


INVESTOR PRESENTATION

For the three-month period ended 31st March 2026 (“Q1 2026”)

DUBAI INVESTMENTS PJSC

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Dubai Investments

Dubai Investments Overview

A Diversified Investment Company Listed on DFM

Dubai Investments

A Glance at Dubai Investments

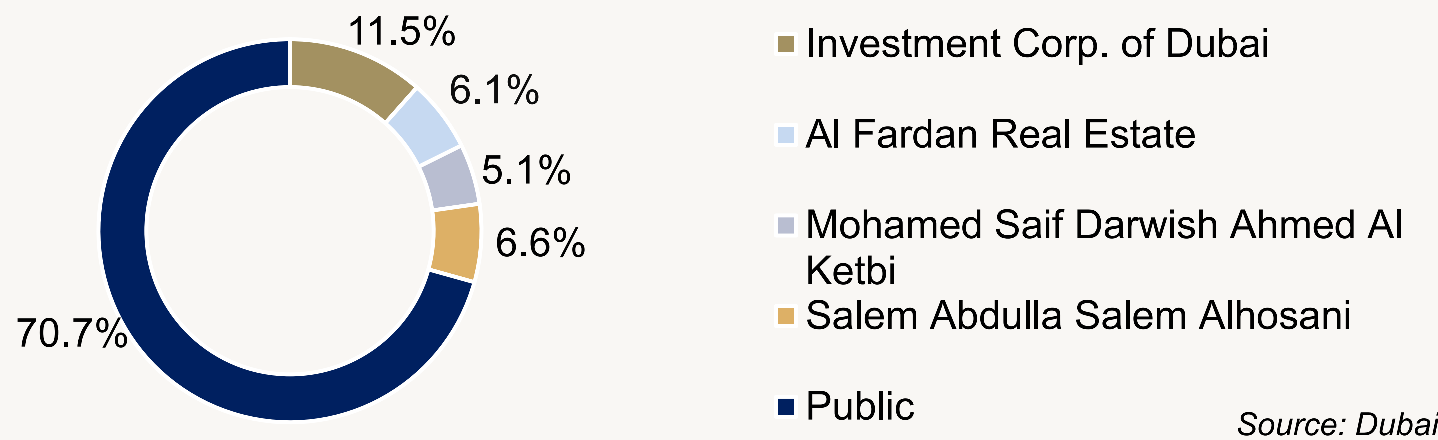
Establishment	Ownership Type
In 1995 as an on-shore investment company to encourage investments across various sectors	**Publicly listed** on **Dubai Financial Market** since **2000**

Management	Capital
Chairman of the Board **Abdulrahman Ghanem A. Al Mutaiwee** Vice Chairman and CEO **Khalid Jassim Mohamed Bin Kalban**	**Share Capital – AED 4.3bn** **Shareholders – c.16,000**

An incubator of more than **35 subsidiaries / associate companies** with more than **3,500 employees** categorized across **3 broad business segments** –

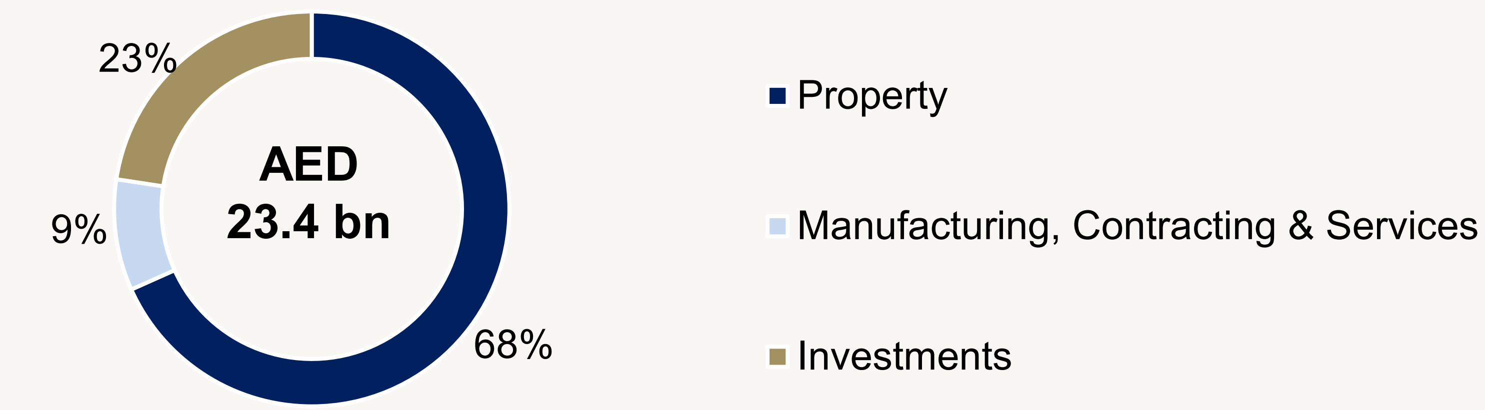
Property	Undertakes real estate development projects / leasing of real estate portfolio
Manufacturing, Contracting & Services	Includes a comprehensive range of products and services – pharmaceutical, glass manufacturing and processing, building materials
Investments	Investments in financial assets along with acquiring stakes in entities within different sectors such as healthcare, education and financial services among others

Shareholders (March 2026)

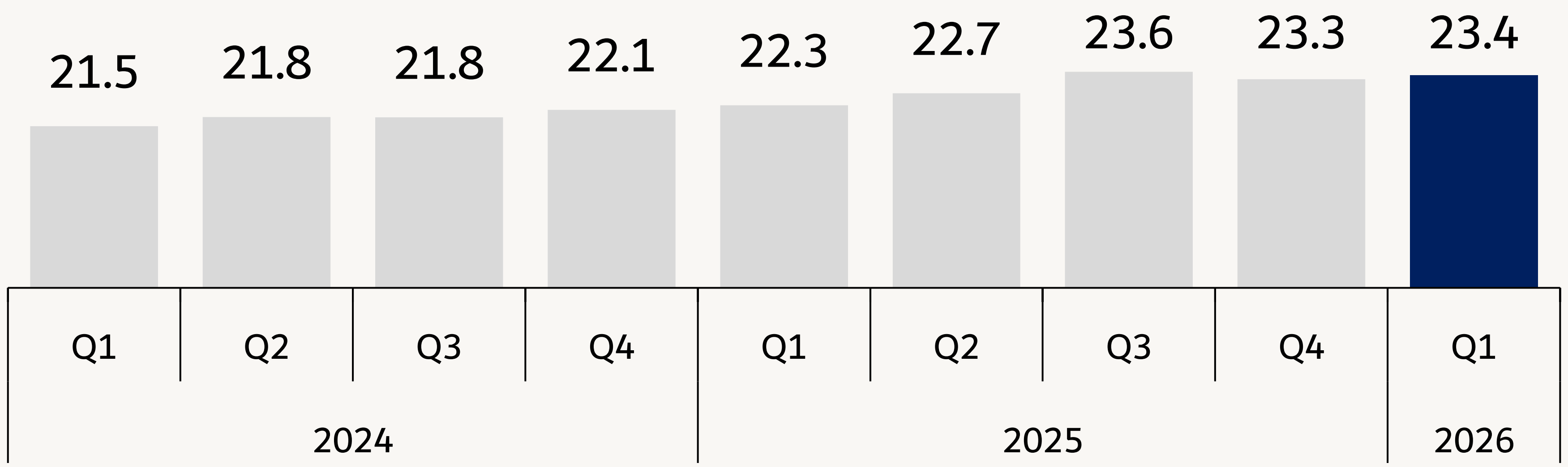


Source: Dubai Financial Market

Business Segments by Assets (March 2026)



Total Assets (in AED bn)

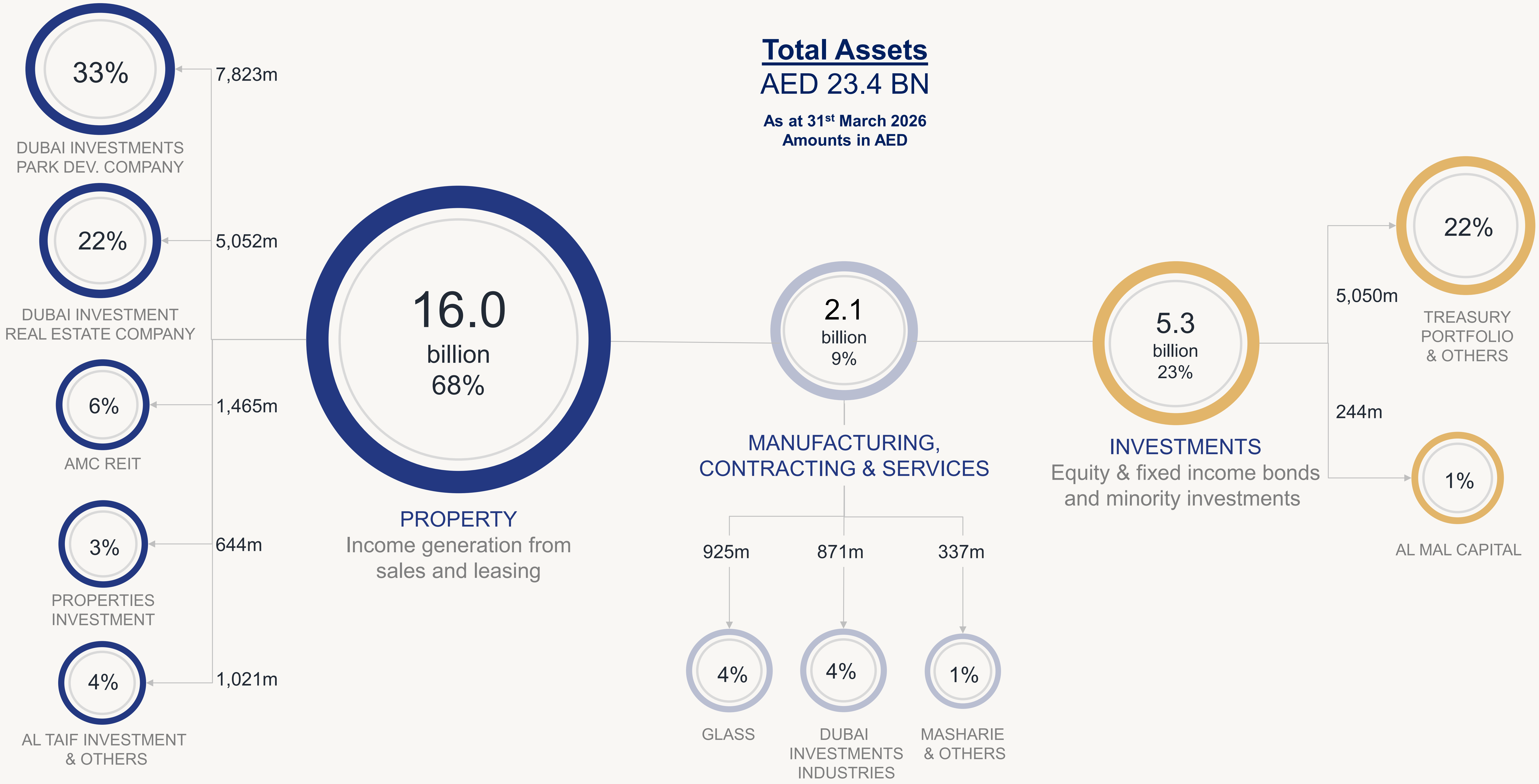


Note: Figures are rounded to the nearest decimal

Dubai Investments – A Diversified Portfolio of Investments

Diversified Portfolio of Assets Across Property, Manufacturing and Investments

Dubai Investments



Note: Figures are rounded to the nearest decimal

30+ Years of Building Businesses and Creating Shareholder Value

Dubai Investments

INVESTMENTS

- **2003** – Dubai Investment Real Estate Co (“**DIRC**”)
- **2007** – Al Taif Investment
- **2008** – Techsource
- **2015** – Palisades Development; King’s College Hospital (“**KCH**”)
- **2016** – Properties Investment (“**PI**”)
- **2017** – Emirates Float Glass (“**EFG**”)
- **2020** – Emirates Extruded Polystrene (“**EEP**”); Masharie; Launch of AMC REIT
- **2022** – National General Insurance (“**NGI**”)
- **2023** – DI Investment Holding Limited (“**DIHL**”); Al Mal Capital (“**AMC**”)
- **2024** – Carnation Education LLC; KCH
- **2025** – AMC

DIVESTMENTS

- **2000** – DFM Listing
- **2016** – Marmum
- **2018** – Dubai Int’l Driving Center
- **2021** – Edible Oil Company
- **2022** – Emicool; Dubai Cranes

Long-term investment approach in building underlying value for investors – provide the necessary strategic direction along with growth capital, exit businesses that have matured – enhance shareholder value through capital gains

Dividend Policy

- On 13 March 2025, The Board of Directors of Dubai Investments PJSC approved a long-term dividend policy to the shareholders based on the cash flows generated by the company
- The dividend policy provides a tailored approach to dividend distribution and aligns with market practice. It also aims to enhancing shareholder value while ensuring the financial sustainability and strategic growth of Dubai Investments
- The Company intends to pay between 45% to 65% of the annual consolidated profits every year for at least next three years (2024-26). Dividend distribution will be at least 12% of the share capital of the Company every year for at least next 3 years (2024-26)
- The dividend policy is subject to the liquidity requirements of the Group's businesses including any anticipated capital expenditures, market conditions, operating environment in the Group's markets, and the outlook for the Group's business
- In the event that the Board of Directors recommends the distribution of half-yearly or quarterly dividends, the shareholders hereby authorize the Board of Directors to proceed with such distributions, provided that they are subject to ratification at the subsequent Annual General Assembly Meeting
- The Board of Directors shall review this policy annually or whenever necessary amendments are required. Any recommended changes to the policy shall be submitted for approval to the General Assembly

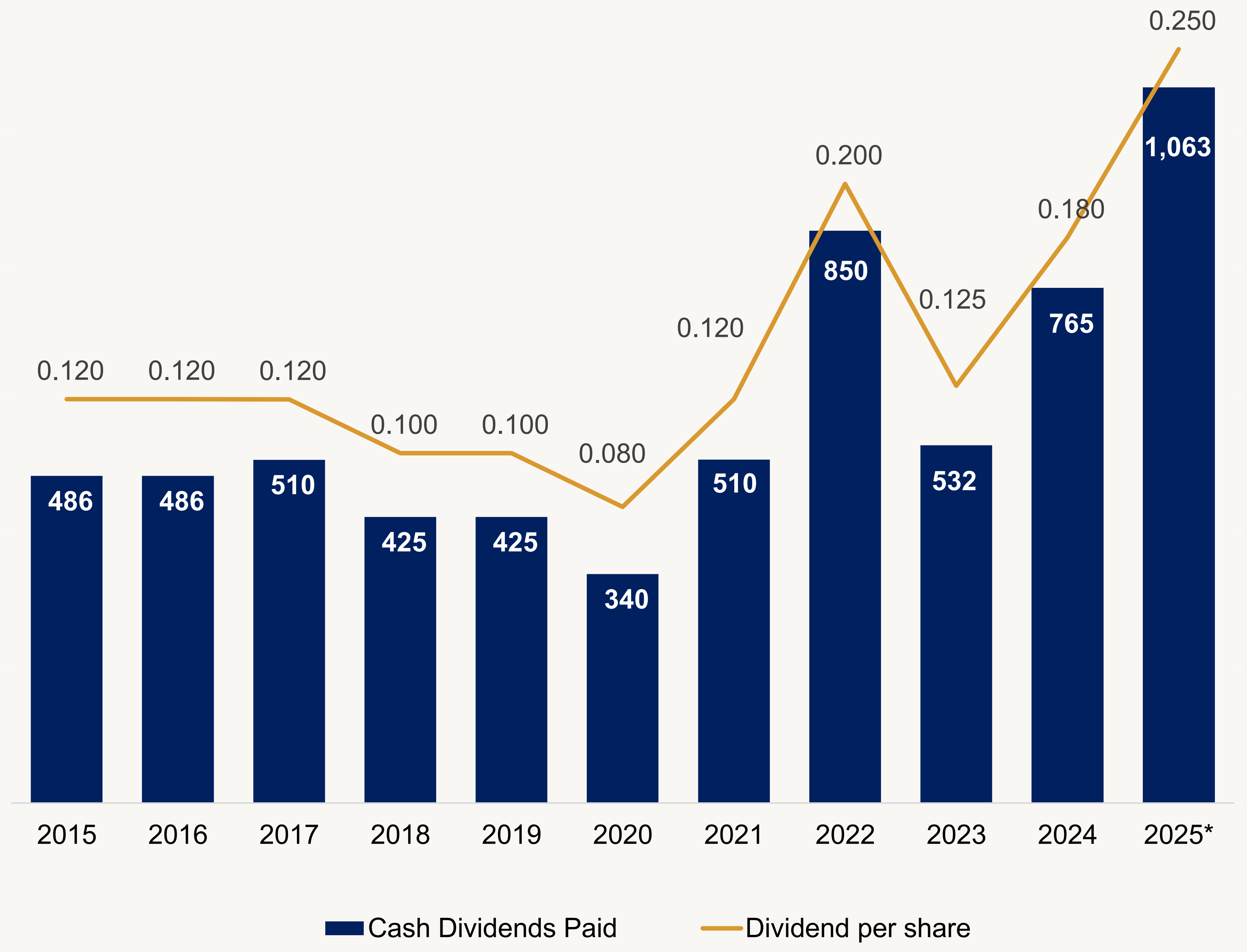
Consistent Dividend Paying Company

Shareholder Returns – DIC vs. DFMGI Index

The above chart presents normalized price movements of Dubai Investments PJSC in comparison to DFM General Index with a base of 100, during the period – Jan 2025 to Mar 2026

Price movement of Dubai Investments PJSC is greater than DFM General Index during the period Jan 2025 to Mar 2026 (capital gain) as shown in the chart above. In addition to the price movement, Dubai Investments PJSC paid cash dividends to its shareholders (dividend income) as shown in the chart in the right.

Annual Dividends Paid (AED mn) & Annual Dividend Per Share (AED)



The above chart presents cash dividend paid out historically for a particular period

**** At the Annual General Meeting held on 23 April 2026, the shareholders approved a 25% (AED 0.25 per share) cash dividend proposed by the Board of Directors for the 12-month period ended 31st December 2025. This was subsequently paid out on 21 May 2026.***

Note: Figures are rounded to the nearest decimal

Board of Directors – A Well Seasoned and Experienced Team

Chairman – Abdulrahman Ghanem A. Al Mutaiwee

Mr. Abdulrahman Ghanem A. Al Mutaiwee is a high-ranking diplomat and has held senior management positions in various ministries and government establishments. He served as the Ambassador of the UAE to the Court of St. James and Iceland for 7 years. He was also the Director in the Ministry of Foreign Affairs and International Cooperation for three and half years till the end of 2019. He holds a Bachelor’s Degree in Economics from Cairo University and Diploma in Banking and Financial Studies from New York.

Vice Chairman & CEO – Khalid Jassim Bin Kalban

Mr. Khalid Bin Kalban has extensive experience in Manufacturing & Industrial sectors as well as Financial, Investment and Real Estate sectors. He holds a degree in Business Management from USA and is a Management Major from Metropolitan State College, USA. He is also currently the Chairman Al Mal Capital PSC, Board Member of National General Insurance PJSC, Board Member of Arcapita Investment Management B.S.C. – Bahrain.

Director – Ali Fardan Al Fardan

Mr. Ali Fardan Ali Al Fardan has significant experience in Real Estate Management, Property Investments, Capital Investment Management and Hospitality Management. He holds a Bachelor of Science in Management and Information System. He is also currently the Chairman of Al Fardan Group, Managing Director of Al Fardan Real Estate LLC, CEO of First Investor LLC, Board Member of Al Mal Capital PSC, Board Member of Commercial Bank of Dubai PJSC and Board Member of National General Insurance PJSC.

Director – Mohamed Saif Darwish Ahmed Al Ketbi

Mr. Mohamed Al Ketbi has experience in Investments & Projects, Real Estate and Hospitality Sectors. He holds a Bachelor Degree in Business Administration majoring in Business Management. He is currently the Board Member of AHI Carrier FZC, Director – Investment & Business Development of Darwish Bin Ahmed & Sons LLC, Board Member of Al Mal Capital PSC and Board Member of National General Insurance PJSC.

Director – Khaled Mohammad Al Kamda

Khaled Al Kamda has over three decades of senior management experience across a number of sectors including airlines, private equity and banking and has also held senior management positions in government establishments. He holds a Bachelor’s Degree in Electrical Engineering from Florida Institute of Technology, USA and a MBA Degree from Cranfield School of Management, England.

Director – Hussain Nasser Ahmed Lootah

Hussain Nasser Lootah is a prominent business figure in the UAE, holding, throughout his career, chairmanship and membership of several government committees. Among several key positions held by him, included his association with Dubai Municipality for over 30 years, culminating in his 12 years tenure as the Director General of Dubai Municipality till the year 2018. He also played a prominent role in establishing the Society of Engineers where he chaired its board for 4 years. Currently he is the Chairman of Hussain Lootah Group (HLG). He holds a degree in Civil Engineering from the University of Arizona.

Director – Hind Abdulrahman AlAli

Hind Abdulrahman AlAli joined the Dubai Investments PJSC Board in 2023 and brings extensive experience in the industrial sector, with a strong focus on supply chain management, industrial investments, asset management, and M&A transactions. She holds a degree in Financial Management from Zayed University, has passed Level 1 of the CFA program, and completed executive programs at INSEAD and the London School of Economics.

Director – Ahmed Salem Abdulla Salem Alhosani

Ahmed Salem Abdulla AlHosani is a business professional and has joined the board of Dubai Investments PJSC in 2023. AlHosani continues to extend his diverse skill sets across a wide range of sectors and is currently serving as the Managing Director and Director at Sharjah Insurance Co. AlHosani plays a crucial role in overseeing the strategic direction and overall operations of the company.

Director – Faisal Abdulaziz Alshaikh Mohamed Alkhazraji

Faisal Abdulaziz Alshaikh Mohamed Alkhazraji is a business leader with a strong presence within the corporate landscape. Holding prominent positions across various other organizations, Alkhazraji continues to exhibit his expertise across different industries and in 2023 became a part of the Dubai Investments PJSC board.

Dubai Investments

Management Summary

Q1 2026 Financial Highlights

Q1 2026 – Financial Information

SUMMARY OF PROFITS AND LOSSES

(AED' 000)	Q1 2026	Q1 2025
	3-month period ended 31st Mar	
Sales of goods and provision of services	324,473	302,903
Rental income	298,652	289,887
Contract revenue	64,217	78,541
Sale of properties	112,247	91,184
Gain on fair valuation of investment properties	-	29,375
Loss on fair valuation of investments	(85,855)	(14,899)
Gain on sale of investments properties	2,234	582
Gain on sale of investments	24,225	2,391
Share of profit from equity accounted investees	21,507	27,493
Dividend Income	4,030	15,451
Total Income	**765,730**	**822,908**
Cost of sales and providing services	(409,464)	(441,093)
Administrative expenses	(132,614)	(142,210)
Finance costs	(79,244)	(80,797)
Net impairment losses on trade receivables	(4,418)	(13,693)
Finance income and other income	45,074	39,773
Operating Expenses	**(580,666)**	**(638,020)**
Profit before tax	**185,064**	**184,888**
Current tax expenses	(20,031)	(15,416)
Deferred tax expenses	3,932	(2,288)
Profit after tax	**168,965**	**167,184**
Profit / (loss) after tax attributable to:		
Profit attributable to owners of the Company	**171,294**	**170,889**
Non-controlling Interests	(2,329)	(3,705)
Earnings per share (AED)	**0.04**	**0.04**

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SUMMARY OF FINANCIAL POSITION

(AED' 000)	31st Mar 2026	31st Dec 2025	31st Mar 2025
Property, plant and equipment	1,539,675	1,511,251	1,458,832
Investment properties	10,899,509	10,918,764	10,940,426
Goodwill & Intangible Assets	229,849	231,713	234,335
Right-of-use-assets	250,190	259,084	282,349
Investments in equity accounted investees	1,470,233	1,448,726	1,517,582
Other non-current assets	828,865	797,723	479,021
Total non-current assets	**15,218,321**	**15,167,261**	**14,912,545**
Inventories	892,688	882,886	1,010,272
Investments at fair value through profit & loss	2,634,049	2,758,679	2,359,793
Trade & other rec. & due from related parties	3,020,686	3,097,304	2,871,434
Cash and cash equivalents	1,633,056	1,316,082	839,916
Assets held for sale	32,240	56,206	280,650
Total current assets	**8,212,719**	**8,111,157**	**7,362,065**
Total assets	**23,431,040**	**23,278,418**	**22,274,610**
Long-term bank borrowings	3,631,901	3,559,722	3,433,447
Lease liabilities	266,043	275,603	295,945
Other payables	4,895	6,720	56,844
Deferred tax liability	157,421	163,436	97,700
Total non-current liabilities	**4,060,260**	**4,005,481**	**3,883,936**
Bank borrowings	1,597,163	1,770,884	1,812,859
Lease liabilities	41,347	41,550	37,784
Trade and other payables & due to related parties	2,345,897	2,237,033	2,055,271
Total current liabilities	**3,984,407**	**4,049,467**	**3,905,914**
Share capital	4,252,020	4,252,020	4,252,020
Retained earnings	6,588,413	6,417,266	6,335,373
Other reserves	4,234,159	4,234,009	3,704,464
Equity attributable to owners of the company	**15,074,592**	**14,903,295**	**14,291,857**
Non-controlling interest	311,781	320,175	192,903
Total equity	**15,386,373**	**15,223,470**	**14,484,760**
Total equity and liabilities	**23,431,040**	**23,278,418**	**22,274,610**

Q1 2026 – Financial Highlights: Well Capitalized and Profitable Company

Dubai Investments

Key Facts & Figures

TOTAL INCOME	EBITDA	PROFIT ATT. TO SHAREHOLDERS	EPS	ROE*
765.7	361.3	171.3	0.04	4.5%
AED million	AED million	AED million	AED per share	

TOTAL ASSETS	CASH/CASH EQUIVALENTS & LIQUID INV.	NET DEBT**	EQUITY ATT. TO SHAREHOLDERS	NET DEBT / TOTAL ATT. EQUITY
23,431.0	3,035.9	2,193.2	15,074.6	14.5%
AED million	AED million	AED million	AED million	

Note: Figures are rounded to the nearest decimal

***Based on Net Profit and Equity Attributable to Owners of the Company (the number presented above has been annualized)**

**** Net Debt is the Group's total debt less Cash and Cash Equivalents**

Note: Figures are rounded to the nearest decimal

Key Messages: Q1 2026

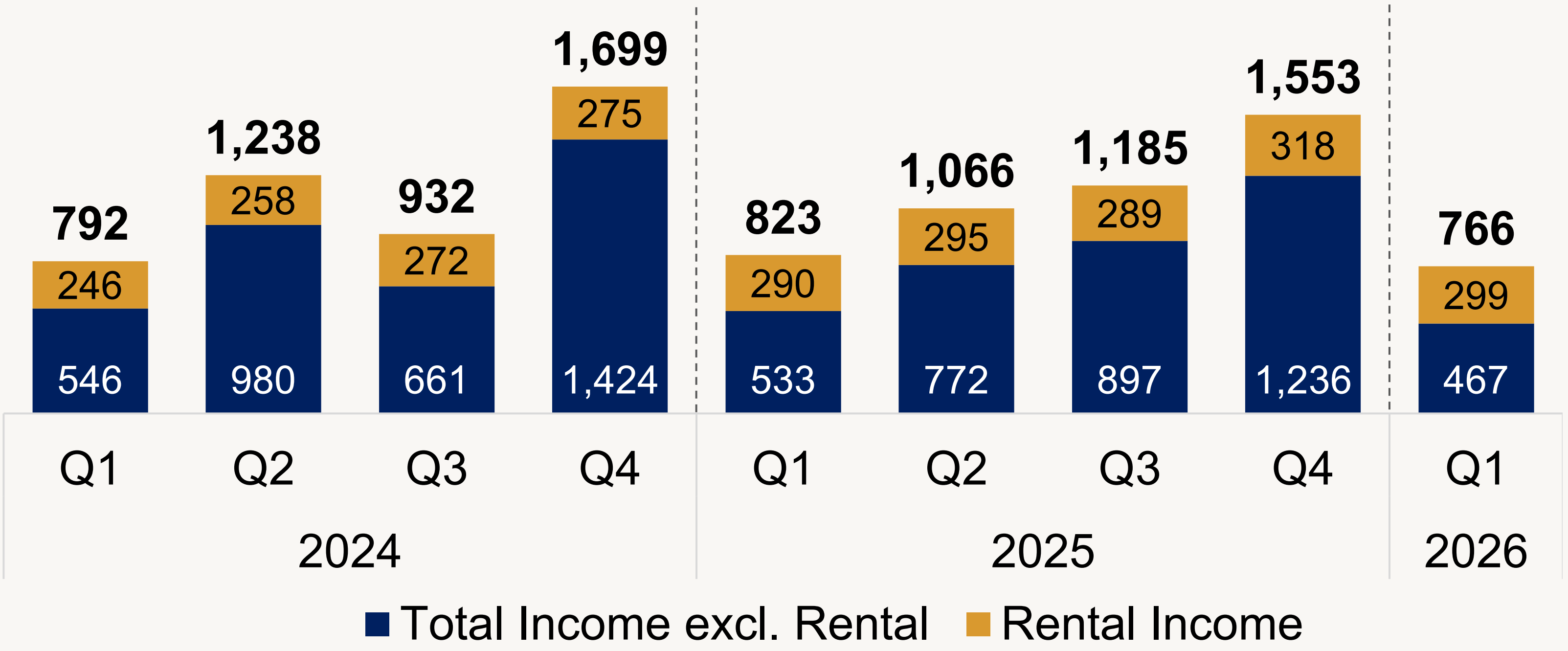
Group Result	▪ The Group reported a total income of AED 765.7 million in Q1 2026 as compared to AED 822.9 million during the prior period. The decrease in total income was mainly driven by a higher loss on fair valuation of investments of AED 85.9 million in Q1 2026 as compared to AED 14.9 million during the prior period ▪ Within the property segment, the Group witnessed a good demand for its real estate projects, resulting in an increase in sale of properties by AED 21.1 million in Q1 2026 as compared to the prior period. Additionally, rental income increased by AED 8.8 million to reach AED 298.7 million in Q1 2026 as compared to the prior period, representing 39.0% of total income, which is largely driven by strong occupancy level being maintained in DIP ▪ Earnings per share was recorded at AED 0.04/share in Q1 2026 ▪ The Group's total assets stood at AED 23,431.0 million as at 31st March 2026 ▪ The Group remains well capitalized with Total Equity (attributable to owners) at AED 15,074.6 as at 31st March 2026 and maintains adequate liquidity with Net Debt/Total Attributable Equity (%) of 14.5%
Key Events	▪ Key events (financial and non-financial): ➢ Dubai Investments announced the distribution of 25% cash dividend amounting to AED 1,063.0 million for the financial year ended December 31, 2025 subsequent to approval by shareholders during the Company's 30th Annual General Meeting (AGM) held on April 23, 2026 ➢ Dubai Investments announced the signing of a Memorandum of Understanding (MoU) with Dubai Community Contributions Establishment - JOOD, an official Dubai based contribution entity established to enable and organize community contributions in line with the Dubai Social Agenda 33 ➢ DIR breaks ground and commences main construction works on Al Vista, a landmark mixed-use development valued at AED 1,300 million, set to redefine urban living in Dubai's prestigious Meydan Horizon. The 39-storey tower features 312 apartments, with completion scheduled for December 2027 ➢ AMC REIT announced a final dividend of AED 0.0375 per unit for H2 2025, representing an annualized yield of 7.5% for FY 2025 ➢ Emirates Airlines has signed an agreement with DIP to acquire land for a new purpose-built Cabin Crew Village. The development will feature a mixed-use and residential community designed to accommodate up to 12,000 cabin crew members ➢ Emirates Building Systems ("EBS") has been awarded a major contract to deliver the full 50,000 m² structural steel package for the Sayyid Tarik Bin Taimur Cultural Complex, one of Oman's most significant upcoming cultural developments

Note: Figures are rounded to the nearest decimal

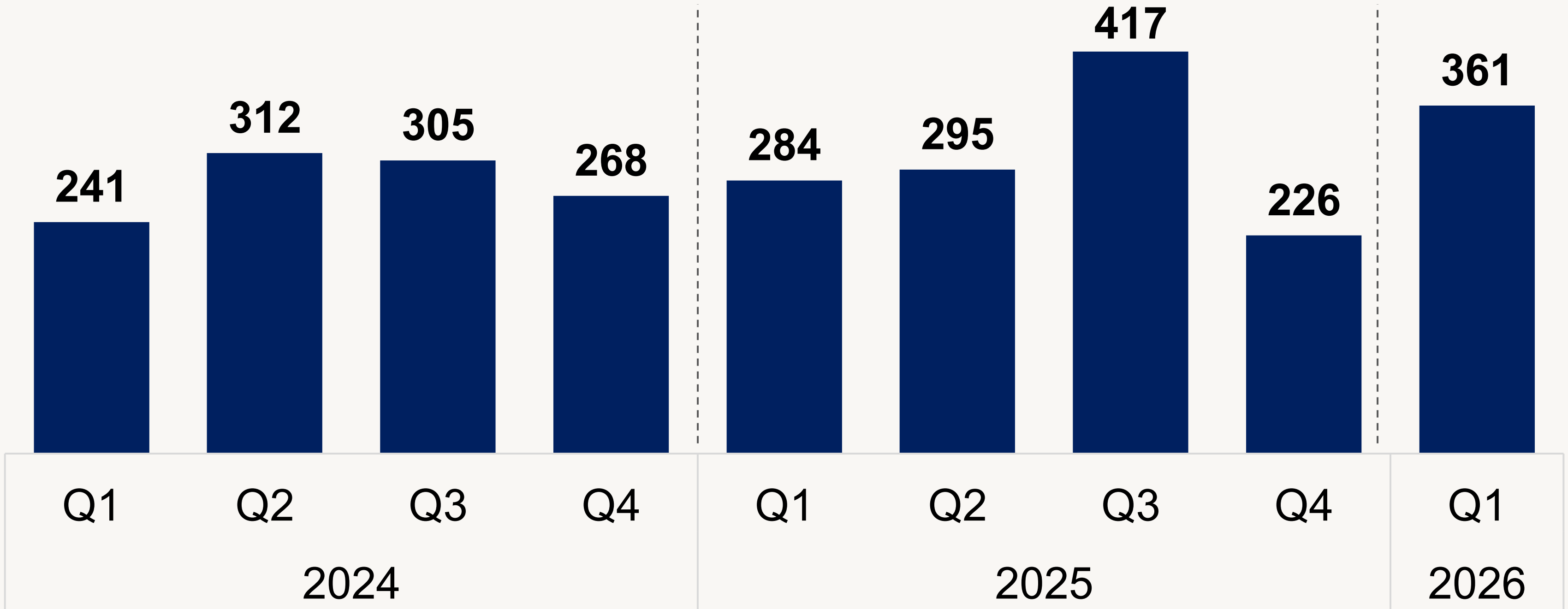
Evolution by Quarter: Rental Income remains key contributor to Total Income

Dubai Investments

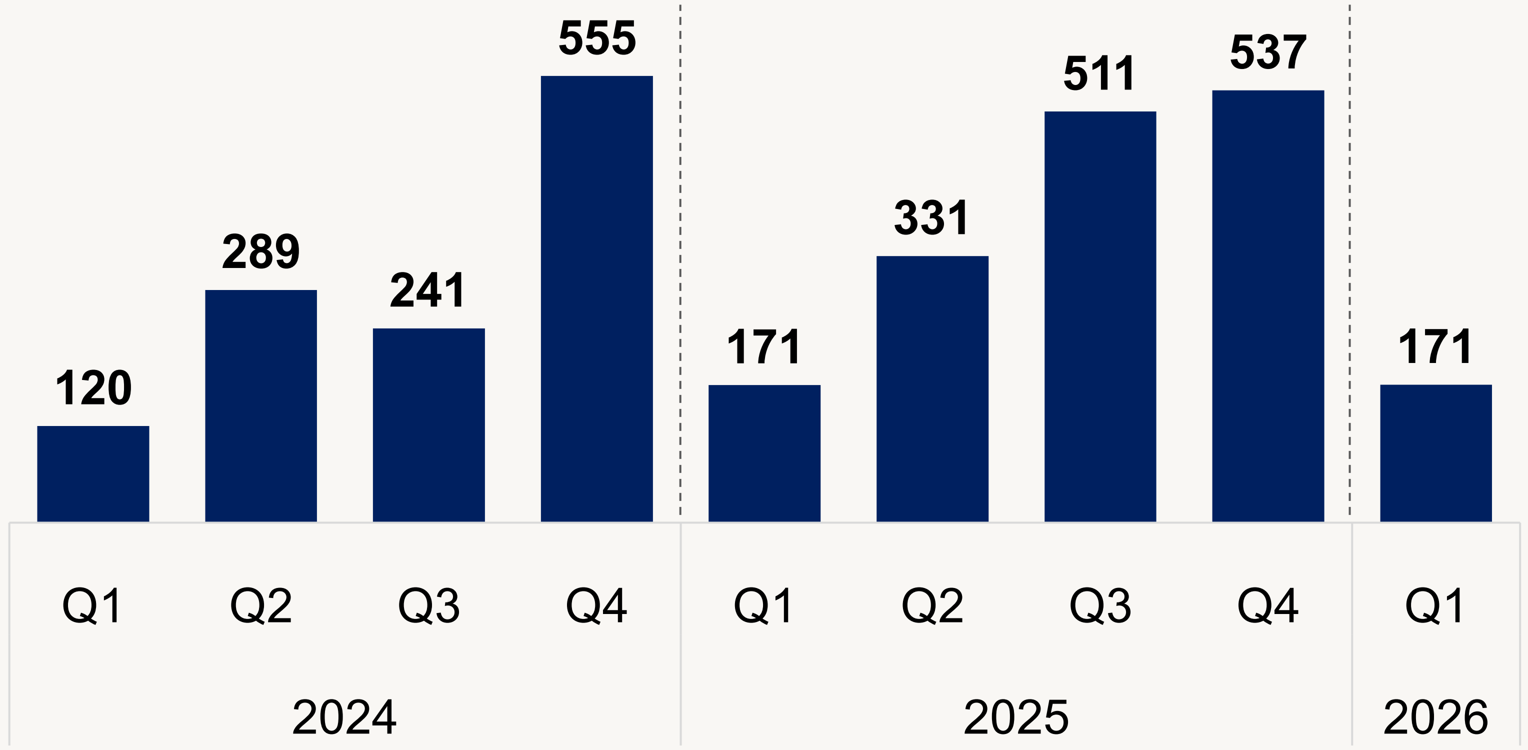
Total Income and Rental Income (AED Million)



EBITDA (AED Million)



Attributable Profit (AED Million)



Key Highlights

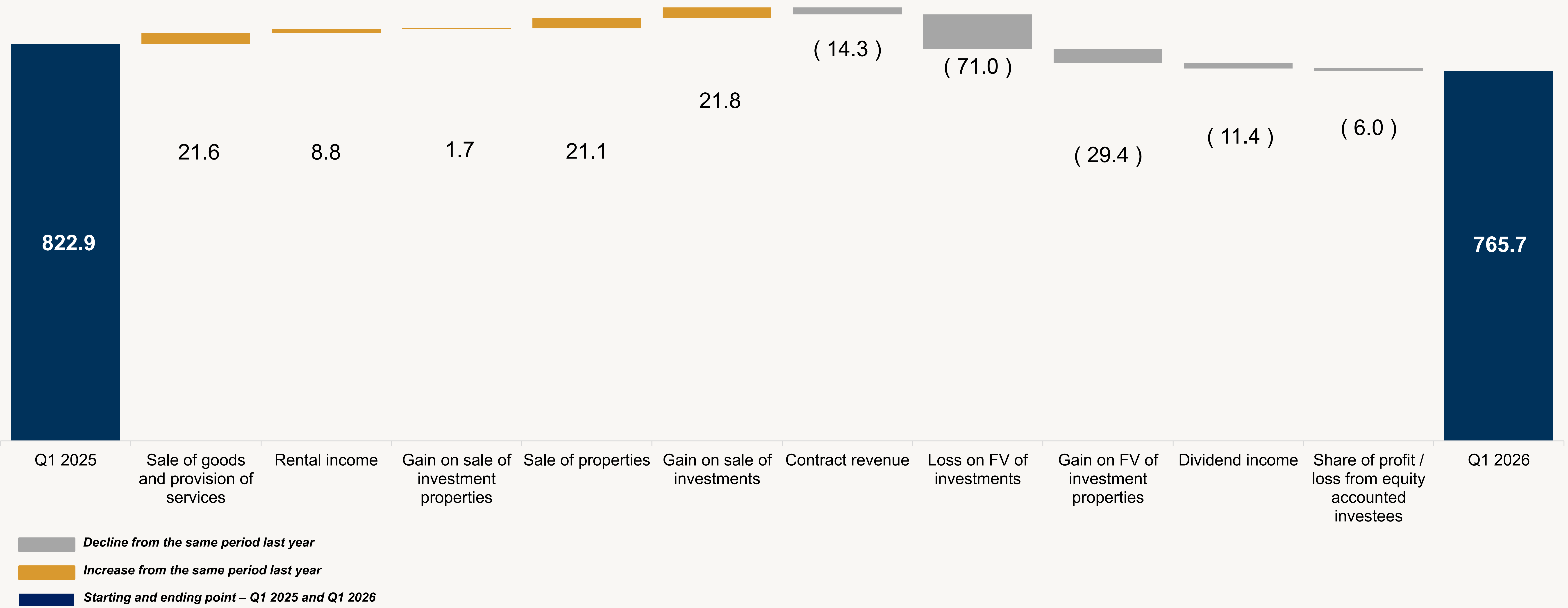
- The Group reported a total income of AED 765.7 million in Q1 2026 as compared to AED 822.9 million during the prior period
- Income from sale of properties increased by AED 21.1 million in Q1 2026 as compared to the prior period. Rental income increased by AED 8.8 million to reach AED 298.7 million in Q1 2026 as compared to the prior period, representing 39.0% of total income
- Income from sale of goods and provision of services was AED 324.5 million in Q1 2026 as compared to AED 302.9 million during the prior period
- The Group reported lower operating expenses of AED 580.7 million in Q1 2026 as compared to AED 638.0 million during the prior period
- The Group reported an EBITDA of AED 361.3 million in Q1 2026 as compared to AED 283.6 million reported during the prior period
- The Group reported profits after tax (attributable to owners) of AED 171.3 million in Q1 2026 as compared to AED 170.9 million during the prior period.

Note: *Figures are rounded to the nearest decimal*

EBITDA is calculated by excluding depreciation, amortization, finance expense, finance income, gain on FV of investments, gain on FV of investment properties, net impairment losses and income tax expense.

Total Income Movement Year-on-Year

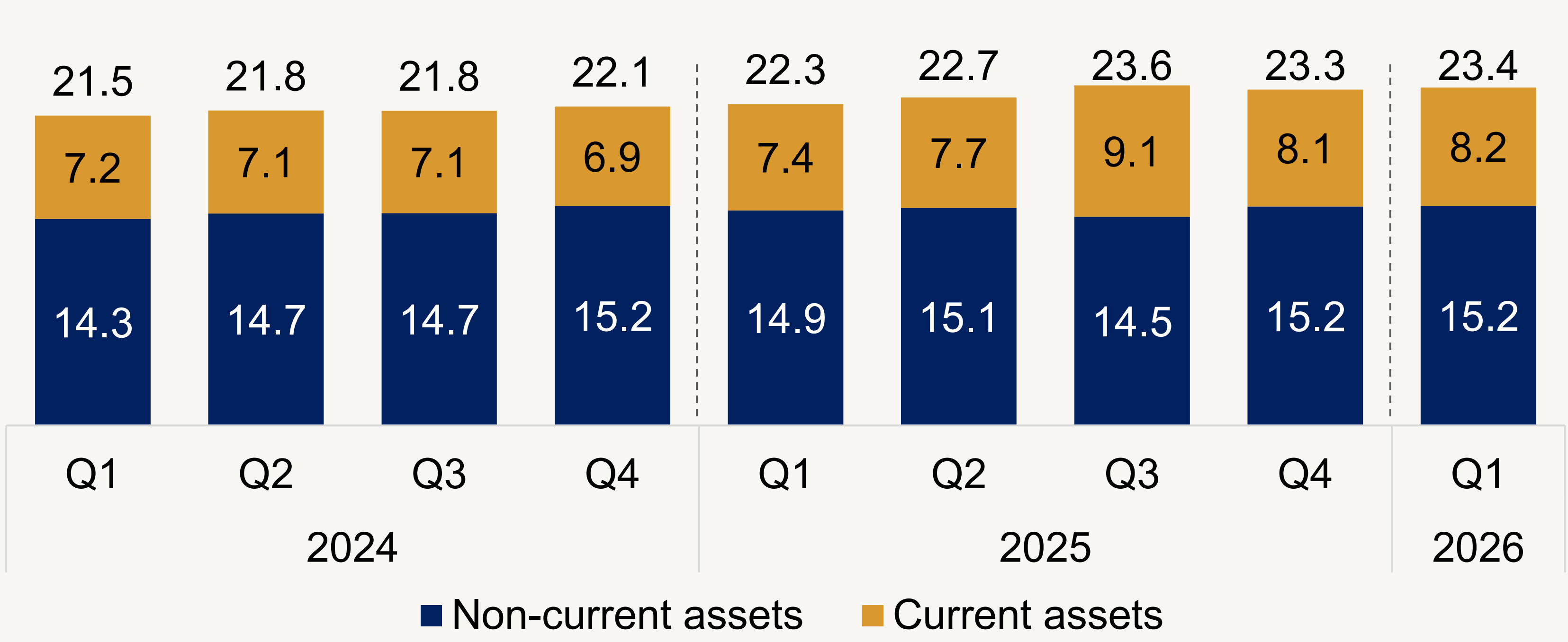
Total Income Bridge (AED Million)



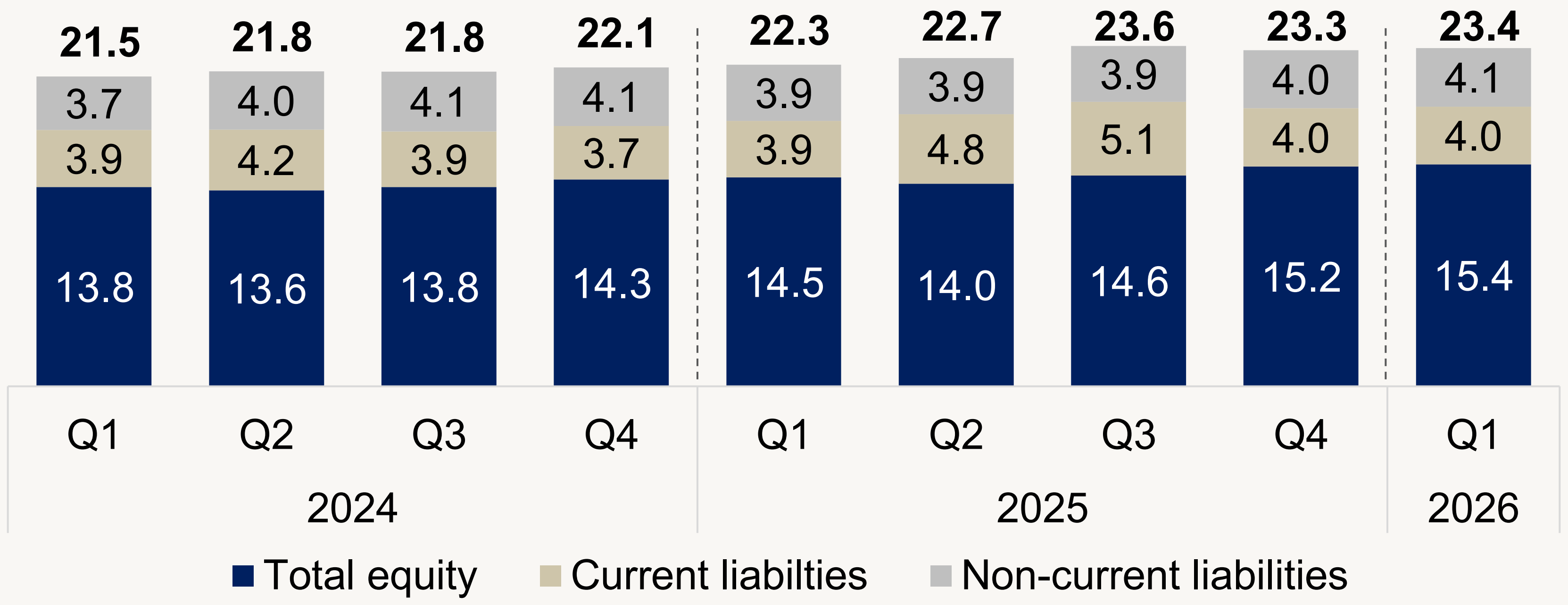
Note: Figures are rounded to the nearest decimal

Growth in Assets & Liabilities

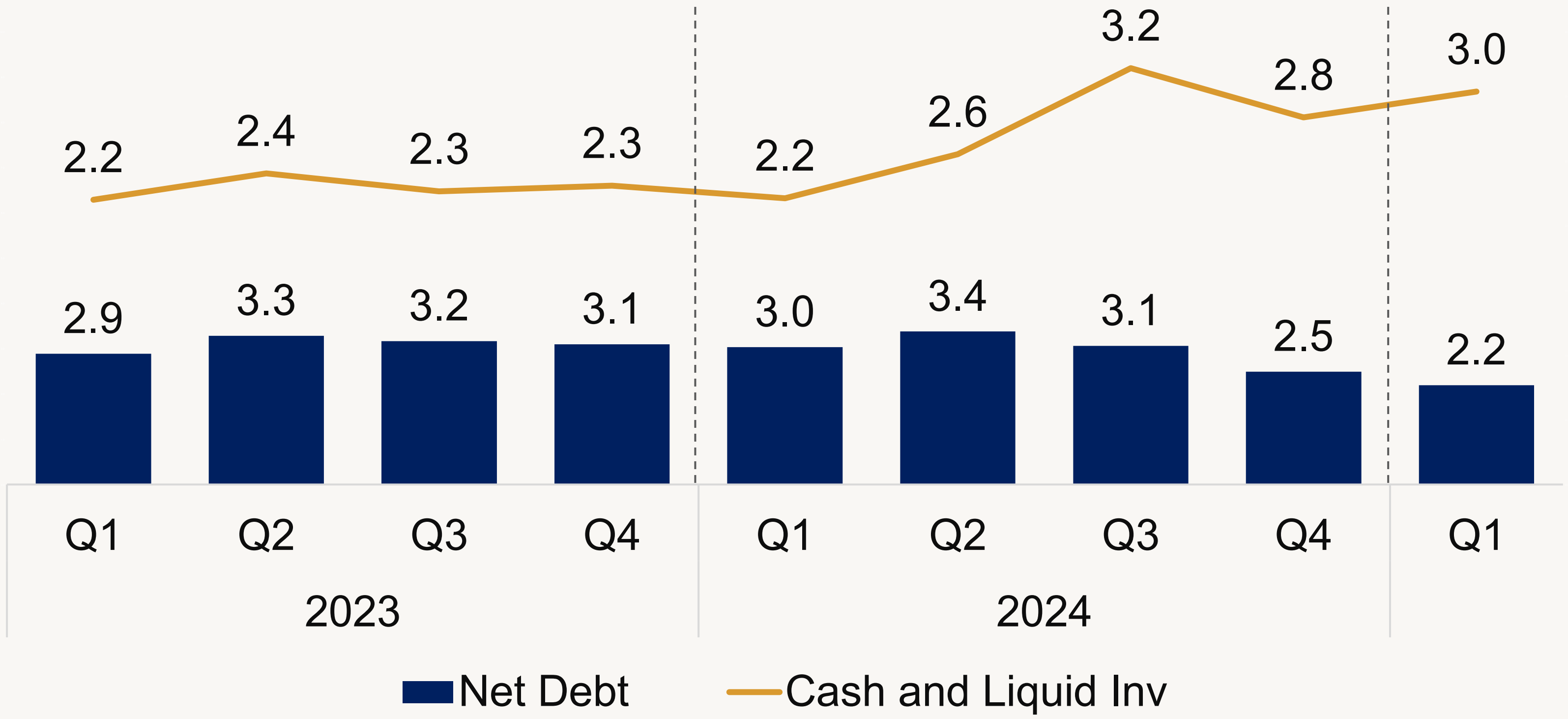
Total Assets (AED Billion)



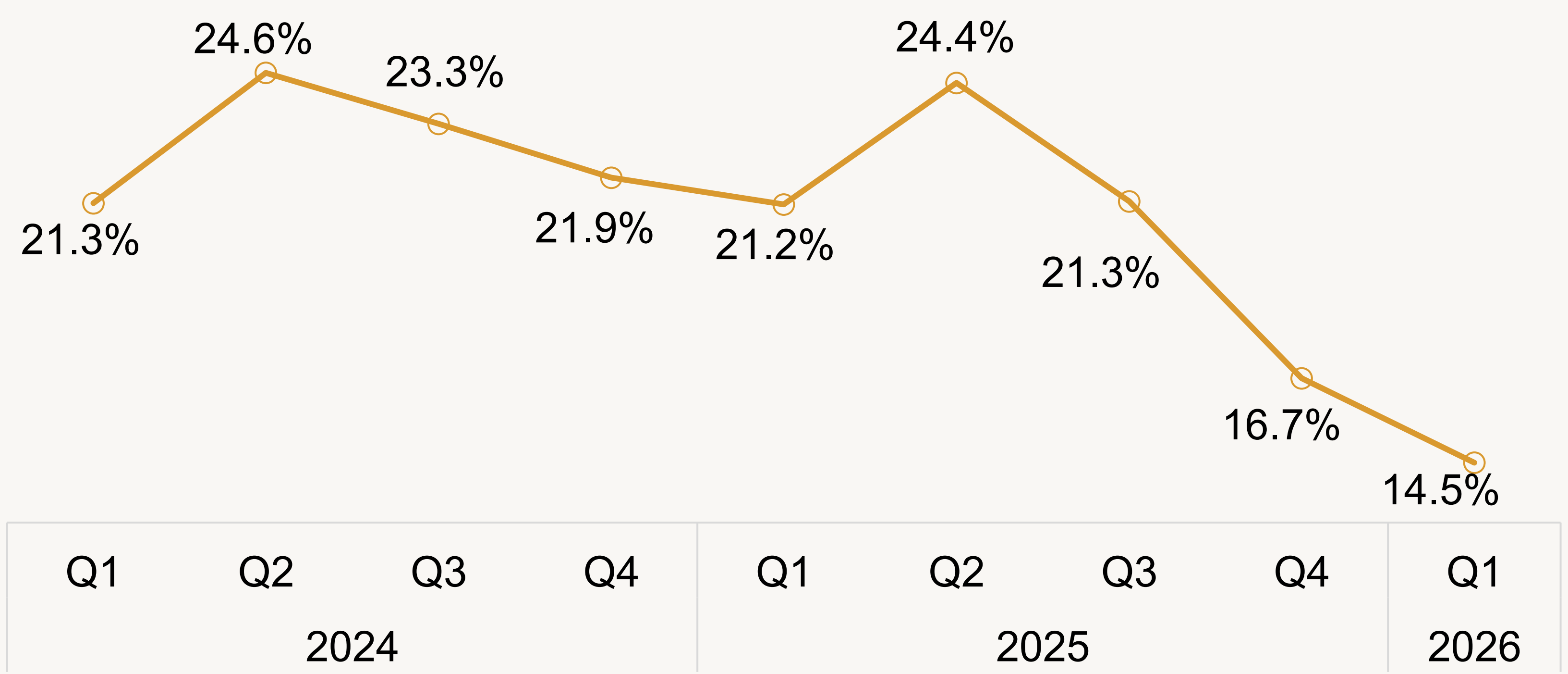
Total Liabilities & Total Equity (AED Billion)



Net Debt and Total Cash & Liquid Inv. (AED Billion)



Net Debt / Total Attributable Equity (%)



Note 1: Net Debt is the Group's Total Debt less Cash and Cash Equivalents
Cash and cash equivalents includes Cash, Short-term Deposit with Banks and Liquid Investments (Level 1 and Level 2)
Note 2: Figures are rounded to the nearest decimal

Operational Performance

By Business Segment
Q1 2026

Property Segment – Development of Real Estate for Sale and Leasing

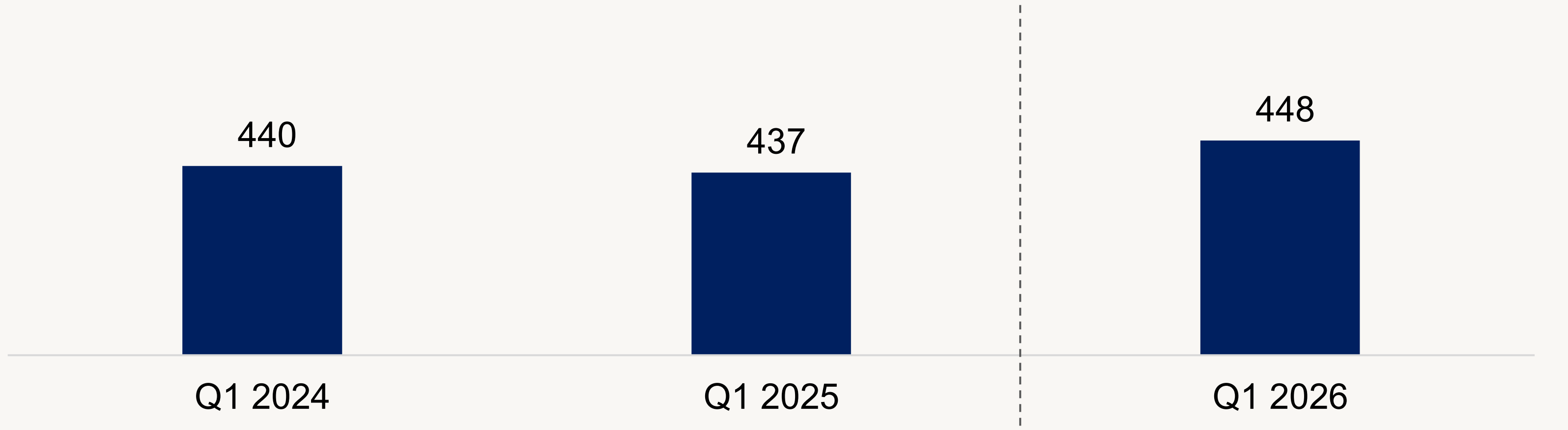
Property

- Total income from this segment was AED 447.6 million in Q1 2026 as compared to AED 437.5 million reported during the prior period
- This segment reported 23.1% higher income from sale of properties of AED 112.2 million in Q1 2026 as compared to AED 91.2 million during the prior period. Higher income from sale of properties during Q1 2026 was due to execution of projects launched in previous years such as Asayel Avenue, Danah Bay residential apartments and Violet tower.
- Rental income increased to AED 298.7 million in Q1 2026 as compared to AED 289.9 million during the prior period, largely driven by strong occupancy levels being maintained in DIP, representing 39.0% of the Groups' total income in Q1 2026
- The Group generated 39.2% higher profits before tax from this business segment of AED 241.5 million in Q1 2026 as compared to AED 173.5 million during the prior period
- Total assets for this business segment stood at AED 16,004.7 million as at 31st March 2026, investment properties (AED 10,899.5 million) remains the largest contributor, out of which infrastructure and ancillary facilities account for majority as at 31st March 2026
- Given the asset intensive nature of this business segment, the total liabilities of this segment stood at AED 5,658.7 million, comprising approximately 70.3% of the Group's total liabilities as at 31st March 2026
- The Group continues to progress its developments in line with planned execution schedules, and construction is advancing across key projects such as:
  - Danah Bay on Al Marjan island:
    - Villas: 100% construction progress; ready for handover
    - Residential tower: 38% construction progress
    - Hotel: 30% construction progress
  - Violet Tower in Jumeirah Village Circle: 78% construction progress
  - Asayel Avenue at Mirdif Hills: 40% construction progress
  - Al Vista in Meydan: 5% construction progress

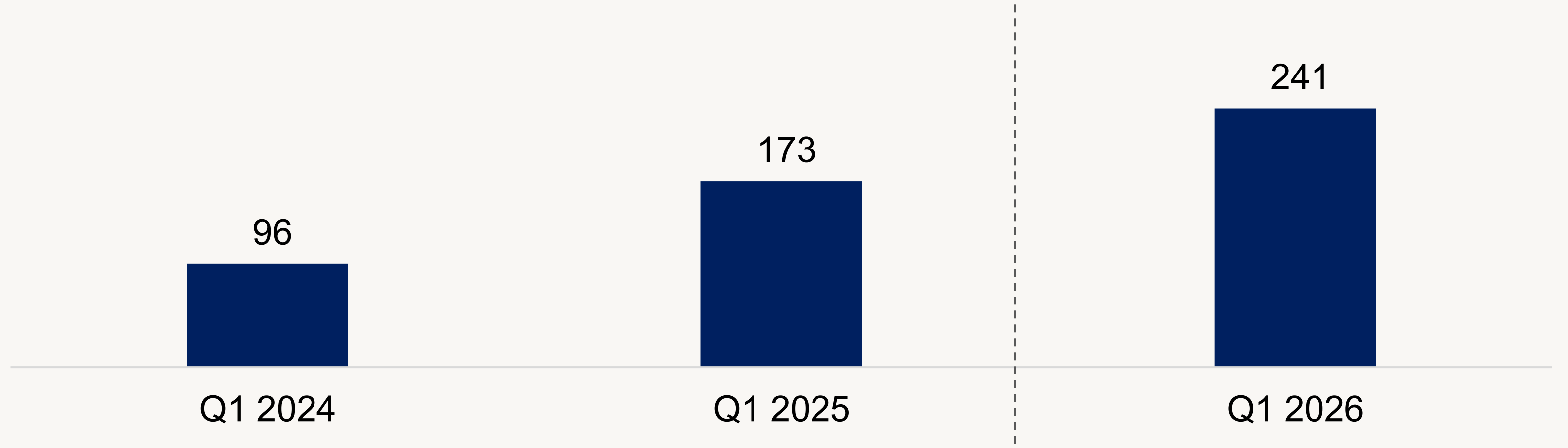
  Handover activities are underway across completed components and further deliveries expected in line with planned timelines

Financial highlights

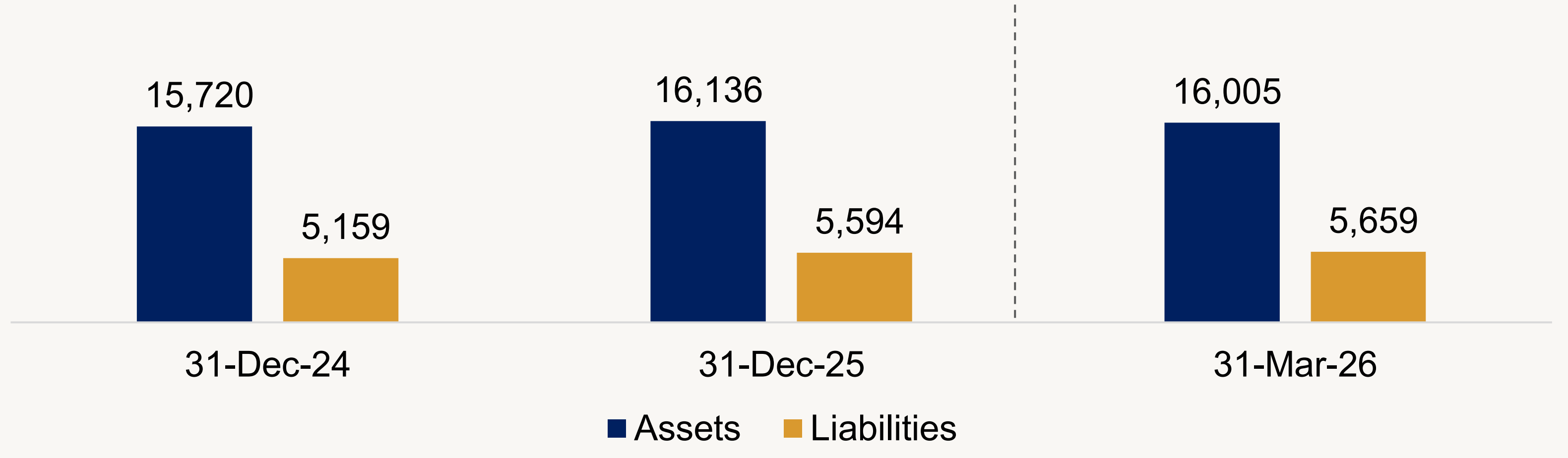
Total Income (AED m)



Total Profit Before Tax (AED m)



Total Assets and Liabilities (AED m)



Note: Figures are rounded to the nearest decimal

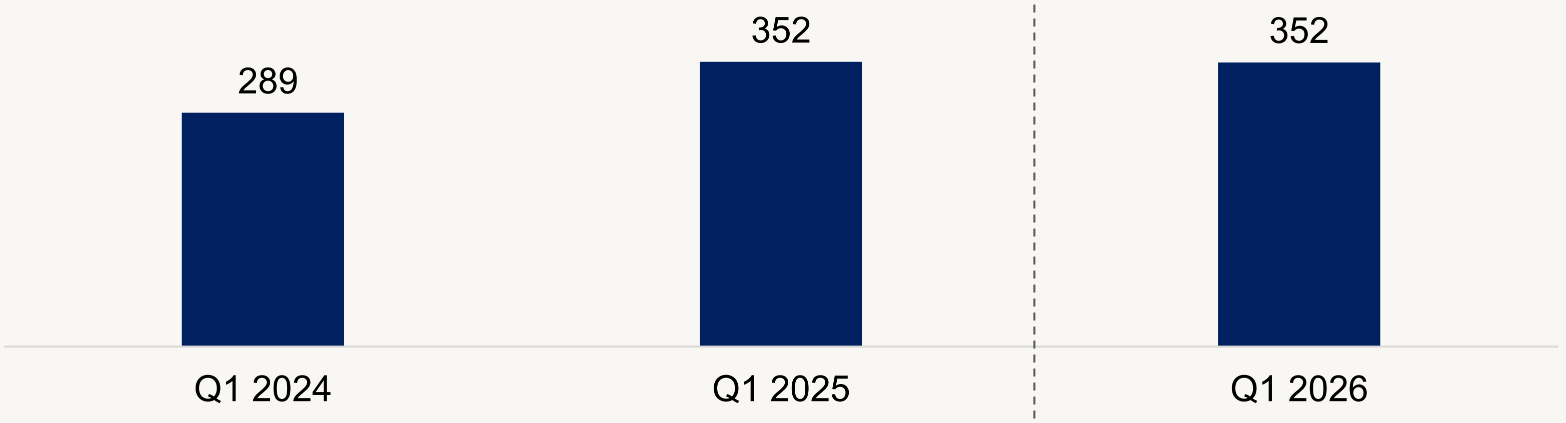
Manufacturing, Contracting & Services Segment – Manufacturing, District Cooling, Healthcare and Education

Manufacturing, Contracting & Services

- Total income form this segment was AED 351.6 million in Q1 2026 as compared to AED 352.1 million during the prior period
- This segment reported a higher profit before tax of AED 18.7 million in Q1 2026 as compared to AED 17.2 million during the prior period
- Total assets for this segment stood at AED 2,132.6 million as at 31st March 2026.

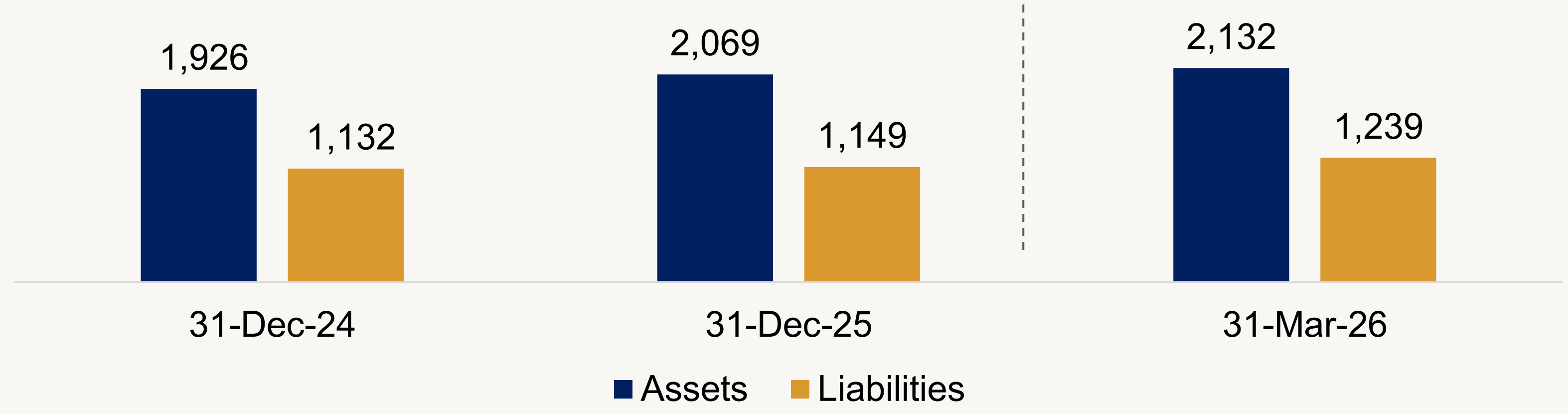
Financial highlights

Total Income (AED m)



Total Profit Before Tax (AED m)

Total Assets and Liabilities (AED m)



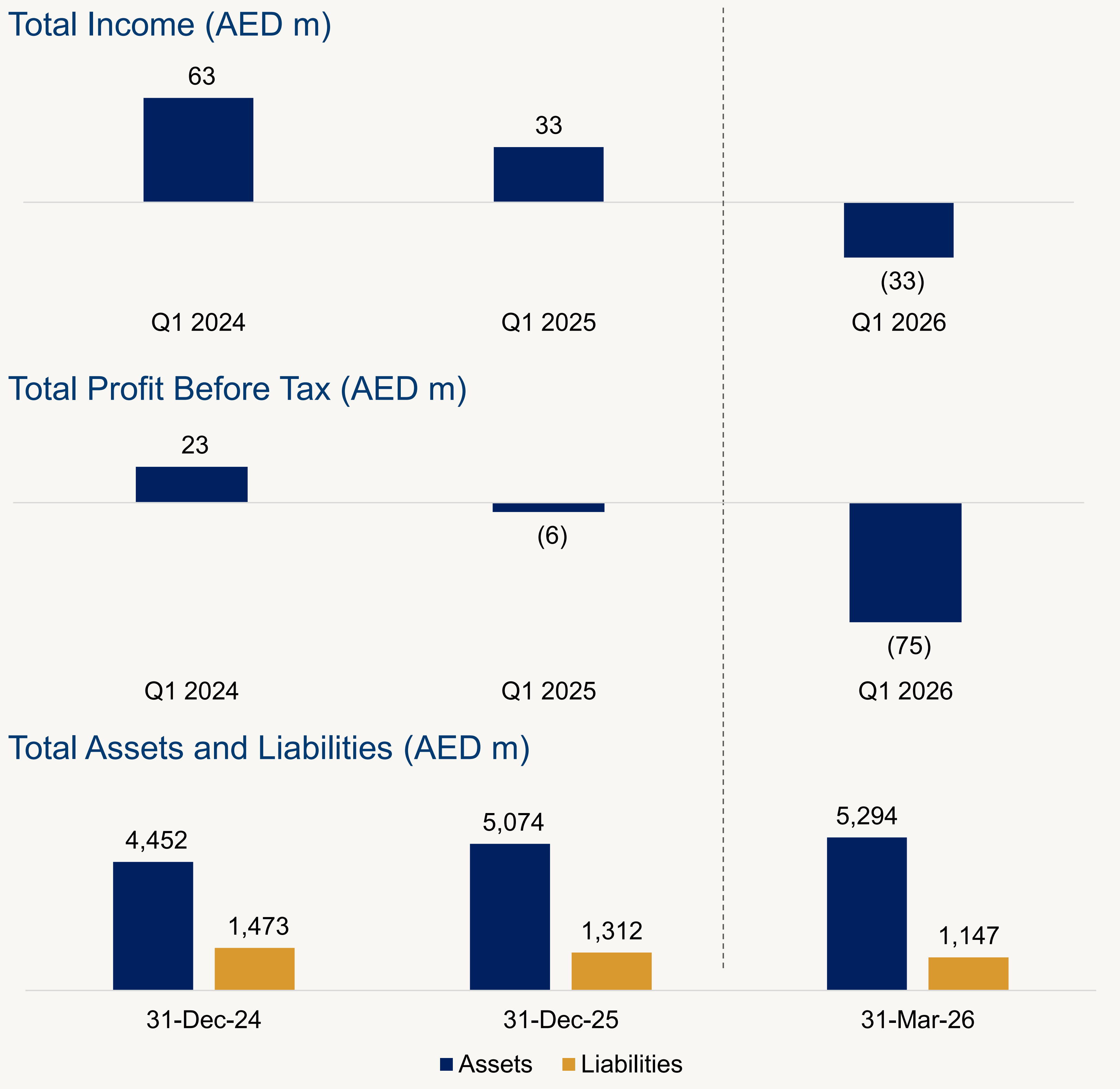
Note: Figures are rounded to the nearest decimal

Investments Segment – Strategic Interests in Associates & Financial Investments

Investments

- This segment reported a negative total income of AED (33.5) million in Q1 2026 as compared to a positive total income of AED 33.3 million during the prior period. This is primarily due to a loss on fair valuation of investments amounting to AED 85.9 million in Q1 2026 as compared to a loss of AED 14.9 million during the prior period
- As a result of the above, this segment reported a loss before tax of AED 75.1 million in Q1 2026 as compared to AED 5.8 million during the prior period
- During the period ended 31st March 2026, the Group transferred its 100% equity stake in Dubai Investments Park Development Company LLC to its fully owned subsidiary DIP Holding Limited
- The total assets for this segment stood at AED 5,293.9 million as at 31st March 2026.

Financial highlights



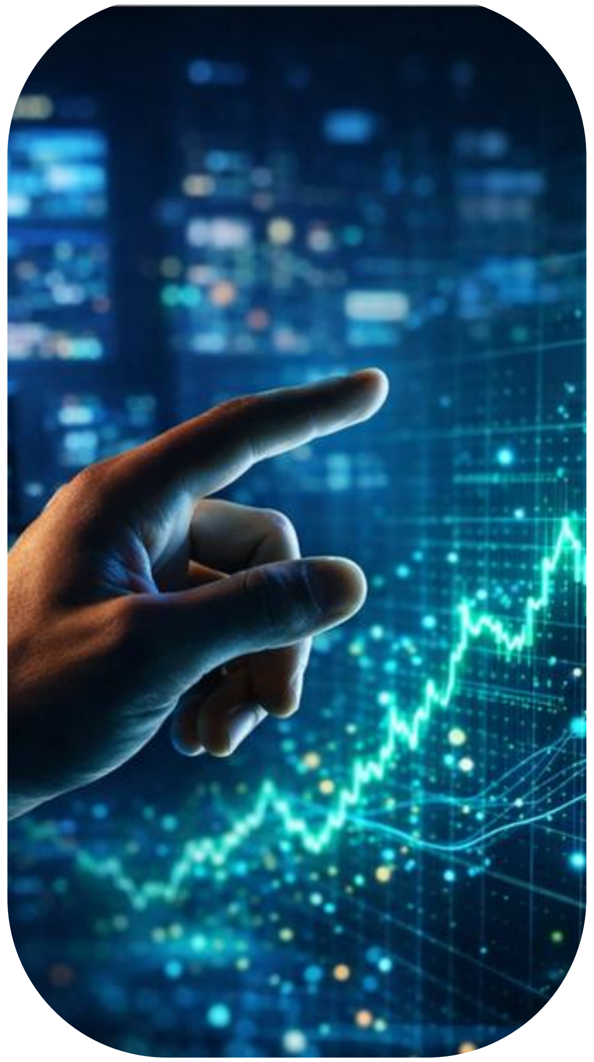
Note: Figures are rounded to the nearest decimal

Dubai Investments

Management Strategy & Outlook

Management Strategy & Outlook: Generate Sustainable Cash Flows to Maximize Shareholder Returns

Profitability	▪ Continue to generate steady income, backed by recurring cash flow & rental income streams ▪ Focus on monetizing real estate investment portfolio to deleverage the balance sheet
Diversification	▪ Acquire sustainable income generating assets within AMC REIT, to provide consistent flow of cash dividends ▪ Monitor and nurture investments in high-performing UAE sectors, including healthcare, education, industrial assets and other profitable companies
Synergy & Scale	▪ Replicate successful business models across the region with strong growth potential (e.g. DIP) in new markets ▪ Bolt on acquisitions/invest in a range of industrial companies and mature businesses that complement the existing portfolio and enhance synergies
Risk Management	▪ Prudent approach to balance sheet and portfolio risk management ▪ Maintain healthy cash position and liquid investment portfolio and non-core long term investments
Return Focused	▪ Divest stakes in mature businesses to enhance shareholder value ▪ Maintain attractive dividend return profile for shareholders



Portfolio Information – Flagship Assets

Dubai Investment Park – A “City within a City”

TOTAL AREA
23
million m²

NET LEASE AREA
17
million m²

LEASED PLOTS
~1,200

INDUSTRIAL
60%

LEASED
99.9%

RESIDENTIAL
34%

Q1 2026 TOTAL INCOME
235
AED million

COMMERCIAL
6%

Note: Figures are rounded to the nearest decimal

Glass LLC – The Glass Pioneer in the Middle East

Dubai Investments

الإمارات لألواح الزجاج المسطح
EMIRATES FLOAT GLASS

الإمارات للزجاج
Emirates Glass

الشركة السعودية الأمريكية للزجاج
Saudi American Glass

ESTABLISHED
2006

FACILITY
~45,000
Sqm. of Built-up Area

PRODUCTION
~4.0Mn
Sqm. (Q1 2026)

EXPORTS
65+
Countries

Key Projects (UAE & Global)


Dubai Airport T3 (UAE)


Abu Dhabi Airport T3 (UAE)


Index Tower (UAE)


Al Ain Stadium (UAE)


Flame Towers (Azerbaijan)


King Abdullah Int'l Airport (Saudi Arabia)


Index Tower (UAE)


Gate Towers (Egypt)


Nanyang University (Singapore)


Lyons (Australia)


Langham Palace (Hong Kong)


Hamp Tower (Azerbaijan)

Note: Figures are rounded to the nearest decimal

Mirdif Hills – Mixed-use Residential, Commercial and Retail Development

Dubai Investments

Janayen Avenue – 350+ Residential Units

Nasayem Avenue – 400+ Residential Units

Multaqa Avenue – 4-star Hotel – Millennium Place

Asayel Avenue – 190+ Residential Units

Danah Bay – “Pearl by the Bay”

Dubai Investments

TOTAL PROJECT AREA
90,000
SQM

LUXURY
TOWNHOUSES & VILLAS

BEACHES
40,000
SQM

HOTEL
4-STAR
UPPER SCALE

DUBAI DOWNTOWN
60 min.

RESIDENTIAL
WATERFRONT TOWER

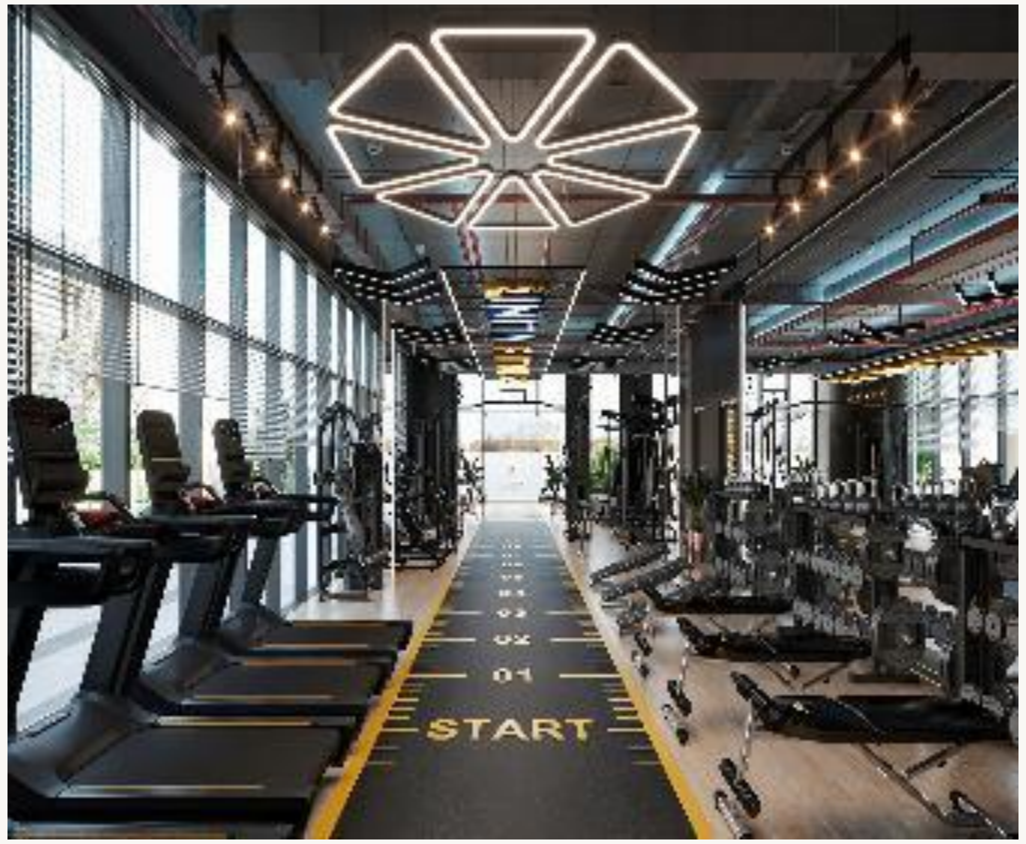
دانة بيه
DANAH BAY
AL MARJAN ISLAND جزيرة المرجان

Violet Tower – JVC'S Newest Residential Tower

Dubai Investments

RESIDENTIAL FLOORS	RESIDENTIAL UNITS	MINS FROM DOWNTOWN
27	287	15

- 7 minutes Dubai Hills Mall
- 7 minutes Mall of the Emirates
- 10 minutes Dubai Marina
- 20 minutes Jumeirah Beach
- 15 minutes Downtown Dubai
- 15 minutes Burj al Arab
- 20 minutes Palm Jumeirah
- 20 minutes Museum of the Future
- 30 minutes Dubai Int'l Airport
- 30 minutes Dubai World Trade Center



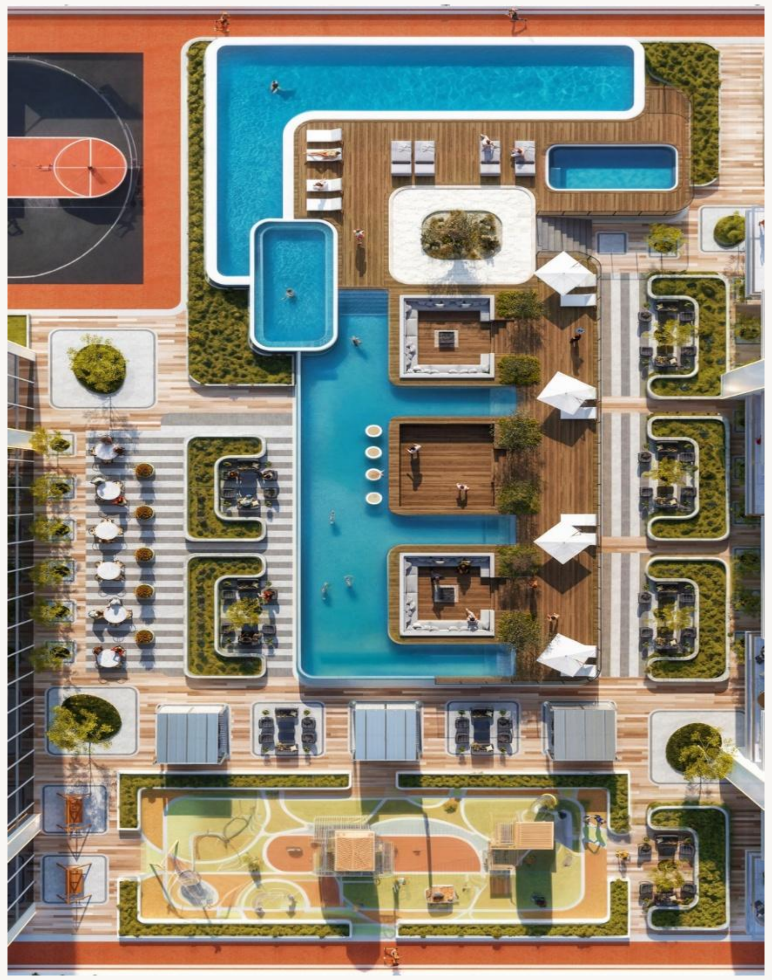
Al Vista Tower – A New Landmark for Sophistication

Dubai Investments

TOWERS	RESIDENTIAL UNITS	OFFICE UNITS
2	312	45
Tower A (Residential) and Tower B (Commercial)	1,2 & 3 Bedrooms	Shell & Core Office Space

BUSINESS BAY	DUBAI INTL. AIRPORT	DIFC
15 min.	15 min.	20 min.

- Infinity Pool & Kids Pool
- Fully Equipped Gymnasium
- Kids Play Area
- Half Basketball Court
- Covered Parking
- 24/7 Security



Hospitality Portfolio (1/2)

Double Tree by Hilton, Fujairah – by Al Taif Investment	Millennium Lakeview Hotel, DIP – by Properties Investment
	
KEYS – 228	**KEYS – 165**

Hospitality Portfolio (2/2)

Millenium Place, Mirdif – by Dubai Investment Real Estate (DIR)

KEYS – 116 HOTEL ROOMS & 132 HOTEL APARTMENTS

Danah Bay Hotel, RAK – by Dubai Investment Real Estate (DIR)

KEYS – 332

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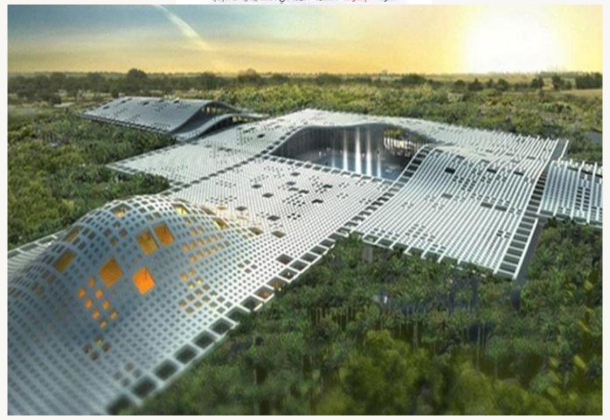
Key Events and Awards

Dubai Investments marked five years of the Dubai Investments Green Run legacy, celebrating the event's evolution into one of Dubai's most anticipated community sustainability initiatives

DIR breaks ground and commences main construction works on Al Vista – AED 1.3 billion landmark mixed-use development – set to redefine urban living in Dubai's prestigious Meydan Horizon

Emirates Airline has signed an agreement with Dubai Investments Park (DIP) to acquire land for a new purpose-built Cabin Crew Village that can accommodate up to 12,000 cabin crew members

Globalpharma has announced the signing of a strategic distribution agreement with United Medical Supplies (UNIMED) LLC at the World Health Expo (WHX) 2026



EBS has been awarded a major contract to deliver the full 50,000 m² structural steel package for the Sayyid Tarik Bin Taimur Cultural Complex, one of Oman's most significant upcoming cultural developments

AMC REIT announced a final dividend of AED 0.0375 per unit for H2 2025, representing an annualized yield of 7.5% for FY 2025

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This presentation has been prepared solely for informational purposes. The presentation may contain forward looking statements, which reflect our beliefs or current expectations and assumptions regarding the future of the business, future plans and strategies, projections, anticipated events and trends, the economy and other future conditions. Forward looking statements are neither historical facts nor assurances of future performance and can generally be identified by terminology including "anticipate”, "aspire", "believe", "estimate", "expect", "forecast", "project", “outlook’, “guidance”, "strategy", "target", "trend", "future", "likely", "may", "should", "will", "intend", "plan", "goal", "objective", "seek", “roadmap”, and other words of similar meaning or similar expressions.

By their nature, forward looking information and statements are subject to known and unknown uncertainties, risks and changes in circumstances that are difficult to predict and not in our control. Our actual results of operational and financial conditions may differ materially from that or those indicated in the forward-looking statements. You should not place undue reliance on any of these forward-looking statements.

Important factors that could cause our actual results of operational and financial conditions to differ materially from those indicated in the forward looking statements include, among others: our ability to maintain adequate revenue levels and cost control; economic and financial conditions in the global markets and regional markets in which we operate, including volatility in interest rates, commodity and equity prices and the value of assets; the implementation of our strategic initiatives, including our ability to effectively manage the redeployment of our balance sheet and the expansion of our strategic businesses; the reliability of our risk management policies, procedures and methods; continued volatility in the capital or credit markets; developments and changes in laws and regulations, including increased regulation of the financial services industry through legislative action and revised rules and standards applied by the regulators.

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