Press Release

Emaar Properties records 122 per cent growth in half-year net operating profits to AED 1,656 million (US$ 451 million)

- *Half-year 2010 revenue increases 59 per cent to AED 5.538 billion (US$ 1.508 billion)*
- *Second-quarter net operating profit is AED 896 million (US$ 244 million) and revenue is AED 2,652 million (US$ 722 million)*
- *Highlight of the quarter is opening of Armani Hotel Dubai, setting new standards in global hospitality*

Dubai, UAE; July 22, 2010: Marking significant gains in the company's comparative financial performance over year 2009, Emaar Properties PJSC recorded half-year 2010 net operating profits of AED 1,656 million (US$ 451 million).

This corresponds to a 122 per cent growth over the half-year 2009 results, underscoring the effectiveness of Emaar's strategy to focus on its core competency of value creation by building premium real estate master-developments in key geographic markets.

The revenue for the first six months of the year was AED 5.538 billion (US$ 1.508 billion), recording a growth of 59 per cent over half-year 2009 revenue of AED 3.481 billion (US$ 948 million).

Net operating profit for the second quarter ended 30 June, 2010 was AED 896 million (US$ 244 million), 18 per cent higher than the first-quarter 2010 net operating profit of AED 760 million (US$ 207 million). The net profit subsequent to considering the non business charges for the quarter is AED 802 million (US$ 218 million), a 6 per cent increase over the first quarter of the year.

Revenue for the second quarter recorded a growth of 37 per cent over second quarter 2009 revenue of AED 1.940 billion (US$ 528 million).

The highlight of second quarter 2010 was the opening of the world's first Armani Hotel in Burj Khalifa, the world's tallest building. In addition, the handover of units in Burj Khalifa started during the quarter with approximately 24 per cent handed over until June end.

In the process of implementing the strategy of concentrating on its core business, Emaar transferred the Hamptons International business in the UK, Europe and Asia to Countrywide at a consideration, which was similar to the purchase value of the business (in Sterling terms) it acquired in 2006. In addition, the Hamptons agency's business in Middle East and North Africa was retained by Emaar to support its key geographic markets. The company also decided to transfer the management of Emaar Education's schools in the UAE to Innoventures Educational Investments, a Dubai based premium education provider.

Mr Mohamed Alabbar, Chairman, Emaar Properties, said: "Over the past months, Emaar has undertaken a series of strategic initiatives to focus on value creation for our stakeholders. Our emphasis now is on strengthening our core competency of developing premium real estate projects, and building on our assets in promising emerging markets. This concerted approach has resulted in further strengthening our financial fundamentals, despite the challenges of the global financial climate."

Mr Alabbar said that Emaar's revenue model has effectively diversified with an increasing share from the rental & hospitality operations over the past year, a trend reflected in the half-year 2010 results.

"This is in line with our growth strategy, outlined in 2007, to further expand our revenue streams through strategic investments in key international markets as well as new business streams including shopping malls & retail and hospitality," he explained.

Out of the 2009 full year's revenue of AED 8.413 billion (US$2.290 billion), 25.8 per cent were from leasing and hospitality operations, and 8 per cent from international operations, compared to 90 per cent of the revenue coming only from Dubai property development in 2008.

Emaar has handed over homes in its master-planned communities in Turkey and Pakistan, and the company is currently on schedule with the completion and hand-over of landmark projects in India, Saudi Arabia, Jordan, Egypt and Syria over next 12 months. These markets are expected to contribute further to the revenue stream of the company.

Mr Alabbar said: "Our growth outlook is guided by the vision of His Highness Sheikh Mohammed Bin Rashid Al Maktoum, UAE Vice President & Prime Minister and Ruler of Dubai, who underscored the need for companies to evolve strategies that meet the realities of the new world. We will remain committed to building new revenue resources and realizing the full value of our assets by embracing change and tapping growth opportunities."

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Note to Editors

About Emaar Properties PJSC:

Emaar Properties PJSC, listed on the Dubai Financial Market, is a global property developer with a significant presence in key markets world-wide. Besides building residential and commercial properties, the company also has proven competencies in shopping malls & retail, hospitality & leisure, healthcare and financial services sectors.

Emaar inaugurated Burj Khalifa, the world's tallest building and free-standing structure, and has opened The Dubai Mall, the world's largest shopping and entertainment destination.

In Saudi Arabia, Emaar is developing King Abdullah Economic City, the region's largest private sector-led project in Saudi Arabia, featuring a Sea Port, Central Business District, Industrial Zone, Educational Zone, Residential Communities and Resort District.

Emaar has joined hands with Giorgio Armani to strengthen its presence in hospitality. For more information, visit www.emaar.com.

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EMAAR PROPERTIES PJSC
Consolidated Income Statement

Amounts in AED million

	For the quarter ended			For the quarter ended			For the half year ended		
	30 June 2010	31 March 2010		30 June 2010	30 June 2009		30 June 2010	30 June 2009	
	Unaudited	Unaudited	% change	Unaudited	Unaudited	% change	Unaudited	Unaudited	% change
Revenue	2,652	2,886	(8%)	2,652	1,940	37%	5,538	3,481	59%
Cost of revenues	(1,528)	(1,686)	(9%)	(1,528)	(1,085)	41%	(3,214)	(1,901)	69%
Gross Profit	1,124	1,200	(6%)	1,124	855	31%	2,324	1,580	47%
Selling, marketing, general & administration expenses	(499)	(450)	11%	(499)	(449)	11%	(949)	(910)	4%
Other income	306	63	386%	306	116	164%	369	227	63%
Share of results from associated companies	(42)	(57)	(26%)	(42)	(101)	(58%)	(99)	(186)	(47%)
Income tax credit/ (expense)	-	3	-	-	13	-	3	16	(81%)
Minority interest	7	1	600%	7	8	(13%)	8	19	(58%)
Net operating profit for the period	896	760	18%	896	442	103%	1,656	746	122%
Loss on disposal of subsidiary	(53)	-	-	(53)	-	-	(53)	-	-
Loss from discontinued operations/ impairment of assets	-	-	-	-	(1,727)	-	-	(1,794)	-
Share of impairment in Group's financial associate	(41)	-	-	(41)	-	-	(41)	-	-
Net Profit/ (loss) for the period	802	760	6%	802	(1,285)	162%	1,562	(1,048)	249%
Earnings/ (loss) per share from continuing operations (AED)	0.13	0.12	8%	0.13	0.07	86%	0.26	0.11	136%
Earnings/ (loss) per share from discontinued operations (AED)	-	-	-	-	(0.28)	-	-	(0.29)	-

Chairman.....

Date:- 22 July 2010

Note:-

1 The loss on disposal of subsidiary primarily relates to the exchange difference resulting from transfer of rights to operate the estate agency and property services business in United Kingdom (UK), Europe and Asia upon disposal of Group's share in its UK Subsidiary, Hamptons Group Limited.

2 The loss of discontinued operations primarily include impairment of assets relating to discontinued operation in United States.

3 The share of impairment in Group's financial associated company relates to the provisions for impairment of loans and advances of a Group's associated company.