

FACT SHEET

COMPANY PROFILE

Dubai Residential REIT is a Shariah-compliant income-generating closed-ended real estate investment fund and one of the largest owners and operators of residential real estate in Dubai. Dubai Residential REIT is managed by DHAM REIT Management.

As the largest listed REIT in the GCC, it manages a diverse portfolio of 21 residential communities with 35,701 units, housing over 140,000 residents across a range of demographic segments. Notably, it is the only pure-play residential REIT, offering a unique focus on the residential leasing market.

GROWTH PIPELINE

COMMITTED PROJECTS

Jebel Ali Village: a well-designed built to lease townhouse community.

Garden View Villas: expanding our presence in an upscale hillside location.

Total expected units: 276

Revenue contribution: AED 70 - 80 MN

UNITHOLDER STRUCTURE

(DFM: DUBAIRESI)

Unitholder	Ownership
DHAM Investments LLC	85%
General Public (Investors)	15%

UNIT DATA

ISIN	AEE01657D252
Ticker Symbol	DUBAIRESI
Market Capitalization (AED) (AS OF 30 SEPTEMBER 2025)	16,120,000,000
Outstanding Units	13,000,000,000

DIVIDEND POLICY ¹

Dubai Residential REIT follows a semi-annual dividend distribution policy, with payments in April and September each year, consistent with its commitments at the time of the Initial Public Offering. The REIT successfully distributed an interim cash dividend of AED 550 million for H1 2025 in September 2025.

As previously announced, the sum of the first two dividend payments in respect of the financial results for the year ending 31 December 2025 will be the higher of AED 1,100 million or 80% of profit before changes in the fair value of investment property for FY25.

For FY 2026 and subsequent periods, the REIT intends to distribute at least 80% of profit before changes in fair value of investment property for each accounting period semi-annually, subject to Board approval.

	9M 2025		H1 2025	
Revenue Growth	+10% YoY		+10% YoY	
Average Portfolio Occupancy	98% (▲2% YoY)		98% (▲2% YoY)	
Avg. Revenue/Leased GLA	56.1 AED/sqft (▲7% YoY)		55.5 AED/sqft (▲6% YoY)	
Gross Asset Value (GAV) ²	AED 23 BN		AED 23 BN	
Net Finance-to-Value (FTV) ³	4%		3%	
	Q3 2025	Q2 2025	Q1 2025	
Retention Rate ⁴	97%	97%	97%	

¹ All dividend distributions remain subject to the approval of Dubai Residential REIT's board of directors and other provisions of the UAE prospectus

² Gross Asset Value (GAV) is defined as the fair market value of Dubai Residential REIT's real estate portfolio as of 30th June 2025 as external valuations are carried out semi-annually

³ Previously known as Loan-to-Value (LTV). Increase in FTV is mainly due to dividend payout in H1' 2025.

⁴ Retention Rate reported on a quarterly basis