EMAAR | DEVELOPMENT

Press Release

Emaar Development reports strong performance in Q3 2025.

Property Sales reaches AED 52.9 billion (US$ 14.4 billion) and 49% growth in Net Profit before tax reaching AED 9.8 billion (US$ 2.7 billion)

- *Revenue increased by 41% to AED 17.6 billion (US$ 4.8 billion).*
- *Revenue Backlog increased by 44% to AED 120.4 billion (US$ 32.8 billion) compared to same period last year.*
- *EBITDA grows by 49% to AED 8.9 billion (US$ 2.4 billion), maintaining a robust 51% margin.*

Dubai, United Arab Emirates – 6 November 2025: Emaar Development PJSC (DFM: EMAARDEV), the UAE's leading build-to-sell property developer and majority-owned subsidiary of Emaar Properties PJSC (DFM: EMAAR), has delivered a strong performance in the third quarter of 2025 (July to September), underlining the company's competitive edge and stability.

Key Highlights of the Results:

- **Sales Growth**: Emaar Development achieved property sales of AED 52.9 billion (US$ 14.4 billion) in first nine months of 2025, up 10% from AED 48 billion (US$ 13.1 billion) in the same period of 2024. This growth is supported by the successful launch of 33 new projects across Emaar's masterplans, further strengthening the company's leading market position.
- **Backlog Growth**: Reflecting strong sales momentum, the revenue backlog reached AED 120.4 billion (US$ 32.8 billion) as of 30 September 2025, a 44% increase from AED 83.7 billion (US$ 22.8 billion) during the same period last year, highlighting robust visibility of revenues in the coming years.
- **Revenue Growth**: Emaar Development recorded revenue of AED 17.6 billion (US$ 4.8 billion) for first nine months of 2025, representing a 41% increase compared to same period of 2024, driven by continued demand and effective project execution.
- **Profitability**: The company recorded EBITDA of AED 8.9 billion (US$ 2.4 billion); an increase of 49% and Net Profit (before tax) of AED 9.8 billion (US$ 2.7 billion); an increase of 49% compared to first nine months of 2024, supported by operational efficiencies. This reflects a net profit margin of 55%.
- **Customer Satisfaction:** Emaar remains committed to delivering exceptional quality developments and enhancing customer satisfaction, reinforcing trust and long-term relationships with clients and stakeholders.
- **Sustainability:** The company continues to advance sustainable development practices, emphasizing energy efficiency, resource optimization, and environmental responsibility in all its projects.
- **Dubai Mansions Project:** During Q3, Emaar unveiled the Dubai Mansions project, a landmark development that combines luxury, visionary design, and state-of-the-art urban living. The project has already generated strong interest and exemplifies Emaar's commitment to setting new benchmarks in the UAE property market.

Mohamed Alabbar, founder of Emaar, stated: "Our success is a testament to the UAE Government's visionary leadership and sound policies, reinforced by Emaar's strategic long-term planning. Financial achievements are meaningful, but what truly inspires me is witnessing our concepts transform into thriving, dynamic communities. At Emaar, each milestone reflects our commitment to converting ambition into real experiences, designing spaces where people live fully, build connections, and imagine what the future can hold."

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Note to editors:

About Emaar Development PJSC:
Emaar Development is a developer of prime residential and commercial build-to-sell (BTS) assets in the UAE. The company is behind iconic freehold master-planned communities in Dubai, including Emirates Living, Downtowns Dubai, Dubai Marina, Arabian Ranches, Dubai Creek Harbour, Dubai Hills Estate, Emaar South, Rashid Yachts & Marina, The Valley, The Oasis, Emaar Beachfront and Grand Polo Club and Resort. It has delivered ~79,000 residential units since 2002. The company has a sales backlog of AED 120.4 billion. It is a high cash flow generating business, highlighting the company's robust fundamentals with over 47,200 residential units under development to be delivered.

For more information, please visit https://properties.emaar.com/en/investor-relations/emaar-development-pjsc/

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Emaar Development PJSC
Consolidated Income Statement

	(AED Millions)		
	For the period ended		
	30 September 2025	30 September 2024	% Change
Revenue	**17,644**	**12,478**	**41%**
Cost of revenue	(7,770)	(5,632)	(38%)
Gross Profit	**9,874**	**6,846**	**44%**
Selling, marketing, general & administration expenses	(1,339)	(1,079)	(24%)
Other income	151	152	(1%)
Share of results from joint ventures	256	84	205%
EBITDA	**8,942**	**6,003**	**49%**
Depreciation and amortization	(10)	(6)	(67%)
Finance income, net	856	557	54%
Net profit before tax for the period	**9,788**	**6,554**	**49%**
Tax expenses	(1,086)	(582)	(87%)
Net profit for the period	**8,702**	**5,972**	**46%**
Net profit attributable to:			
Owners of the Company	7,006	4,570	53%
Non-controlling Interests	1,696	1,402	21%
	8,702	**5,972**	**46%**
Earnings per share attributable to the owners of the Company (AED)	**1.75**	**1.14**	**53%**

Mohamed Alabbar..

Date:-