Fact Sheet

AS OF 30 SEPTEMBER 2026

DUBAI RESIDENTIAL REIT

FUND PROFILE

Dubai Residential REIT (the "REIT") is the GCC's largest real estate investment trust and a Shariah-compliant fund managed by DHAM REIT Management, representing an expansive and diversified residential leasing portfolio across Dubai.

Its portfolio comprises 22 integrated communities with over 35,900 homes serving more than 146,000 residents, spanning four key price segments: Premium, Community, Affordable, and Corporate Housing.

UNITHOLDER STRUCTURE

(DFM: DUBAIRESI)

UNITHOLDER	OWNERSHIP
DHAM Investments LLC	85%
General Public (Investors)	15%

	9M '26	*9M '25*
Revenue Growth	**+7.6% YoY**	**+10.0% YoY**
Average Portfolio Occupancy Rate (LFL)[1]	**98.4%** +0.3 PP YoY	**98.1%** +2.0 PP YoY
Average Revenue / Leased Gross leasable area (GLA)[2]	**60.0 AED / sqft** +7.0% YoY	**56.1 AED / sqft** +7.0% YoY
Gross Asset Value (GAV)[3]	**AED 25.2 billion**	**AED 23.0 billion**

RETENTION RATE[4]

Q3'26	Q2'26	Q1'26
96.3%	96.4%	97.8%

Note: The nine-month reporting period covers 1 January to 30 September 2026. Quarterly retention periods cover January to March (Q1'26), April to June (Q2'26) and July to September (Q3'26). YoY changes compare equivalent reporting periods in 2025. PP denotes percentage points.

1 Defined as leased units during the period divided by available units during the period. Like-for-like Average Portfolio Occupancy excludes the 276 residential units added during 2026, comprising 56 units at Garden View Villas and 220 units at Jebel Ali Village, as these were not part of the corresponding 2025 portfolio. This adjustment applies specifically to the identified occupancy measures. Including the 276 units added during H1 2026, portfolio occupancy stands at 97.7%.
2 Calculated as annualised revenue for the period divided by area associated with leased units. GLA is defined as gross leasable area.
3 Gross Asset Value (GAV) is defined as the fair market value of Dubai Residential REIT's real estate portfolio as of 30th June 2026 (as external valuations are carried out semi-annually) plus additions to Investment property during Q3'26, including newly added assets. On a like-for-like basis, excluding these newly added assets, GAV stood at AED 23.9 billion.
4 It is defined as the percentage of total tenants that renew their leases during the period.