

FACT SHEET

COMPANY PROFILE

Dubai Residential REIT stands at the forefront of Dubai's residential leasing sector, managing one of the city's most diverse portfolios as part of Dubai Holding Asset Management. From the premium residences at Bluewaters, City Walk and Nad Al Sheba Villas to the family focused communities of The Gardens, Garden View Villas, Remraam, Layan, Ghorroob, and Shorooq, its 21 vibrant, fully integrated communities comprising over 35,000 homes cater to the unique lifestyle and preferences of more than 140,000 residents. Dubai Residential is committed to innovative urban development, enhancing the city's appeal while contributing to its long-term growth vision.

UNITHOLDER STRUCTURE

(DFM:DUBAIRESI)

Unitholder	Ownership
DHAM Investments LLC	85%
General Public (Investors)	15%

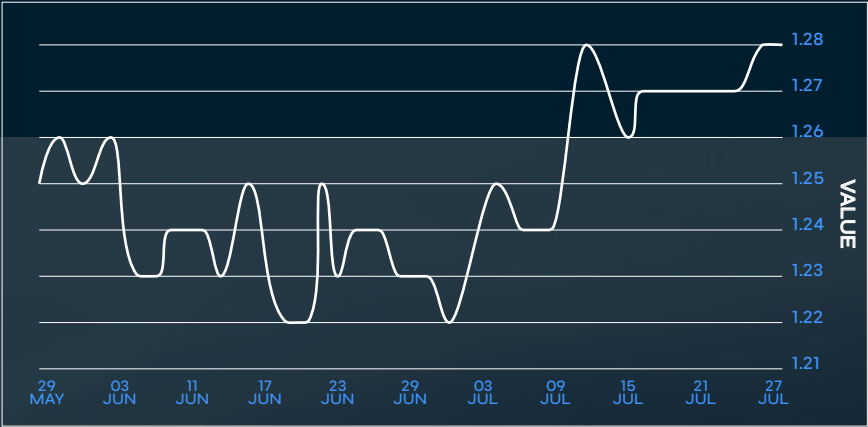
UNIT DATA

(DFM:DUBAIRESI)

ISIN	AEE01657D252
Ticker Symbol	DUBAIRESI
Market Capitalization (AED) (As of 30 June 2025)	15,990,000,000
Dividend Yield (IPO Price)	7.7%
Dividend Yield (On unit price as of 30 June 2025)	6.9%
Price to Earnings Ratio	8.20
Basics EPS	0.15
Price Range (AED) Since Inception	1.22-1.28
Outstanding Units	13,000,000,000

SINCE INCEPTION

TRADING SUMMARY UNIT CHART
(DFM:DUBAIRESI)



GROWTH PIPELINE

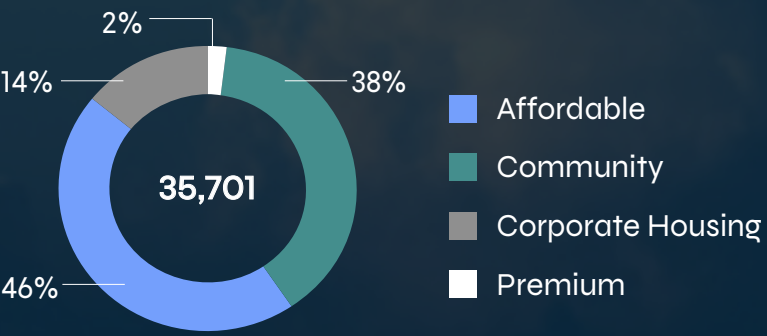
COMMITTED PROJECTS

Jebel Ali Village:
a well-designed BTL
townhouse community.

Garden View Villas:
expanding our presence in an
upscale hillside location.

Total expected units: 276
Revenue contribution: AED 70 - 80 million

NUMBER OF RESIDENTIAL UNITS



H1 2025

DIVIDEND INFORMATION

H1 2025 Dividend	Implied Yield (annualised)	
550MN AED (4.2 fils per unit)	7.7% (on IPO price)	6.9% (on June 30 unit price)

(AED MILLION)	H1 2025	H1 2024	% CHANGE (YOY)
Revenue	958	872	10%
Adjusted EBITDA	718	647	11%
EBITDA	651	584	12%
Net Profit*	622	565	10%

KEY FINANCIAL METRICS

958MN AED REVENUE	622MN AED NET PROFIT*	75% ADJUSTED EBITDA MARGIN
98% AVG. OCCUPANCY RATE	23BN AED GROSS ASSET VALUE	3% NET LTV
95% Apts 5% Villas RESIDENTIAL UNITS	94% RETENTION RATE	56 AED /sq.ft AVG. REVENUE PER LEASED GLA

* Net profit before change in fair value of investment property.