

Al Akaria H1 2025 Earnings Presentation

    @AlakariaSA



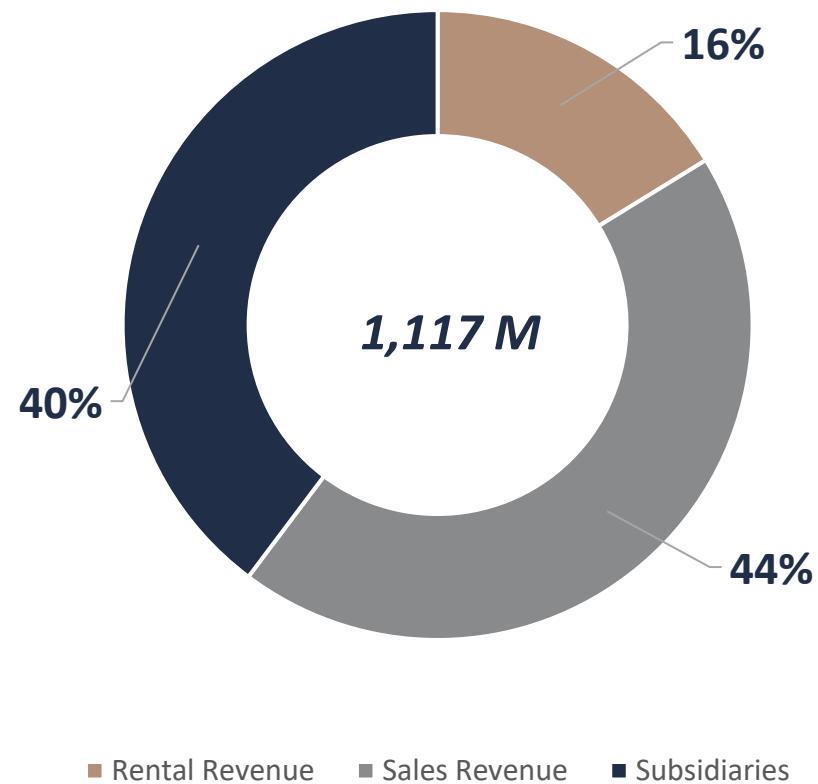
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H1 2025 Revenue Streams

Diversified revenue streams, between rental, sales and subsidiaries activities



H1 2025 - Rental Revenue

Stable revenues from a balanced combination of commercial and residential rental properties



Commercial (218k Sqm)

AL Akaria 2

- Office GLA 50,756 sqm 95%
- Retail GLA 10,636 sqm 9%
- Occupancy Rate: 80%**
- Under Renovation: 16%**

AL Akaria 3

- Office: GLA 40,287 sqm 93%
- Retail: GLA 5,351 sqm 34%
- Occupancy Rate: 86%**
- Under Renovation: 8%**

Akaria Plaza

- Office GLA 71,590 sqm 100%
- Retail GLA 4,894 sqm 85%
- Occupancy Rate: 99%**

Akaria Sitteen Centre

- Office: GLA 33,036 sqm 95%
- Retail: GLA 1,039 sqm 100%
- Occupancy Rate: 96%**

Average Occupancy Rate

90%

Under Renovation: 6%



Residential (1,691 units)

Olaya Oasis

- Total Apartments & Villas 828

Occupancy Rate:

83%

Under Renovation: 16%

Diplomatic Quarter 2

- Total Units 295

Occupancy Rate:

94%

Under Renovation: 5%

La Casa

- Villas & Apart. 162 units

Occupancy Rate:

96%

Diplomatic Quarter 1

- Total Units 338

Occupancy Rate:

95%

Under Renovation: 3%

Diplomatic Quarter 3

- Total Units 68

Occupancy Rate:

100%

Average Occupancy Rate

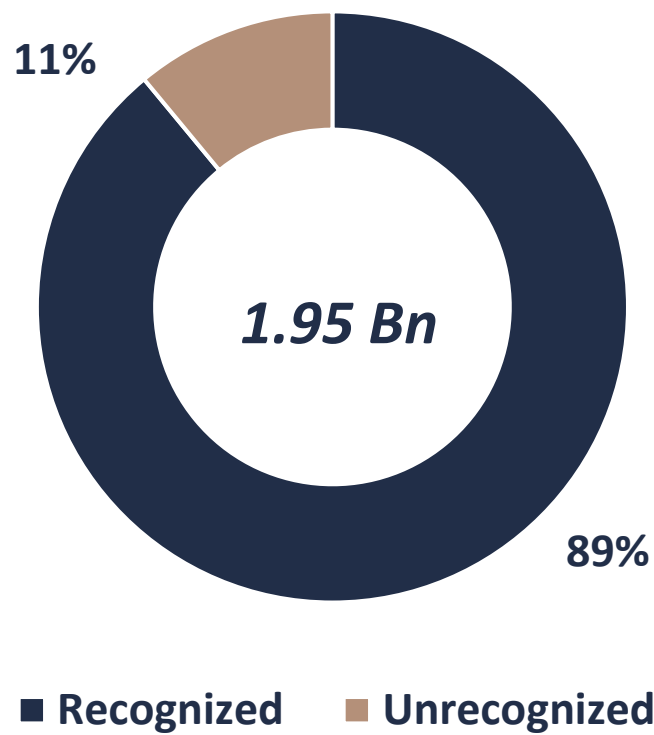
89%

Under Renovation: 10%

H1 2025 – Developed Projects Sales Revenue

Two projects to fuel 1H 2025 sales revenue: Fai Sedra-1 and Al-Akaria Park

Recognized vs Unrecognized Revenue



Financial Performance

Financial Performance – Summary

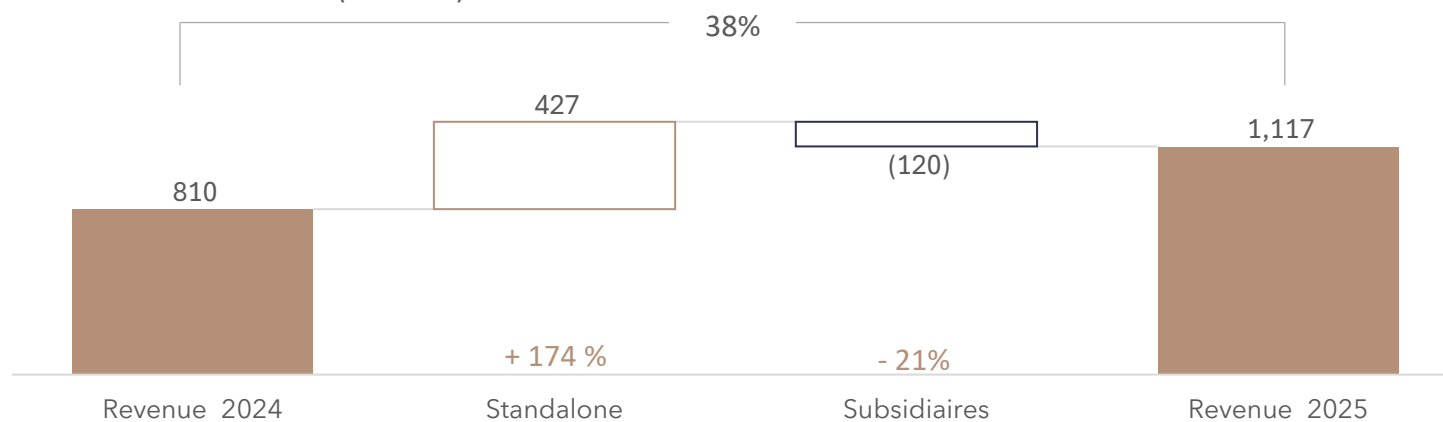
Overall improvement in profitability driven by higher revenues and higher margins.

1H 2025 Revenue SARmn 1,117 38% YoY	1H 2025 Gross Profit SARmn 548 115% YoY	1H 2025 Operating Income SARmn 417 206% YoY	1H 2025 Total Net Income SARmn 302 720% YoY
1H 2025 EPS SAR 0.61 2133% YoY	1H 2025 Gross Profit Margin 49% 17.62pts YoY	1H 2025 Operating Income 37% 20.51pts YoY	1H 2025 Net Profit Margin 27% 22.49pts YoY
1H 2025 Cash & Cash equivalents SARmn 1,359 70% YoY	1H 2025 Debt / Equity 0.57 -15 % YoY	1H 2025 Net Debt SARmn 1,799 -28 % YoY	1H 2025 Working Capital SARmn 1,499 34 % YoY

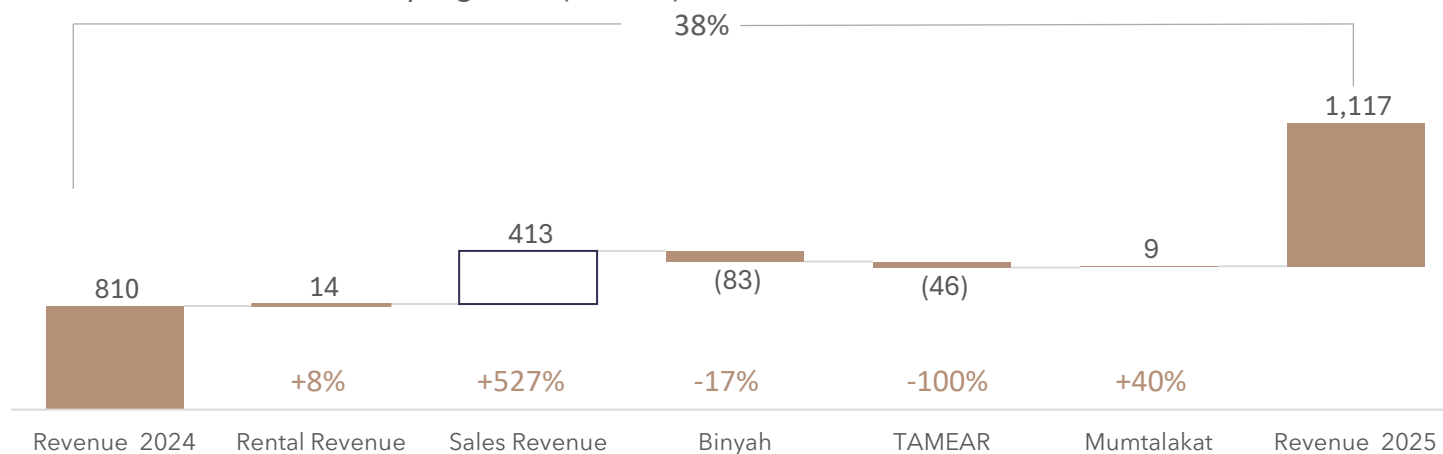
Financial Performance – H1 Revenue

Revenue for 1H 2025 increased by 38% YoY, driven by growth standalone revenues.

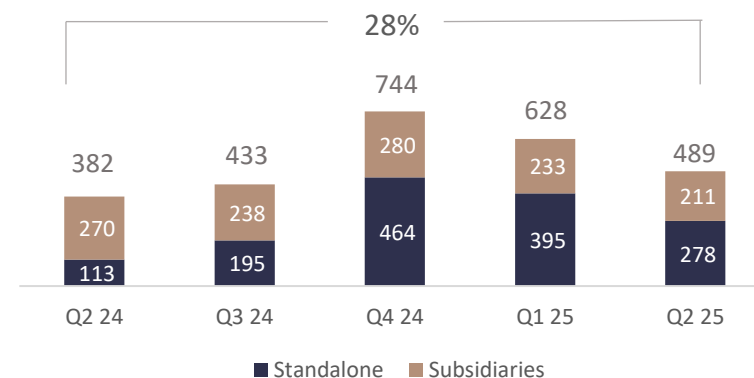
Revenue Movement YoY (SAR Mn)



Revenue* Movement YoY by Segments (SAR Mn)



* After inter-company eliminations

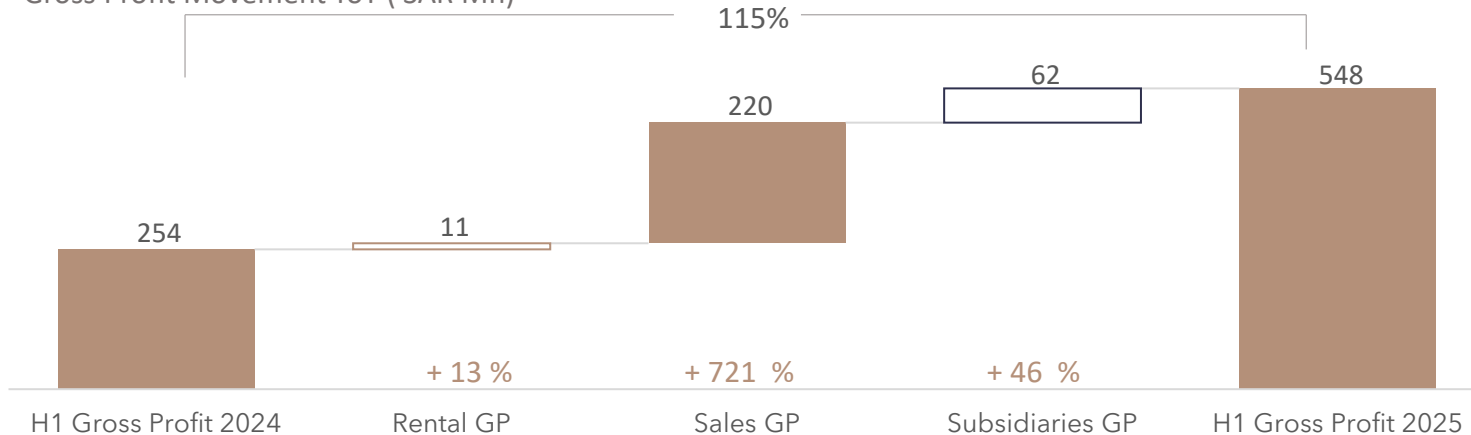


- Revenue increased by SAR 307 million in 1H 2025 compared to last year, driven by a growth in Sales Revenue by 527% (413 M), and Rental Revenue by 8% (14 M).
- The Increase in Sales Revenue was driven by the divestment of non-core lands which is a strategic step aligned with the company's approved strategy, which focuses on maximizing shareholder returns, diversifying income sources, and achieving a balanced and healthy capital structure.
- Even though Binyah revenue has decreased by 17% (83), but it's Net income and gross profit has increased Y-o-Y due to treating one of it's largest contract as a joint venture (Qiyydiah Project) and an increase in overall projects profitability.

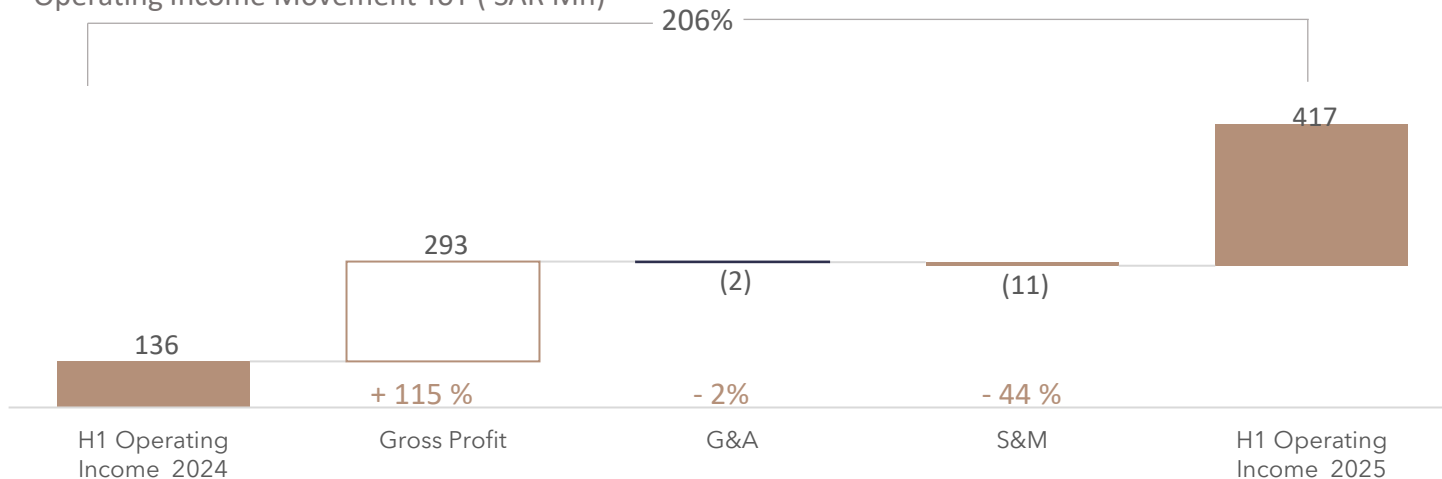
Financial Performance – Gross Profit and Operating Income

In 1H 2025, Gross Profit Margin improved driven by Property Sales and Subsidiaries.

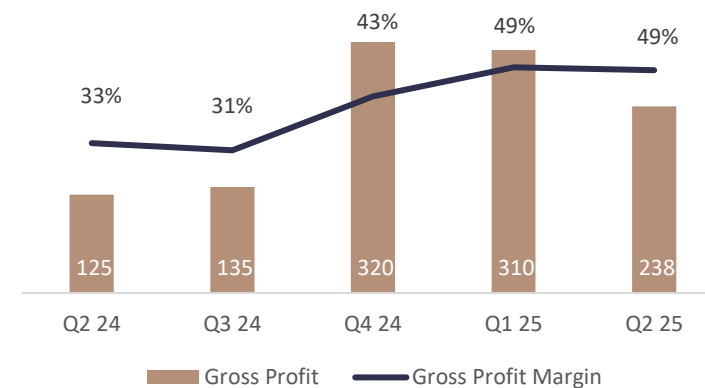
Gross Profit Movement YoY (SAR Mn)



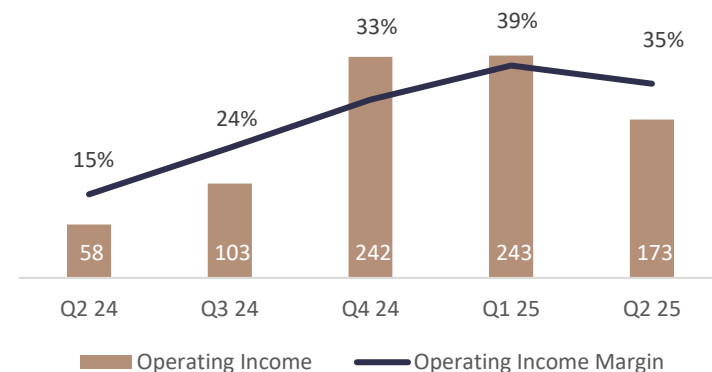
Operating Income Movement YoY (SAR Mn)



Gross Profit Trend (SAR Mn)

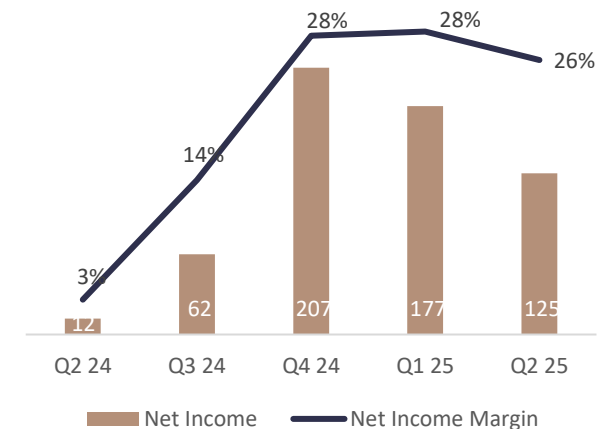
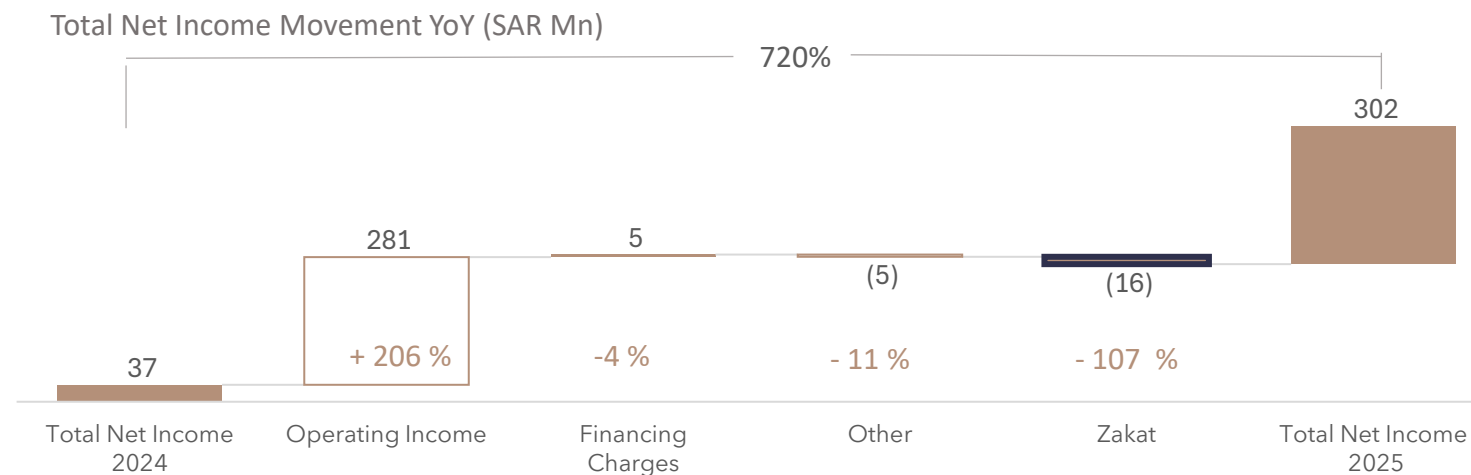
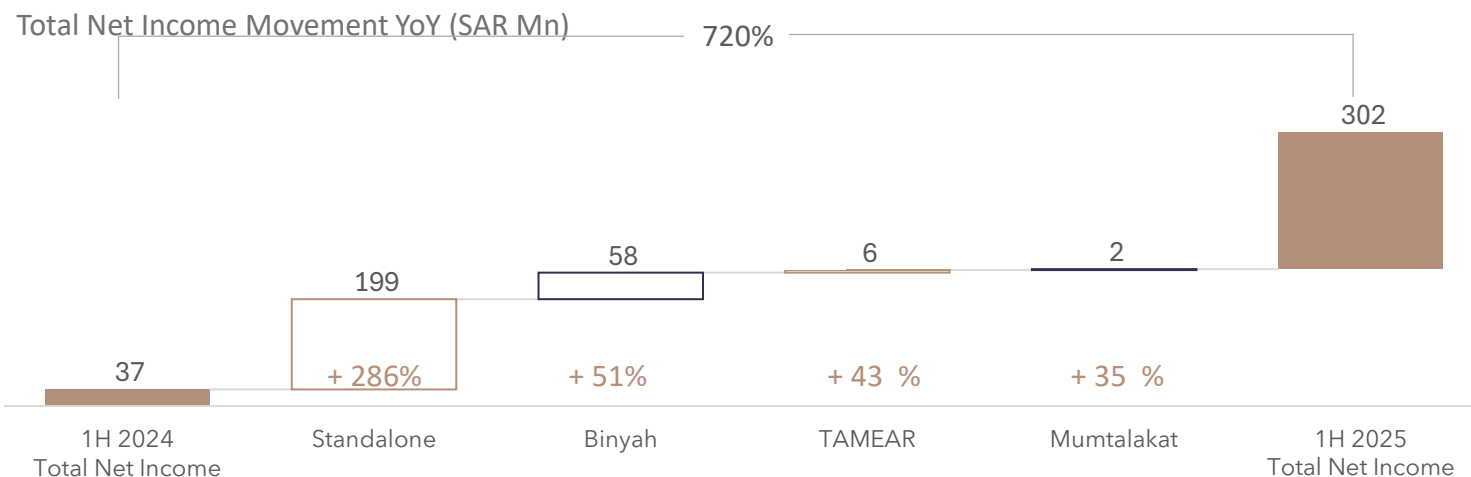


Operating Income Trend (SAR Mn)



Financial Performance – Net Income

Net profit in 1H 2025 Increased by 720% driven by an increase in Standalone and subsidiaries Net Profit.

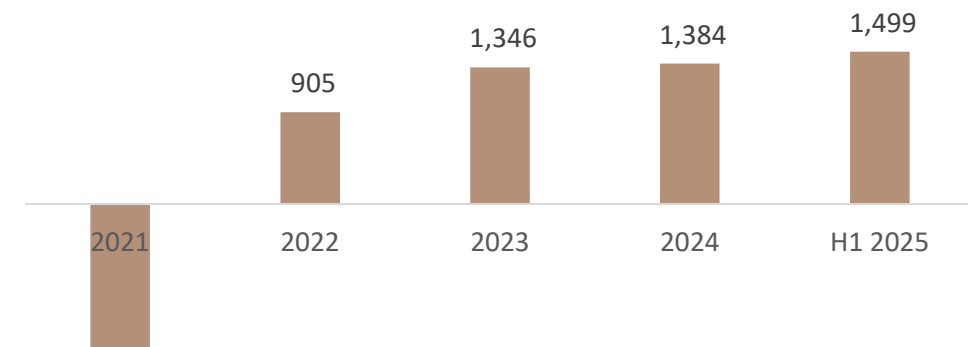


- Net profit in 2025 increased by 720%, fueled by substantial growth in standalone net profit, and a contributions from all subsidiaries. .
- Standalone performance has improved significantly due to increase in gross profit of all operating segments (Property sales, Rental and Subsidiaries).

Financial Performance –liquidity & leverage

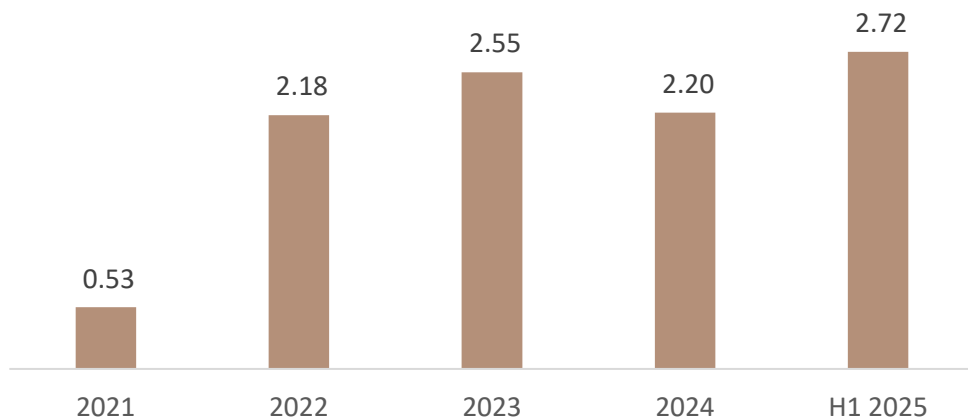
Al-Akaria has maintained healthy levels of liquidity and leverage in 1H 2025

Working Capital (SAR Mn)

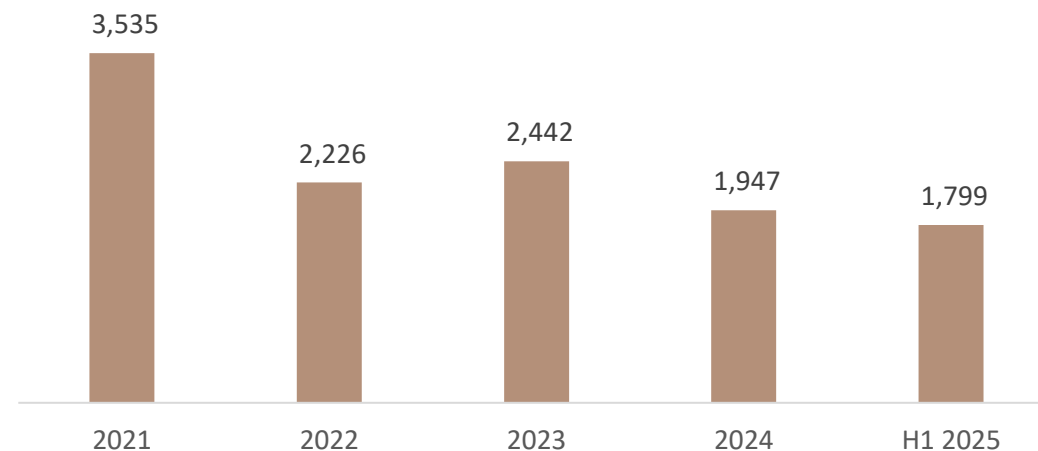


(1,439)

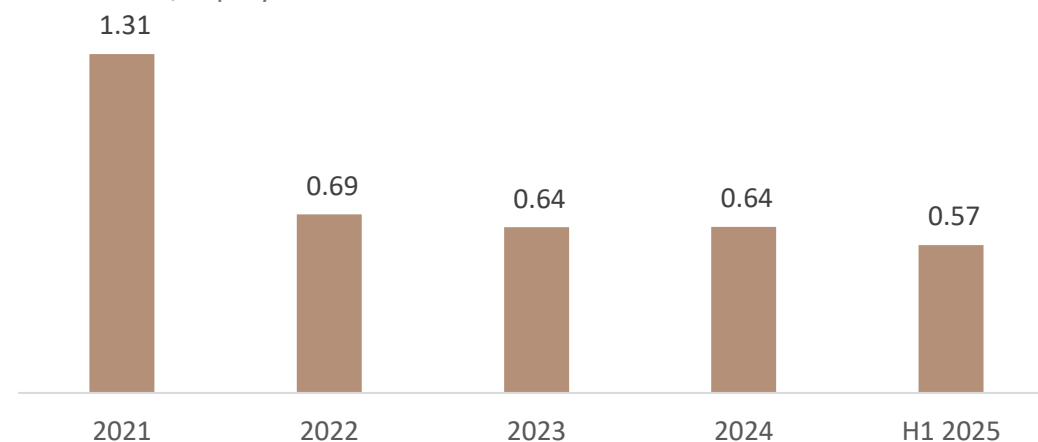
Current Ratio



Net Debt (SAR Mn)



Debt / Equity

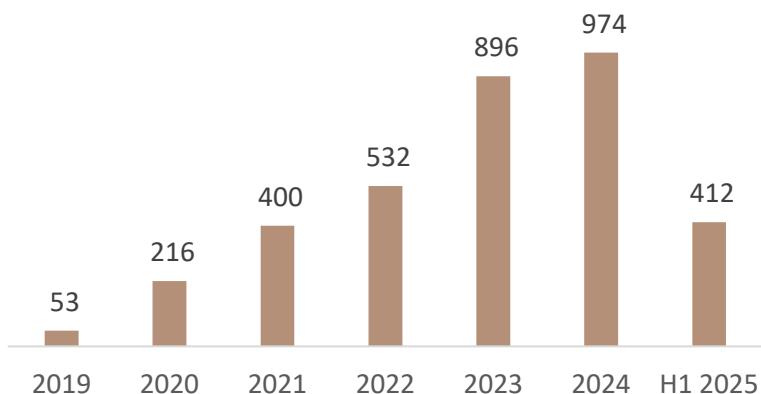


Subsidiaries

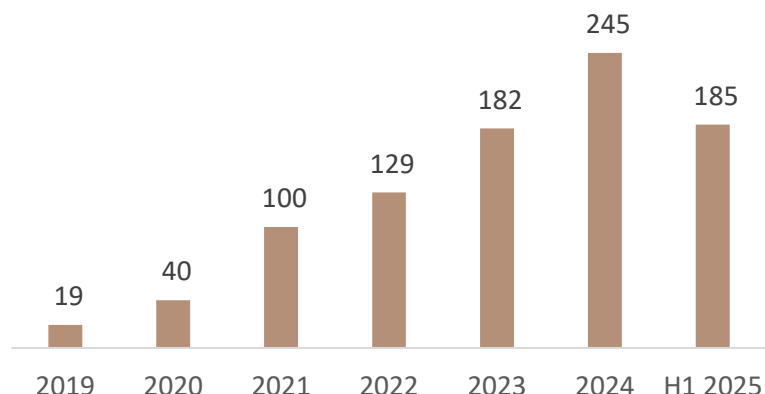
Subsidiaries – Binyah

“Binyah” Margins has improved significantly this year

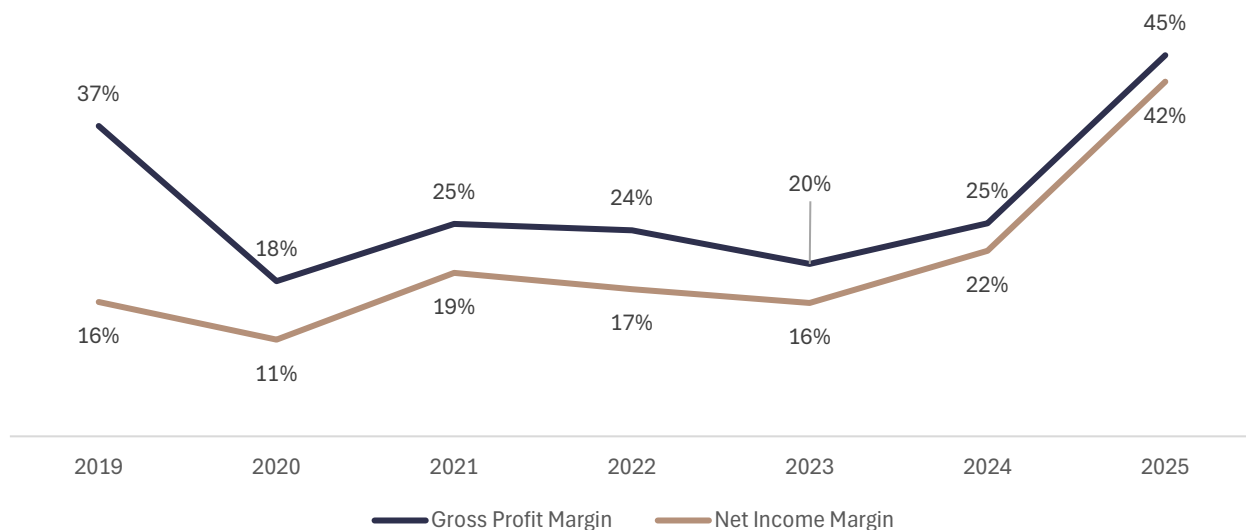
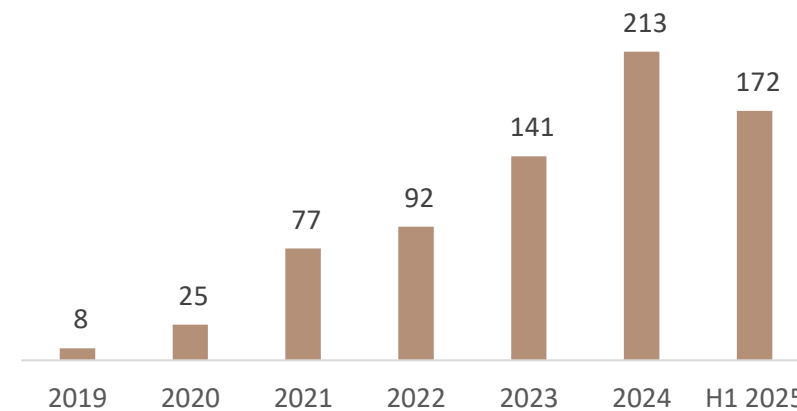
Revenue (SAR Mn)



Gross Profit (SAR Mn)



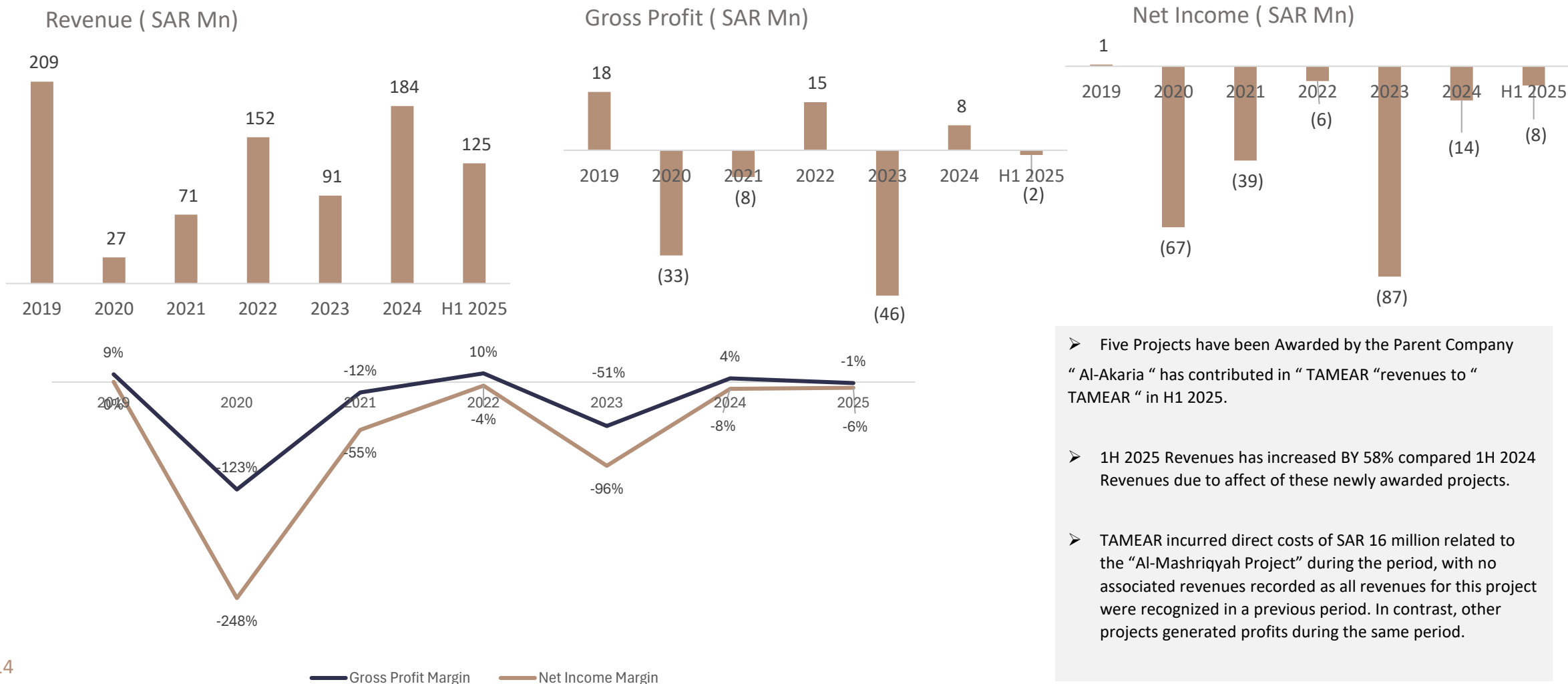
Net Income (SAR Mn)



- As of June 2025, the Backlog equal to SAR 2.9 B* over the next 2 Years. *This includes the share of the partner in Qiddiya Project.
- “Binyah “ has successfully managed to maintain and improve its margins over the past 5 Years.

Subsidiaries – Tamear

Newly awarded projects has improved “ TAMEAR “ Performance in 1H 2025.

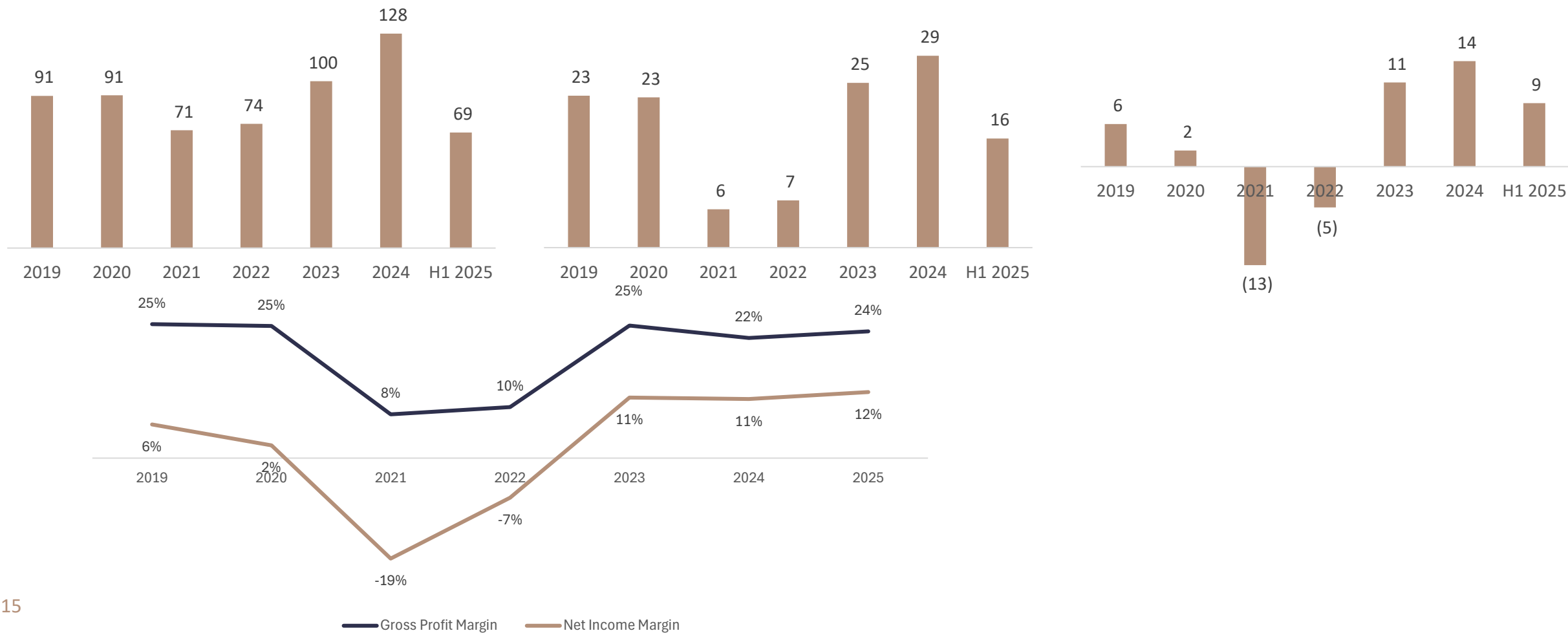


Subsidiaries – Mumtlakat

Revenue (SAR Mn)

Gross Profit (SAR Mn)

Net Income (SAR Mn)



Q&A

THANK YOU



Appendix

About AlAkaria & its strategy

Al Akaria's **Ultimate Goal** is to maximize shareholder returns, diversify earnings, and achieve a balanced and healthy capital structure. These strategic objectives are supported by clear 2027 targets:

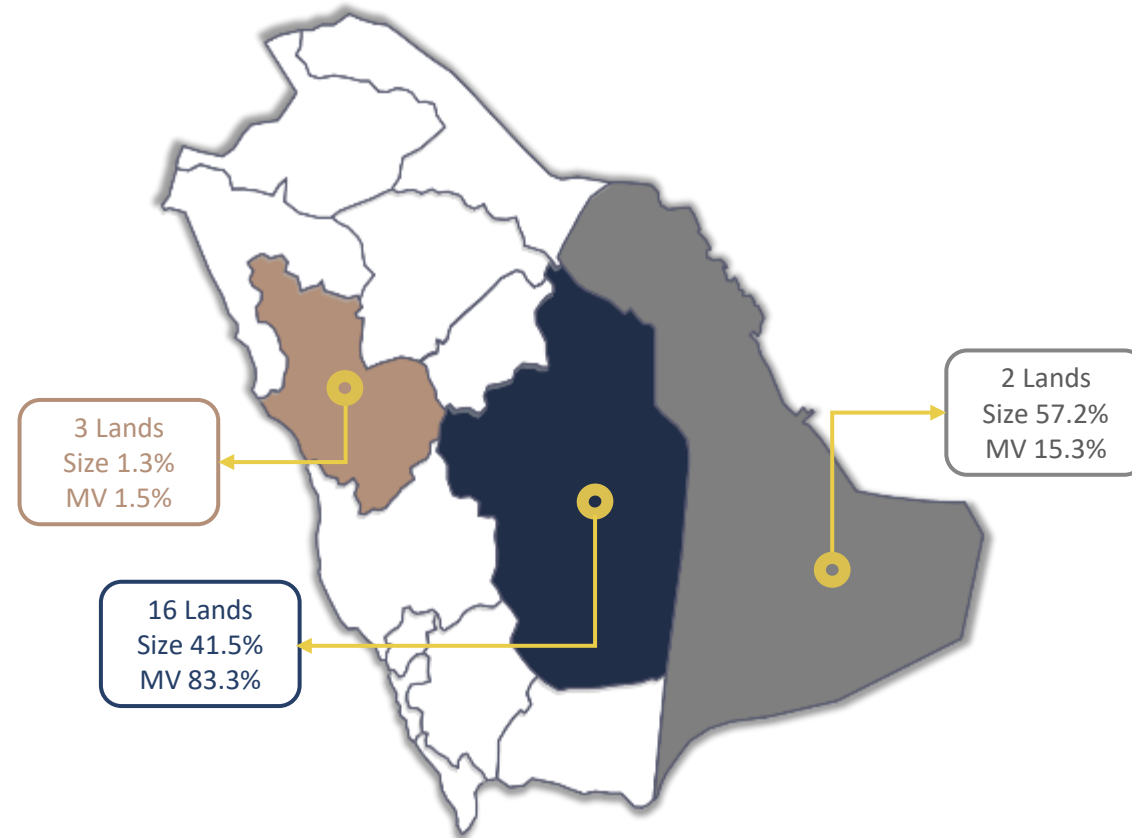


Al Akaria is a real estate developer leader in the market to be the “BEST” not the “BIGGEST”.



About Al Akaria - Land Bank Locations*

Strategic landbank portfolio comprising 24 landholdings covering a total land of 19.67m** sqm

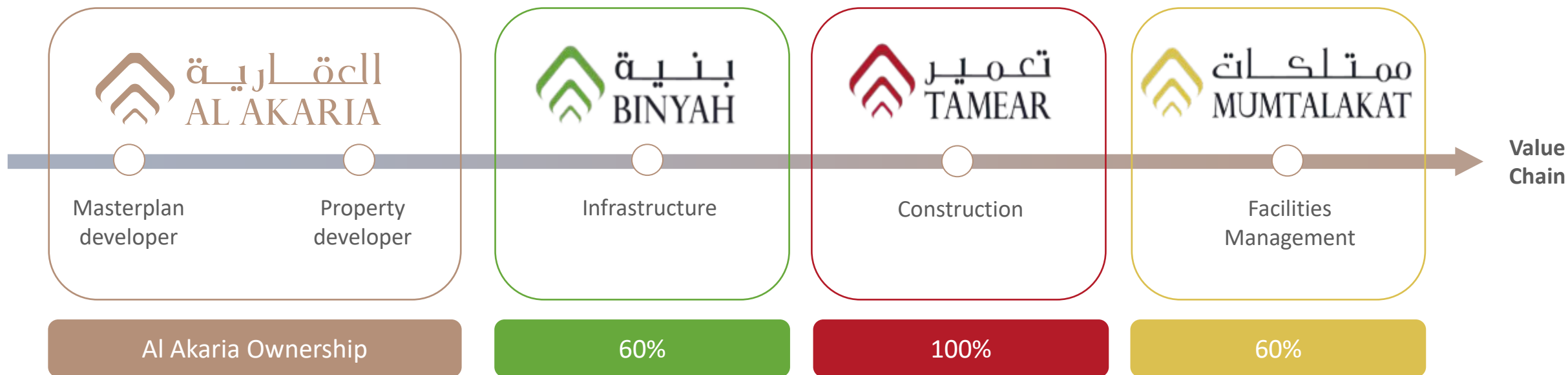


*The landholdings currently under development are excluded from the above.

** The actual ownership of the Dammam land is 3.9 million square meters, which represents 50% of the total area.

About Al Akaria – Subsidiaries

Al Akaria and its subsidiaries cover the entire real estate value chain





Restricted lands

Restricted land– Al Widyan

About Al Widyan Land

Total Land Area

Sqm 7.0mn

Carrying Value*

SAR 2.9bn

Market Value

SAR 8 bn

As of Dec 2024

Land Summary

- Al Akaria invested in the land for Al Widyan project.
- Al Akaria was informed by the government that the land is located in an area currently under study by relevant government agencies for development
- This may cause a fundamental change in the original project (Al Widyan).
- The impact is still uncertain and depends on the development plan by the relevant government agencies

Update as of today

Al Akaria management is discussing how this land will be treated with related government agencies.

Not available for use lands

About the lands

Total Land Area

Sqm 10.2m

Carrying Value*

SAR 438mn

Market Value

SAR 1.74 bn

As of Dec 2024

Lands Summary

- Al Akaria lands, which are located in Benban, Al Aarid and AlDammam industrial are currently not available for use or development
- The land restriction is mainly due to their location
- The impact is still uncertain and depends on the results of the discussion

Update as of today

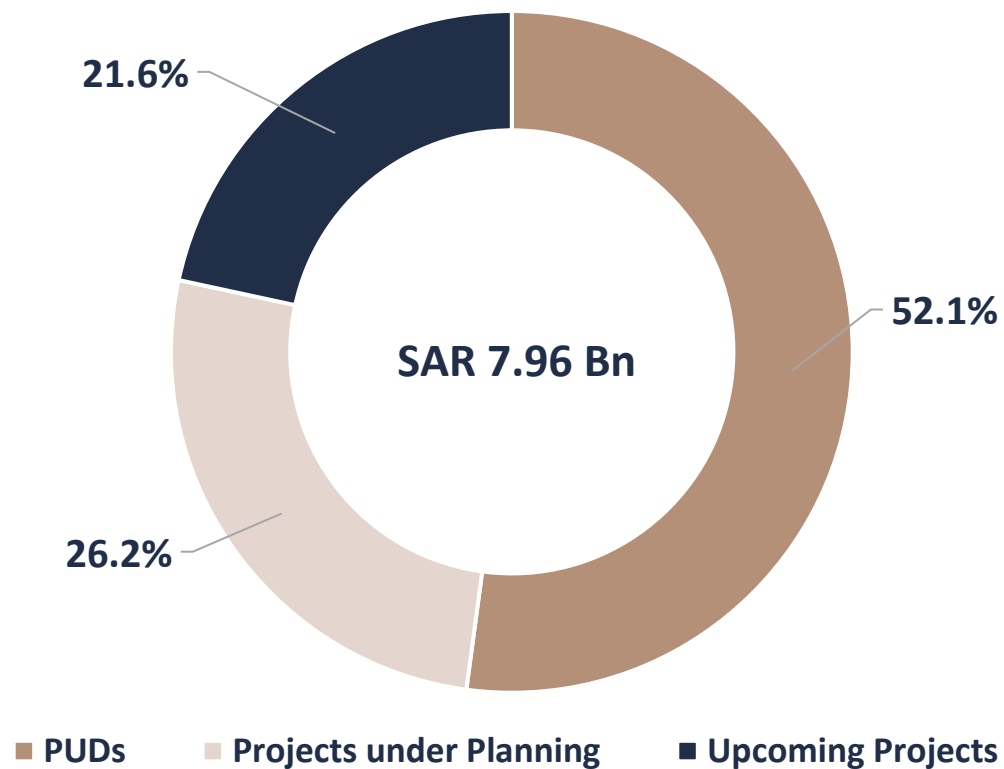
Al Akaria management is currently in discussion with related government agencies and committees to enable lands use.

Projects overview

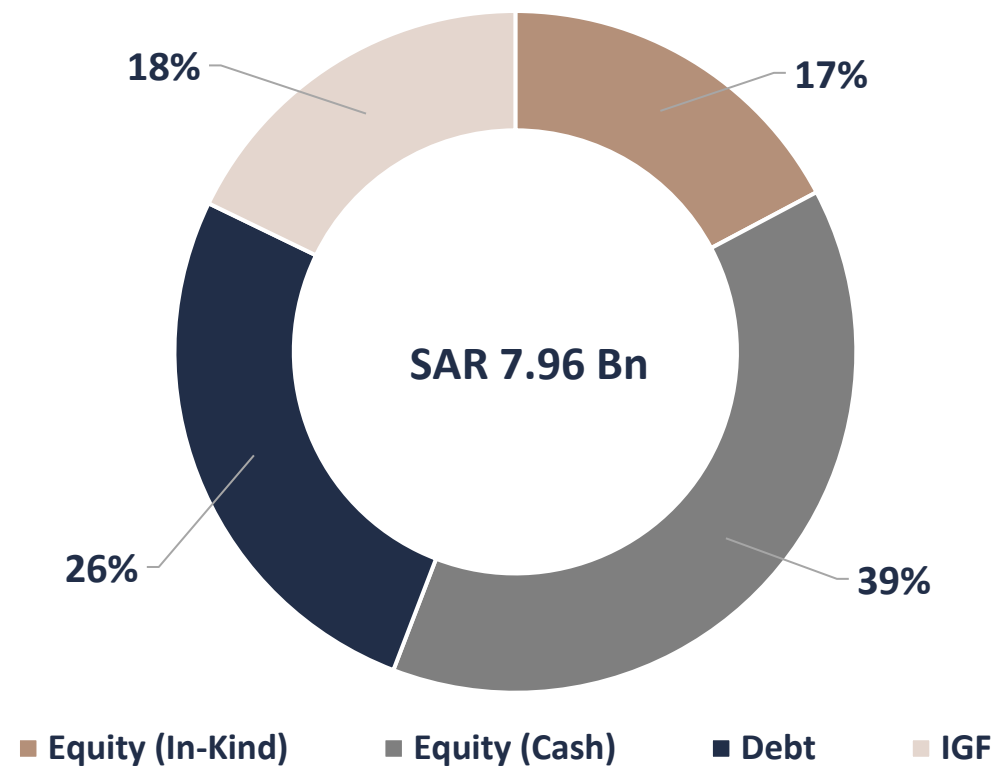
Projects Capex and source of funds

Total Capex of SAR 7.96 bn with a funding mix of Equity, debt and IGF

CAPEX



Source of Funds



Projects Under Development (PUDs)

PUDs - Al-Akaria Park (Freehold) – Riyadh



Project Summary

Alkaria Park Masterplan is located in East of Riyadh. featuring 2,926 villa plots, 33 apartment plots and 46 commercial plots.

1,764,855 Sqm

Land Area

1,058,938 Sqm

Gross Sellable Area

Project Timeline

2022 → 2025

Status

100% of the work for main infrastructure contract is already completed

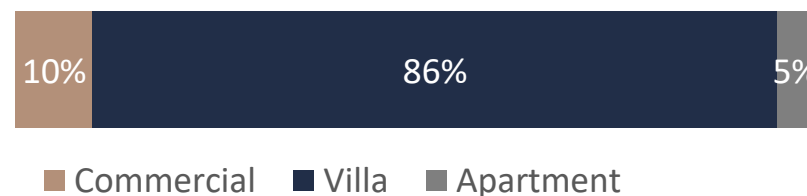
2,898

No. of Sold Contract*

SAR 1.4BN

Value of sold Contract*

Sellable Land Area Mix



PUDs - Al-Reef Residential Community (Leasehold) – Riyadh



Project Summary

Al-Reef project is the first self-integrated residential community in the Diplomatic Quarter offering various housing solutions, including 64 villas and duplexes and 176 apartments supported with state-of-art communal facilities.

39,010 Sqm

Land Area

47,581 Sqm

Gross Floor Area

Project Timeline

2022 → 2026

Status

Under construction & main contract was awarded in Q4/2023 to M/s Tamear

GFA Mix



Villas
 Apartments
 Retail

PUDs - Porta Jeddah Mixed-use Destination (Leasehold) – Jeddah



Project Summary

Porta Jeddah leisure & work destination will feature 238 keys lifestyle hotel & serviced apartments in addition to retail/ dining/entertainment components with GFA of 29,494 sqm & Grade A office space occupying 26,339 sqm

47,971 Sqm

Land Area

76,984 Sqm

Gross Floor Area

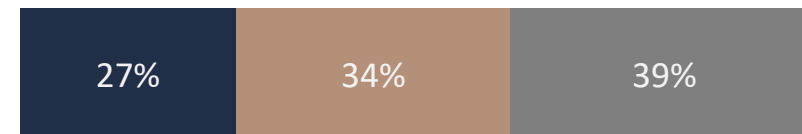
Project Timeline

2024 → 2028

Status

Detailed design, Tendering and Enabling package

GFA Mix



■ Hotel
 ■ Office
 ■ Retail

PUDs - Fai Sedra (1) Residential Project (Freehold) - Riyadh



Project Summary

Fai Sedra (1) is a residential scheme located within Sedra Masterplan Phase 1 offering 138 villa units with a design inspired by the Salmani Architecture

44,368 Sqm

Land Area

54,708 Sqm

Gross Floor Area

Project Timeline

2023 → 2026

Status

Under construction & main contract was awarded in Q4/2023 to M/s Algedrawy

GFA Mix

100%

■ Villa

PUDs - Fai Sedra (2) Residential Project (Freehold) - Riyadh



Project Summary

Fai Sedra (2) is a residential scheme located within Sedra Masterplan Phase 2 offering 310 villa units with a design inspired by the Salmani Architecture

92,450 Sqm

Land Area

105,791 Sqm

Gross Floor Area

Project Timeline

2024 → 2027

Status

Detailed design, Tendering and Enabling package

GFA Mix

100%

■ Villa

PUDs -Tilal Commercial Centre (Leasehold) - Riyadh



Project Summary

Flamingo Lifestyle Centre is an Outdoor Lifestyle Center features a Cluster of F&B, Retail shops & Wellness center: 9,509 sqm of GFA and office space occupying 8,935 sqm

21,561 Sqm
Land Area

18,790 Sqm
Gross Floor Area

Project Timeline

2024 → 2026

Status

Under construction & main contract was awarded in Q1/2024 to M/s Tamear

GFA Mix



■ Retail ■ Office

PUPs - Narjes Business Park (Leasehold) - Riyadh



Project Summary

Narjes business park will feature low-rise office buildings with GFA of 39,538 sqm and a cluster of F&B and retail shops offering 5,161 sqm of GFA

40,000 Sqm

Land Area

44,699 Sqm

Gross Floor Area

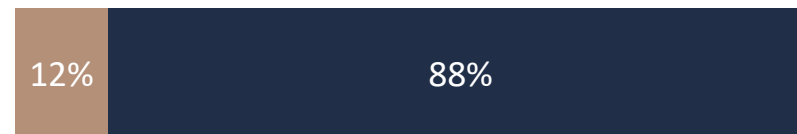
Project Timeline

2024 → 2027

Status

Detailed design, Tendering and Enabling package

GFA Mix



■ Retail
 ■ Office

Projects Under Planning (PUPs)

PUPs - L'Avenir Mixed-use Destination (Leasehold) – Riyadh



Project Summary

L'Avenir is a leisure and work destination that will feature lifestyle hotel offering 280 keys in addition to retail/ dining/ entertainment with GFA of 10,544 sqm and co-working space occupying 1,768 sqm

25,500 Sqm

Land Area

34,778 Sqm

Gross Floor Area

Project Timeline

2024 → 2028

Status

Design Stage

GFA Mix



■ Hotel
 ■ Retail
 ■ Business Centre

PUPs - Vyda Residential Project (Freehold) Riyadh



Project Summary

Vyda is a residential scheme located within Akaria Park Masterplan offering 280 villa units. The project is a joint venture (JV) between Al-Akaria and Al-Tahaluf

88,492 Sqm

Land Area

119,849 Sqm

Gross Floor Area

Project Timeline

2025 → 2027

Status

Design Stage

GFA Mix

100%

■ Villa

Upcoming Pipeline Projects

Upcoming Projects - Al-Akaria (1) Mixed-Use (Leasehold) –Riyadh



Project Summary

Al-Akaria (1) is a transit-oriented development (TOD) offering 167 keys internationally branded hotel and a promenade featuring 16,845 sqm of F&B and retail GFA alongside 35,000 sqm of collaborative office space and 389 apartment units

30,215 Sqm

Land Area

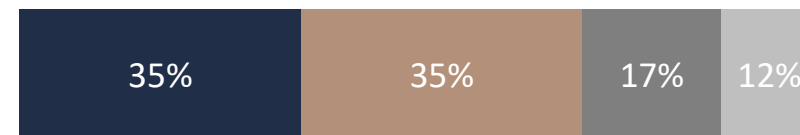
98,741 Sqm

Gross Floor Area

Status

Design Stage

GFA Mix



Apartments
 Office
 Retail
 Hotel

Upcoming Projects - Sitteen Vertical Residential (Leasehold) - Riyadh



Project Summary

Sitteen project is the vertical residential community offering various size of apartment unit including 320 apartments supported with state-of-art communal facilities and retail shops occupying 1,548 sqm on the ground floor

9,857 Sqm

Land Area

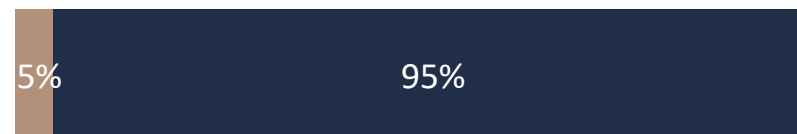
33,268 Sqm

Gross Floor Area

Status

Design Stage

GFA Mix



■ Retail
 ■ Apartments

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THANK YOU

