness

The issuer may subsequently issue other debt ranking at or above the commercial paper covered by this note. Such issues would reduce the recoverable amount by the holders of these securities in the event of liquidation of the issuer.

Risk of non-payment

The commercial paper covered by this note is debt securities that are not subject to repayment guarantees. Consequently, any investor is subject to the risk of non-repayment in the event of Addoha's default.

→ It should be noted that these commercial paper are intended to finance the current operations of DPGA over a maximum period of one year, and consequently the risks inherent therein are deemed to be lower compared to those related to long-term private debt instruments.

DISCLAIMER

The aforementioned information is only a part of the Information Package approved by the Moroccan Capital Market Authority (AMMC) on 07/16/2021 under reference No. VI/EM/012/2021. AMMC recommends reading the complete Information Package made available to the public in French.