INVESTOR PRESENTATION

February 2026

Disclaimer

IMPORTANT: YOU MUST READ THE FOLLOWING BEFORE CONTINUING. THIS PRESENTATION, INCLUDING ANY INFORMATION CONTAINED HEREIN AND ANY INFORMATION, WHETHER OR NOT IN WRITING, SUPPLIED IN CONNECTION THEREWITH (THE "PRESENTATION") IS STRICTLY CONFIDENTIAL. THIS PRESENTATION IS FURNISHED TO YOU SOLELY FOR YOUR INFORMATION AND SHOULD NOT BE TREATED AS GIVING INVESTMENT ADVICE. THIS PRESENTATION, ANY RELATED MATERIALS AND THEIR CONTENTS ARE STRICTLY PRIVATE AND CONFIDENTIAL AND MAY NOT BE REPRODUCED, REDISTRIBUTED OR PASSED ON, DIRECTLY OR INDIRECTLY, TO ANY OTHER PERSON OR PUBLISHED, IN WHOLE OR IN PART, FOR ANY PURPOSE. THIS PRESENTATION IS NOT AN OFFER OR SOLICITATION OF AN OFFER TO BUY, SUBSCRIBE OR SELL SECURITIES IN ANY JURISDICTION IT IS SOLELY FOR USE AT AN INVESTOR PRESENTATION AND IS PROVIDED FOR INFORMATION PURPOSES ONLY. THIS PRESENTATION DOES NOT CONTAIN ALL OF THE INFORMATION THAT IS MATERIAL TO AN INVESTOR. THE INFORMATION IS NOT FOR GENERAL PUBLICATION, RELEASE OR DISTRIBUTION IN THE UNITED STATES, THE UNITED KINGDOM, AUSTRALIA, CANADA OR JAPAN.

By attending the meeting where this Presentation is made, or by reading the Presentation slides, you will be taken to have represented, warranted and undertaken that you have read and agree to be bound by the following obligations and limitations:

This Presentation, and any related presentation, does not constitute an offering memorandum or prospectus intended for investors, in whole or part. You should consult the base offering circular prepared by Binghatti Sukuk 2 SPV Limited (the "Trustee") and Binghatti Holding Limited ("Binghatti") dated 30 July 2025, as supplemented by the first supplement to the base offering circular dated 18 September 2025 and second supplement to the base offering circular dated 30 January 2026 (together, the "Base Offering Circular") and, once available, the applicable Pricing Supplement for more complete information about Binghatti and the securities described herein. This Presentation does not constitute or form a part of, and should not be construed as, an offer, advertisement of an offer or invitation to subscribe for or purchase any securities of the Trustee, Binghatti or any of their subsidiaries and shall neither form the basis of, or be relied on in connection with, any offer or commitment whatsoever.

The information in this Presentation is subject to verification, completion and change. This Presentation provides an indicative summary of the terms and conditions of the securities and the transactions described herein and may be amended, superseded or replaced by subsequent summaries. The terms and conditions of the transactions and securities will be set out in full in the Base Offering Circular and Pricing Supplement, or other binding transaction document(s). Any decision to purchase the securities described herein in the context of the proposed transaction should be made solely on the basis of information contained in the actual offering documents relating to the securities, including the Base Offering Circular and the applicable Pricing Supplement, and your independent analysis thereof. Neither Binghatti nor the Joint Lead Managers (as defined below) are under any obligation to modify, amend, update or keep current the information contained herein or to otherwise notify the recipient if any information, opinion, projection, forecast or estimate set forth herein changes or subsequently becomes inaccurate. You should conduct your own due diligence and consult your own Shari'a advisers as to whether the securities and the trading of the securities (including on the secondary market) is in compliance with Shari'a principles for their own purposes.

Any investment in the securities described herein will involve certain risks. See "Risk Factors" in the Base Offering Circular.

Abu Dhabi Commercial Bank, Abu Dhabi Islamic Bank, Ajman Bank, Arab African International Bank, Arqaam Capital, Bank ABC, Dubai Islamic Bank, Emirates NBD Capital, First Abu Dhabi Bank, J.P. Morgan, Mashreq, RAK Bank, Sharjah Islamic Bank, and Warba Bank K.S.C.P. and any other joint lead managers appointed in connection with the relevant transaction (the "Joint Lead Managers") do not provide, and have not provided, any investment advice or recommendation to you in relation to the transactions or securities described herein and are not responsible for providing or arranging for the provision of any general financial, strategic or specialist advice, including legal, regulatory, accounting, model auditing, Shari'a or taxation advice or services or any other services in relation to the transactions or securities described herein. Accordingly, no Joint Lead Manager is under any obligation to, and shall not, determine the suitability for you of the transactions or securities described herein. The information contained herein does not constitute investment, legal, accounting, regulatory, taxation or other advice and such information does not take into account your investment objectives or legal, accounting, regulatory, taxation or financial situation or particular needs.

Abu Dhabi Commercial Bank PJSC is licensed by the Capital Market Authority of the United Arab Emirates (the "UAE") and regulated by the Central Bank of the UAE. Abu Dhabi Islamic Bank PJSC is licensed and regulated by the Central Bank of the UAE. Each of Ajman Bank PJSC, Arab African International Bank, Dubai Islamic Bank PJSC, Mashreqbank PSC (acting through its Islamic Banking Division) and The National Bank of Ras Al Khaimah (P.S.C.) is regulated by the Central Bank of the UAE. Arab Banking Corporation (B.S.C.) is regulated by the Central Bank of Bahrain. Each of Arqaam Capital Limited and Emirates NBD Capital Limited is regulated by the Dubai Financial Services Authority (the "DFSA"). First Abu Dhabi Bank PJSC is licensed by the Capital Market Authority of the United Arab Emirates (the "UAE") and regulated by the Central Bank of the UAE. J.P. Morgan Securities plc is authorised and supervised by the United Kingdom Prudential Regulation Authority (the "PRA") and is subject to regulation by the United Kingdom Financial Conduct Authority (the "FCA") and the PRA. Sharjah Islamic Bank PJSC is licensed and regulated by the Central Bank of UAE. Warba Bank K.S.C.P. is regulated and licensed by the Central Bank of Kuwait and Capital Markets Authority of Kuwait.

Nothing in the Presentation constitutes an offer of securities for sale or solicitation in the United States or any other jurisdiction where it is unlawful to do so. The securities described in the Presentation have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "Securities Act") or the securities laws of any state or other jurisdiction of the U.S. The securities described in the Presentation may not be offered or sold within the United States (as defined in Regulation S under the Securities Act ("Regulation S")), or to, or for the account or benefit of, U.S. Persons (as defined in Regulation S) except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. The Presentation may not be forwarded or distributed to any other person and may not be reproduced in any manner whatsoever. Any forwarding, distribution or reproduction of this presentation in whole or in part is unauthorised. Failure to comply with this directive may result in a violation of the securities act or the applicable laws of other jurisdictions. If you have gained access to this transmission contrary to any of the foregoing restrictions, you are not authorised and will not be able to purchase any of the securities described therein.

Disclaimer, continuation

This presentation and its contents have not been approved by the FCA. The Certificates, when issued, will constitute "alternative finance investment bonds" within the meaning of Article 77 A of the Financial Services and Markets Act 2000 (Regulated Activities) Order 2001 (as amended).

This presentation is being addressed to, or directed at, if the distribution of the Certificates is being effected by a person who is not an authorised person under the Financial Services and Markets Act 2000, only the following persons: (i) persons who are Investment Professionals as defined in Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the "Financial Promotion Order"); (ii) persons falling within any of the categories of persons described in Article 49 (High net worth companies, unincorporated associations, etc.) of the Financial Promotion Order; and (iii) any other person to whom it may otherwise lawfully be made in accordance with the Financial Promotion Order (all such persons in (i), (ii) and(iii) above together being referred to as "relevant persons"). This presentation is communicated only to, and only available to, relevant persons and any invitation, offer or agreement to subscribe, purchase or otherwise acquire any investment or investment activity to which this presentation relates will be engaged in only with, relevant persons. Any person who is not a relevant person should not act or rely on this presentation or any of its contents. By attending the presentation to which this document relates or by accepting this document you will be taken to have represented, warranted and undertaken that (a) you are a relevant person (as defined above); (b) you have read and agree to comply with the contents of this notice; and (c) you will treat and safeguard as strictly private and confidential all such information and take all reasonable steps to preserve such confidentiality.

This Presentation contains forward-looking statements with respect to future results, performance and achievements that are subject to risk and uncertainties and reflect management's views and assumptions formed by available information. All statements other than statements of historical fact are statements that could be considered forward-looking statements. When used in this document, words such as "may", "will", "should", "anticipate", "believe", "estimate", "expect", "intend", "plan" or "project", "targets", "aims", "seeks", "would", "could", "continue" and similar expressions, as they relate to Binghatti or any of its subsidiaries and the market in which it operates, are intended to identify forward-looking statements. Many factors could cause the actual results, performance or achievements of Binghatti or any of its subsidiaries to be materially different from any future results, performance or achievements that may be expressed or implied by such forward-looking statements, including, among others, changes in general economic and business conditions, changes in currency exchange rates and interest rates, introduction of competing products by other companies, lack of acceptance of new products or services by Binghatti's or any of its subsidiaries' targeted customers, inability to meet efficiency and cost reduction objectives, changes in business strategy and various other factors. Should one or more of these risks or uncertainties materialise, or should underlying assumptions prove incorrect, actual results may vary materially from those described herein. Neither Binghatti nor any of its subsidiaries intends or assumes any obligation to update these forward-looking statements.

This Presentation speaks as of the date hereof and is subject to change without notice or liability to any person. Neither the delivery of this Presentation nor any further discussion of Binghatti or any of its subsidiaries with any of the recipients shall, under any circumstances, create any implication that there has been no change in the affairs of Binghatti or any of its subsidiaries since such date. This material is given in conjunction with an oral presentation and should not be taken out of context.

United Kingdom MiFIR professionals / ECPs only - Manufacturer target market (United Kingdom MiFIR product governance) is eligible counterparties and professional investors only (all distribution channels).
FCA/ICMA stabilisation applies.

Notification under Section 309B(1)(C) of the Securities and Futures Act 2001 of Singapore, as amended or modified from time to time (the "SFA") - In connection with Section 309B of the SFA, and the Securities and Futures (Capital Markets Products) Regulations 2018 of Singapore (the "CMP Regulations 2018"), the Trustee has determined, and hereby notifies all relevant persons (as defined in Section 309A(1) of the SFA), that the securities to which this presentation relates are prescribed capital markets products (as defined in the CMP Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).

A RATING IS NOT A RECOMMENDATION TO BUY, SELL OR HOLD SECURITIES AND MAY BE SUBJECT TO REVISION, SUSPENSION OR WITHDRAWAL AT ANY TIME BY THE ASSIGNING RATING ORGANISATION. SIMILAR RATINGS FOR DIFFERENT TYPES OF ISSUERS AND ON DIFFERENT TYPES OF SECURITIES DO NOT NECESSARILY MEAN THE SAME THING. THE SIGNIFICANCE OF EACH RATING SHOULD BE ANALYSED INDEPENDENTLY FROM ANY OTHER RATING.

Presenters

Katralnada BinGhatti

Chief Executive Officer and Managing Director

Shehzad Janab

Chief Financial Officer

Table of Contents

Transaction Summary

01

Transaction Summary

Issuer	Binghatti Sukuk 2 SPV Limited
Obligor	Binghatti Holding Limited
Obligor Ratings	Ba3 Stable by Moody's / BB- Stable by Fitch
Expected Instrument Ratings	BB- by Fitch
Sukuk Structure	Ijara/Murabaha
Format	Regulation S
Currency	US Dollar (USD)
Size	Benchmark
Tenor	Long 5 years
Use of Proceeds	General corporate purposes
Joint Global Coordinators	Abu Dhabi Commercial Bank, Abu Dhabi Islamic Bank, Dubai Islamic Bank, Emirates NBD Capital, J.P. Morgan and Mashreq Bank
Joint Bookrunners	Ajman Bank, Arab African International Bank, Arab Banking Corp, Arqaam Capital, First Abu Dhabi Bank, Sharjah Islamic Bank, The National Bank of Ras al Khaimah, Warba Bank
Listing	London Stock Exchange ISM and NASDAQ Dubai
Governing Law	English Law

Introduction to Binghatti

02

Binghatti at a Glance

Vertically Integrated Business Model from Design to Construction and Property Management

Concept

The foundation of every project begins with visionary design, innovation, and architectural style that define Binghatti's identity

Construction

Delivering excellence through speed, precision, and uncompromising quality across all developments

Community

Building beyond structures by creating vibrant, sustainable, and inclusive environments where people thrive

Capital

Investment management and future digital opportunities including tokenisation

REVENUE FROM CONTRACTS WITH CUSTOMERS

USD 3.4bn

↑ 96% YoY

2025

EBITDA[1]

USD 1.2bn

EBITDA Margin 35%

↑ 84% YoY

2025

PROFIT FOR THE PERIOD

USD 973mn

Profit Margin 29%

↑ 96% YoY

2025

PROJECTS UNDER DEVELOPMENT

28

Sellable Area[2] of 19mn SQFT

2025

GROSS DEVELOPMENT VALUE

USD 13.1bn	Under Development
USD10.4bn	Upcoming

2025

ACTUAL HANDOVERS

2,919

2025

Notes: [1] Calculated as profit for the period / year before interest expense (finance costs) and EIR amortisation on payable to investors, finance income, income tax expense, depreciation (excluding depreciation on Rights of Use Assets) and amortisation of intangible assets. [2] Total area of property available for sale.

Investment Highlights

Binghatti, headquartered in Dubai, operates one of the largest real estate development brands, offering a diverse residential portfolio that caters to mainstream premium mainstream, luxury, and ultra-luxury segments.

LEVERAGE RATIO (1)

1.92x

INTEREST COVERAGE (2)

10.51x

CREDIT RATING

BB- FitchRatings **Ba3** MOODY'S

Notes: (1) and (2) Based on the revised EBITDA calculation

- Growing residential real estate market supported by strong secular tailwinds
- Vertically integrated player delivering premium developments with a full suite of solutions across the value chain
- Carefully crafted, multi-segment business portfolio catering to a wide range of customers, from mainstream to uber-luxury
- Strategically located project pipeline with unique access to premium land plots benefitting from Dubai 2040 vision
- De-risked, highly efficient business model with quick cash conversion and low capital intensity
- Robust financial performance underscored by strong diversified portfolio mix translating into top-line and bottom-line earnings growth
- Highly experienced leadership team with a proven track record and commitment to ESG

Board of Directors and Senior Management

30+

Dr. Hussain BinGhatti
Founder and President

STRATEGIC OVERSIGHT

20+

Ahmed BinGhatti
Vice Chairman

25+

Meta
GLAM box MIDDLE EAST

Fares Akkad
Non-Executive Independent Director
MEMBER OF ARC[1]

20+

EMIR
The Economist

Trevor McFarlane
Non-Executive Independent Director
CHAIRMAN OF ARC[1]

17+

talabat
CARSWITCH

Tomaso Rodriguez
Non-Executive Independent Director
CHAIRMAN OF NRC[2]

DAY-TO-DAY OPERATIONS

10+

Muhammad BinGhatti
Executive Chairman

5+

Katralnada BinGhatti
CEO and Managing Director

30+

APEX INVESTMENT PSC
CRÉDIT AGRICOLE

Shehzad Janab
CFO

- Shariah
- Finance
- Investor Relations
- Legal
- Tech and AI
- Risk and Compliance
- Operations
- Procurement
- Sales
- Marketing
- HR and Admin

Executive Committee | Years of Experience

Notes: (1) Audit and Risk Committee. (2) Nomination and Remuneration Committee.

Group Structure

Binghatti is a vertically integrated enterprise with diverse business segments spanning real estate, construction, industries, services, and hospitality. Below, we outline some of the key operational entities within each vertical.

Concept and Development

- **Identifying land** parcels
- **Sourcing** land
- Optimal **project design**
- **ROI focused** design team
- Continuous **value engineering**

Capital Services and Investment Management

Investment Management *(available products)*

- Residential real estate **investment platform**
- **Investment advisory** through Binghatti Capital

Capital Services *(under development)*

- **Tokenisation** of real estate
- Fractionalised **property ownership**

Construction and Manufacturing

- Strong **project delivery time** and **resource utilisation**
- **Vertically integrated** construction and supply chain
- **In-house manufacturing** capabilities

Community Services

- **Integrated facility management** services
- Short- and long-term **leasing services**
- **Brokerage** services
- **Lifestyle** services
- **Food and beverage** verticals

Enabling resilience and diversification

- Diversified Revenue Streams
- Supply Chain Resilience
- Control Over Construction Cycle
- Minimising Execution Risk

Business Strategy

03

Project Sourcing

- Leveraging the surging demand for uber-luxury and luxury residences in Dubai.
- Enhancing profitability through a diverse portfolio of projects and property offerings.

- Prioritizing organic growth while strategically exploring partnerships for expansion
- Securing the highest market share in premium developments across prime locations

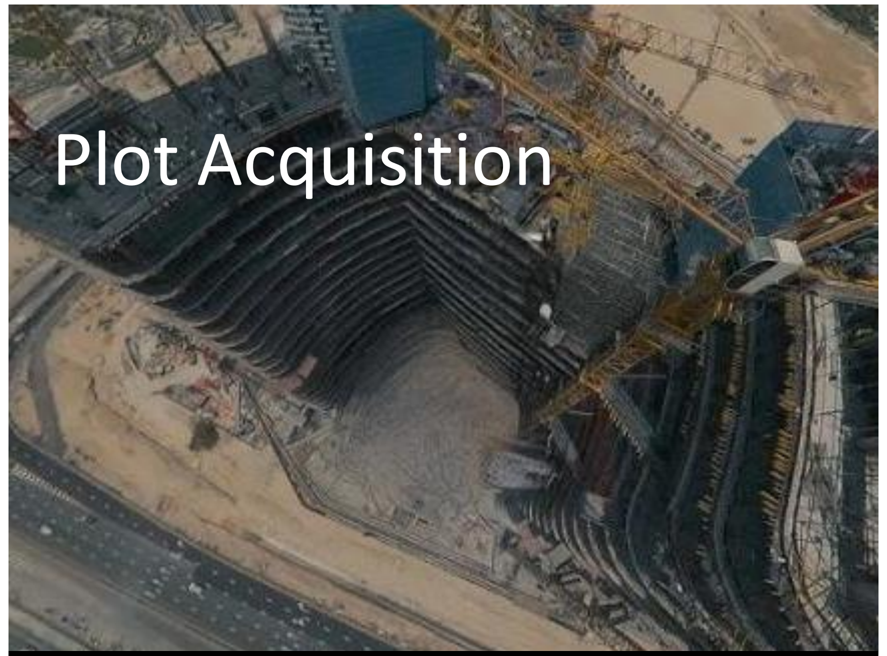
Sellable Area Expansion

Leverage market insights and networks to unlock high-value deals

Securing prime land in premium locations at competitive pricing

Balance acquisitions across different markets to mitigate downturn risks.

Collaborate with municipalities, investors, or stakeholders for mutual growth opportunities.

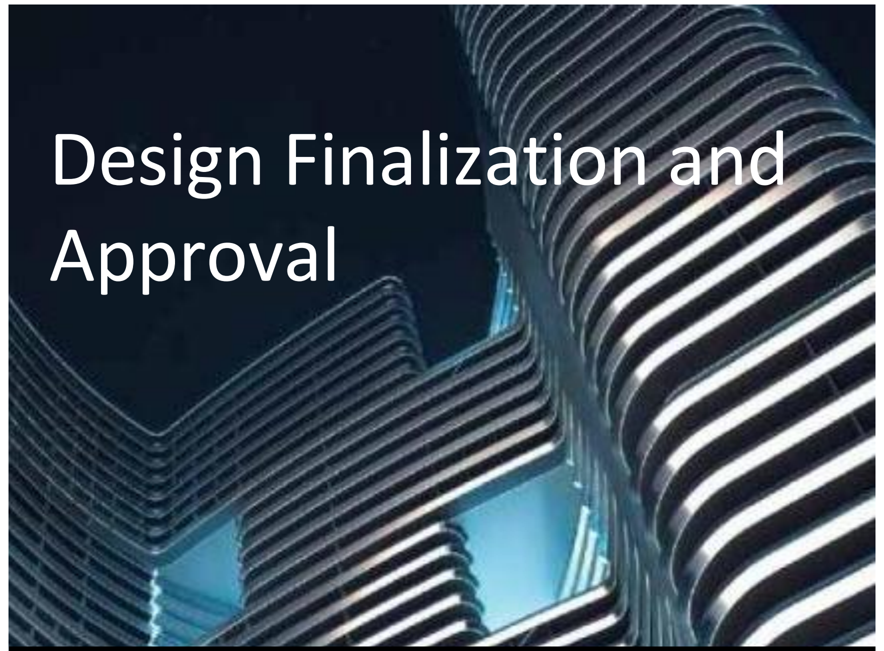


Plot Acquisition

Capital-light approach to reduce upfront investment risk

Early-stage feasibility studies to validate project viability

Proactive government and regulatory engagement to de-risk execution



Design Finalization and Approval

Evaluate design for functionality, aesthetics, and buildability

Optimize for design efficiency, cost-effectiveness, and fit-for-purpose

ROI-focused design team maximizes asset value

Provide targeted feedback to consultants to enhance project outcomes

Local Authority and Approvals

Dedicated in-house approvals team expedites regulatory clearances, reducing execution risk and accelerating project timelines

Project Implementation

Project Launch

- Position project for pre-launch off-market sales to build early momentum
- Drive full sell-through at official project launch for accelerated revenue recognition

Development

- Specialize in high-margin luxury and ultra-luxury real estate
- Vertically integrated construction and supply chain enhance margin control
- Continuous value engineering improves cost efficiency and project returns

Marketing and Sales

- Scalable international sales force driving global pre-sales
- Strong, recognized brand with high consumer trust
- Strategic brand partnerships enhance pricing power and margins
- Omnichannel marketing boosts lead generation and conversion
- Expanding global footprint

Client Relationship Management

- Proactive customer engagement to drive satisfaction and loyalty
- Strong collection and credit control to ensure cash flow discipline
- Robust after-sales service to enhance brand trust and long-term value

Project Implementation Process

01 Building Handover

Commence construction within 3-6 months from acquisition of land

Completion of project within 15-24 months

70:30 payment plan:
- 20% paid as deposit
- 50% paid during construction phase
- 30% payable at handover

02 Post Handover

Post-handover engagement through Masaken Luxury Services, Homes, and Bespoke enhances customer lifetime value

Ongoing customer care ensures high satisfaction and preserves asset quality

Masaken assumes development management post-handover, ensuring consistent standards and community value

Accelerated Development Timeline

3-6

months to break ground

15-24

months to deliver

Portfolio Overview

04

Binghatti's Portfolio Today

- **Strong track record of acquisition** of land parcels in prime locations (within a 3-5km radius of key locations including the Burj Khalifa, Dubai Mall and Business Bay)
- **Strategic land purchases on favourable terms** during cyclical downturns
- Binghatti proactively considers the options available to it in order to **minimise the upfront capital outlay**

Mainstream

Luxury

Uber Luxury

Upcoming Projects & Sellable Area

Key Locations in the Dubai 2040 Urban Master Plan

Projects Overview (1)

	Number of Projects	Number of Units	Sellable Area, SQFT	Gross Development Value, USD	Total Portfolio Value, USD (bn)
COMPLETED	53	13.5K	11.3mn	3.1bn	ca. 26.6bn
UNDER DEVELOPMENT	28	24.3K	19.1mn	13.1bn	
PIPELINE	13	16.4K	10.7mn	9.4bn	
NEWLY ACQUIRED	2	2.5K	1.8mn	1.0bn	

Note: [1] Records from inception to the month ending 31 December 2025.

Multi-Segment Business Portfolio

Business Class

Luxury

Average price per SQFT:
USD 550 – USD 1,100

45%
% of Total GDV[2]

No. of developments[1]	15
Sellable area, SQFT	14.3mn
Total GDV[2]	USD 12bn

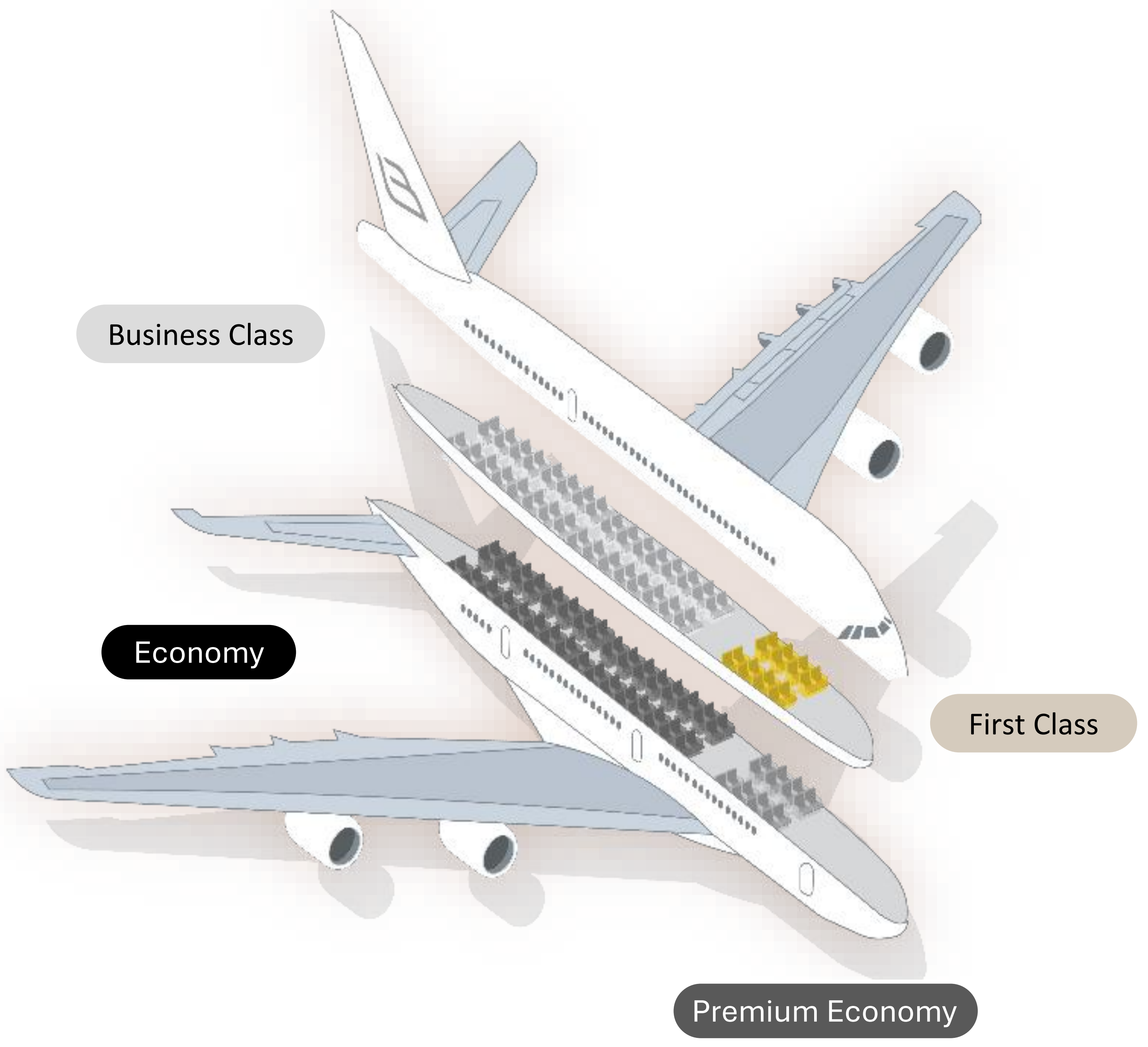
Economy

Mainstream

Average price per SQFT:
< USD 450

25%
% of Total GDV[2]

No. of developments[1]	65
Sellable area, SQFT	19.4mn
Total GDV[2]	USD 7bn



First Class

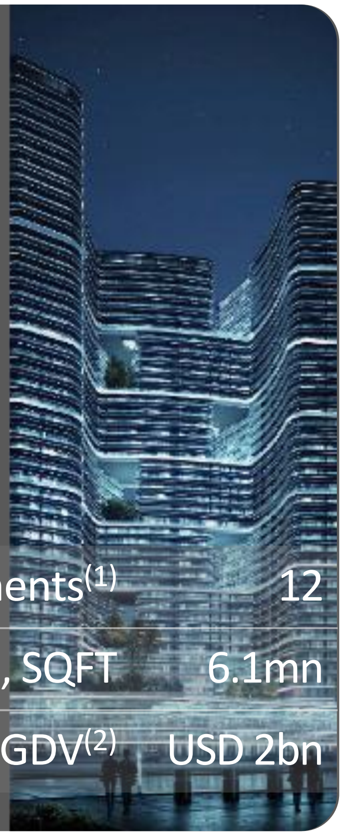
Uber-Luxury

Average price per SQFT:
> USD 1,100

BRANDED PARTNERSHIPS
BUGATTI
JACOB&CO

20%
% of Total GDV[2]

No. of developments[1]	4
Sellable area, SQFT	2.7mn
Total GDV[2]	USD 5bn



Premium Economy

Premium Mainstream

Average price per SQFT:
USD 450 – USD 550

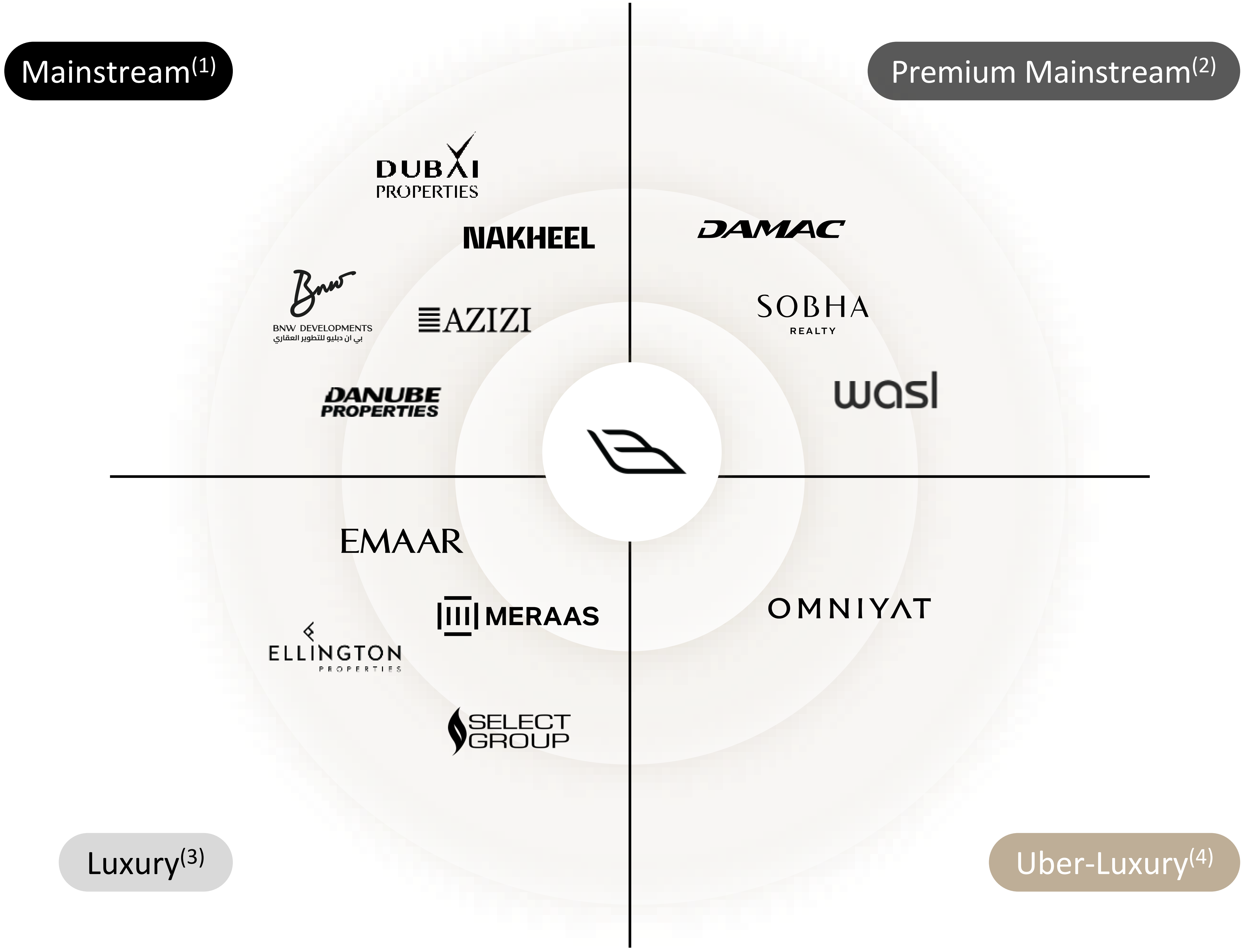
10%
% of Total GDV[2]

No. of developments[1]	12
Sellable area, SQFT	6.1mn
Total GDV[2]	USD 2bn

Data as of 31 December 2025. Notes: [1] Includes closed, ongoing pipeline development and newly acquired for development. [2] Gross development value. Estimated market value of real estate projects upon completion and sale.

Diversified Customer Base

- Positioned as developer with **exposure across all customer segments**, from mainstream to uber-luxury
- Benefits from **growth drivers across all market segments** through wide portfolio of residential properties available
- Uber-luxury segment attracts **demand from foreign investors**, reducing reliance on local housing demand drivers
- Exposure to mainstream and premium mainstream segments benefits from **government's focus on affordable housing**

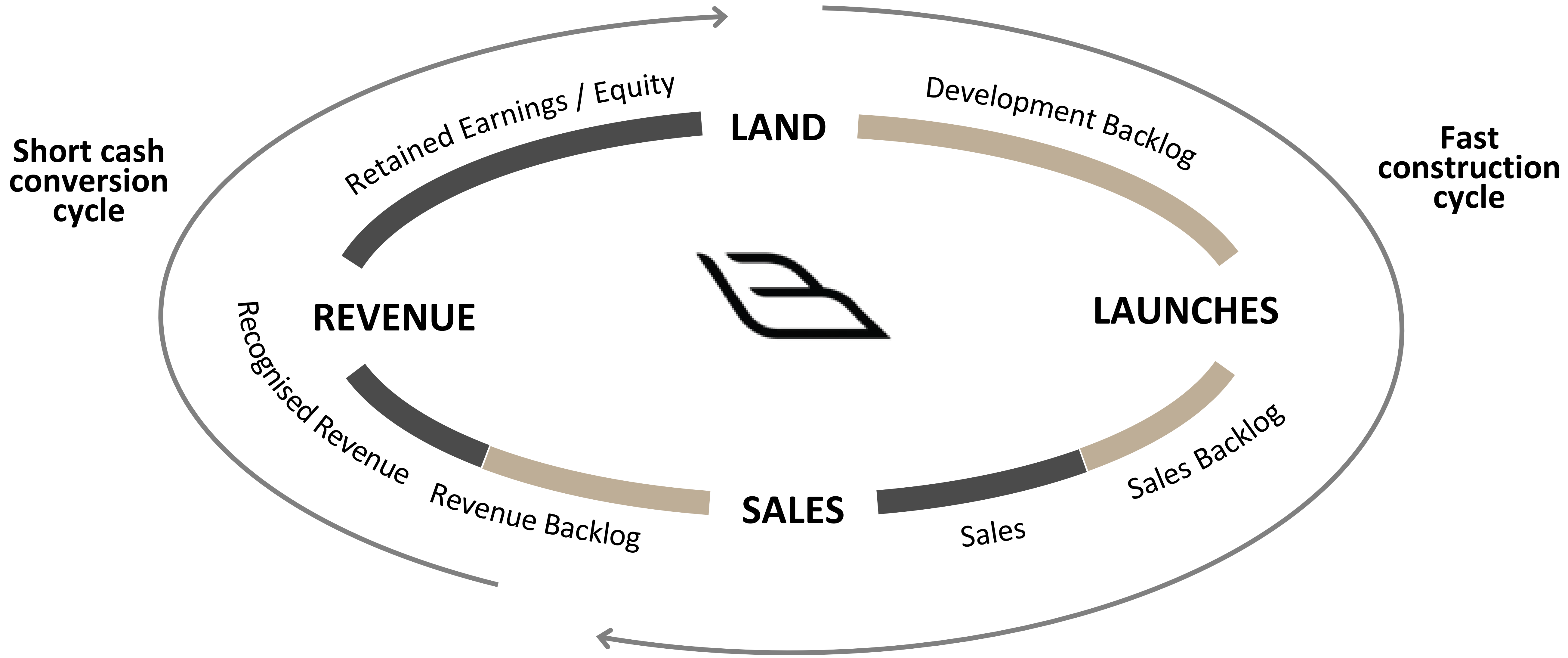


Notes: (1) Based on average price per square foot of <USD 450. (2) Based on average price per square foot of USD 450-550. (3) Based on average price per square foot USD 550-1,100. (4) Based on average price per square foot of >USD 1,00.

Financial Highlights

05

De-risked Business Model



2025

DEVELOPMENT BACKLOG(1) [GDV of unlaunched projects]	**USD 10.7bn**
SALES BACKLOG(2) [GDV of unsold inventory]	**USD 5.1bn**
REVENUE BACKLOG(3) [construction not caught-up]	**USD 4.5bn**

Disciplined Cash Cycle 〉 **Backlog Conversion** 〉 **Revenue Recognition** 〉 **EBITDA Impact** 〉 **FCF Generation**

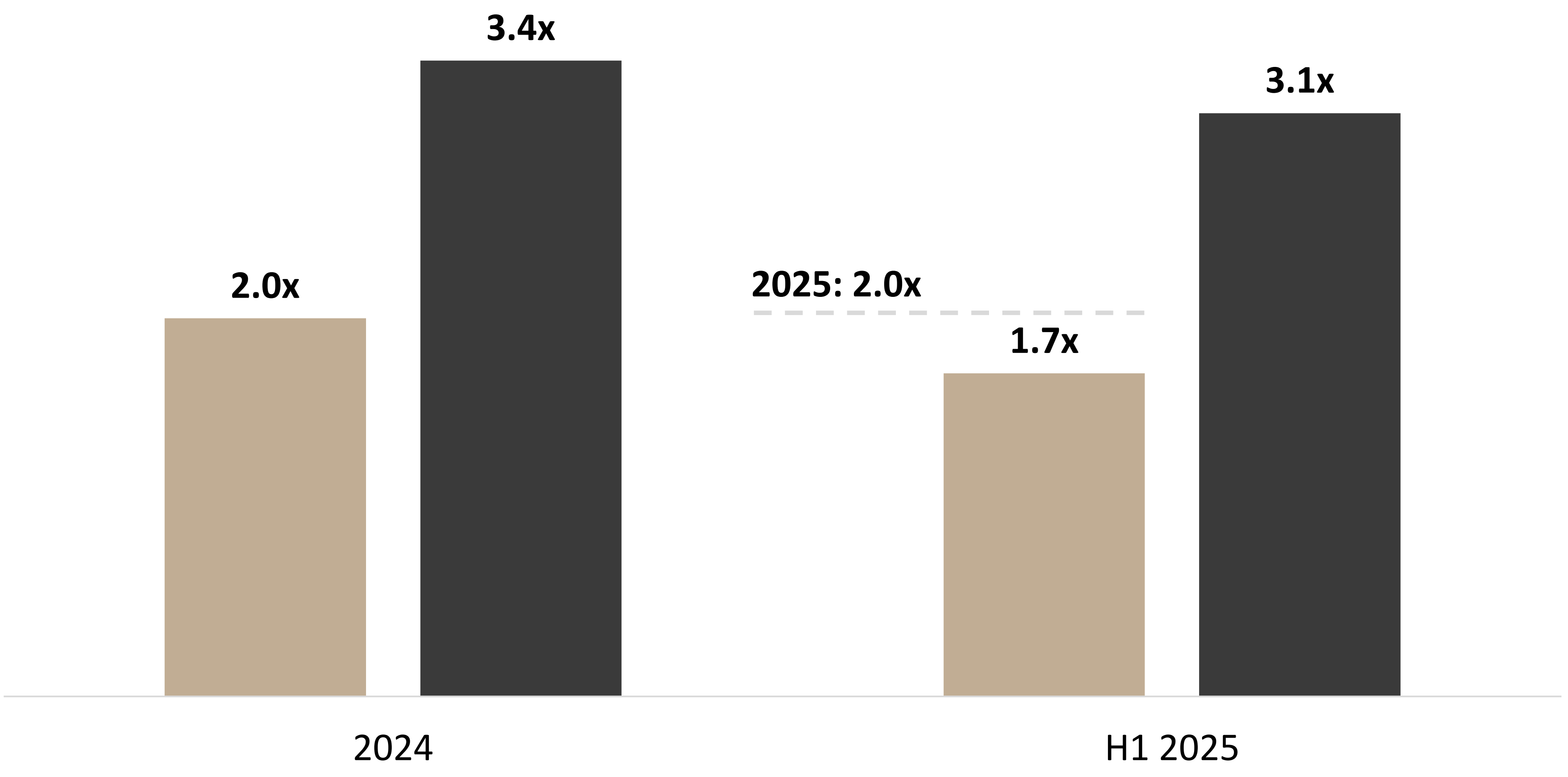
Construction Cycle 〉 Completion of projects (average)(4) **~18 months**

Notes: (1) Value of projects under development but not yet sold. (2) Value of committed sales not yet delivered. (3) Value of contractually secured revenue that has not yet been recognised. (4) Calculated as average construction period based on 53 completed projects.

Strong Topline Productivity and Recognition Quality [1]

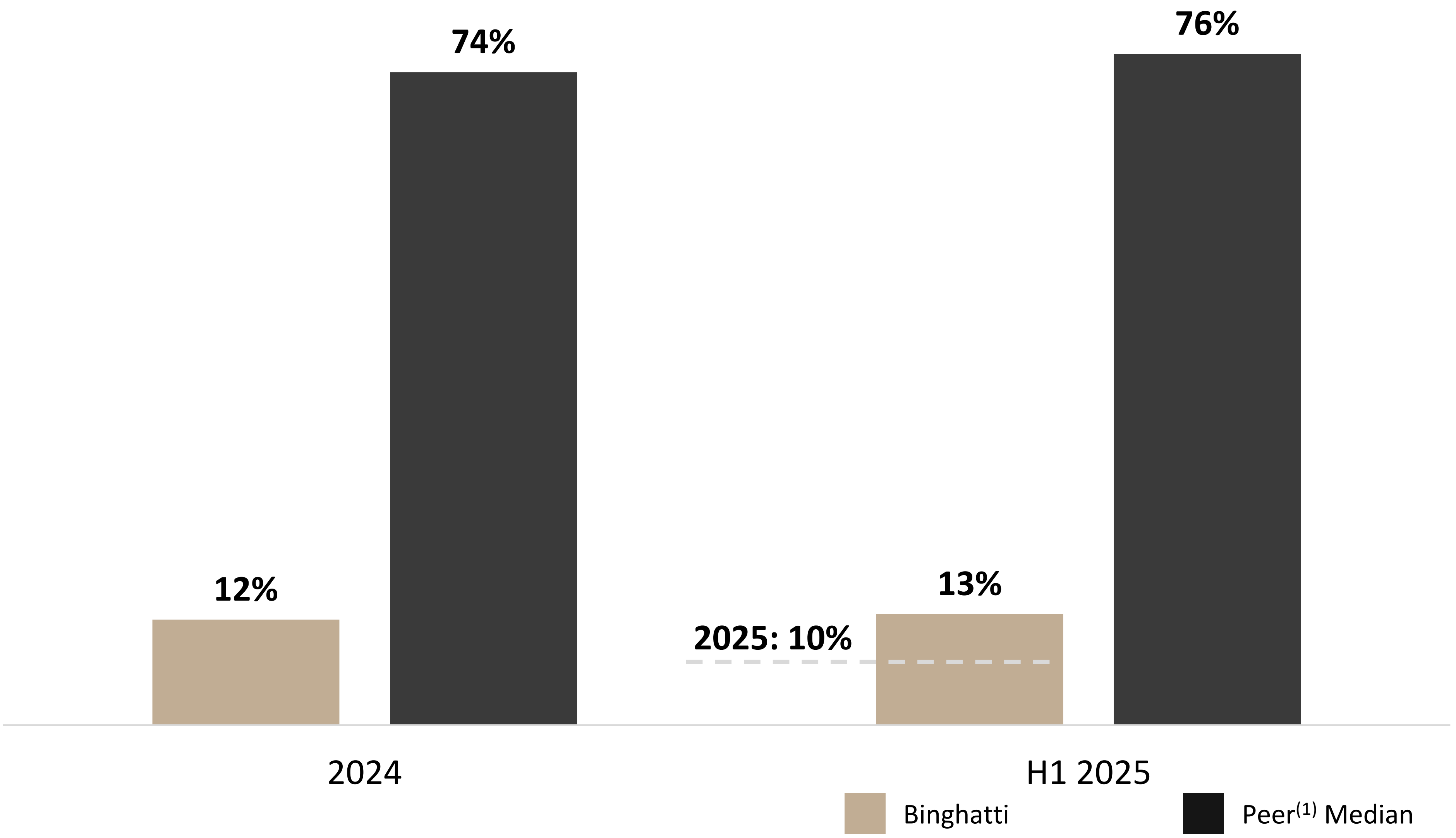
Low Capital Intensity

Capital intensity ratio[2], x



Superior Revenue Quality

Contract asset ratio[3], x



- **Fast construction cycle** combined with **quick cash conversion** and **diversified client base** allows Binghatti to have a significantly **lower capital intensity** compared to peers.
- Continuous **improvement in cash conversion cycle** leads to a **stable capital intensity ratio.**

- **High quality revenue backlog**, as unrecognised revenue for Binghatti is primarily composed of **revenue from completed sales pending final payment.**
- This leads to an **attractive contract asset ratio.**

Notes: [1] Peers include four UAE real estate developers. [2] Calculated as total assets at the end of the period / trailing revenue from contracts with customers for the last 12 months. [3] Calculated as contract assets at the end of the period / (contract assets at the end of the period + trade receivables at the end of the period).

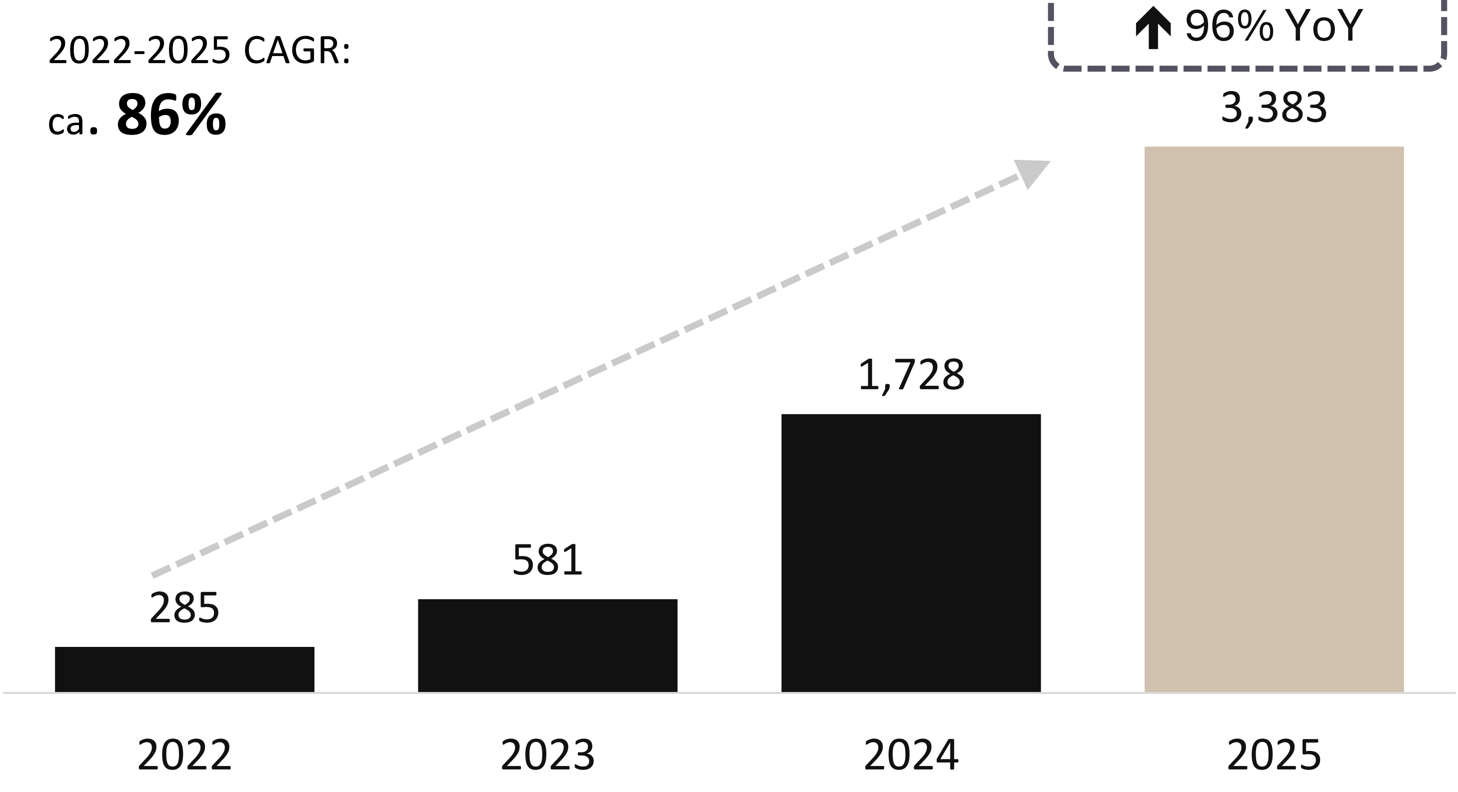
Financial Snapshot

Amounts in USDmn	2022	2023	2024	**2025**	YoY Δ
Revenue	285	581	1,728	**3,383**	↑ *96%*
Gross Profit	113	259	780	**1,478**	↑ *89%*
EBITDA [(1)]	89	218	653	**1,199**	↑ *84%*
Profit Before Tax	83	198	547	**1,047**	↑ *91%*
Net Profit After Tax	83	198	498	**973**	↑ *96%*
Total Assets	564	1,145	3,459	**6,635**	↑ *92%*
Cash and Bank Balances	160	445	1,025	**2,408**	↑ *135%*
Development Properties	185	409	1,466	**1,656**	↑ *13%*
Contract Liabilities	133	296	705	**1,707**	↑ *142%*
Total Debts	119	307	936	**2,303**	↑ *146%*
Total Equity	242	368	866	**1,846**	↑ *113%*

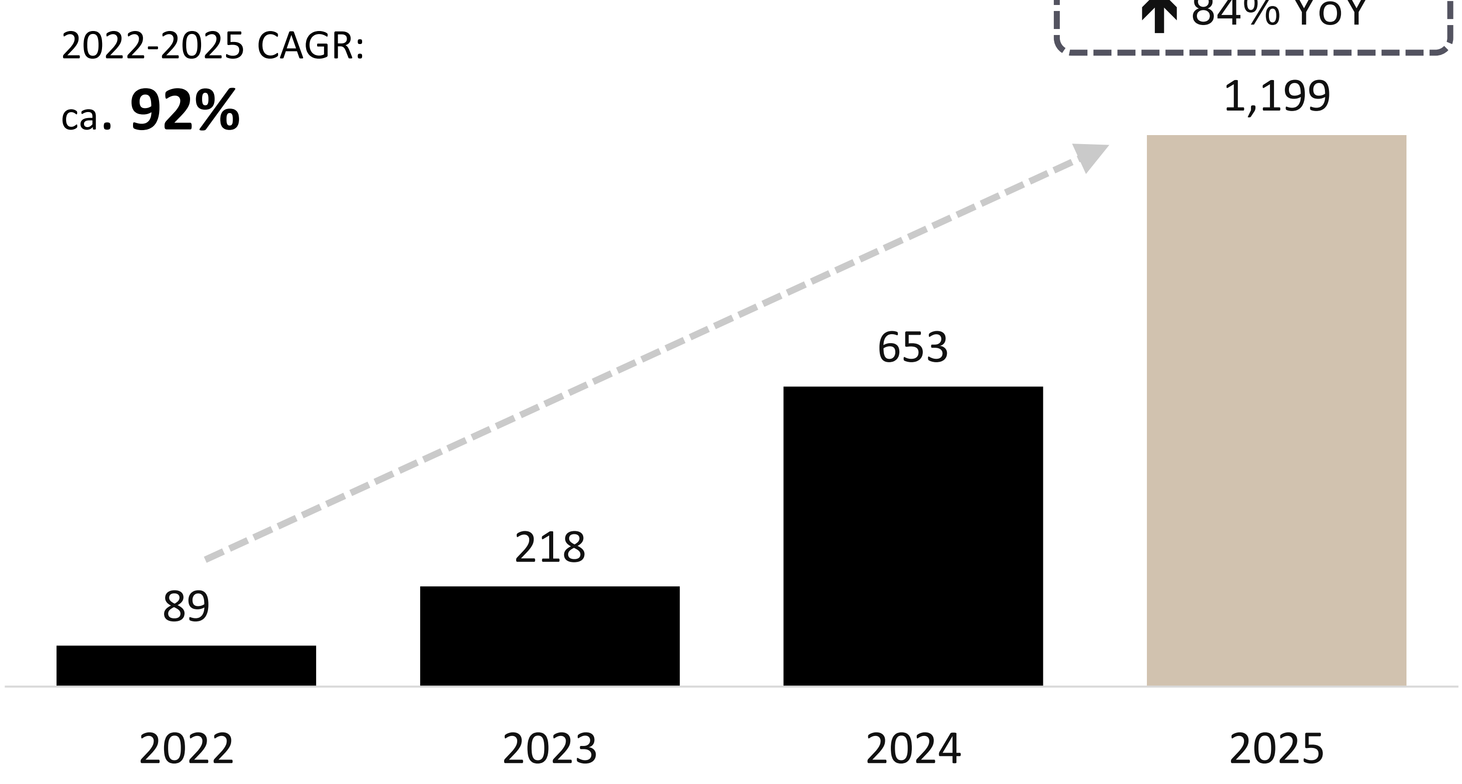
Note: Based on Audited Annual Financial Reports for the Years 2022 to 2025. [(1)] EBITDA calculation has been revised reflecting the adjustments related to the depreciation of Rights of Use Assets.

Another Period of Solid, Sustained Profitability

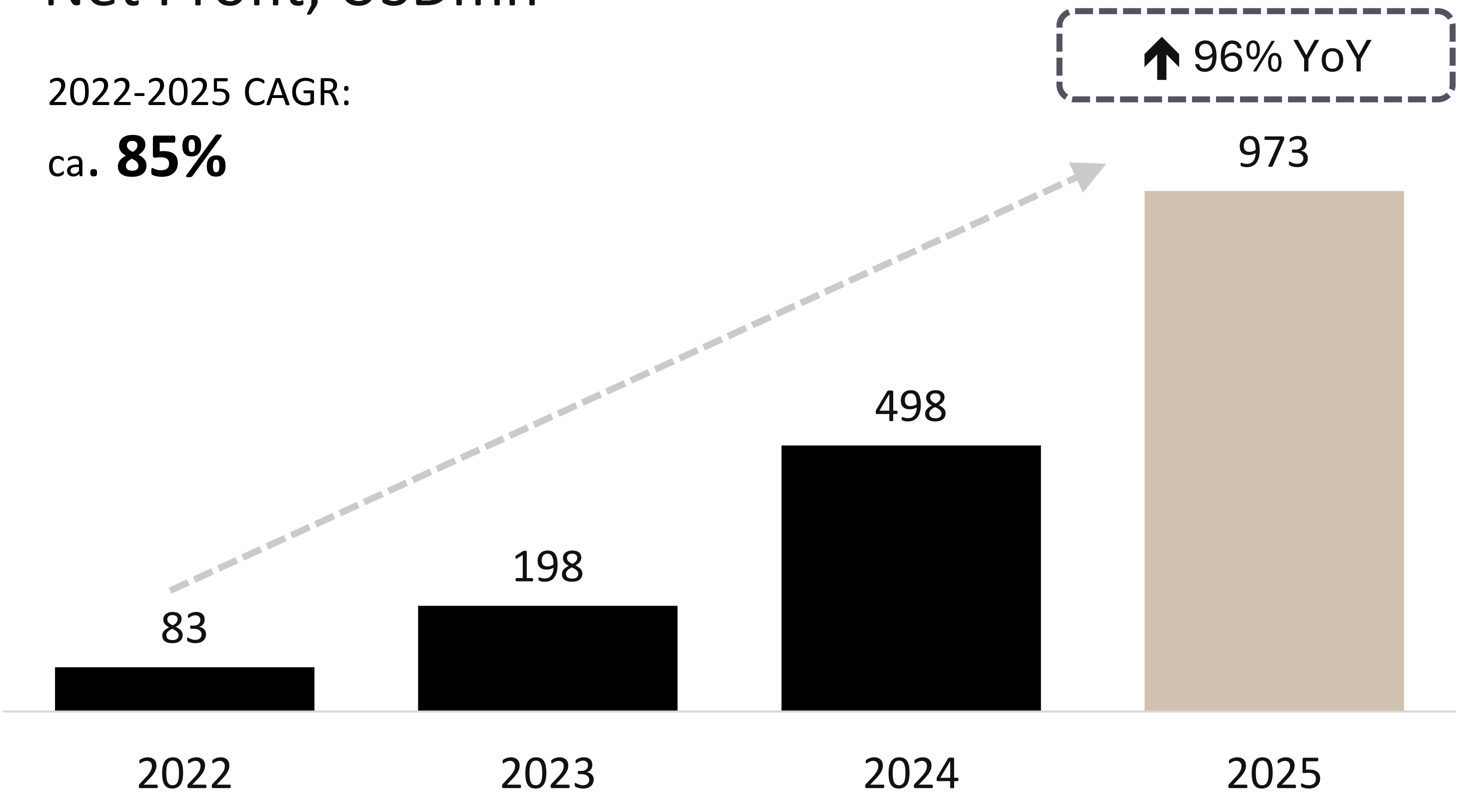
Revenue, USDmn



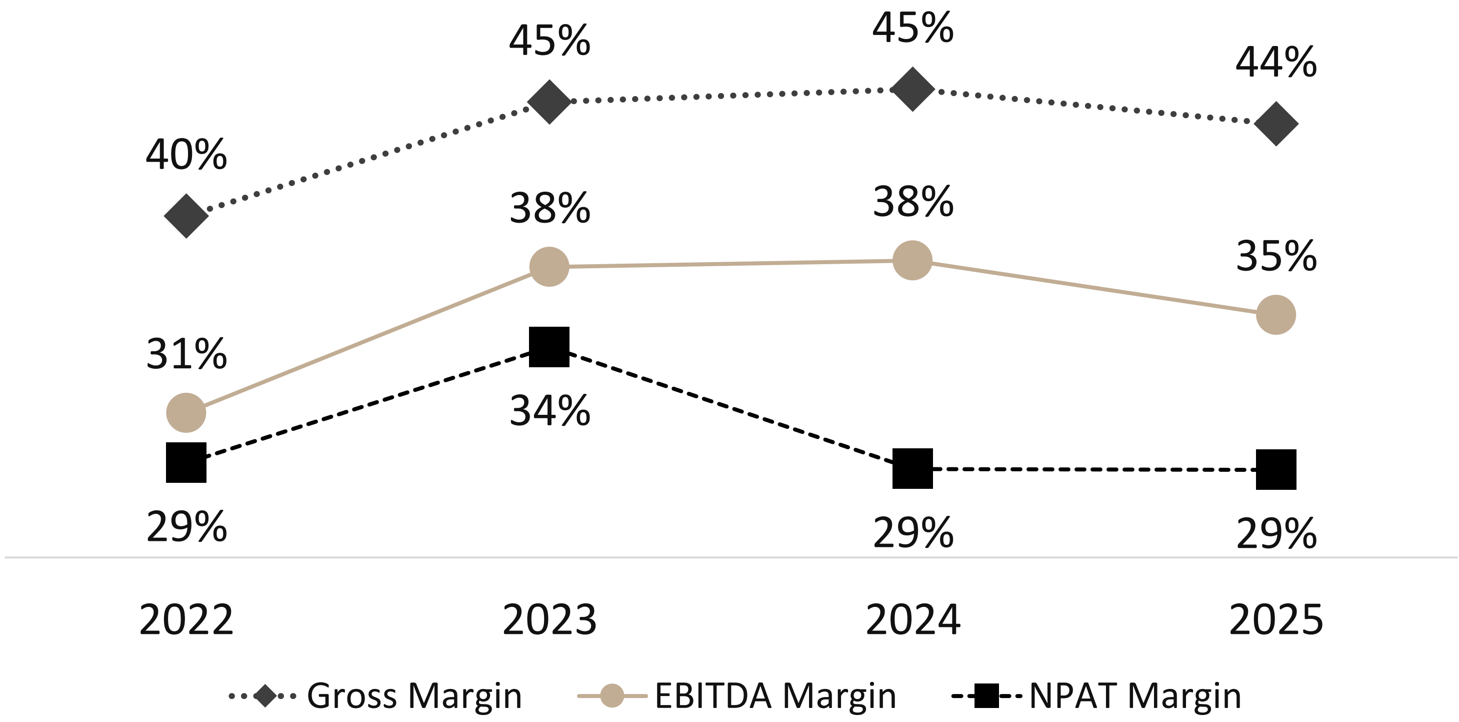
EBITDA, USDmn (1)



Net Profit, USDmn

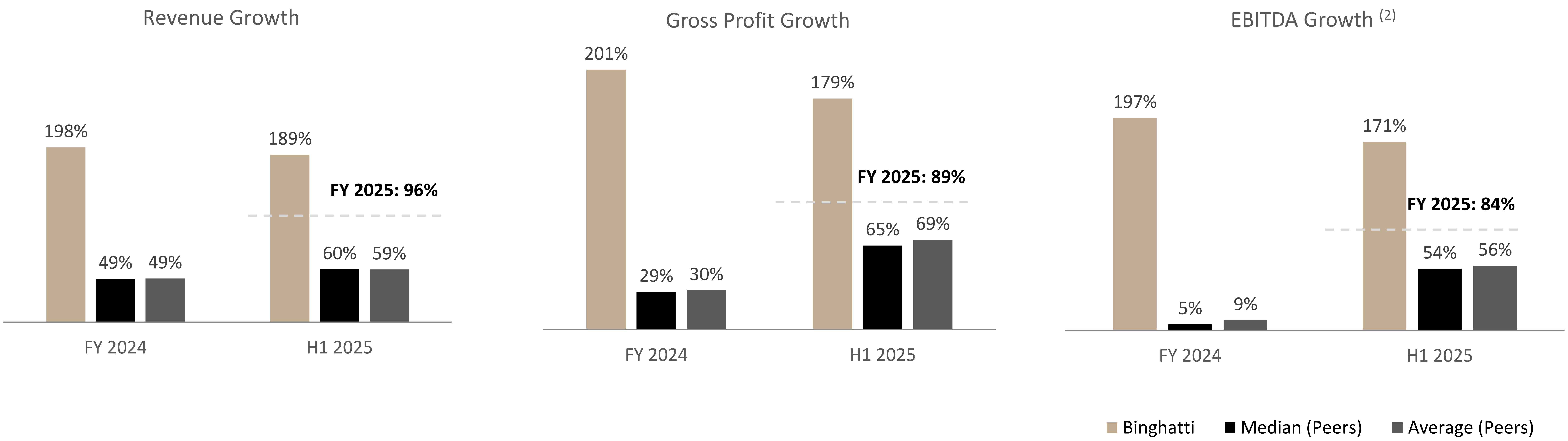


Margin Evolution (2)



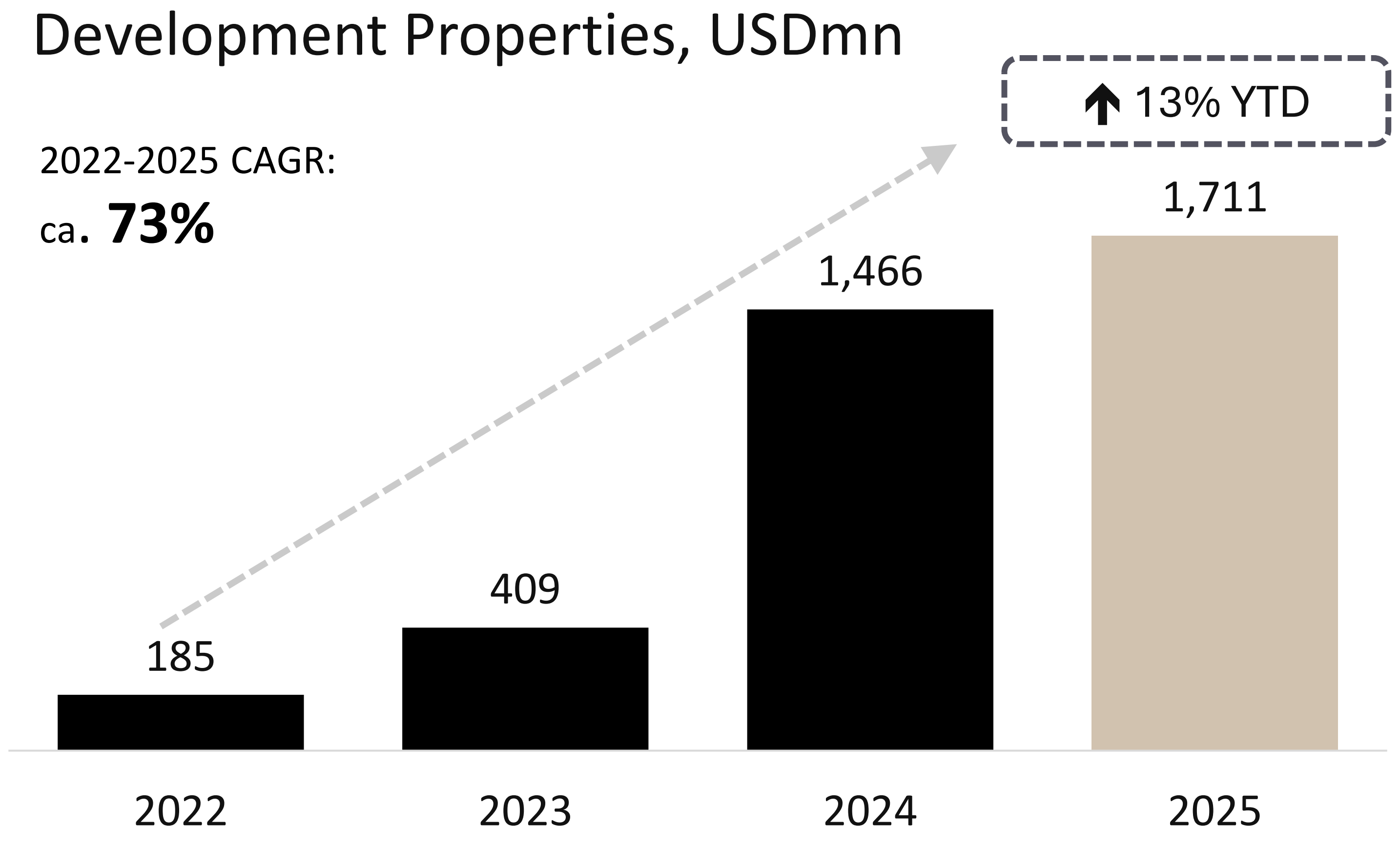
Note: (1) & (2) EBITDA and related metrics reflect the adjustments related to the depreciation of Rights of Use Assets.

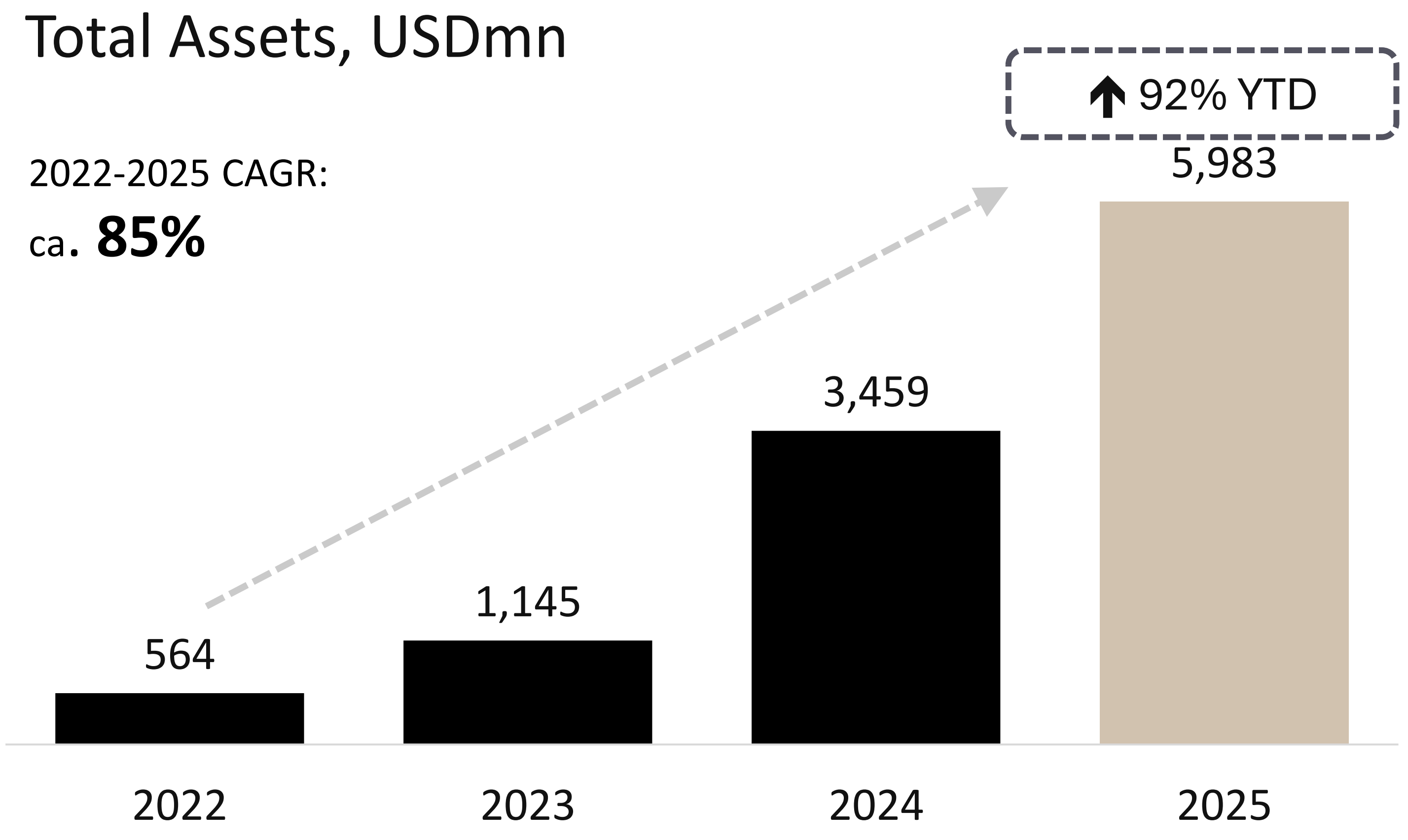
Business Growth: Binghatti versus Peers [(1)]

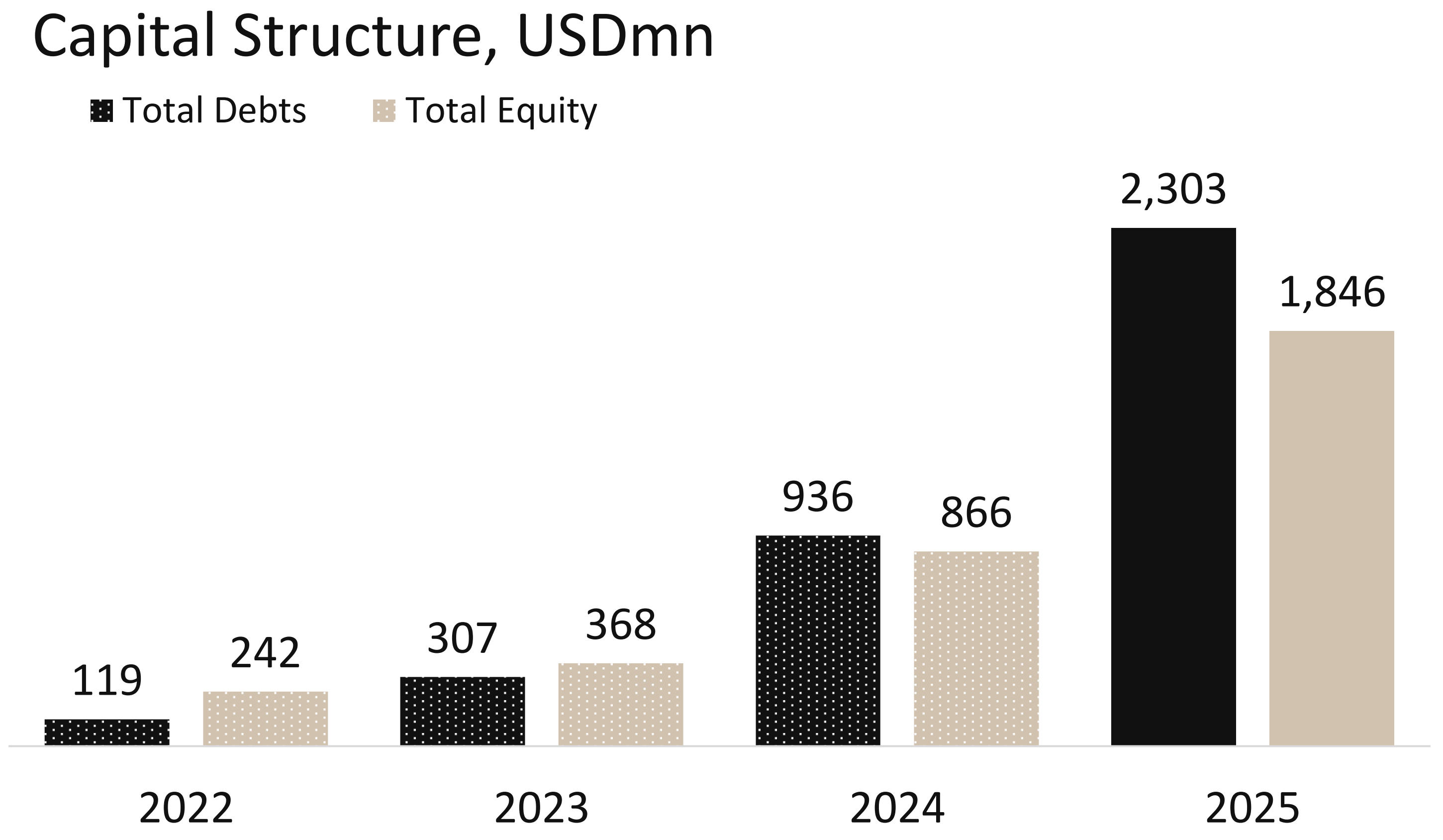


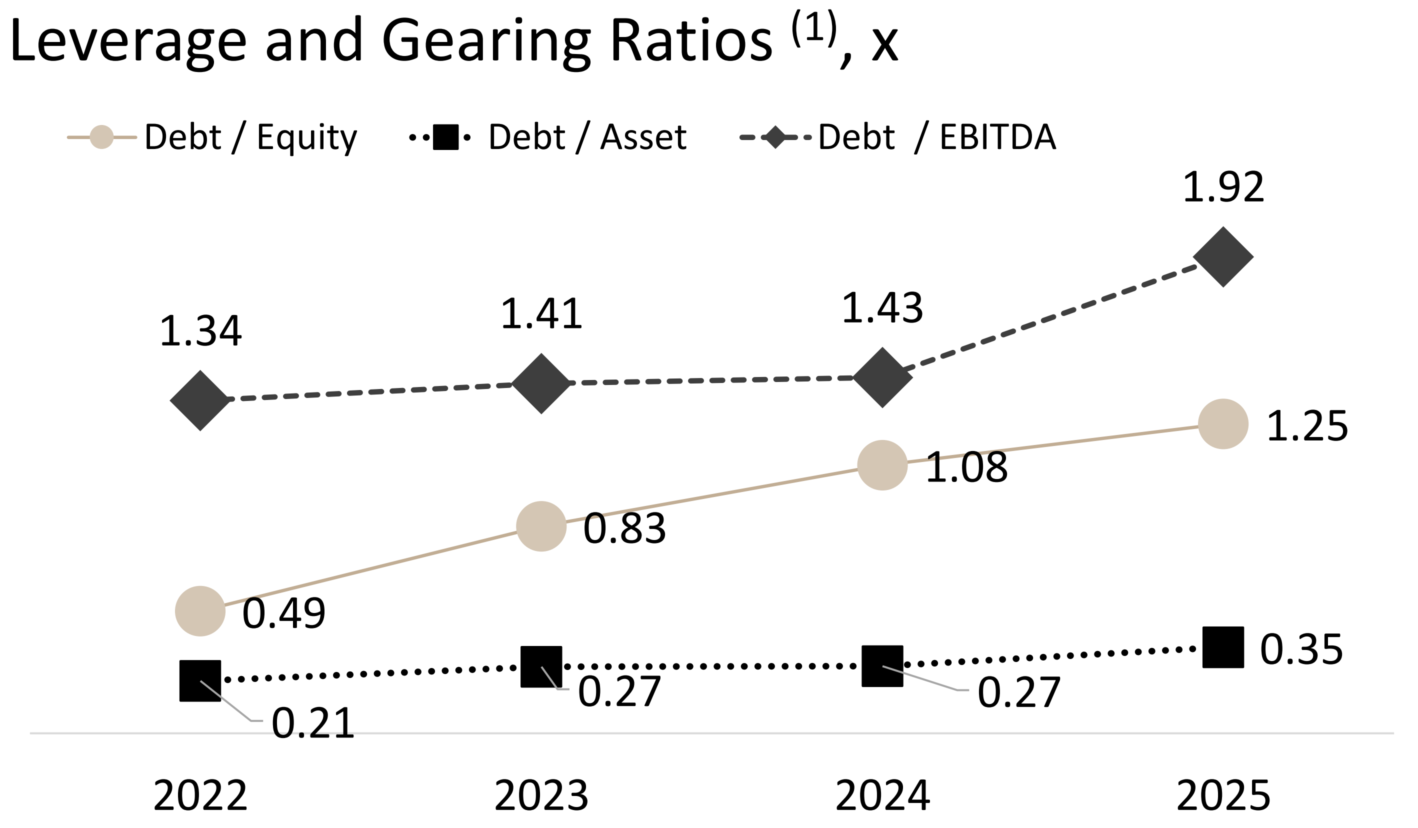
Note: [(1)] Peers include four UAE real estate developers. [(2)] EBITDA and related metrics reflect the adjustments related to the depreciation of Rights of Use Assets.

Steady and Robust Asset Expansion





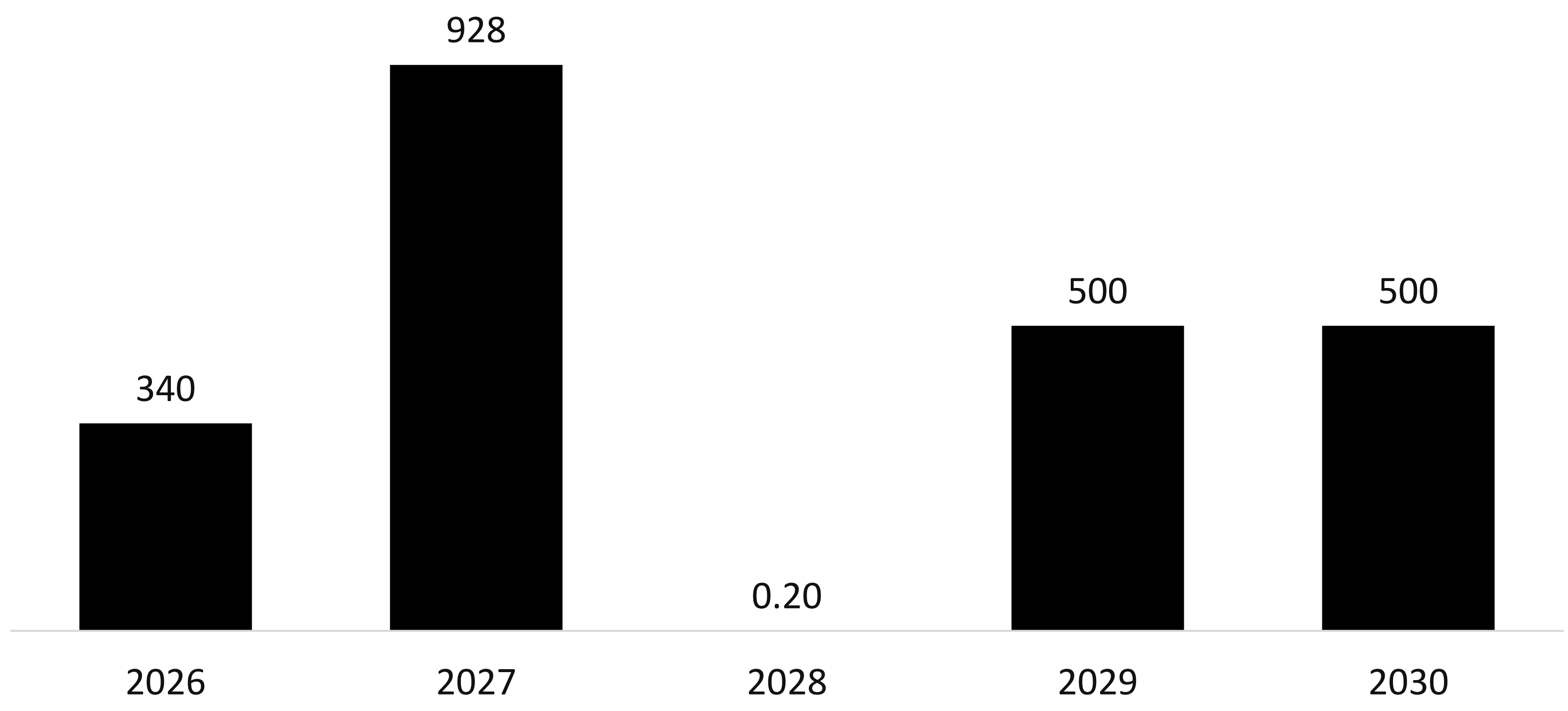




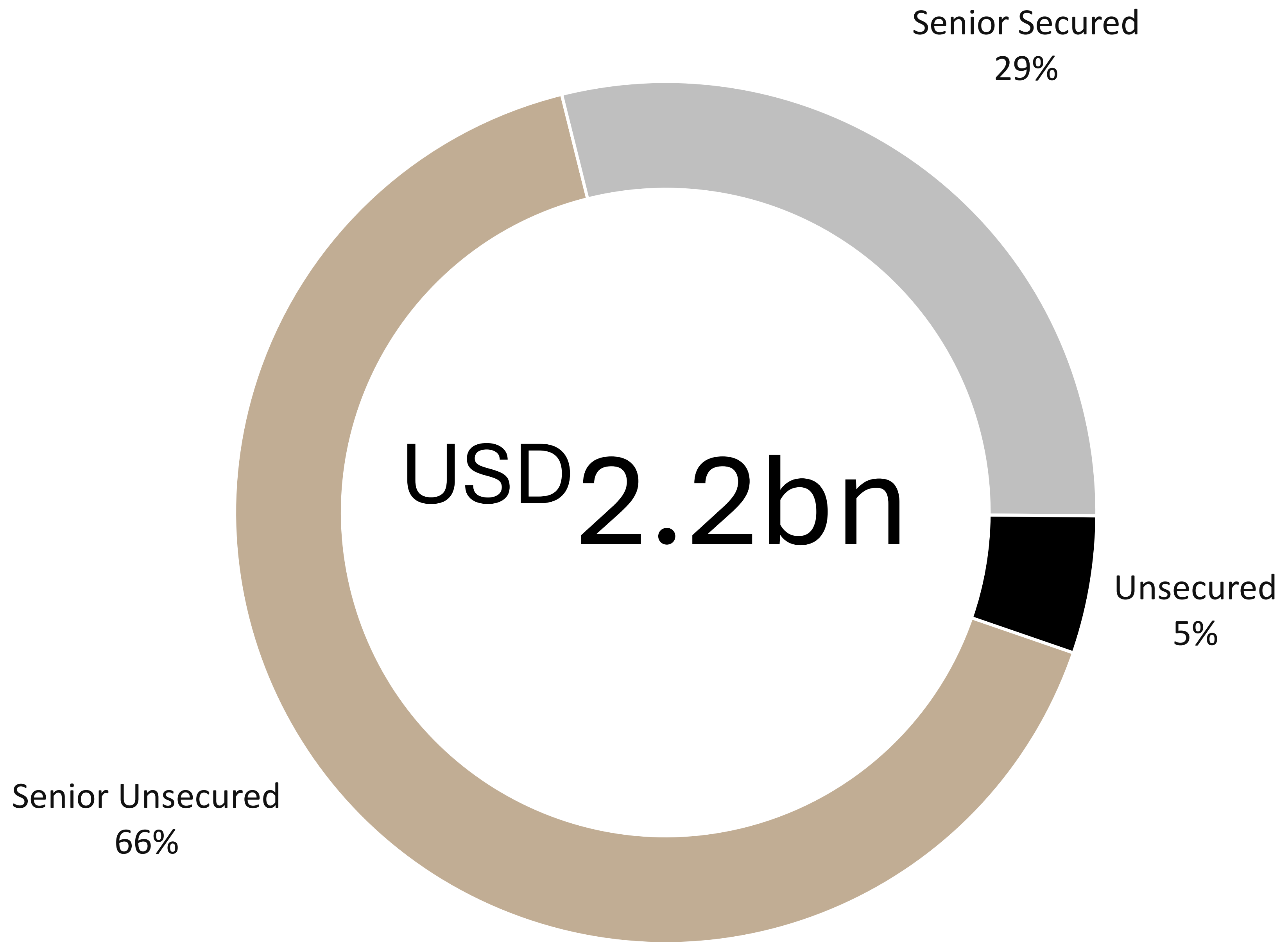
Note:. [1] Debt/EBITDA calculation has been revised reflecting the adjustments related to the depreciation of Rights of Use Assets.

Diversified and Balanced Debt Maturity Profile

Debt Maturity Profile, USDmn



Debt Breakdown



Credit Ratings

FitchRatings

Long-term IDR: BB- / Stable
Sukuk: BB-
(Rating Upgraded in Mar 2025)

Moody's

Long-term CFR: Ba3 / Stable

(Inaugural Rating in Mar 2025)

ESG Highlights

06

ESG Approach

Strategy

- Binghatti is committed to driving meaningful impact through innovation, sustainable practices, and customer-centric growth.
- The company's sustainability strategy is anchored in three core pillars: Environmental Sustainability, Corporate Social Responsibility, and Governance.
- Our ESG strategy aims to meet or exceed the requirements of applicable local, regional and international benchmarks and regulations related to ESG Standards as well as to implement recognized best practices
- Our developments are guided by a holistic environmental strategy that integrates passive design, advanced technologies, and responsible sourcing to reduce carbon emissions and enhance ecological resilience.

ESG POLICY

ENVIRONMENTAL SUSTAINABILITY

- Commitment to Sustainability
- Enhancement of Resource Efficiency
- Reduce Carbon Footprint
- Foster Green Communities

CORPORATE SOCIAL RESPONSIBILITY

- Commitment to Human Rights
- Inclusive Workplace and Marketplace
- Community Development and Environmental Stewardship

GOOD GOVERNANCE

- Transparency and Accountability
- Ethical Conduct
- Governance Best Practices

ESG Implementation Highlights

In Focus: Key Projects with Strong Focus on Sustainability

01 Bugatti Residences by Binghatti

Target LEED Gold at a minimum in sight
Top-tier green certification to validate environmental performance.

Smart systems for smart savings
Energy-optimising tech across building and home environments.

Efficiency from ground to air
Water-saving landscaping, high-efficiency fixtures, and enhanced indoor air quality.

Sustainable operations by design
Integrated waste management protocols aiming to implement long-term environmental stewardship.

02 Mercedes-Benz Places by Binghatti

Aligned with UAE Net Zero 2050 & Binghatti's sustainability roadmap
Development integrates advanced green building strategies to reduce environmental impact and boost efficiency.

Solar-powered facade + EV charging
Photovoltaic panels harness Dubai's sunlight to generate clean energy, powering on-site EV stations.

Target LEED Gold and WELL at a minimum
Commitment to global sustainability and wellness standards.

Smart, efficient, and future-ready
Includes energy-optimising smart systems, water-saving features, air quality enhancements, and robust waste management.

03 Burj Binghatti Jacob & Co Residence

Luxury meets sustainability at scale
Burj Binghatti Jacob & Co Residences redefines urban innovation with a future-forward design ethos.

Built for long-term environmental performance
Sustainability is embedded from concept to construction, aligning with global ESG benchmarks.

Target LEED Gold at a minimum
Energy-optimising smart systems and high-performance façade engineering.

Wellness and waste-conscious living
Enhanced indoor air quality and integrated waste management protocols ensure responsible operations.

Concluding Remarks

1. Superior macro fundamentals underpinning strong residential real estate market growth
2. Vertically integrated player delivering premium developments with a full suite of solutions across the value chain
3. Carefully crafted, multi-segment business portfolio catering to a wide range of customers, from mainstream to uber-luxury
4. Strategically located project pipeline with unique access to premium land plots benefitting from Dubai 2040 Urban Master Plan
5. De-risked, highly efficient business model with quick cash conversion and low capital intensity
6. Robust financial performance underscored by strong diversified portfolio mix translating into top-line and bottom-line earnings growth
7. Highly experienced leadership team with a proven track record and commitment to sustainability

Thank you.

For any further enquiries, please contact:
Investor Relations
ir@binghatti.com