

FACT SHEET

COMPANY PROFILE

Dubai Residential REIT is a Shariah-compliant income-generating closed-ended real estate investment fund and the largest listed REIT in the GCC in terms of gross asset value ("GAV"). Dubai Residential REIT is managed by DHAM REIT Management LLC, a dedicated fund manager wholly owned by Dubai Holding.

Through its portfolio, Dubai Residential REIT sets the benchmark for the city's residential real estate market, operating one of the largest owned and operated residential leasing portfolios in the UAE. Its portfolio comprises 21 integrated communities with over 35,700 homes serving more than 140,000 residents, spanning four key segments: Premium, Community, Affordable, and Corporate Housing.

GROWTH PIPELINE

COMMITTED PROJECTS

Jebel Ali Village: acquisition of 220 three-bedroom and four-bedroom townhouses within a well-designed, purpose-built community.

Garden View Villas: expanding our presence in an upscale hillside location with 56 four-bedroom units.

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 31 DECEMBER 2025) | AED 16.12 BN |
| Gross Asset Value (GAV) ² | AED 23.54 BN (+8.8% YoY) |
| Net Asset Value (NAV) | AED 22.05 BN (+12.6% YoY) |
| NAV/Unit | AED 1.70 |
| Outstanding Units | 13,000,000,000 |

DIVIDEND POLICY ¹

The Board of Directors has proposed a dividend of AED 550 million (4.2 fils per share) for the second half of 2025, payable in April 2026, subject to shareholders' approval at the upcoming Annual General Meeting on 9 March 2026.

As previously announced, this payment will bring the sum of the first two dividend payments, September 2025 and April 2026, for the year ending 31 December 2025 to AED 1.10 billion.

Going forward, Dubai Residential intends to distribute semi-annually at least 80 % of profit for the period before changes in fair value of investment property for each accounting period (subject to Board approval).

| | FY 2025 | FY 2024 | % CHANGE |
|---|---------------|---------------|----------|
| Revenue | AED 1.95 BN | AED 1.79 BN | +9.0% |
| Adjusted EBITDA | 1.49 BN | 1.30 BN | +15.2% |
| Adjusted EBITDA Margin | 76.4% | 72.3% | +4.1pp |
| Net Profit ³ | 1.28 BN | 1.12 BN | +14.5% |
| Average Portfolio Occupancy | 98.3% | 96.7% | +1.7pp |
| Retention Rate | 88% | 87% | +1.0pp |
| Avg. Revenue/Leased GLA | 56.5 AED/sqft | 52.9 AED/sqft | +6.7% |
| Net Finance-to-Value (FTV) ⁴ | 2.8% | 2.8% | - |

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

³ Net Profit before change in fair value of IP

⁴ Previously known as Loan-to-Value (LTV)