

DUBAI RESIDENTIAL REIT *Operational Performance Update Q1, 2026*

FACT SHEET

FUND PROFILE

Dubai Residential REIT is a Shariah-compliant income-generating closed-ended real estate investment fund and one of the largest owners and operators of residential real estate in Dubai. Dubai Residential REIT is managed by DHAM REIT Management LLC, a dedicated fund manager wholly owned by Dubai Holding.

As the largest listed REIT in the GCC, it manages a diverse portfolio of 21 residential communities with over 35,700 units, housing over 140,000 residents across a range of demographic segments. Notably, it is the only pure-play residential REIT, offering a unique focus on the residential leasing market.

GROWTH PIPELINE

COMMITTED PROJECTS

Jebel Ali Village:

A cluster of 220 townhouses within the masterfully designed, gated Jebel Ali Village community, which comprises a total of 1,112 villas and townhouses, supported by premium community amenities.

MEDIUM-TERM PIPELINE

Expression of Interest (EoI) letter submitted for 3 medium-term projects, representing future upside of 448 premium and 107 community units, once contracted

Dubai Wharf

- 107 residential units to be added to the portfolio
- Expands Dubai Residential REIT's existing inventory of 288 units within the community

Lantana Hills in Dubai Science Park

- 390 three-and four-bedroom townhouses at Lantana Hills within an exclusive gated residential community

The Acres

- 58 luxury villas

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 MARCH 2026)	14,300,000,000
Outstanding Units	13,000,000,000

Q1 2026 KEY OPERATIONAL HIGHLIGHTS

	Q1 2026	FY 2025	
Revenue Growth	+8.4% YoY	+9.0% YoY	
Avg. Portfolio Occupancy ¹	98.9% (+1.0 PP YoY)	98.3% (+1.7 PP YoY)	
Avg. Revenue/Leased GLA ²	AED 58.9/sqft (+7.4% YoY)	AED 56.5/sqft (+6.7% YoY)	
Gross Asset Value (GAV) ³	AED 23.8 BN	AED 23.5 BN	
	Q1 2026	Q4 2025	Q1 2025
Retention Rate ⁴	98.0%	97.0%	97.0%

(1) Defined as leased units during the period divided by available units during the period.

(2) Defined as annualized 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 31st December 2025 (as external valuations are carried out semi-annually) plus capex additions during Q1 26 including acquisition of GVV 56 Villas (AED 241 Mn)

(4) Retention Rate is calculated on a quarterly basis. It is defined as percentage of total tenants that renew their leases during the period.