

Directors report for the three-month ended 31 March 2025

On behalf of the Board of Directors of RAK Properties PJSC, I am pleased to present the consolidated financial results of the company for the first quarter of 2025.

Q1 2025 KEY FINANCIAL HIGHLIGHTS:

- Revenue increased by 28% to AED 370.27 million vs AED 289.81 million for the same period last year.
- Profit before tax increased by 64% to AED 74.46 million vs AED 45.54 million for the same period last year.
- Total Assets increased by 2% to AED 8.15 billion as at 31st March 2025 vs AED 8.01 billion as at 31 December 2024.
- Total Equity stood at AED 5.59 billion as at 31 March 2025 vs AED 5.53 billion as at 31 December 2024

Income Statement	AED Million	
	Q1 2025	Q1 2024
Revenue	370.27	289.81
Cost of Revenue	(223.68)	(177.13)
Gross Profit	146.59	112.68
Operating Profit	89.30	64.37
Profit before Tax	74.46	45.54
Net Profit for the period	67.91	41.45
Total comprehensive income	67.91	41.45

Financial Position	AED Million	
	31 Mar 2025	31 Dec 2024
Non-Current Assets	6,520	6,459
Current Assets	1,632	1,553
Total Assets	8,152	8,012
Non-Current Liabilities	1,425	1,458
Current Liabilities	1,140	1,027
Capital and Reserves	5,587	5,527
Total Equity & Liabilities	8,152	8,012

DEVELOPMENT UPDATE

RAK Properties kicked off 2025 with the unveiling of the updated Mina masterplan — a bold reimaging of Ras Al Khaimah's premier coastal destination. Anchored by an AED 5 billion development pipeline, the masterplan sets the foundation for a dynamic, integrated lifestyle community that reflects the Emirate's rising profile as a hub for luxury living, tourism, and long-term investment.

Residential:

RAK Properties is driving strong momentum and making good progress across its active residential portfolio which includes Cape Hayat, Quattro Del Mar, Bay Views, Granada Extension A, Edge, Bay Residences 1 and 2, and Gateway 2.

All of these projects will, upon completion, contribute to the growing vibrancy of Mina, reinforcing its position as the leading waterfront destination for lifestyle, living, and investment in Ras Al Khaimah.

- **Cape Hayat:** Located on Hayat Island and spanning 22,854 sqm, Cape Hayat is a premium beachfront development comprising 678 luxury residential apartments. The project is now 47% complete, with superstructure works finalised and the one-bedroom mock-up unit fully completed.
- **Quattro Del Mar:** A landmark addition to the Mina masterplan, Quattro Del Mar features four interconnected towers with twelve residential floors offering a variety of layouts—from studios and one-bedroom units to expansive Sky Duplexes and Garden Townhouses. Piling works have been completed, and following the

issuance of the building permit, the AED 600 million main contract has been awarded, with the contractor now mobilised on site.

- **Bay Views:** This 344-unit development on Hayat Island brings urban living to Mina's coastal setting. Construction has reached 43%, with slab casting and masonry works completed. Plastering and MEP (mechanical, electrical and plumbing) first and second fixes are currently underway.
- **Granada Extension A:** Comprising 80 townhouses, Granada Extension A is progressing ahead of schedule, with overall completion at 44%. Structural works are finished, masonry works are 83% complete, and interior finishing has commenced.
- **Bay Residences 1:** Comprising 324 units across two towers, Bay Residences 1 is nearing completion. A separate contract has been signed for the delivery of the project's loft units.
- **Bay Residences 2:** Adjacent to the InterContinental Ras Al Khaimah Resort & Spa, this twin-tower development includes 324 units and has now entered the final phase of construction. Concrete works, finishing, and MEP installations are fully complete.
- **Edge:** A yacht-inspired residential tower on Raha Island, Edge features 237 premium apartments with waterfront views. Enabling works are nearing completion, with piling already finalised. The detailed design has been approved, and the main construction contract is expected to be awarded imminently.
- **Gateway 2:** Located at the entrance of Hayat Island, this eight-storey residential tower includes 146 apartments and is now fully completed. Civil Defence and unit registration approvals have been obtained, and the Building Completion Certificate has been issued.

Hospitality:

1. Intercontinental Ras Al Khaimah Mina Al Arab Resort and SPA

The prestigious 351-key hotel situated on Hayat Island, Mina, continues to demonstrate solid performance, achieving high occupancy rates and generating strong financial revenue.

2. Anantara Mina Al Arab Hotel and Resort, Ras Al Khaimah

The second 5-star luxury hospitality asset with 174 keys opened its door and commenced operation on 02 January 2024. Results to date are ahead of targets.

Planned Projects:

- RAK Properties partners with Nikki Beach Global to open first branded resort and beach club in Mina, Ras Al Khaimah.
- RAK Properties has expanded its partnership with Minor Hotels to introduce the upcoming Anantara Branded Residences, marking another significant milestone in RAK Properties' vision to position Mina as a leading global destination for luxury island living within a vibrant community hub.

- RAK Properties has partnered with A.R.M Holding and HIVE to launch a coliving and coworking development in the heart of Mina, catering to the evolving needs of young modern professionals and entrepreneurs.
- RAK Properties launched Mirasol, a new resort style living concept, and a fresh perspective on luxury living. Featuring a range of studios, apartments and duplexes and scheduled for handover in the first half of 2028.
- RAK Properties has partnered with Four Seasons to introduce a luxury resort and private residences in Mina. Designed as a sanctuary of sophistication and natural beauty with a wide array of amenities, the 150 rooms, suites and signature villas, alongside approximately 130 Private Residences.
- RAK launched SKAI, a waterfront development featuring 272 apartments and penthouses set across two striking towers, with residences ranging from 33 sqm to 265 sqm. The first phase of SKAI has successfully sold out.

As we celebrate 20 years since our establishment, we do so with a deep sense of purpose and a firm commitment to building communities that enhance Ras Al Khaimah's standing as a world-class destination for investment, tourism, and quality living. The Company's performance in the first quarter reflects this commitment — with strong delivery momentum, significant development progress, and continued investor confidence.

2025 is shaping up to be one of the most transformational years in our history. With over 800 handovers planned this year and more than 3,000 units currently under construction, we are scaling delivery while maintaining financial discipline and operational excellence.

During the quarter, we unveiled the updated Mina masterplan, unlocking a bold AED 5 billion development pipeline that reaffirms our long-term vision for Ras Al Khaimah's premier coastal lifestyle destination. We also activated key phases across high-performing projects, expanded our portfolio with innovative new launches such as Mirasol and SKAI, and deepened our hospitality partnerships — including the landmark signing with Four Seasons to bring their first resort and private residences to the Emirate.

To further support our growth ambitions and deepen our capital markets engagement, we appointed Arqaam Capital as our financial advisor. This partnership reflects our proactive approach to enhancing financial strategy, investor alignment, and long-term value creation.

Our approach remains focused on delivery, differentiation, and disciplined growth. With a robust project pipeline, a solid financial base, and a clear strategic outlook, RAK Properties is well-positioned to continue creating long-term value for our shareholders, residents, and partners.

This strong start to 2025 is only the beginning of what we intend to achieve this year. I would like to thank our shareholders, board members, partners, and employees for their continued support and trust in RAK Properties

Sameh Muhtadi

Chief Executive Officer