EMAAR

DEVELOPMENT

EMAAR DEVELOPMENT PJSC
INVESTOR PRESENTATION H1 2026

PREPARED FOR THE FUTURE

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DEVELOPMENT

DISCUSSION SUMMARY

01 EMAAR DEVELOPMENT AT A GLANCE

- A GLOBALLY ADMIRED REAL ESTATE COMPANY →
- DEVELOPER OF ICONIC MASTERPLANS →
- GROUP STRUCTURE →

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A GLOBALLY ADMIRED REAL ESTATE COMPANY

CREATOR OF WORLD-RENOWNED ARCHITECTURES

Burj Khalifa
Tallest building in the world

Dubai Marina[1]
Largest man-made Marina (3.5 sq. km.) of its kind

The Dubai Fountain
World's tallest choreographed musical fountain

ROBUST FINANCIAL PERFORMANCE

AED 13.3 Bn
Revenue in H1 2026

AED 7.1 Bn
EBITDA in H1 2026

AED 7.8 Bn
Net Profit before Tax in H1 2026

PROVEN EXECUTION TRACK RECORD[2]

~132,000+
Units sold since 2002

84,000+
Units delivered since 2002

287 Mn sq. ft.
Land bank (GLA) in UAE

STRONG REVENUE VISIBILITY[2]

~51,400
Residential units under construction[3]

AED 127.7 Bn
Revenue backlog to be realised in coming years

AED 22.4 Bn
Property sales in H1 2026

Notes: (1) ArabianBusiness.com, 3 June 2015, "Dubai Marina, the region's largest marina development of its kind"; (2) Numbers are inclusive of JVs/JDAs; (3) Including projects being developed for Emaar Properties

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DEVELOPMENT OF ICONIC MASTERPLANS

Downtown Dubai

2005 → TODAY

- 500-acre flagship mega-development
- One of the most visited destinations in the world
- Includes world's tallest building and world's largest mall

Dubai Marina

2003 → TODAY

- Largest man-made marina (3.5 sq. km) development of its kind
- Total development area of 66 Mn sq. ft.
- Includes c. 0.4 Mn sq. ft. Dubai Marina Mall

GROUP STRUCTURE[1]

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Listed companies

EMAAR PROPERTIES PJSC[2]

DOMESTIC REAL ESTATE

- (80%) EMAAR DEVELOPMENT PJSC[2]
- (100%) DUBAI CREEK HARBOUR
- (50%) EMAAR BAWADI[3]
- (50%) DUBAI HILLS ESTATE[4]
- (100%) MIRAGE LEISURE & DEVELOPMENT
- (50%) EMAAR DUBAI SOUTH DWC[3,4]
- (50%) DWTC EMAAR LLC[3]
- (50%) ZABEEL SQUARE[3,4]
- (65%) TURNER INTERNATIONAL ME[3]
- (70%) MINA RASHID[4,7]
- (50%) DUBAI ESTATE[4]

INTERNATIONAL

- (100%) EME, KSA
- (13.6%) EEC, KSA[3,6]
- (73.79%) EMAAR MISR[5]
- (77%) EMAAR INDIA (74%) EMAAR AMC JV
- (65%) EMAAR LEBANON
- (100%) EMAAR TURKEY
- (100%) EMAAR MOROCCO
- (29.33%) DEAD SEA TOURISM[3]
- (100%) EMAAR AMERICA
- (100%) EMAAR PAKISTAN (EGKL & EDIL)
- (60%) EMAAR IGO SYRIA
- (100%) EMAAR JORDAN

MALLS

- (100%) EMAAR MALL MANAGEMENT
- (50%) DUBAI HILLS ESTATE MALL & RETAIL

HOSPITALITY

- (100%) EMAAR HOSPITALITY GROUP
- (100%) EMAAR HOTELS & RESORTS
- (50%) ROVE HOTELS[3]
- (100%) DUBAI CREEK HOTELS

GROUP OPERATIONS

- (100%) EMAAR DISTRICT COOLING
- (100%) EMAAR ASSET MANAGEMENT

LEISURE AND ENTERTAINMENT

- (100%) AT THE TOP
- (100%) EMAAR ENTERTAINMENT
- (100%) SKY VIEWS OBSERVATORY
- (100%) DUBAI OPERA

OTHERS

- (100%) HAMPTONS MENA
- (48.1%) AMLAK[2,3]
- (40%) EII CAPITAL PSC[3]
- (50%) EMRILL[3]

Notes: (1) Included only material entities; (2) Listed on DFM; (3) Equity accounted joint ventures or associates; (4) Only built to sell projects are held by Emaar Development and JV partners; Build to lease and operate (BTL/BTO) projects are directly held by Emaar Properties PJSC, its subsidiaries and JV partners; (5) Listed on EGX, in 2024 % holding changed due to issuance of additional shares to acquire Albro North Coast Development; (6) Listed on Tadawul Exchange, Emaar Properties effective ownership changed from 22.95% to 13.6% in December 2025; (7) 30% of profit is shared with partner as management fee

02

FINANCIAL PERFORMANCE – H1 2026

EMAAR DEVELOPMENT

RECORD H1 2026: DRIVEN BY GROWING BACKLOG AND STRONG DEMAND

PROPERTY SALES AED 22.4 Bn ▼ 45% vs H1 2025	REVENUES AED 13.3 Bn ▲ 34% vs H1 2025	EBITDA AED 7.1 Bn ▲ 42% vs H1 2025
NET PROFIT (AFTER TAX) AED 6.7 Bn ▲ 43% vs H1 2025	DEFAULT RATE Below 1% Of Sales Value	DELIVERY 84,000+ Residential Units delivered since 2002
ROADMAP ~51,400 Units to be delivered in the next 4-5 years	REVENUE BACKLOG[1] AED 127.7 Bn To be recognised in the next 4-5 years	CASH BALANCE[2] AED 58.9 Bn ▲ 36% vs H1 2025

Notes: (1) Sales value of properties sold but not yet recognised as revenue under IFRS including 100% of Joint Ventures & JDAs as of 30th June 2026; (2) Total cash balance (escrow + non-escrow) as of 30th June 2026, including 100% of escrow + non-escrow balances of JVs and JDAs

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H1 2026: KEY FINANCIAL HIGHLIGHTS

AED Mn	Q2 2026	Q2 2025	% Change	H1 2026	H1 2025	% Change
Property Sales	**2,286**	24,116	-91% ▼	**22,350**	40,613	-45% ▼
Revenue	**6,481**	4,906	32% ▲	**13,337**	9,930	34% ▲
Gross Profit	**3,742**	2,737	37% ▲	**7,524**	5,515	36% ▲
Margin (%)	***58%***	*56%*		***56%***	*56%*	
EBITDA (before Minority Interest)	**3,365**	2,463	37% ▲	**7,063**	4,971	42% ▲
Margin (%)	***52%***	*50%*		***53%***	*50%*	
Net Profit after Tax[1] (NPAT)	**3,200**	2,348	36% ▲	**6,707**	4,703	43% ▲
Margin (%)	***49%***	*48%*		***50%***	*47%*	
Net Profit Attributable to:						
Owners of the Company	**2,639**	1,838	44% ▲	**5,562**	3,756	48% ▲
Non-controlling Interests	**561**	510	10% ▲	**1,145**	947	21% ▲
Total Equity[2]	**43,991**	41,285	7% ▲	**43,991**	41,285	7% ▲
Cash[2]	41,121	41,310		41,121	41,310	
Debt[2]	4	4		4	4	
Net Debt	**(41,117)**	(41,306)	0% ▼	**(41,117)**	(41,306)	0% ▼

REVENUE

34% Growth

vs. H1 2025

NET PROFIT

43% Growth

vs. H1 2025

Notes: (1) Net Profit after considering 9% tax in 2024 and 15% tax from 1 January 2025 onwards; (2) Total equity, cash and debt balances of 2025 are as reported as on 31st December 2025

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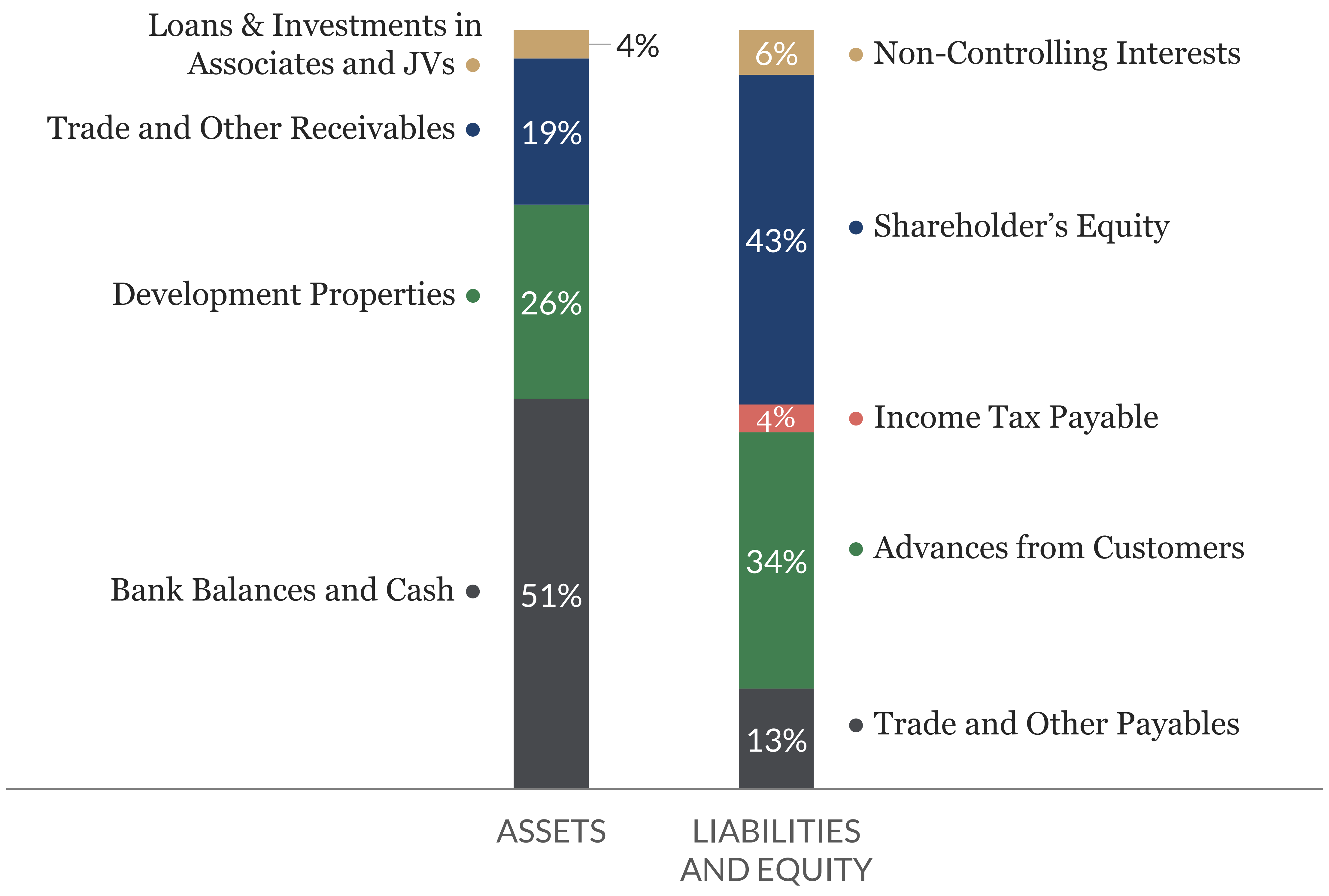
BALANCE SHEET AND CASH FLOW OVERVIEW

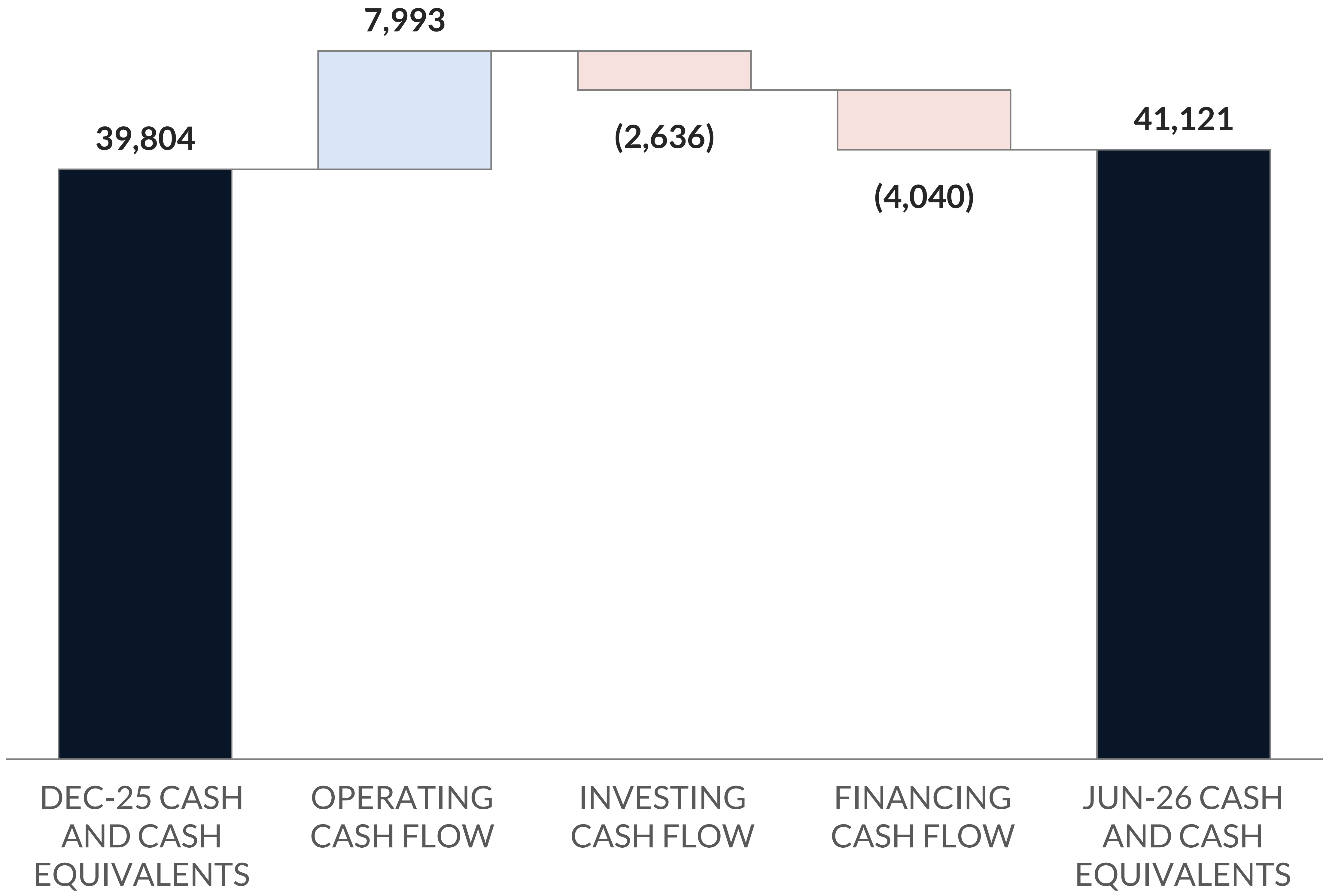
Balance Sheet Overview[1]

TOTAL: AED 89,375 Mn



Cash Flow Overview[2]

(AED Mn)



Notes: (1) Balance sheet data as of 30th June 2026, as reported; (2) Including deposits under lien/maturing after 3 months of ~AED 4.8 Bn, the cash & cash equivalents balance is AED 45.9 Bn

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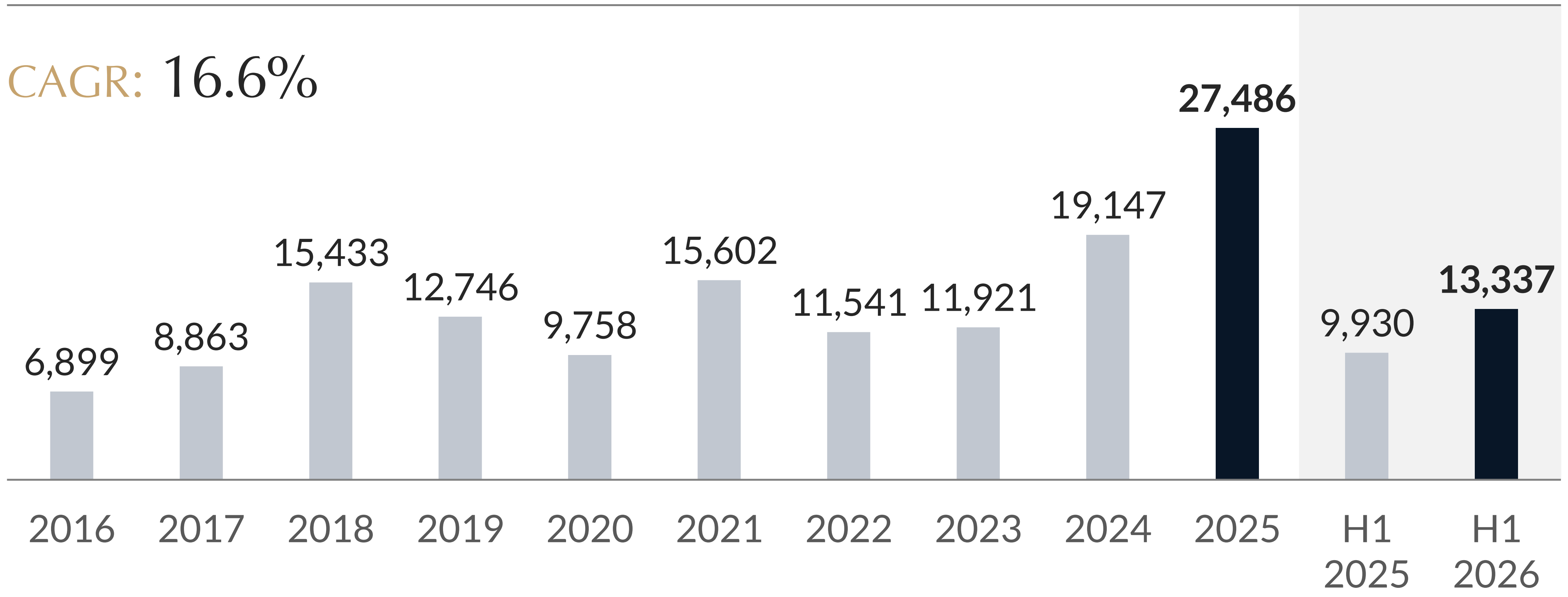
OUR PERFORMANCE OVER THE YEARS

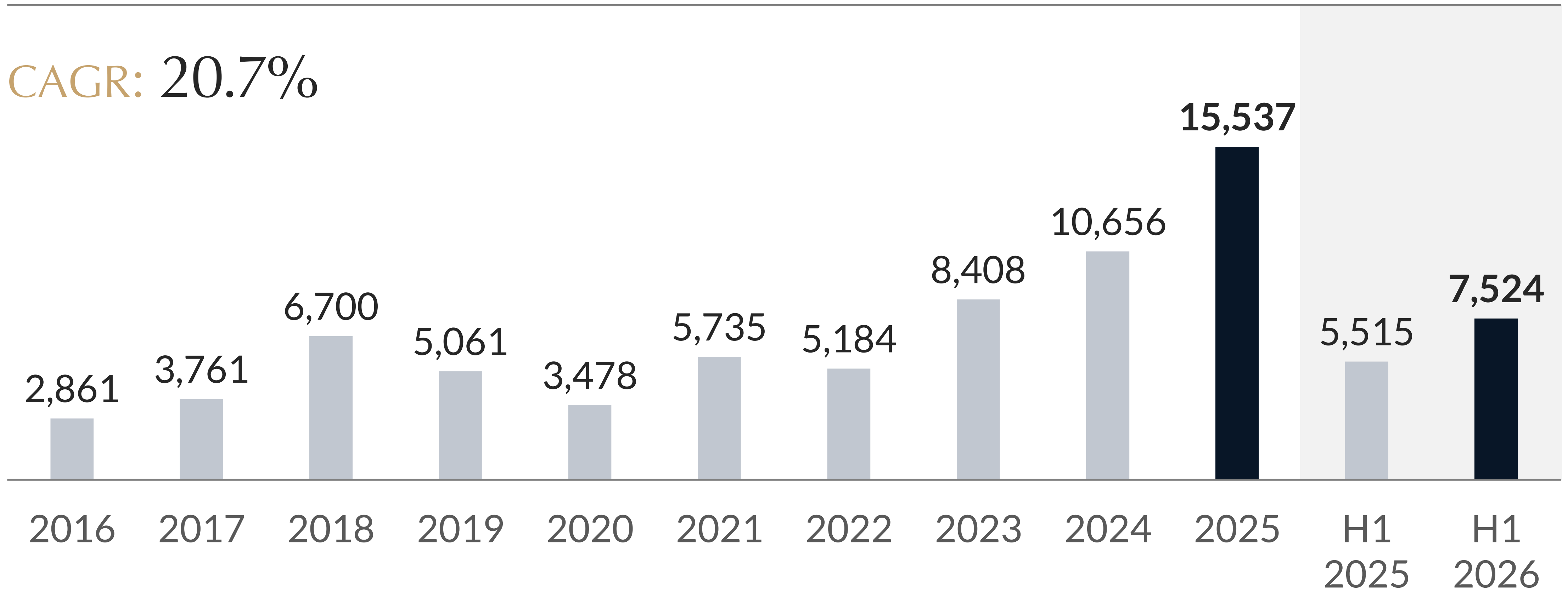
Revenue (AED Mn)

CAGR: 16.6%



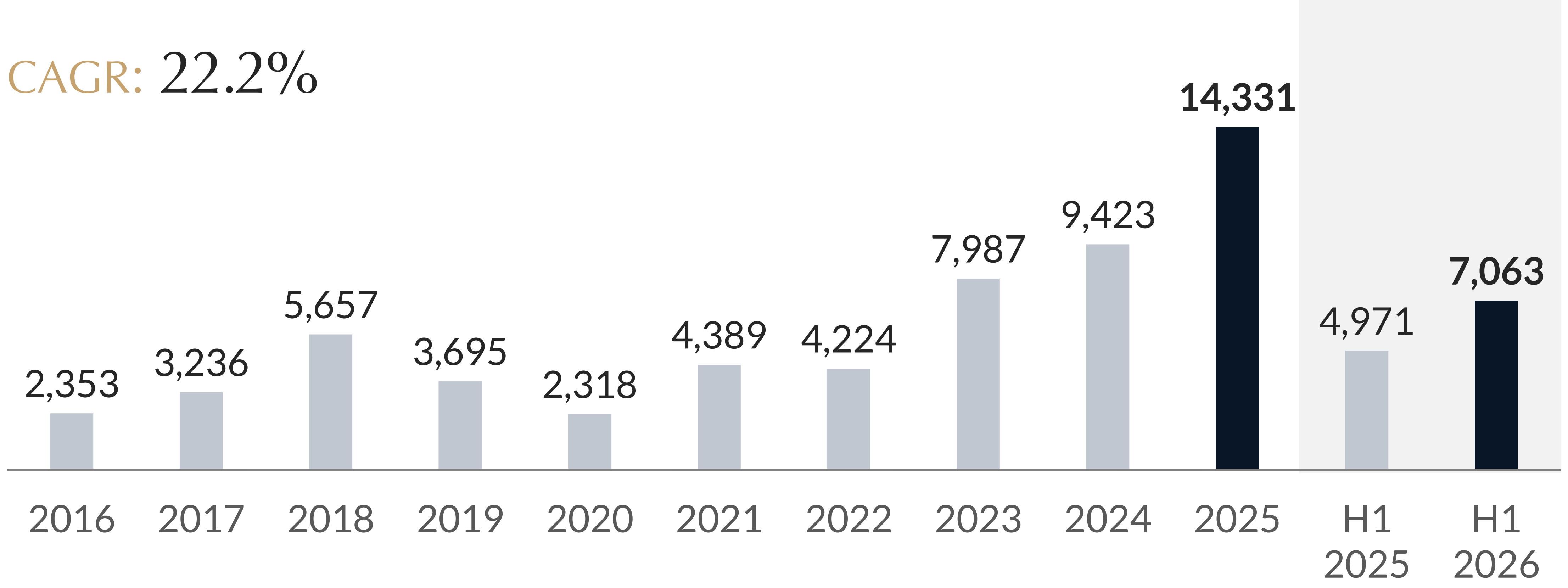
Gross Profit (AED Mn)

CAGR: 20.7%



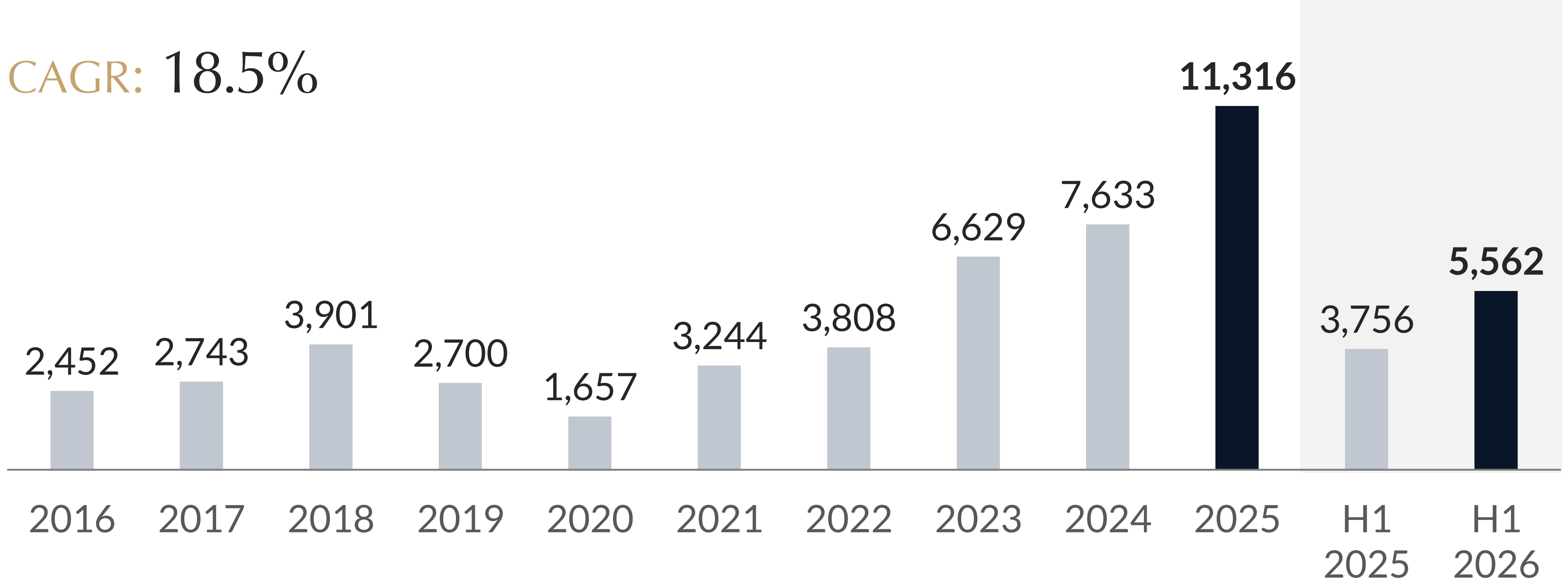
EBITDA (AED Mn)

CAGR: 22.2%



Net Profit after Minority Interest & Tax[1] (AED Mn)

CAGR: 18.5%



Notes: (1) Net Profit after considering 9% tax in 2024 and 15% tax from 1st January 2025 onwards

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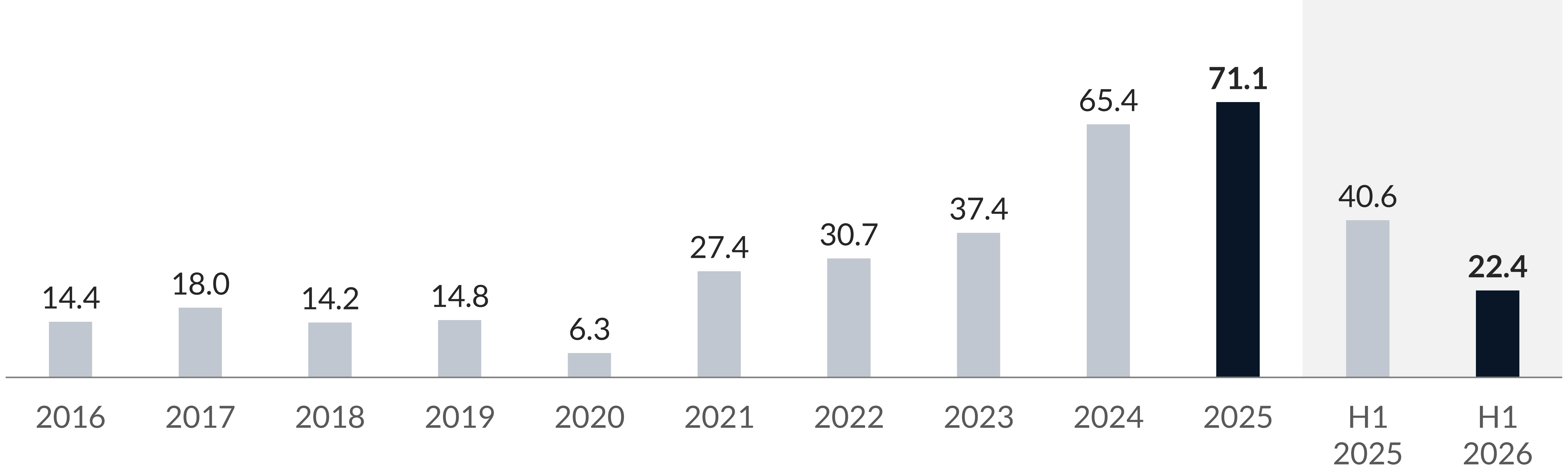
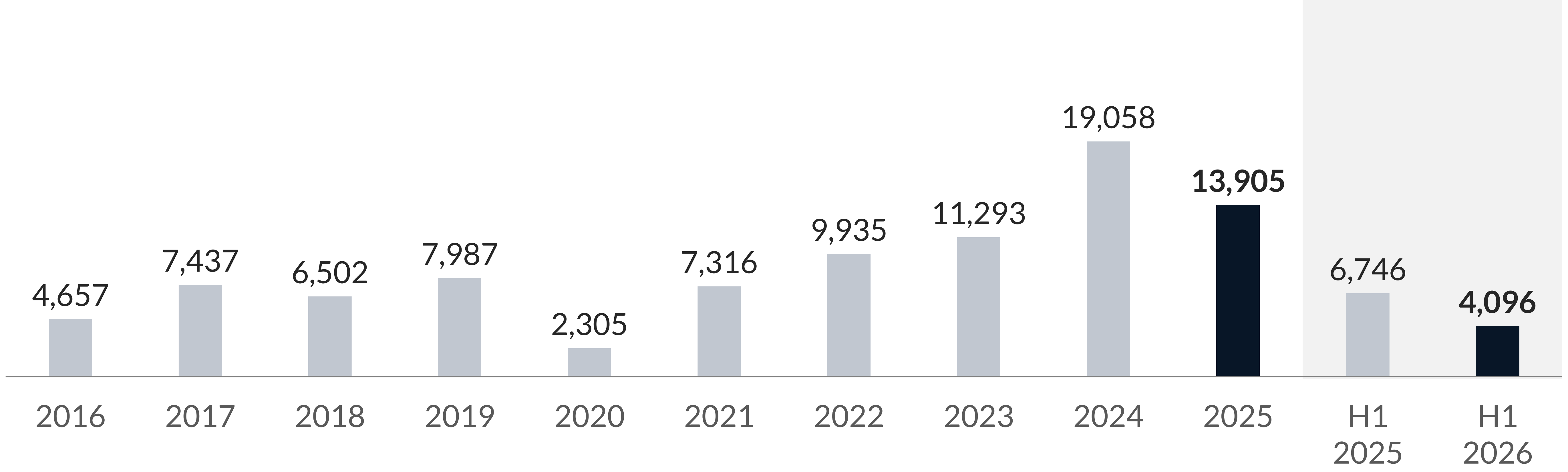
OUR PERFORMANCE OVER THE YEARS

Robust Sales

(AED Bn)



Number of Units Sold



+ **Displayed strong sales traction**
+ **Significant long-term value creation** through Integrated Master Developments centered around Iconic Assets
+ Strong customer trust and brand loyalty
+ Property sales of **c. AED 22.4 Bn in H1 2026**

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PROJECT DEVELOPMENT STATUS AND OVERVIEW

	100% Owned Developments											100% Consolidated JV		JV/JDAs[3]				
Projects Under Development	**Downtown Dubai**	**Arabian Ranches[4]**	**Dubai Marina**	**Emirates Living**	**Emaar Beachfront**	**The Valley**	**Address Marjan Island**	**The Oasis ED**	**Grand Polo Club & Resort**	**Business Bay**	**The Heights**	**Dubai Hills**	**Rashid Yachts & Marina**	**Dubai Creek**	**Emaar South**	**Zabeel Square**	**Other Land Bank[8]**	**Total[5]**
Units	1,132	1,152	666	277	2,261	6,668	1,184	1,670	3,101	688	1,263	9,040	4,290	7,673	5,569	1,748	In Planning Stage	**48,382**
Area (Mn sq. ft.)	1.5	1.9	0.7	0.3	2.6	17.3	1.2	12.2	8.1	0.8	4.0	8.5	4.3	7.8	9.9	1.7		**83.0**
Value (AED Bn)	4.9	3.0	2.1	0.8	15.0	28.0	4.3	30.6	19.8	3.0	10.0	23.1	12.4	22.4	16.5	5.7		**201.6**
% Units Sold	100%	100%	99%	100%	99%	98%	100%	90%	94%	22%	72%	96%	89%	95%	96%	99%		**94%**
% Value Sold	100%	100%	99%	100%	99%	94%	99%	89%	93%	24%	72%	95%	86%	93%	96%	98%		**92%**
% Collected of Sold Units	71%	87%	65%	80%	60%	55%	49%	27%	29%	22%	18%	58%	50%	49%	50%	48%		**47%**
% Remaining Collections of Sold Value	29%	13%	35%	20%	40%	45%	51%	73%	71%	78%	82%	42%	50%	51%	50%	52%		**53%**
Revenue Backlog (AED Bn)[1]	1.3	0.0	0.8	0.0	7.2	14.9	4.2	27.3	18.5	0.7	7.2	9.7	8.1	12.8	9.4	5.6		**127.7**
Gross Margin Achieved[2]	40%	50%	57%	49%	62%	48%	45%	45%	46%	39%	51%	54%	48%	47%	44%	40%		**48%**
Total Remaining GFA (Mn sq. ft.)[7]	-	-	-	-	**3.0**	**27.0**	-	**3.4**	**13.4**	-	**15.7**	**16.1**	**5.4**	**87.2**	**19.3**	-	**49.1**	**239.6**
Build-to-Lease (BTL) / Build-to-Operate (BTO)[6]	-	-	-	-	0.3	0.5	-	0.2	0.2	-	0.2	1.5	0.1	24.2	3.0	-	2.1	**32.3**
Build-to-Sale (BTS)	-	-	-	-	2.7	26.5	-	3.2	13.2	-	15.5	14.6	5.3	63.0	16.2	-	47.1	**207.3**

Notes: Project details are based on current projects under development; (1) Sales value of units sold but not yet recognised as revenue under IFRS for under development projects, including 100% ownership of joint ventures as of 30th June 2026; (2) Based on units sold which are under development as on 30th June 2026, margin is not necessarily indicative of margin at completion; (3) JVs/JDA numbers are on the basis of the full project and not proportional to Emaar's share, while Emaar's entitlement/share of profits is 50%; (4) Includes Arabian Ranches III; (5) Total values exclude projects being developed for Emaar Properties; (6) BTL/ BTO are being developed on behalf of Emaar Properties PJSC for a management fee; (7) Based on current master plan as of 30th June 2026; (8) GFA for land bank without master plans subject to change based on final master plans i.e. Ras Al Khor plot and Dubai Estate

03 BUSINESS REVIEW

LARGEST MASTER DEVELOPER AND PREFERRED DEVELOPMENT PARTNER

Leadership Position

- Largest masterplan developer in UAE, having transformed Dubai's landscape
- Unique proposition of premier integrated lifestyle communities centered around iconic assets
- Aspirational value for Emaar drives sustained demand
- Long term value creation for customers

Preferred Development Partner

- Recognition for superior quality and consistent delivery
- Access to prime land bank in UAE through partnership (JVs/JDAs) with GREs[1], Govt. and large owners of land banks
- Existing JVs/JDAs with leading GREs – Dubai Holding, Dubai Aviation City Corporation, P&O Marinas
- Minimum upfront cash payment model for land acquisition

Notes: (1) Government Related Entities

DE-RISKED BUSINESS MODEL TO DELIVER SELF-SUSTAINING GROWTH

MINIMAL CASH REQUIREMENT FOR LAND

+ Sufficient land bank, limited incremental investment in new land
+ Minimal upfront cash payment model for land acquisitions
+ Structures where JV partners commit the land as their economic contribution

SELF-FUNDED CONSTRUCTION

+ Construction cost is funded through pre-sales
+ On average, 60%-70% of units are pre-sold and 20%-30% cash collection in sold projects is achieved by construction commencement
+ c. 92% of off-plan projects sold

MINIMAL DEFAULT RATE

+ Minimal default rate – Below 1% of sales value
+ Upon default, up to 40% of the sales value as per the law can be forfeited and the property can be resold

BUSINESS STRATEGY

CONSOLIDATE AND PREPARE FOR THE NEXT GROWTH PHASE

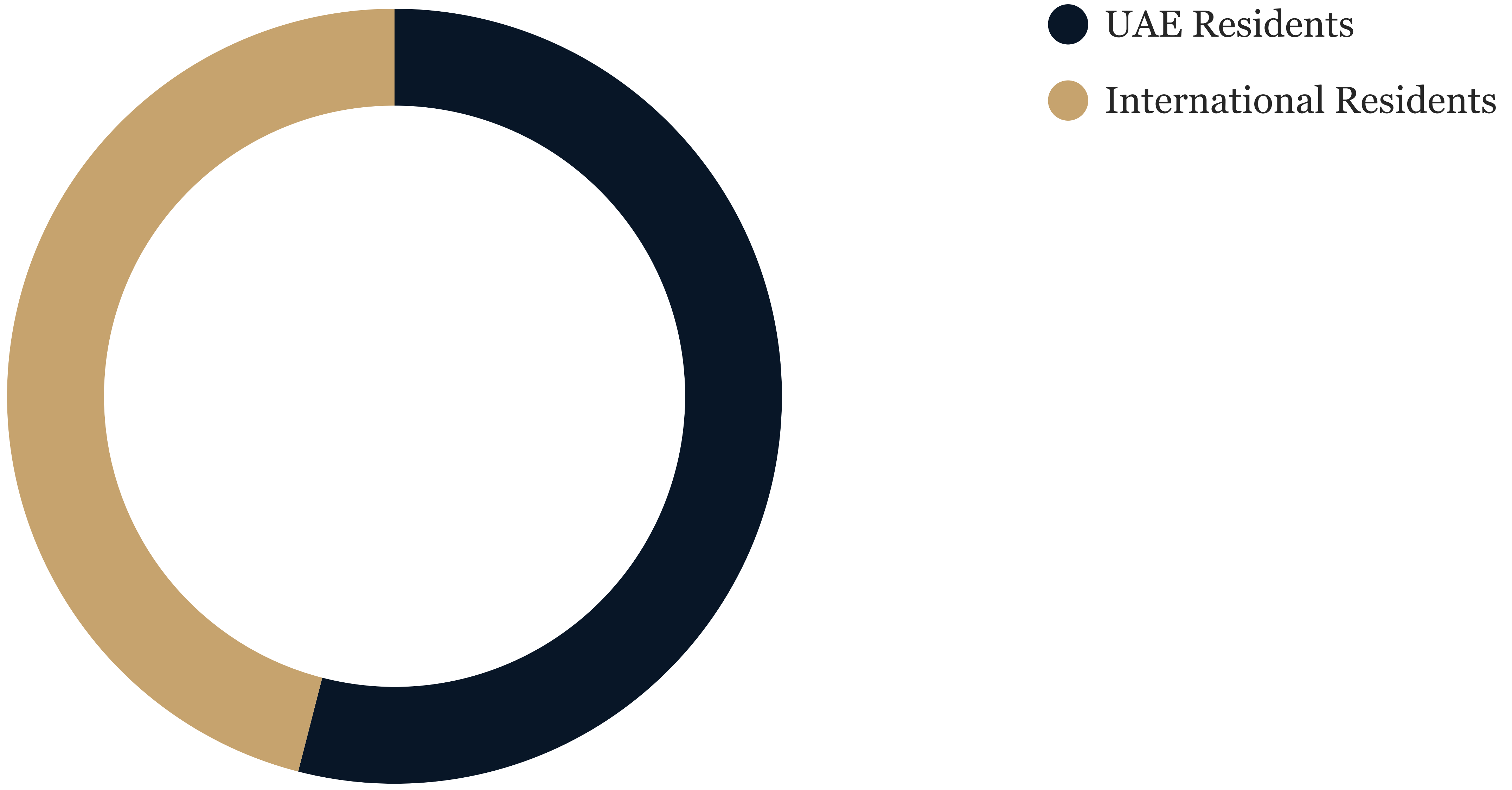
Leverage the Strength of Master Developments	+ Leverage on the existing master community developments to launch new projects	+ Provide 'City within a city' experience to discerning customers	
Product Innovations	+ Unique product offering for millennials	+ Optimised unit size with larger community facilities	+ Wider price-product range
Marketing to International Customers	+ Targeting international customers	+ Business development in China, India, Saudi Arabia and other countries	+ Seen strong response from Chinese customers
Well-planned Execution and Delivery	+ Timely completion of projects under development	+ Healthy cash flow generation	
Development through JV / JDAs	+ Access to premium land through JV/JDA with GREs[1]	+ Preferred Development Partner for GREs	+ Expansion and penetration of Emaar Brand in existing and new markets over longer term
	+ Return on Capital Accretive: lower capital (minimum immediate cash outlay for land purchase)	+ Earn development profit share and project management fees	+ Conserved cash to be used for judicious purchase of prime land

Notes: (1) Government Related Entities

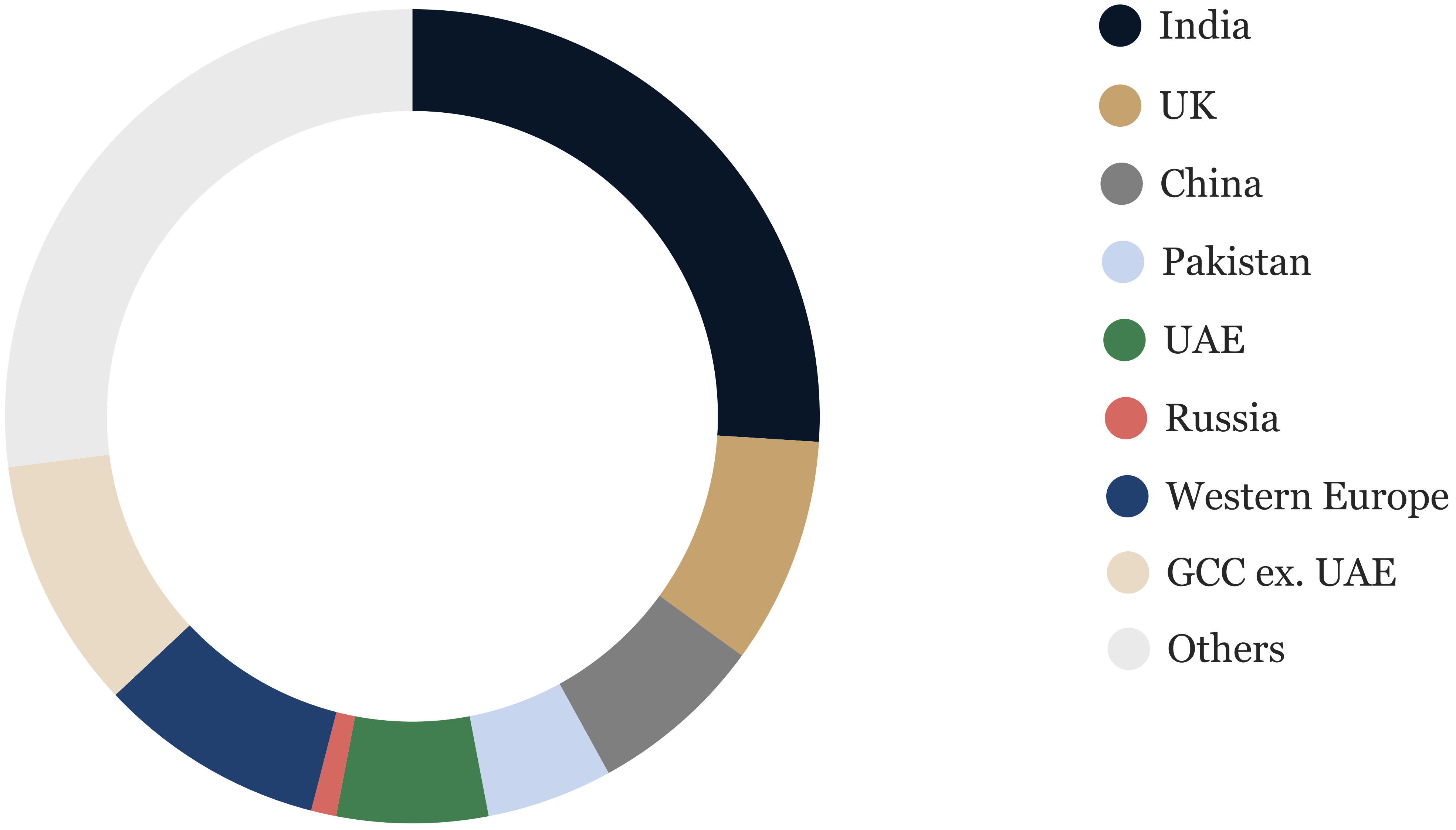
DIVERSIFIED CUSTOMER BASE TO MAINTAIN HEALTHY SALES

FLIGHT TO QUALITY DUE TO STRONG PREFERENCE FOR EMAAR'S MASTER DEVELOPMENTS

H1 2026 Customer Mix – UAE Residents vs. International Residents



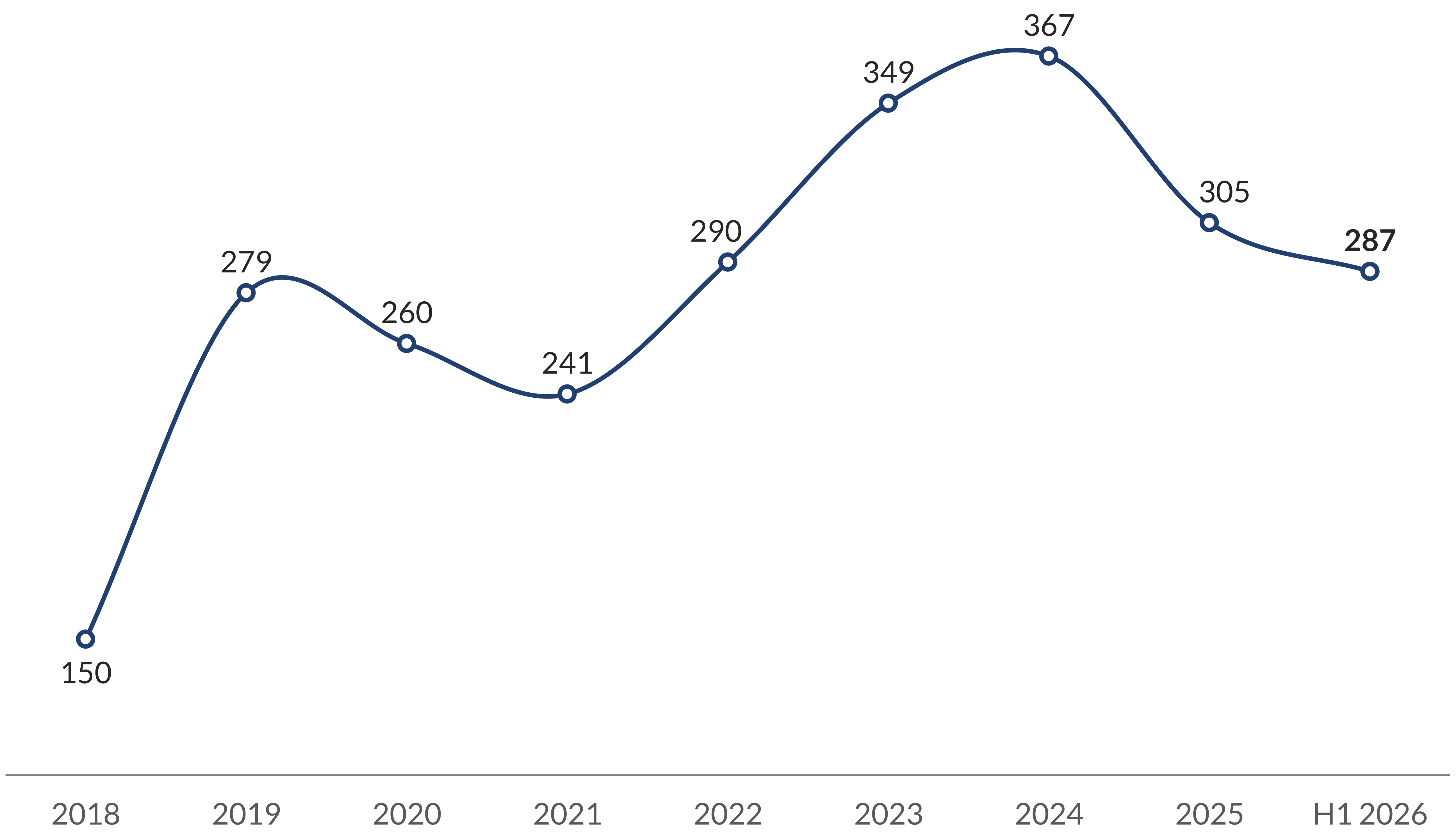
H1 2026 Customer Mix – Based on Nationality



SUFFICIENT LAND BANK FOR LONG-TERM GROWTH

Land Bank Availability – GLA

(Mn sq. ft.)



Year	Masterplan
2012	Arabian Ranches II
2013	Dubai Hills Estate
2014	Dubai Creek Harbour
2015	Emaar South
2016	Downtown Views, Address Marjan Island
2017	Zabeel Square & Emaar Beachfront
2019	Arabian Ranches III, Rashid Yachts & Marina and The Valley
2022	The Oasis - ED
2023	The Heights Country Club & Wellness
2024	Grand Polo Club & Resort
2025	Ras Al Khor
2025	Dubai Estate

UAE Available Land Bank	Gross Land Area (Mn Sq.Ft.)
UAE wholly owned	148.5
The Valley	*48.2*
The Oasis (ED)	*6.7*
Grand Polo Club & Resort	*31.0*
The Heights Country Club & Wellness	*59.8*
Ras Al Khor	*2.4*
Address Marjan Island	*0.4*
Emaar Beachfront	*0.1*
Dubai Hills	21.7
Dubai Creek	50.9
Rashid Yachts & Marina	7.6
Emaar South	24.7
Dubai Estate	33.4
Total UAE Available Land Bank	**287**

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PROJECTS OVERVIEW

WHOLLY-OWNED PROJECTS

Downtown Dubai

Downtown Dubai is a dynamic city hub, which has catalyzed the economy and cemented Dubai's reputation as a true global icon. Offering world-class landmarks, entertainment, and glamour, Downtown Dubai is a true heart of the Emirate.

Arabian Ranches

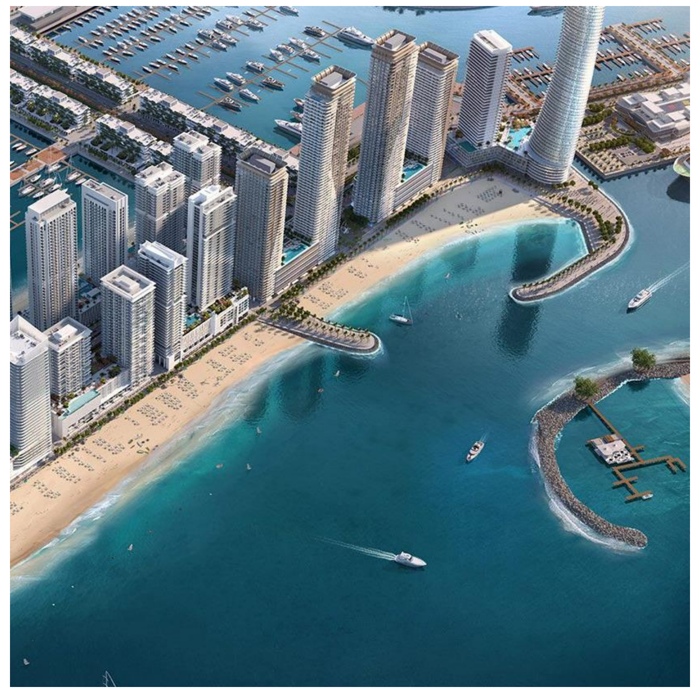
Golden landscape of shimmering sands in a beautifully designed community, inspired by the Arabian desert. Serving an enriching experience of life beyond the ordinary in the premium gated community of Arabian Ranches I, II & III.

Dubai Marina

Offering riviera-style living in a modern aesthetic setting, Dubai Marina is one of the region's largest and first-of-a-kind waterfront developments. With a total development area of 50 Mn sq ft, it gives access to a large 3.5 km water canal, making it a premier sailing destination.

Emirates Living

Green-focused development featuring two low-rise apartment buildings that overlook the Emirates Golf Club and a two-tower mixed-use development.



Emaar Beachfront

Emaar Beachfront is a thoughtfully designed beachfront residential development that blends cosmopolitan and tranquil seaside lifestyles. Offering stunning views of the sea and Dubai Marina, it is a prime location for an iconic waterfront lifestyle that is both serene & sophisticated.

The Valley

An idyllic new township where the expanse of shimmering sands and green open spaces provide the perfect inspiration for a fulfilling life. This exclusive residential development offers open-plan living with exceptional facilities to meet unique requirements.

PROJECTS OVERVIEW

WHOLLY-OWNED PROJECTS

Address Al Marjan Island

A project of c.1.5 Mn sq. ft. of land located at the top of Al Marjan Island ideal to build 5-star hotels and apartments.

The Oasis (ED)

A project of approximately c.49.5 Mn sq. ft. of land ideal for residential developments.

Grand Polo Club & Resort

A project of approximately c.60 Mn sq. ft. of land ideal for residential developments.

Business Bay

Nestled in the heart of Business Bay, Avarra by Palace redefines branded luxury living.

The Heights Country Club

A project of c.77 Mn sq. ft. of land ideal for residential developments.

LAND BANK (100% OWNED)

Ras Al Khor

A project of c.2.4 Mn sq. ft. of land ideal for residential developments and adjacent to existing Dubai Creek Harbour masterplan.

PROJECTS OVERVIEW

100% CONSOLIDATED JVs

Dubai Hills Estate

Joint Venture between Emaar and Meraas Holding to create a mixed-use development with a series of unique neighbourhoods set around an 18-hole championship golf course.

Rashid Yachts and Marina[1]

Joint Venture between Emaar and Mina Rashid Properties LLC to develop Dubai's latest and unprecedented residential marina masterpiece on the Arabian Gulf coast is driven by a desire to change the meaning of sophistication.

Dubai Estate

Dubai Estate located adjacent to Dubai Hills Estate, has been envisioned as a vibrant new district that integrates nature, wellness and connectivity.

JVs / JDAs WITH 50% SHARE

Dubai Creek Harbour

Dubai Creek Harbour, a residential waterfront community in the heart of Dubai, represents the pinnacle of contemporary living. This innovative and creative development offers unparalleled panoramic views of the Downtown Dubai skyline from a private island amidst pristine natural beauty.

Emaar South

Joint Venture between Emaar and Dubai Aviation City Corporation that is part of 145 sq. km. smart city set to become a pivotal hub in the global economy, located within Emirates' flagship urban project, Dubai South.

Zabeel Square

Joint venture between Emaar and Meraas to create a mixed-use development near Zabeel Park, Dubai.

Notes: (1) 'Rashid Yachts & Marina', formerly 'Mina Rashid'

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04 SUSTAINABILITY AT EMAAR DEVELOPMENT

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EMAAR'S ESG STRATEGY FRAMEWORK

Emaar's purpose is to create and sustain exceptional places to live, work and visit, with a commitment to sustainability at the forefront, enhancing community wellbeing, safeguarding the environment, and creating long-term value for all its stakeholders.

STRATEGIC PILLARS

Safeguarding the Environment	Maximising Social Value	Strong Governance and Business Ethics

FOCUS AREAS

Safeguarding the Environment

- ✪ 6 - Climate Change Mitigation
- ✪ 9 - Water Management
- 10 - Waste Management
- 11 - Climate Change Adaptation
- 14 - Sustainable Material Use, Design & Construction
- 20 - Green Building Certifications
- 24 - Biodiversity Conservation

Maximising Social Value

- ✪ 1 - Customer Satisfaction
- ✪ 2 - Health, Safety & Well-being
- 15 - Talent Attraction & Retention
- 17 - Training & Development
- 19 - Community Impact
- 23 - Diversity & Inclusion

Strong Governance and Business Ethics

- ✪ 3 - Legal & Regulatory Compliance
- ✪ 4 - Anti-corruption & Bribery
- ✪ 5 - Data Privacy & Security
- ✪ 7 - Ethics & Transparency
- ✪ 8 - Human Rights
- 12 - Risk Management
- 13 - Board Oversight & Accountability
- 16 - Economic Performance & Resilience
- 18 - Stakeholder Engagement
- 21 - Innovation & Digital Transformation
- 22 - Responsible Procurement

UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS (UN SDGS)

STRATEGIC OBJECTIVES

Exceptional Places to Live	Exceptional Places to Visit	Exceptional Places to Work	Exceptional Places for the Environment

✪ *Highlighted focus areas represent the top 9 material issues of high importance*

AWARDS AND ACHIEVEMENTS

AWARDS AND RECOGNITIONS

- **Emaar Asset Management (EAM) was awarded the 'Sustainable Retrofit Project of the Year',** having completed the initial phase of its Energy Optimisation and Retrofit Programme at the MENA Green Building Awards 2025, organised by the Emirates Green Building Council.

- **292 buildings and 35 podiums in the UAE are certified under the WELL Health-Safety Rating,** which promotes human health and well-being through building design.

MEMBERSHIPS

Emaar UAE is a member of the Emirates Green Building Council.

SAFEGUARDING THE ENVIRONMENT

Climate Change Mitigation and Adaptation	Energy Management Programme	Renewable Energy and Green Mobility	Sustainable Material Use, Design and Construction	Waste Management and Circularity	Water Efficiency and Reuse	Supplier Quality Assurance
In 2025, Emaar established its Group Net Zero Strategy and Climate Risk Framework, in line with the UAE's national climate priorities. For further details on Emaar's Net Zero 2050 Strategy refer to slide – [Building Towards a Sustainable Future: Emaar's Commitment to Net Zero.]	Launched in 2023, Emaar's Energy Management Programme boosts energy efficiency, cuts consumption, and expands renewable energy use across assets. The programme supports Dubai's Demand Side Management (DSM) Strategy 2050 targets: 30% reduction by 2030 and 50% by 2050. In Q2 2026, Energy Savings Performance Contracts (ESPCs) were finalised for the Downtown Dubai and Dubai Hills Estate communities.	In 2025, Emaar expanded on-site solar capacity, identifying priority projects in The Greens, The Views and Dubai Hills Estate. As of Q2 2026, a total of 376.52 kWp of rooftop solar PV capacity was commissioned within the Dubai Hills Estate community. Emaar advanced green mobility, with 140+ EV charging ports installed across UAE communities by end-2025. 140+ EV charging ports installed	Emaar integrates energy-efficient building designs and technologies across its developments. In 2025, Emaar piloted projects to assess low-carbon materials, architectural shadings, and green building standards to improve environmental performance.	In Q2 2026, the landfill diversion rate is at 64.4% . This is due to stronger tenant engagement, tracking and on-site segregation. Of this, 47.5% was incinerated (with energy recovery) and approximately 17% was recycled. In 2025, Emaar reused 3,500 tonnes of milled asphalt at The Oasis development, reducing virgin material use and landfill waste. 64.4% Landfill diversion rate (UAE)	In the UAE, Emaar manages water use through smart monitoring, leak detection, and water-efficient fixtures. Pool backwash is reused for car park and hardscape cleaning. Treated effluent water is used for landscaping, while centralised irrigation controls optimise watering using real-time weather data.	In 2025, Emaar strengthened supplier pre-qualification. Suppliers must complete Supplier Quality Assurance training and sign the Supplier Code of Conduct, covering anti-bribery, anti-fraud, and whistleblowing standards. Dubai Green Building Regulations and Specifications (DGBR)-aligned requirements were also embedded in all main construction tenders.

Click here for further information about our ESG initiatives in our 2025 Integrated Report.

BUILDING TOWARDS A SUSTAINABLE FUTURE: EMAAR'S COMMITMENT TO NET ZERO

Emaar has established a comprehensive Net Zero 2050 Strategy for operational emissions across key markets including UAE, Egypt and India. This is informed by guidance and tools grounded in science-based methodologies to limit global warming level to 1.5°C.

The strategy is aligned with the UAE's national climate policies and the UAE's Net Zero 2050 Strategy[1].

2035 TARGET

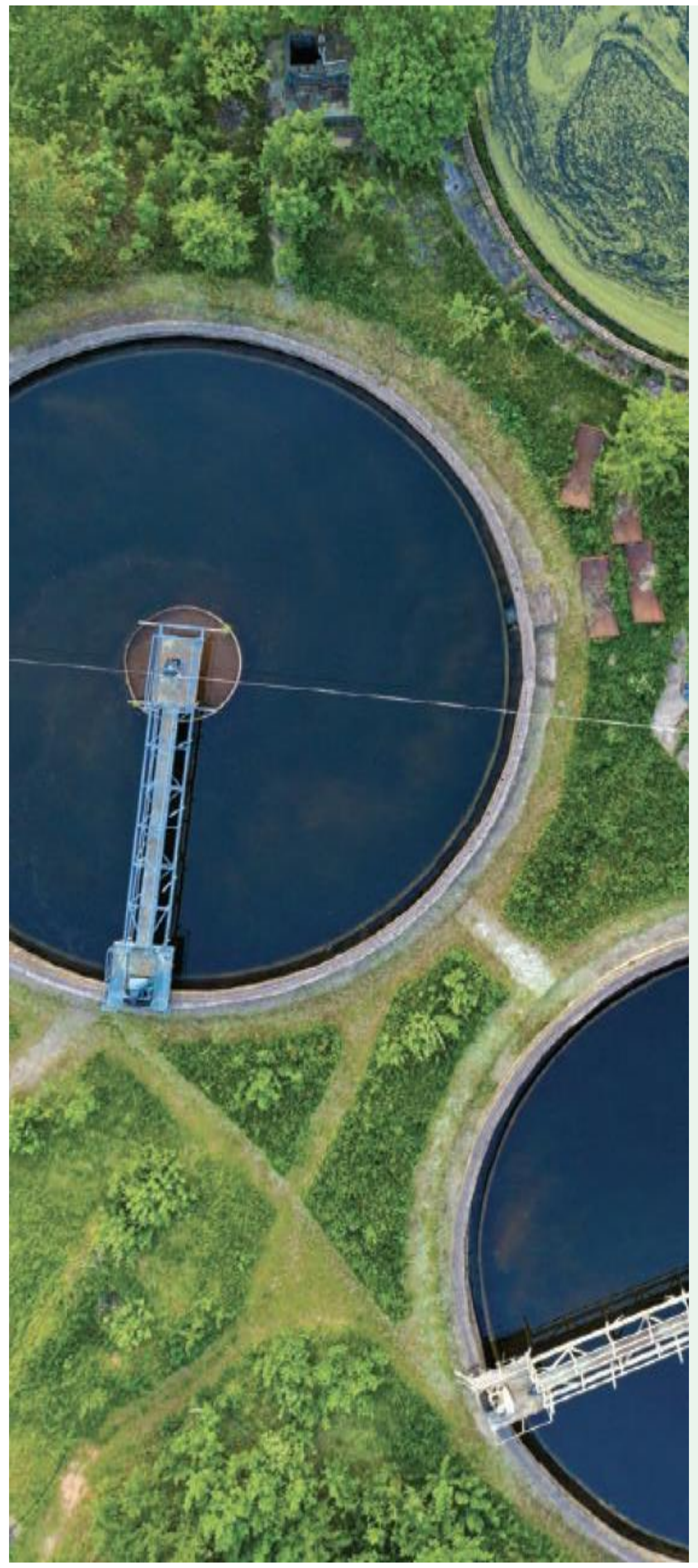
63% Reduction

Scope 1[2] & Scope 2[3] emissions versus 2024 baseline

2050 TARGET

Net Zero

Scope 1[2] & Scope 2[3] emissions versus 2024 baseline



Decarbonisation Levers

Five strategic pathways to Net Zero operations

Low GWP Refrigerants
Transition to refrigerants with minimal global warming potential across all managed assets.

Energy Efficiency
Retrofit and optimise building systems to drive measurable reductions in operational energy consumption.

On-site Solar
Deploy solar PV systems across Emaar's properties wherever deemed feasible.

Electrification
Replace fossil fuel-dependent equipment with high-efficiency electric alternatives across the portfolio.

Clean Power Procurement
Source certified renewable energy through Power Purchase Agreements (PPAs) and International Renewable Energy Certificates (IRECs).

Click here to view the complete Net Zero 2050 Strategy Report

Notes: (1) Federal Decree-Law No. 11 of 2024 and Cabinet Resolution No. 67 of 2024; (2) Scope 1: Direct emissions from owned or operationally controlled assets (including diesel generators, refrigerant leakage, and fuel use in vehicles); (3) Scope 2: Indirect emissions from purchased energy for owned or operationally controlled assets (including purchased electricity, steam, cooling, and heating)

MAXIMUM SOCIAL VALUE

Health, Safety and Wellbeing

Emaar promotes a strong health and safety (H&S) culture, aligned with its Group Health & Safety policy and applicable regulations.

In 2025, 32,359 hours of job-specific H&S training were delivered across Emaar Development construction sites.

Emaar conducted 4,940 safety audits and 1,855 welfare audits across projects in 2025.

Policies and risk controls are designed to keep the fatality and workplace injury incident rate below 0.025 for all on-site individuals.

32,359 hours
Job-specific health and safety training

Customer Satisfaction

The Emaar One App unified 90% of property services and, by end-2025, served 98,000+ users and processed AED 7.2bn+ in payments.

Emaar renewed its ICXS2019:02 Customer Experience Standard certification in 2025.

Emaar Development achieved a 98% CSAT score in 2025, up from 93.4% in 2024.

In 2025, Emaar updated its Responsible Marketing Policy and introduced a Customer Experience for People of Determination Policy; employee training on the marketing policy was completed in Q2 2026.

98%
CSAT score

Talent Management and Development

In 2025, Emaar's employees completed a total of 4,709 training hours, averaging 11.5 hours per employee.

In Q1 2026, employee engagement was strengthened with wellness and community events.

11.5 hours
Average training per employee (UAE)

Diversity and Inclusion

Emaar's diverse workforce reflects our inclusive culture and the communities we serve. The total workforce as of Q2 2026, is as follows:

+ Total Workforce: 536 employees
+ Nationalities Represented: 100+ across the Group

In the first half of 2026, females represented 32% of our workforce.

1 Board Member and 1 Senior Executive Team member are women.

32%
Female workforce

Community Impacts

We support social well-being through CSR initiatives and community management focused on safety, inclusivity, sustainability and quality of life.

Community operations are governed through ISO-aligned systems, including the Integrated Community Management System (ICMS), Mollak for Real Estate Regulatory Agency (RERA) compliance, an Incident Management System for safety, and a Sustainability Dashboard that monitors energy, water and waste performance.

Click here for further information about our ESG initiatives in our 2025 Integrated Report.

STRONG GOVERNANCE AND BUSINESS ETHICS

ESG Governance

ESG governance is led by a senior executive ESG Steering Committee reporting to the Chairman of the Board of Directors.

The Committee oversees the identification, assessment and management of material ESG risks and opportunities, ensuring ESG is embedded in strategic decision-making across the business. ESG-linked KPIs are integrated into member performance reviews and remuneration.

ESG Policy

Emaar launched its Group ESG Policy and ESG Strategy in 2024 to embed ESG across its operations. Together, they define the Company's ESG priorities, roles and responsibilities, and provide the framework to integrate environmental, social and governance considerations into every aspect of the business.

Climate Change and Environmental Policy

In 2025, Emaar introduced a Group Climate Change and Environmental Policy to unify environmental commitments across all business units.

The policy sets out guiding principles to reduce environmental impact, manage climate risks, ensure regulatory compliance and embed sustainability into decision-making.

LINK TO POLICY

Human Rights Policy

Developed in 2025, Emaar's Human Rights Policy sets clear principles and expectations for upholding human rights across its operations and supply chain.

Informed by stakeholder engagement, peer benchmarking and risk assessment, the policy is guided by leading international frameworks (including UN Guiding Principles on Business and Human Rights (UNGPs), the International Bill of Human Rights, the International Labour Organisation (ILO) Fundamental Principles and Rights at Work) and applicable local regulations.

LINK TO POLICY

STRONG GOVERNANCE AND BUSINESS ETHICS

Responsible Brand Representation Policy

In 2025, we revised and updated our Group-level Responsible Brand Representation Policy, replacing the Responsible Marketing Policy and established clear principles for how the brand is represented across all marketing, advertising, sales and customer engagement activities.

LINK TO POLICY

Data Privacy and Security

The Group-level Technology Governance & Steering Committee Framework & Policy governs data privacy and security, supported by the Data Protection and Privacy Policy and Information Security Management System (ISMS) Policy to embed data protection across technology initiatives.

Information security is managed under Group-wide ISO 27001:2022 certification, maintained through regular surveillance audits and recertified every three years.

Health and Safety Policy

A Group Health and Safety Policy, approved by the Group CEO, sets the foundation for our approach to safe, healthy and resilient operations.

It covers all employees and contractors, reinforcing compliance, HSE improvement, training, risk prevention and emergency preparedness across the Group.

LINK TO POLICY

Standards of Conduct Policy

The Standards of Conduct Policy sets expected professional behaviour for all UAE entity employees, covering ethics, workplace conduct, anti-bribery, anti-corruption and fraud, confidentiality, data protection, company assets, compliance and reporting.

It also defines fair treatment and respect standards, including channels for raising concerns and grievances.

LINK TO POLICY

STRONG GOVERNANCE AND BUSINESS ETHICS

Corporate Governance Policy

In 2025, the Board approved an updated Group Corporate Governance Policy, supported by policies and terms of reference that guide framework implementation. Board members receive regular training on policy commitments.

Anti-Bribery and Corruption Policy

Emaar Group's Anti-Bribery and Corruption Policy reinforces professional, fair and ethical business conduct, with clear guidelines for entities, employees and business partners to prevent bribery, ensure legal compliance and protect stakeholder trust.

LINK TO POLICY

Anti-Fraud Policy and Whistleblowing Policy

In 2025, the Group updated its Anti-Fraud and Whistleblowing Policies to strengthen integrity, accountability and stakeholder trust.

The Anti-Fraud Policy guides the identification, reporting and investigation of suspected fraud, helping protect Group assets and reputation.

The Whistleblowing Policy requires employees, business partners and stakeholders to report non-compliance, misconduct, fraud or corruption through established channels.

LINK TO ANTI-FRAUD POLICY

LINK TO WHISTLEBLOWING POLICY

Gifting Policy

Emaar's strict no-gifts policy prohibits employees from accepting gifts, rewards or favours from vendors, contractors, customers or other Company-connected parties.

The policy supports neutrality and helps prevent conflicts of interest or perceived impropriety.

05 ANNEXURES

PROJECTS UNDER DEVELOPMENT (100% OWNED)

Project (100% owned)	Units	Project Value[1] (AED Mn)	Area (sq. ft.)	Launch Period	% Unit Sold	% Completion (Jun-26)
Downtown Dubai	**1,132**	**4,873**	**1,484,990**		**100%**	
St. Regis Residences	1,097	3,955	1,231,876	Feb-22	100%	82%
The Residence BK*	35	918	253,114	Nov-22	100%	98%
Dubai Marina	**666**	**2,109**	**723,230**		**99%**	
Marina Shores*	440	1,319	460,545	Jul-22	100%	90%
Marina Cove	226	790	262,685	Oct-24	99%	0%
The Oasis*	**671**	**10,756**	**4,652,106**		**97%**	
Palmiera	265	2,738	1,256,613	Aug-23	100%	89%
Mirage	204	3,884	1,853,113	Apr-24	100%	56%
Palmiera 2	56	555	242,068	May-24	100%	87%
Palmiera 3	59	567	256,264	Aug-24	98%	86%
Lavita	49	2,357	799,446	Sep-24	92%	31%
Palmiera Collective	38	655	244,602	Jan-26	55%	0%
The Oasis ED	**1,670**	**30,567**	**12,230,210**		**90%**	
Address Tierra	487	8,486	3,538,543	Mar-25	97%	5%
Palace Ostra	526	9,625	3,834,008	Mar-25	97%	9%
Mareva	311	6,000	2,349,387	Dec-25	82%	0%
Mareva 2	346	6,456	2,508,272	Dec-25	79%	0%
Arabian Ranches III	**1,152**	**3,020**	**1,867,141**		**100%**	
Anya	492	1,188	791,689	Jan-23	100%	100%
Anya 2	362	995	593,026	Mar-23	100%	100%
May	298	837	482,426	May-23	100%	100%
Emaar Beachfront	**2,261**	**15,018**	**2,635,207**		**99%**	
Address The Bay	447	2,312	534,077	Jun-22	100%	77%
Beachgate by Address	250	1,632	326,354	Aug-22	100%	94%
Seapoint	661	4,292	744,154	Apr-23	100%	45%
Bayview Tower 1 & 2	676	4,900	746,170	Jun-23	99%	52%
The Bristol	227	1,883	284,452	Jan-25	100%	7%
The Heights	**1,263**	**9,965**	**4,015,873**		**72%**	
Serro	383	2,856	1,180,405	Jan-26	56%	0%
Serro II	397	3,140	1,269,765	Jan-26	88%	0%
Salva	483	3,970	1,565,703	Jan-26	73%	0%

Project (100% owned)	Units	Project Value[1] (AED Mn)	Area (sq. ft.)	Launch Period	% Unit Sold	% Completion (Jun-26)
The Valley	**6,668**	**27,985**	**17,299,209**		**98%**	
Rivana	486	1,725	1,241,999	Jun-23	100%	97%
Nima	520	1,279	979,710	Sep-23	100%	89%
Alana	322	1,432	917,111	Oct-23	100%	91%
Farm Gardens 2	256	2,287	1,466,461	Feb-24	100%	63%
Lillia	406	960	669,378	Mar-24	100%	100%
Venera	696	2,220	1,464,088	Jun-24	100%	62%
Velora	488	1,495	1,025,144	Jun-24	100%	65%
Avena	322	1,452	917,168	Jul-24	100%	49%
Avena 2	332	1,507	948,524	Jul-24	100%	50%
Velora 2	312	1,020	655,416	Oct-24	100%	55%
Farm Grove 1	482	2,699	1,544,934	Dec-24	100%	12%
Farm Grove 2	290	1,676	950,028	Dec-24	100%	9%
Elea	128	431	272,048	Jan-25	100%	35%
Kaia	156	465	292,394	Jan-25	100%	30%
Elva	244	819	520,084	Feb-25	100%	38%
Rivera	378	1,904	1,077,426	Apr-25	100%	8%
Vindera	578	2,100	1,181,680	Sep-25	100%	0%
Ovelle	133	1,210	569,365	Nov-25	64%	0%
Avelia	139	1,304	606,251	Dec-25	19%	0%
Grand Polo Club and Resort	**3,101**	**19,778**	**8,102,664**		**94%**	
Montura	211	1,605	668,907	May-25	100%	13%
Montura 2	206	1,226	505,043	May-25	100%	4%
Montura 3	219	1,674	696,697	May-25	100%	9%
Chevalia Fields	179	1,801	705,448	May-25	100%	12%
Chevalia Estate	80	1,053	401,942	May-25	100%	16%
Selvara	237	1,622	686,100	Jun-25	93%	5%
Selvara 2	246	1,683	711,342	Jun-25	92%	7%
Selvara 3	138	1,000	399,644	Aug-25	54%	0%
Selvara 4	173	1,211	501,484	Aug-25	75%	0%
Chevalia Estate 2	120	1,232	465,036	Sep-25	98%	0%
Equestra	361	1,712	682,661	Nov-25	92%	0%
Equiterra	547	2,463	1,020,636	Nov-25	100%	0%
Equiterra 2	384	1,497	657,724	Nov-25	98%	0%
Emirates Hills	**277**	**751**	**312,806**		**100%**	
Golf Heights*	277	751	312,806	Oct-22	100%	100%
Address Marjan Island	**1,184**	**4,253**	**1,213,404**		**100%**	
Address Marjan Island	1,184	4,253	1,213,404	Dec-23	100%	20%
Business Bay Plot	**688**	**3,019**	**760,092**		**22%**	
Avarra by Palace	688	3,019	760,092	Nov-25	22%	0%
Total 100% Owned	**20,733**	**132,094**	**55,296,932**		**93%**	

*Notes: Revenues of projects under construction are recognized upon 20% construction completion and 20% collection; (1) Total Project value of units under development based on expected selling price; *Projects being developed for Emaar Properties PJSC*

PROJECTS UNDER DEVELOPMENT (JVs)

Project (Joint Ventures)	Units	Project Value[1] (AED Mn)	Area (sq. ft.)	Launch Period	% Unit Sold	% Completion (Jun-26)
Dubai Hills Estates	**9,040**	**23,129**	**8,542,458**		**96%**	
Elvira	892	2,050	889,720	Feb-23	100%	100%
Greenside	490	1,075	433,671	Sep-23	98%	92%
Club Drive	529	1,164	453,425	Oct-23	100%	91%
Park Gate	87	1,014	318,753	Nov-23	100%	95%
Parkside Hills	370	818	337,496	Feb-24	100%	84%
Park Lane	854	1,757	691,515	Mar-24	100%	73%
Vida DHE	217	629	226,420	Mar-24	100%	91%
Palace DHE	962	2,457	894,868	May-24	100%	61%
Club Place	473	1,146	435,059	Jul-24	99%	67%
Parkland	209	585	204,596	Aug-24	100%	62%
Address DHE	582	1,581	539,547	Aug-24	100%	29%
Golf Hillside	184	502	185,641	Sep-24	97%	70%
Vida Club Point	672	1,540	582,828	Sep-24	100%	47%
Hillsedge	406	962	343,721	Dec-24	77%	28%
Parkwood	487	1,330	459,266	Feb-25	80%	22%
Vida Residence Hillside	500	1,370	461,945	May-25	85%	19%
Park Gate 2	17	249	63,024	May-25	100%	80%
Rosehill	555	1,381	506,062	Jul-25	95%	14%
Palace Hillside	359	957	320,658	Oct-25	93%	10%
Greencrest	195	560	194,243	Jan-26	72%	0%
Rashid Yachts & Marina	**4,290**	**12,444**	**4,315,577**		**89%**	
Seascape	391	888	421,746	Dec-22	99%	89%
Sunridge	130	244	111,787	Jun-23	100%	100%
Clearpoint	477	1,040	492,282	Sep-23	99%	68%
Avonlea	161	386	166,259	Nov-23	100%	59%
Bayline	151	356	155,554	Nov-23	100%	56%
Ocean Star	217	522	219,386	Mar-24	100%	43%
Ocean Point	154	373	154,148	Apr-24	100%	32%
Marina Views	545	1,760	556,126	Jul-24	100%	17%
Ocean Cove	233	560	226,537	Jul-24	99%	30%
Ocean Views	78	276	91,786	Sep-24	100%	20%
Pier Point 1	122	390	120,001	Sep-24	98%	14%
Pier Point 2	121	384	118,470	Sep-24	96%	14%
Porto View	114	361	111,616	Sep-24	96%	10%
Marina Place 1	162	531	155,660	Nov-24	100%	10%
Marina Place 2	179	603	176,140	Nov-24	100%	10%
Baystar by Vida	319	1,329	328,654	Jul-25	88%	0%
Sera 1 & 2	386	1,189	374,670	Aug-25	31%	0%
Aurea	169	596	161,738	Oct-25	93%	0%
Fior 1	181	656	173,017	Feb-26	33%	0%

Project (Joint Ventures)	Units	Project Value[1] (AED Mn)	Area (sq. ft.)	Launch Period	% Unit Sold	% Completion (Jun-26)
Dubai Creek Harbour	**7,673**	**22,428**	**7,784,152**		**95%**	
The Cove II	806	2,470	976,704	Nov-22	100%	100%
Creek Waters	450	1,236	476,979	Apr-23	100%	87%
Creek Waters 2	455	1,294	482,396	May-23	100%	89%
Aeon	262	665	269,567	Jan-24	98%	86%
Oria	163	457	181,659	Feb-24	100%	79%
Valo	291	752	280,454	Apr-24	99%	75%
Arlo	431	1,273	418,307	May-24	100%	50%
Palace Creek Blue	512	1,593	481,796	Jun-24	100%	27%
Altus	280	723	279,111	Jul-24	99%	72%
Address DCH	324	1,041	307,499	Aug-24	100%	44%
Albero	479	1,371	485,877	Apr-25	95%	13%
Altan	479	1,372	485,877	May-25	94%	13%
Silva	434	1,188	425,650	Jun-25	98%	10%
Montiva	474	1,260	441,760	Aug-25	97%	4%
Lyvia	478	1,363	459,706	Oct-25	97%	0%
Creek Haven	593	1,838	565,148	Nov-25	77%	0%
Creek Bay	762	2,532	765,662	Nov-25	83%	0%
Emaar South	**5,569**	**16,513**	**9,925,349**		**96%**	
Fairway Villas 2	309	1,290	810,356	May-23	100%	93%
Fairway Villas 3	72	404	241,704	Mar-24	100%	64%
Greenway	232	847	598,618	Apr-24	100%	47%
Golf Lane	574	3,202	1,943,425	Jun-24	100%	42%
Greenway 2	492	1,560	1,031,350	Jun-24	100%	44%
Golf Point	550	702	482,848	Aug-24	99%	0%
Greenridge	520	1,733	1,093,820	Sep-24	100%	47%
Greenville	140	516	294,524	Oct-24	100%	59%
Greenville 2	148	549	311,354	Oct-24	100%	56%
Golf Acres	113	218	168,985	Dec-24	99%	0%
Golf Dale	184	345	211,227	Dec-24	98%	0%
Golf Edge	169	295	173,217	Jan-25	100%	0%
Greenspoint	196	751	412,336	Feb-25	100%	52%
Greenspoint 2	244	957	513,316	Feb-25	100%	51%
Golf Meadow	188	343	209,273	Mar-25	97%	0%
Golf Verge	196	405	215,149	Mar-25	90%	0%
Golf Hills 2	204	369	193,823	Nov-25	88%	0%
Golf Hills	204	375	193,823	Nov-25	87%	0%
Vista Ridge	198	424	210,506	Jan-26	80%	0%
Grove Ridge	193	418	207,249	Jan-26	81%	0%
Golf Vale	262	450	229,561	Mar-26	82%	0%
Golf Fields	181	361	178,885	Mar-26	100%	0%
Zabeel Square	**1,748**	**5,703**	**1,743,733**		**99%**	
Address Zabeel	1,748	5,703	1,743,733	Jan-24	99%	14%
Expo Living*	**2,388**	**4,756**	**2,042,540**		**83%**	
Terra Heights	1,004	1,921	849,892	Nov-24	100%	11%
Terra Gardens	560	1,120	480,416	Oct-25	97%	0%
Terra Woods	824	1,715	712,232	Feb-26	52%	0%
Total (Joint Ventures)	**30,708**	**84,974**	**34,353,809**		**94%**	

*Notes: Revenues of projects under construction are recognized upon 20% construction completion and 20% collection; (1) Total Project value of units under development based on expected selling price; *Projects being developed for Emaar Properties PJSC*

EMAAR
DEVELOPMENT

COMPLETED PROJECTS[1] (100% OWNED)

Project (100% Owned)	Units	Project Value[2] (AED Mn)	Area (sq. ft.)	% Unit Sold	% Value Sold	% Collected of Sold Value	% Remaining Collections of Sold Value
Downtown Dubai	**6,924**	**24,564**	**8,668,455**	**99%**	**99%**	**92%**	**8%**
Blvd Heights	550	1,808	773,089	100%	100%	100%	0%
Blvd Crescent	356	1,144	489,852	99%	99%	100%	0%
Opera Grand Residential Tower	295	2,121	515,219	99%	99%	99%	1%
Act One Act Two	778	2,131	821,324	100%	100%	90%	10%
Downtown Views 2	1,509	3,564	1,613,816	100%	100%	93%	7%
Address Opera	866	3,819	1,103,756	100%	100%	96%	4%
Forte	918	2,632	1,063,647	100%	100%	92%	8%
Grande	899	2,942	971,210	100%	100%	93%	7%
Il Primo	133	2,747	709,682	90%	90%	72%	28%
Vida Dubai Mall	620	1,656	606,860	100%	100%	90%	10%
Dubai Marina	**529**	**2,479**	**1,079,459**	**95%**	**88%**	**100%**	**0%**
Marina Plaza	167	1,640	668,059	84%	84%	100%	0%
Vida Residence at Dubai Marina	362	839	411,400	99%	99%	100%	0%
Arabian Ranches II	**927**	**3,315**	**2,398,810**	**100%**	**99%**	**99%**	**1%**
Samara	177	745	467,319	98%	98%	100%	0%
Azalea	108	422	264,151	99%	99%	99%	1%
Polo Homes	71	756	500,316	100%	100%	97%	3%
Sun	431	628	643,125	100%	100%	100%	0%
Arabian Ranches III	**2,482**	**6,565**	**5,034,625**	**100%**	**100%**	**93%**	**7%**
Joy	486	768	740,435	100%	100%	97%	3%
Ruba	430	803	693,852	100%	100%	93%	7%
June 2	35	126	96,699	100%	100%	98%	2%
Bliss	332	670	529,060	100%	100%	90%	10%
Caya	247	1,091	756,918	100%	100%	86%	14%
June	183	653	508,903	100%	100%	97%	3%
Elie Saab	129	663	436,715	99%	99%	96%	4%
Elie Saab II	131	686	446,199	100%	100%	97%	3%
Bliss 2	269	573	441,847	100%	100%	88%	12%
Raya	240	531	383,997	100%	100%	94%	6%
Emaar Beachfront	**2,030**	**6,711**	**2,134,286**	**100%**	**99%**	**90%**	**10%**
Marina Vista	353	870	327,247	100%	100%	98%	2%
Grand Bleu Tower	634	2,247	707,974	100%	100%	94%	6%
Palace Beach Residence	550	1,634	522,827	100%	100%	87%	13%
Beach Mansion	493	1,960	576,238	99%	99%	85%	15%
The Valley	**1,948**	**3,803**	**3,419,712**	**100%**	**100%**	**91%**	**9%**
Eden	362	499	553,940	100%	100%	97%	3%
Nara	372	566	578,740	100%	100%	99%	1%
Talia	330	548	520,216	99%	99%	100%	0%
Orania	308	526	478,262	100%	100%	100%	0%
Farm Gardens	146	861	605,226	100%	100%	81%	19%
Elora	430	802	683,328	100%	100%	83%	17%
Total 100% Owned	**14,840**	**47,437**	**22,735,347**	**100%**	**99%**	**93%**	**7%**

Notes: (1) Completed projects with remaining inventory and/or remaining collections; (2) Total project value of completed projects based on expected selling price

COMPLETED PROJECTS[1] (JVs)

Project (Joint Ventures)	Units	Project Value[2] (AED Mn)	Area (sq. ft.)	% Unit Sold	% Value Sold	% Collected of Sold Value	% Remaining Collections of Sold Value
Dubai Hills Estates	**5,115**	**17,168**	**8,395,861**	**99%**	**99%**	**96%**	**4%**
Acacia	537	1,107	677,047	99%	99%	99%	1%
Mulberry	676	1,397	858,314	99%	99%	100%	0%
Club Villas	150	585	368,299	99%	99%	100%	0%
Collective	473	413	274,790	100%	100%	100%	0%
Golf Grove	166	577	405,617	100%	100%	100%	0%
Golf Place	158	1,599	923,279	100%	100%	98%	2%
Golf Suites	211	347	202,994	100%	100%	100%	0%
Golfville	306	314	183,203	100%	100%	98%	2%
Golf Place II	128	1,460	777,861	100%	100%	86%	14%
Palm Hills	76	892	379,996	99%	99%	90%	10%
Majestic Vistas	41	1,232	353,800	98%	98%	89%	11%
Park Field	304	530	263,029	100%	100%	100%	0%
Address Hillcrest	138	3,286	1,183,776	99%	99%	98%	2%
Lime Gardens	291	521	250,116	100%	100%	100%	0%
Park Horizon	304	563	259,142	98%	98%	100%	0%
Hills Park	444	710	359,133	100%	100%	91%	9%
Golf Grand	323	682	286,080	99%	99%	98%	2%
Parkside Views	389	954	389,385	99%	99%	89%	11%
Dubai Creek Harbour	**7,425**	**15,651**	**7,682,579**	**99%**	**99%**	**98%**	**2%**
Dubai Creek Residences	872	2,339	1,302,168	99%	98%	99%	1%
Creekside 18	500	1,073	555,939	100%	100%	100%	0%
Creek Gate	490	1,009	528,287	99%	99%	99%	1%
Creek Rise	539	1,069	558,555	100%	100%	100%	0%
Harbour Gate	513	1,024	532,127	98%	98%	99%	1%
17 Icon Bay	380	660	370,448	100%	100%	100%	0%
Bay Shore	304	360	230,308	100%	100%	99%	1%
Summer	300	378	232,570	100%	100%	99%	1%
Address Harbour Point	800	2,222	838,338	99%	99%	96%	4%
Palace DCH	587	1,063	540,047	100%	100%	93%	7%
Creek Palace	337	663	320,140	100%	100%	100%	0%
DC Grove	262	513	256,455	100%	100%	98%	2%
Rosewater	211	445	205,250	100%	100%	96%	4%
Island Park I	154	302	161,292	98%	98%	100%	0%
Palace Residences North	340	744	324,515	100%	100%	99%	1%
Savanna	187	373	162,436	99%	99%	99%	1%
Cedar	272	551	233,950	97%	97%	100%	0%
Moor	198	451	174,765	97%	97%	97%	3%
Mangrove	135	308	115,422	97%	97%	98%	2%
Canopy	44	104	39,567	100%	100%	100%	0%
Emaar South	**2,212**	**2,711**	**2,785,508**	**100%**	**99%**	**95%**	**5%**
Urbana I, II, III	932	1,054	1,065,804	100%	100%	97%	3%
Golf Views	288	318	253,035	100%	100%	96%	4%
Parkside 3	365	440	519,318	100%	100%	99%	1%
Green View	286	350	413,656	100%	100%	93%	7%
Greenview 2	292	365	417,556	99%	99%	86%	14%
Fairway Villas	49	184	116,139	100%	100%	97%	3%
Total (JVs)	**14,752**	**35,530**	**18,863,948**	**99%**	**99%**	**97%**	**3%**
Grand Total (100% Owned + JVs)	**29,592**	**82,967**	**41,599,295**	**99%**	**99%**	**94%**	**6%**

Notes: (1) Completed projects with remaining inventory and/or remaining collections; (2) Total project value of completed projects based on expected selling price

EMAAR
DEVELOPMENT

LOCATION OF DEVELOPMENT PROJECTS

Notes: Masterplan visuals are approximated for reference

EMAAR
DEVELOPMENT

EXPECTED DELIVERY SCHEDULE

	Delivered as at 31-Dec-25	Delivered YTD 30-Jun-26	Total Delivered as at 30-Jun-2026	Under Development	Under Development Delivery Schedule					
					2026	2027	2028	2029	2030	2031
A - Emaar Development (Consolidated)[1]	**66,107**	**2,734**	**68,841**	**34,063**	**3,387**	**7,448**	**10,089**	**8,173**	**4,278**	**688**
Downtown[1,2]	21,746	-	**21,746**	1,132	35	-	1,097	-	-	-
Emaar Beachfront	3,119	493	**3,612**	2,261	-	697	1,337	-	227	-
Dubai Marina	5,298	-	**5,298**	666	-	440	-	-	226	-
Arabian Ranches	4,360	-	**4,360**	-	-	-	-	-	-	-
Arabian Ranches II	1,665	-	**1,665**	-	-	-	-	-	-	-
Arabian Ranches III	2,558	509	**3,067**	1,152	1,152	-	-	-	-	-
The Valley	1,372	576	**1,948**	6,668	406	1,816	2,736	860	850	-
Emirates Living[1]	14,968	-	**14,968**	277	277	-	-	-	-	-
Emaar Towers	168	-	**168**	-	-	-	-	-	-	-
Dubai Hills Estate	10,294	1,156	**11,450**	9,040	996	3,326	2,216	2,502	-	-
Umm Al Quwain	277	-	**277**	-	-	-	-	-	-	-
Rashid Yachts & Marina	282	-	**282**	4,290	521	789	1,266	659	1,055	-
Oasis – EP[1]	-	-	-	671	-	380	253	38	-	-
Address Marjan Island	-	-	-	1,184	-	-	1,184	-	-	-
The Oasis – ED	-	-	-	1,670	-	-	-	1,013	657	-
Grand Polo Club and Resort	-	-	-	3,101	-	-	-	3,101	-	-
Business Bay	-	-	-	688	-	-	-	-	-	688
The Heights	-	-	-	1,263	-	-	-	-	1,263	-
B - Joint Ventures	**14,516**	**899**	**15,415**	**17,378**	**806**	**2,282**	**3,301**	**7,228**	**3,761**	**-**
Dubai Creek Harbour	11,109	850	**11,959**	7,673	806	1,901	755	2,856	1,355	-
Emaar South	3,407	49	**3,456**	5,569	-	381	2,546	1,620	1,022	-
Zabeel Square	-	-	-	1,748	-	-	-	1,748	-	-
Expo Living[1]	-	-		2,388	-	-	-	1,004	1,384	-
Total (A + B)	**80,623**	**3,633**	**84,256**	**51,441**	**4,193**	**9,730**	**13,390**	**15,401**	**8,039**	**688**

Notes: (1) Delivery schedule for these masterplans includes projects being developed for Emaar Properties; (2) Downtown includes Burj Royale project (Old Town LLC)

EMAAR DEVELOPMENT

JV / JDA ACCOUNTING TREATMENT

Accounting	Treatment	P&L	Balance Sheet	Impact on Return on Capital
Dubai Hills | Dubai Estate	Consolidation	+ 100% consolidation + 50% minority interest	+ 100% consolidation + 50% minority interest	+ **Neutral impact on ROCE**
Rashid Yachts & Marina	Consolidation	+ 100% consolidation + 30% minority interest	+ 100% consolidation + 30% minority interest	+ **Neutral impact on ROCE**
Dubai Creek Harbour		**BTS Projects – JDA** + 50% profit recognised as management fee in revenue **BTL / BTO Projects** + 0.5% of total development costs recognised as management fee	+ Recoverable under joint development agreements + Advance for Investments + Investments in associates and joint ventures + Loans to associates and joint ventures	+ **Higher ROCE** as development assets not recognised on company's Balance Sheet
Emaar South | Zabeel Square	Equity Method	**BTS Projects** + 50% profit recognised + Management fee recognised in revenue of Emaar Development	+ Investments in associates and joint ventures + Loans to associates and joint ventures	+ **Higher ROCE** as development assets not recognised on company's Balance Sheet

EMAAR DEVELOPMENT

DIVISIONS OVERVIEW- EMAAR PROPERTIES PJSC

UAE DEVELOPMENT

+ Leading master plan developer in Dubai
+ JVs with GREs
+ + 84,200 residential units delivered since 2002
+ Projects under construction substantially sold (~94%)
+ c. 316 Mn sq. ft. of Land Bank in the UAE
+ UAE build-to-sell business is led by Emaar Development PJSC, listed on DFM since November 2017

INTERNATIONAL DEVELOPMENT

+ Active in targeted high growth countries
+ 57,200+ units sold & 46,700+ units delivered since 2002
+ Achieved overall sales level of over 90% of units released
+ c. 273 Mn sq. ft. of Land Bank in key countries[1]
+ Emaar Misr is listed on the Egyptian Exchange since July 2015
+ Own and operates Emaar Square Mall at Turkey with ~1.6 Mn sq. ft. GLA
+ Portfolio of Address and Vida branded hotels in Egypt and Turkey

MALLS

+ Owner and operator of one of the most visited mall in the world
+ Portfolio of ~10 Mn sq. ft. of Main GLA in retail properties in UAE
+ Dubai Hills Mall unveiled in 2022, an Iconic lifestyle destination, with ~2 Mn sq. ft. GLA (JV with Meraas)

HOSPITALITY

+ Hotel owner and operator (41 hotels with over 10,000 keys, includes owned as well as managed assets in UAE and International locations)
+ Established brands – Address Hotels & Resorts, Armani Hotels, Palace Hotels & Resorts, Vida Hotels & Resorts
+ Upscale affordable segment under Rove Hotels (JV with Meraas)
+ Marked historic milestone of over 60 hotel projects in its portfolio (includes both in operation and under development hotels)

ENTERTAINMENT & COMMERCIAL LEASING

+ Provider of premium entertainment and manager of leisure assets
+ Operator of the At The Top, Dubai Aquarium, Underwater Zoo, Reel Cinemas, KidZania, Play DXB, Dubai Ice Rink, Storm Coaster and Sky Views Observatory
+ Owner and operator of Dubai's iconic cultural destination "Dubai Opera"
+ Portfolio of ~ 3 Mn sq. ft. of GLA in commercial properties globally

Notes: (1) Excludes Emaar Economic City's ~1.1 Bn sq. ft. land bank (associate) and includes JV land bank of Emaar Misr

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