رأس الخيمة العقارية
RAK PROPERTIES

DIRECTORS REPORT FOR 9 MONTH PERIOD ENDED 30TH SEPTEMBER 2025

On behalf of the Board of Directors of RAK Properties PJSC, I am pleased to present the consolidated financial results for the first nine months of 2025. This period reflects our strategic vision as a trusted and high-performing developer. The period under review was marked by solid momentum and sustained success across key financial and operational pillars, with tangible results that underpin our expanding development pipeline, new launches, and Ras Al Khaimah's ongoing evolution as a leading investment, tourism, and lifestyle destination.

Q3 2025 KEY FINANCIAL HIGHLIGHTS:

- Revenue increased by 31% year-on-year, reaching AED 1,165.50 million, driven by a high tempo of sales launches, continued on-site development progress, and ongoing appreciation across the market for asset launches.
- Net Profit saw a 79% increase, reaching AED 216.82 million (Profit After Tax).
- Sales Value saw a remarkable 117% increase, reaching AED 2,006 million, with an impressive 1,214 units sold, up 90% from 640 units in the first nine months of 2024 (YTD).
- Operating Profit registered a 45% rise to AED 278.46 million, highlighting our operational efficiency.
- EBITDA rose by 39% to AED 331.11 million, demonstrating positive cash generation and operational resilience.
- Total Assets grew by 6% to AED 8,495 million, further reinforcing our solid financial standing.
- Capital and Reserves increased by 4.2% to AED 5,758 million, indicating that future expansion plans and sustained investment goals are on track.

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Income Statement	AED Million		
	Q3 2025	Q3 2024	Change (%)
Revenue	1165.50	891.33	31%
Cost of Revenue	(715.16)	(548.77)	30%
Gross Profit	450.34	342.56	31%
Operating Profit	278.46	191.64	45%
Profit before Tax	**237.70**	**133.36**	**78%**
Net Profit for the period after tax	216.82	121.41	79%
Total comprehensive income	216.82	121.41	79%

Financial Position	AED Million		
	30 Sept 2025	31 Dec 2024	Change (%)
Non-Current Assets	6,322.00	6,459.00	-2.1%
Current Assets	2,173.00	1,553.00	39.9%
Total Assets	**8,495.00**	**8,012.00**	**6.0%**
Non-Current Liabilities	1,669.00	1,458.00	14.5%
Current Liabilities	1,068.00	1,027.00	4%
Capital and Reserves	5,758.00	5,527.00	4.2%
Total Equity & Liabilities	**8,495.00**	**8,012.00**	**6.0%**

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DEVELOPMENT UPDATE

The first nine months of 2025 (YTD) have seen RAK Properties continue to advance its development portfolio, building on the strategic unveiling of the updated Mina masterplan. This bold reimagining of Ras Al Khaimah's premier coastal destination, anchored by a AED 5 billion development pipeline, is setting the foundation for a dynamic, integrated lifestyle community.

We saw sales value increase by an impressive 117% to reach AED 2,006 million, inclusive of 1,214 units sold across our portfolio of assets. This, alongside a 57% increase in sales backlog to AED 2,878 million, stands as a solid indicator of future cashflows into our highly sought after development business. It is also a clear demonstration of the consistent interest in Mina as a real estate proposition, and the sustainable growth of our master planned waterfront community.

Our strategic vision to cultivate vibrant, globally appealing communities that consistently deliver tangible results is clearly taking shape. We remain deeply invested in shaping Mina as a truly unique destination – a pioneering real estate and lifestyle proposition that is redefining the essence of modern, urban, coastal living.

Residential:

Our active residential portfolio continues to progress, reflecting our commitment to developing diverse, high-quality living spaces. These developments, upon completion, will significantly contribute to Mina's growing vibrancy, reinforcing its position as the leading waterfront destination for lifestyle, living, and investment in Ras Al Khaimah. (All completion statistics accurate up to 30th September 2025).

- **Cape Hayat:** Ideally located on Hayat Island, Cape Hayat is a premium beachfront development that spans a total of 22,854 sqm and comprises of 678 luxury residential apartments. Now 72% complete overall, this project has seen enabling, substructure, and super structure works fully finalised. Finishes are well underway at 66% completion, with MEP at 70%, and external works at 34%.
- **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. Following the successful completion of piling works and the AED 600 million main contract award with the contractor now mobilised on site, the development stands at 19.1% completion overall. Enabling works are fully completed, the substructure is at 100% completion, and super structure work stands at 18%.
- **Bay Views:** This 344-unit development on Hayat Island is set to bring the epitome of urban living to Mina's tranquil coastal setting. Significant progress in construction has been made in Q3, with construction now having reached 75.4% completion. Enabling and substructure works are fully completed, as is the super structure. Finishes are well underway at 63.5%, and MEP stands at 77.74%.

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- **Granada II:** Comprising 80 townhouses, Granada II is progressing ahead of schedule, with overall completion now at 93%. Enabling, substructure, and super structure works are fully completed. MEP is at 98.98% complete and finishes at 89.95%.
- **Bay Residences 1:** Comprising 324 units across two towers, Bay Residences 1 is now fully complete with all works finished across the project.
- **Bay Residences 2:** Strategically located adjacent to the InterContinental Ras Al Khaimah Resort & Spa, this twin-tower development includes 324 units. It is almost 100% complete. with only minor finishes, MEP, and external works pending.
- **Gateway 2:** Located at the entrance of Hayat Island, this eight-storey residential tower includes 146 apartments. The project has been fully completed and handed over.
- **Beach Houses:** this exclusive collection of 2 and 3 bedroom beachfront residences is now 78.31% complete for phase 1 – as finishes and MEP works near completion; and 18.90% complete overall for phase 2 with substructure work almost complete and superstructure plans making good progress.
- **Angel Bay Project:** Progress is well underway at Angel Bay, which is 40% complete overall.
- **Hayat Island Infrastructure Project:** Work is moving ahead steadily, currently standing at 36.76% completion.
- **Hayat Marine:** This prestigious project is currently 74.77% complete.

Q3 2025 Announcement Highlights & New Launches:
The first nine months of 2025 proved to be another busy period for RAK Properties, with two major development announcements drawing global attention to both Mina and Ras Al Khaimah's persuasive real estate and investment proposition.

- **Armani Beach Residences Ras Al Khaimah:** On 31st July, 2025, a landmark partnership between Giorgio Armani, RAK Properties, and SIE Group was announced for the development of Armani Beach Residences Ras Al Khaimah. This exclusive project on Raha Island will feature the world' s first Armani branded villas, alongside luxury apartments. Designed by Giorgio Armani and his team, it embodies his signature aesthetic of sophisticated simplicity and timeless elegance, setting a new standard for ultra-luxury living with direct private beach access and breathtaking views.
- **Mirasol II:** Launched on 25th September, 2025, with sales commencing shortly after on 27th September, Mirasol Phase II is an expansive resort-style apartment community situated on Mina's Raha Island. Comprising a total of 280 units, offering a mix of studios, 1 & 2-bed apartments, 3-bed duplexes, and penthouses, the community will feature exceptional amenities including an Oasis Pool, a lounge and juice bar, remote working areas, an open-air cinema, and a signature in-house restaurant by Michelin-starred Chef Vicente Torres, all ideally located within close proximity to the destination's world-class hotels.

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2025 Announcement Highlights:

- **Mina Masterplan Unveiling:** The approved masterplan was shared with the broker community at the start of this year, outlining an AED 5 billion GDV pipeline for 2025, reinforcing Mina's central role in our destination-making strategy.
- **Solera Launch:** A vibrant new apartment community located on Raha Island, Solera marks an important first chapter for the highly anticipated Downtown Mina district. Comprising 451 units across three architecturally distinct buildings, this new urban hub is designed to offer unparalleled proximity to Mina's amenities, including dedicated retail and F&B destinations, lushly landscaped parks, and dynamic community spaces.
- **Mirasol Sales Launch:** Introducing resort-inspired living to Raha Island, Mirasol features 339 units spread over two towers. This development will include a restaurant being developed in partnership with Michelin Star chef Vicente Torres, with handover scheduled for H1 2028.
- **SKAI Launch:** A waterfront development featuring 272 apartments and penthouses set across two striking towers, SKAI offers residences ranging from 33 sqm to 265 sqm. The first phase of this premium apartment offering in the new Harbour district of Raha Island has successfully sold out.
- **Anantara Mina Residences:** The official sales launch of Anantara Mina Residences – a collection of 84 ultra-luxury waterfront apartments and 19 villas located on Hayat Island, Mina – took place in May 2025, via an exclusive broker partnership with Savills. Offering direct beach access and unparallelled views of the Arabian Gulf and Hajar Mountains, residents will benefit from a host of premium amenities, including a panoramic swimming pool, cinema room, conference space, fully equipped gym, yoga studio, children's play area, and an on-site restaurant in addition to a selection of à la carte services delivered with Anantara's signature hospitality.
- **ENTA & HIVE:** From HIVE, the visionary team behind HIVE JVC, and RAK Properties, comes ENTA MINA. This new co-living and coworking development, located in the heart of Mina, is designed to cater to the evolving needs of modern professionals and entrepreneurs to address a specific market demand. With its distinctive design-led style, ENTA represents a strategic step in shaping places that reflect contemporary lifestyles.
- **Four Seasons:** A landmark partnership 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, represent a first-of-its-kind offering for Ras Al Khaimah.

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Strategic Positioning and Outlook:

As we approach our 20th anniversary, a significant milestone that marks two decades of commitment, delivery, and community building, RAK Properties continues to be a key contributor to Ras Al Khaimah's transformative growth. Our robust performance throughout the first nine months of 2025 underscores our unwavering dedication to excellence and strategic impact

This strategy is firmly rooted in pioneering master-planned developments, crafting high-quality mixed-use communities that effectively leverage our substantial landbank for sustained future growth . We are also intensifying our focus on expanding recurring revenues through our growing retail and hospitality offerings, further bolstered by strategic partnerships with world-renowned premium brands that share our values across Mina.

Our success is anchored by prudent capital and cost management, which fortifies our financial foundation for long-term, sustainable expansion. Empowered by a highly experienced and talented team, we are exceptionally well-positioned to fulfill our role as RAK's leading master developer, consistently delivering value for our shareholders. We remain dedicated to setting high standards that elevate customer experience and lifestyles, thereby making a significant contribution to the emirate's dynamic economic growth and rising global appeal.

Following our strong end to 2025, 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

RAK Properties PJSC

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