



# INVESTOR PRESENTATION

Q1 2026

# Table of Content

- Company Profile
- Q1 2026 financial performance highlight
- Business and Operational Highlights
- Q&A Session

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 a dark blue vertical bar.

# Disclaimer

---

This presentation is being made available to recipients for information purposes only. It does not constitute, nor is it intended to be an offer to sell, or an invitation to subscribe for, or purchase, any properties or shares in Deyaar Group (the Company).

The information contained herein has been prepared to assist the Recipients in making their own evaluation of the Company and does not purport to contain all information that they may desire. In all cases, the Recipients should conduct their own analysis of the Company, its business, prospects, results of operations, and financial condition as well as any other information the Recipients may deem relevant to their decision-making.

Neither this presentation nor anything in it shall form the basis of any contract or commitment.

Without the express prior written consent of the Company, the Presentation, and any information contained within it may not be reproduced (in whole or in part), copied at any time, or used for any purpose other than evaluation of the Company.

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. The city's skyscrapers are silhouetted against the bright sky, with some buildings having their lights on. The foreground shows a body of water reflecting the sky and the city lights. 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 2001. 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



25  
YEARS



+20  
MILLION  
SQUARE FEET  
DEVELOPED



TEAM OF  
2,200+  
EMPLOYEES

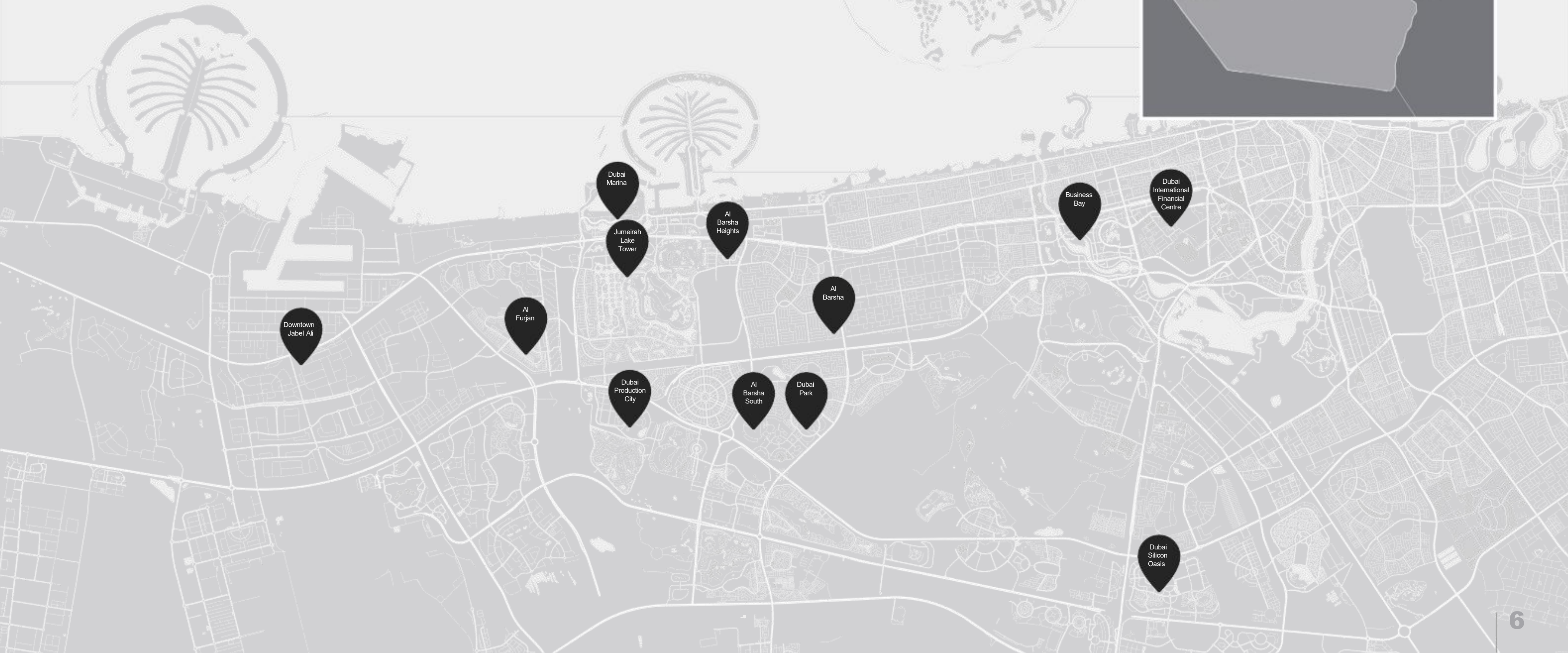


PUBLICLY  
LISTED COMPANY  
IN DFM  
SINCE  
2007



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

**38** COMPLETED PROJECTS - INCLUDING TALIA & REGALIA Completed in April 2026

---

**11,000+** RESIDENTIAL UNITS DELIVERED

---

**8.13 MN SQ. FT.** DELIVERED RESIDENTIAL AREA.

---

**1.67 MN SQ. FT.** DELIVERED COMMERCIAL SPACE

---

## UNDER CONSTRUCTION PROJECTS

**12** UNDER CONSTRUCTION PROJECTS

---

**4,700+** UNITS UNDER CONSTRUCTION

---

**5.04 MN SQ. FT.** SELLABLE AREA

---

**AED 8.12 BN** GSV UNDER DEVELOPMENT

---

# ASSET MANAGEMENT

17  
YEARS OF  
EXPERIENCE

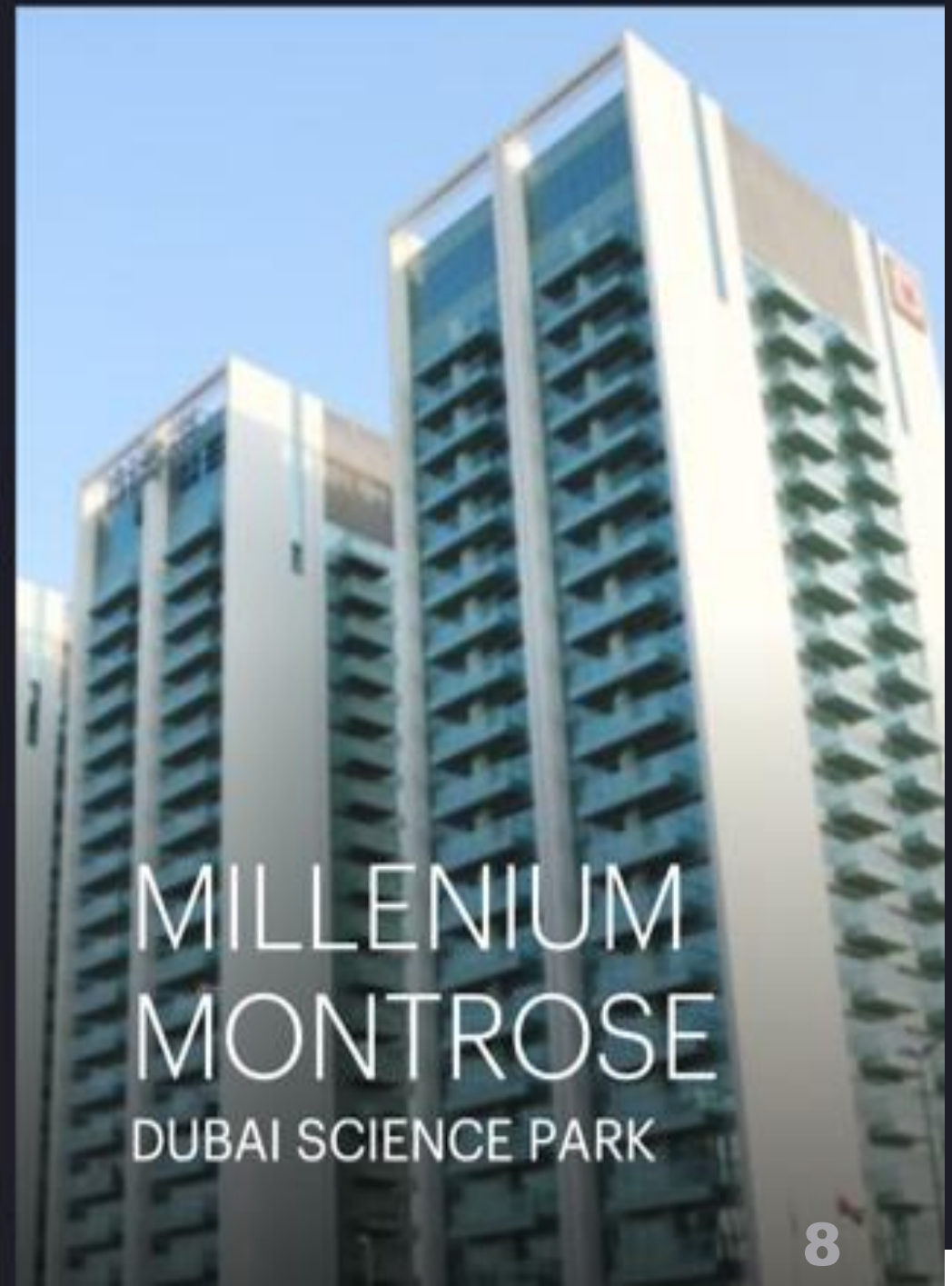
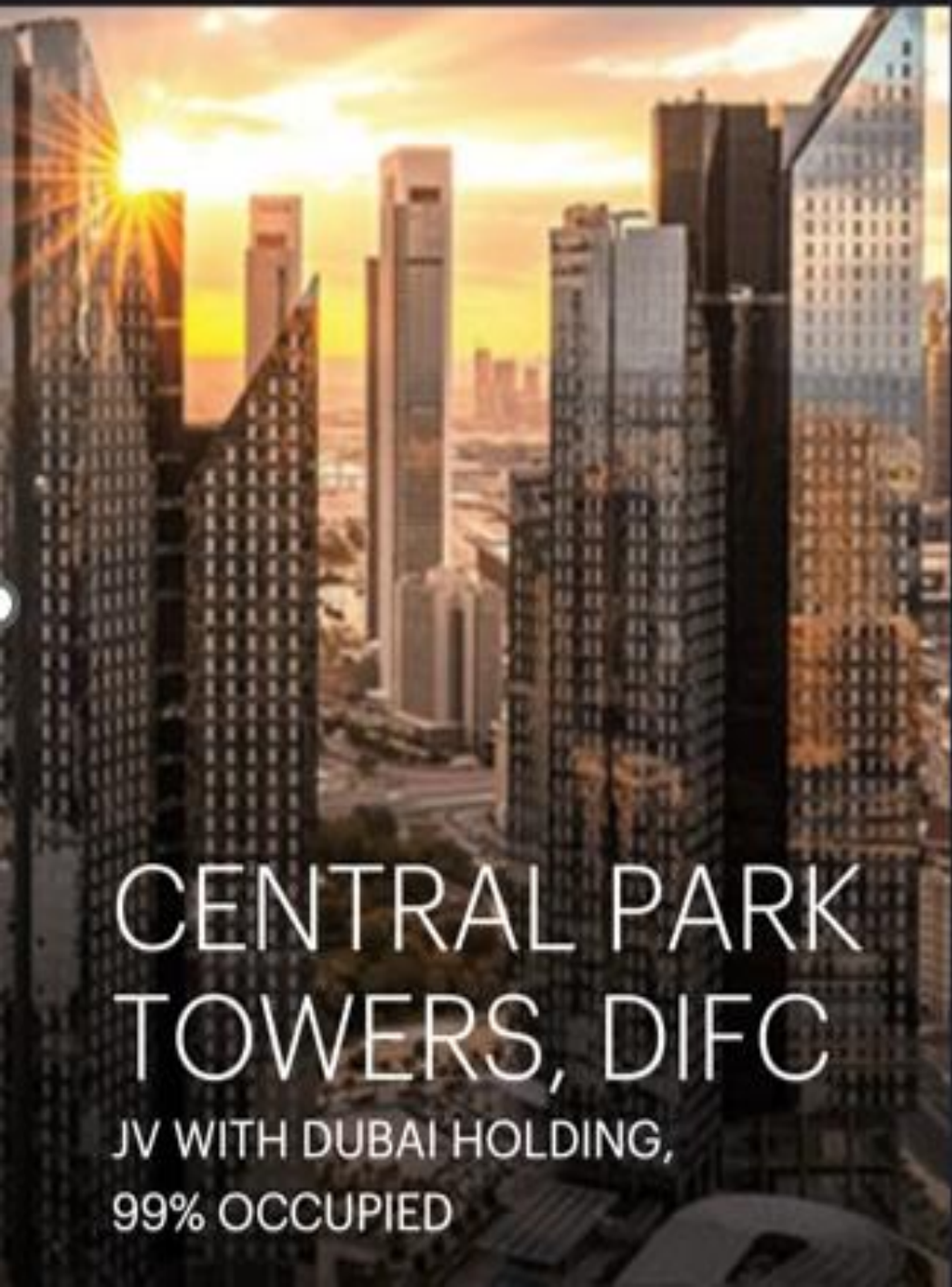
250+  
TOTAL NUMBER  
OF EMPLOYEES

900+  
ROOMS UNDER  
HOSPITALITY

500+  
OFFICES

400+  
APARTMENTS

## PROMINENT ASSETS



# PROPERTY MANAGEMENT BUSINESS

650M

TOTAL MANAGEMENT  
PORTFOLIO

14,500+

TOTAL NUMBER  
OF UNITS

600+

TOTAL PROJECT  
ACROSS THE UAE

400+

LANDLORDS /  
OWNERS

# COMMUNITY MANAGEMENT

12+

YEARS OF  
EXPERIENCES

18,000+

MANAGED UNITS

50+

EMPLOYEES

45+

MANAGED PROPERTIES

# FACILITY MANAGEMENT

20+

YEARS

1700+

QUALIFIED STAFF

40,600





MANAGED UNITS

48M+

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"> <li>• Residential High-Rise Architecture of the Year- MarCasa</li> <li>• Residential Property of the Year – MarCasa</li> <li>• Residential High-Rise Development of the Year- MarCasa</li> </ul>
2024	 <p>INTERNATIONAL PROPERTY AWARDS</p>	<ul style="list-style-type: none"> <li>• Best Residential Development 20+ Units Dubai – Mar Casa by Deyaar</li> <li>• Best Residential High Rise Development Dubai – Mar Casa by Deyaar</li> </ul>
2025	 <p>MEA BUSINESS ACHIEVEMENT AWARDS 2025 by MEABUSINESS</p>	<ul style="list-style-type: none"> <li>• Real Estate - Industry Trailblazer</li> <li>• Real Estate - Excellence in Strategic Market Expansion</li> <li>• Real Estate - Visionary Leadership</li> </ul>
2025	 <p>Luxury REAL ESTATE BEST OF THE BEST TOP 100 OF THE WORLD WINNER ★ 2025 ★</p>	<ul style="list-style-type: none"> <li>• Aya Beachfront Residences in Umm Al Quwain, has been recognized among the TOP 100 Luxury Residences of the World!</li> </ul>

# FINANCIAL PERFORMANCE OVERVIEW

▲ 10%

▲ 25%

▲ 50%



# THE OVERVIEW



AED  
**447.1 MN**  
 (Q1'25: AED 433.4 MN)

REVENUES  
 (Q1'26)

**+3%**



AED  
**147.7 MN**  
 (Q1'25 : AED 119.8 MN)

PRE-TAX NET  
 PROFIT  
 (Q1'26)

**+23%**



AED  
**153.4 MN**  
 (Q1'25 : AED 127.2 MN)

EBITDA  
 (Q1'26)

**+21%**



AED  
**8,151.5 MN**  
 (Mar'25: AED 7,269.2 MN)

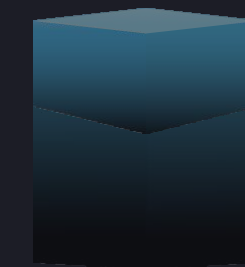
TOTAL ASSETS  
 (Mar'26)

**+12%**



AED  
**2,381.0 MN**  
 (Mar'25 : AED 1,910.8 MN)

CASH & BANK  
 BALANCE  
 (Mar'26)



FILS  
**2.58**  
 (Q1'25: FILS 2.58)

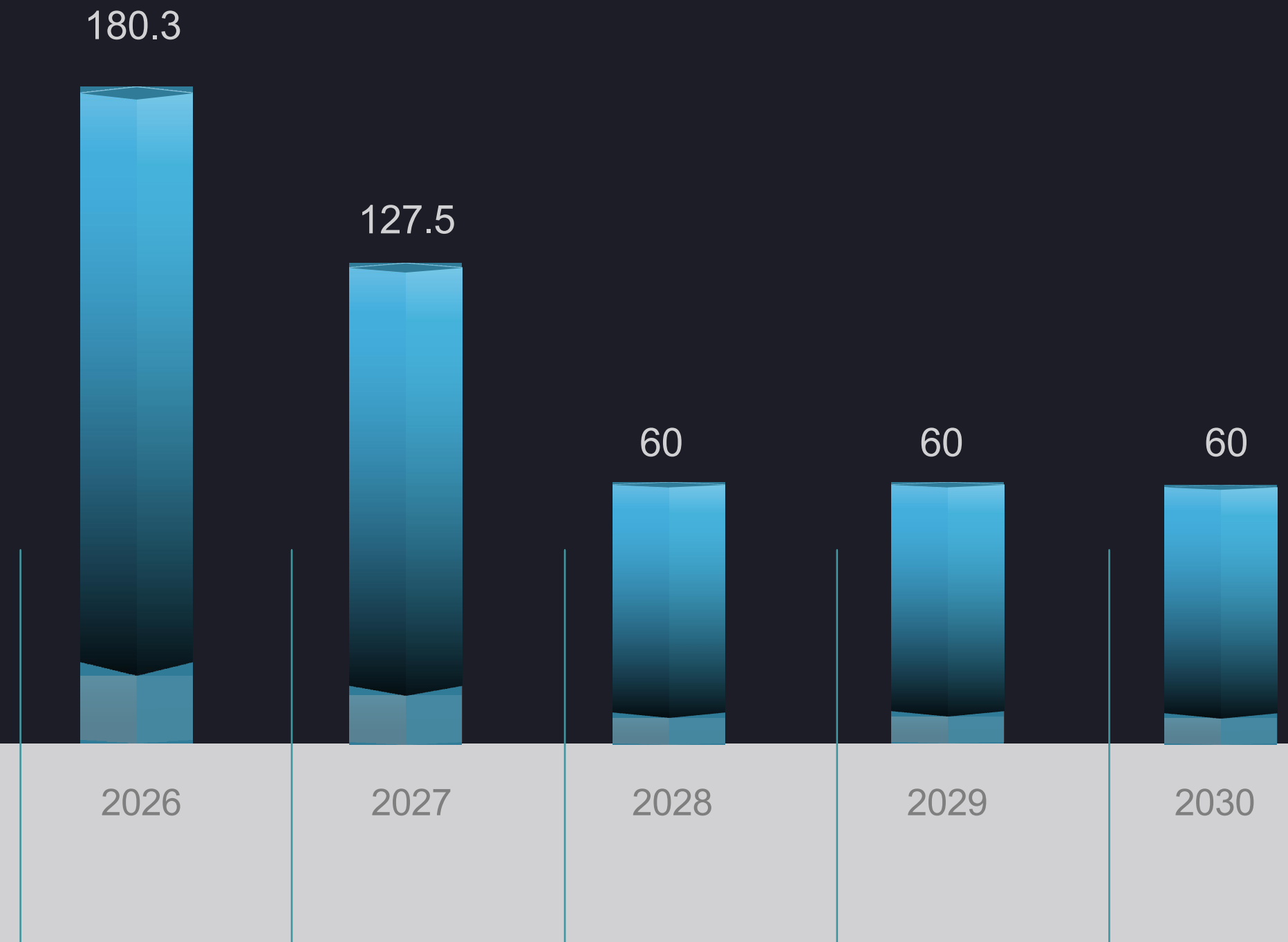
EARNINGS  
 PER SHARE  
 (Mar'26)

# BALANCE SHEET & CASH FLOW OVERVIEW

Currency: AED million	Mar'26
Debt	535.8
Cash	2,381.0
Net Debt	(1,845.2)
Equity	5,797.5
Total Assets	8,151.5
<b>Undrawn facility (approx.)</b>	<b>~850.0</b>

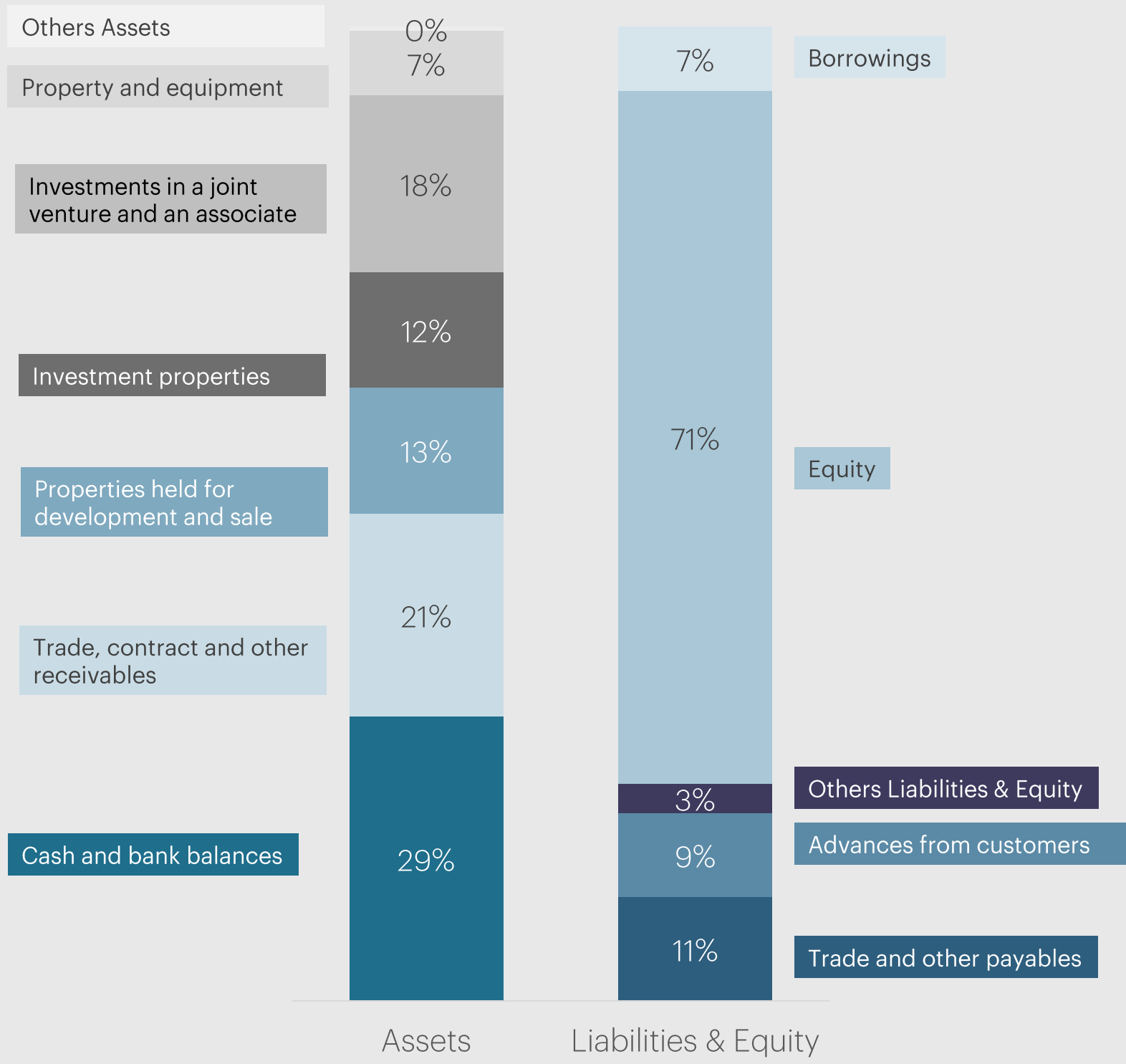
Ratios	Mar'26
Debt / Equity	0.09x
Debt / Total Assets	0.07x
<b>Debt / EBITDA</b>	<b>3.49x</b>

Debt Maturity Profile – Mar'26 (AED Million)

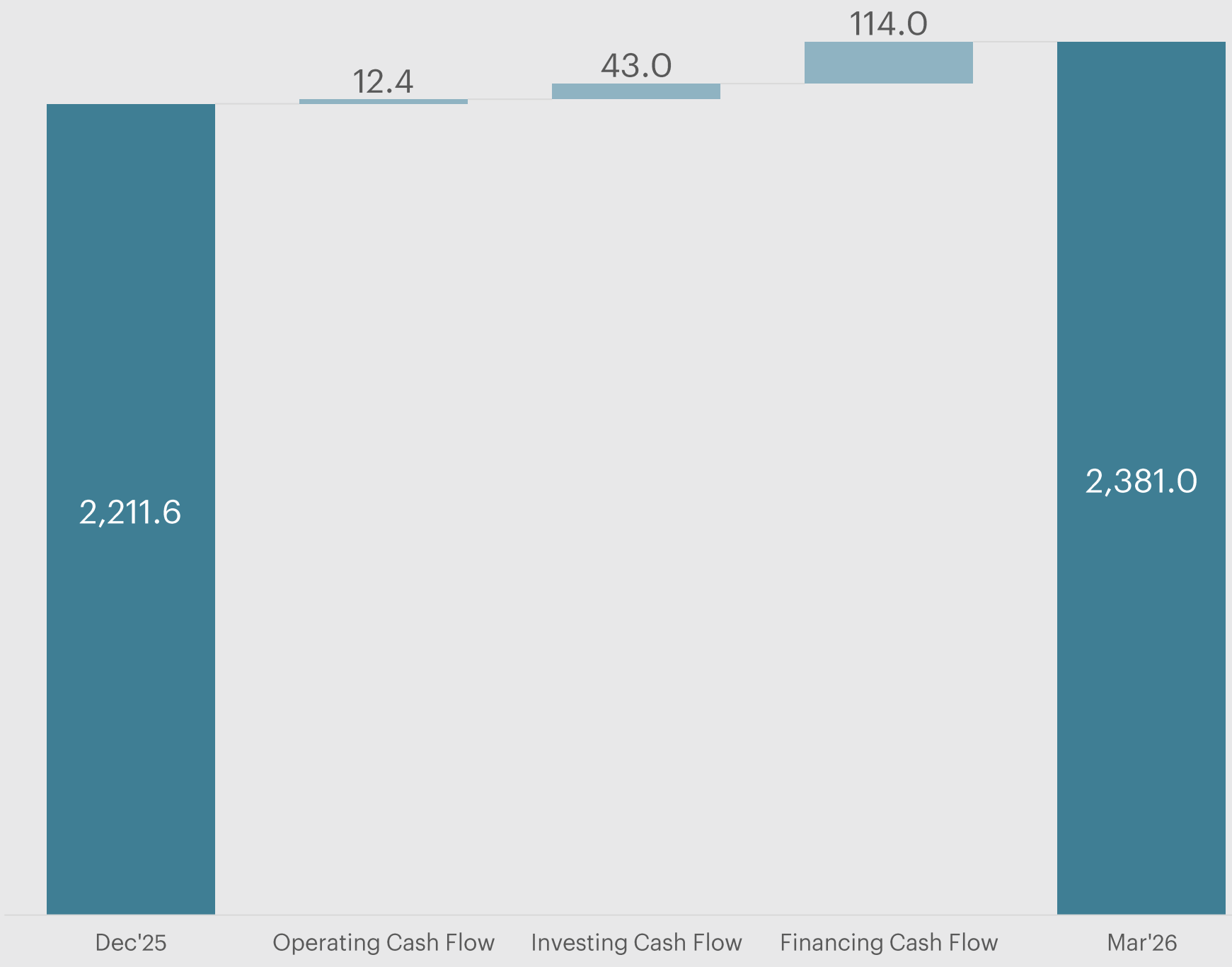


# BALANCE SHEET & CASH FLOW OVERVIEW - CONTD.

Total : AED 8,151.5 Mn

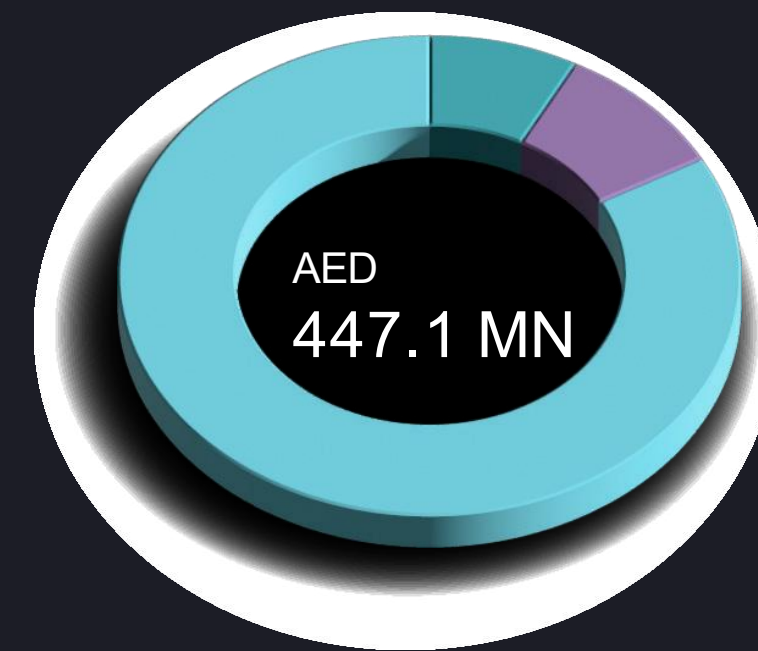


Cash Balance on Mar'26 : AED 2,381.0 Mn

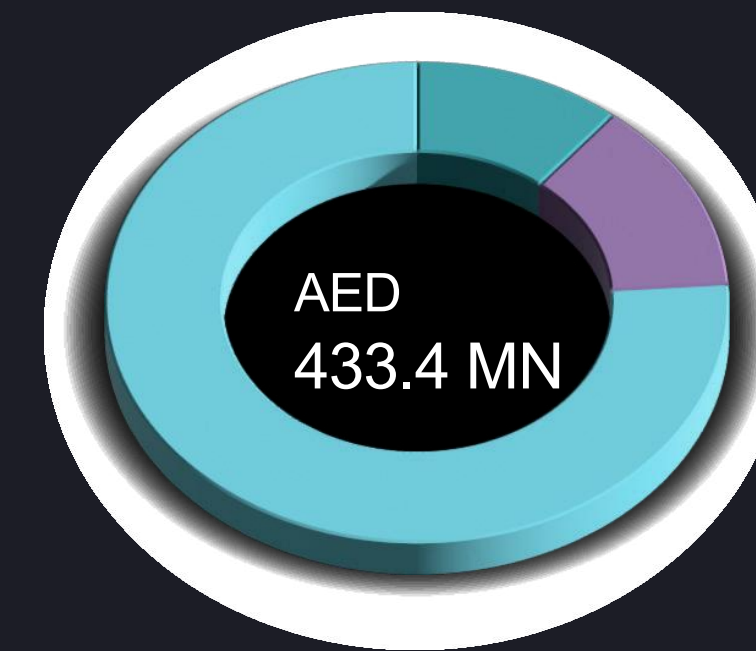


# SEGMENT ANALYSIS

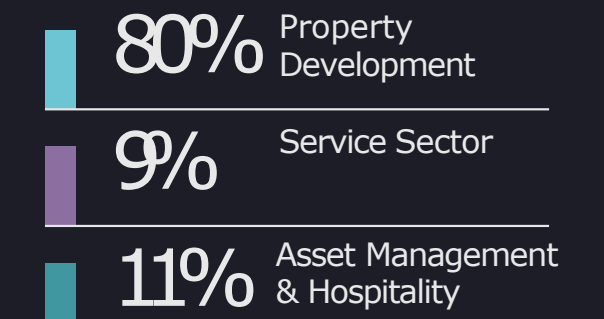
## REVENUE SHARE % BY SEGMENT (QoQ)



Q1'26 (A)



Q1'25 (A)



## KEY HIGHLIGHTS

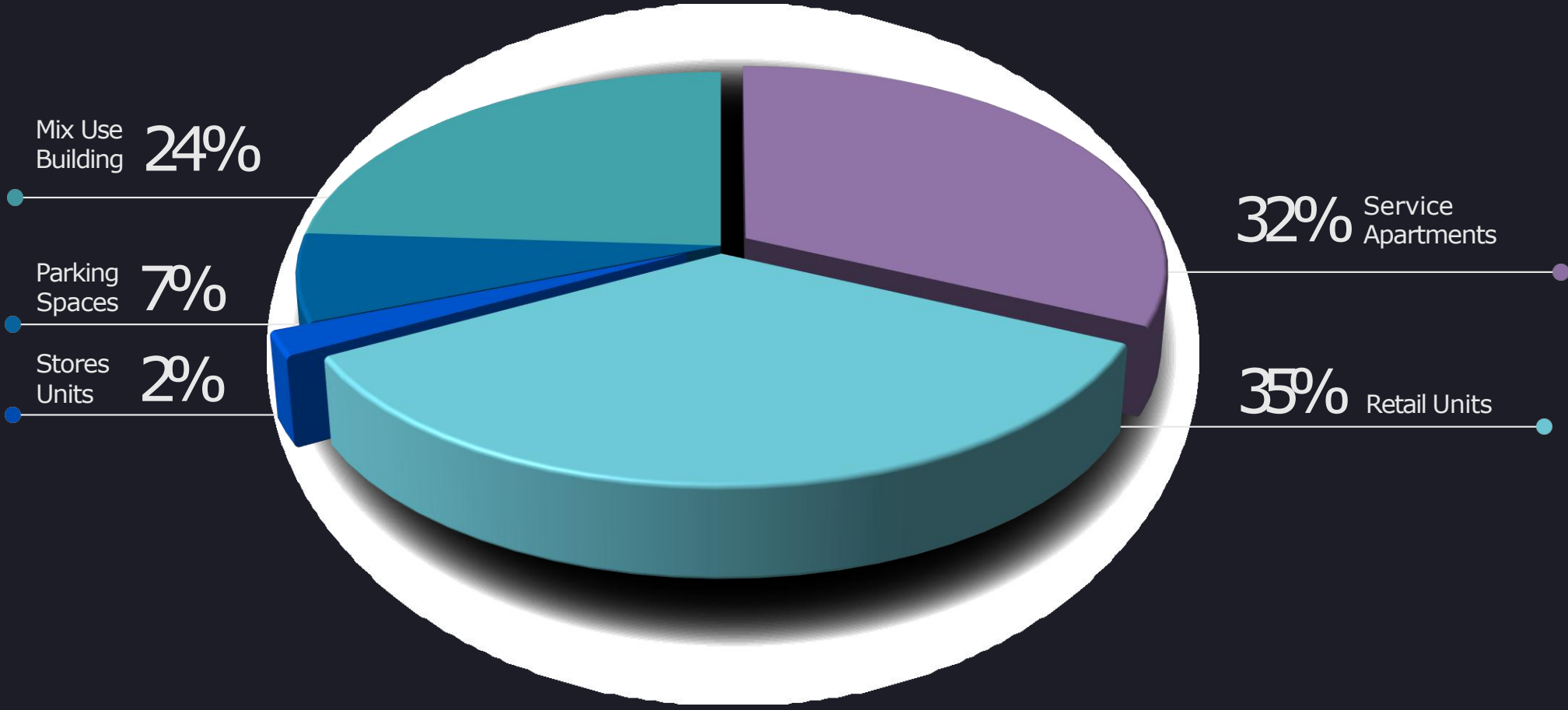
Gross Revenue for Q1'26 has increased due to:

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

**Asset Management & Hospitality:** Revenue declined marginally due to lower occupancy rates in Mar'26 owing to the market wide impact on the hospitality sector.

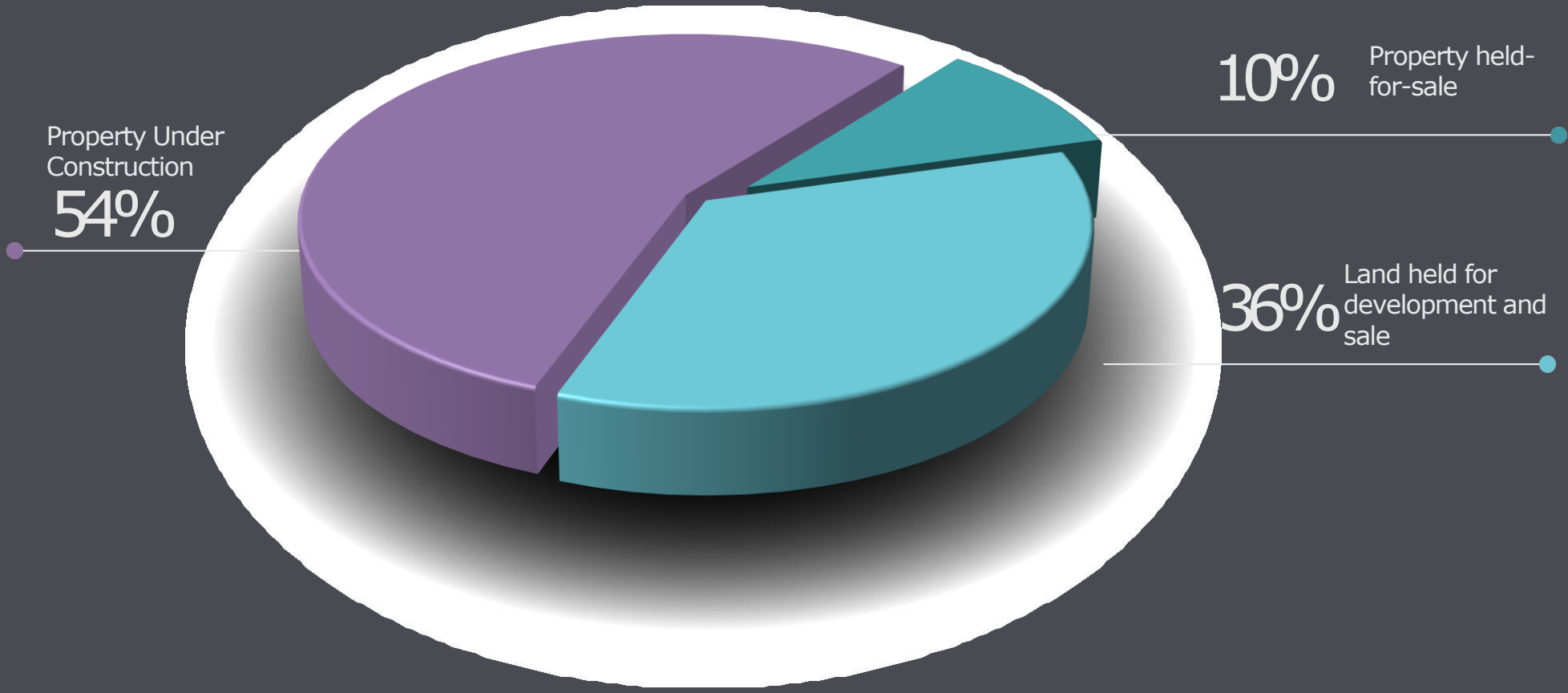
**Service Sector:** Service Sector revenue growth was primarily driven by the Property Management segment, underpinned by the addition of new subleasing contracts across residential and commercial properties in Al Barsha, labour accommodation in Jebel Ali, and a residential building in the Warsan district.

# REAL ESTATE INVESTMENT PROPERTIES



Deyaar Real Estate Investment properties are carried at a fair value of AED 959.8 million as of March 2026.

# ASSETS HELD FOR SALE AND DEVELOPMENT

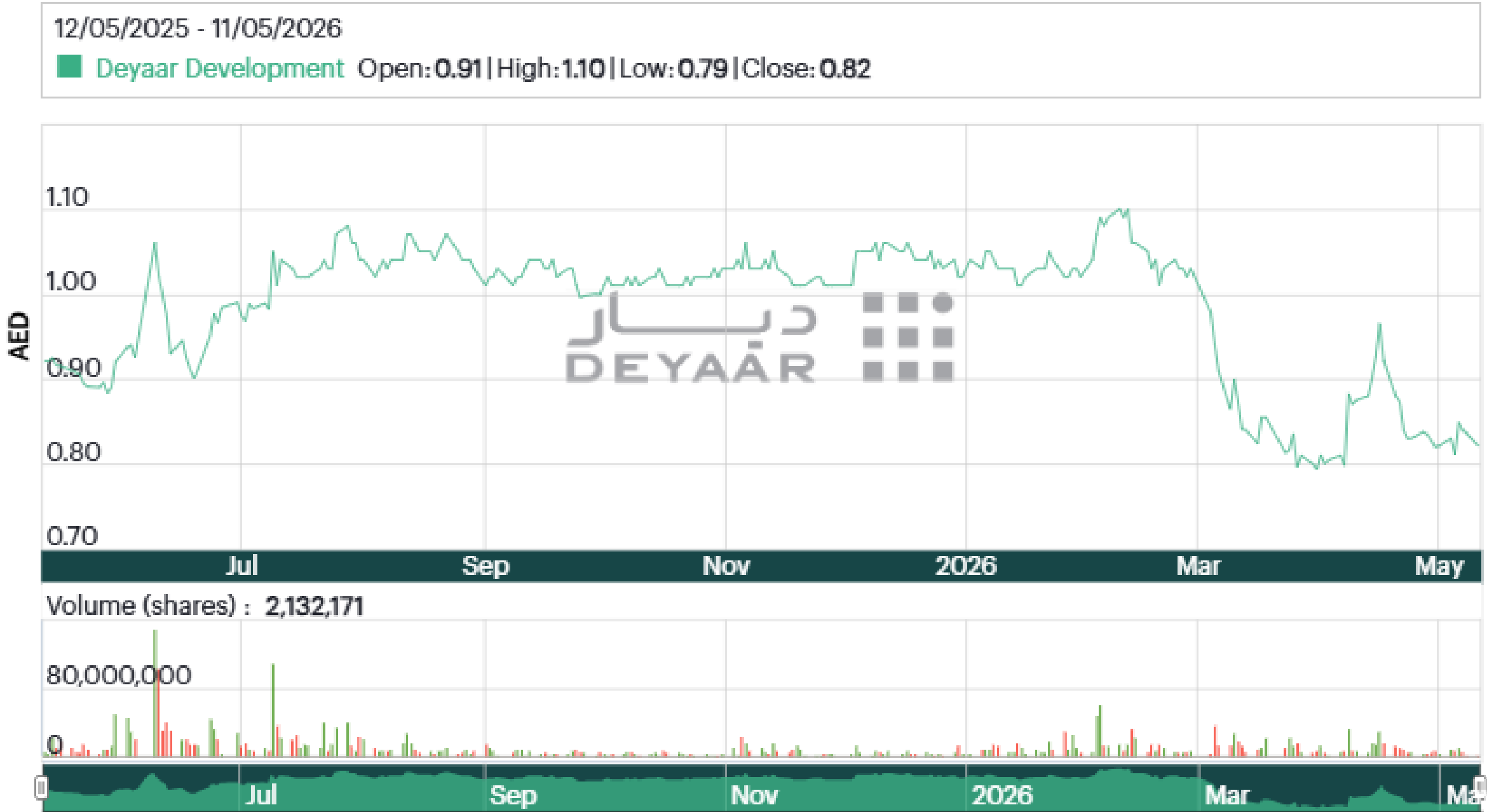


Deyaar Assets held for sale are valued at AED 1,061.2 million as of March 2026 (carried at Lower of Cost or Net Realizable Value).

# GROWTH IN DEYAAR SHARE PRICE

Over the last twelve months, Deyaar's share price opened at AED 0.91 at the beginning of May 2025 and peaked at AED 1.10 in February 2026 driven by strong financial results and dividends announcement.

The share price experienced a moderate correction during March 2026 following the peak, in line with broader market movements and changing market sentiment during the period.



A close-up photograph of a person's hands in a dark suit jacket writing on a document with a silver and black pen. The person's hands are positioned over a stack of papers on a desk. The background is softly blurred, showing a window and another person's hands in a checkered shirt. The overall tone is professional and focused.







# BUSINESS & OPERATIONAL HIGHLIGHTS



# PROJECTS UPDATES









# DWTN RESIDENCES

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS COUNT	522 RESIDENTIAL UNITS + 2 RETAIL
	EXPECTED PROJECT COMPLETION	H2 – 2029
	TOTAL SALES VALUE	AED 2,163.3 MN
	UNITS SOLD TILL DATE	63%
	CURRENT STATUS	PTP COMPLETED. ENABLING WORKS IN PROGRESS









# AYA UMM AL QUWAIN

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS COUNT	442 RESIDENTIAL UNITS + 4 RETAIL
	EXPECTED PROJECT COMPLETION	H2 - 2027
	TOTAL SALES VALUE	AED 840.2 MN
	UNITS SOLD TILL DATE	30%
	CURRENT STATUS	PTP COMPLETED. ENABLING WORKS IN PROGRESS









# ELM PARK FIVE

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS COUNT	526 RESIDENTIAL UNITS + 6 RETAIL
	EXPECTED PROJECT COMPLETION	H1 - 2027
	TOTAL SALES VALUE	AED 527.8 MN
	UNITS SOLD TILL DATE	100%
	CURRENT STATUS	ENABLING WORKS COMPLETED & MAIN WORKS IN PROGRESS









# EMBER PARK FIVE

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS COUNT	200 RESIDENTIAL UNITS + 5 RETAIL
	EXPECTED PROJECT COMPLETION	H1 - 2027
	TOTAL SALES VALUE	AED 252.2 MN
	UNITS SOLD TILL DATE	94%
	CURRENT STATUS	ENABLING WORKS COMPLETED & MAIN WORKS IN PROGRESS









# NEEM PARK FIVE

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS COUNT	142 RESIDENTIAL UNITS + 3 RETAIL
	EXPECTED PROJECT COMPLETION	H2 - 2027
	TOTAL SALES VALUE	AED 202.5 MN
	UNITS SOLD TILL DATE	86%
	CURRENT STATUS	ENABLING WORKS COMPLETED & MAIN WORKS IN PROGRESS









# IVY PARK FIVE

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS COUNT	205 RESIDENTIAL UNITS + 5 RETAIL
	EXPECTED PROJECT COMPLETION	H2 - 2027
	TOTAL SALES VALUE	AED 241.4 MN
	UNITS SOLD TILL DATE	86%
	CURRENT STATUS	ENABLING WORKS COMMENCED ON SITE. TENDER FOR MAIN WORKS IN PROGRESS









# ALDER PARK FIVE

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS COUNT	72 RESIDENTIAL UNITS + 3 RETAIL
	EXPECTED PROJECT COMPLETION	H2 - 2027
	TOTAL SALES VALUE	AED 120.2 MN
	UNITS SOLD TILL DATE	92%
	CURRENT STATUS	TENDER FOR MAIN WORKS IN PROGRESS










# RIVAGE

## AL REEM ISLAND

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS COUNT	364 RESIDENTIAL UNITS + 1 RETAIL
	EXPECTED PROJECT COMPLETION	H2 - 2027
	TOTAL SALES VALUE	AED 740.8 MN
	UNITS SOLD TILL DATE	99%
	CURRENT STATUS	ENABLING WORKS COMPLETED & MAIN WORKS IN PROGRESS










# ELEVE

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS COUNT	814 RESIDENTIAL UNITS + 4 RETAIL
	EXPECTED PROJECT COMPLETION	H2 - 2027
	TOTAL SALES VALUE	AED 1,046.2 MN
	UNITS SOLD TILL DATE	92%
	CURRENT STATUS	MAIN WORKS IN PROGRESS. BASEMENT FLOORS CASTING COMPLETED.
	COMPLETION TILL Q1'26	22.87%










# MARCASA

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS COUNT	580 RESIDENTIAL UNITS + RETAIL
	EXPECTED PROJECT COMPLETION	H1 - 2027
	TOTAL SALES VALUE	AED 1,166.0 MN
	UNITS SOLD TILL DATE	100%
	CURRENT STATUS	75% OF STRUCTURAL WORKS COMPLETED.
	COMPLETION TILL Q1'26	62.54%










# ROSALIA

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS COUNT	117 RESIDENTIAL UNITS + 1 RETAIL
	EXPECTED PROJECT COMPLETION	H2 - 2026
	TOTAL SALES VALUE	AED 150.6 MN
	UNITS SOLD TILL DATE	100%
	CURRENT STATUS	FINAL FIX AND FAÇADE WORKS
	COMPLETION TILL Q1'26	89.86%










# TRIA

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS COUNT	711 RESIDENTIAL UNITS + 6 RETAIL
	EXPECTED PROJECT COMPLETION	H1 - 2026
	TOTAL SALES VALUE	AED 667.3 MN
	UNITS SOLD TILL DATE	100%
	CURRENT STATUS	FINAL FIX, ROOF CROWN WORKS & FINAL AUTHORITY INSPECTIONS
	COMPLETION TILL Q1'26	94.95%










# TALIA

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS COUNT	159 RESIDENTIAL UNITS + 1 RETAIL
	COMPLETED	Completed H1- 2026
	TOTAL SALES VALUE	AED 176.5 MN
	UNITS SOLD TILL DATE	98%
	CURRENT STATUS	BCC OBTAINED. HANDOVER STAGE
	COMPLETION TILL Q1'26	98.46%










# REGALIA

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS COUNT	911 RESIDENTIAL UNITS + 2 RETAIL
	COMPLETED	H1 – 2026
	TOTAL SALES VALUE	AED 1,039.5 MN
	UNITS SOLD TILL DATE	100%
	CURRENT STATUS	BCC OBTAINED. HANDOVER STAGE
	COMPLETION TILL Q1'26	99.34%



# JANNAT

	TYPE OF PROJECT	RESIDENTIAL APARTMENTS
	UNITS COUNT	360 RESIDENTIAL UNITS + 2 RETAIL
	COMPLETED	H1 - 2026
	TOTAL SALES VALUE	AED 378.6 MN
	UNITS SOLD TILL DATE	100%
	CURRENT STATUS	BCC OBTAINED. HANDOVER STAGE
	COMPLETION TILL Q1'26	100%

# 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](mailto:batoolc@deyaar.ae)

Phone: +971 4 3840909