OMNIYAT

THE ART OF ELEVATION

H1 2026 Update

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Omniyat Group at a glance

Group overview	▪ Founded in 2005, **Omniyat Group is a leading real estate developer based in Dubai, UAE**, known for its bespoke residential, commercial, hospitality, and retail projects, setting industry standards in the region
Positioning	▪ **Strategic Portfolio Diversification:** A resilient footprint across the UAE's residential and commercial sectors, underpinned by a diversified GDV and a robust revenue backlog. ▪ **Best-in Class Brand Philosophy:** A multi-tiered strategy that delivers excellence in every segment – leveraging Omniyat to define the Ultra-Luxury pinnacle and Beyond to bring a superior "**best-in-class**" standard to the wider luxury market
Business Model	▪ **Diversified brand offering across Omniyat residential, Beyond residential and commercial segments,** while retaining its leadership position in ultra-luxury real estate. ▪ **Fully integrated development approach** encompasses design, construction, sales, and property management, ensuring a de-risked approach and seamless client experience
Market	▪ **Dubai's real estate sector is anchored by proactive** government initiatives & a robust regulatory frameworks. ▪ **The market continues to demonstrate exceptional resilience,** with H1 2026 registered sales being comparable to H1 2025 registered sales[1]

Figures in USD Bn

Particulars	Delivered	Rev. Backlog[2]	Launched	Pipeline[3]	Portfolio[4]
Omniyat Residential	1.3	1.6	5.1	4.4	10.8
Beyond Residential	0.8	1.8	3.0	9.8	13.6
Commercial	1.2	2.7	3.6	-	4.8
Total OHL[5]	**3.2**	**6.1**	**11.7**	**14.3**	**29.2**

[1] DLD property registration data for Primary Sales in Dubai sourced from Property monitor.
[2] Revenue Backlog represents value of real estate units sold but not yet recognized as Revenue.
[3] Indicative split based on preliminary estimates - subject to change; [4] Portfolio = Delivered + Launched + Pipeline
[5] Excluding additional Portfolio of USD5.9bn of associate company Beyond Properties DMCC.

Portfolio Footprint Across Prime Dubai Locations

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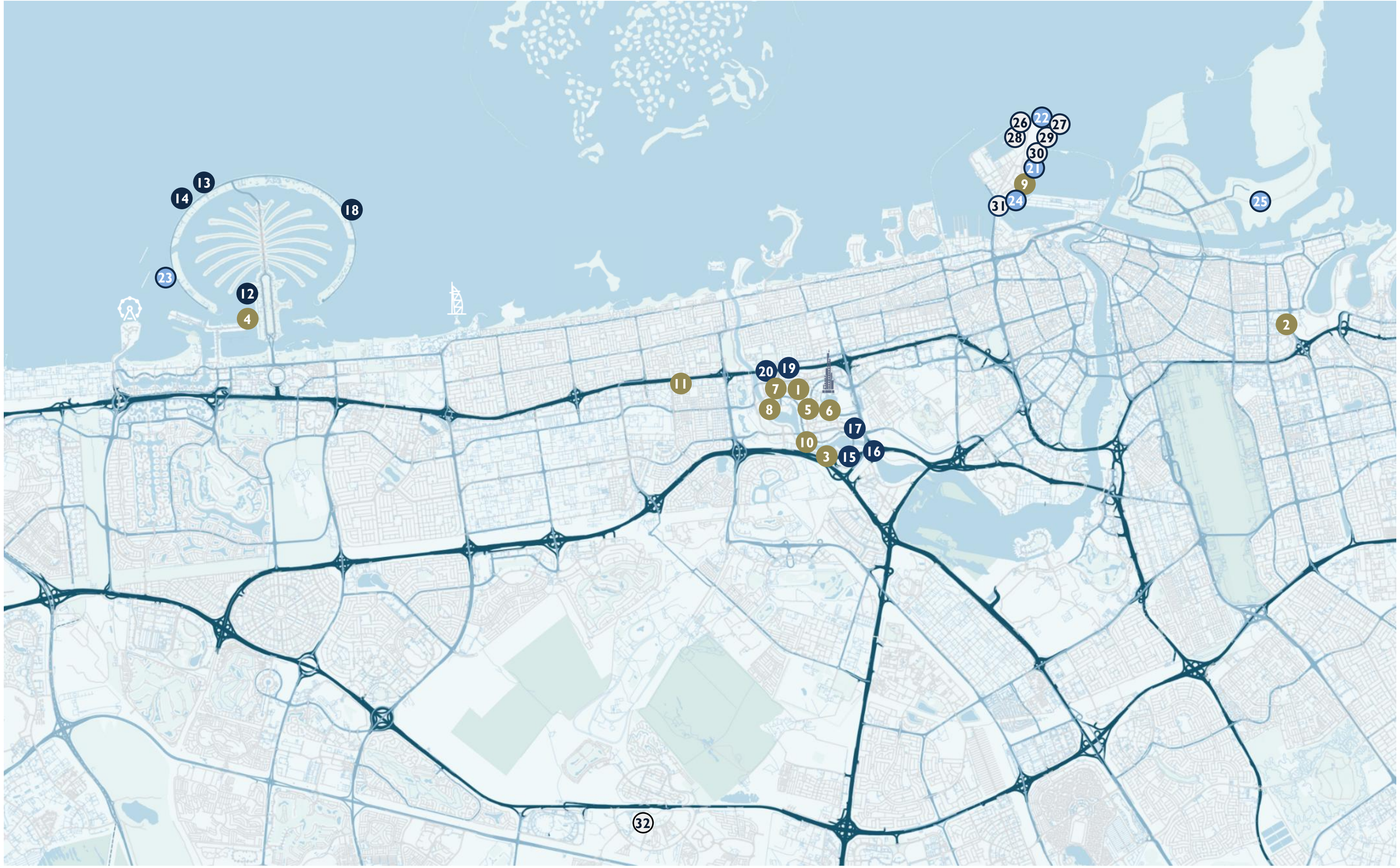

Delivered

1. The Opus
2. The Square
3. The Lana
4. One at Palm
5. The Binary
6. Sterling
7. One by Omniyat
8. Bayswater
9. Anwa
10. The Pad
11. SZ-21 by Omniyat

Launched – OHL BS (Omniyat)

12. Ava at Palm
13. Orla
14. Orla Infinity
15. Vela
16. Vela Viento
17. Enara
18. Alba
19. Lumena
20. Lumena Alta

Launched OHL BS (Beyond)

21. Aria
22. The Mural
23. Passo By Beyond
24. 31 Above
25. Hado

Launched – Beyond (not on OHL BS)

26. Kanyon
27. Soulever
28. Talea
29. Sensia
30. Orise
31. Saria
32. Arancia Yards

BS indicates Balance Sheet

Market Update

Dubai primary real estate registrations stayed flat in H1 2026

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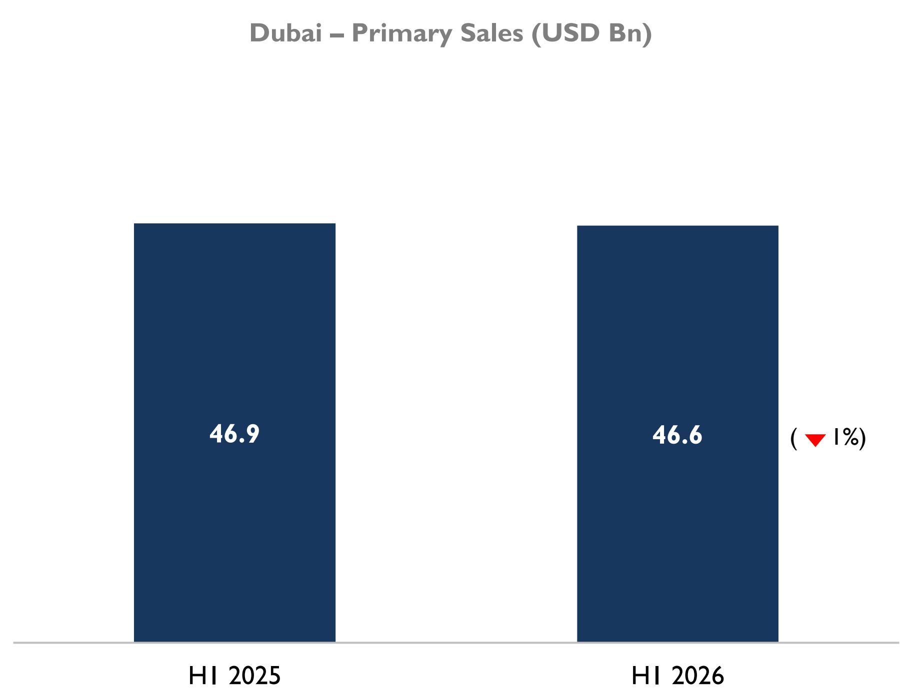
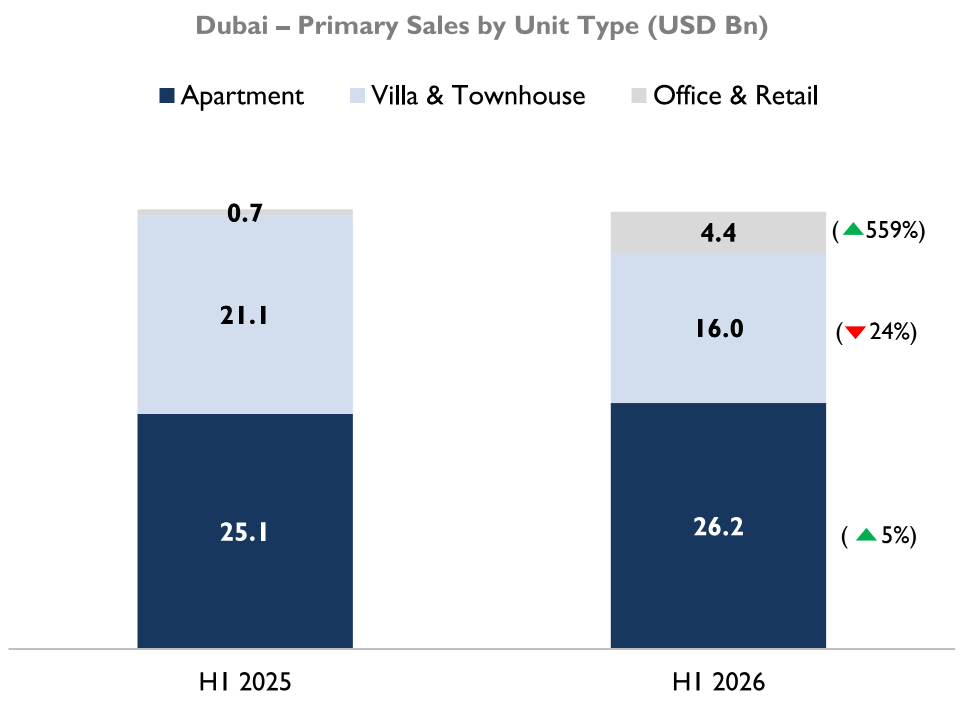
Dubai Primary Sales Hold Steady: H1 2025 vs H1 2026



Apartment sales grew 5% while villa & townhouse sales declined 24%



- Total primary sales were essentially **flat, at USD 46.6bn** versus USD 46.9bn in H1 2025
- **Volume was broadly steady (+1%),** unit sales increased from 59,504 to 60,290
- Average area per unit dropped from 1,504 to 1,301 sqft, consistent with a **mix shift toward more compact or entry-level product**

[1] DLD Registered primary sales data sourced from Property Monitor

Key Credit Highlights

Key credit highlights

1. Evolution from a leading ultra-luxury player to a well diversified group across different segments
2. Integrated business model coupled with prudent de-risking financial strategy
3. Derisked development pipeline fully funded by strong revenue backlog leading to multi-year cashflow visibility
4. Strong liquidity position with streamlined debt maturity profile

Omniyat Group positioning: Best-in-class in every class

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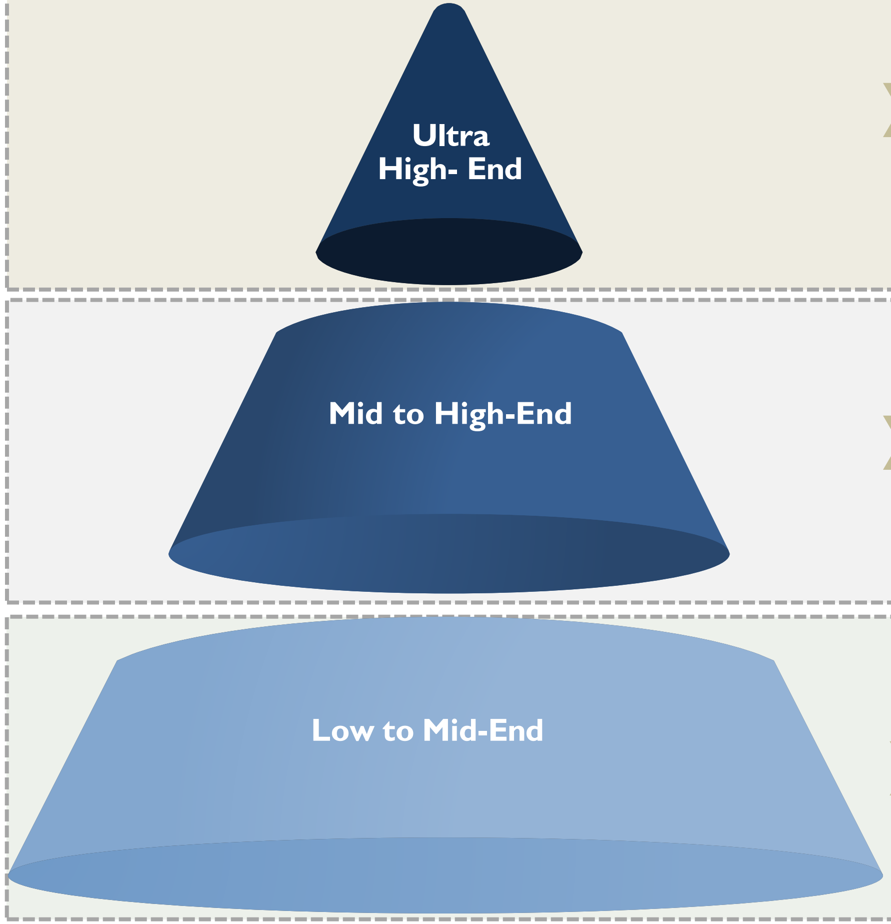
Two distinct brands operating at different price points to capture wider-luxury market



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To focus on ultra-luxury segment ensuring the brand's premium positioning is maintained

BEYOND

Expansion into the mid-to-high-end luxury segment via Beyond, under the Omniyat–Beyond framework agreement, without diluting the core brand's exclusivity

Innovative and affordable communal **living solutions** across **B2B and B2C** segments

While maintaining leadership in ultra-luxury real estate market - Omniyat has now a diversified platform creating long-term, sustainable value

20–25%
Market Share

Leading player in the ultra-luxury segment (≥ USD 10mn)

5%[1]
Total Market Share

Across the primary market in Dubai

Diversified Offerings

Portfolio mix across:

- **Omniyat Residential (43%)**
- **Beyond Residential (26%)**
- **Commercial (31%)**

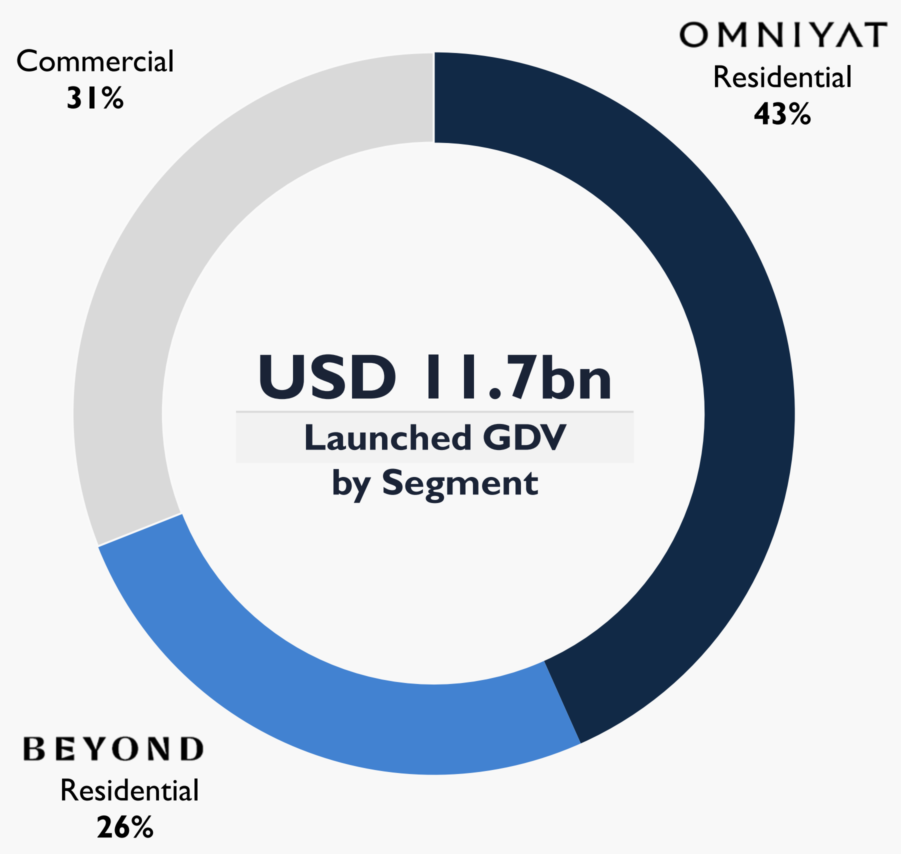
Sustainable Growth

Powered by a resilient business model and strong fundamentals

[1] Source: DLD property registration data for primary sales in Dubai, Q3 2024 to Q2 2025. Excluding villas and townhouses, the Group's share in same period is ~7%.
[2] Beyond Properties DMCC is an associate company of OHL. OHL has increased its stake in Beyond Properties DMCC from 18.4% to 28.4% and has agreed to acquire a further 10%, taking its shareholding to 38.4%.

Current De-risked Portfolio: Diversified across residential and commercial

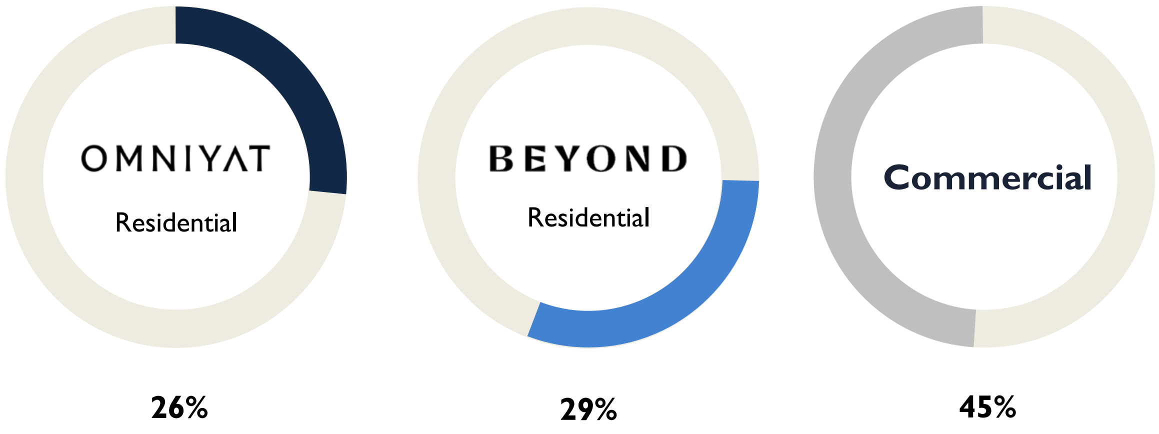
Launched GDV



Revenue Backlog[1]

USD 6.1bn

Revenue Backlog by Segment



Omniyat Group boasts a well diversified brand offering to address any realignment of the market segmentation

[1] Revenue backlog for associate company Beyond Properties DMCC excluded from the graphic above.

Optimized business model enhances absorption rate and reduces development risks

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Land Bank

Strong growth in development pipeline with multiple land plots secured in Prime locations

Dubai Maritime City

GFA (sq ft)	Estimated GDV
2.6 mn	USD 3.8bn

Dubai Islands

GFA (sq ft)	Estimated GDV
1.8 mn	USD 2.2bn

Marasi Bay Island

GFA (sq ft)	Estimated GDV
0.7 mn	USD 1.1bn

RAK

GFA (sq ft)	Estimated GDV
6.9 mn	USD 7.2bn

Commercialisation

Second brand (Beyond) increases market accessibility

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To focus on ultra-luxury segment ensuring the brand's premium positioning is maintained

BEYOND

To cater to mid-to- high-end luxury segment, without compromising the strength and exclusivity of its existing brand

Construction

Strong construction progress across ongoing projects with completion broadly on track within expected timelines.

- Optimised and secure business model
- Strategic construction funding
- Project management and quality assurance
- 80% of secured funding to start construction (via pre-sales, equity or project debt)

14 Projects under Developments

7.6mn sqft of Saleable area under development

c.USD 11.7bn Under development (66% absorption)

Delivery & Post-sale

Acquired Strive to enhance customers experience

1. Property Management and Premium Maintenance Services
2. Facilities Management
3. Hospitality-operator Partnerships for Onsite Management of Exclusive Developments

#1 in terms of Primary Registered Sales in Dubai (excluding Villas and Townhouses) in H1 2026[1]

[1] Figures for Omniyat Group based on DLD registered sales data sourced from Property monitor

Launched Portfolio: Overview and Award Summary

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Project Details	Ava	Orla	Orla Infinity	Aria	Vela	Vela Viento	Enara	Alba	The Mural	31 Above	Passo	Hado	Lumena	Lumena Alta
Concept design														
Location	Palm Jumeirah	Palm Jumeirah	Palm Jumeirah	Dubai Maritime City	Marasi Marina	Marasi Marina	Marasi Marina	Palm Jumeirah	Dubai Maritime City	Dubai Maritime City	Palm Jumeirah	Dubai Islands	Sheikh Zayed Road	Sheikh Zayed Road
Brand	Omniyat	Omniyat	Omniyat	Beyond	Omniyat	Omniyat	Omniyat	Omniyat	Beyond	Beyond	Beyond	Beyond	Omniyat	Omniyat
Project Type	Residential	Residential	Residential	Residential	Residential	Residential	Commercial	Residential + Hotel	Residential	Commercial	Residential	Residential	Commercial	Commercial + Hotel
Main Contract status	Awarded	Awarded	Awarded	Awarded	Awarded	Awarded	Awarded	Awarded	Awarded	Tendering in Process	Tendering in Process	Tendering in Process	Tendering in Process	Tendering in Process
Contract Award Date	Q3 - 2023	Q1 - 2024	Q4 - 2024	Q3 - 2024	Q4 - 2024	Q2 - 2025	Q4 - 2025	Q3 - 2025	Q4 - 2025	Expected 2026	Expected 2026	Expected 2026	Expected 2026	Expected 2026
Main Contractor	Innovo	Innovo	Innovo	GCC	ACC	ACC	Dutco	Innovo	GCC	-	-	-	-	-
Planned Completion	H2 - 2026	H1 - 2027	H1 - 2027	H2 - 2026	H2 - 2027	H2 - 2027	H1 - 2028	H2 - 2028	H2 - 2028	H1 - 2029	H2 - 2029	H2 - 2029	H2 - 2029	H2 - 2030

Note: Any projects branded under "Beyond" included in the table above are consolidated within the balance sheet of Omniyat Holdings Ltd. Projects of the associate company Beyond Properties DMCC are not included in the table

All projects are fully covered by sales already achieved till date

GDV Sold, Total Development Cost and Net Inventory shown as a % of Project GDV

Particulars	Omniyat Residential	Beyond Residential	Commercial	Total
GFA ('000 sq ft)	2,489	2,533	2,493	7,515
No. of units	398	1760	440	2,598
Project GDV (USDmn)	**5,089**	**3,024**	**3,633**	**11,746**
GDV Sold [1]	60%	64%	78%	67%
Total Development Cost [2]	38%	36%	36%	37%
Net Cash cover on receivables	**1.6x**	**1.8x**	**2.2x**	**1.8x**
Net Inventory [3]	34%	31%	18%	28%
Net Cash cover incl. inventory	**2.5x**	**2.6x**	**2.7x**	**2.6x**
Gross Profit margin [4]	40%	47%	45%	44%
Net Cash flow to shareholders (USDmn)	**2,597**	**1,610**	**2,015**	**6,222**
Receivables (USDmn)	*1,002*	*714*	*1,375*	*3,090*
Inventory (USDmn)	*1,596*	*896*	*640*	*3,132*
Omniyat Distribution [5]	56%	66%	89%	69%
NCI distribution	44%	34%	11%	31%

All projects remain fully funded to completion by sales achieved to date. The Group estimates that regional geopolitical conditions are likely to increase development costs by approximately 3–4% of GDV, while construction remains broadly inline, with a limited number of projects potentially experiencing delays of approximately three to six months.

[1] Sales (unaudited) till June 30, 2026 across the launched portfolio; [2] Including third party sales and marketing costs on GDV Sold; [3] Net of third party sales, marketing and other costs; [4] Land value as recorded in the books after accounting for any revaluation gains [5] Distribution are based on percentage shareholding, adjusted for Omniyat fees; [6] The above coverage excludes any project-level debt facilities, which would provide additional cover for the project in the event of any funding shortfall; [7] Pro forma illustration demonstrating cash cover across the launched projects [8] Figures for Beyond Properties DMCC, an associate company of OHL, excluded from the table above.

OHL H1 2026 Sales Update

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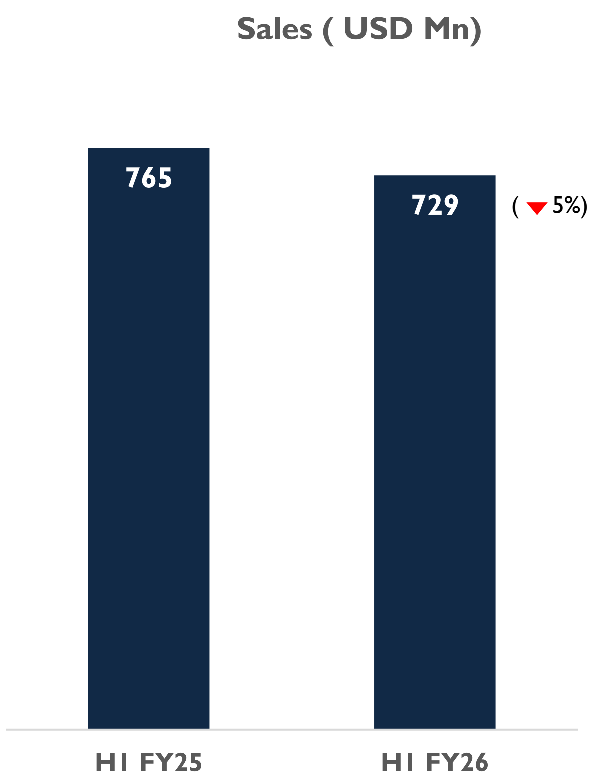
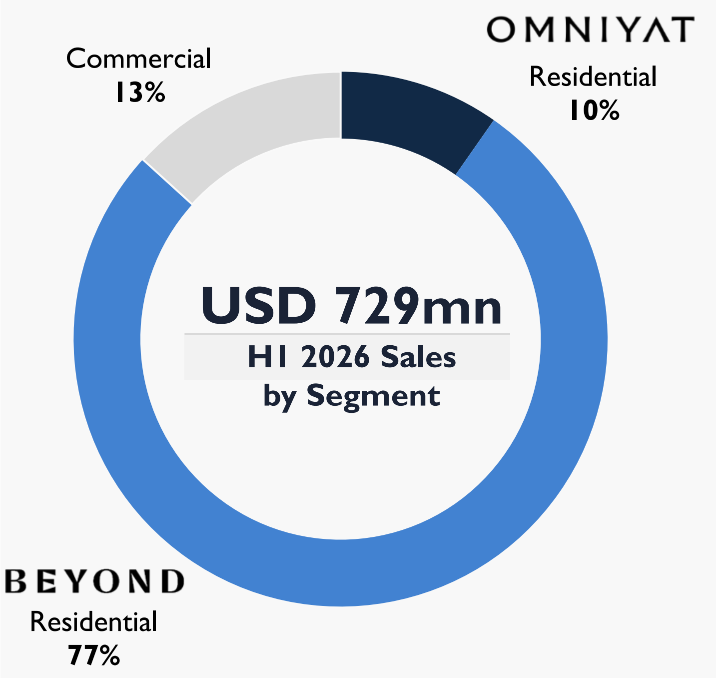
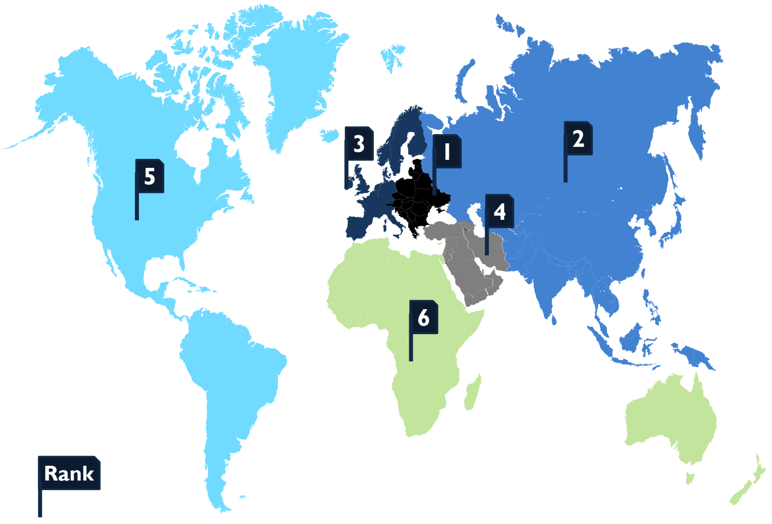
OHL Sales: H1 2026 Vs H1 2026



Sales Split by segments



Diversified Customer Base – H1 2026



35% Western Europe	21% Asia	21% Eastern Europe
10% Middle East	7% Americas	6% Other regions

Strong sales recorded in H1 2026 across a well diversified customer base

Note: Sales of Beyond Properties DMCC, OHL's associate company excluded from this graphic.

Omniyat Group: Strong Revenue Backlog equivalent to 6.2x of FY2025 Revenue[1]

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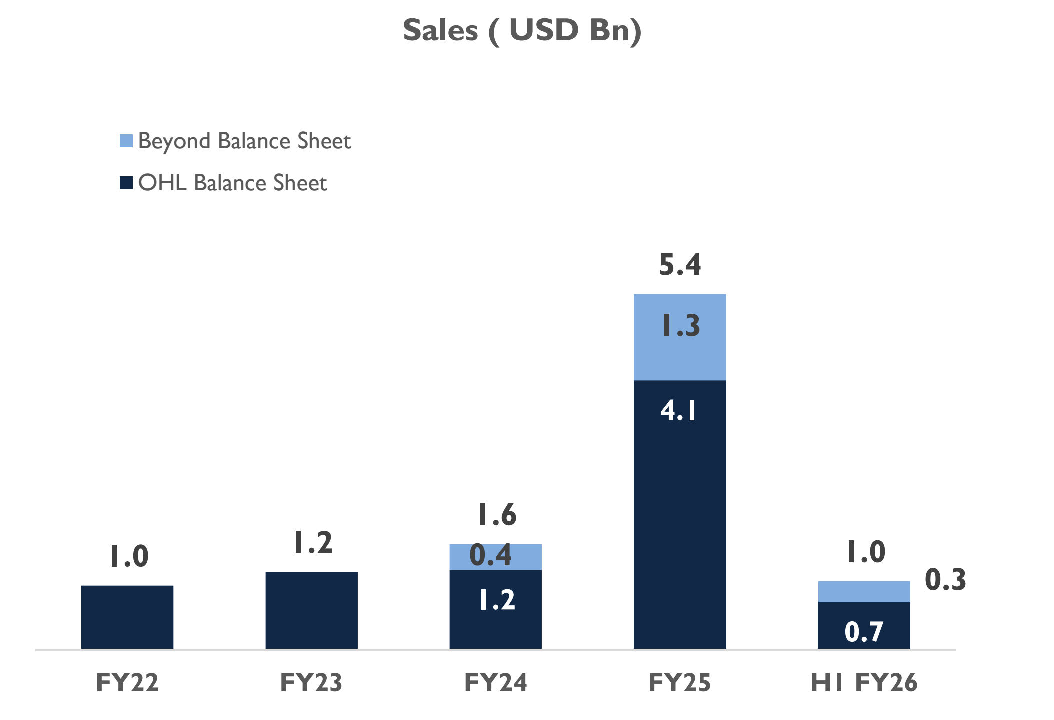
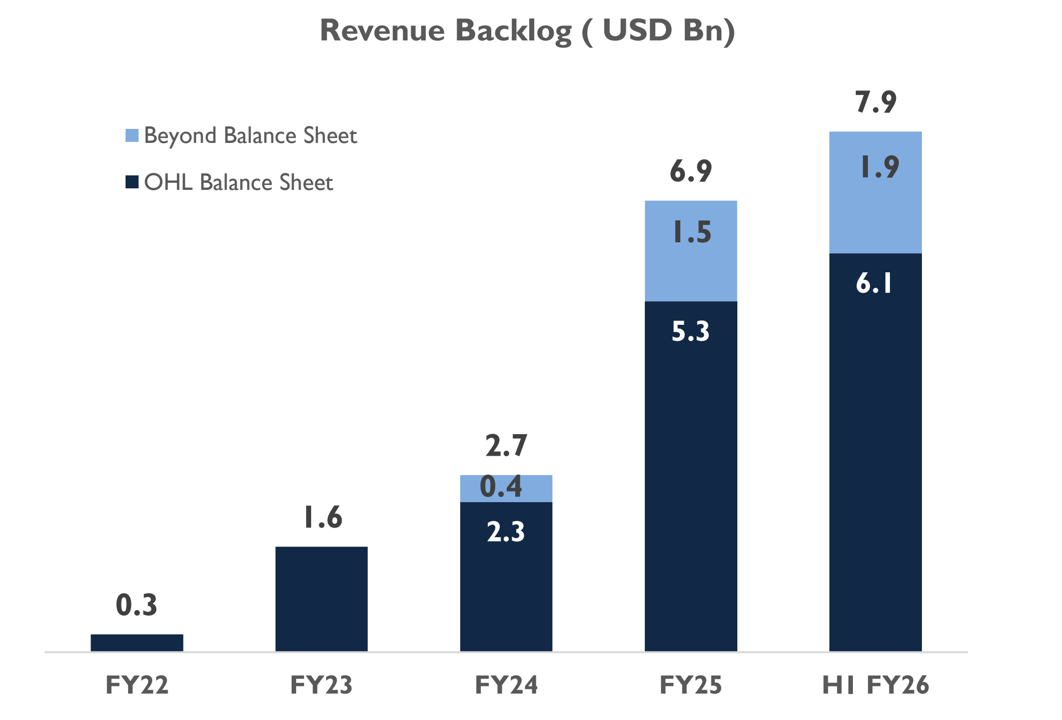
Group Revenue backlog of USD 7.9bn providing strong revenue visibility





USD 5.4 Billion
2025 Sales

USD 1.0 Billion
H1 2026 Sales

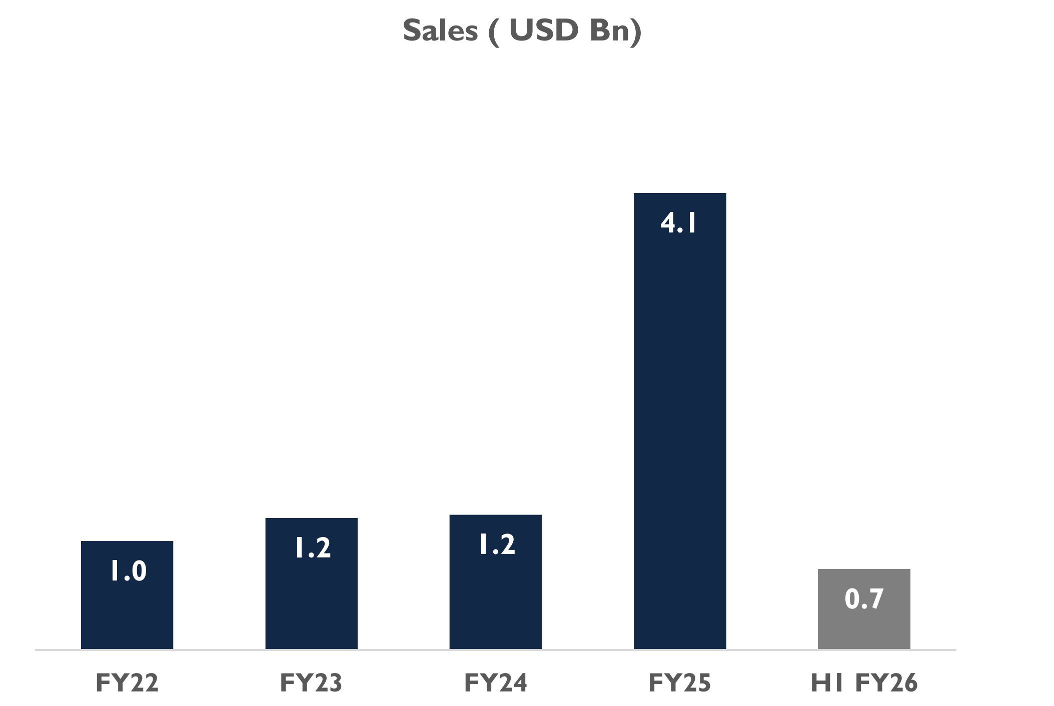
USD 7.9 Billion
Revenue Backlog

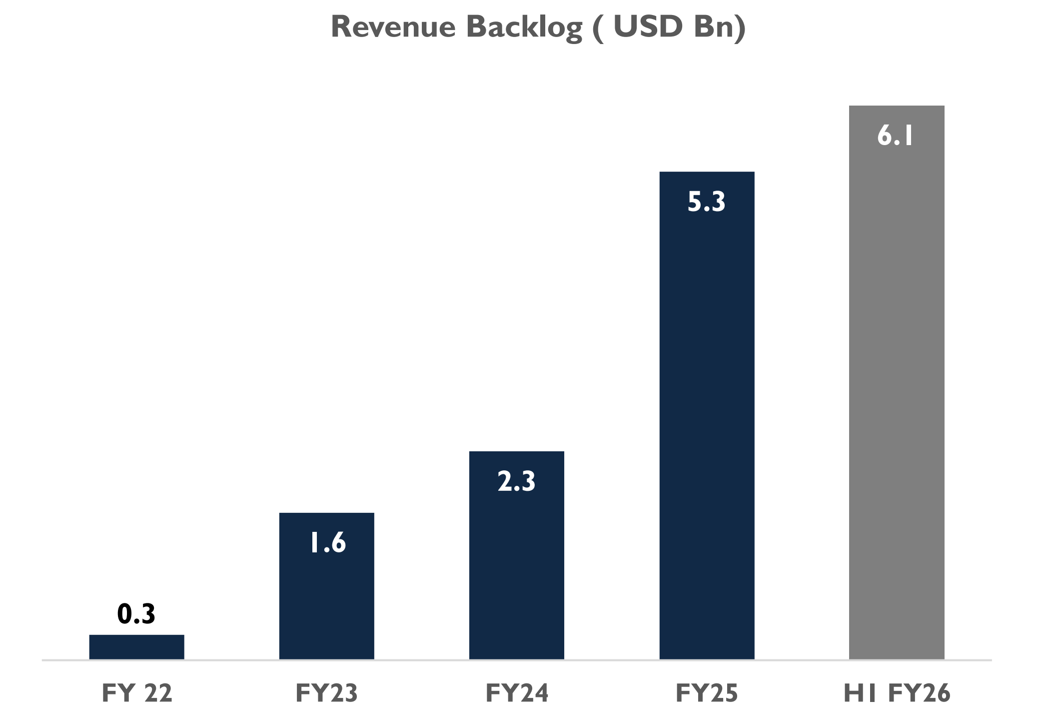
6.2x
Current Revenue Backlog / FY2025 Revenue

[1] Revenue backlog represents value of Real Estate units sold, but not yet recognized as revenue including Beyond Properties DMCC

OHL: Strong Revenue Backlog equivalent to 5.5x of FY2025 Revenue[1]

OHL Revenue backlog of USD 6.1 bn providing strong revenue visibility





USD 4.1 Billion
2025 Sales

USD 0.7 Billion
H1 2026 Sales

USD 6.1 Billion
Revenue Backlog

5.5x
Current Revenue Backlog / FY2025 Revenue

[1] Revenue backlog represents value of Real Estate units sold, but not yet recognized as revenue excluding Beyond Properties DMCC

OHL: Strong liquidity position with a comfortable debt maturity profile

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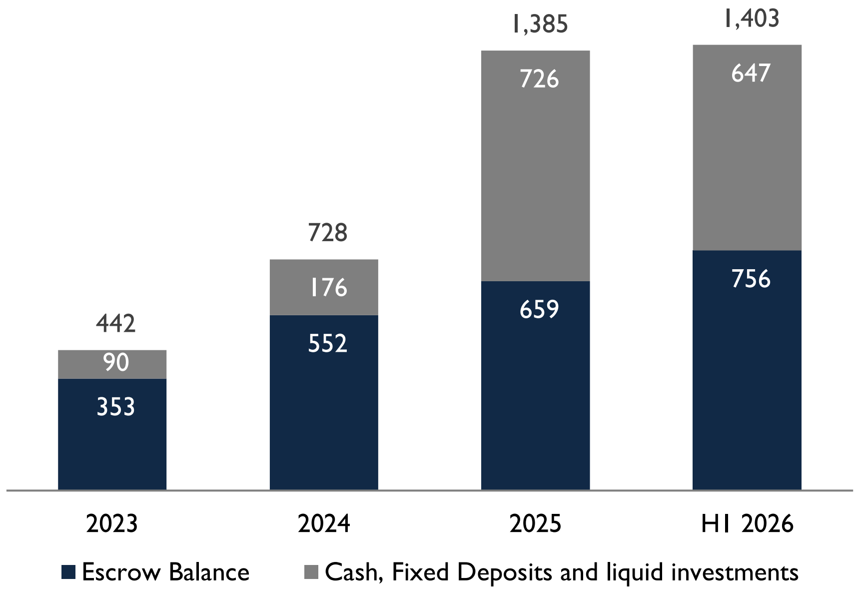
Cash Buildup to Navigate Volatility

USD 1,403mn

Total Cash & Cash equivalents including Escrow, Fixed Deposits and Liquid investments[1]

Total Cash Build Up (USD mn)



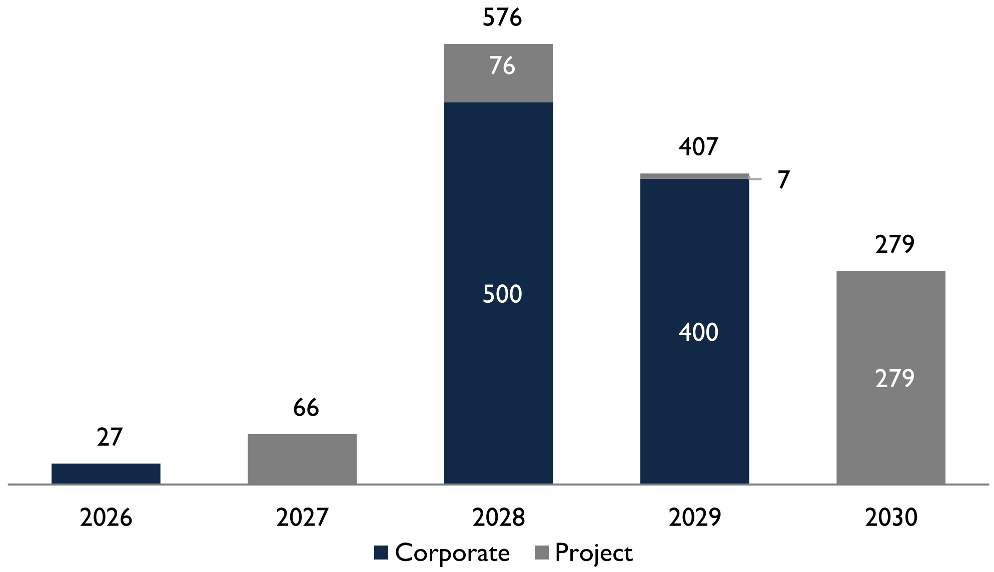
Adequate liquidity to support project commitments and other obligations

Comfortable debt maturity schedule

USD 93mn

Debt Maturing in 2026-2027

Debt Maturity Schedule (USD mn)



No material Debt maturity in 2026 and 2027

[1] Including USD 56mn in fixed deposits with maturities greater than 3 months, and USD 33mn of liquid investments as on June 30, 2026.

Construction Updates

Construction progress for select ongoing projects

Ava, Palm Jumeirah

Construction progress for select ongoing projects

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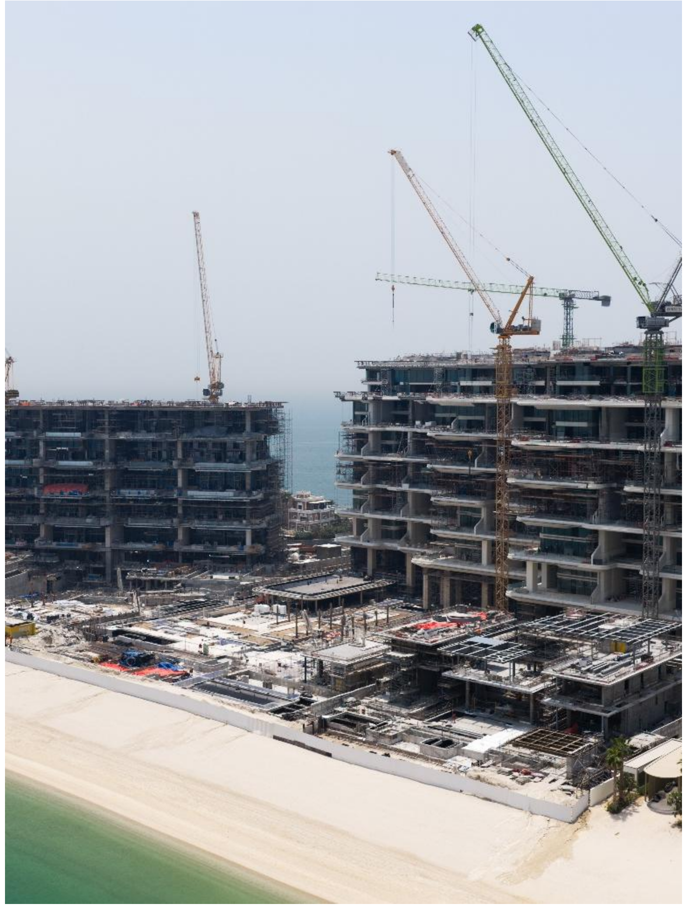
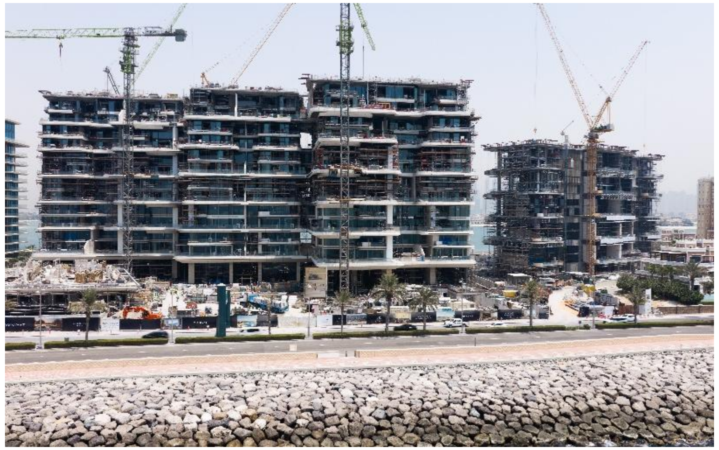
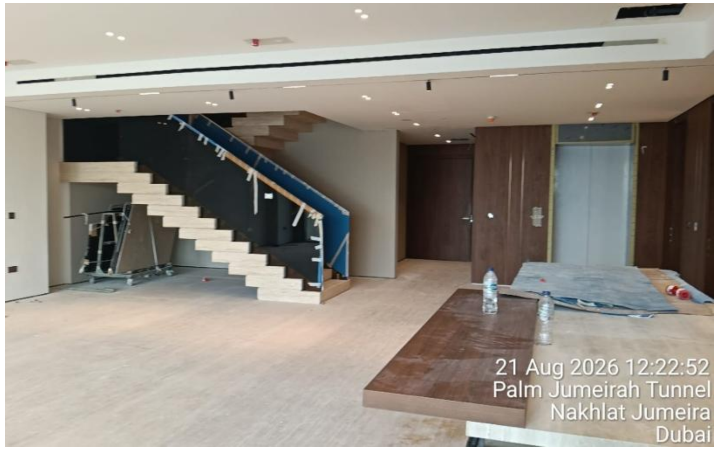
Orla, Palm Jumeirah

ORLA
Dorchester Collection
DUBAI

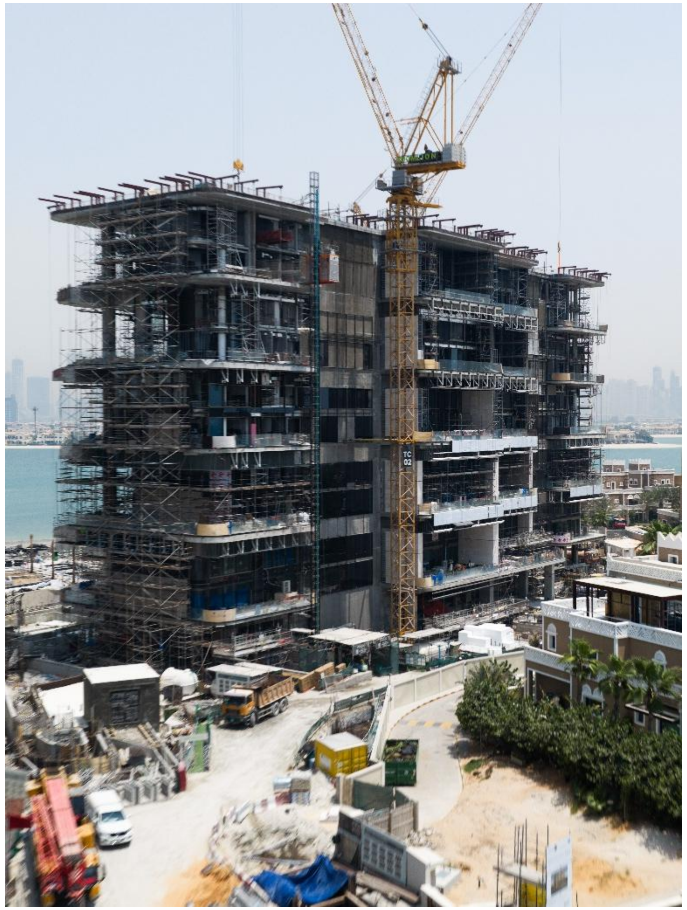






Construction progress for select ongoing projects

Orla Infinity, Palm Jumeirah



Construction progress for select ongoing projects

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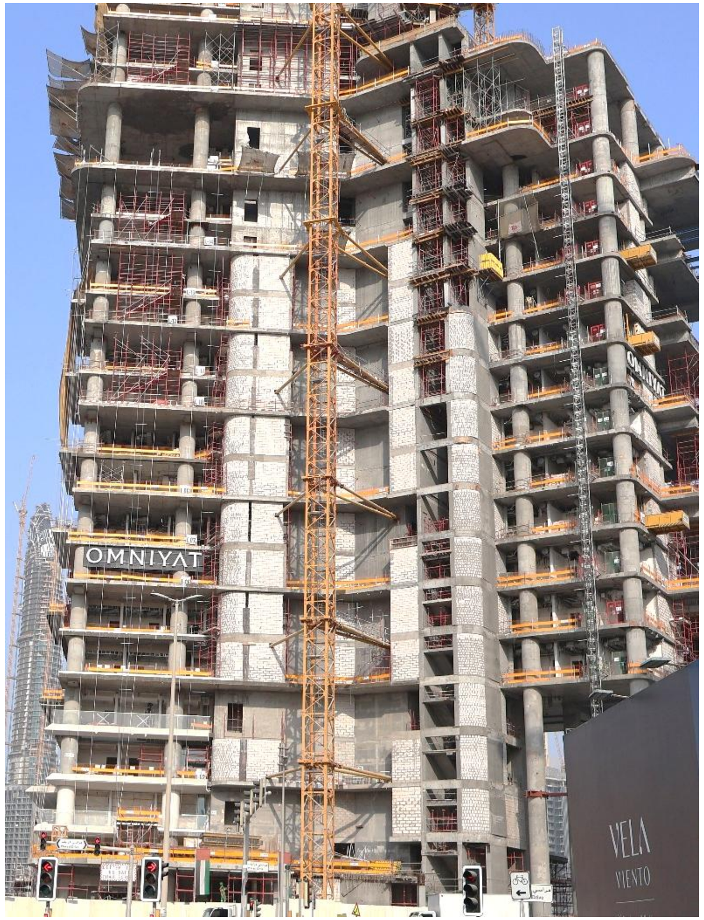
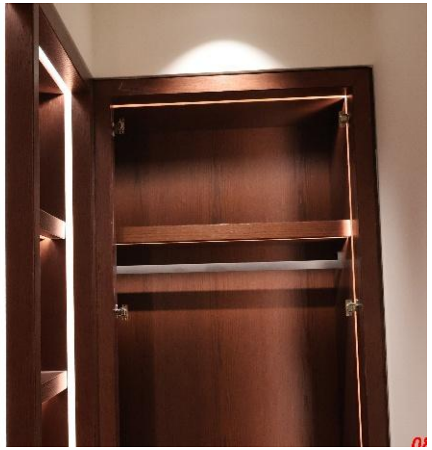
Vela, Marasi Marina

VELA
Dorchester Collection
DUBAI





Construction progress for select ongoing projects

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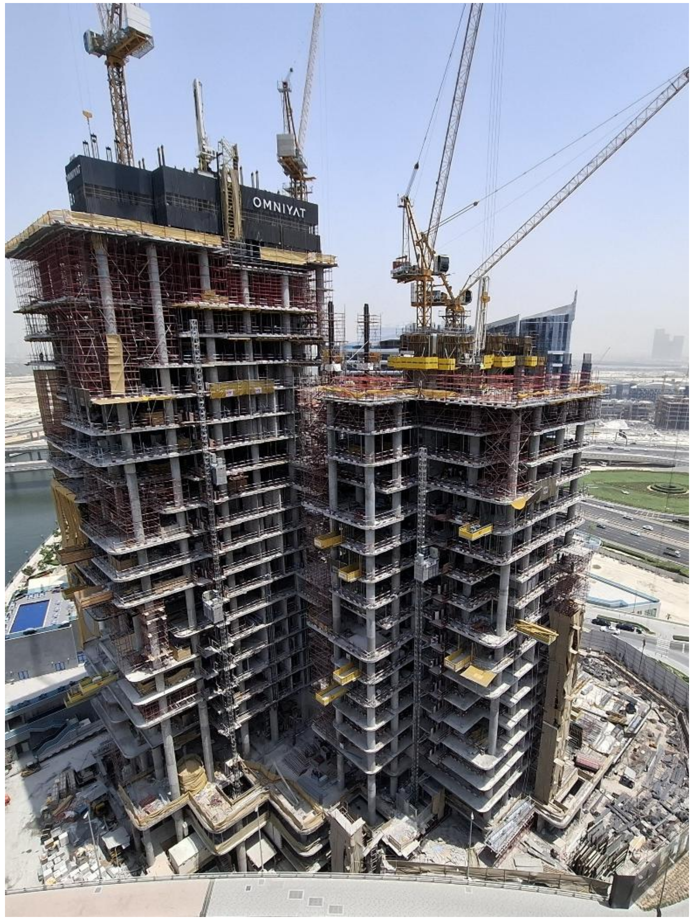
Vela Viento, Marasi Marina

VELA
VIENTO



Construction progress for select ongoing projects

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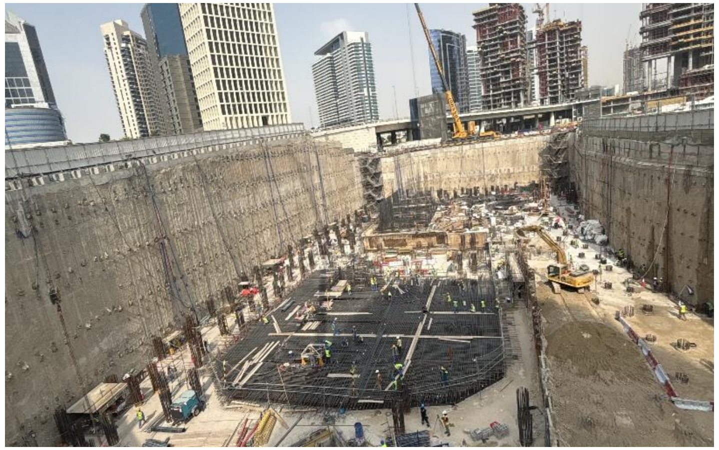
Enara, Marasi Marina

ENARA



Construction progress for select ongoing projects

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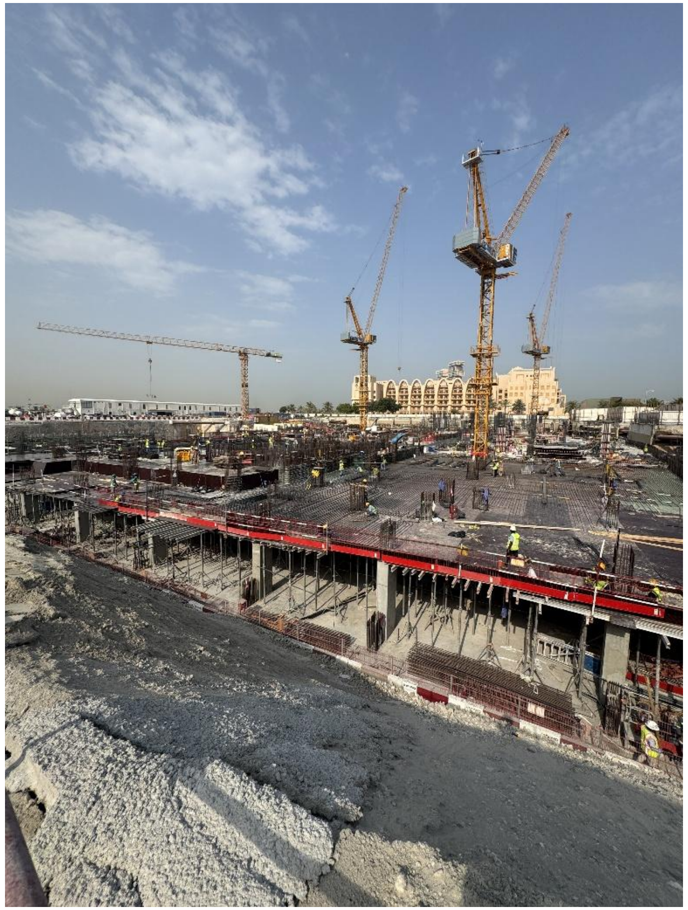
Alba, Palm Jumeirah

THE ALBA DUBAI



Construction progress for select ongoing projects

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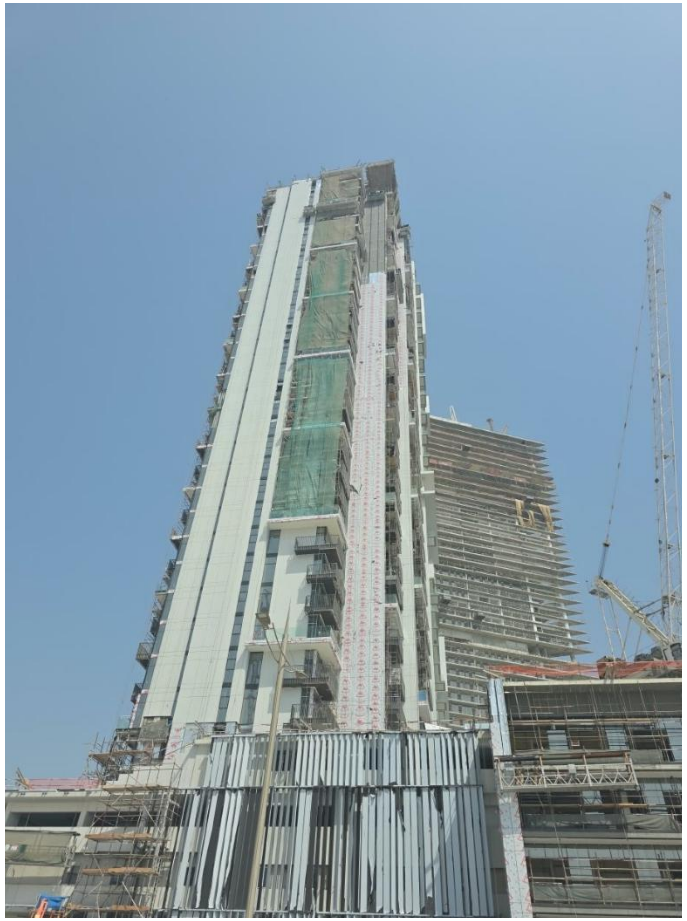
Aria, Dubai Maritime City

aria BEYOND



Construction progress for select ongoing projects

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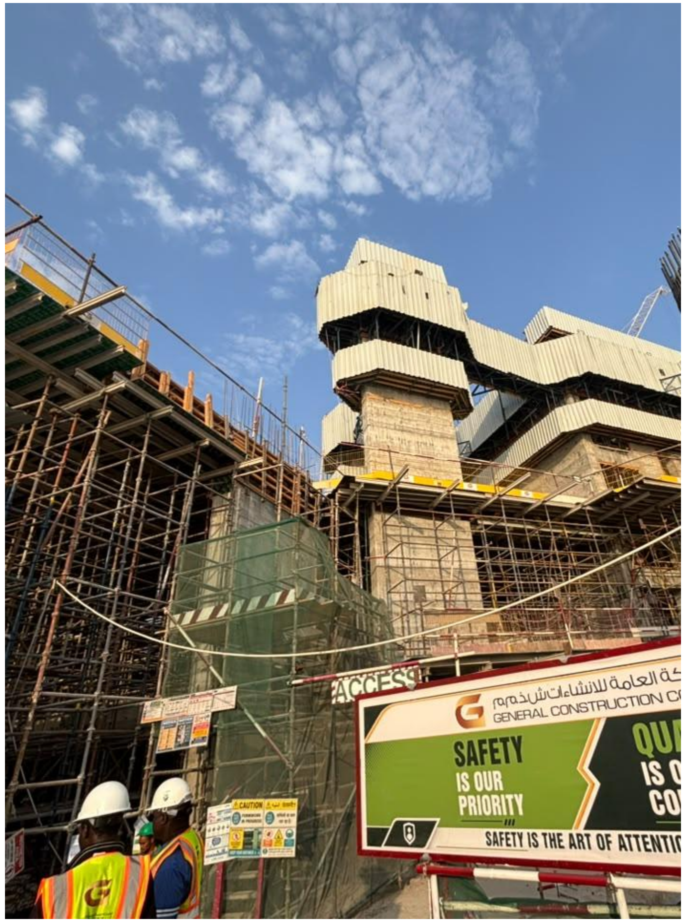
The Mural, Dubai Maritime City

THE mural BEYOND



Key Financial Highlights

OHL Financials – Income Statement

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Figures in USDmn unless otherwise stated

Particulars	FY24 (Audited)	FY25 (Audited)
Revenue	442	1,105
Cost of sales	(230)	(535)
Gross profit	**212**	**570**
Selling and distribution expenses	(40)	(90)
General and administrative expenses	(75)	(65)
Other Income	9	2
Operating profit for the year	**105**	**416**
EBITDA %	*24%*	*38%*
Depreciation and Amortization	(2)	(3)
Gain/ (Loss) on fair valuation of investment properties	200	22
Profit on sale of share of associates	6	0
Profit on sale of investment properties	18	3
Share in (loss)/profit of associates	(10)	1
Finance costs - net	(25)	(89)
Profit Before Taxes	**291**	**350**
Corporate Taxes	(26)	(29)
Profit for the period	**265**	**322**

Note: OHL's financial statements are currently audited annually. OHL plans to commence semi-annual financial reporting from mid-2027.

OHL Financials – Balance Sheet

Figures in USDmn unless otherwise stated

Particulars	FY24 (Audited)	FY25 (Audited)
ASSETS		
Property, Plant & Equipment	14	20
Right-of-use assets	1	-
Deferred tax asset	11	26
Investment Properties	217	246
Investments	213	342
Development in Progress	2,057	3,070
Trade and Other Receivables	197	604
Due from/to Related Companies	15	4
Other Financial Assets	46	169
Bank Balances and Cash	718	1,272
Total Assets	**3,489**	**5,753**
Shareholders' Equity		
Share Capital	272	272
Retained Earnings / (Accumulated Deficit)	438	507
Dividend	(78)	-
Net Profit/(Loss) for the year	152	99
Equity attributable to the shareholders of the Company	**785**	**878**
Non-Controlling Interests	1,270	1,701
Total Shareholders' Funds	**2,055**	**2,579**
LIABILITIES		
Accounts Payable	135	385
Lease Liabilities	1	-
Provision for tax	19	46
Land obligations	198	795
Advances/deposits from customers	363	514
Due to Related Companies	50	205
End of Service Indemnity	5	7
Borrowings	647	1,207
Deferred tax liability	17	15
Total Liabilities	**1,434**	**3,173**
Total Shareholders' Funds and Liabilities	**3,489**	**5,753**

Note: OHL's financial statements are currently audited annually. OHL plans to commence semi-annual financial reporting from mid-2027.

Strong Corporate Governance

Strong and Experienced Management Team

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Mahdi Amjad
(Founder and Executive Chairman)

Adil Taqi
(Group CEO)

Tony Manning
(Group CFO)

Peter Stephenson
(Co-Managing Director)

Ishan Garga
(Co-Managing Director)

Vivek Uberoi
(Executive Director)

David Nevin
(Head of Legal)

Ramez Attieh
(Strategic Advisor)

- ✓ Multi-layer and extensive team
- ✓ Fiduciary experience working for institutional investors
- ✓ Combination of diverse professional skills and seniorities across the entire team structure
- ✓ Full management alignment via significant incentives

- ✓ **Established corporate governance framework**
- ✓ **Disciplined externalisation model**
- ✓ **Demand oriented model, de-risking developments**
- ✓ **Diverse and multi-disciplinary team with vast experience**

Strategic Advisory Board

NADHIM ZAHAWI
Advisory Board Chairman

- Elected Member of Parliament for Stratford-on-Avon in 2010, serving until 2024.
- Held senior government position in the U.K. including Chancellor of the Exchequer and Secretary of State for Education.
- Served as Minister without Portfolio, Chancellor of the Duchy of Lancaster, Minister for Intergovernmental Relations, and Minister for Equalities.
- Previously served ministerial positions in Department of Business, Energy & Industrial Strategy, Health & Social Care, and Education.

NOEL QUINN
Advisory Board Member

- Former Group CEO of HSBC (2019–2024), concluding a 37-year career in corporate and commercial banking.
- Previously served as CEO of Global Commercial Banking and Regional Head of Commercial Banking for Asia-Pacific at HSBC.
- Actively engaged in global finance & sustainability through Sustainable Markets Initiative, GFANZ, and World Bank's Private Sector Investment Lab.
- Currently on the board of Fortescue Group and elected Chair of Julius Baer.

ABDULMOHSEN ALRASHED
Advisory Board Member

- Over 40 years of experience in real estate and investment sectors.
- Managing Partner at Al-Rashed Group since 1982, a leading Saudi conglomerate in trading, manufacturing, services, and investment.
- Held numerous board and executive director positions across various companies in Saudi Arabia.
- Holds a bachelor's degree in business administration from Seattle University, USA.

HABIB AL MULLA
Advisory Board Member

- UAE legal expert with 38+ years' experience, advising on Federal and Emirate-level laws and drafting key legislative frameworks in Dubai.
- Played a pivotal role in establishing the DIFC and its legal framework; former Chairman of the Legislative Committee of the DFSA.
- Held government roles as member of Federal National Council, Legislative & Economic Committees and Chairman of the UAE Jurists Association.
- Holds an LLB (UAE University), LLM (Harvard Law School), and PhD (University of Cambridge).

MARK MACHIN
Advisory Board Member

- Global investor and executive with extensive finance and investment management experience.
- Former President & CEO of Canada Pension Plan Investments (2016–2021), overseeing one of the world's largest pension funds (+USD 500bn).
- Spent 20+ years at Goldman Sachs, leading Capital Markets and Investment Banking in Asia ex-Japan.
- Currently holds advisory and board roles with GIC, CVC Capital, Opto Investments, Sequoia Heritage, and the Atlantic Council.

TIMOTHY COLLINS
Advisory Board Member

- Founder of global investment firm Ripplewood Advisors (1995), with investments >USD 20B (EV) across Europe, the Middle East, and Asia.
- Led transformative investments in Shinsei Bank (Japan) and Commercial International Bank (Egypt).
- Serves on boards of Banque Saudi Fransi, EFG Hermes, SODIC, and chairs AS Citadele banka; formerly on Citigroup & Yale SOM Advisory Board
- Holds a BA in Philosophy from DePauw University and an MBA from Yale School of Management.

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