AS OF 30 JUNE 2026

FACT SHEET

DUBAI RESIDENTIAL REIT

COMPANY PROFILE

Dubai Residential REIT (the "REIT") is the GCC's largest real estate investment trust and a Shariah-compliant fund managed by DHAM REIT Management, representing an expansive and diversified residential leasing portfolio across Dubai.

Its portfolio comprises 22 integrated communities with over 35,900 homes serving more than 146,000 residents, spanning four key segments: Premium, Community, Affordable, and Corporate Housing.

GROWTH PIPELINE

During H1 2026, Dubai Residential REIT expanded its portofolio with the addition of 276 units within the Jebel Ali Village and Garden Views Villas communities.

Medium-term pipeline under evaluation
Dubai Residential REIT submitted Expressions of Interest for the acquisition of 3 medium term residential projects with 448 premium and 107 community units, once contracted, including:

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

DIVIDEND

In line with its dividend policy, Dubai Residential REIT will distribute 80% of H1'26 net profit before changes in the fair value of investment property, equivalent to AED 573.2 million, or 4.4 fils per unit, implying a dividend yield of approximately 8.0% on the IPO price and 7.1% on the closing price as of 30 June 2026, on an annualised basis.

UNITHOLDER STRUCTURE

(DFM: DUBAIRESI)

UNITHOLDER	OWNERSHIP
DHAM Investments LLC	85%
General Public (Investors)	15%

UNIT DATA

Gross Asset Value (GAV)[1] (AS OF 30 JUNE 2026)	AED 25.2 BN (+6.9% YoY)
Net Asset Value (NAV) (AS OF 30 JUNE 2026)	AED 22.6 BN (+2.4% YoY)
NAV/Unit[2]	AED 1.74

H1'26 KEY OPERATIONAL HIGHLIGHTS

	H1'26	YoY CHANGE
Revenue	AED 1,035.7 MN	+8.1%
Adjusted EBITDA	AED 822.6 MN	+14.6%
Adjusted EBITDA Margin	79.4%	+4.5 pp
Net Profit Before Fair Value Changes	AED 716.5 MN	+15.1%
Average Portfolio Occupancy Rate[3]	98.6%	+0.5 pp
Retention Rate[4]	94.1%	+0.3 pp
Average Revenue / Leased GLA (AED per sq. ft.)[5]	59.7	+7.5%
Net FTV[6]	6.8%	+3.5 pp

1 Gross Asset Value (GAV) is defined as the fair market value of Dubai Residential REIT's real estate portfolio as of 30 June 2026.
2 Based on 13 billion units.
3 Defined as leased units during the period divided by available units during the period.
4 Defined as the percentage of total tenants that renew their leases during the period.
5 Defined as annualised revenue for the period divided by the area associated with leased units. GLA is defined as gross leasable area.
6 Previously known as Loan-to-Value (LTV).