





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



ZIAD EL CHAAR
CHIEF EXECUTIVE OFFICER

“WE DELIVERED A STRONG FIRST-HALF PERFORMANCE, SUPPORTED BY OUR DIVERSIFIED, ASSET-LIGHT BUSINESS MODEL AND THE QUALITY OF OUR INTERNATIONAL PORTFOLIO, POSITIONING DAR GLOBAL FOR CONTINUED GROWTH.”

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OVERVIEW



 PRESENCE
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14

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 GLOBAL
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ONE GLOBAL NETWORK BOUNDLESS OPPORTUNITY

INTERNATIONAL LUXURY REAL ESTATE PLATFORM

PORTFOLIO GDV

US\$23bn

AT 30 JUNE 2026

LISTED ON THE
London Stock
Exchange
Main Market

Luxury residential,
hospitality, golf and
mixed-use developments



BRAND PARTNERSHIPS

BRANDED RESIDENCES AND HOSPITALITY PARTNERSHIPS





FINANCIAL PERFORMANCE

HY 2026 MILESTONES



JANUARY

Rayana at Wadi Safar, Riyadh

A 2.6m sqm gated community in Diriyah, anchored by a Trump championship golf course, Trump hotel and golf club.

Trump Plaza, Jeddah

US\$384m GDV mixed-use scheme in the Amaya masterplan; our third project with The Trump Organization in the Kingdom.

APRIL

US\$250m Project Radium II facility closed

Strengthens liquidity and funding flexibility across our key growth markets.

JUNE

Padel Living Residences, Jeddah launched

US\$142m GDV, with rooftop padel courts, retail, dining and Grade-A office space.

Rayana infrastructure contract awarded

SAR 338m (c. US\$90m)



BUSINESS HIGHLIGHTS

PORTFOLIO GDV

US\$23bn

30 Jun 2025: US\$12.5bn

CUMULATIVE CONTRACTED UNITS

4,380

30 Jun 2025: 3,509

CUMULATIVE CONTRACTED SALES VALUE

c. US\$3.9bn

30 Jun 2025: c. US\$2.9bn

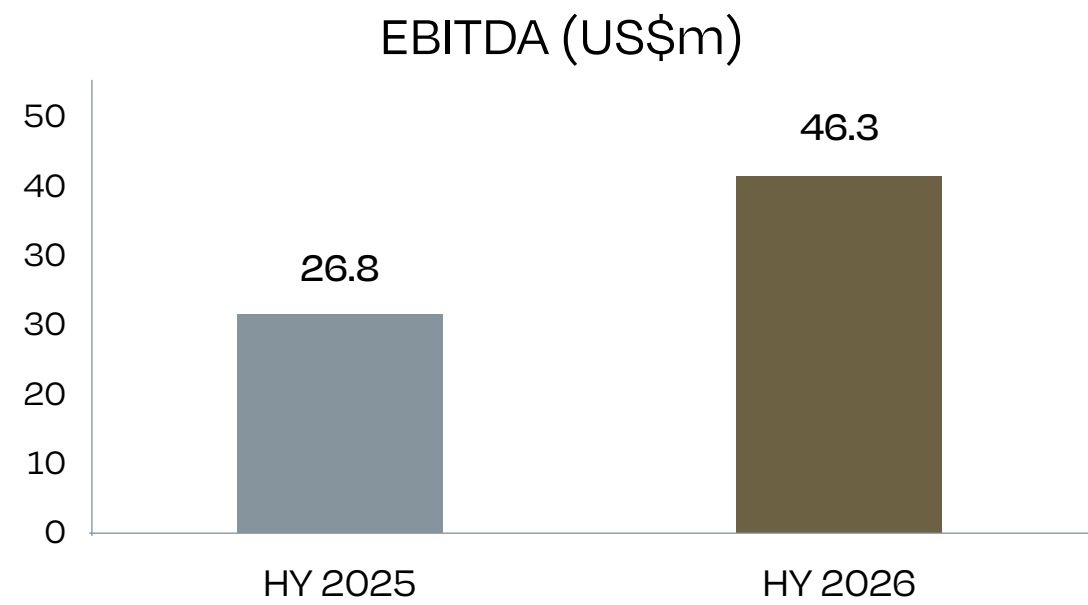
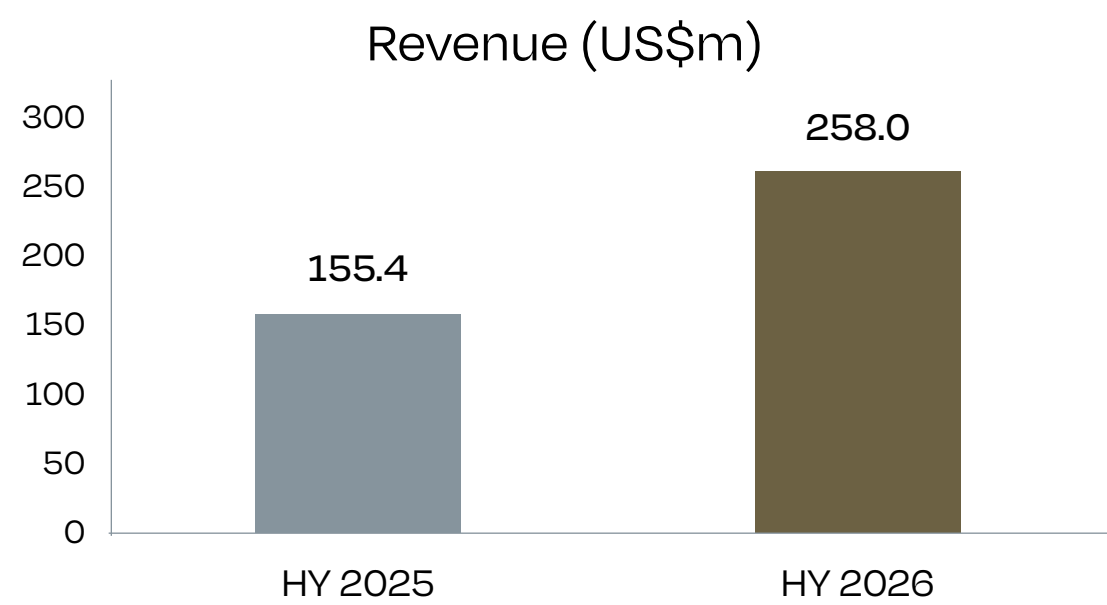
LAUNCHED GDV

~39% of portfolio

USD 8.9 billion at 30 June 2026,
Balance portfolio primed for phased
launches in coming years

Portfolio and cumulative sales at 30 June 2026

RESILIENT FIRST HALF, WITH REVENUE UP 66% AND EBITDA UP 73%



FINANCIAL RESILIENCE AND LIQUIDITY STRENGTH

TOTAL CASH BALANCES

US\$847.9m

Including restricted cash and escrow retentions

AVAILABLE LIQUIDITY

US\$579.3m

Includes undrawn debt facilities

NET ASSET VALUE

US\$613.3m

FREE CASH

US\$231.6m

RESTRICTED CASH

US\$616.3m



FINANCIAL STATEMENTS

SUMMARISED PROFIT & LOSS ACCOUNT

AMOUNTS IN USD MILLION	HY 2026 UNAUDITED	HY 2025 UNAUDITED	CHANGE (%)
Revenue	258.0	155.4	66%
Gross profit	87.7	47.4	85%
Gross profit margin	34%	31%	
EBITDA	46.3	26.8	73%
EBITDA margin	18%	17%	
Profit/(Loss) for the period	30.4	12.2	149%
Profit/(Loss) (%)	12%	8%	

SUMMARISED BALANCE SHEET

AMOUNTS IN USD MILLION	AS OF 30 JUNE 2026 UNAUDITED	AS OF 31 DECEMBER 2025	CHANGE
Assets			
Cash balances, including restricted cash	847.9	701.6	146.4
Trade and unbilled receivables	368.0	351.8	16.2
Advances, deposits and other receivables	229.1	185.4	43.7
Development properties	785.2	783.1	2.0
Other Assets	49.7	40.8	8.9
Liabilities			
Trade and other payables	100.7	125.6	-24.9
Advance from customers	515.6	459.5	56.1
Loans and borrowings	166.2	169.1	-2.8
Due to related parties	451.1	287.1	164.0
Development property liability	396.2	412.1	-15.9
Other Liabilities	36.7	24.8	11.8
Equity			
Net asset value	613.3	584.4	28.9
Net asset value per share (in US\$)	3.41	3.25	0.16



OUR PROJECTS

OUR PROJECTS IN RIYADH, SAUDI ARABIA



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	Launched
Under construction	Q1 2026
Scheduled completion	Units
Q4 2030	139

OUR PROJECTS IN JEDDAH, SAUDI ARABIA



AMAYA

Amaya is one of the flagship real estate development opportunities in central Jeddah, encompassing approximately one million sqm of construction-ready land with full infrastructure and excellent connectivity to key districts via King Abdulaziz Road. The project is anchored by Al-Amal Avenue, connecting the Historic Old City with King Abdulaziz Road. The masterplan incorporates shaded streets, landscaped areas, and walkable green environments. The project offers flexible plots suitable for residential, commercial, or mixed-use development. With its prime location, ready infrastructure, and proximity to major citywide upgrades, Amaya presents a strong investment opportunity with long-term value potential.

Status	Launched
Under construction	Q1 2026
Scheduled completion	Plots
Q1 2029	523

OUR PROJECTS IN JEDDAH, SAUDI ARABIA



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

Scheduled completion
Q4 2030

Launched
Q1 2026

Units
516



PADEL LIVING RESIDENCES

Padel Living Residences at Amaya brings contemporary urban living together with exclusive residents-only rooftop padel courts in the heart of Jeddah. Designed around movement, connection and community, it offers a vibrant lifestyle in a prime address on King Abdulaziz Road.

Status
Under construction

Scheduled completion
Q4 2030

Launched
Q2 2026

Units
452

OUR PROJECTS IN JEDDAH & 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
Under construction

Scheduled completion
Q4 2027

Launched
Q4 2024

Units
200



TRUMP TOWER, JEDDAH

T R U M P
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

Units
561

OUR PROJECTS IN DUBAI, UAE



W RESIDENCES DUBAI DOWNTOWN



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

Scheduled completion
Q2 2027

Launched
Q1 2022

Units
381



DG1, BUSINESS BAY

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

Scheduled completion
Q2 2027

Launched
Q1 2023

Units
249

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
Q4 2031

Launched
Q2 2025

Units
572
(includes hotel keys)



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

Units
210

OUR COMPLETED 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 are 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
Q3 2021

Units
467



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
Q1 2022

Units
86

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	Launched
Under construction	Q2 2024
Scheduled completion	Units
Q4 2028	280

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 be 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

Scheduled completion
Phase I - Q4 2028
Phase II - Q4 2029
Entire Masterplan by 2034

Launched
Q1 2023

Launched Units
1,809
(30 June 2026)

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
Q2 2027

Launched
Q4 2022

Units
240
(Includes apartments & retail units)



SEA LA VIE

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
Q4 2030

Launched
2026

Units
184

OUR PROJECTS IN 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
Q4 2028

Launched
Q2 2023

Units
53



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
Under construction

Scheduled completion
Q4 2028

Launched
Q3 2023

Units
64

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

Units
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
Q3 2027

Launched
Q2 2024

Units
1



OUTLOOK

OUTLOOK AND PRIORITIES

01

PRIORITISE DELIVERY OF
EXISTING COMMITMENTS.

02

PRESERVE LIQUIDITY AND
CAPITAL DISCIPLINE.

03

PHASE LAUNCHES AND
MOBILISATION WITH
MARKET CONDITIONS.

04

PURSUE OPPORTUNITIES
ACROSS EXISTING AND NEW
MARKETS, INCLUDING
STRATEGIC ACQUISITIONS
AND PARTNERSHIPS

Geopolitical and macroeconomic uncertainties remain key considerations.



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Forward-looking statements involve risks, uncertainties and assumptions. Actual outcomes may differ materially. Such statements are not guarantees of future performance, and past performance is not a guide to future results. Except as required by applicable law and regulation, the Company has no obligation to update forward-looking statements. Read this presentation with the HY 2026 results announcement and the condensed consolidated interim financial statements. The HY 2026 financial information is unaudited. EBITDA is a non-GAAP alternative performance measure.