



INTERIM RESULTS

FOR THE SIX MONTHS ENDED 30 JUNE 2025

DARGLOBAL.CO.UK



ZIAD EL CHAAR
CHIEF EXECUTIVE OFFICER

DARGLOBAL LEADS A NEW ERA
IN CO-BRANDED REAL ESTATE,
TAILORED FOR GLOBAL CITIZENS,
BUILT FOR EXCEPTIONAL LIVING,
AND DESIGNED TO AMPLIFY
BOTH COMFORT AND CAPITAL.



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OVERVIEW^{1.0}



GLOBAL SALES OFFICES

9

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ONE GLOBAL NETWORK BOUNDLESS OPPORTUNITY



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
2030-2031

Launched
Q2 2025

No. of units
574



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
Q2 2028

Launched
Q1 2025

No. of units
198



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

Launched
Q4 2021

Scheduled completion
Completed

No. of units
479



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
Near completion

Launched
Q4 2022

Scheduled completion
Q4 2025

No. of units
85



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 Q4 2022
	Scheduled completion Q4 2026	No. of units 383



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 Q1 2023
	Scheduled completion Q4 2026	No. of units 249



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
Q4 2028

Launched
Q2 2024

No. of units
279



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
Q4 2028

Launched
Q2 2024

No. of unit
1



OUR PROJECTS IN RIYADH & JEDDAH, 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
Under construction

Scheduled completion
Q4 2027

Launched
Q4 2024

No. of units
200



TRUMP TOWER, JEDDAH

TRUMP
THE TRUMP ORGANIZATION

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

Scheduled completion
Q4 2029

Launched
Q4 2024

No. of units
561



OUR PROJECTS IN MUSCAT, OMAN



AIDA



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 Under construction	Launched Q1 2023
Scheduled completion Entire masterplan: 2034 (Phase 1 – 2027-28)	Launched units 1273



OUR PROJECTS IN MUSCAT, OMAN



MARRIOTT RESIDENCES



TRUMP RESIDENCES



TRUMP INTERNATIONAL HOTEL



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 5 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. These thoughtfully designed one, two, and three-bedroom apartments, along with world-class amenities, Les Vagues offers a refined lifestyle where luxury meets the serenity of the sea.

Status Under construction	Launched Q4 2022
Scheduled completion Q4 2027	Launched units 424



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

Scheduled completion
Completed

Launched
Q4 2022

No. of unit
1



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
Under Construction

Scheduled completion
Q2 2027

Launched
Q2 2024

No. of unit
1



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
Construction in progress

Scheduled completion
Q4 2027

Launched
Q2 2023

No. of units
53



MAREA, INTERIORS BY MISSONI

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
Q4 2027

Launched
Q3 2023

No. of units
64



MILESTONES ACHIEVED IN 2025 TO DATE



March

- **Launch of D-Villas at Jumeirah Golf Estates, Dubai, UAE**
A premium real estate development introduced in one of Dubai's prestigious communities.

April

- **Launch of Trump International Hotel & Tower, Dubai, UAE**
A landmark luxury development branded under the Trump name, reinforcing Dar Global's high-end portfolio.
- **Appointment of main contractor**
The Great Escape, 91 Villas and 60 Townhouses

June

- **Appointment of main contractors**
For The Astera, Interiors by Aston Martin and Marea, Interiors by Missoni (Block C and D)

August - September

- **Financial Conduct Authority (FCA) Approval for Admission to the Equity Shares (Commercial Companies) category of LSE**
Dar Global received approval from the UK (FCA) for admission to the Equity Share (Commercial Companies) category of the London Stock Exchange. The Company will be the first GCC-based business to be listed under the ESCC category.
- **Riyadh Project Announced**
Development rights secured for a ~US \$2.8 billion project via partial land acquisitions and a joint development agreement.
- **Jeddah Mixed-Use Project Announced**
Landmark joint development agreement for a ~US \$1.9 billion GDV project on a prime parcel in Jeddah. Plans include luxury villas, a world-class golf course, and a luxury hotel.
- **Litmus Facility Extended**
Additional US \$165 million secured, increasing the litmus facility to US \$440 million. Enhances liquidity and supports international expansion.
- **Entry into Asset Management**
Intend to expand into asset management to unlock global capital to enter new geographies



BUSINESS PERFORMANCE & FINANCIAL HIGHLIGHTS ^{2.0}



BUSINESS HIGHLIGHTS

PORTFOLIO GDV INCREASED TO
US \$12.5bn*

across 17 active projects
showcasing Dar Global's
strong international expansion

CONTRACTED SALES REACHED
3,509 units

generating US \$2.95 bn
in sales value

LAUNCHED GDV STANDS AT
US \$4.6bn

with an impressive close to 63% already
sold, reflecting strong sales velocity

NET ASSET VALUE (NAV)
US \$495.5m

**This GDV represents the cumulative value
of projects as of the date of this publication*

FINANCIAL HIGHLIGHTS

REVENUE GENERATION

US \$ 155.4m
Revenue

~31%
Gross Margin

~17%
EBITDA

STRONG BALANCE SHEET

US \$634.7m
Cash Balances

US \$179m
Available Liquidity*

REMAIN ON-TRACK TO ACHIEVE REVENUE GUIDANCE OF

US \$700m
across FY24 & FY25

**Available Liquidity increased to ~US \$344m
including Litmus upsizer (closed in August 2025)*





PROJECTS SPOTLIGHT^{3.0}



TRUMP INTERNATIONAL
HOTEL & TOWER®
DUBAI

THE FIRST & ONLY
IN THE MIDDLE EAST

SET IN DUBAI'S MOST POWERFUL LOCATION WITH
DIRECT ACCESS TO DOWNTOWN, AND OFFERING
VIEWS OF EITHER THE SEA OR THE BURJ KHALIFA





TRUMP INTERNATIONAL HOTEL & TOWER, DUBAI • TRUMP RESIDENCES, DUBAI • THE TRUMP PENTHOUSES, DUBAI • THE TRUMP, MEMBERS-ONLY CLUB



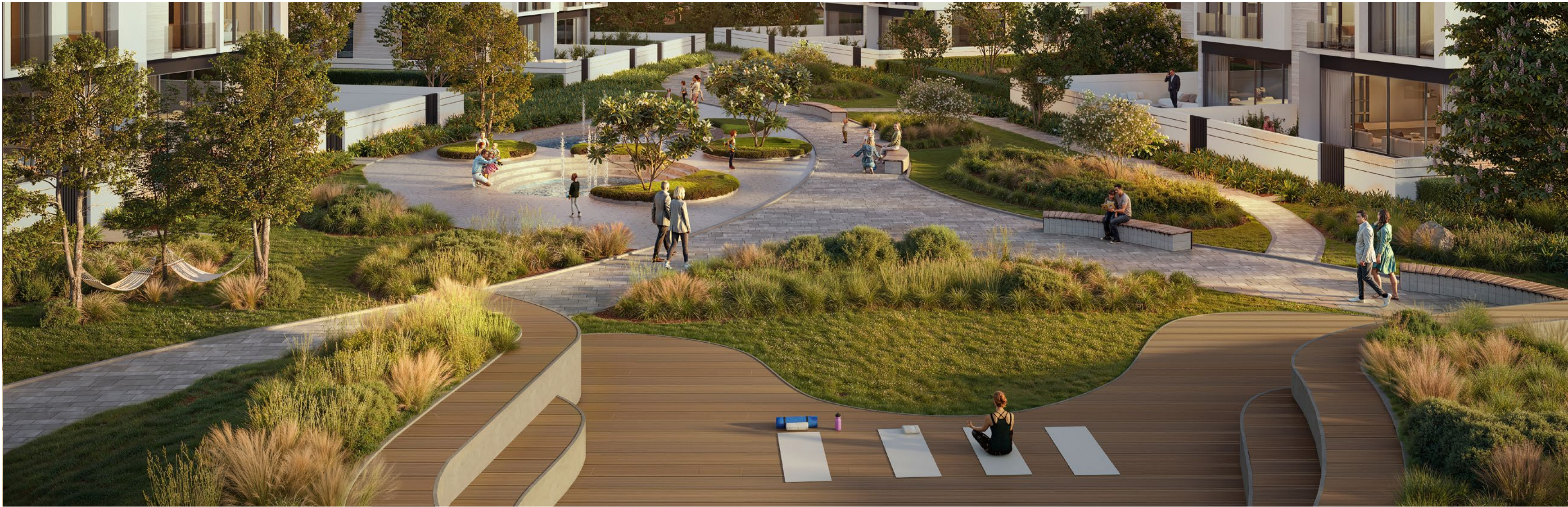
TRUMP INTERNATIONAL
HOTEL & TOWER®
DUBAI

A SWIM ABOVE
THE SKYLINE. THE
WORLD'S HIGHEST
OUTDOOR POOL



THE FINAL OFF-PLAN RELEASE

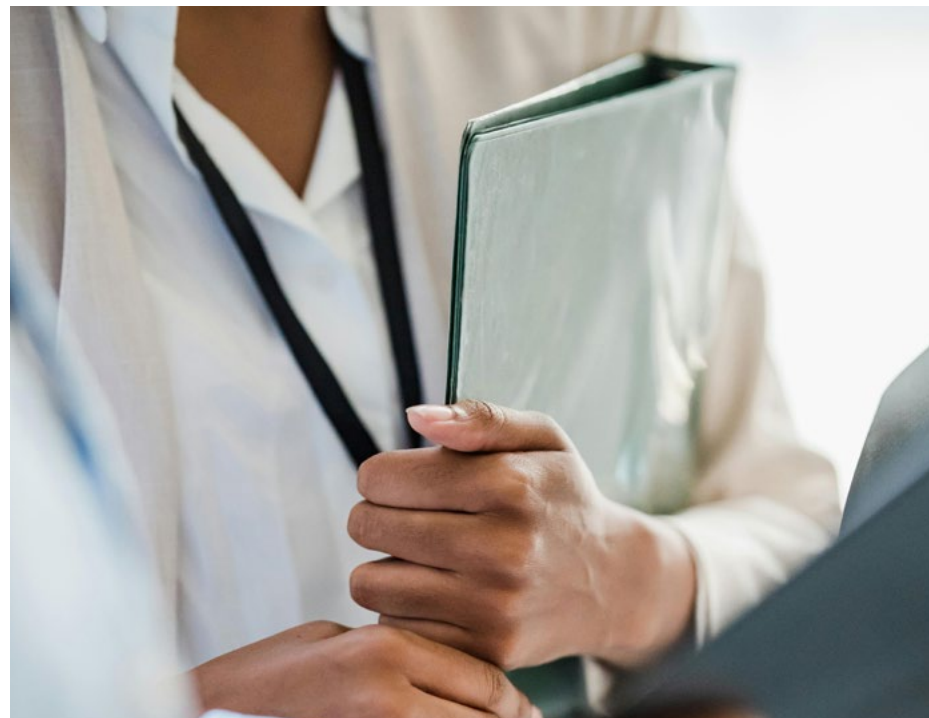
4-5 BEDROOM VILLAS IN A
READY TO MOVE IN COMMUNITY



1ST FOOTBALL & BASKETBALL COURT • 1ST YOGA LAWN & RUNNING TRACK • THE CLUBHOUSE • TENNIS & PADEL COURTS



UNLOCKING OPPORTUNITIES



UNLOCKING GLOBAL CAPITAL VIA ASSET MANAGEMENT

Entering asset management through the intended acquisition of a licensed financial services platform at DIFC will enable Dar Global to attract international capital, create scalable investment vehicles, fuel expansion into new markets, and mitigate risk.



EXPANSION IN SAUDI ARABIA

The new Law of Real Estate Ownership by Non-Saudis (effective January 2026), together with government support schemes, is enhancing market liquidity and investor confidence. Aligned with Vision 2030, Saudi Arabia's economic transformation and foreign ownership reforms are fuelling demand for world-class real estate. Leveraging this momentum, Dar Global has secured landmark projects in Riyadh and Jeddah with a combined GDV of approximately US \$4.7 billion, significantly expanding its footprint in the Kingdom.



ENTRY INTO GREECE

Greece's successful Golden Visa programme, attractive tax incentives, growing tourism, high quality of life, and access to EU rights make it a hotspot for real estate investment.



LEVERAGING AI

Dar Global is embracing AI-driven innovation to stay ahead of the industry, harnessing AI for project risk management, automated transactions, smarter marketing, data-driven and customer-focused operations, and many more opportunities to unlock value.

Source:

1) Bank of Greece 2) www.investsaudi.sa



SUMMARY

STRONG H1 2025 PERFORMANCE

with significant growth in overall portfolio of assets

ROBUST BALANCE SHEET

Net Asset Value (NAV) of US \$495 million and liquidity pool of US \$179 million

FCA APPROVAL FOR ESCC LISTING ON THE LONDON STOCK EXCHANGE

making Dar Global the first GCC-based company to achieve this milestone

LITMUS FACILITY UPSIZED TO US\$440 MILLION

further enhancing liquidity and supporting growth across key international markets.

ON TRACK TO ACHIEVE US\$700 MILLION OF REVENUE

across FY24 and FY25



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