



INVESTOR PRESENTATION

FY - 2025

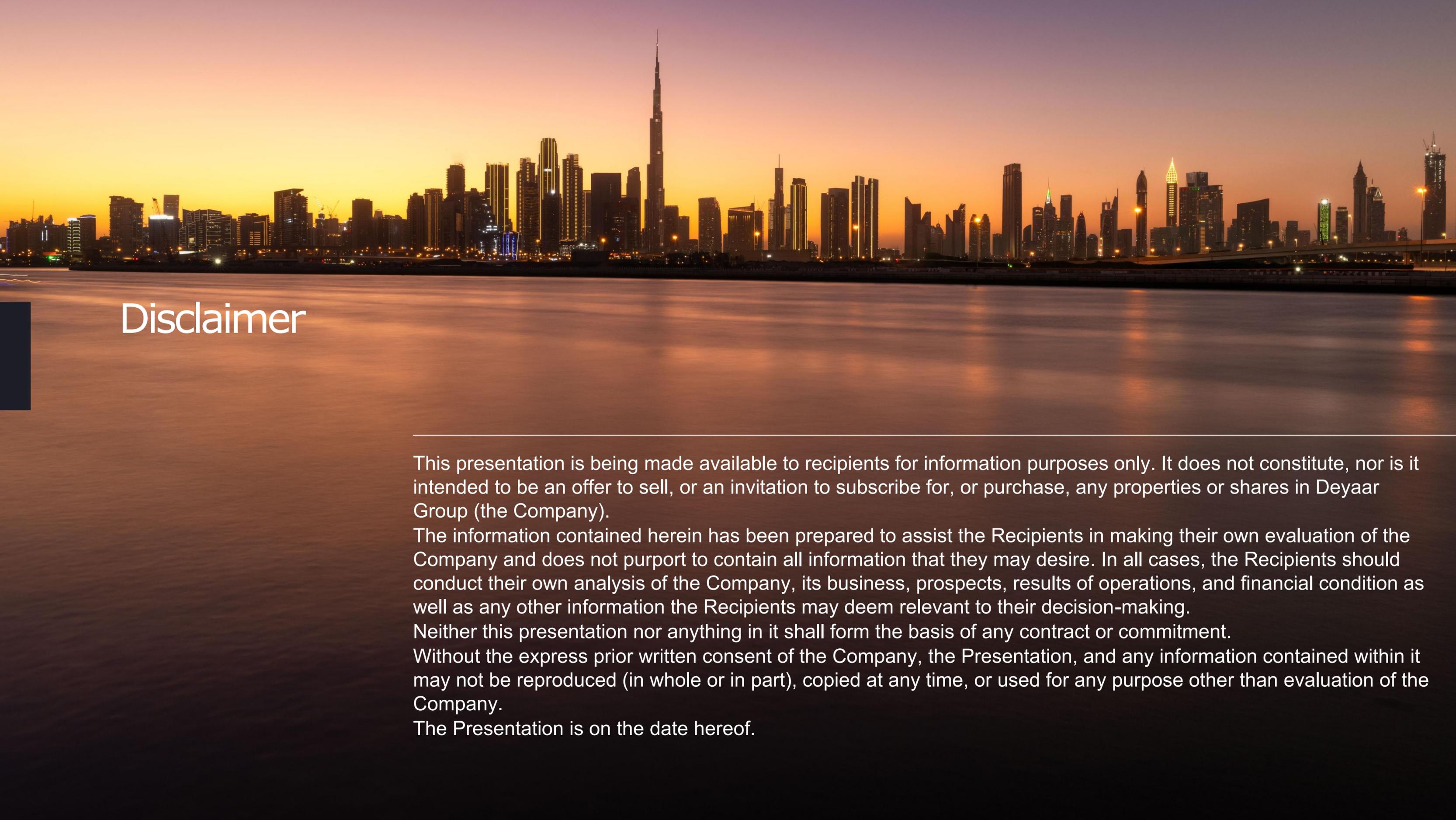
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A wide-angle photograph of the Dubai skyline at sunset. The sky is a gradient of orange and yellow, transitioning into a darker blue at the top. The city's skyscrapers are silhouetted against the bright sky, with some buildings having their lights on. The water in the foreground is calm, reflecting the colors of the sky and the lights of the city. The word "Disclaimer" is written in white, sans-serif font on the left side of the image, partially overlapping the water.

Disclaimer

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The Presentation is on the date hereof.

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 of the city. The overall mood is serene and modern.

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.

THE SUCCESS STORY



23
YEARS



+20
MILLION
SQUARE FEET
DEVELOPED



TEAM OF
2,200+
EMPLOYEES

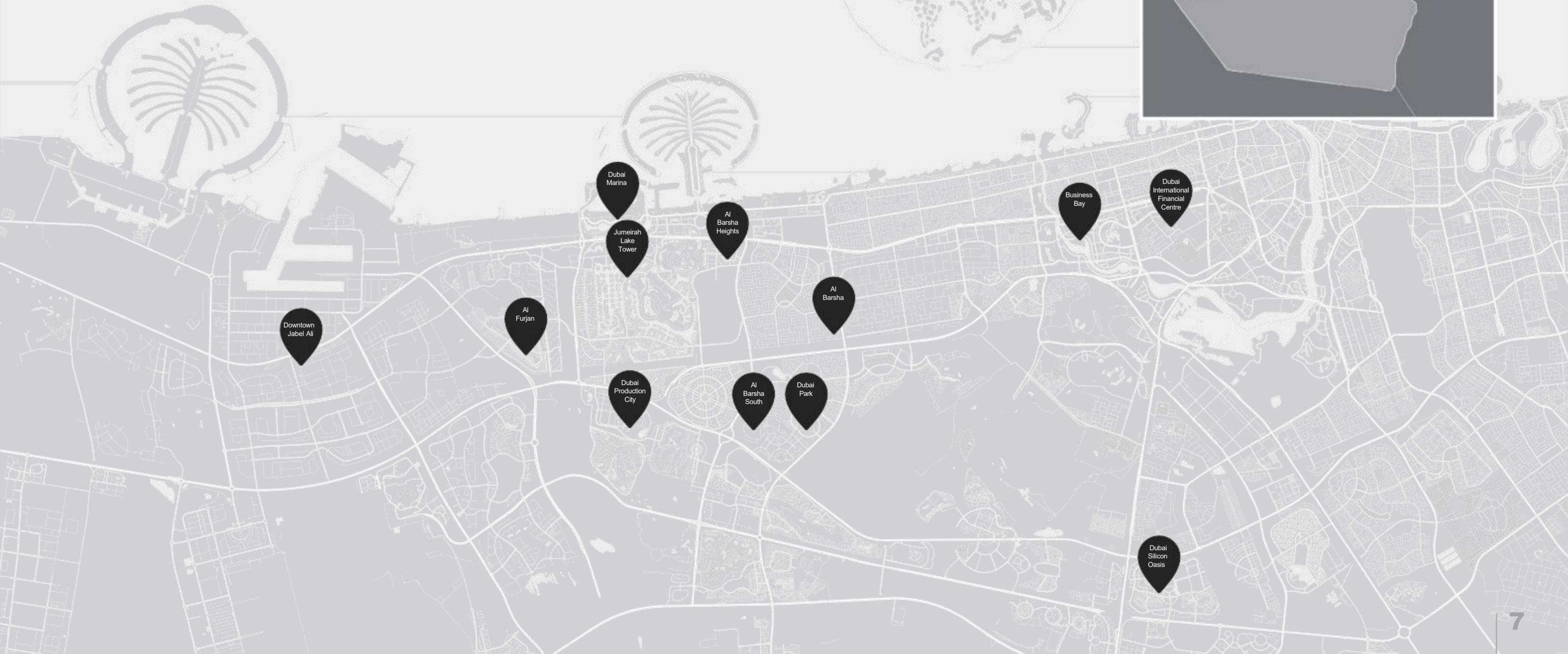


PUBLICLY
LISTED COMPANY
IN DFM
SINCE
2007



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 COMMERCIAL 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

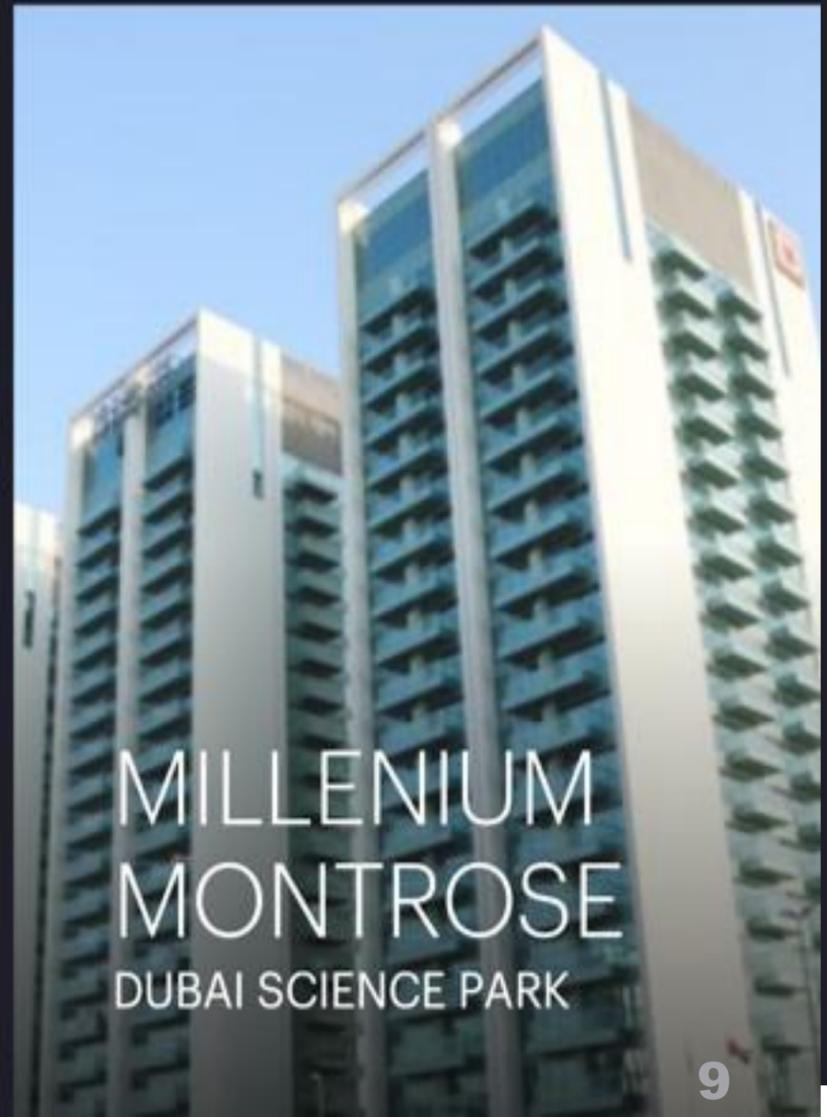
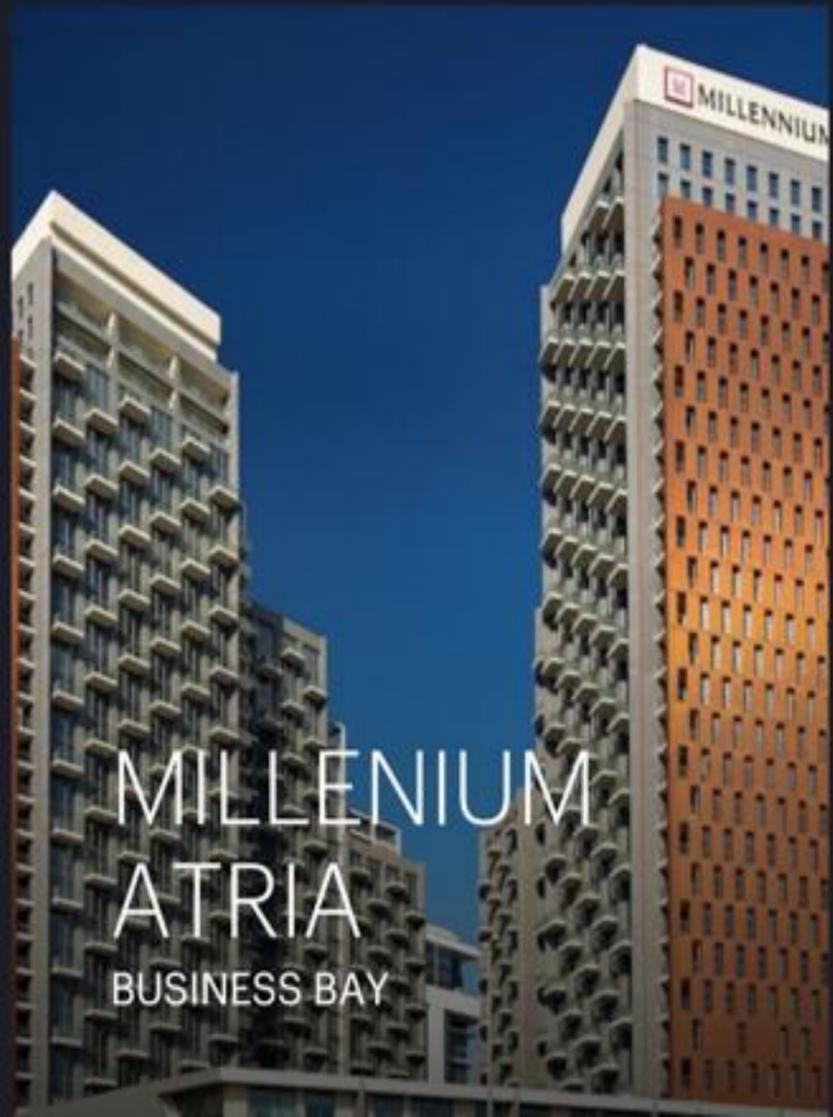
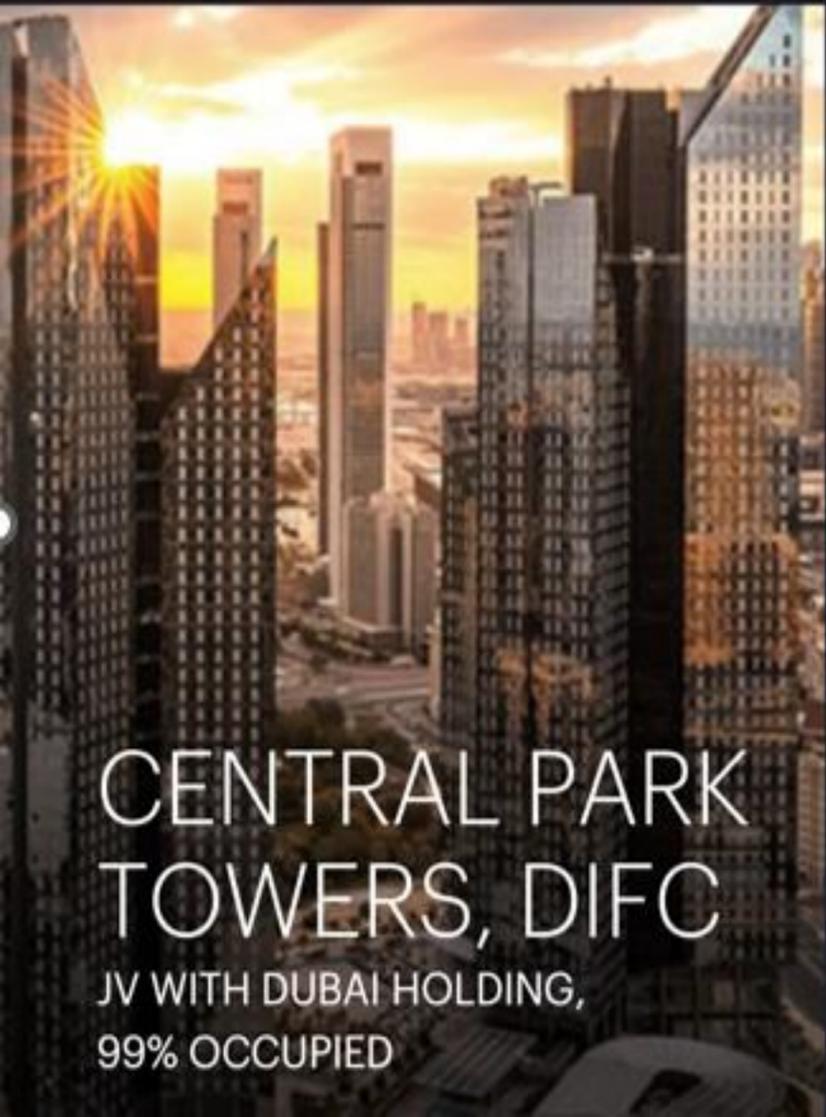
250+
TOTAL NUMBER
OF EMPLOYEES

900+
ROOMS UNDER
HOSPITALITY

500+
OFFICES

400+
APARTMENTS

PROMINENT ASSETS



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	 <p>ARABIAN PROPERTY AWARDS</p>	<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	 <p>INTERNATIONAL PROPERTY AWARDS</p>	<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	 <p>MEA BUSINESS ACHIEVEMENT AWARDS 2025 by MEABUSINESS</p>	<ul style="list-style-type: none"> • Real Estate - Industry Trailblazer • Real Estate - Excellence in Strategic Market Expansion • Real Estate - Visionary Leadership
2025	 <p>Luxury BEST OF THE BEST TOP 100 OF THE WORLD WINNER ★ 2025 ★</p>	<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

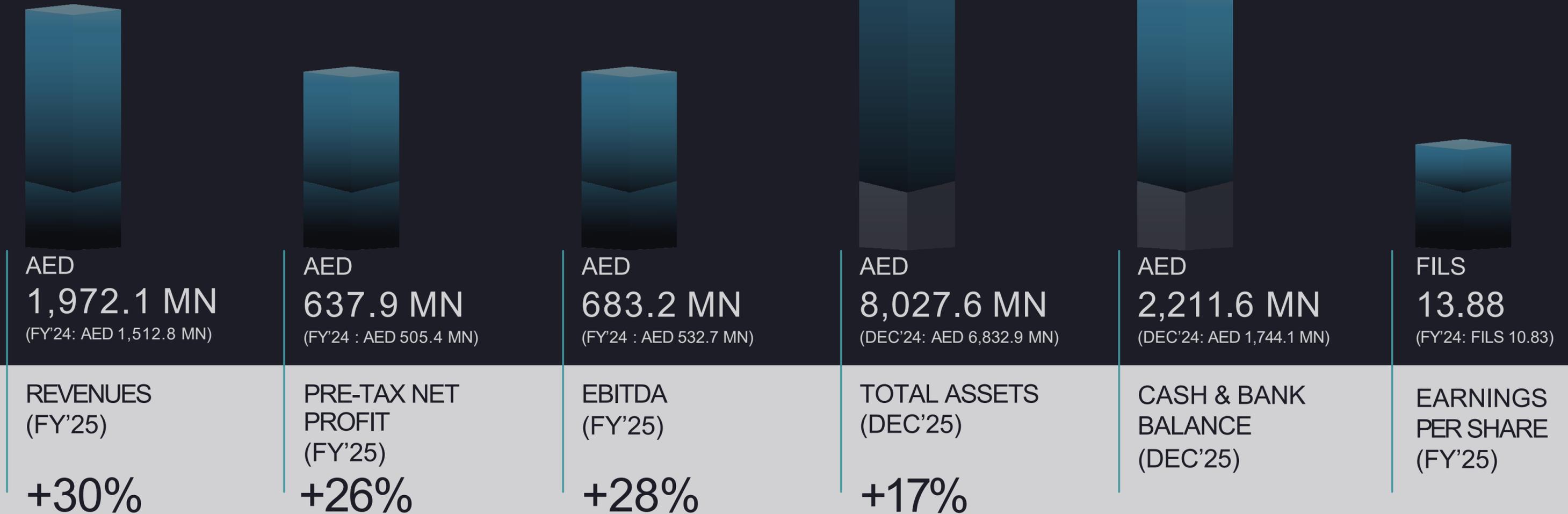
▲ 10%

▲ 25%

▲ 50%



THE OVERVIEW

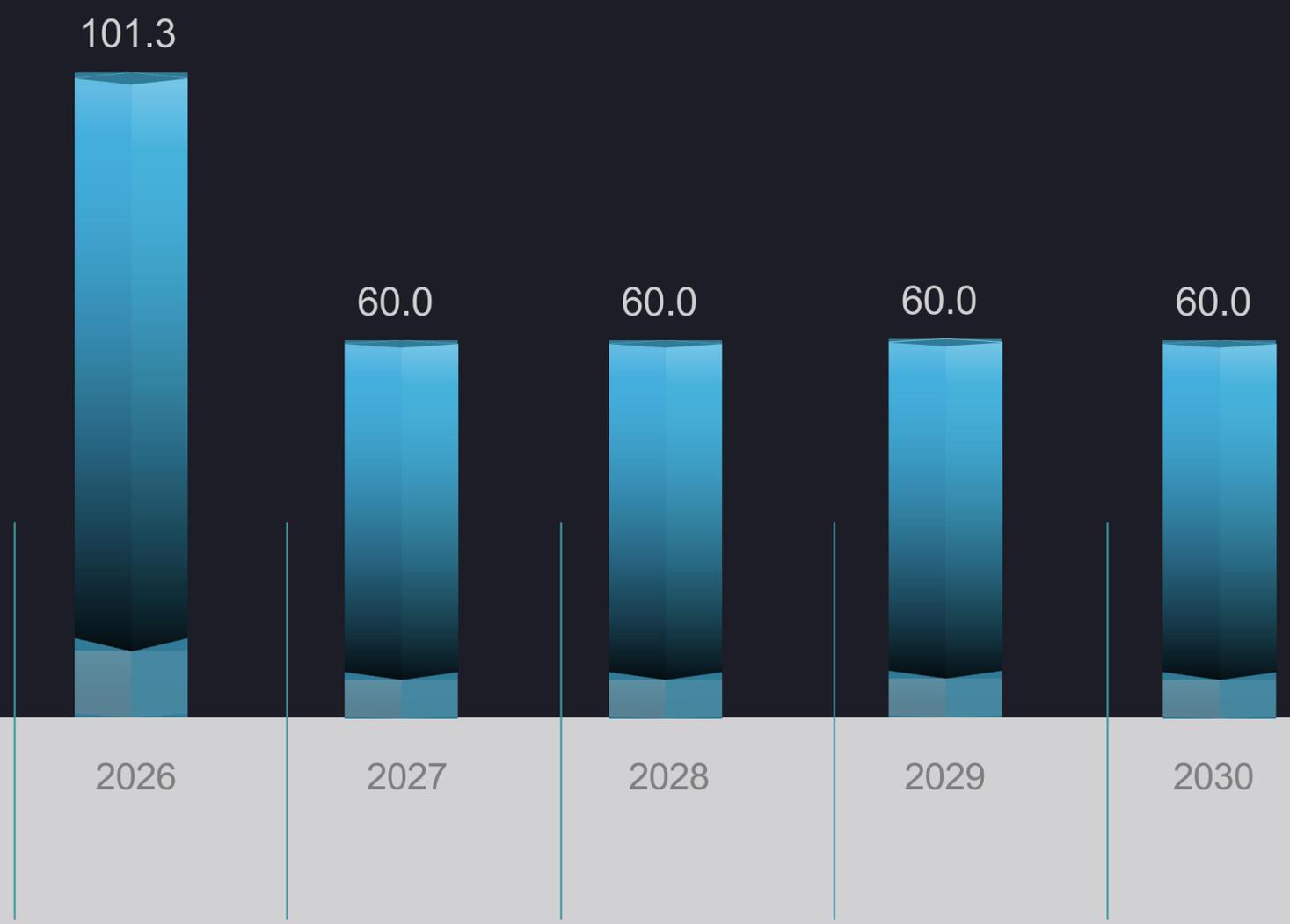


BALANCE SHEET & CASH FLOW OVERVIEW

Currency: AED million	Dec'25
Debt	403.8
Cash	2,211.6
Net Debt	(1,807.7)
Equity	5,670.6
Total Assets	8,027.6
Undrawn facility (approx.)	~1,000

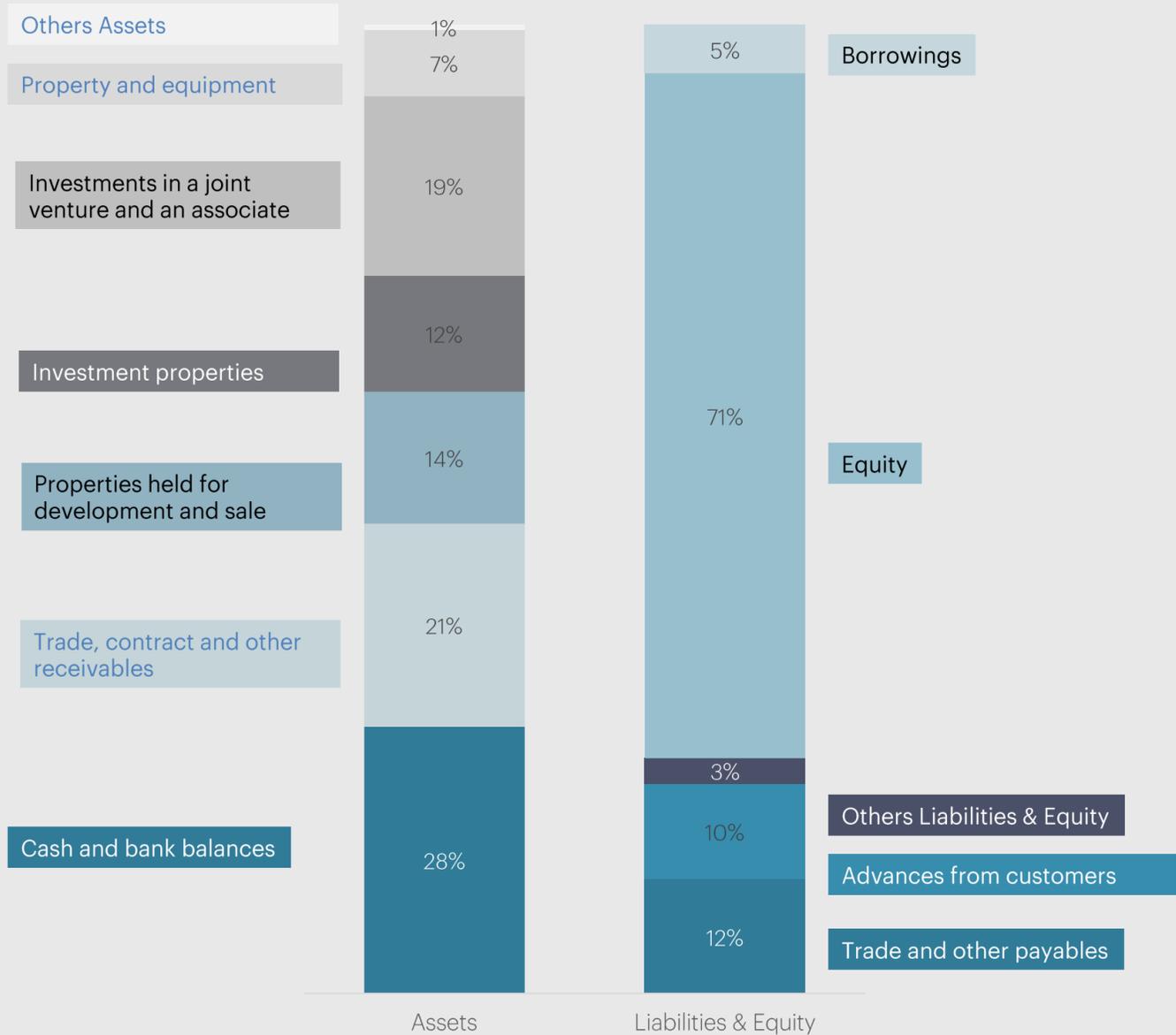
Ratios	Dec25
Debt / Equity	0.07x
Debt / Total Assets	0.05x
Debt / EBITDA	0.6x

Debt Maturity Profile - Dec 2025 (AED Million)

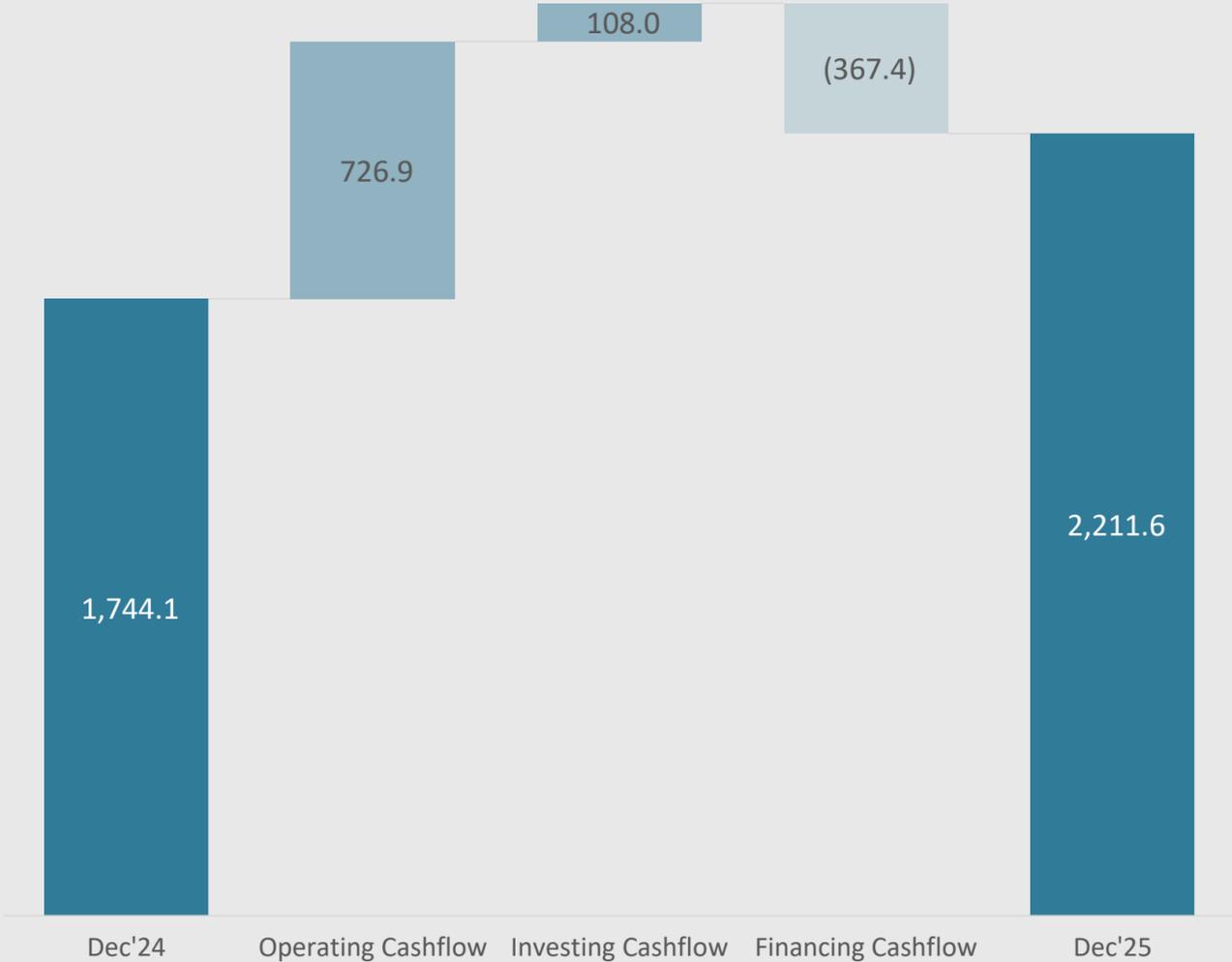


BALANCE SHEET & CASH FLOW OVERVIEW - CONTD.

Total : AED 8,027.6 Mn

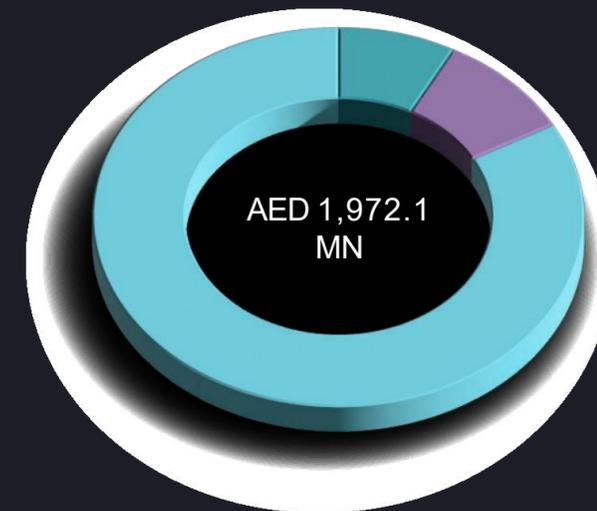


Balance on Dec'25 : AED 2,211.6 Mn

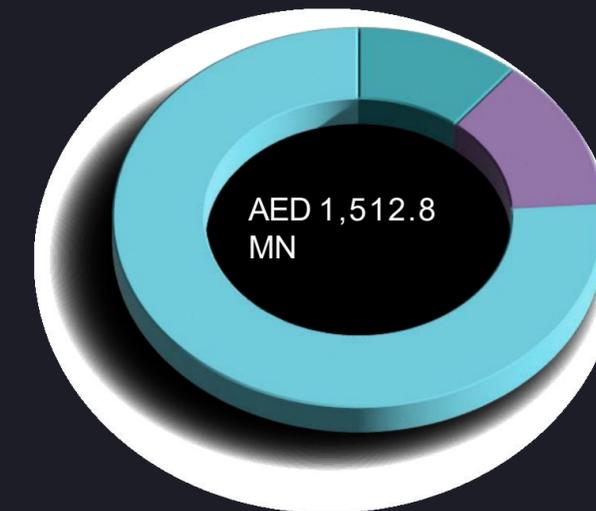


SEGMENT ANALYSIS

REVENUE SHARE % BY SEGMENT (YOY)



FY'2025 (A)



FY'2024 (A)



KEY HIGHLIGHTS

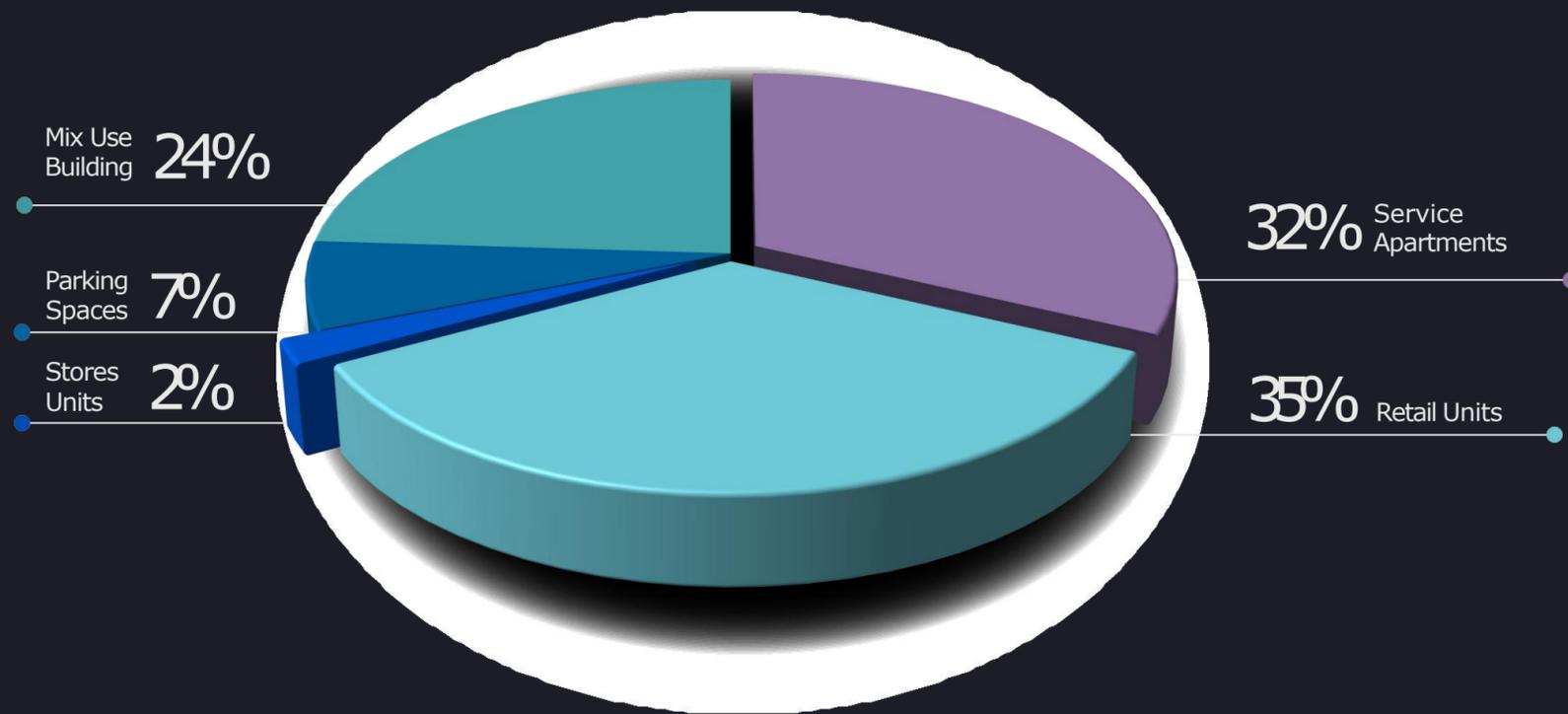
Gross Revenue for FY'25 has increased due to:

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.

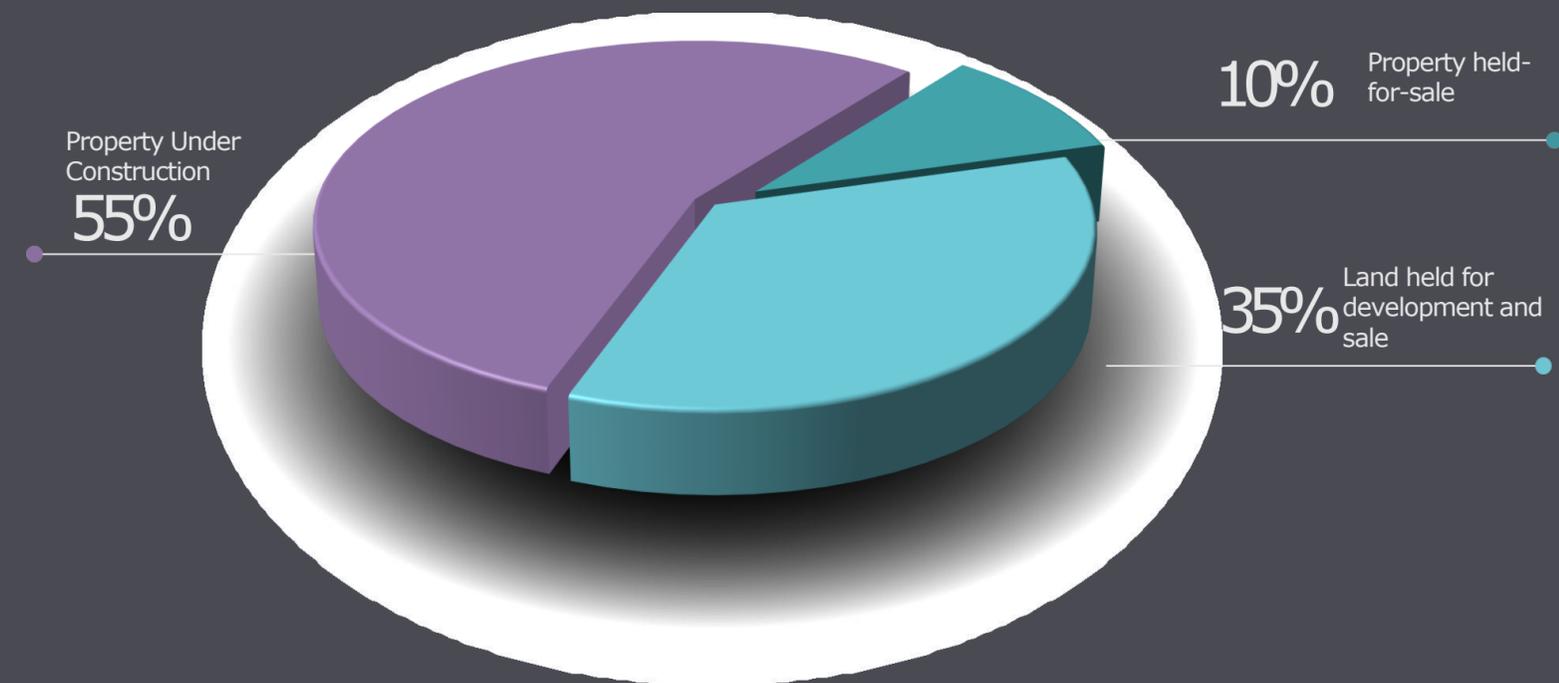
Service Sector: Revenue has grown in PM sector, which is attributed to subleasing of new building in Al Barsha 1 and accommodation in Jebel Ali. Moreover, FM revenue grew driven by new large mandates secured during the period.

REAL ESTATE INVESTMENT PROPERTIES



Deyaar Real Estate Investment properties are carried at a fair value of AED 963.1 million as of September 2025.

ASSETS HELD FOR SALE AND DEVELOPMENT



Deyaar Assets held for sale are valued at AED 1,089.0 million as of December 2025 (carried at Lower of Cost or Net Realizable Value).

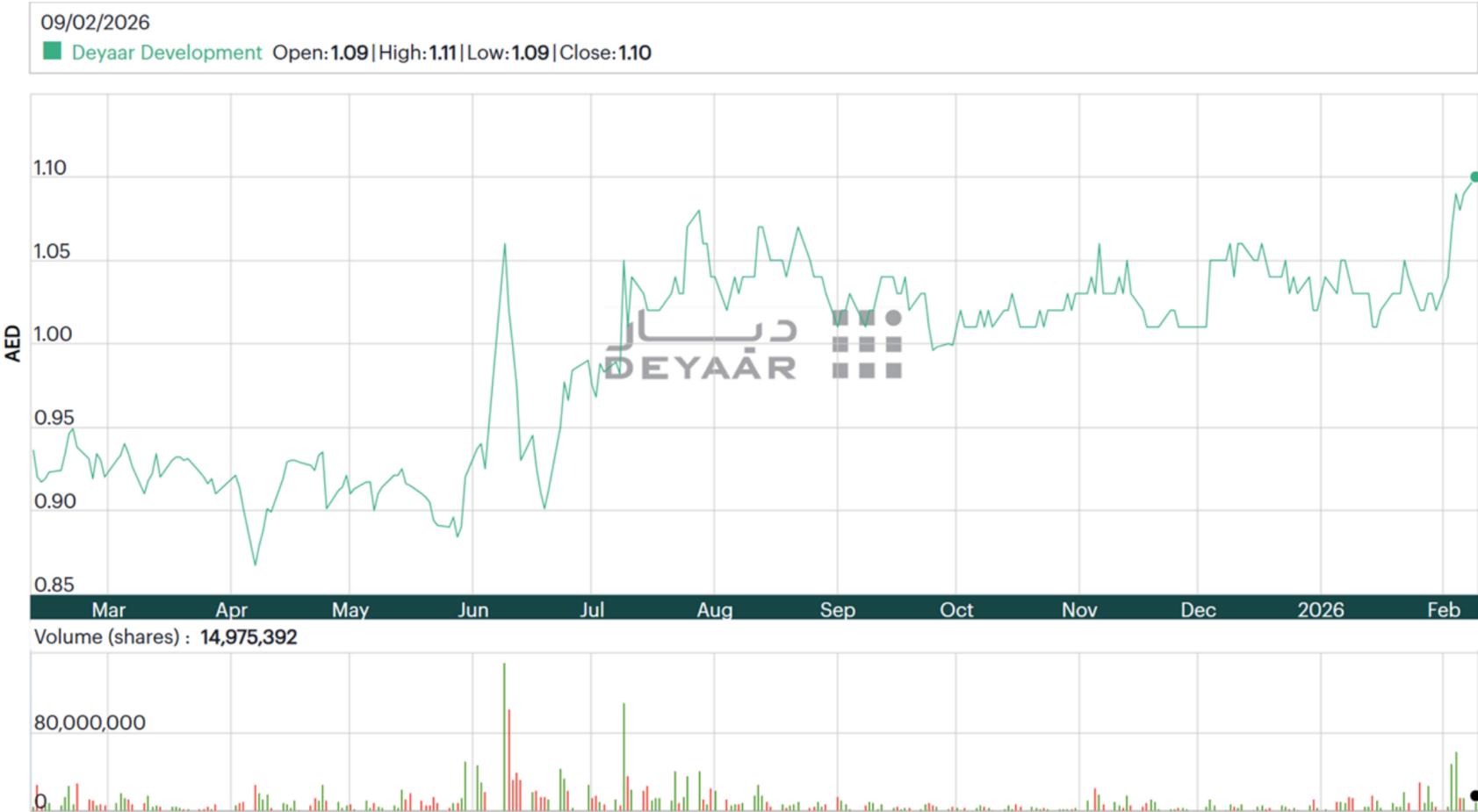
GROWTH IN DEYAAR SHARE PRICE

Over the last twelve months, Deyaar’s share price has shown a steady recovery and growth trajectory, rising from AED 0.90 levels to around AED 1.08-1.10.

This reflects a Y-o-Y gain in the share price of approx. 20% over the last twelve months.

The rise in share price corresponds with improving financial results, including growing profits and dividends, which supports investor confidence.

In addition, the successful launch of new projects during the period, including AYA Beachfront Residence, DWTN Residence, and the final phase of Park Five, has enhanced Deyaar’s revenue backlog and further strengthened the Company’s forward outlook.



A close-up photograph of a person in a dark suit jacket writing on a document with a silver and black pen. The person's hands are in focus, and the pen is positioned over the paper. In the background, another person's hands are visible, also holding a pen, suggesting a collaborative business meeting. The background is softly blurred, showing a window with light coming through. The overall tone is professional and focused.

BUSINESS & OPERATIONAL HIGHLIGHTS



PROJECTS UPDATES



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	73%
	CURRENT STATUS	PROJECT LAUNCHED IN OCT 2025



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	67%
	CURRENT STATUS	PROJECT LAUNCHED IN OCT 2025



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	78%
	CURRENT STATUS	ENABLING WORKS COMMENCED ON SITE



AYA UMM AL QUWAIN

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS AVAILABLE FOR SALE	442 UNITS
	EXPECTED PROJECT COMPLETION	H2 - 2027
	TOTAL SALES VALUE	AED 840.2 MN
	UNITS SOLD TILL DATE	35%
	CURRENT STATUS	ENABLING WORKS COMMENCED ON SITE



PARK FIVE ELM

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS AVAILABLE FOR SALE	526 UNITS
	EXPECTED PROJECT COMPLETION	H1 - 2027
	TOTAL SALES VALUE	AED 527.1 MN
	UNITS SOLD TILL DATE	99%
	CURRENT STATUS	ENBALING WORKS COMPLETED & MAIN WORKS COMMENCED



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	80%
	CURRENT STATUS	ENABLING WORKS COMPLETED & MAIN WORKS COMMENCED



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	90%
	CURRENT STATUS	ENABLING WORKS COMPLETED & MAIN WORKS COMMENCED



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 50% COMPLETE



ELEVE

	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	93%
	COMPLETION TILL Q4'25	20.3%



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	100%
	COMPLETION TILL Q4'25	58.5%



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 Q4'25	86%



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 Q4'25	99.0%



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	100%
	COMPLETION TILL Q4'25	94%



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 Q4'25	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 Q4'25	99%



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%
	CURRENT STATUS	HANDOVER 90% COMPLETE

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.

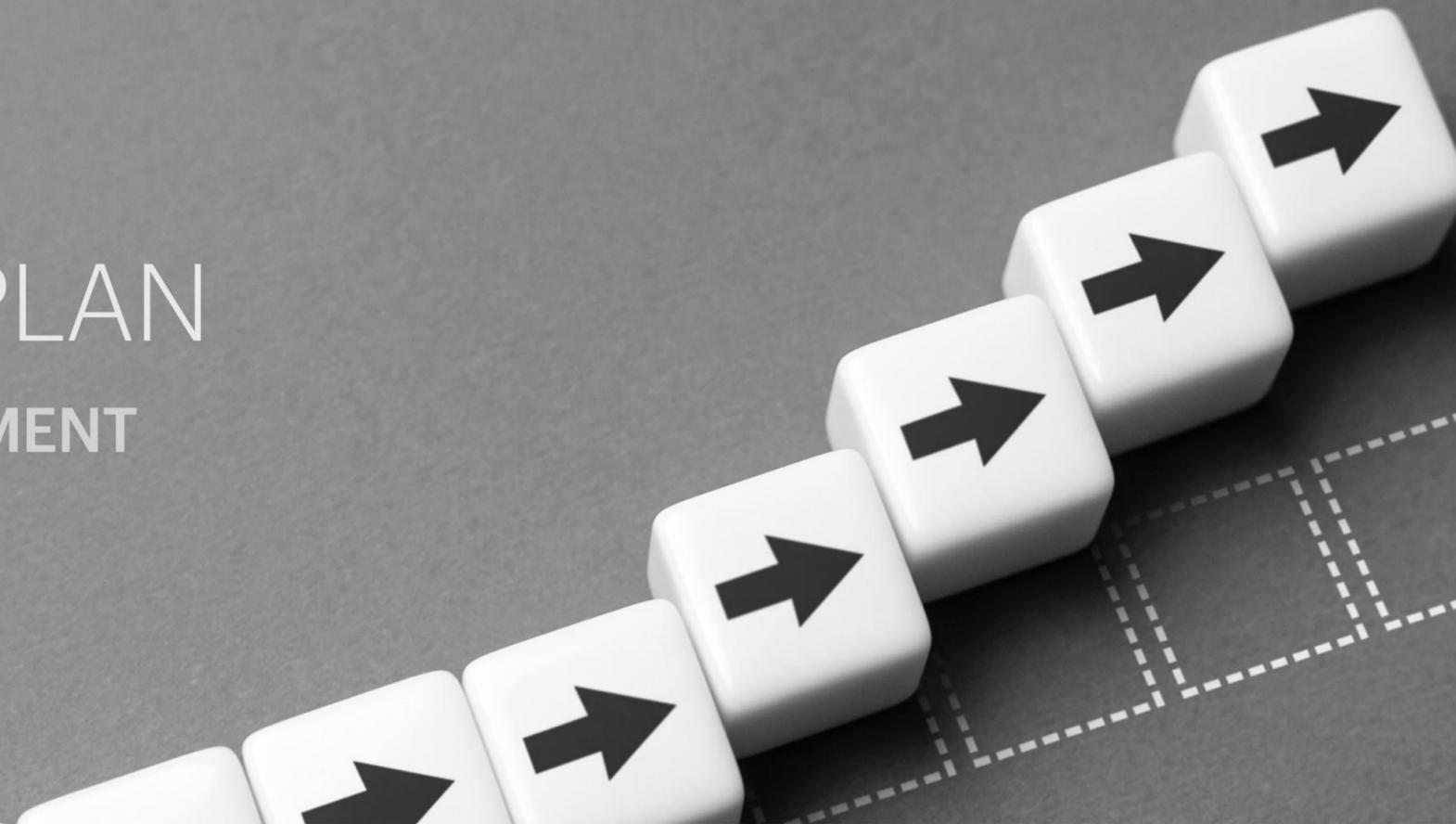
Increase the land bank through strategic acquisitions to ensure a steady pipeline of future developments.

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

For enquiries please contact Investor Relations:

Ms. Batool Chreidi

Email: batoolc@deyaar.ae

Phone: +971 4 3840909