Press Release

Announces plan to list UAE Real Estate Development business on DFM

Emaar Properties records 22% growth in Dubai property sales to AED 10.814 billion (US$ 2.944 billion) & 15% growth in net profit to AED 2.837 billion (US$ 772 million) in H1 2017

- *Revenue for half-year 2017 is AED 7.866 billion (US$ 2.142 billion), an increase of 8% over the same period in 2016*
- *Emaar plans to list its UAE Real Estate development business through up to 30% equity offering; strong growth in sales underlines significant interest of customers in Emaar's property developments*
- *Revenue from international development grew up by 64% to AED 1.697 billion (US$ 462 million) representing 22% of total revenue*

Dubai, UAE; August 14, 2017: Emaar Properties PJSC recorded a growth in net profit by 15 per cent to AED 2.837 billion (US$ 772 million) during the first six months (January to June) of 2017 (H1 2017), compared to AED 2.475 billion (US$ 674 million) during the same period last year. H1 2017 revenue is AED 7.866 billion (US$ 2.142 billion), an increase of 8 per cent over H1 2016 revenue of AED 7.257 billion (US$ 1.976 billion).

Recurring revenue from Emaar's shopping malls & retail, hospitality & leisure, commercial leasing and entertainment businesses in H1 2017 is AED 3.016 billion (US$ 821 million), which represents 38 per cent of the total revenue.

Emaar's revenue from its international development recorded a growth of 64 per cent in H1 2017 to AED 1.697 billion (US$ 462 million), compared to the H1 2016 international revenue of AED 1.032 billion (US$ 281 million). This was underpinned by significant progress in projects achieved in key markets including Egypt, Turkey, India and Saudi Arabia, among others. Emaar's international development now contribute 22 per cent to the total Group revenue.

In the second quarter (April to June) of 2017 (Q2 2017), Emaar recorded a net profit of AED 1.453 billion (US$ 396 million), an increase of 14 per cent over Q2 2016 net profit of AED 1.270 billion (US$ 346 million).

A customer-focused digital organisation

Mohamed Alabbar, Chairman of Emaar Properties, said the positive performance builds on Emaar's ongoing focus on project delivery and being a customer-centric organisation. "Organisation-wide, we are marking a transformational change to strengthen project management and service excellence led by digital technology. At every stage of development, we place emphasis on being more efficient and responsive to the aspirations of our customers, and to create long-term value for our stakeholders."

"This complements the transition of the nation into a smart economy led by the vision of His Highness Sheikh Mohammed bin Rashid Al Maktoum, UAE Vice President and Prime Minister and Ruler of Dubai. As a year-round tourism and retail destination, and with a focus on infrastructure development, the UAE has evolved as a global business and leisure hub, and through our projects, we are contributing to the nation in driving sustained economic growth."

Emaar's commitment to value creation for shareholders was highlighted by the company distributing a cash dividend of 15 per cent of the share capital, equivalent to AED 1.074 billion (US$ 292 million).

To provide superior value to all Emaar's shareholders for their unwavering support to the company since 1997, Emaar has announced its plan to list its UAE Real Estate development business through up to 30 per cent share offering on the Dubai Financial Market (DFM).

The funds raised through the sale of equity will be primarily distributed as dividends to shareholders. This will ensure that the value of this business is properly recognised, thereby enhancing value for Emaar shareholders.

Smart city hubs of the future
During the first six months of 2017, Emaar recorded property sales in Dubai of AED 10.814 billion (US$ 2.944 billion), 22 per cent higher than AED 8.9 billion (US$ 2.42 billion) during the same period in 2016, underlining the significant customer interest in Emaar's projects.

This growth was led by residential launches in Emaar's flagship projects including Dubai Creek Harbour, Downtown Dubai, Dubai Hills Estate and Emaar South – the smart city hubs of the future. The new residential project launches in the first six months of the year included: Downtown Views II and Vida Dubai Mall in Downtown Dubai, Vida Residences in Dubai Marina, Creek Gate, Harbour Gate and Creek Rise in Dubai Creek Harbour, Park Heights I & II and Maple 3 in Dubai Hills Estate and Golf Views apartments and Urbana III stacked townhouses in Emaar South.

A highlight of Emaar's property development portfolio was the completion of foundation work for the Dubai Creek Harbour Tower. More than 145 barrette piles have been laid to depths of over 72 metres to secure the super-tall structure. Emaar also achieved the challenging engineering feat of designing, constructing and lifting an iconic Sky Bridge that links the new Address Sky View hotel with the Address Residences Sky View in Downtown Dubai.

With robust sales in Dubai, Emaar now has a total backlog of AED 49.5 billion (US$ 13.5 billion) including a backlog of over AED 40 billion (US$ 10.9 billion) in Dubai, to be recognised in the next few years, a testament to the company's strong financial fundamentals.

Steady growth in recurring revenue
Emaar Malls (DFM: EMAARMALLS), the shopping malls and retail business majority-owned by Emaar Properties, reported H1 2017 net profit of AED 1.021 billion (US$ 278 million), 3 per cent higher than H1 2016 net profit of AED 987 million (US$ 269 million). Emaar Malls revenue in H1 2017 is AED 1.624 billion (US$ 442 million), similar to H1 2016 revenue of AED 1.618 billion (US$ 441 million).

As part of the digital transformation initiatives, Emaar Malls acquired a 51 per cent stake in Namshi, the leading online fashion retailer in the Middle east. This complements its focus on multi-channel retailing, and creating long-term value for its stakeholders. At its second Annual General Meeting in April, Emaar Malls distributed 10 per cent of the share capital, equivalent to AED 1.301 billion (US$ 354 million) as cash dividend to the shareholders.

The shopping mall assets of Emaar Malls welcomed over 65 million visitors in the first half of 2017, an increase of 7 per cent over H1 2016.

The hospitality & leisure, commercial leasing and entertainment businesses of Emaar recorded H1 2017 revenue of AED 1.392 billion (US$ 388 million), which is 7 per cent higher than the H1 2016 revenue of AED 1.298 billion (US$ 353 million).

Emaar further strengthened its hospitality portfolio in the first half of the year with the opening of three properties – Address Boulevard in Downtown Dubai, Rove Healthcare City and Rove Trade Centre. Occupancy levels at Address Hotel + Resorts were 82 per cent, higher than industry average. The hospitality business has also expanded its geographic footprint with management agreements to operate hotels in Saudi Arabia, Bahrain, Egypt and Turkey. Today, the Group has over 27 upcoming projects in the pipeline in the UAE and in international markets.

In Q2 2017, Emaar Turkey opened Emaar Square Mall, a world-class retail and leisure destination located in the heart of Emaar Square in Istanbul, an elegant master-planned development, showcasing some of the world's leading retail, entertainment and gastronomy brands to assure visitors a memorable experience.

One of the world's largest real estate companies, Emaar has a land bank of about 188 million sq m in the UAE and key international markets. With a proven track-record in delivery, Emaar has delivered over 43,200 residential units in Dubai and other global markets since 2001.

-ends-

Note to Editors

About Emaar Properties PJSC:
Emaar Properties PJSC, listed on the Dubai Financial Market, is a global property developer and provider of premium lifestyles, with a significant presence in the Middle East, North Africa and Asia. One of the world's largest real estate companies, Emaar has a land bank of 188 million sq m in the UAE and key international markets.
With a proven track-record in delivery, Emaar has delivered over 43,200 residential units in Dubai and other global markets since 2001. Emaar has strong recurring revenue generating assets with over 690,000 sq. m of leasing revenue generating assets and 17 hotels and resorts with over 3,400 rooms.
Today, around 60 per cent of the Emaar's revenue is from its shopping malls & retail, hospitality & leisure and international subsidiaries.
Burj Khalifa, a global icon, and The Dubai Mall, the world's largest shopping and entertainment destination, are among Emaar's trophy developments. Emaar has now launched a magnificent new tower that will serve as the centrepiece of the Dubai Creek Harbour development. www.emaar.com
Follow us: www.facebook.com/emaardubai; www.twitter.com/emaardubai; www.instagram.com/emaardubai

For more information, please contact:
Kelly Home | Nivine William
ASDA'A Burson-Marsteller
+9714 4507 600
kelly.home@bm.com | nivine.william@bm.com

EMAAR PROPERTIES PJSC
Consolidated Income Statement

(AED Millions)

	For the quarter ended			For the quarter ended			For the period ended		
	30 Jun 2017	30 Jun 2016		30 Jun 2017	31 Mar 2017		30 Jun 2017	30 Jun 2016	
	Unaudited	Unaudited	% change	Unaudited	Unaudited	% change	Unaudited	Unaudited	% change
Revenue	3,794	3,728	2%	3,794	4,072	(7%)	7,866	7,257	8%
Cost of revenues	(1,630)	(1,826)	11%	(1,630)	(2,034)	20%	(3,664)	(3,449)	(6%)
Gross Profit	2,164	1,902	14%	2,164	2,038	6%	4,202	3,808	10%
Selling, marketing, general & administration expenses	(727)	(724)	(0%)	(727)	(774)	6%	(1,501)	(1,384)	(8%)
Other income	251	183	37%	251	174	44%	425	277	53%
Share of results from associated companies	23	32	(28%)	23	8	188%	31	(11)	382%
Income tax credit / (expense)	(18)	(11)	(64%)	(18)	-	(100%)	(18)	2	(1000%)
Minority interest	(240)	(112)	(114%)	(240)	(62)	(287%)	(302)	(217)	(39%)
Net profit for the period	1,453	1,270	14%	1,453	1,384	5%	2,837	2,475	15%
Earnings per share (AED)	0.20	0.18	11%	0.20	0.19	5%	0.40	0.35	14%

Chairman...

Date:- 14 August 2017