



Dubai Residential

H1 2026 Earnings Call

AUGUST 2026

STRICTLY PRIVATE AND CONFIDENTIAL

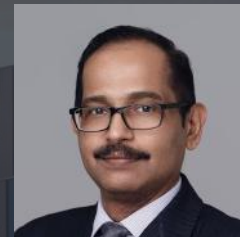
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Ahmed Al Suwaidi
Managing Director

Ahmed Al Suwaidi is a seasoned real estate executive with over 15 years of experience in shaping Dubai's housing landscape and enhancing the city's global appeal as a premier destination for living and working. As the Managing Director of DHAM REIT Management LLC, Ahmed oversees the Group's strategically located residential communities comprising 35,976 units, offering tailored housing options for individuals, families and corporate clients.



Girish Kumar
Member of the Investment Committee
Vice President – Finance

Girish Kumar is Member of the Investment Committee and Vice President of Finance at the Fund Manager. In this role, he oversees accounting and statutory reporting, financial planning and analysis, treasury, billing and collections as well as investor relations.

Agenda

1. Market Update
2. H1 2026 Performance
3. Update on committed projects
4. Dividend

A photograph of a modern, multi-story building with a courtyard. The building features large glass windows and balconies with metal railings. In the foreground, there is a swimming pool with lounge chairs and umbrellas. Several palm trees and other plants are scattered throughout the courtyard. The sky is blue with some clouds. The text "Market Update" is overlaid in the center of the image.

Market Update

Dubai : Market Dynamics

Demand

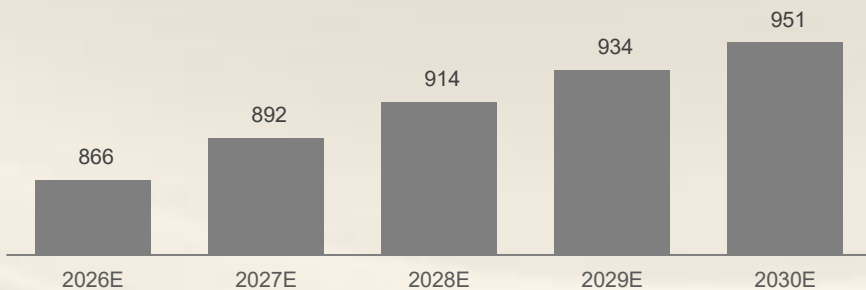
Dubai Total Population (000s)

Dubai Population (m)



Leading to Robust Growth in Households to Drive Residential Housing Demand

of Households (000s)



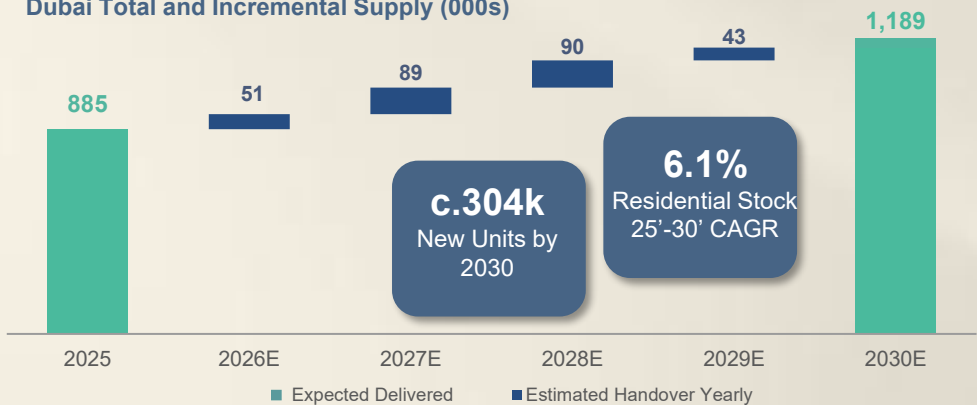
2.4%
26'-30' CAGR

c.85k
New
Households
By 2026-2030E

On track to
achieve the
population
target of 5.8
million by 2040

Supply

Dubai Total and Incremental Supply (000s)

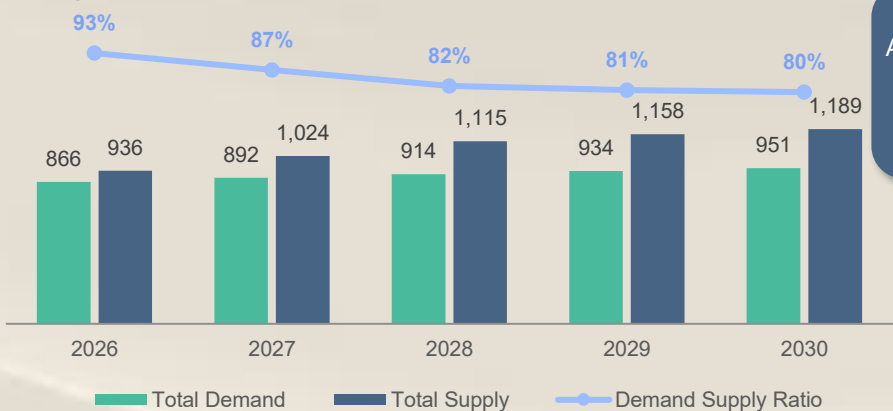


Majority of supply is
expected with
handovers in 2027
and 2028

However, Market
Maintaining a Healthy
Occupancy Against
Supply by 2030

Demand and Supply

Dubai Total Supply and Demand (000s)



80-90%
Avg. Occupancy
Rate For
Healthy
Metropolitan
Areas

Source(s): JLL, REIDIN. The data is as of Dec 2025.

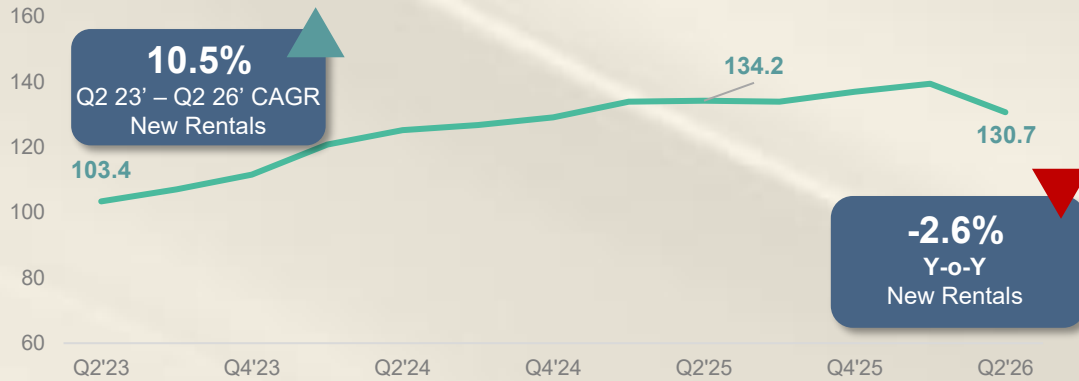
Definition(s): k: thousand; m: million; YoY: Year-over-Year; CAGR: Compounded Annual Growth Rate.

Note(s): (1) Demand is defined as total population excluding "corporate staff" divided by estimated household size. Does not account for foreign resident owners. (2) Supply excludes corporate accommodation.

Dubai : Market Performance

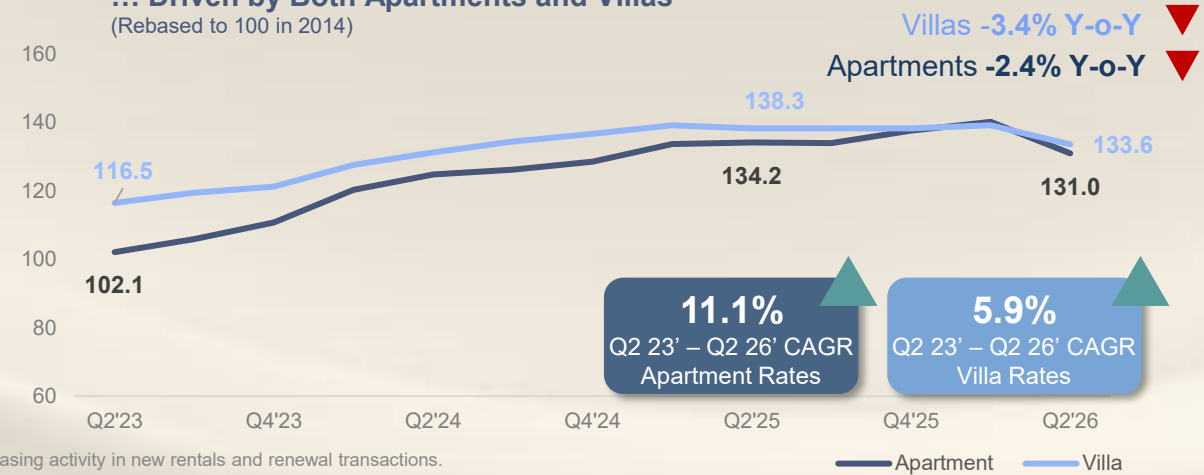
...Resilient Rental Market

Resilient Rental Market Dubai...
(Rebased to 100 in 2014)



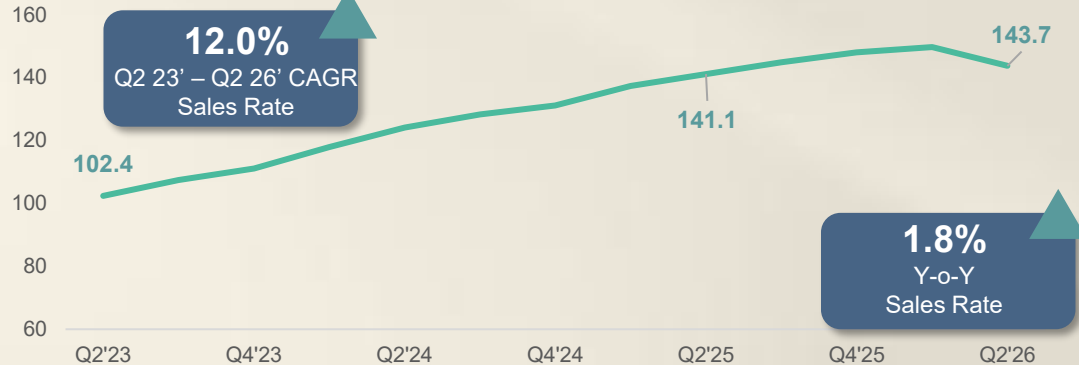
The total volume of H1 2026 rental transactions grew 4.6% YoY to 306,155 (vs. 292,588 in H1 2025), driven by both villas and apartments leasing activity in new rentals and renewal transactions.

... Driven by Both Apartments and Villas
(Rebased to 100 in 2014)

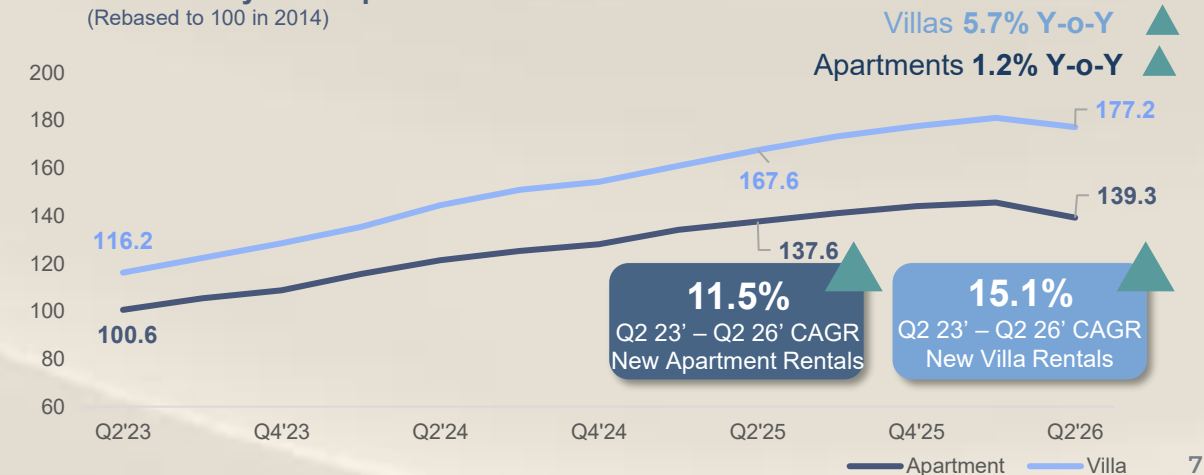


...and continued Sales Growth

Strong Sales Rate Growth Historically Across Dubai...
(Rebased to 100 in 2014)



... Driven by Both Apartments and Villas
(Rebased to 100 in 2014)





H1 2026 Performance

H1 2026: Financial Snapshot

 Residential Units⁽¹⁾	35,976 94% Apartments / 6% Villas	 Average Rent / Sqft	AED 59.7/ sqft / p.a. ▲ 7.5% vs H1 2025	 Total Revenue	AED 1,035.7 m ▲ 8.1% vs H1 2025	 FCF Conversion⁽⁶⁾	94.8% ▲ 2.2pp vs H1 2025
 Residential Communities	22 Across 5 Key Neighbourhoods	 Retention Rate ⁽³⁾	94.1% ▲ 0.3pp vs H1 2025	 Adjusted EBITDA⁽⁵⁾	AED 822.6 m ▲ 14.6% vs H1 2025	 Gross Asset Value⁽⁷⁾	c. AED 25.2 bn ▲ 6.9% vs Dec 2025
 Average Occupancy⁽²⁾	98.6% ▲ 0.5pp vs H1 2025	 Collection Rate⁽⁴⁾	99.7% ▲ 0.2pp vs H1 2025	 Adjusted EBITDA %	79.4% ▲ 4.5pp vs H1 2025	 Implied Net Yield⁽⁸⁾	c. 6.5% ▲ 0.2pp vs Dec 2025

- ✓ GCC's largest real estate investment trust and a Sharia-compliant fund managed by DHAM REIT Management, representing an expansive and diversified residential leasing portfolio across Dubai
- ✓ Dubai Residential REIT was added to the **FTSE EPRA Nareit Emerging Index** in June 2026, enhancing visibility among regional and international listed real estate investors

- ✓ **Diversified residential portfolio** across Premium, Community, Affordable and Corporate Housing segments
- ✓ **Anchored by Dubai Holding**, a leading real estate investor and developer with a large private land bank in Dubai

Note(s): (1) Excludes retail units ;includes the 220 JAV townhouses acquired on 26th Jun 2026; however, they are excluded from all other KPIs. (2) Defined as leased units during the period divided by available units during the period. (3) Defined as percentage of total tenants that renew their leases during the period. (4) Defined as revenue minus charge for loss allowance on trade and other receivables (excluding prior period reversals), divided by revenue, expressed as a percentage. (5) Adjusted EBITDA: Profit for the period plus finance costs – net, and depreciation and amortization, before gain on fair value of investment property, before allocated corporate costs and management fee. (6) Free cashflow is defined as EBITDA less Maintenance Capex ; FCF conversion is defined as Free Cash Flow divided by EBITDA, expressed as a percentage. (7) As per JLL's valuation report as of 30 Jun 2026 – Including JAV 220 town houses acquired on 26th Jun'2026. On a LFL basis valuation has grown by 1.4% (8) Defined as Annualized adjusted EBITDA divided by GAV – excluding the 2 new projects of GVV and JAV, annualized implied net yield would be 6.9% on LFL basis

H1 2026: At A Glance



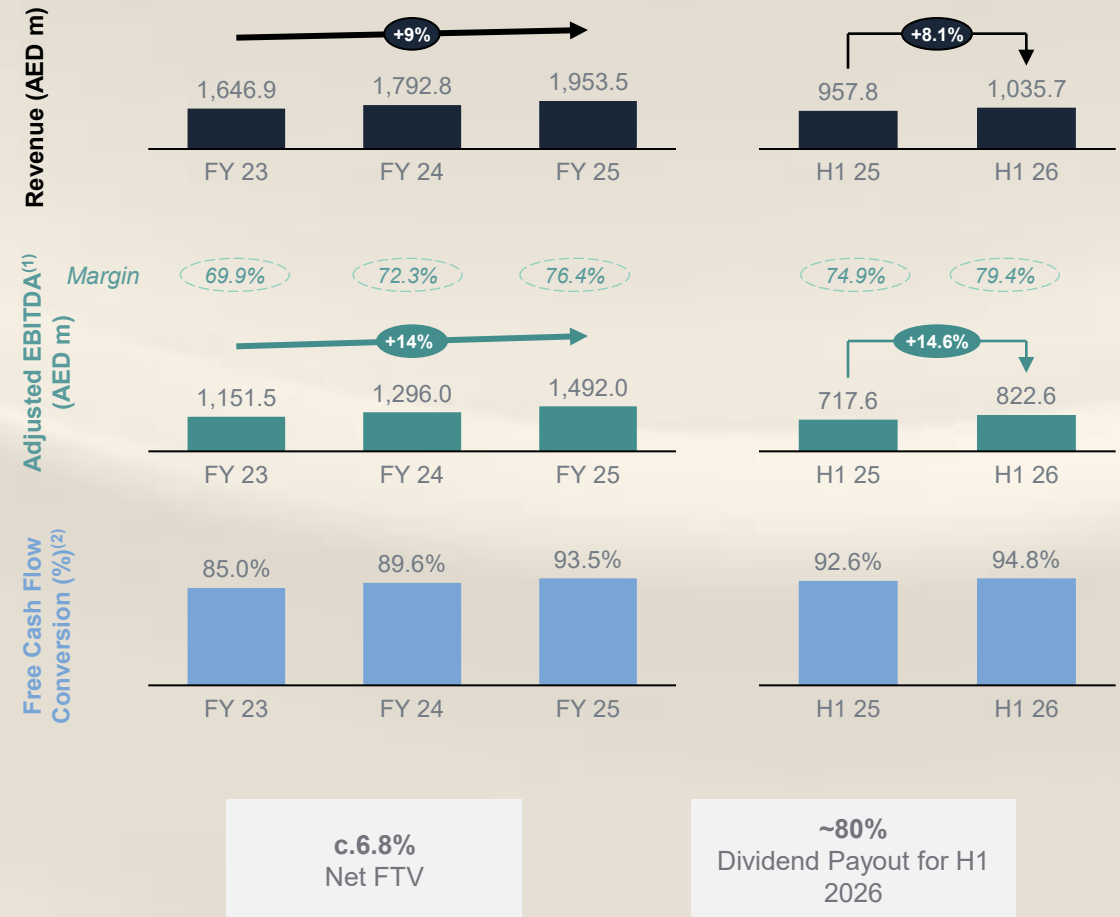
Segments	1 Premium	2 Community	3 Affordable	4 Corporate Housing	5 Others	Total Portfolio
Overview	Premium developments in prime areas and lifestyle destinations, offering superior amenities and attractions	Family-friendly gated communities with specialised local retail centres and leisure/fitness facilities	Cost-effective housing, providing value and accessibility	Purpose-built properties for corporate and industrial staff	Retail spaces within the residential properties	DUBAI RESIDENTIAL REIT
Total Resi. Units	1,022 ⁽¹⁾	13,646	16,259	5,049		35,976 ⁽²⁾
Total GLA (sqft in 000's)	3,008 ⁽¹⁾	17,590	13,928	865	1,169	36,560
Average Occupancy %	92.0%	99.2%	99.3%	99.8%	86.0%	98.6% ⁽³⁾
Revenue	AED 87.4 m  8%	AED 495.3 m  48%	AED 356.9 m  34%	AED 49.3 m  5%	AED 46.7 m  5%	AED 1,035.7 m
Adj EBITDA / (Adj EBITDA %)	AED 68.8 m (79%)	AED 397.7 m (80%)	AED 287.5 m (81%)	AED 31.8 m (65%)	AED 36.7 m (79%)	AED 822.6 m (79%)

Definition(s): Resi: Residential; m: million; Occupancy Rate: leased units during the period divided by available units during the period; GLA: Gross Leasable Area – the area associated with total units (including units being refurbished); sqft: square feet;
Adjusted EBITDA: Profit for the period after tax plus income tax expense, finance costs – net, and depreciation and amortisation, before gain on fair value of investment property, before allocated corporate costs and management fee; Adjusted EBITDA Margin: Adjusted EBITDA divided by revenue, expressed as a percentage.

Note(s): (1) Including 220 JAV townhouses acquired on 26th Jun 2026; however, they are excluded from all other KPIs (2) Excluding retail units. (3) Based on average available units (excluding units down for refurbishment)

Robust Cash Generation & Attractive Intended Dividend Policy

Robust Top Line Growth	Revenue growth driven by rising rental rates, ERV catch-up on renewal, and re-rating on churn
Improving EBITDA Margins	- Improvement in EBITDA margins driven by revenue growth, cost savings and operating leverage - Cost and asset management synergies being realized from pooling of Meydan, Nakheel and Meraas assets
High Free Cash Flow Conversion	- Active portfolio management driving higher cash flow conversions 'Catch-up capex' program for refurbishment of Gardens and Garden View Villas currently underway
Prudent Capital Structure & Attractive Payout Policy	- Adequate leverage to optimise cost of capital - Conservative leverage policy provides strategic optionality in downcycles



Definition(s): m: million; FTV: Finance to Value where value is market value of GAV;

Note(s): (1) Adjusted EBITDA: Profit for the period after tax plus income tax expense, finance costs – net, and depreciation and amortisation, before gain on fair value of investment property, before allocated corporate costs and management fee. (2) Defined as (Adjusted EBITDA – Maintenance Capex) / Adjusted EBITDA. (3) of profit for the period before changes in fair value of investment property

Segment wise KPI's

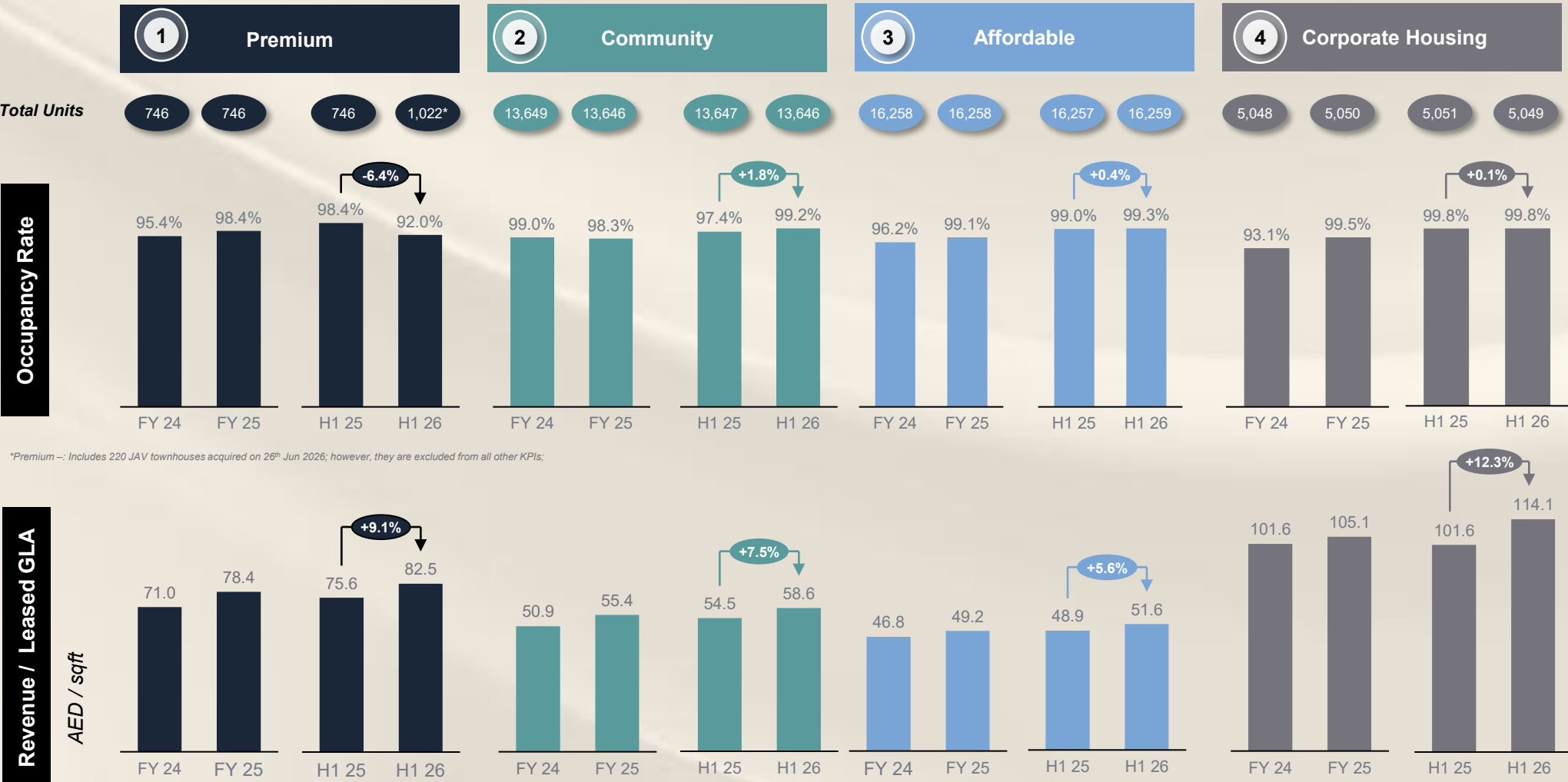
Occupancy

Occupancy remained resilient across all segments.

Community segment occupancy improved year-on-year, supported by leasing of refurbished units at The Gardens. Affordable segment also improved, led by higher occupancy at Al Khail Gate. Premium segment was temporarily impacted by inclusion of Garden View Villas 56; on a like-for-like basis, Premium occupancy was 0.8% below last year.

Revenue / Leased GLA

Across the portfolio, revenue per leased GLA improved year-on-year, supported by positive rental reversion on churned units and sustainable renewal increases under the RERA framework.



Segment wise Financial Summary

Revenue

Revenue increased ~8.1% year-on-year, supported by sustained occupancy, positive rental reversion and contributions from refurbishment program at Gardens community.

Adjusted EBITDA

Adjusted EBITDA growth outpaced revenue growth, increasing 14.6% year-on-year, driven by operating leverage, energy-efficiency initiatives, lower RDC / legal costs and lower receivables provisioning.

Total Revenue (AED m)	FY 24	FY 25	H1 25	H1 26	Growth vs H1 25
Premium	145	165	79	87	▲ 10.0%
Community	855	930	454	495	▲ 9.1%
Affordable	627	679	337	357	▲ 5.9%
Corporate Housing	82	90	44	49	▲ 12.4%
Others	85	89	44	47	▲ 7.3%
Total	1,793	1,953	958	1,036	▲ 8.1%

Adjusted EBITDA (AED m)	FY 24	FY 25	H1 25	H1 26	Growth vs H1 25
Premium	107	135	62	69	▲ 11.0%
Community	636	725	343	398	▲ 16.1%
Affordable	456	520	254	287	▲ 13.2%
Corporate Housing	37	51	26	32	▲ 23.4%
Others	60	63	33	37	▲ 10.9%
Total	1,296	1,492	718	823	▲ 14.6%

Adj EBITDA Margin %	72.3%	76.4%	74.9%	79.4%
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Income Statement

1 **Direct costs** were lower by approximately 9.7% versus H1 2025, supported by portfolio-wide efficiency initiatives reducing utilities costs and lower RDC / legal costs.

2 **OPEX** remained tightly controlled, reflecting disciplined spending, and improved receivables performance.

3 **Financing costs** remained well managed despite portfolio expansion.

	AED m	FY 24	FY 25	H1 25	H1 26	Growth (H1 25 vs H1 26)
	Revenue	1,793	1,953	958	1,036	8.1%
1	(-) Direct Costs	(424)	(405)	(207)	(187)	(9.7%)
2	(-) OPEX - net	(73)	(57)	(33)	(26)	(21.8%)
	(-) Total Costs	(497)	(461)	(240)	(213)	(11.3%)
	<i>% Revenue</i>	<i>27.7%</i>	<i>23.6%</i>	<i>25.1%</i>	<i>20.6%</i>	
	Adjusted EBITDA	1,296	1,492	718	823	14.6%
	<i>% Margin</i>	<i>72.3%</i>	<i>76.4%</i>	<i>74.9%</i>	<i>79.4%</i>	
	(-) Corporate Costs & Management fee	(134)	(139)	(67)	(80)	19.6%
	EBITDA	1,162	1,353	651	743	14.1%
	<i>% Margin</i>	<i>64.8%</i>	<i>69.2%</i>	<i>68.0%</i>	<i>71.7%</i>	
	<i>% Cost Ratio</i>	<i>35.2%</i>	<i>30.8%</i>	<i>32.0%</i>	<i>28.3%</i>	
	(-) Depreciation & Amortisation	(4)	(2)	(1)	(1)	(38.9%)
3	(-) Net Financing (Costs) / Income	(41)	(72)	(27)	(26)	(6.0%)
	Profit before fair value gain	1,117	1,279	622	716	15.1%
	<i>% Margin</i>	<i>62.3%</i>	<i>65.5%</i>	<i>65.0%</i>	<i>69.2%</i>	
	Earnings per unit before change in fair value of IP (AED)	0.09	0.10	0.05	0.06	15.1%

* Based on 13 Billion units

Balance Sheet

1 Investment property as per JLL's valuation for 30th Jun 2026. Increase in GAV is due to following:

- Acquisition of GVV 56 (AED 242mn) and JAV (AED 900mn) – including transaction costs
- Additions to IP of AED 118mn
- Fair value gain of AED 373mn

2 Cash and bank balances decreased due to:

- Payment of dividend for H2 25 amounting to AED 550m in Apr 2026
- Acquisition of GVV 56 for AED 242mn in Mar 2026

This was offset by increase in cash balance due to normal operating cashflows

3 Borrowings increased due to draw down of AED 850 mn for acquisition of JAV 220 units in June 2026

4 Trade and other Payables increased primarily due to rise in project payables (+AED 33 mn) pertaining to refurbishment program at Gardens and GVV

AED m	Dec 25	Jun 26
Assets		
Property and equipment	17	17
1 Investment property	23,538	25,171
Intangible assets	1	1
Derivative financial instruments	5	0
Trade and other receivables	70	67
Due from related parties	2	1
2 Cash and bank balances	937	746
Total assets	24,570	26,003
EQUITY AND LIABILITIES		
3 Borrowings	1,585	2,437
4 Trade and other payables	494	536
Due to related parties	104	109
Advances from customers	340	340
Total liabilities	2,524	3,422
Net assets	22,047	22,581
Total equity and liabilities	24,570	26,003
NAV / Unit	1.70	1.74
Closing Unit Price (30th June 2026)		1.25

➤ 28% discount to NAV

EBITDA to FCF Conversion

AED m	FY 24	FY 25	H1 25	H1 26
Revenue	1,793	1,953	958	1,036
Adjusted EBITDA	1,296	1,492	718	823
(-) Corporate Costs & Management fee	(134)	(139)	(67)	(80)
EBITDA	1,162	1,353	651	743
<i>Margin (%)</i>	<i>64.8%</i>	<i>69.2%</i>	<i>68.0%</i>	<i>71.7%</i>
(-) Depreciation & Amortisation	(4)	(2)	(1)	(1)
EBIT	1,158	1,350	650	742
(-) Finance Costs - Net	(41)	(72)	(27)	(26)
Net profit before change in fair value of IP & tax	1,117	1,279	622	716
Funds from Operations (FFO)	1,117	1,279	622	716
<i>Margin (%)</i>	<i>62.3%</i>	<i>65.5%</i>	<i>65.0%</i>	<i>69.2%</i>
(-) Maintenance Capex	(121)	(88)	(48)	(38)
<i>As % of revenue</i>	<i>6.7%</i>	<i>4.5%</i>	<i>5.0%</i>	<i>3.7%</i>
Recurring FFO	996	1,191	574	678
<i>Margin (%)</i>	<i>55.5%</i>	<i>60.9%</i>	<i>59.9%</i>	<i>65.5%</i>
Free Cash Flow	1,041	1,264	603	705
<i>Free Cash Flow Conversion (%)</i>	<i>89.6%</i>	<i>93.5%</i>	<i>92.6%</i>	<i>94.8%</i>

Definition(s): EBITDA : profit for the period after tax plus income tax expense, finance costs – net, and depreciation and amortisation, before gain on fair value of investment property; Adjusted EBITDA: EBITDA plus management fees/corporate overheads; EBIT: profit for the period after tax plus income tax expense, finance costs – net, before gain on fair value of investment property; FFO: profit for the period before tax and change in fair value of investment property; Recurring FFO: profit for the period before tax and change in fair value of investment property minus Maintenance Capital Expenditure; FFO Margin: FFO divided by revenue, expressed as a percentage; Recurring FFO Margin: Recurring FFO divided by revenue, expressed as a percentage; Free Cash Flow: EBITDA minus Maintenance Capital Expenditure; Free Cash Flow Conversion: Free Cash Flow divided by EBITDA, expressed as a percentage

Financing Structure – June 2026

AED m	Drawn Amount	FTV	x EBITDA (LTM) (Post-Mgmt Fees)	ICR	Pricing / Rate	Maturity
AED 3.7bn Unsecured Revolving Credit Facility	2,450				3M EIBOR + 80bps	Nov-29
Total Financial Debt	2,450	9.7%	1.7	19.2		
Less: Cash	-746					
Net Financial Debt	1,704	6.8%	1.2	28.8		



Conservative leverage profile
at c.9.7% Gross FTV / c.6.8% Net FTV (as of Jun-26)



Ample covenant headroom



c. AED 2bn of available liquidity to fund growth (as of Jun-26)



No debt amortization

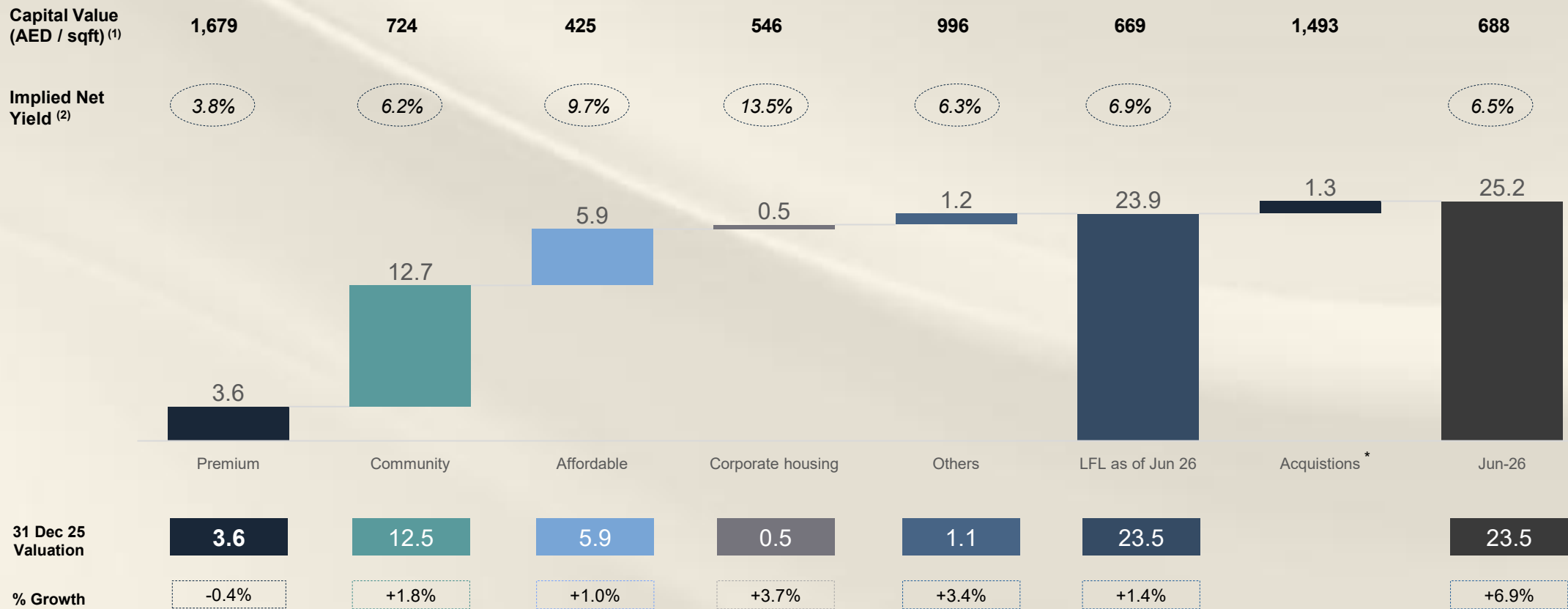


**Attractive, low cost of debt
3M EIBOR + 80 bps**

Definition(s): LTV Ratio: Gross / Net Financial Debt divided by GAV, expressed as a percentage; EBITDA (post-Management Fee) Multiple: Gross / Net Financial Debt divided by EBITDA (post-Management Fee) for last 12 months; Interest Coverage Ratio (ICR): Operating profit divided by finance costs.

Overview of Appraisal Valuation

Gross Asset Value Build-up (AED b)



*New acquisition of GVV-56 and JAV 220 THs

The portfolio continues to benefit from the residential market fundamentals, with valuation growth supported by rental growth, high occupancy and targeted capital investment initiatives.

EPRA Measures

KPI	FY 24	FY 25	H1 25	H1 26
IFRS Earnings (AED m)	2,640	3,022	2,541	1,806
EPRA Earnings (AED m)	1,094	1,279	1,245	1,433
EPRA Net Disposal Value (NDV) (AED m)	19,590	22,047	21,500	22,581
EPRA Net Tangible Assets (NTA) (AED m)	19,568	22,041	21,487	22,580
EPRA NIY	5.5%	5.7%	5.6%	5.8%
EPRA "Topped-Up" NIY	5.5%	5.7%	5.7%	5.9%

Per Unit Data	FY 24	FY 25	H1 25	H1 26
Number of Units (m)	13,000	13,000	13,000	13,000
EPRA Earnings per Unit (AED)	0.08	0.10	0.10	0.11
EPRA Net Asset Value (NAV) per Unit (AED)	1.51	1.70	1.65	1.74

* On a Like for Like (LFL) basis, NIY and "Topped-Up" NIY are ~6.2% for H1 26. LFL basis excludes new projects (JAV and GVV 56) from the calculation

Source(s): Company information

Definition(s): m: millions; KPIs: Key Performance Indicators; EPRA Earnings: profit before changes in fair value of investment property; EPRA Net Tangible Assets (EPRA NTA) = net assets – fair value of financial instruments – intangible assets; EPRA Net Disposal Value (EPRA NDV) = net assets; EPRA NIY: annualised rental income based on the cash rents passing at the balance sheet date, less non-recoverable property operating expenses, divided by the gross market value of the property, increased with (estimated) purchasers' costs; EPRA 'topped-up' NIY: EPRA NIY adjusted in respect of the expiration of rent-free periods (or other unexpired lease incentives such as discounted rent periods and step rents).



Update on committed projects

Update: Committed Projects

56 units at GVV , Garden View Villas



Key Update

- Additional 56 4-bed units developed within the existing upscale hillside gated community of Garden View Villas. The transfer of asset and handover to Dubai Residential was completed and leasing commenced in April 2026

Transfer of Assets	Completed
Handover	Q1 2026 (March)
Leasing Commencement	April 2026
# of units	Premium ; 56 units
Type of Units & Sizes	4 Bed Semi- detached townhouses; BUA: 3,312 sqft

220 Residences at JAV , Jebel Ali Village



Key Update

- Dubai Residential has acquired a cluster of 220 townhouses within the gated community of Jebel Ali Village. The rest of the Jebel Ali Village community was built for sale and is currently at handover stage. The master plan has lush landscaping and premium community facilities.

Transfer of Assets	Completed
Handover	Q2 2026 (June)
Leasing Commencement	July 2026
Price Segment / # of units	Premium ; 220 units
Type of Units & Sizes	3 Bed Townhouses; BUA: 3,205 sqft 4 Bed Townhouses; BUA: 3,444 sqft

Update: Signed LOIs

3 medium-term projects representing additional 448 premium and 107 community units

Dubai Wharf



- A strategic asset optimization initiative: Conversion of the under-performing existing retail asset to residential apartments for lease
- Leveraging the popularity and central location of Dubai Wharf and adding to the existing 288 units.
- **Key Updates:** Demolition works concluded with detailed design along with construction mobilization in progress

Expected Completion	2028
Developer	Dubai Holding Asset Management
Status	Under Construction
Price Segment	Community
Number of Units	107
Type of Units	1-3 Bed Apartments

The Acres



- Cluster F is a premium gated community of 58 single-family homes within the overall masterplan of The Acres aligns with demand for single-landlord managed communities.
- Located in Wadi Al Safa 7 with proximity to urban hubs while maintaining a suburban feel.
- **Key Updates:** Main contractor appointed and construction works in progress

Expected Completion	2028
Developer	Dubai Holding Real Estate
Status	Under Construction
Price Segment	Premium
Number of Units	58
Type of Units	3-5 Bed Villas

Lantana Hills at Dubai Science Park



- Exclusive built to lease gated community of single-homes, focusing on family living.
- Located in Dubai Science Park, offering access to schools, retail facilities, and top-tier healthcare services nearby
- **Key Updates:** Main contractor appointed and construction works in progress

Expected Completion	2027
Developer	Dubai Holding Asset Management
Status	Under Construction
Price Segment	Premium
Number of Units	390
Type of Units	3-4 Bed Townhouses

A wide-angle photograph of a modern urban development. In the foreground, a calm canal reflects the surrounding architecture. Several tall palm trees are planted along the walkways. The background features a series of modern, multi-story buildings with a mix of white and dark brown facades. The sky is overcast with soft, grey clouds. The overall atmosphere is serene and contemporary.

Dividend

H1 2026 Dividend Proposal

H1 2026 Dividend

The Board of Dubai Residential has approved an interim cash dividend of AED 573.2 million (AED 0.044 per unit / 4.4 fils per unit) for H1 2026.

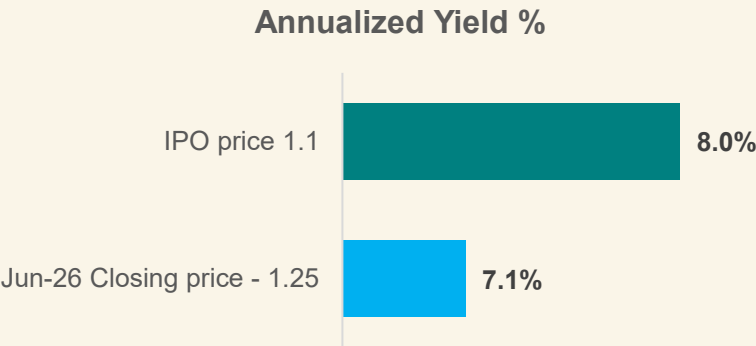
The dividend of AED 573.2 million represents 80% of profit before changes in fair value of investment property for H1 2026 and is therefore consistent with the REIT's stated dividend distribution framework.

This distribution is aligned with Dubai Residential REIT's dividend policy, applicable UAE laws and regulatory requirements, and the guidance set out in the Dubai Residential REIT's International Offering Memorandum.

Key metrics

In H1 2026, Dubai Residential delivered strong operating performance, with revenue up by +8.1% and Adjusted EBITDA grew by +14.6% compared to H1 2025. This achievement can be attributed to strong asset performance, efficient cost management and continued strong portfolio fundamentals.

Pursuant to Dubai Residential's performance, the cash dividend for H1 2026 of AED 573.2 million (being AED 0.044 per unit) implies a dividend yield of approximately 8.0% on IPO price and 7.1% on the closing price as of 30 June 2026, on an annualized basis.





Q&A

Thank you

