



INVESTOR RELATIONS

ENHANCING LIVES, ENHANCING VALUE

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CONTENT

- RAK Properties Performance & Track Record
- Key Financials
- Operational Highlights
- Sustainability
- Outlook
- 2025



Vision

To be a global real estate company that creates sustainable lifestyle developments where people aspire to live, work, and enjoy, generating long-term value.



Mission

RAK Properties is committed to leading and developing Ras Al Khaimah's real estate and tourism infrastructure by attracting reputable foreign investors to launch state-of-the-art projects, from luxury hotels and resorts to shopping malls and industrial hubs. Through these initiatives, RAK Properties serves as a catalyst for a thriving real estate market in Ras Al Khaimah and the UAE.

Goals

Supporting and promoting the economic growth of Ras Al Khaimah.

Assisting in the Emirate's development plans.

Maximising shareholder value through pioneering projects in and around the coastal and inland areas of Ras Al Khaimah.

RESPONSIBLE & ACCOUNTABLE

We are guided by integrity, respect, and transparency in all our actions. We make decisions responsibly, considering their impact on people, places, and the environment.

Our dedication to ESG principles ensures our developments honor and enhance Ras Al Khaimah's natural beauty for future generations.

With a transformative mindset, we align our operations with the overarching Vision 2030, striving for excellence and innovation in every project.

COMMUNITY CENTRIC

We aim to foster environments in Ras Al Khaimah where people can connect, grow, and flourish.

Committed to the well-being of our investors, team, partners, and society, we strive to positively impact every individual we engage with.

Our initiatives are designed to foster collaboration and support the RAK ecosystem, contributing to the emirate's sustainable growth and development.

VALUE DRIVEN

Our ethos is anchored in adding meaningful value through positive economic, social, and environmental contributions.

Our commitment to sustainable practices reflects our dedication to the betterment of society and the preservation of our planet, ensuring that we leave a legacy of positive change.

We focus on creating holistic value through strategic partnerships and innovative solutions that address the needs of our stakeholders.

SUSTAINABILITY

Sustainability is the cornerstone of our vision, guiding us to consider the long-term impact of our actions on the community and environment.

We aim to create lasting value by balancing progress with preservation, ensuring responsible stewardship and sustainable growth.

By integrating wellness and environmental sustainability into our projects, we contribute to the overall well-being of our residents and the natural surroundings.

EXCELLENCE

We are relentlessly committed to excellence, always setting new benchmarks and striving to exceed expectations.

For us, excellence is a continuous journey that distinguishes RAK Properties as a leader in quality and innovation.

Our strategic initiatives and rebranding efforts underscore our commitment to transforming the real estate landscape in Ras Al Khaimah and beyond.

CORE BUSINESS SEGMENTS & LANDBANK



Key Land bank

Approximately 44 million sq. ft. land bank in Mina, RAK
Additional c. 2 million sq. ft. in Marjan Beach District, RAK.

Asset Management

Approximately 1 million sq. ft. Gross Leasable Area.

Hospitality Partnerships

525 keys in operation, c. 305 keys in progress.

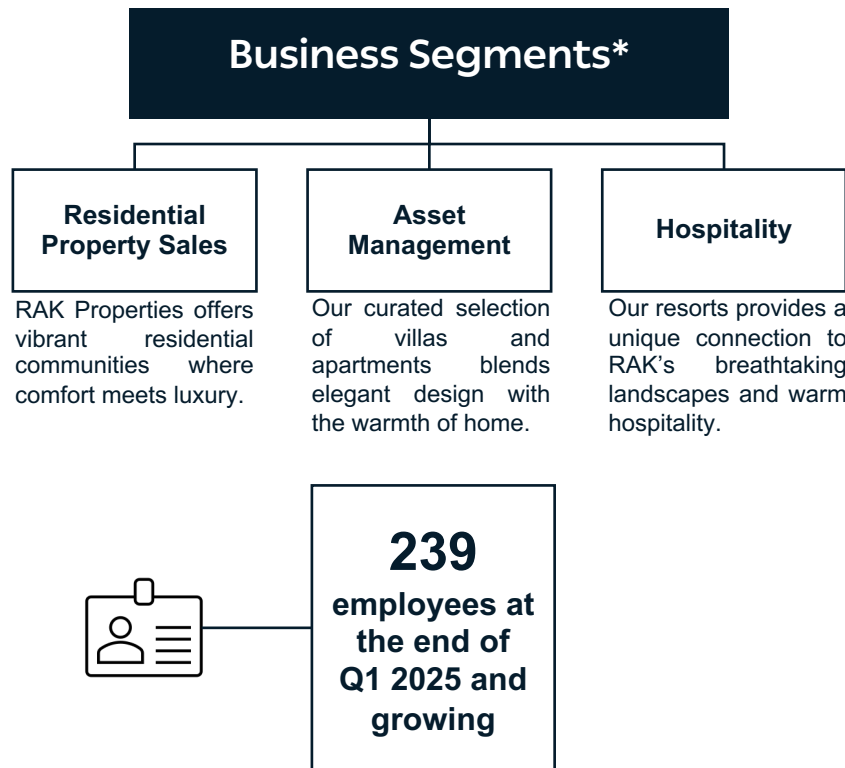
Our Business Model

As a leading master developer, our core strategy revolves around transforming prime land into luxurious properties that offer an unparalleled lifestyle. We also generate revenue from leasing and sales of these high-end units, with income expected to grow as more of our projects come to life.

Additionally, we own or have access to further land ideal for developing similar upscale communities and luxury infrastructure. Complementing this, we leverage Ras Al Khaimah's rising popularity as a tourist destination through strategic partnerships with renowned international hotel brands.

Ultimately, our business model is designed to enhance shareholder value by creating projects that define exceptional living.

* Asset management includes villas & apartments, retail/marina operations/FM and community management



2025 PERFORMANCE OUTLOOK

A strong performance in the first quarter of 2025 saw RAK Properties achieve substantial year-over-year growth across key financial metrics.

Revenue climbed by 28% to AED 370 million, EBITDA rose by 35% to AED 107 million, and Profit After Tax surged by an impressive 64% to AED 68 million compared to Q1 2024 reflecting strong execution of its strategic vision and diverse project appeal. Multiple residential projects have sold out swiftly, underscoring robust investor and end-user demand.

Hospitality assets continue to excel, with high occupancy rates indicating growing interest in Ras Al Khaimah as a tourism hub. Developments remain on schedule and uphold high-quality standards, reinforcing RAK Properties' reputation for excellence.

Upcoming key handovers in Q2 are anticipated to provide a significant boost to revenue streams and cash flows



Mina Master Development In Ras Al Khaimah

Residential, Commercial, and Hospitality



ANANTARA
APARTMENTS

NIKKI BEACH
RESORT & SPA

NB
COLLECTION

CAPE
HAYAT

PORTO
PLAYA

INTERCONTINENTAL
RAS AL KHAIMAH
RESORT & SPA

BAY RESIDENCES
AND NASIM LOFTS

MARBELLA II
VILLAS

GATEWAY II
RESIDENCES

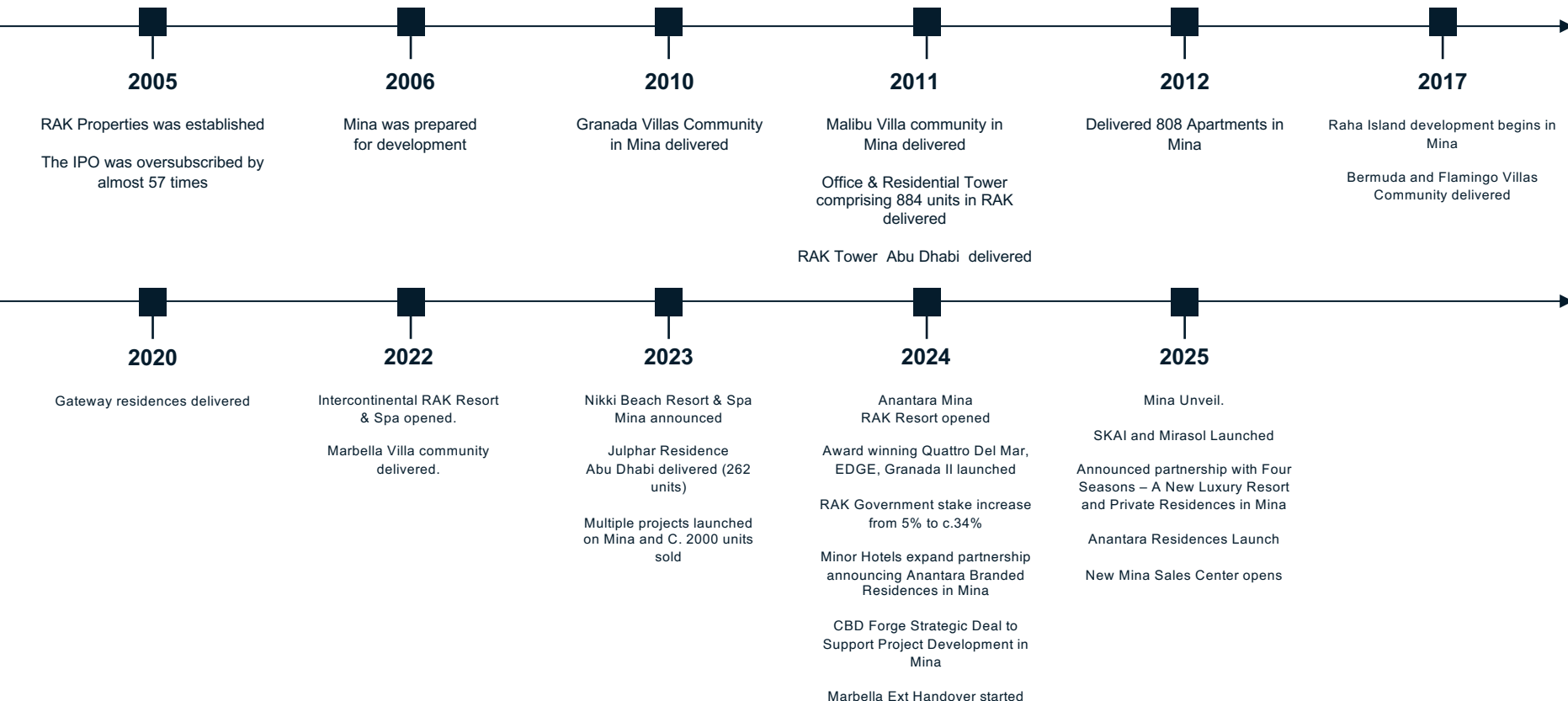
BAY VIEWS

ANANTARA
VILLAS

QUATTRO
DEL MAR

Hayat Island (within Mina, RAK)
Residential, Commercial, and Hospitality

RAK PROPERTIES AT A GLANCE



2023



Bay Views

Best Residential Project
at the Annual Design
Middle East Awards
2023

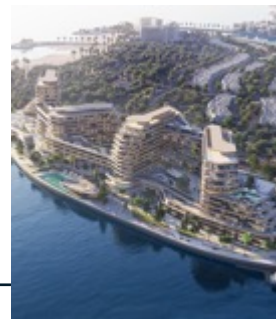
2023



CEO Middle East Awards

Sameh Muhtadi won in
the CEO Middle East
Awards

2024



Quattro Del Mar

Best mixed-use project at
the Pillars of Real Estate
Awards 2024

MUSE Design Award for
Mix Use Architectural
Designs

2024



Anantara Resorts & Spa

Leading New Hotel
Award at this year's
Leaders in Hospitality
Awards by Hotel &
Catering News Middle
East

STRATEGY FOR GROWTH

Masterplan-led development
with timely delivery of
mixed-use communities

Deploy Raha Island land to
fuel future development
projects and continue to
acquire new landbank

Increase recurring revenues
through retail and hospitality
offerings

Form strategic partnerships
with renowned brands at
Mina

Ensure prudent
management of
capital and costs

Set high standards to
enhance customer
experience and lifestyles

FINANCIALS AT A GLANCE

A Trusted Name in Ras Al Khaimah's Real Estate

35%

INCREASE IN
EBITDA

Q1 2025 VS Q1 2024

28%

INCREASE IN
REVENUE

Q1 2025 VS Q1 2024

839 Mn

IN SALES
VALUE

Q1 2025

1.34

SHARE PRICE

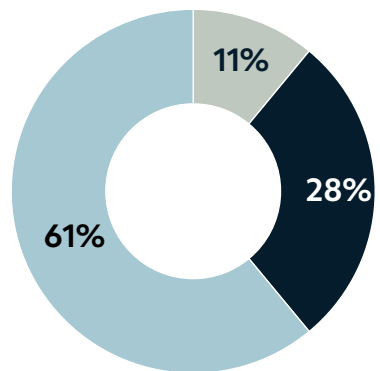
As on 31 March 25

SEGMENTAL PERFORMANCE



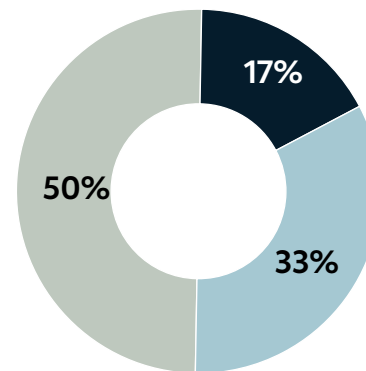
Q1 2025	Completed	Construction	Planning
GDV (AED Mn)	3,330	3,141	1,434
No. Of Units	3,265	3,034	725

Around 1 Million Sq.ft. GLA
in Q1 2025



■ Commercial ■ Retail ■ Residential

C. AED 8,152 Mn in Total Assets
as of 31 Mar 2025



■ Property Sales ■ Hotel Operations ■ Property Leasing & Others

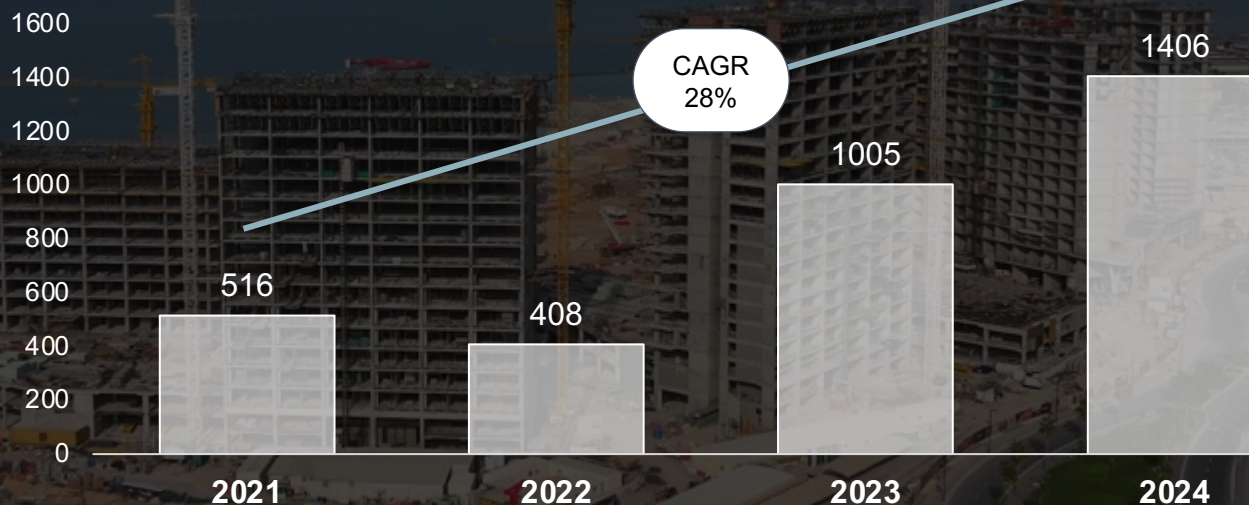
A NEW STRATEGIC TRACK RECORD



Revenues in AED Mns

Substantial investments in residential and hospitality projects, the successful completion of key developments, and a strong financial foundation geared towards sustained long-term growth.

An outstanding sales track record for numerous residential projects, including Cape Hayat, Marbella II, Bay residences, Quattro Del Mar, The Edge

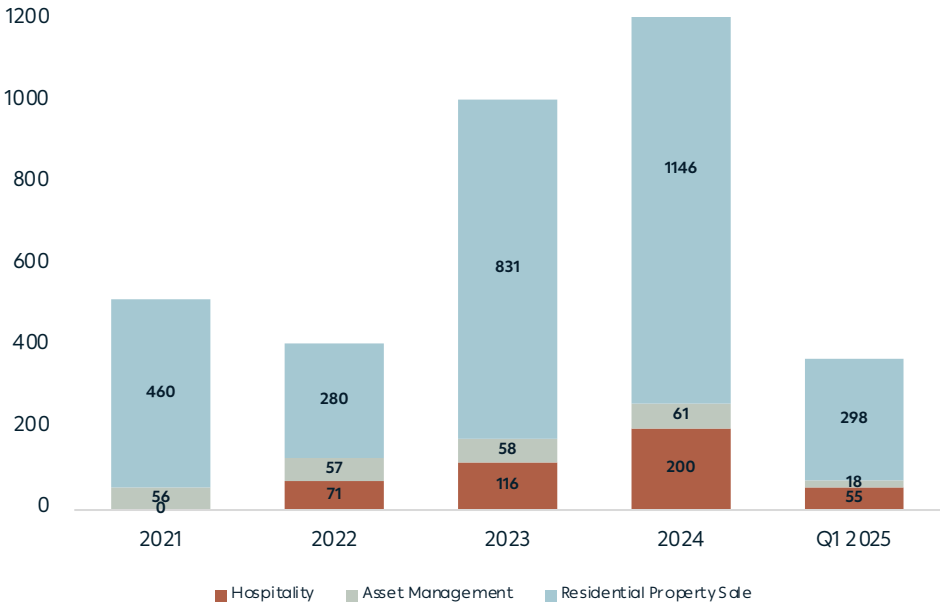


EXPANSION OF REVENUE STREAMS BEYOND RESIDENTIAL PROPERTIES



**Q1 2025
REVENUE
GREW BY
28% Y-O-Y**

Revenue By Segment in AED Mns



RAK Properties continues to expand its hospitality sector, leveraging the growth in tourism

YTD 2025 ANNOUNCEMENT HIGHLIGHTS



MINA MASTERPLAN UNVEILING

Approved masterplan revealed to broker community

- AED 5 billion GDV pipeline announced for 2025



MIRASOL SALES LAUNCH

Resort inspired living on Raha Island

- 339 units spread over 2 towers
- Featuring restaurant being developed in partnership with Michelin Star chef Vicente Torres



FOUR SEASONS

New luxury hospitality partnership

- RAHA Island
- Announcement of 150 key luxury beach front
- c. 130 luxury branded residences
- Sales expected to commence Q4 2025



SKAI LAUNCH

Premium apartments on Raha Island

- 272 apartment product launched in March 2025
- Waterfront living in the new Harbour district of Raha Island



ANANTARA BRANDED RESIDENCES

Hayat Island

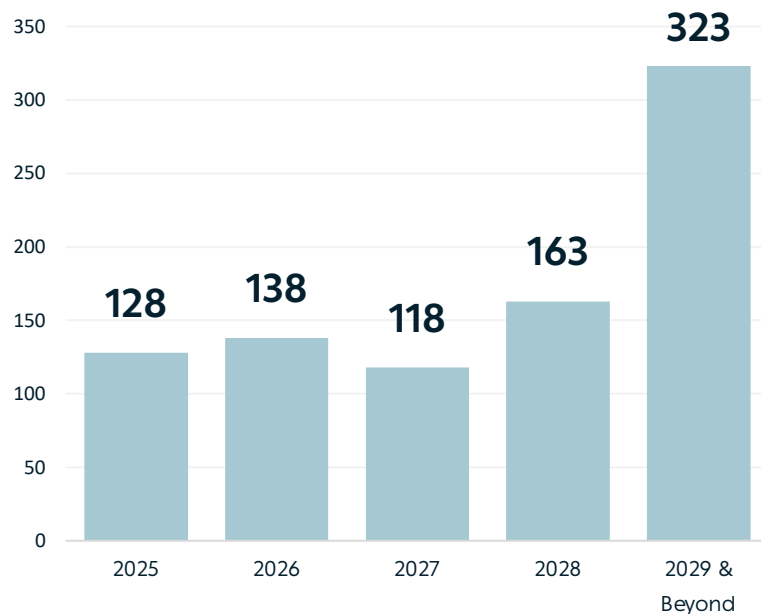
- Off-market sales of 19 luxury waterfront Anantara branded villas on Hayat Island
- To be followed up with public launch of branded apartments in Q2
- Working in an exclusive broker partnership with Savills



ENTA & HIVE

A place for people who want to settle somewhere that really matches their style.

Debt Maturity Profile* in AED Mns



*Excluding Overdrafts

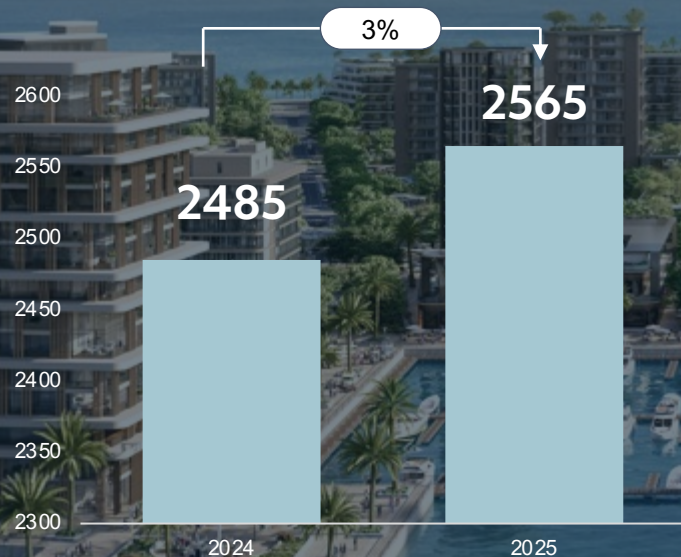
In AED Mns	2024	Q1 2025
Debt	1,262	1,192
Cash	463	458
Net Debt	799	735
Total Equity	5,527	5,587
Total Assets	8,012	8,152

	2024	Q1 2025
Net Debt/Equity	14.5%	13.2%
Debt/Total Assets	15.8%	14.7%
Ebitda/ Interest	4.2x	5.5x

TOTAL LIABILITIES



LIABILITIES in AED Mns

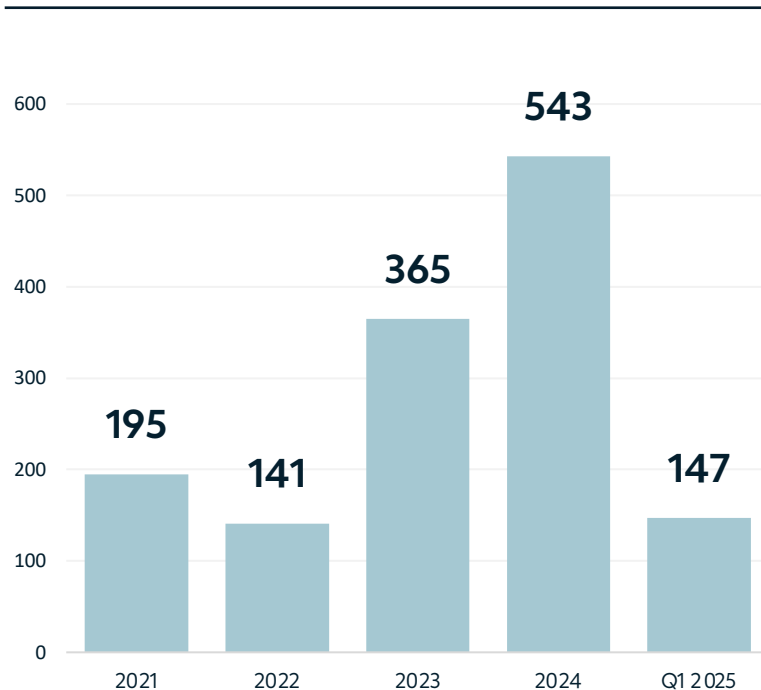


RAK Properties is adequately funded through sufficient advance collections and credit facilities

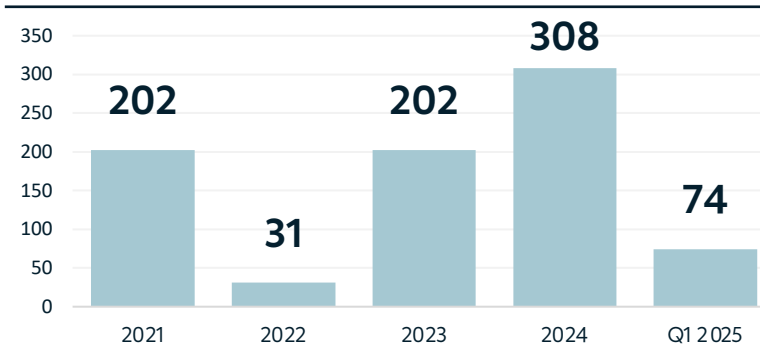
NET PROFIT BEFORE TAX UP BY 64% YoY



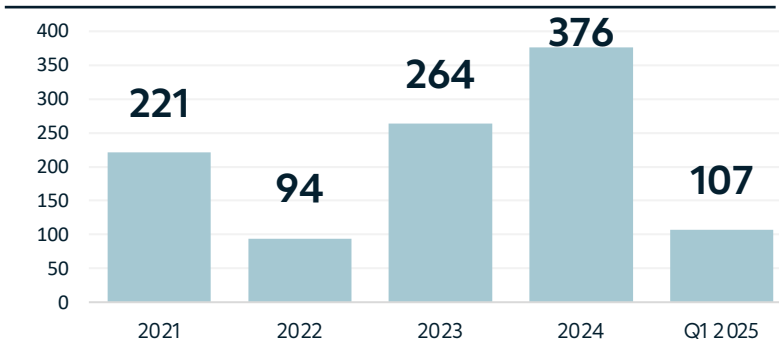
GROSS PROFIT in AED MNs



NET PROFIT BEFORE TAX in AED MNs



EBITDA in AED MNs



INCOME STATEMENT



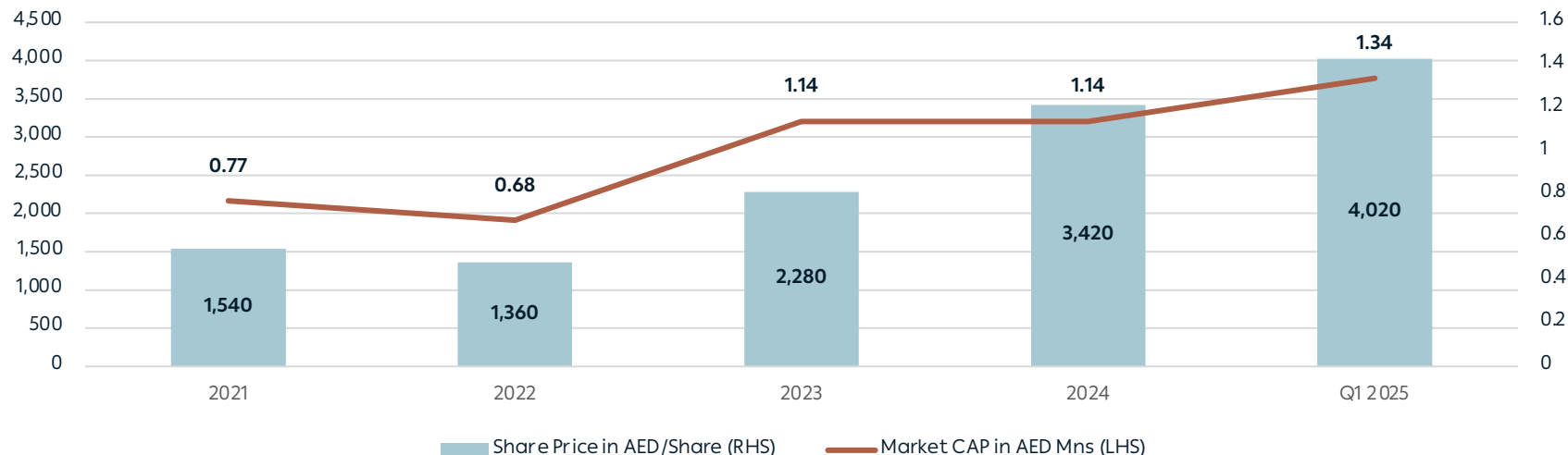
	FY 2021	FY 2022	FY 2023	FY 2024	Q1 2024	Q1 2025
Revenue (AED M)	515.6	408.2	1004.9	1406.3	289.8	370.3
Gross Profit (AED M)	194.9	140.5	365.2	542.9	112.7	146.6
EBITDA (AED M)	220.7	94.2	264.2	375.9	78.9	106.9
Net Profit Before Tax (AED M)	201.5	30.8	201.8	308.2	45.5	74.4
Gross Profit Margin (%)	37.8	34.4	36.3	38.6	38.9	39.6

**2025
GROSS
PROFIT
INCREASED
BY 30% Y-o-Y**

SHARE INFORMATION



	2021	2022	2023	2024	Q1 2025
Market Cap (AED Mns)	1,540	1,360	2,280	3,420	4,020
Share Price (AED/Share)	0.77	0.68	1.14	1.14	1.34
Eps (AED/Share)	0.10	0.015	0.101	0.111	0.023

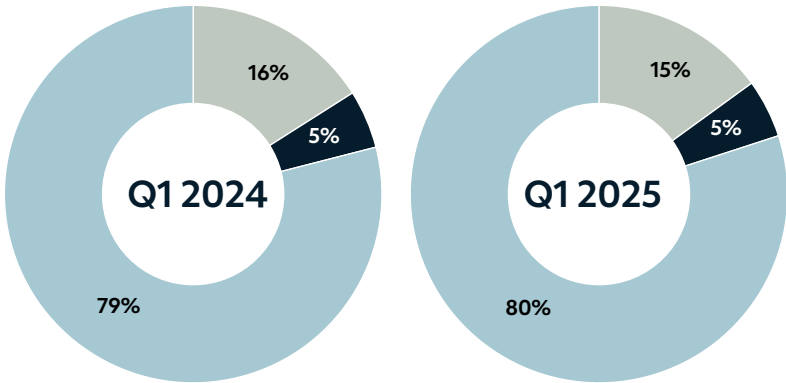




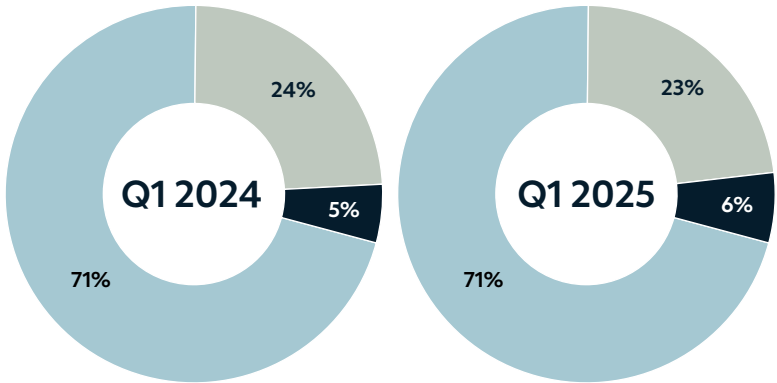
Contribution From Recurring Businesses Q1 2025

Revenue: 20% | Gross profit: 29%

Revenue Share



Gross Profit Share



Property Sales Hospitality Asset Management

ROBUST HOSPITALITY PERFORMANCE



HOSPITALITY	INTERCONTINENTAL		ANANTARA	
	Q1 2024	Q1 2025	Q1 2024	Q1 2025
Number of Keys	351	351	174	174
Average Daily Rate (ADR, AED)	816	840	1,864	1,399
Occupancy Rate (%)	67%	62%	35%	72%
Revenue per available room (RevPar) (AED)	544	523	650	1,002
Room Revenue (AED Mn)	17	16	10	16
F&B & Other Revenue (AED Mn)	13	11	7	11

PROJECT	LOCATION	LAUNCH YEAR	KEYS	ESTIMATED COMPLETION
Nikki Beach Resort & Spa	Mina	2024	155	2027
Four Seasons	Mina	2024	150	2028

* Anantara opened in 2024

Hotels in RAK Emirate reported a 73% occupancy, AED 653 ADR, and AED 477 RevPAR, Q1 2025 according to STR

PROJECTS UNDER DEVELOPMENT As of 31 March 2025



PROJECT	LOCATION	LAUNCH YEAR	UNITS LAUNCHED	UNITS SOLD	NET SALES (AED M)	REVENUE BACKLOG	% SOLD	% COMPLETE
Gateway 2	Mina	2023	146	143	162	0	98%	100%
Bayviews	Mina	2023	344	344	421	197	100%	53%
Bay Residence Phase 1	Mina	2023	324	323	363	3	99%	99%
Bay Residence Phase 2	Mina	2023	324	324	395	23	100%	94%
Cape Hayat	Mina	2023	678	651	965	501	96%	48%
Granada Extension	Mina	2024	80	80	210	83	100%	61%
Quattro Del Mar	Mina	2024	888	602	829	714	68%	14%
The Edge	Mina	2024	237	216	243	226	91%	7%
NB Collections	Mina	2024	11	2	48	48	18%	NIL
Mirasol	Mina	2025	339	253	411	411	75%	NIL
SKAI	Mina Al Aram	2025	272	89	127	127	33%	NIL
Porto Playa*	Mina	2023	141	139	361	339	99%	6%

*50% share as per JV equity accounting

Revenue Backlog of c. AED 2.3 Bn (excluding JV)

OUR DESTINATIONS



BEACH DISTRICT

Land bank acquired in consideration of RAK Government increase in stake to 34%

c.185,757 sqm land area

MINA

Primary Destination
Landbank

4,071,957 sqm land area



Track Record

Almost 20 years of creating shareholder value, by consistently delivering high-quality products that form the fabric of RAK's real estate.

Economic Backdrop

RAK's long term growth prospects as a tourist destination and as a diverse and thriving economy are highly favourable.

Quality Portfolio

Covering residential, commercial, retail and hospitality, in four highly attractive and sought after destinations, with substantial landbank to fuel further growth on the back of positive real estate tailwinds.

Financial Performance

Q3 2024 results show stable growth track, which can be sustained by healthy development pipeline and strong balance sheet.

Strong Management

Highly experienced and talented team which has delivered significant value, well placed to meet responsibilities as RAK's leading master developer.

New Land Acquisitions

New land acquisitions to fuel future development projects.

Prudent Management

Prudent management of capital and costs.



ESG - A PILLAR OF OUR VISION & MISSION

Environmental Commitment

We are dedicated to integrating sustainable practices across all development projects and operations.

Social Responsibility

We focus on improving the well-being of all stakeholders, including employees, shareholders, customers, and the communities we serve.

Governance Excellence

Our robust governance framework ensures accountability through stringent checks, balances, and operational protocols.

Corporate Sustainability Assessment

The Corporate Sustainability Assessment (CSA) is an ESG-focused questionnaire administered annually by S&P Global. The CSA is designed to evaluate the sustainability performance of companies worldwide, measuring their management of material ESG risks, opportunities, and impacts.

RAK Properties participated in the 2024 CSA, with the results published at the end of February 2025

RAK Properties CSA 2024 Score - **30/100**

RE Industry CSA 2024 Average Score - **26/100**

15%



We are at **15%** above the industry average score

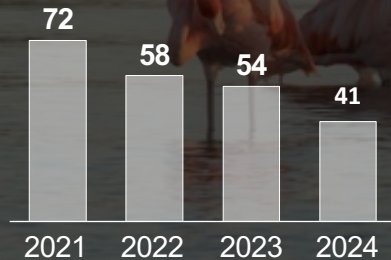
STRENGTHENING OUR ENVIRONMENTAL SUSTAINABILITY EFFORTS



Energy Efficiency

Key initiatives to reduce carbon footprint

- Energy Audits
- Lighting retrofit using high-efficient LED
- HVAC retrofits
- Use of electric bikes/ Segways
- Adoption of hybrid vehicles

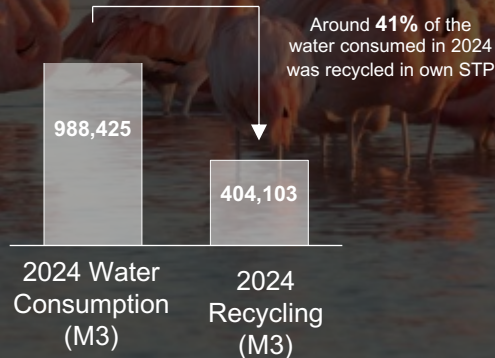


□ Total emission intensity (MT CO2E per employee)

Water Consumption

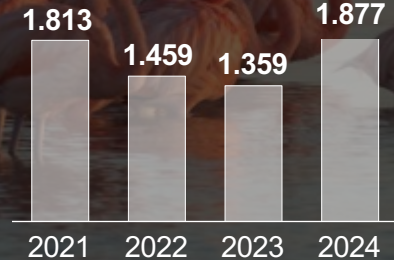
Key measures to optimise water use:

- Water fixture retrofits- waterless urinals, low-flow aerators
- Advanced irrigation controllers
- Maintaining the existing STP



Waste Management

Key efforts include the recycling of non-hazardous waste.



□ Total weight of non-hazardous waste generated (Mt)

DISCOVERY CENTER: A CLOSER LOOK



The Mina Discovery Center is a community hub dedicated to environmental education and preservation. Located in Mina, it focuses on teaching residents, especially schoolchildren, the importance of mangrove ecosystems and local wildlife. This initiative goes beyond traditional CSR, creating lasting value through strategic, structured actions.

Key Objectives



Research & Conservation

Support for local mangrove and biodiversity protection.

Public Awareness

Promote the ecological importance of mangroves.



Environmental Education

Programs on mangrove ecology, conservation, and sustainability.

Community Engagement

Culture active participation in preservation efforts.

Educational Programs

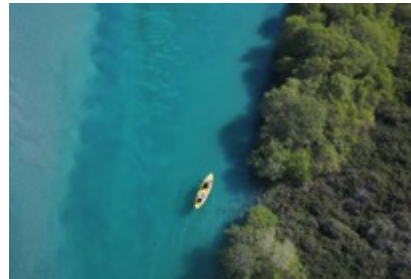


Volunteer Opportunities

Mangrove planting and conservation activities.

Partnerships

Collaborations with environmental and research organisations.



For Schools

Curriculum-aligned workshops and field trips.

For the Community

Workshops on sustainable living and conservation.

Advancing Our Social Responsibility

Our People - The Cornerstone Of Our Success

Diversity & Inclusion

RAK Properties cultivates an inclusive work environment.

- 239 employees: 29% female, 71% male
- A female board member joined in Q1 2024
- Employees from 20 different nationalities

Health & Safety

- Commitment to Occupational Health and Safety, evidenced by our ISO 45001:2018 certification.
- OH&S system encompasses all employees and service providers.
- Covers a range of activities, including fit-out works and maintenance tasks.
- Regular assessments of suppliers' workplace conditions for safety compliance.



RAK PROPERTIES' COMMITMENT TO GOVERNANCE PRINCIPLES & BEST PRACTICES

Ensuring Robust Risk Management

Oversight by the Auditing Committee
of Ethics and Compliance &
Internal Audit team.

Upholding Ethical Standards

Our Ethics and Compliance
policies guide responsible
business practices.

Key Business Policies

Whistleblowing Policy
Anti-Money Laundering & Combating
Finance of Terrorism Policy
Department Procedures Manuals



Market Outlook

RAK IS THE 4th LARGEST EMIRATE IN TERMS OF LAND MASS

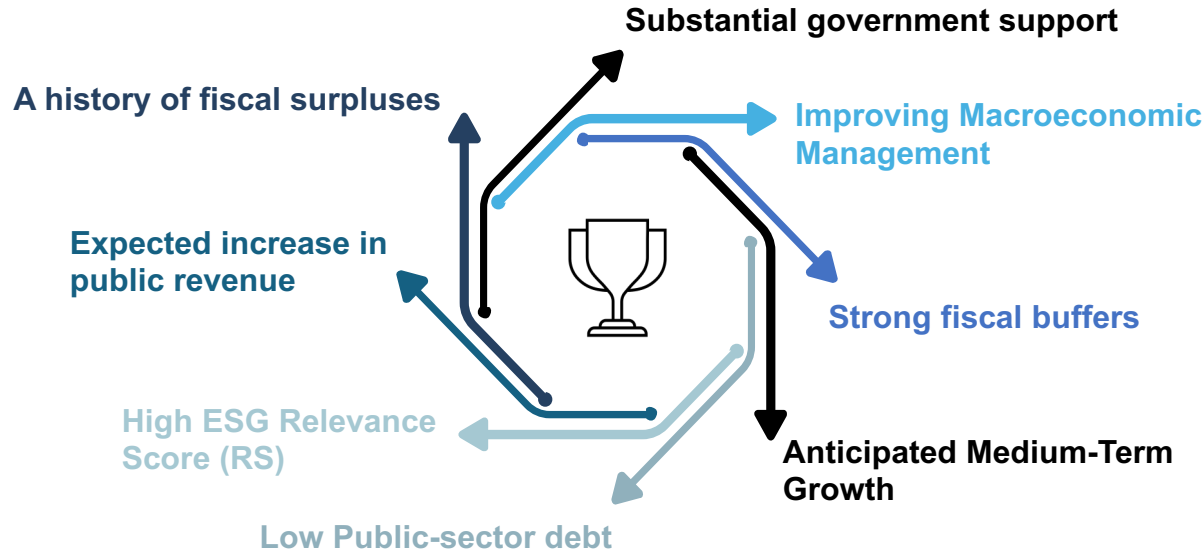


- A well-connected emirate, Ras Al Khaimah benefits from connectivity to all major destinations across Europe, Asia, and the Middle East through various airports in the UAE.
- With an estimated population of 0.4 million and a GDP of approximately \$13 billion, Ras Al Khaimah also boasts a long track record of political and social stability.
- The emirate offers 100% foreign ownership and profit repatriation, along with one of the lowest corporate tax rates in the world.

Source: RAK Government Media Office



Fitch Ratings Upgraded Rak's Issuer Default Ratings (Idrs) To A+ Amid Expectations Of Stronger Growth And Fiscal Management

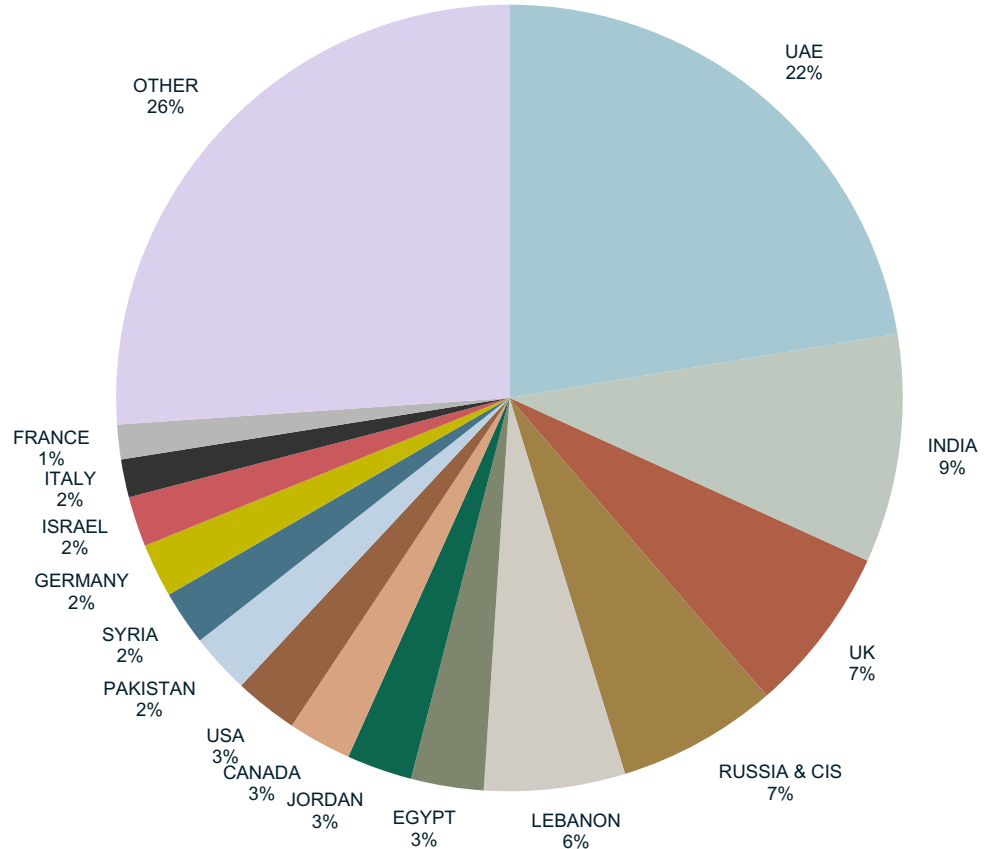


Source: Fitch Ratings May 2024

CUSTOMER BREAKDOWN BY NATIONALITY



RAK Properties enjoys a diverse buyer base with customers drawn from 121 countries.



Why Invest In Ras Al Khaimah

100% Foreign Ownership, 0-9% Corporate Tax, and Long-Term Residency Through Investment are just some of the reasons why investing in Ras Al Khaimah is so attractive

Political And Economic Stability

- One of the most stable political systems in the greater Arab region.
- Strong economic growth.
- Diversified and business-friendly economy.
- UAE's currency is pegged to the US dollar which offers additional stability.

Geographic Advantages

- Strategically located on the axis of the GCC, Asia and Africa
- Direct trade routes to growing GCC market as well as India and Africa
- Highly developed ports and access to major routes

Favourable Business Environment

- Highest ranked economy in the MENA region in the "Doing Business" report issued by the World Bank.
- Hosts 400 of all the world's Fortune 500 companies.
- Attractive tax benefits, business-friendly regulations, and robust government support
- RAK is home to more than 38k businesses from 100 countries, representing over 50 diverse economic fields.

Modern Infrastructure

- High-end telecommunication facilities and IT infrastructure
- Premium logistics infrastructure



APPENDIX

01. GRANADA I VILLAS
02. GRANADA II VILLAS
03. LAGOON MARINA
04. RETAIL PLAZA
05. MALIBU VILLAS
06. FLAMINGO VILLAS
07. ECO LODGE

08. ANANTARA RESORT AND SPA
09. MARBELLA I VILLAS
10. MARBELLA II VILLAS
11. GATEWAY II RESIDENCES
12. QUATTRO DEL MAR
13. INTERCONTINENTAL RESORT & SPA
14. ANGEL BAY

15. BAY RESIDENCES
16. BAY VIEWS
17. CAPE HAYAT
18. PORTO PLAYA
19. NIKKI BEACH RESORT & SPA
20. NB COLLECTION
21. BRANDED APARTMENTS

22. BRANDED VILLAS
23. BERMUDA VILLAS
24. GATEWAY I RESIDENCES
25. EDGE
26. SKAI
27. MIRASOL



TOTAL SIZE
44 SQFT
Million



Hayat Island

Residential, Commercial, and Hospitality



PROJECT	TYPE	UNITS
NB Collection	Villas	11 Units
Anantara Villas	Villas	19 Units
Anantara Apartments	Apartments	84 units
Quattro Del Mar	Apartments	888 Units
Cape Hayat	Apartments	678 Units
Porto Playa	Apartments	269 Units
Bay Views	Apartments	344 Units
Bay Residences	Apartments	661 Units
Gateway II Residences	Apartments	146 Units
Intercontinental	Hotel	351 Keys
Marbella Villas	Villas /Townhouses	296 Units



PROJECT	TYPE	UNITS
Bermuda	Villas/Townhouses	157 Units
Gateway I Residences	Apartments	144 Units
Edge	Apartments	237 units
Mirasol	Apartments	339 Units
SKAI	Apartments	272 Units



Lagoons

Residential, Commercial, and Hospitality



PROJECT	TYPE	UNITS
Granada I	Villas/Townhouses	93 Units
Malibu Villas	Villas/Townhouses	213 Units
Flamingo Villas	Villas/Townhouses	192 Units
Anantara Resort	Hotel	174 Keys
Lagoon Walk	20 Towers	800 Units
Granada II	Villas	80 Units

PROJECT	TYPE	UNITS
Julphar Tower (Ras Al Khaimah)	Apartment/Offices/Retail	884 Units
RAK Tower (Abu Dhabi)	Apartments	212 Units
Julphar Residence (Abu Dhabi)	Apartments	266 Units

RAK PROPERTIES ENHANCING LIVES & PLACES

