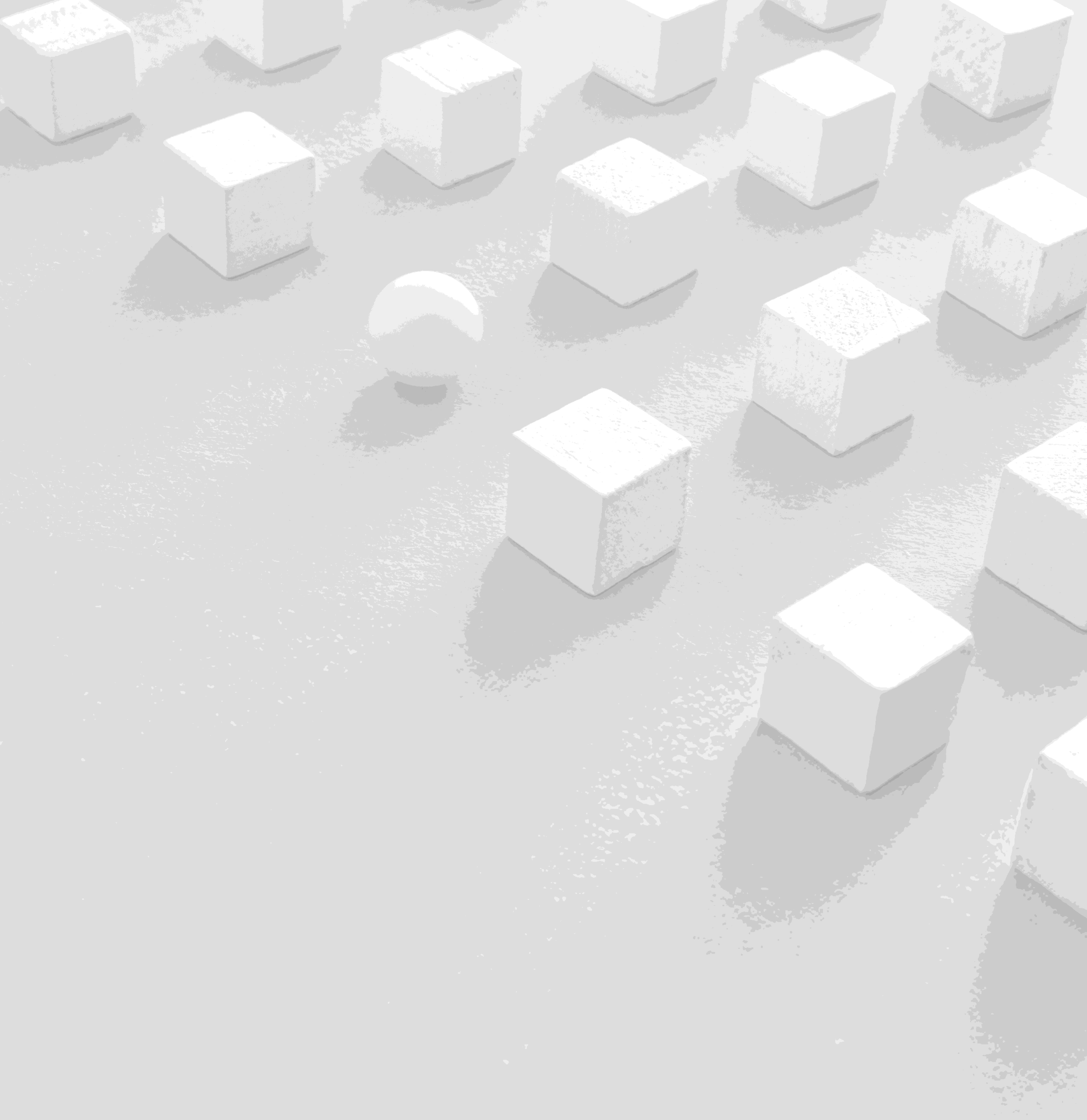
ديار
DEYAAR



INVESTOR PRESENTATION

Q2 2026

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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 Government of Umm Al Quwain

COMPLETED PROJECTS

38 COMPLETED PROJECTS

11,000+ RESIDENTIAL UNITS DELIVERED

8.13 MN SQ. FT. DELIVERED RESIDENTIAL AREA.

1.67 MN SQ. FT. DELIVERED COMMERICAL 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

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	ARABIAN PROPERTY AWARDS	• Residential High-Rise Architecture of the Year- MarCasa • Residential Property of the Year – MarCasa • Residential High-Rise Development of the Year- MarCasa
2024	INTERNATIONAL PROPERTY AWARDS	• Best Residential Development 20+ Units Dubai – Mar Casa by Deyaar • Best Residential High Rise Development Dubai – Mar Casa by Deyaar
2025	MEA BUSINESS ACHIEVEMENT AWARDS 2025 by: MEABUSINESS	• Real Estate - Industry Trailblazer • Real Estate - Excellence in Strategic Market Expansion • Real Estate - Visionary Leadership
2025	Luxury TOP 100 WINNER 2025	• Aya Beachfront Residences in Umm Al Quwain, has been recognized among the TOP 100 Luxury Residences of the World!
2026	MEA BUSINESS ACHIEVEMENT AWARDS 2026 by: MEABUSINESS	• Real Estate - ESG Excellence • Real Estate - Outstanding Community Impact and Engagement • Real Estate - Visionary Leadership Award
2026	Luxury LIFESTYLE AWARDS	• Regalia – Best Luxury Urban Living Development 2026

PROPERTY MANAGEMENT BUSINESS

650M	14,500+	600+	400+
TOTAL MANAGEMENT PORTFOLIO	TOTAL NUMBER OF UNITS	TOTAL PROJECT ACROSS THE UAE	LANDLORDS / OWNERS

COMMUNITY MANAGEMENT

12+	18,000+	50+	45+
YEARS OF EXPERIENCES	MANAGED UNITS	EMPLOYEES	MANAGED PROPERTIES

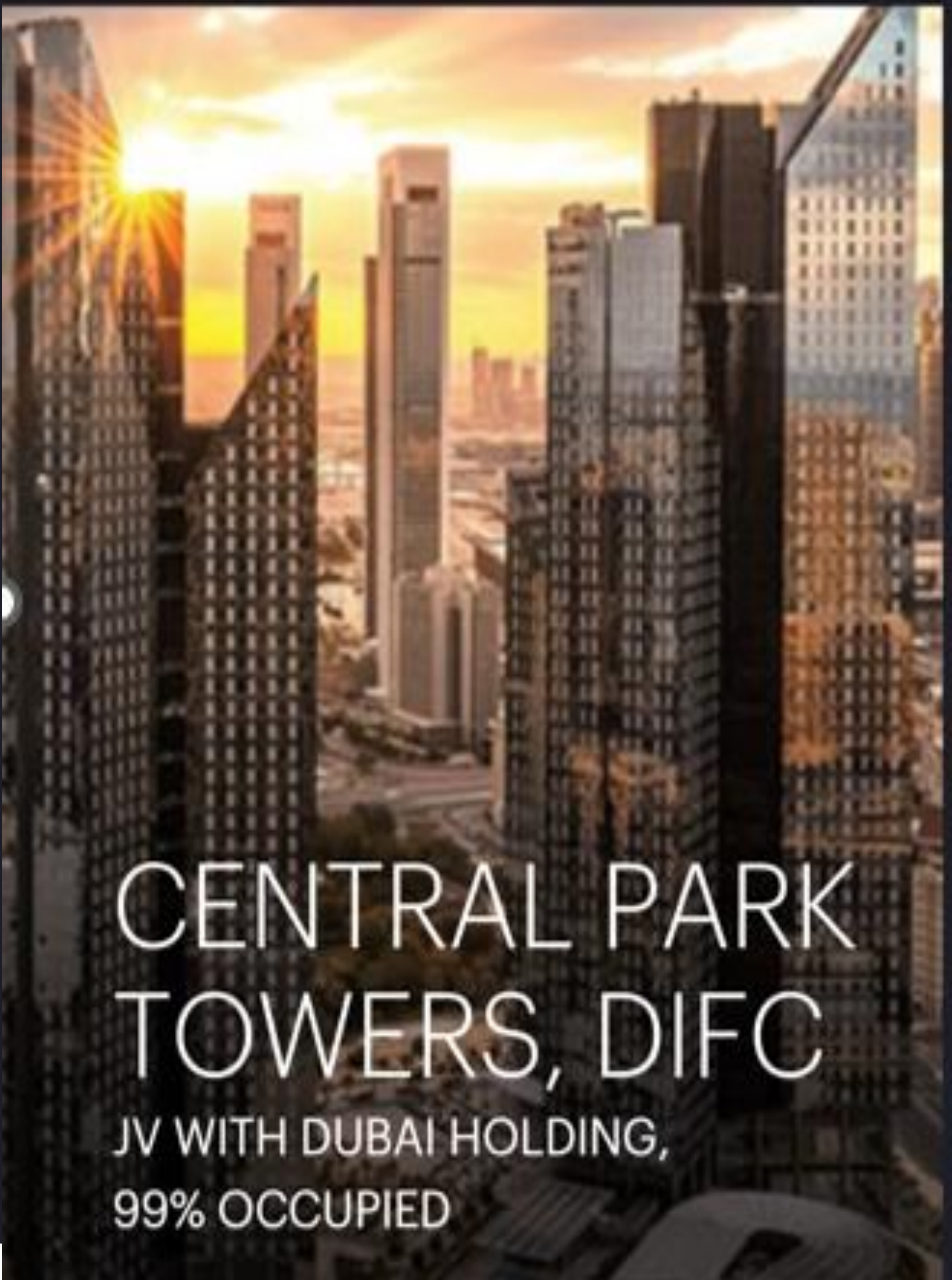
FACILITY MANAGEMENT

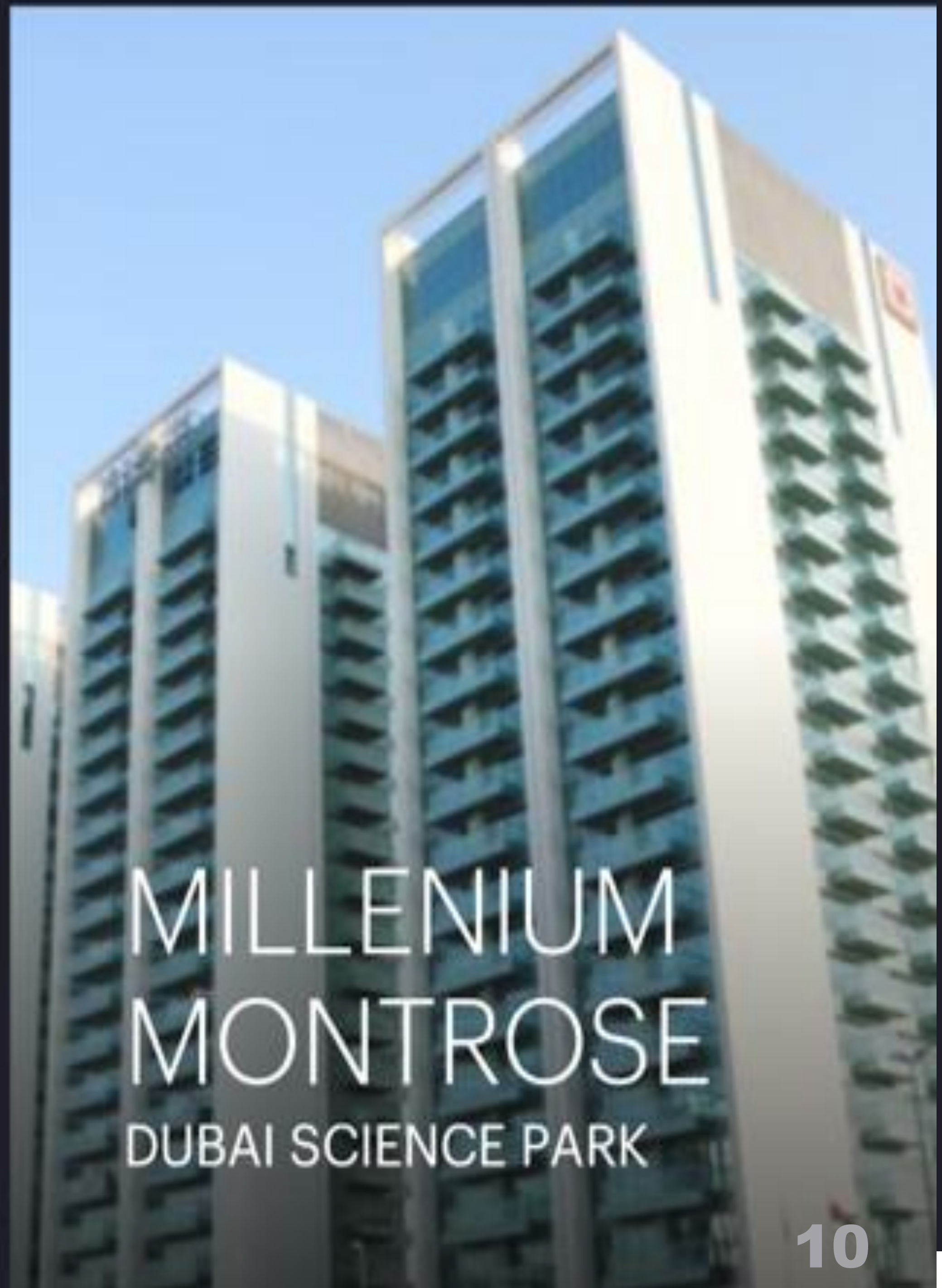
20+	1700+	42,000	50M+
YEARS	QUALIFIED STAFF	MANAGED UNITS	SQ. FT. PORTFOLIO

ASSET MANAGEMENT

PROMINENT ASSETS

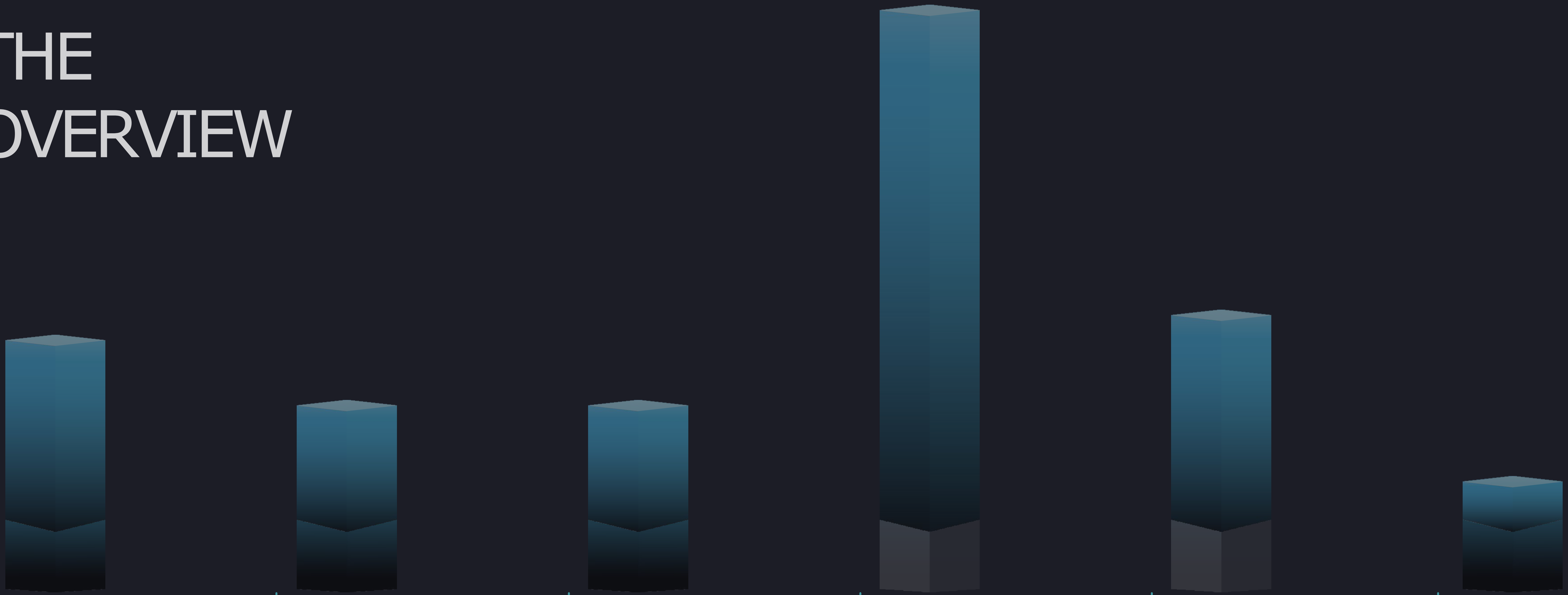
17	250+	900+	500+	80+
YEARS OF EXPERIENCE	TOTAL NUMBER OF EMPLOYEES	ROOMS UNDER HOSPITALITY	OFFICES	APARTMENTS





FINANCIAL PERFORMANCE OVERVIEW

THE OVERVIEW



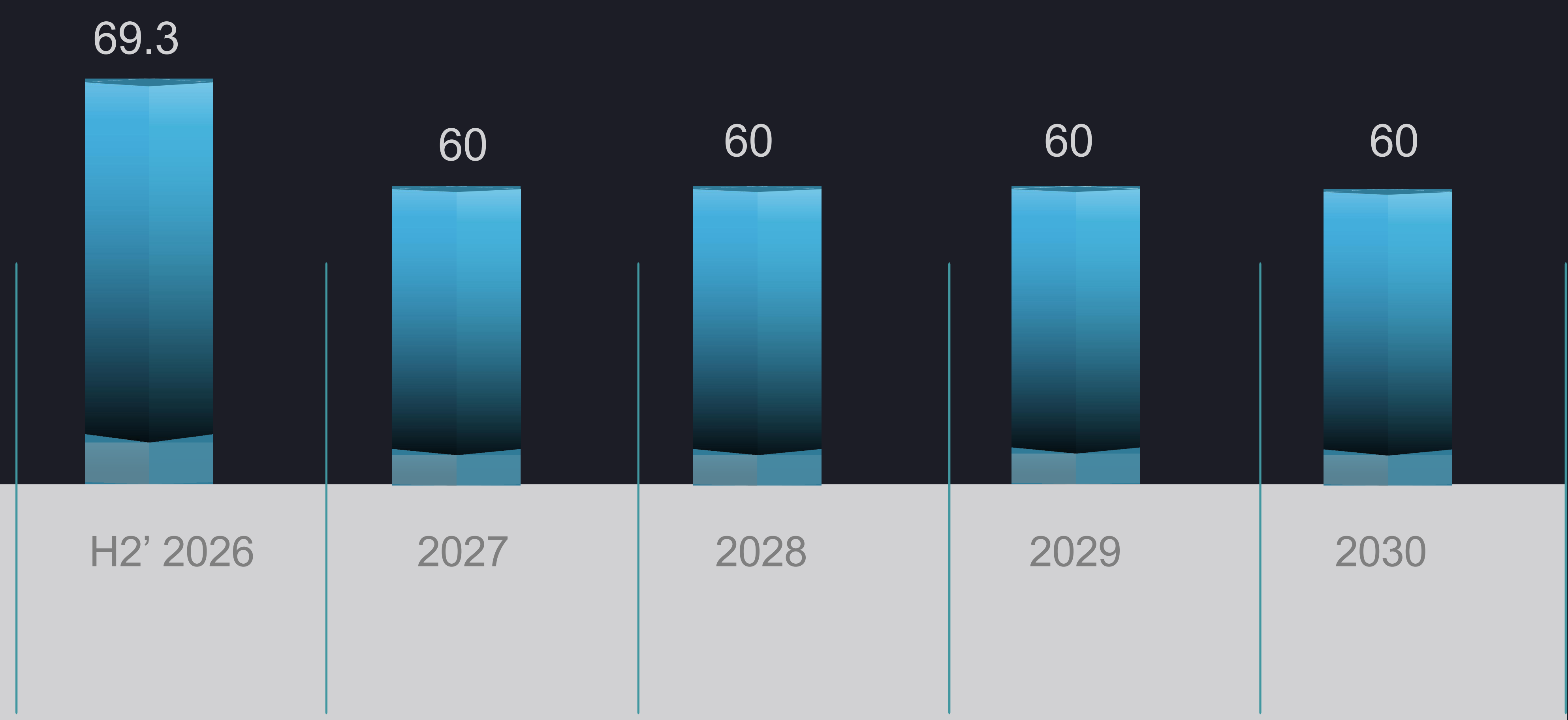
AED 952.6 MN (YTD Jun'25: AED 925.4 MN)	AED 336.1 MN (YTD Jun'25 : AED 266.6 MN)	AED 345.5 MN (YTD Jun'25 : AED 278.8 MN)	AED 7,979.0 MN (Jun'25: AED 7,342.8 MN)	AED 2,312.1 MN (Jun'25 : AED 1,807.2 MN)	FILS 6.32 (YTD Jun'25: FILS 5.74)
REVENUES (YTD Jun'26)	PRE-TAX NET PROFIT (YTD Jun'26)	EBITDA (YTD Jun'26)	TOTAL ASSETS (Jun'26)	CASH & BANK BALANCE (Jun'26)	EARNINGS PER SHARE (Jun'26)
+3%	+26%	+24%	+10%		

BALANCE SHEET & CASH FLOW OVERVIEW

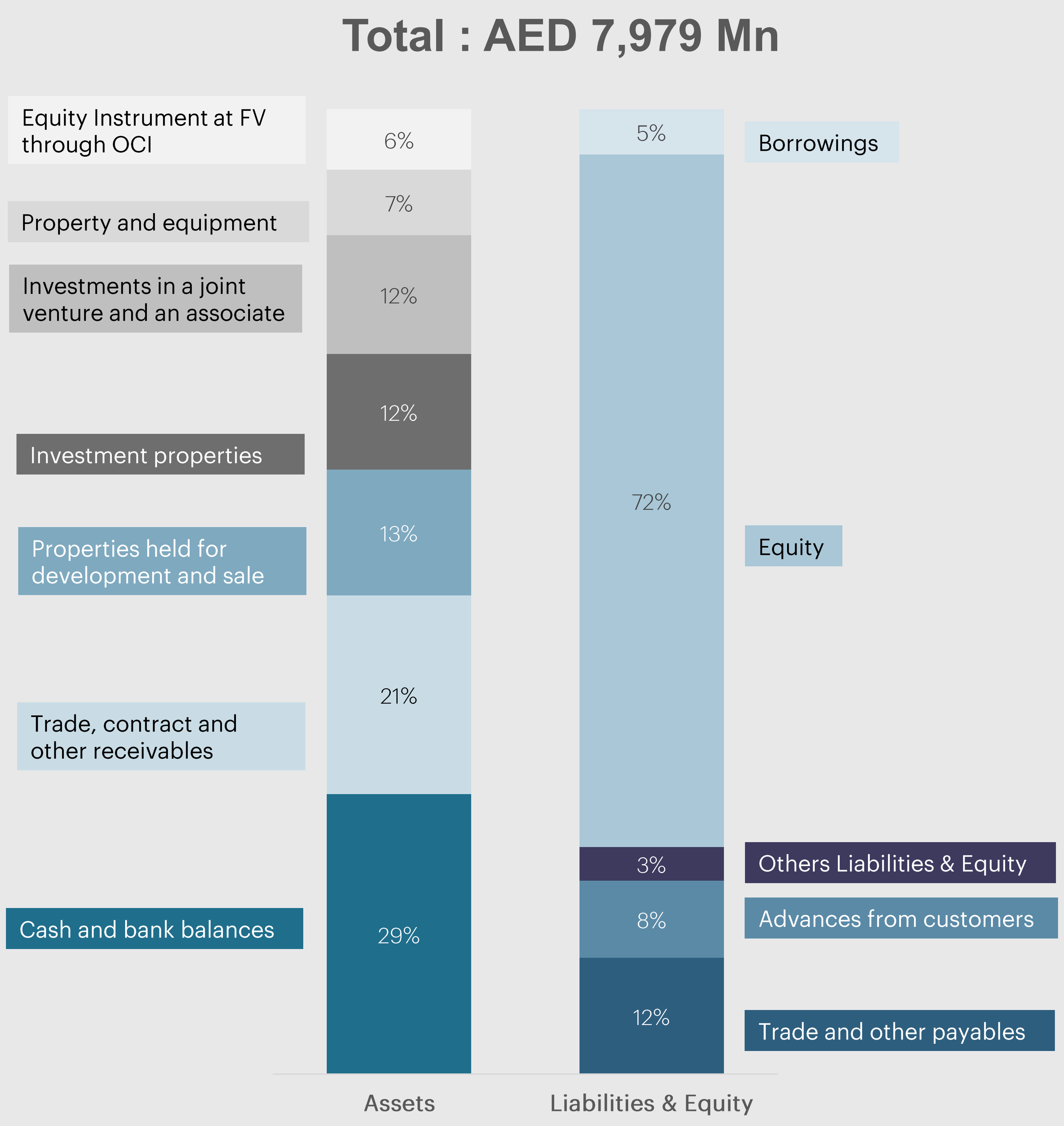
Currency: AED million	Jun'26
Debt	371.9
Cash	2,312.1
Net Debt	(1,940.3)
Equity	5,729.1
Total Assets	7,979.0
Undrawn facility (approx.)	~1160.0

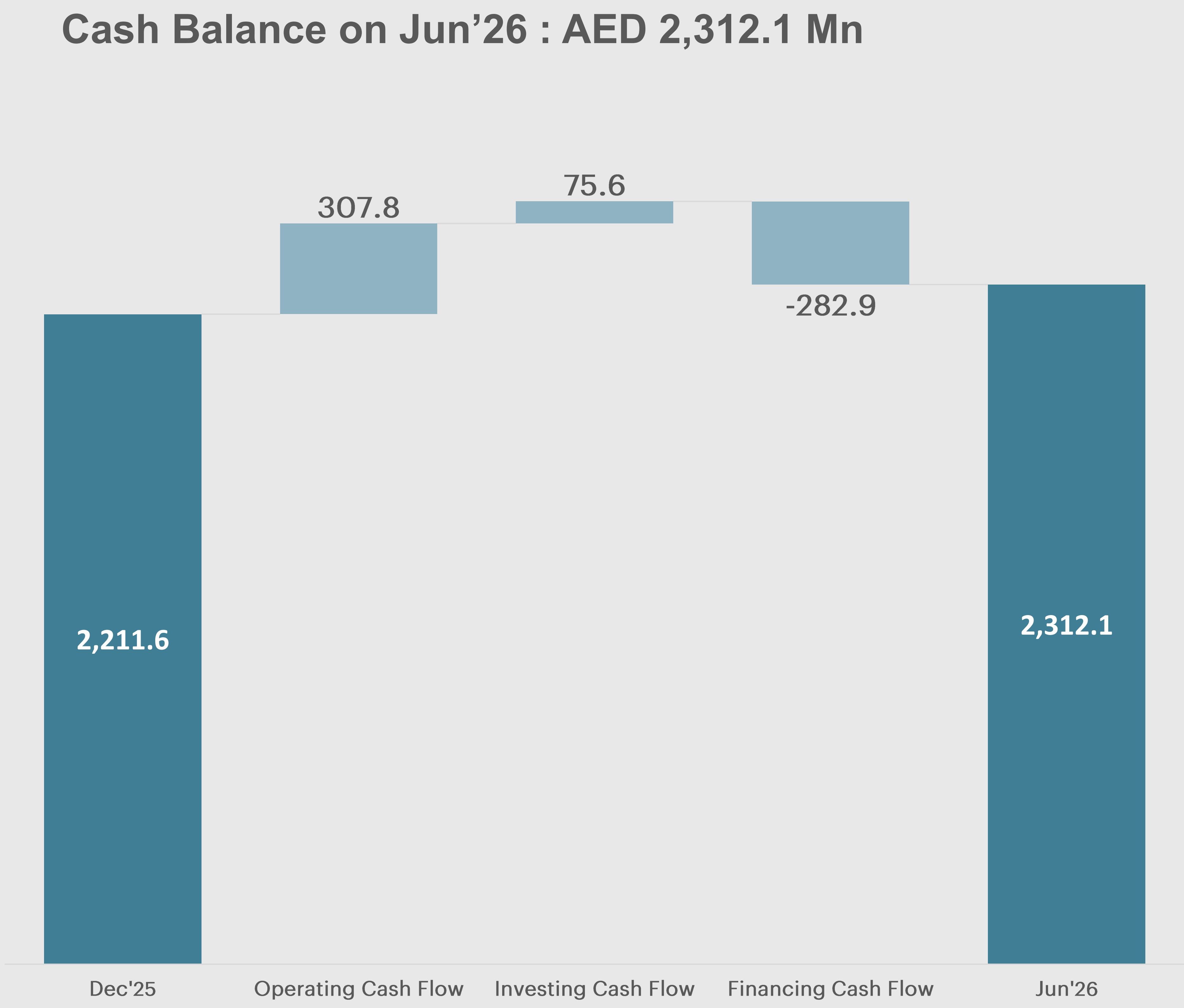
Ratios	Jun'26
Debt / Equity	0.06x
Debt / Total Assets	0.05x
Debt / EBITDA	**1.08x**

5-years Debt Maturity Profile – Jun'26 (AED Million)



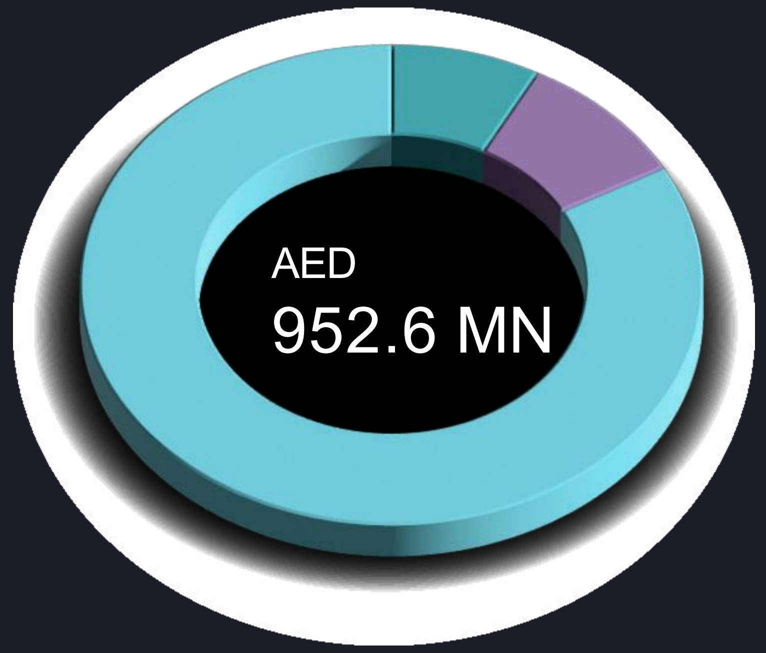
BALANCE SHEET & CASH FLOW OVERVIEW - CONTD.





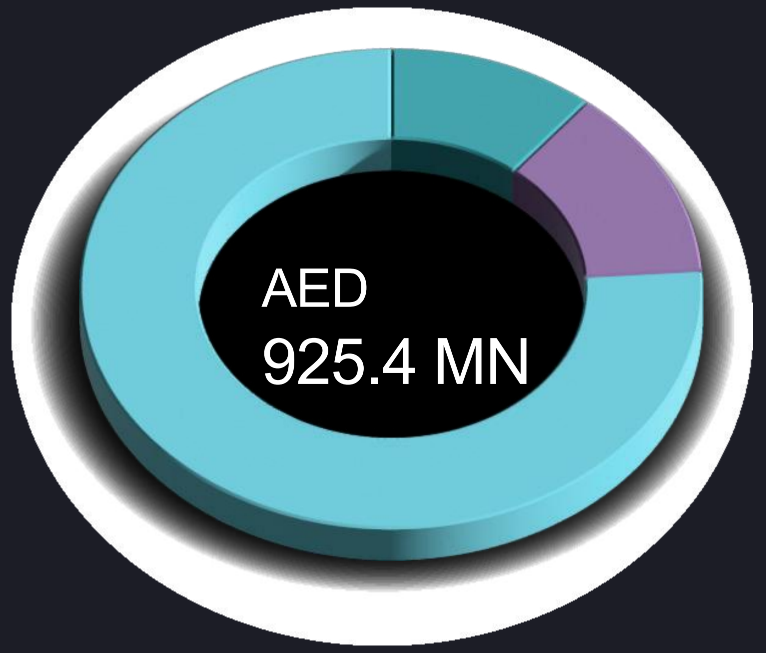
SEGMENT ANALYSIS

REVENUE SHARE
% BY SEGMENT (QoQ)



YTD Jun’26 (A)

- 83% Property Development
- 9% Service Sector
- 8% Asset Management & Hospitality



YTD Jun’25 (A)

- 82% Property Development
- 9 % Service Sector
- 9 % Asset Management & Hospitality

KEY HIGHLIGHTS

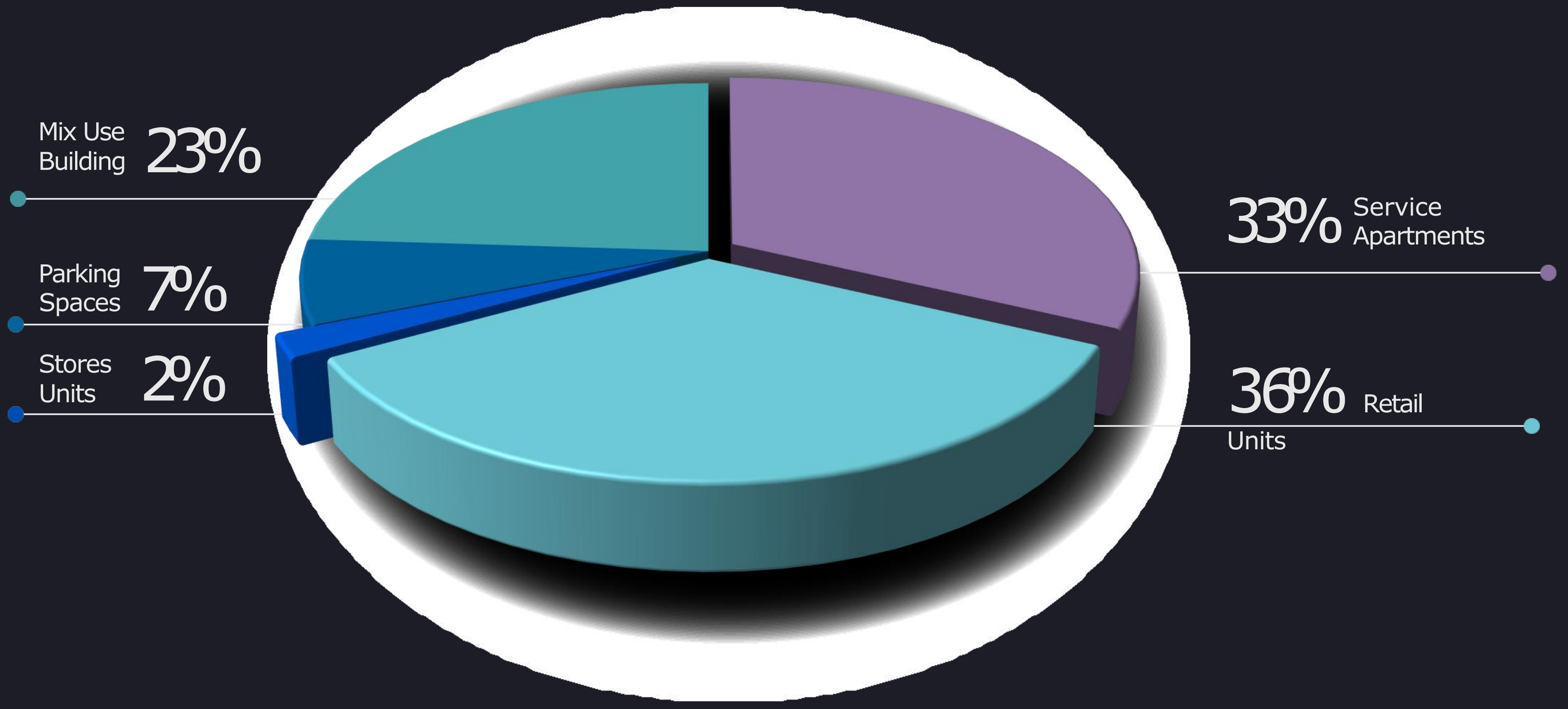
Gross Revenue for YTD Jun'26 has increased due to:

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

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

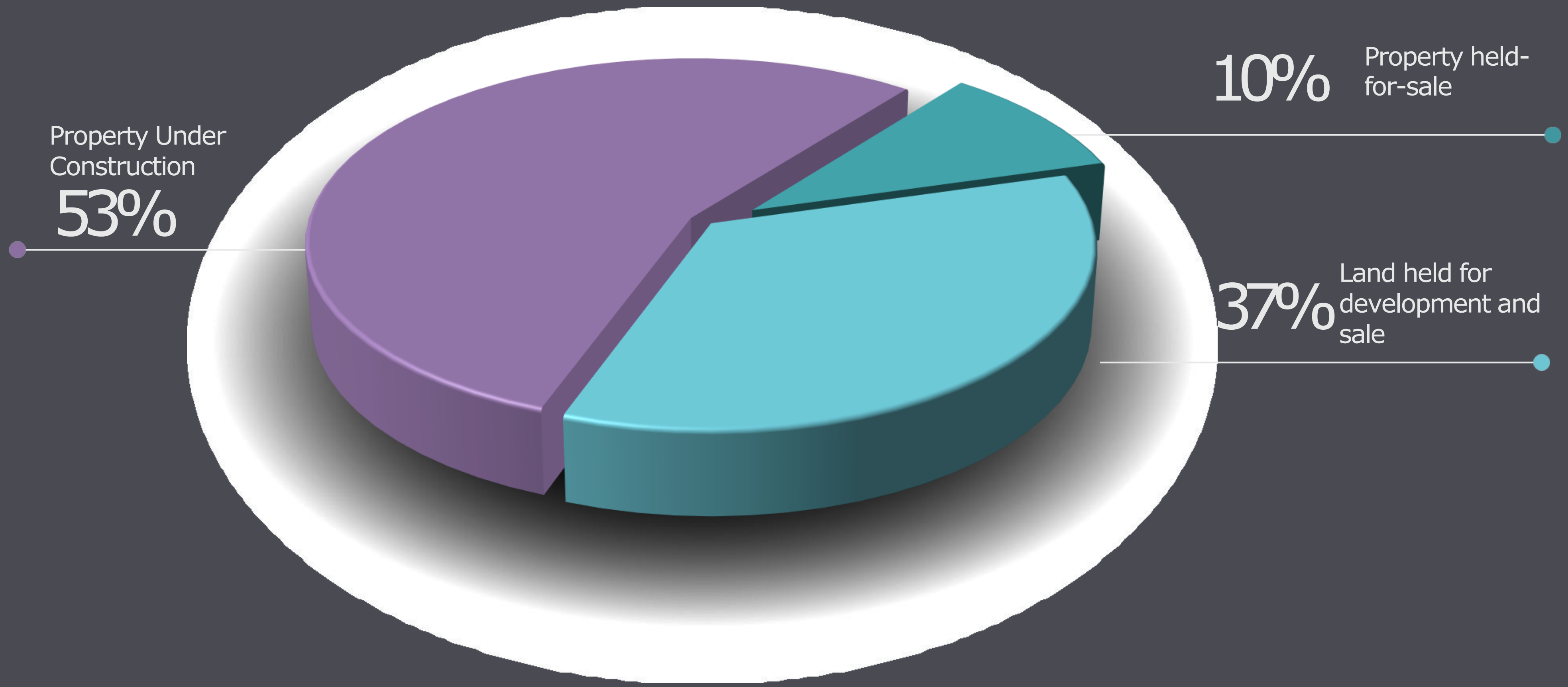
Service Sector: Service Sector revenue growth was primarily driven by the Property Management segment, underpinned by the addition of new subleasing contracts across residential and commercial properties in Al Barsha, labour accommodation in Jebel Ali, and a residential building in the Warsan district.

REAL ESTATE INVESTMENT PROPERTIES



Deyaar Real Estate Investment properties are carried at a fair value of AED 956.3 million as of June 2026.

ASSETS HELD FOR SALE AND DEVELOPMENT



Deyaar Assets held for sale are valued at AED 1,037.8 million as of June 2026 (carried at Lower of Cost or Net Realizable Value).

GROWTH IN DEYAAR SHARE PRICE

Over the twelve months ended 30 June 2026, Deyaar share price reflected strong investor confidence, reaching a high of **AED 1.10** during the period, supported by robust financial results, dividend distribution, and continued business growth.

The share price experienced a moderate correction during Q2 2026, reflecting broader market movements and overall market conditions during the period, while remaining supported by the Company's strong fundamentals

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 2,164 MN
UNITS SOLD TILL DATE	77%
CURRENT STATUS	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 844.2 MN
UNITS SOLD TILL DATE	35%
CURRENT STATUS	ENABLING WORKS COMPLETED. TENDER FOR MAIN PACKAGE ONGOING

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	SUPERSTRUCTURE 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	97%
CURRENT STATUS	SUPERSTRUCTURE 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	92%
CURRENT STATUS	SUPERSTRUCTURE 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 241.5 MN
UNITS SOLD TILL DATE	86%
CURRENT STATUS	ENABLING WORKS COMPLETED. SUBSTRUCTURE WORKS ONGOING.

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	94%
CURRENT STATUS	SUBSTRUCTURE WORKS ONGOING.

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 741.4 MN
UNITS SOLD TILL DATE	99%
CURRENT STATUS	SUBSTRUCTURE WORKS ONGOING.

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	95%
CURRENT STATUS	PODIUM FLOOR CASTING COMPLETED. TOWER STRUCTURAL WORKS IN PROGRESS.
COMPLETION TILL Q2'26	33%

MARCASA

TYPE OF PROJECT	RESIDENTIAL APARTMENTS
UNITS COUNT	580 RESIDENTIAL UNITS + RETAIL
EXPECTED PROJECT COMPLETION	H1 - 2027
TOTAL SALES VALUE	AED 1,171.1 MN
UNITS SOLD TILL DATE	100%
CURRENT STATUS	75% OF STRUCTURAL WORKS COMPLETED.
COMPLETION TILL Q2'26	77.8%

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 Q2'26	94%

TRIA

TYPE OF PROJECT	RESIDENTIAL APARTMENTS
UNITS COUNT	711 RESIDENTIAL UNITS + 6 RETAIL
EXPECTED PROJECT COMPLETION	Q3 2026
TOTAL SALES VALUE	AED 668.1 MN
UNITS SOLD TILL DATE	100%
CURRENT STATUS	FINAL AUTHORITY INSPECTIONS
COMPLETION TILL Q2'26	99%

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 Q2'26	100%

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 Q2'26	100%

JANNAT

TYPE OF PROJECT	RESIDENTIAL APARTMENTS
UNITS COUNT	360 RESIDENTIAL UNITS + 2 RETAIL
COMPLETED	H1 - 2026
TOTAL SALES VALUE	AED 379.1 MN
UNITS SOLD TILL DATE	100%
CURRENT STATUS	BCC OBTAINED. HANDOVER STAGE
COMPLETION TILL Q2'26	100%

THANK YOU

DEYAAR DEVELOPMENT PJSC
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