





A GLOBAL VISION, SETTING THE WORLD'S STANDARD FOR LUXURY REAL ESTATE INVESTMENTS



ZIAD EL CHAAR
CHIEF EXECUTIVE OFFICER

“THE OPPORTUNITY AHEAD OF US IS LARGER THAN WHAT IS BEHIND US. GLOBAL WEALTH IS GROWING. DEMAND FOR BRANDED LUXURY RESIDENCES IS ACCELERATING. AND DAR GLOBAL IS POSITIONED, BY PIPELINE, BY PARTNERSHIPS, AND BY EXECUTION TRACK RECORD, TO CAPTURE A DISPROPORTIONATE SHARE OF THAT GROWTH. THIS IS NOT A PROMISE. IT IS A TRAJECTORY.”

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OVERVIEW




GLOBAL SALES
OFFICES

9

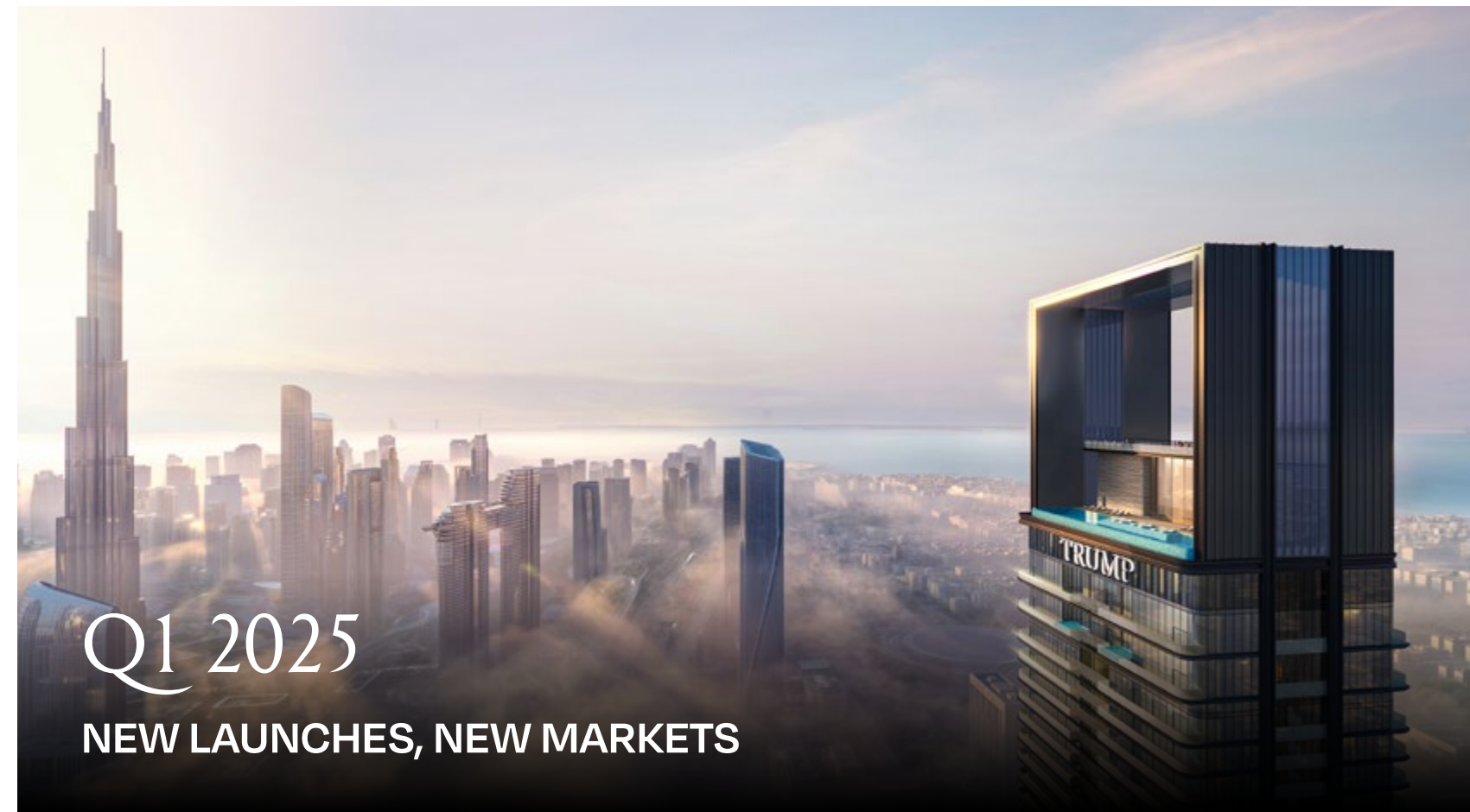

PROJECT
CITIES

11

DIRECT RELATIONSHIPS WITH BROKERS
IN MORE THAN 60 COUNTRIES WORLDWIDE

ONE GLOBAL PLATFORM BOUNDLESS OPPORTUNITIES

DAR GLOBAL'S YEAR OF BREAKTHROUGHS



- **Launched D-Villas at Jumeirah Golf Estates, Dubai**, premium development in one of Dubai's most prestigious communities.
- **Launched Trump International Hotel & Tower, Dubai**, landmark luxury branded development reinforcing Dubai presence.
- **Announced Trump International Golf Club, Doha and Ultra-Luxury Beachfront Villas**, expanding the Qatar portfolio.



- **Appointed main contractors for Aida Phase 1, Oman**, covering apartments, 91 villas & 60 townhouses.
- **Appointed main contractor for Marea by Missoni (Blocks C & D), Spain**, advancing European delivery.
- **Awarded main contractors for The Astera, Interiors by Aston Martin, RAK**, bringing a new brand partnership to life.

DAR GLOBAL'S YEAR OF BREAKTHROUGHS



- Secured ~US\$2.8B Riyadh (Diriyah) project via partial land acquisitions & JDA.
- Announced ~US\$1.9B Jeddah project, luxury villas, world-class golf course & hotel.
- Litmus Facility upsized to US\$440M, enhancing liquidity for international expansion.
- Proposed DIFC asset management platform acquisition, unlocking global capital flows.
- LSE listing upgraded to ESCC category, first GCC-based company to achieve this milestone.
- Acquired prime Jeddah plot for Trump Plaza, second Trump collaboration in Jeddah.



- Commenced handover of DaVinci Tower by Pagani, UAE, an iconic project.
- Awarded main works contract for Trump Tower, Jeddah, construction underway.
- Pipeline reached US\$19 billion, major expansion into Saudi Arabia.
- Announced Trump International Hotel Maldives, pioneering tokenized hotel development.
- Rang the London Stock Exchange Opening Bell, anchoring global ambitions with new brand tagline "Live All In".
- Announced MAD, Oman, a new coastal destination blending oceanfront living, luxury hospitality, arts, culture & digital innovation.

OUR BUSINESS MODEL

BUILT TO PERFORM ACROSS MARKETS, CYCLES, AND BUYER SEGMENTS, DAR GLOBAL IS STRATEGICALLY DIVERSIFIED ACROSS EVERY DIMENSION OF THE BUSINESS.



GEOGRAPHICALLY DIVERSIFIED

Operating across priority global markets, balancing regional demand cycles while capturing international HNWI/UHNWI capital flows.



POWERED BY ICONIC BRANDS

Partnerships with world-renowned luxury and hospitality brands drive differentiation, elevate positioning, and sustain demand through market volatility.



OPERATIONALLY DIVERSIFIED

A flexible delivery model backed by a curated contractor ecosystem and robust governance, protecting quality and timelines while scaling without heavy operational overhead.



LIGHT ON CAPITAL. HEAVY ON GROWTH

A disciplined capital-light model that preserves liquidity and limits balance-sheet exposure. Through JDAs and joint ventures with landowners, we reduce upfront land costs and drive scalable, resilient growth across economic cycles.



WHERE CAPITAL MEETS REAL ESTATE

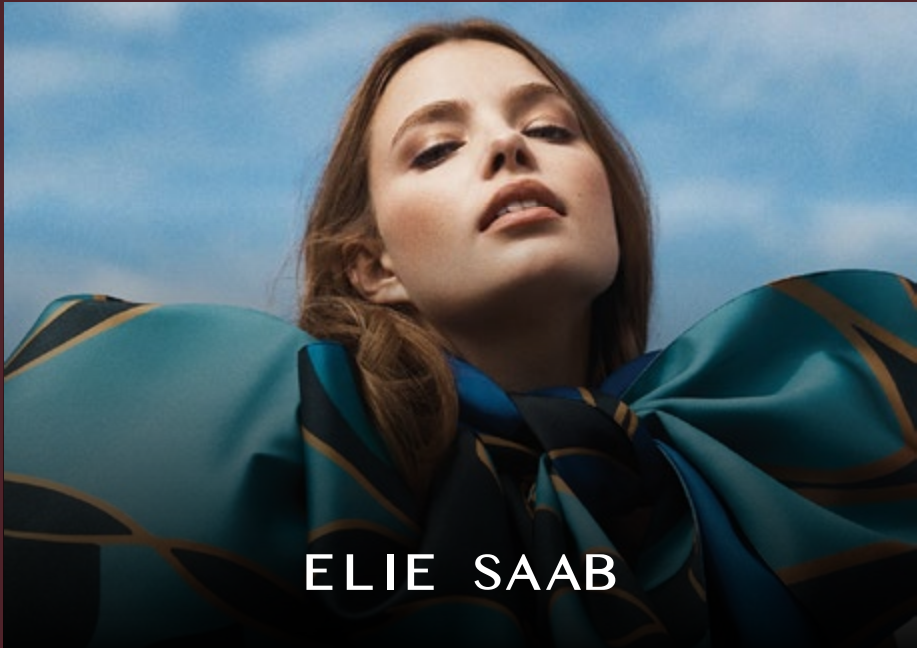
A high-performance international sales platform spanning leading brokers, wealth channels, and relationship networks, connecting projects with the world's most resilient investors.



EVERYTHING IN LUXURY

Luxury residences, hospitality-led experiences, apartments, villas, retail units, plots, and serviced living- across beach, golf, cliff, and city settings, serving distinct buyer segments and broadening demand.

ELITE COLLABORATORS SINGULAR RESULTS





BUSINESS HIGHLIGHTS

STRONG BUSINESS PERFORMANCE

GDV US\$19 BILLION, +153%

(FY 24: USD US\$7.5 BILLION)

Driven primarily by strategic land acquisitions in Riyadh and Jeddah

**ROBUST SALES GROWTH,
+59% UNIT SALES, +88% UNIT SALE VALUE**

FY25: Cumulative Contracted Sales: 3,824 units | Contracted Sales Value: US\$3.2 billion
(FY24: Cumulative Contracted Sales 2,407 units | Contracted Sales Value: US\$1.7 billion)

**STRONG PIPELINE FOR COMING YEARS,
LAUNCHED GDV ~25% OF PORTFOLIO**

Launched GDV: US\$4.8 billion at 31 December 2025,
Balance portfolio primed for phased launches in coming years

ACCELERATING TOP-LINE GROWTH

FY25: REVENUE: US\$538.6 MILLION

[FY24: REVENUE: US\$ 240.3 MILLION]

Revenue surged 124% year-on-year to US\$538.6 million in FY25, up from US\$240.3 million in FY24, driven by the achievement of key construction milestones and a sustained increase in sales activity across the portfolio.

FY25: GROSS PROFIT : US\$189.7 MILLION

[FY24: US\$ 87.4 MILLION]

Gross margin remained steady, reflecting disciplined cost management amid rapid geographic expansion.

FY25: EBITDA US\$126.6 MILLION

[FY24: EBITDA- US\$ 30.1 MILLION]

EBITDA margin nearly doubled to 23.5%, up from 12.5% in FY24 demonstrating that the Group's capital-light model is scaling efficiently and converting growth into profitability.



FINANCIAL RESILIENCE & LIQUIDITY STRENGTH

CASH RESERVES

US\$701.5 MILLION

(including escrow balance and escrow retention)

65% increase from US\$424.4 million in FY24, providing adequate liquidity for completion of ongoing projects.

AVAILABLE LIQUIDITY STOOD AT

US\$311.7 MILLION*

Group remains well-positioned to capitalise on its expanding pipeline and fund future growth initiatives.

**Including undrawn debt facilities of US\$228.2 million.*

GROWING SHAREHOLDER VALUE FY25 NET ASSET VALUE

US\$584.4 MILLION

FY24 Net asset value - US\$478.5 million



AUDITED FINANCIAL STATEMENTS

SUMMARISED PROFIT & LOSS ACCOUNT

AMOUNTS IN USD MILLION	2025	2024
Revenue	538.6	240.3
Cost of revenue	(348.9)	(152.9)
Gross profit	189.7	87.4
Gross profit %	35.2%	36.4%
Other income	24.1	4.2
Selling, General & Administrative expenses	(93.3)	(67.0)
Finance income (cost)	(7.8)	(11.3)
Share of profit (loss) from joint venture	-	0.7
Profit before tax	112.7	14.0
Income tax	(12.0)	0.8
Profit for the period	100.8	14.9
Increase (decrease) in foreign currency translation reserve	5.1	(1.9)
Total comprehensive income for the year	105.9	13.0

SUMMARISED BALANCE SHEET

AMOUNTS IN USD MILLION	2025	2024	CHANGE
Cash and cash equivalents	668.0	413.6	254.4
Escrow retentions	33.5	10.8	22.7
Trade and unbilled receivables	351.8	277.3	74.5
Advances, deposits and other receivables	185.4	119.8	65.6
Development properties	783.1	586.4	196.7
Other assets	40.8	33.5	7.3
Total assets	2,062.6	1,441.4	621.2
Trade and other payables	125.6	85.0	40.6
Advance from customers	459.5	180.0	279.5
Bank borrowings	169.1	205.5	-36.4
Due to related parties	287.1	222.6	64.5
Development property liabilities	412.1	254.7	157.4
Other liabilities	24.8	15.1	9.7
Total liabilities	1,478.2	962.9	515.3
Net asset value / Total equity	584.4	478.5	105.9

UNLOCKING OPPORTUNITIES

SAUDI ARABIA EXPANSION

New foreign ownership law (effective January 2026) and Vision 2030 reforms are fuelling demand for world-class real estate. The Group announced ~US\$10 billion in Saudi projects during 2025, demonstrating conviction in the market’s long-term trajectory.

TOKENIZATION & DIGITAL OWNERSHIP

Advancing blockchain-powered structures to democratize access to luxury real estate through fractional participation via regulated platforms.

SELECT MARKET ENTRY - GREECE & US

Targeting high-potential markets backed by Greece’s Golden Visa programme, EU access, and attractive tax incentives, alongside strategic entry into the US market.

AI-DRIVEN INNOVATION

Harnessing AI across project risk management, automated transactions, smarter marketing, and data-driven operations to unlock value and stay ahead of industry transformation.

ASSET MANAGEMENT ENTRY

Acquisition of a licensed DIFC platform (Subject to regulatory approval) to attract global capital, create scalable investment vehicles, and fuel expansion into new geographies.



SUMMARY

- 01 Strong FY25 performance underpinned by significant portfolio expansion, **GDV surged 153% to US\$19 billion, up from US\$7.5 Billion in FY24.**
- 02 **Revenue and EBITDA delivered for FY24 and FY25** in line with the guidance set out in 2023, reaffirming the group's track record of delivering on its commitments.
- 03 Successfully transferred to the **Equity Shares (Commercial Companies) category on the London Stock Exchange's Main Market**, the first GCC-based business to achieve this milestone.
- 04 Robust balance sheet with **NAV of US\$584.4 Million and a total liquidity pool of US\$311.7 Million**, providing flexibility to capitalise on growth opportunities.
- 05 **Litmus facility upsized to US\$440 million**, further enhancing liquidity and supporting expansion across key international markets.



OUR PROJECTS

OUR PROJECTS IN RIYADH, SAUDI ARABIA



TRUMP MANSIONS, RAYANA, WADI SAFAR



A limited collection of Trump-branded residences located inside Rayana, Wadi Safar's double gated community overlooking the championship golf course, defined by iconic architecture and a globally recognized standard of luxury interiors.

Status
Under construction

Scheduled completion
Starting 2030

Launched
2026

54
No. of units



RAYANA MANSIONS, RAYANA, WADI SAFAR

At the heart of Wadi Safar lies Rayana, DarGlobal's most exclusive residential enclave. A destination shaped around world-class hospitality, championship golf, and a limited collection of private mansions.

Status
Under construction

Scheduled completion
Starting 2030

Launched
2026

77
No. of units

OUR PROJECTS IN RIYADH, SAUDI ARABIA



NEPTUNE, INTERIORS BY
MOUAWAD

MOUAWAD

Discover an unparalleled fusion of artistry and living at the Neptune Villas. Located in the North of Riyadh, this exclusive collection is a tribute to timeless elegance and sophisticated design, crafted by the renowned jewelry house, Mouawad. Known for its rich heritage and exquisite craftsmanship, Mouawad brings its signature brilliance to these extraordinary villas.

Status	Launched
Under construction	2024
Scheduled completion	No. of units
2027	200

OUR PROJECTS IN JEDDAH, SAUDI ARABIA



TRUMP TOWER, JEDDAH



Perched up high, Trump Tower Jeddah is the city's most coveted address. One of the tallest high-rises on the Corniche, it dominates the city, the landmarks and the Red Sea. It rises above all, and all happens around it.

Status
Under construction

Launched
2024

Scheduled completion
2029

561
No. of units



TRUMP PLAZA, JEDDAH



Trump Plaza Jeddah is the flagship development within Amaya. The project blends New York's urban energy with Miami's open-air vibrancy, offering a cosmopolitan lifestyle marked by sophistication, productivity, and exclusivity. A landmark where business, lifestyle and ambition meet in one address made for Jeddah's new era.

Status
Under construction

Launched
2026

Scheduled completion
2030

266
No. of units

OUR PROJECTS IN JEDDAH, SAUDI ARABIA



AMAYA, JEDDAH

One of the final large-scale development opportunities in central Jeddah. Spanning 1,000,000 sqm, Amaya offers construction-ready land, flat topography, and unmatched access, a rare chance to develop within the urban core of a city entering a major transformation. Amaya sits directly on King Abdulaziz Road, with two major infrastructure upgrades enhancing its long-term value.



Status	Launched
Under construction	2026
Scheduled completion	578
2029	No. of units

OUR PROJECTS IN DUBAI, UAE



W RESIDENCES



Born out of the bold attitude and 24/7 culture of New York City, W Hotels has defied expectations, broken down all the norms of traditional luxury, and taken luxury to the next level. Its ultra-exquisite W Residences Dubai-Downtown is situated in the beating heart of Dubai's vibrant life, with the iconic Burj Khalifa just outside your window and the Dubai Mall and Dancing Fountains only a few steps away.	Status Under construction	Launched 2022
	Scheduled completion 2027	383 No. of units



DG1

An exclusive capsule collection of luxury residences made for people who see what others don't, do what others only dream of, and craft their futures on their own terms. The architecture of DG1 fully reflects its dynamic attitude. Like a haute couture creation, its distinctive twisting profile opens the doors of imagination, inspiring each of us in a different way.	Status Under construction	Launched 2023
	Scheduled completion 2027	249 No. of units

OUR PROJECTS IN DUBAI, UAE



TRUMP INTERNATIONAL HOTEL & TOWER, DUBAI



Trump International Hotel & Tower Dubai is the first and only in the Middle East. It brings together a five-star hotel, private residences, and a members-only club, all at one address. Each area is purposely designed for you to stay, play, and work. Set in Dubai’s most powerful location, it offers direct access to Downtown - and most importantly, every unit comes with a view, whether of the sea or the Burj Khalifa.

Status
Under construction

Scheduled completion
2031

*Includes Hotel keys as well

Launched
2025

573
No. of units



D-VILLAS AT JUMEIRAH GOLF ESTATES

Discover the epitome of luxury living in Dubai’s premier golf destination. Nestled amidst the lush greenery of Jumeirah Golf Estates, D-Villas offers a harmonious blend of sophistication and vibrant community living. Enjoy exclusive access to world-class golf courses, premium leisure facilities, and a location that keeps you connected to the city’s finest attractions.

Status
Under construction

Scheduled completion
2028

Launched
2025

210
No. of units

OUR PROJECTS IN DUBAI, UAE



URBAN OASIS TOWER BY MISSONI

MISSONI

The best of Miami is now in Dubai. This is the Urban Oasis, where Miami’s mood, vibes, and lifestyle is expertly captured in every detail. Enjoy exclusive waterfront living, with penthouses accessed by private elevators, luxury apartments, first-class amenities, and sweeping views of the city and the canal.

Status
Completed

Scheduled completion
Completed

Launched
2021

467
No. of units



DA VINCI TOWER, INTERIORS BY PAGANI

PAGANI

Introducing the world’s first residences by Pagani, the Da Vinci Tower is an architectural marvel designed to captivate. Its striking façade, balanced on a one-of-a-kind geometric structure, creates a dynamic visual effect that commands attention. At its heart lies the pearl, a suspended sphere that adds a touch of wonder to this masterpiece.

Status
Completed

Scheduled completion
Completed

Launched
2021

85
No. of units

OUR PROJECTS IN RAS AL KHAIMAH, UAE



THE ASTERA, INTERIORS BY ASTON MARTIN



Live the Legacy in these exquisite beachfront residences with Interiors by Aston Martin. This unparalleled living experience is the result of a legendary partnership between DarGlobal and Aston Martin, two esteemed names in the realm of performance and ultra-luxury living. Together, they have seamlessly integrated cutting-edge design, technology and timeless artisanal craftsmanship into residences on the water’s edge of Al Marjan Island.

Status
Under construction

Scheduled completion
2028

Launched
2024

279
No. of units



TOP OF THE ASTERA



Introducing the Top of the Astera – the world’s first villa in the sky with interiors by Aston Martin. Rising above Al Marjan Island, this masterpiece redefines luxury, offering breathtaking views and unparalleled elegance. Experience the prestige of living above the clouds and beyond the ordinary.

Status
Under construction

Scheduled completion
2028

Launched
2024

1
No. of units

OUR PROJECTS IN MUSCAT, OMAN



AIDA

AIDA
MUSCAT, OMAN

AIDA is a breathtaking luxury development set on the dramatic cliffs of Muscat, offering an unparalleled blend of natural beauty and refined living. Spanning 4.3 million square meters, this visionary project will be developed over 8 to 10 years and launched in 10 phases and this exclusive community will have home to luxurious residences, a world-class Trump golf course, and premium hospitality experiences. Designed to harmonise with Oman’s stunning landscapes, AIDA seamlessly merges modern elegance with the serenity of its coastal surroundings. With thoughtfully crafted villas and apartments boasting panoramic views, along with exceptional amenities, AIDA offers a one-of-a-kind lifestyle where luxury meets nature’s masterpiece.

Status	Launched
Under construction	2023
Scheduled completion	1604
Phase I - 2027-28	Launched unit
Phase II - 2029-30	
Entire Masterplan by 2034	

**Launched unit till 31 December 2025*

OUR PROJECTS IN MUSCAT, OMAN



MARRIOTT RESIDENCES



TRUMP RESIDENCES



TRUMP INTERNATIONAL HOTEL, OMAN

OUR PROJECTS IN MUSCAT, OMAN



THE GREAT ESCAPE 1&2



SUNRISE HAVEN



COASTAL INVESTMENT VILLAS



FAIRWAY VILLAS

OUR PROJECTS IN DOHA, QATAR



LES VAGUES BY ELIE SAAB

ELIE SAAB

Les Vagues by Elie Saab is a one-of-a-kind residential masterpiece of 3 towers in Lusail's Qetaifan Island North, offering luxury seafront apartments with breathtaking views. As Qatar's first residences with interiors by world-renowned designer Elie Saab, the project blends timeless elegance with modern coastal living.

Status
Under construction

Scheduled completion
2027

Launched
2022

240
No. of units



LUMAIA

Two Furnished seaside residences with direct access to Qatar's main entertainment district, overlooking the water and nearby islands. Located within a district where the beach, waterpark, and seafront promenade are all within walking distance.

Status
Under construction

Scheduled completion
2027

Launched
2026

184
No. of units

OUR PROJECTS IN COSTA DEL SOL, SPAIN



TIERRA VIVA, DESIGN BY AUTOMOBILI LAMBORGHINI



Welcome to Tierra Viva, an ultra-luxury, gated community nestled in the prestigious hills of Benahavís and the Mediterranean Sea. With only a limited number of villas available and an exclusive clubhouse to relax, network, and unwind, this is not just a place to live. It is a place to belong.

Status
Under construction

Scheduled completion
2028

Launched
2023

53
No. of units



MAREA, INTERIORS BY MISSONI



Situated in close proximity to Finca Cortesin Resort, Marea by Missoni is an exclusive residential community thoughtfully crafted to harmonize with the captivating scenery of Costa Del Sol. This luxurious enclave is set against the backdrop of the stunning Mediterranean Sea and an elite golf course. With a strategic location offering a breathtaking 270-degree panorama from Marbella to Gibraltar and Morocco's mountains.

Status
Pre-sales

Scheduled completion
2027

Launched
2023

64
No. of units

OUR PROJECTS IN LONDON, UK



7&8 ALBERT HALL MANSIONS

7&8 Albert Hall Mansions Penthouse is situated in one of London's most prestigious neighborhoods, directly overlooking the iconic Royal Albert Hall. This historic and architecturally significant building offers residents breathtaking views as well as an exclusive address.

Status	Launched
Under Construction	2024
Scheduled completion	1
2027	No. of units

OUR PROJECTS IN LONDON, UK



THE MULLINER

Situated on the corner of Old Park Lane and Piccadilly, overlooking Green Park. N°149 is one of the finest Grade II properties on Old Park Lane. It has been meticulously redeveloped and designed to the highest of standards throughout.	Status Completed	Launched 2022
	Scheduled completion Completed	1 No. of units



OH SO CLOSE

Located within the leafy community of West Ealing, this project comprises of two 3-storey houses divided into luxury flats.	Status Completed	Launched 2023
	Scheduled completion Completed	17 No. of units

OUR PROJECT IN MALDIVES



TRUMP INTERNATIONAL HOTEL
& RESORT MALDIVES



A 5-star icon in one of the world's most breathtaking destinations. Set in the untouched waters of Noonu Atoll, this fully private lagoon retreat is surrounded by open ocean, protected reefs, and complete seclusion, where you can stay on land, above the water, or on your own private island within the resort.

Status
Under construction

Launched
2026

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