



INVESTOR PRESENTATION

Q3 - 2025



COMPANY PROFILE

A wide-angle photograph of the Dubai skyline at sunset. The sky is a gradient of orange and yellow, transitioning into a darker blue at the top. The city's skyscrapers are silhouetted against the bright sky, with some buildings illuminated from within. The water in the foreground is calm, reflecting the colors of the sky and the lights from the buildings. The overall mood is serene and majestic.

Shaping the urban Real Estate landscape of Dubai for over two decades.

Deyaar Development PJSC (Deyaar) is a Dubai-based property developer established in 2002. We have become one of the largest property developers in the region, with landmark projects including commercial towers, residential buildings, and hotels.

Deyaar is known for its iconic projects across various locations in Dubai. Following the IPO in 2007, we branched out into six business units offering diverse services, including property development, management, and hospitality.

Deyaar aims to create a lasting impact on Dubai's built environment, maximize opportunities, and provide value for investors and customers. We have an excellent land bank, impressive project portfolio, and a dynamic vision for the future.

BOARD OF DIRECTORS



Abdullah Al Hamli
Chairman



Hamad Buamim
Vice Chairman



Adnan Chilwan
Board Member



Mohamed Al Sherif
Board Member



Rashid Al Dabboos
Board Member



Maryam Bin Fares
Board Member



Mohammed Bin
Dhabeah Alketbi
Board Member

MANAGEMENT TEAM



Saeed Al Qatami
Chief Executive Officer



Bassam El Ghawi
Chief Financial Officer



Patrick Bernard Rouse
Chief Development Officer



Amer Al Zubi
General Counsel



Hamdan Al Kaitoob
*Senior Vice President
Sales & Marketing*



Selim El Zein
*Vice President Asset
Management & Hospitality*

THE SUCCESS STORY



23
YEARS



+20
MILLION
SQUARE FEET
DEVELOPED



TEAM OF
2,200+
EMPLOYEES



PUBLICLY
LISTED COMPANY
IN DFM
SINCE
2007



6 INTEGRATED
BUSINESS UNITS
INCLUDING PROPERTY,
COMMUNITY AND
ASSET MANAGEMENT
SERVICES

MAIN PROJECTS ACROSS UAE



PROPERTY DEVELOPMENT BUSINESS

- One of the oldest & listed Real Estate development company in UAE, with 23 years of experience
- Strategic JV partner with Govt. of Umm Al Quwain

COMPLETED PROJECTS

34 COMPLETED PROJECTS

10,000+ RESIDENTIAL UNITS DELIVERED

7.43 MN SQ. FT. DELIVERED RESIDENTIAL AREA.

1.67 MN SQ. FT. DELIVERED COMMERICAL SPACE

UNDER CONSTRUCTION PROJECTS

16 UNDER CONSTRUCTION PROJECTS

6,000+ UNITS UNDER CONSTRUCTION

5.95 MN SQ. FT. SELLABLE AREA

AED 9.35 BN GSV UNDER DEVELOPMENT

ASSET MANAGEMENT

17

YEARS OF
EXPERIENCE

250+

TOTAL NUMBER
OF EMPLOYEES

900+

ROOMS UNDER
HOSPITALITY

500+

OFFICES

400+

APARTMENTS

PROMINENT ASSETS

CENTRAL PARK TOWERS, DIFC

JV WITH DUBAI HOLDING,
99% OCCUPIED

MILLENNIUM ATRIA

BUSINESS BAY

MILLENNIUM BARSHA

AL BARSHA 1

MILLENNIUM MONTROSE

DUBAI SCIENCE PARK

PROPERTY MANAGEMENT BUSINESS

500M

TOTAL MANAGEMENT
PORTFOLIO

12,000+

TOTAL NUMBER
OF UNITS

700+

TOTAL PROJECT
ACROSS THE UAE

400+

LANDLORDS /
OWNERS

COMMUNITY MANAGEMENT

12

YEARS OF
EXPERIENCES

16,000+

MANAGED PROPERTIES

50+

EMPLOYEES

33.78M

TOTAL ASSETS

FACILITY MANAGEMENT

20+

YEARS

2000+

QUALIFIED STAFF

25,000+

MANAGED UNITS

30M+

SQ. FT. PORTFOLIO

AWARDS & ACCOLADES

Since its inception, Deyaar has bagged international, regional, and local awards in the real estate industry. These awards keep the Group motivated to better itself and raise the bar year after year.

2023		<ul style="list-style-type: none">• Residential High-Rise Architecture of the Year- MarCasa• Residential Property of the Year – MarCasa• Residential High-Rise Development of the Year- MarCasa
2024		<ul style="list-style-type: none">• Best Residential Development 20+ Units Dubai – Mar Casa by Deyaar• Best Residential High Rise Development Dubai – Mar Casa by Deyaar
2025		<ul style="list-style-type: none">• Real Estate - Industry Trailblazer• Real Estate - Excellence in Strategic Market Expansion• Real Estate - Visionary Leadership
2025		<ul style="list-style-type: none">• Aya Beachfront Residences in Umm Al Quwain, has been recognized among the TOP 100 Luxury Residences of the World!

FINANCIAL PERFORMANCE OVERVIEW

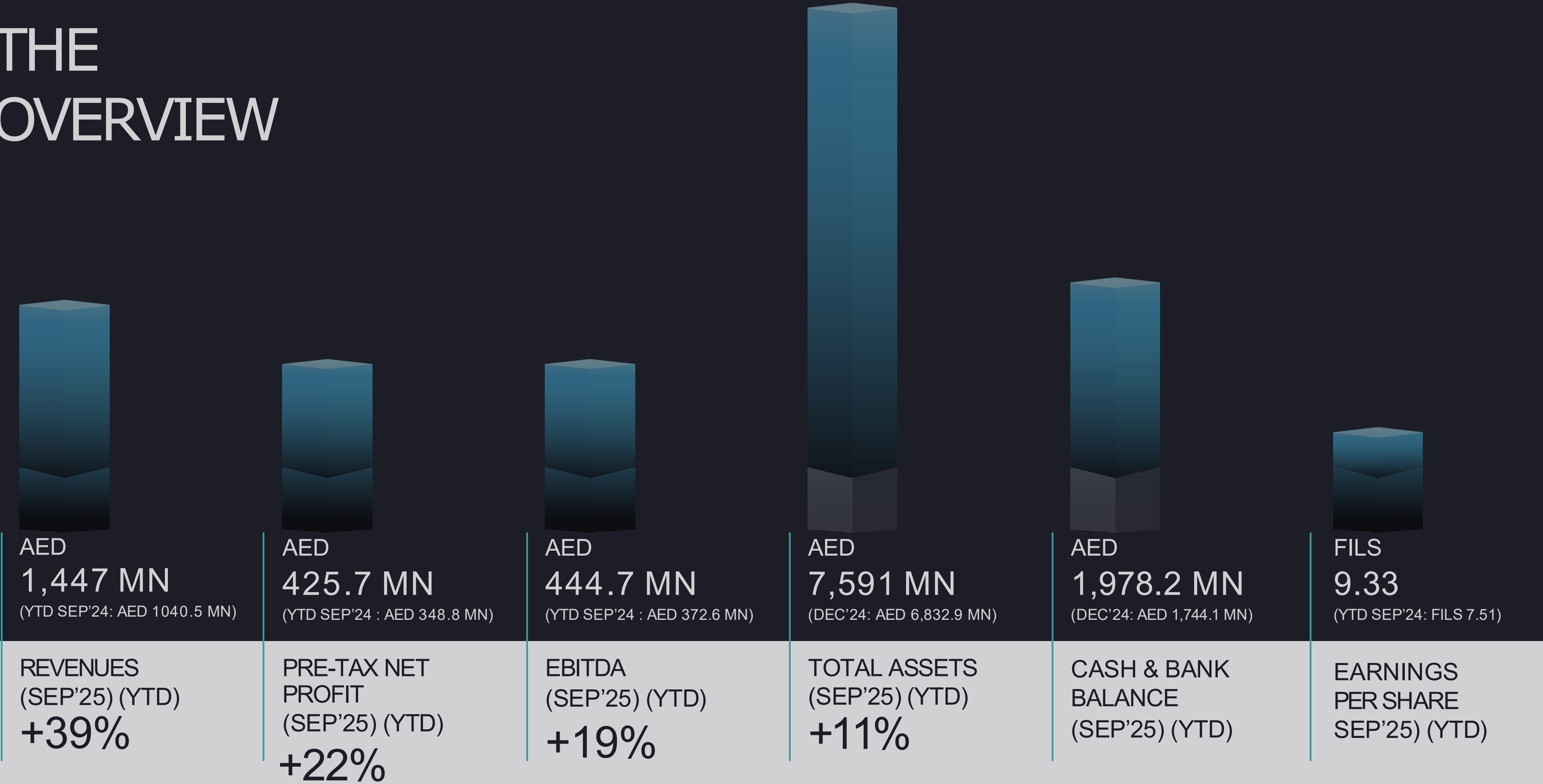
▲ 10%

▲ 25%

▲ 50%



THE OVERVIEW

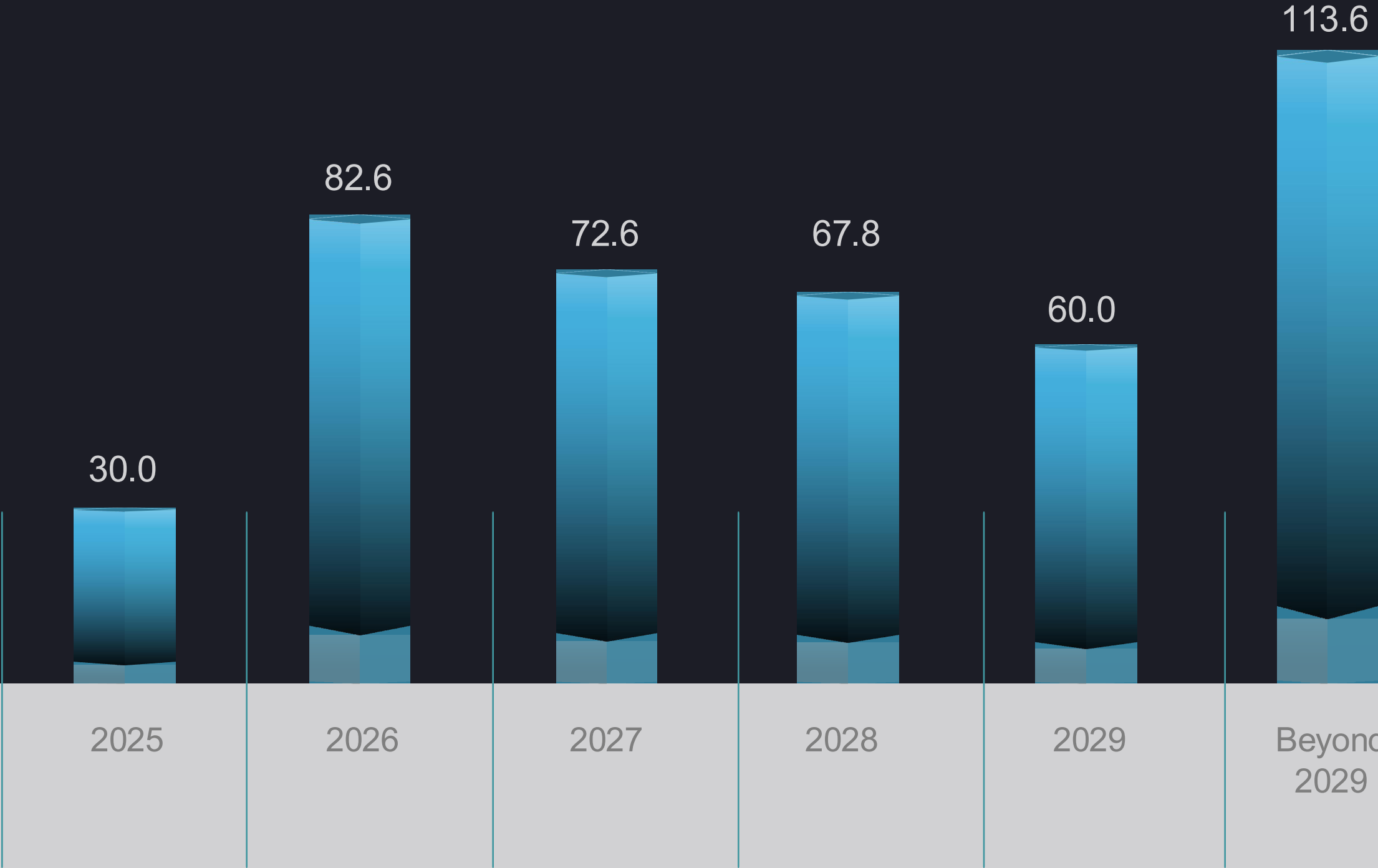


BALANCE SHEET & CASH FLOW OVERVIEW

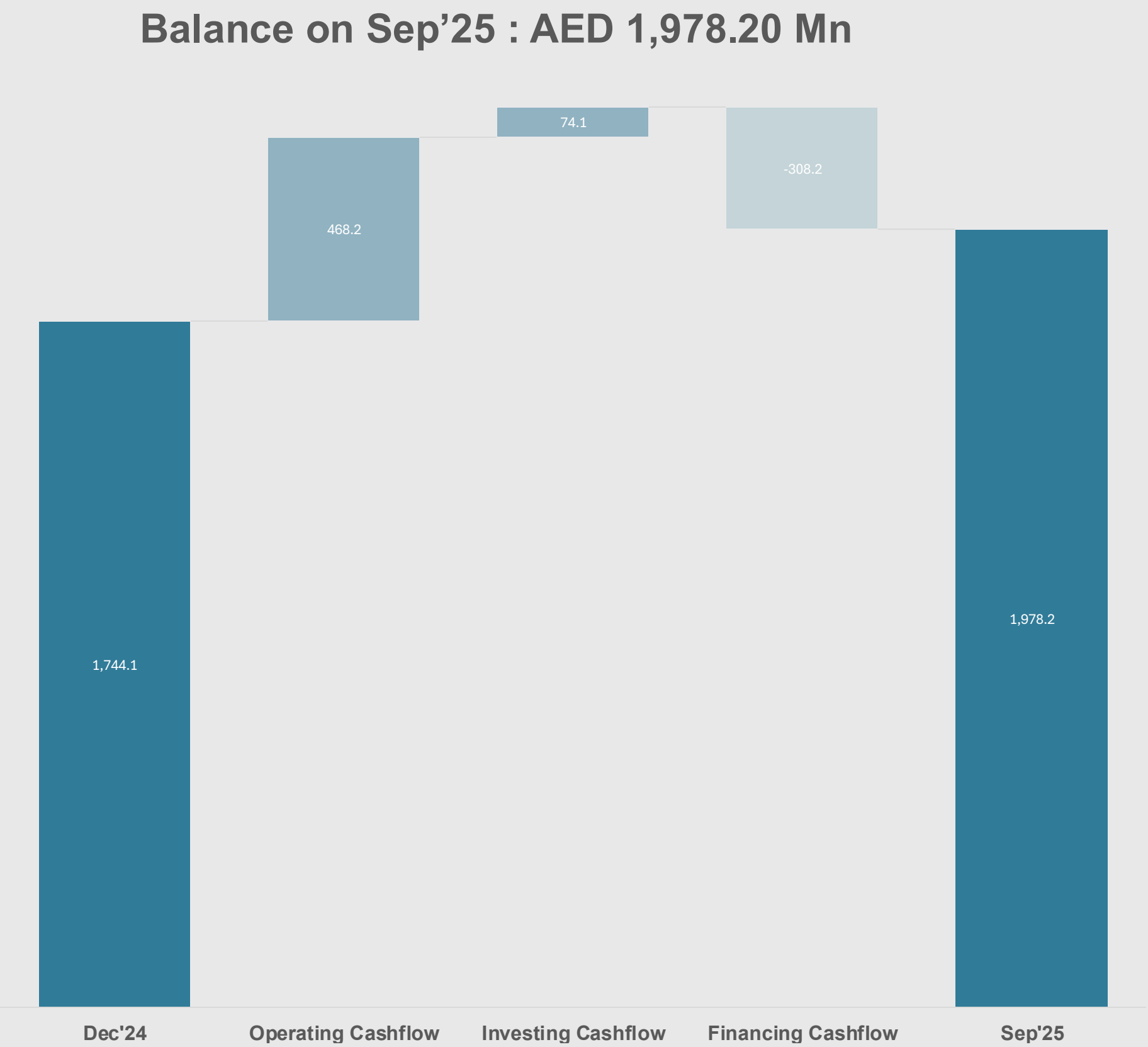
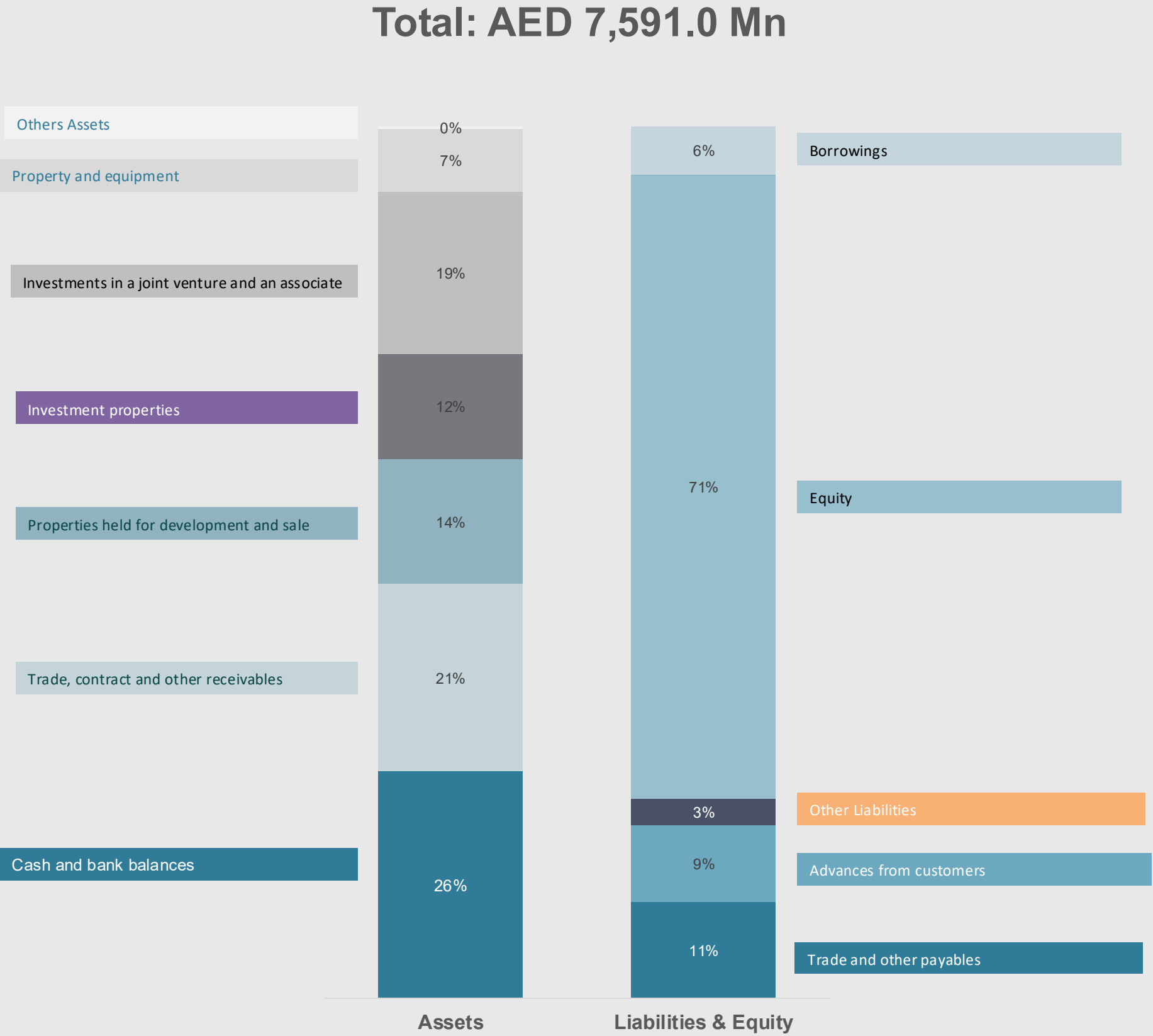
Currency: AED million	Sep'25
Debt	427
Cash	1,978
Net Debt	(1,552)
Equity	5,471
Total Assets	7,591
Undrawn facility (approx.)	~477

Ratios	Sep'25
Debt / Equity	0.08
Debt / Total Assets	0.06
Net Debt / EBITDA	(3.49)

Debt Maturity Profile - Sep 2025 (AED Million)

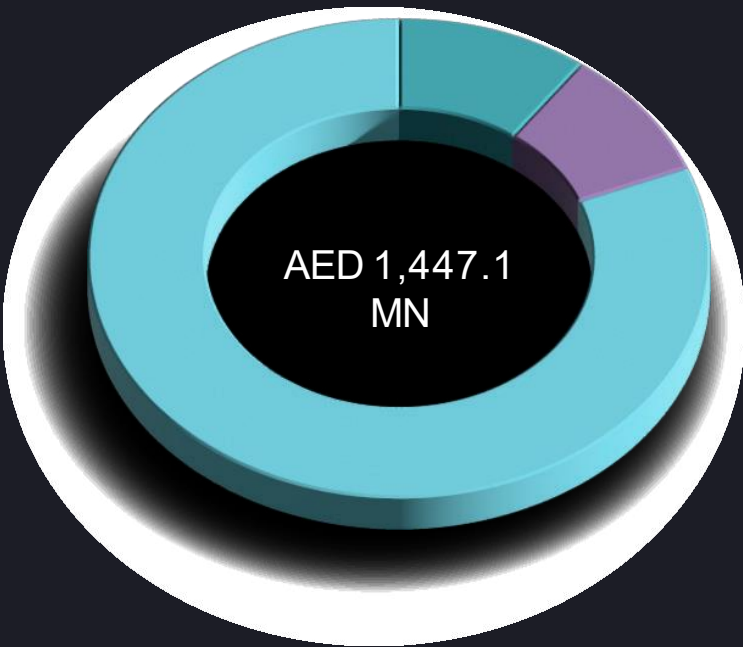


BALANCE SHEET & CASH FLOW OVERVIEW - CONTD.

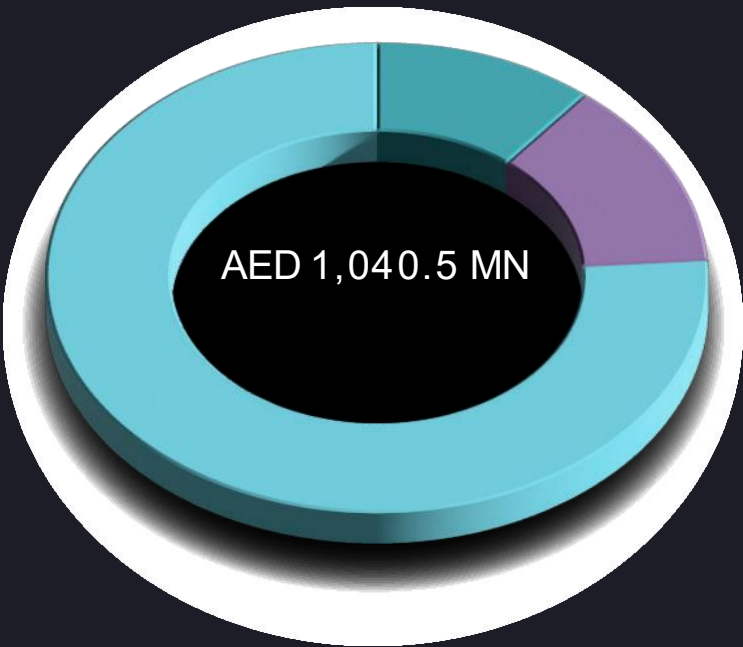


SEGMENT ANALYSIS

REVENUE SHARE
% BY SEGMENT (YOY)



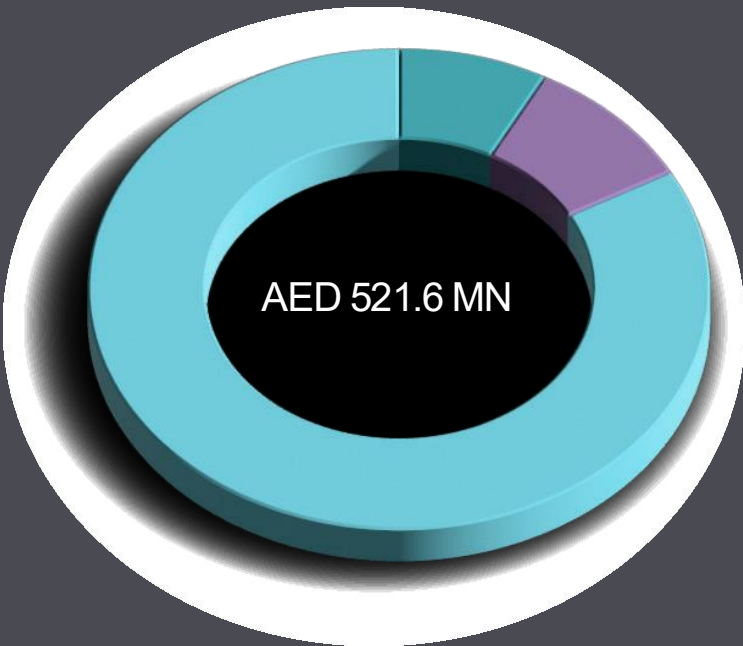
YTD SEP'2025 (A)



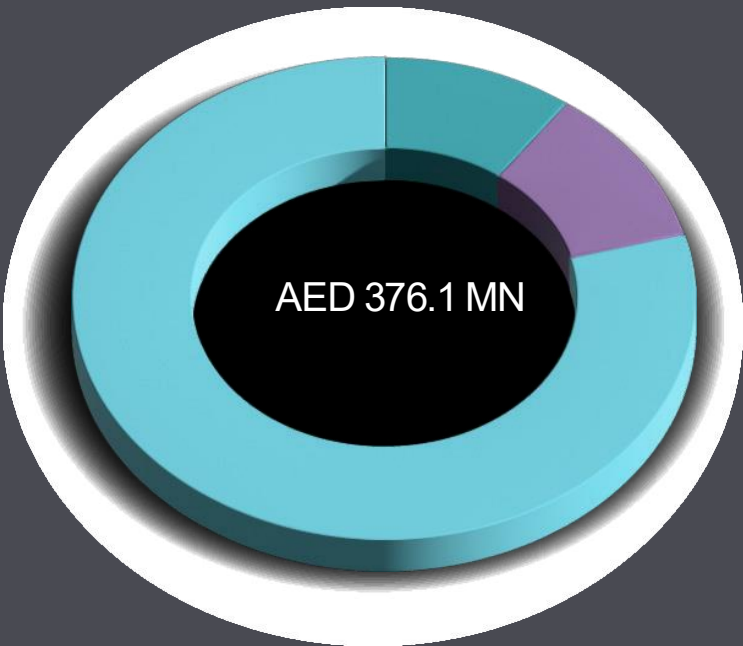
YTD SEP'2024 (A)



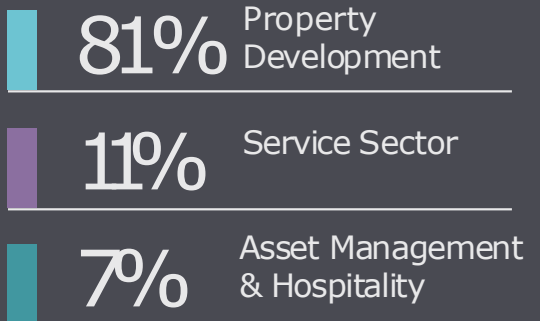
REVENUE SHARE
% BY SEGMENT (QOQ)



Q3'2025 (A)



Q3'2024 (A)



KEY HIGHLIGHTS

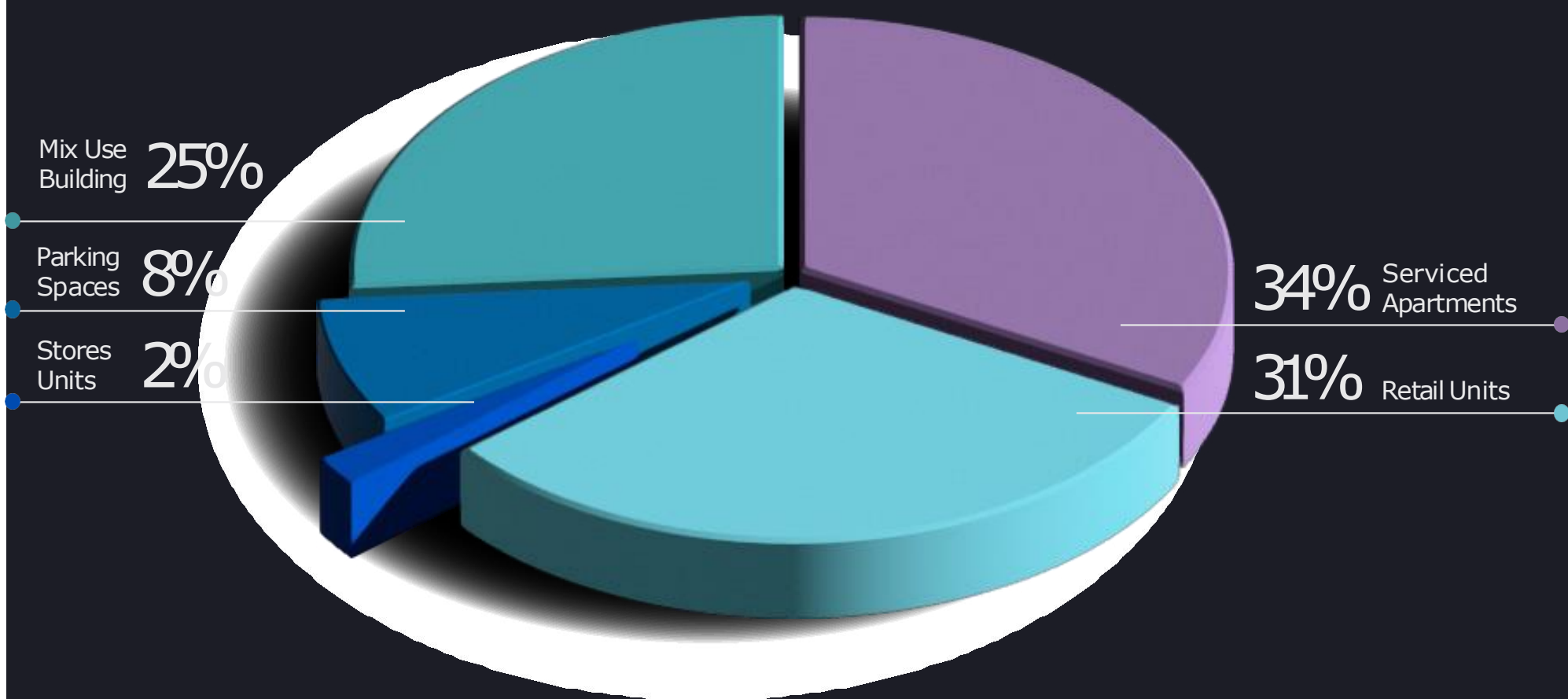
Gross Revenue for YTD Sep'25 has increased due to:

Property Development: Increased sales and construction progress in ongoing projects.

Asset Management & Hospitality: Revenue increased marginally due to higher average daily room rate and improved revenue per available room.

Service Sector: Revenue has grown in PM sector, which is attributed to subleasing of new building in Al Barsha 1 and accommodation in Jebel Ali.

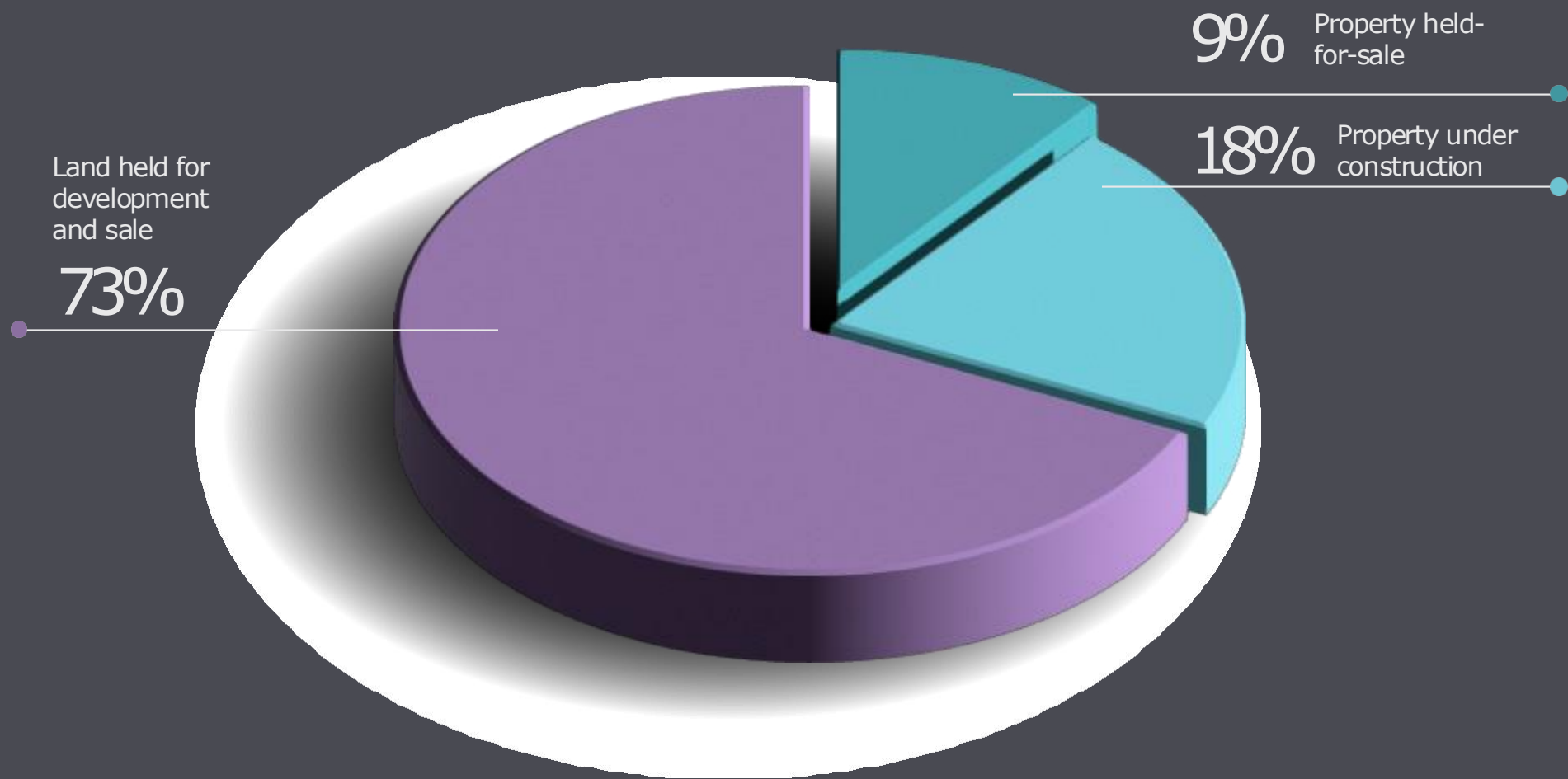
REAL ESTATE INVESTMENT PROPERTIES



Deyaar Real Estate Investment properties are carried at a fair value of AED 922.2 million as of September 2025.

*Others include Mix Use Buildings, Leased Buildings and Residential apartments.

ASSETS HELD FOR SALE AND DEVELOPMENT



Deyaar Assets held for sale are valued at AED 1,087.0 million as of September 2025 (carried at Lower of Cost or Net Realizable Value).

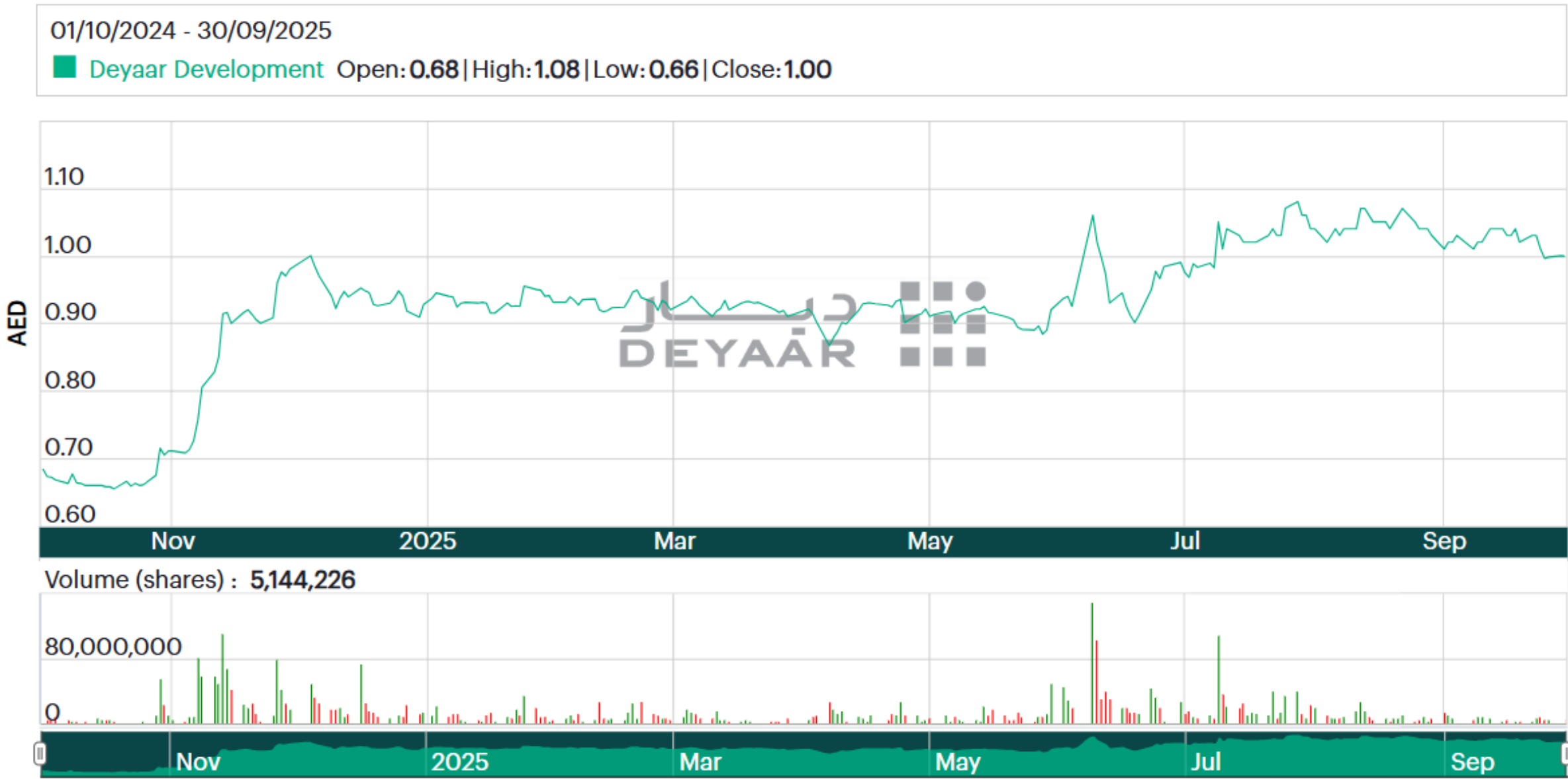
GROWTH IN DEYAAR SHARE PRICE

In mid-November 2024, the stock experienced a sharp surge, peaking near AED 1.00 by early December.

This rise was primarily driven by Deyaar’s strong Q3 2024 performance and the successful launches of Rivage, Deyaar’s first project in Abu Dhabi, and Park Five.

Between December 2024 and June 2025, the share price stabilized within the AED 0.90–0.95 range.

After June 2025, the stock regained momentum, reaching around AED 1.08, supported by solid H1 2025 results and the launch of DWTN Residence and AYA Residence projects, before settling near AED 1.00 by September.











BUSINESS & OPERATIONAL HIGHLIGHTS



PROJECTS UPDATES



DWTN RESIDENCES

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS AVAILABLE FOR SALE	552 UNITS
	EXPECTED PROJECT COMPLETION	H2 – 2029
	TOTAL SALES VALUE	AED 2,157.7 MN
	UNITS SOLD TILL DATE	73%
	CURRENT STATUS	PROJECT LAUNCHED








AYA UMM AL QUWAIN

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS AVAILABLE FOR SALE	552 UNITS
	EXPECTED PROJECT COMPLETION	H2 - 2027
	TOTAL SALES VALUE	AED 840.2 MN
	UNITS SOLD TILL DATE	17%
	CURRENT STATUS	DESIGN ONGOING





PARK FIVE ALDER

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS AVAILABLE FOR SALE	75 UNITS
	EXPECTED PROJECT COMPLETION	H2 - 2027
	TOTAL SALES VALUE	AED 120.3 MN
	UNITS SOLD TILL DATE	33%*
	CURRENT STATUS	PROJECT LAUNCHED IN OCT 2025








PARK FIVE IVY

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS AVAILABLE FOR SALE	210 UNITS
	EXPECTED PROJECT COMPLETION	H2 - 2027
	TOTAL SALES VALUE	AED 241.4 MN
	UNITS SOLD TILL DATE	53.0%*
	CURRENT STATUS	PROJECT LAUNCHED IN OCT 2025









PARK FIVE NEEM

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS AVAILABLE FOR SALE	142 UNITS
	EXPECTED PROJECT COMPLETION	H2 - 2027
	TOTAL SALES VALUE	AED 201.1 MN
	UNITS SOLD TILL DATE	60%
	CURRENT STATUS	ENABLING WORKS






PARK FIVE EMBER

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS AVAILABLE FOR SALE	200 UNITS
	EXPECTED PROJECT COMPLETION	H1 - 2027
	TOTAL SALES VALUE	AED 250.9 MN
	UNITS SOLD TILL DATE	68%
	CURRENT STATUS	ENABLING WORKS









RIVAGE

AL REEM ISLAND

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS AVAILABLE FOR SALE	364 UNITS
	EXPECTED PROJECT COMPLETION	H2 - 2027
	TOTAL SALES VALUE	AED 740.2 MN
	UNITS SOLD TILL DATE	99%
	CURRENT STATUS	ENABLING WORKS









MARCASA

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS AVAILABLE FOR SALE	580 UNITS
	EXPECTED PROJECT COMPLETION	H1 - 2027
	TOTAL SALES VALUE	AED 1,166.4 MN
	UNITS SOLD TILL DATE	99%
	COMPLETION TILL Q2'25	44.5%









REGALIA

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS AVAILABLE FOR SALE	911 UNITS
	EXPECTED PROJECT COMPLETION	H2 - 2025
	TOTAL SALES VALUE	AED 1,039.6 MN
	UNITS SOLD TILL DATE	100%
	COMPLETION TILL Q2'25	95%









TRIA

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS AVAILABLE FOR SALE	711 UNITS
	EXPECTED PROJECT COMPLETION	H2 - 2025
	TOTAL SALES VALUE	AED 665.8 MN
	UNITS SOLD TILL DATE	99%
	COMPLETION TILL Q2'25	79.9%








ELEVÉ

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS AVAILABLE FOR SALE	814 UNITS
	EXPECTED PROJECT COMPLETION	H2 - 2027
	TOTAL SALES VALUE	AED 1,048.2 MN
	UNITS SOLD TILL DATE	87%
	COMPLETION TILL Q2'25	10.2%



JANNAT

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS AVAILABLE FOR SALE	360 UNITS
	EXPECTED PROJECT COMPLETION	H1 - 2026
	TOTAL SALES VALUE	AED 378.2 MN
	UNITS SOLD TILL DATE	100%
	COMPLETION TILL Q2'25	89%









AMALIA

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS AVAILABLE FOR SALE	95 UNITS
	EXPECTED PROJECT COMPLETION	H2 - 2025
	TOTAL SALES VALUE	AED 105.1 MN
	UNITS SOLD TILL DATE	100%
	COMPLETION TILL Q2'25	100%






TALIA

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS AVAILABLE FOR SALE	159 UNITS
	EXPECTED PROJECT COMPLETION	H2- 2025
	TOTAL SALES VALUE	AED 175.9 MN
	UNITS SOLD TILL DATE	98%
	COMPLETION TILL Q2'25	98.8%



ROSALIA

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS AVAILABLE FOR SALE	117 UNITS
	EXPECTED PROJECT COMPLETION	H2- 2025
	TOTAL SALES VALUE	AED 150.6 MN
	UNITS SOLD TILL DATE	100%
	COMPLETION TILL Q2'25	78.9%



GROWTH STRATEGY

DEYAAR STRATEGIC PLAN

PROPERTY DEVELOPMENT

OBJECTIVE



Achieve an average annual turnover of AED 2 billion over the next five years.

Diversify into new asset classes, such as townhouses and villas, to cater to a broader customer base.

Increase the land bank through strategic acquisitions to ensure a steady pipeline of future developments.

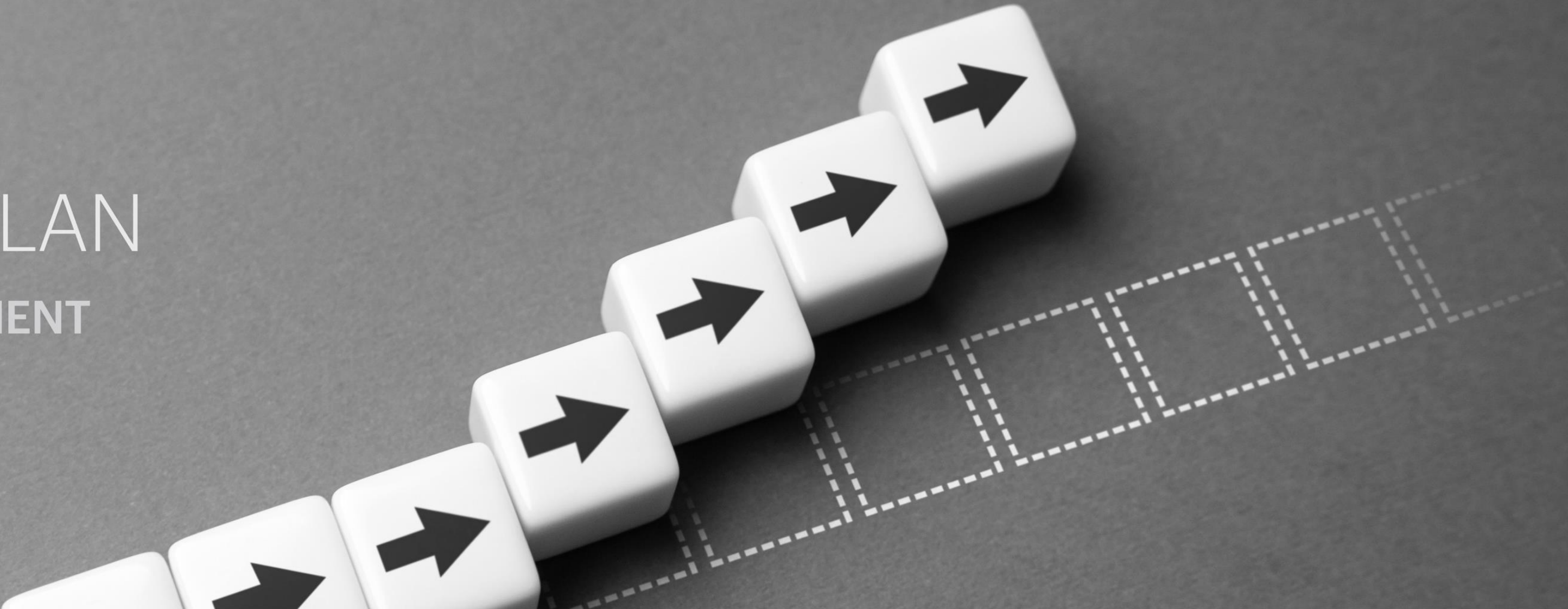
Create exceptional value for customers to enhance brand image and build long-term loyalty.

DEYAAR

STRATEGIC PLAN

PROPERTY DEVELOPMENT

ACTION PLAN



Launch projects in next 2 years on remaining land banks.

Land Bank Expansion by implementing an aggressive but prudent approach to secure targeted plots through negotiations or auctions.

Explore joint venture options to develop the projects at scale and with minimal risk.

Explore opportunities for Villa project community to elevate Deyaar brand to be one of the master developers in Dubai.

Create a balance in terms of risk as well as more values from a customer standpoint.

Prioritize customer satisfaction throughout the entire buying and ownership experience.

Develop targeted Marketing campaigns to reach specific customer segments for each product type.

Efficient project management, timely delivery within budget, and maintaining high-quality standards.

Maintaining a healthy financial position, managing optimum debt levels and mitigating risks proactively.

DEYAAR

STRATEGIC PLAN

ASSET MANAGEMENT



OBJECTIVE

Review existing assets under management to rebalance portfolio with respect to mix, quality and asset yield.

Increase assets under management to generate a healthy and sustainable annual income and ensure adequate returns to shareholders’.

ACTION PLAN

Organic growth through development of leasing assets on company’s land bank.

Acquire high yielding assets, leading to increase in overall portfolio yield.

Fund the assets acquisition through optimal mix of debt and equity.

THANK YOU

DEYAAR DEVELOPMENT PJSC

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