





Al Akaria Q3 2025 Earnings Presentation

    @AlakariaSA



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CONTENT

About Al Akaria & its strategy	<u>01</u>
Financial performance Overview	<u>02</u>
Projects Overview	<u>03</u>
Appendix	<u>04</u>
Subsidiaries Performance and projects	<u>05</u>

About Al Akaria & 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:

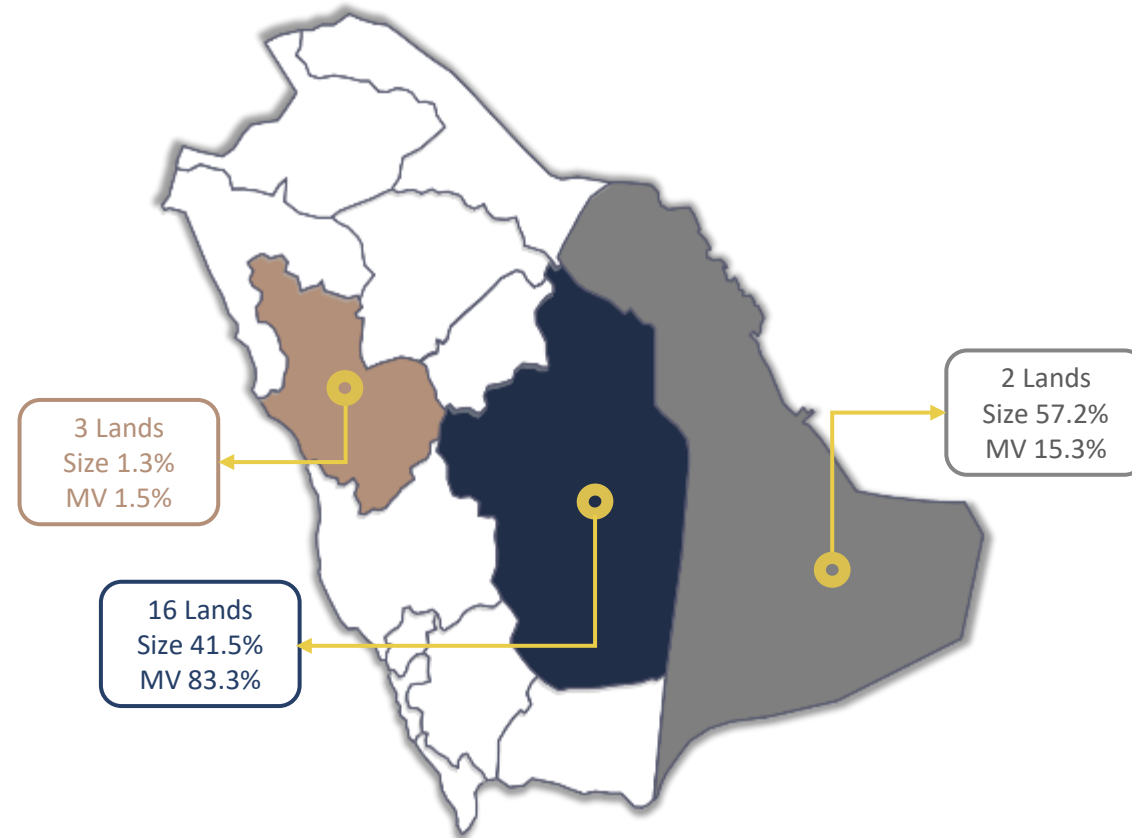


Al Akaria is a real estate developer leader in the market to be the “BEST” not the “BIGGEST”.



About Al Akaria - Land Bank Locations*

Strategic landbank portfolio comprising 21 landholdings covering a total land of 19.67m** sqm

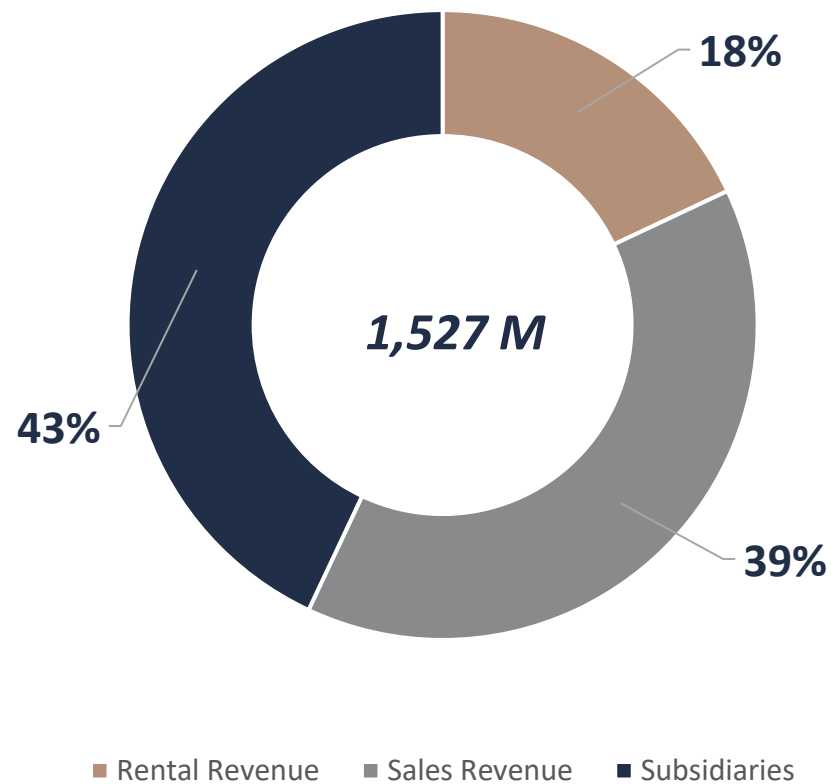


*The landholdings currently under development are excluded from the above.

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

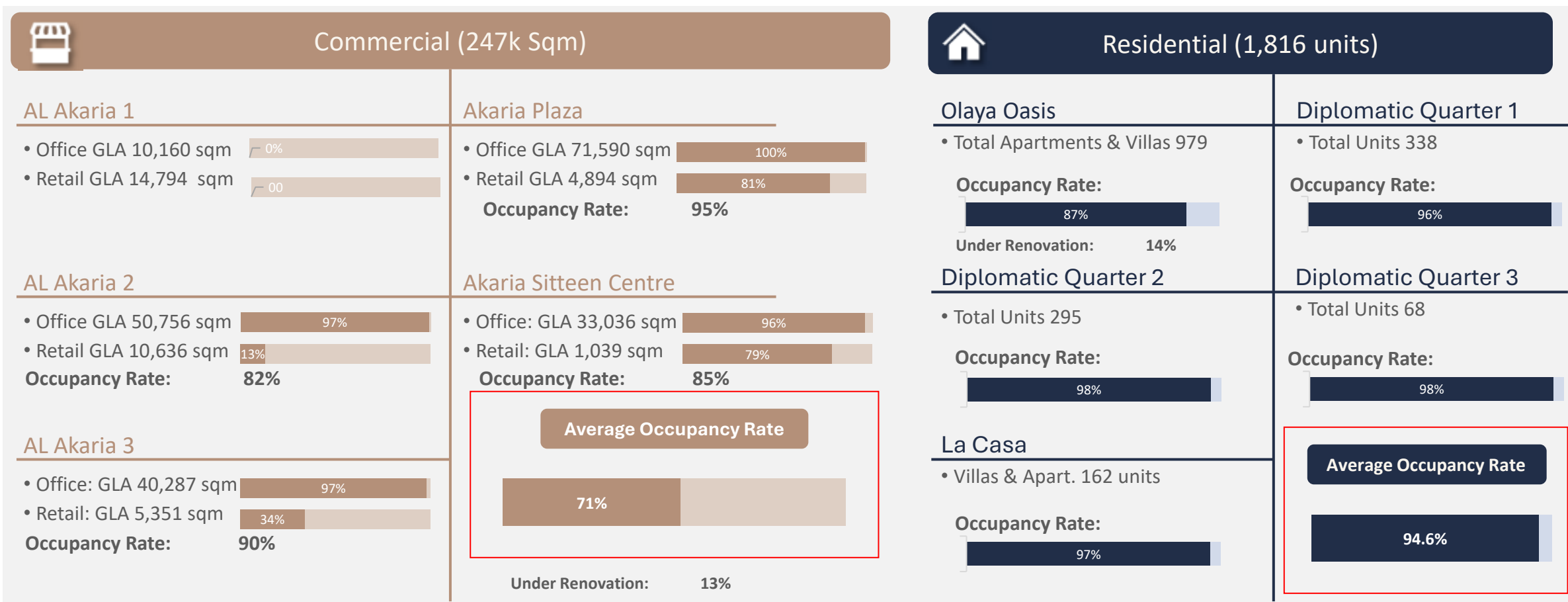
About Al Akaria – 2025 Revenue Streams

Diversified revenue streams, between rental, sales and subsidiaries activities



About Al Akaria– Rental Revenue

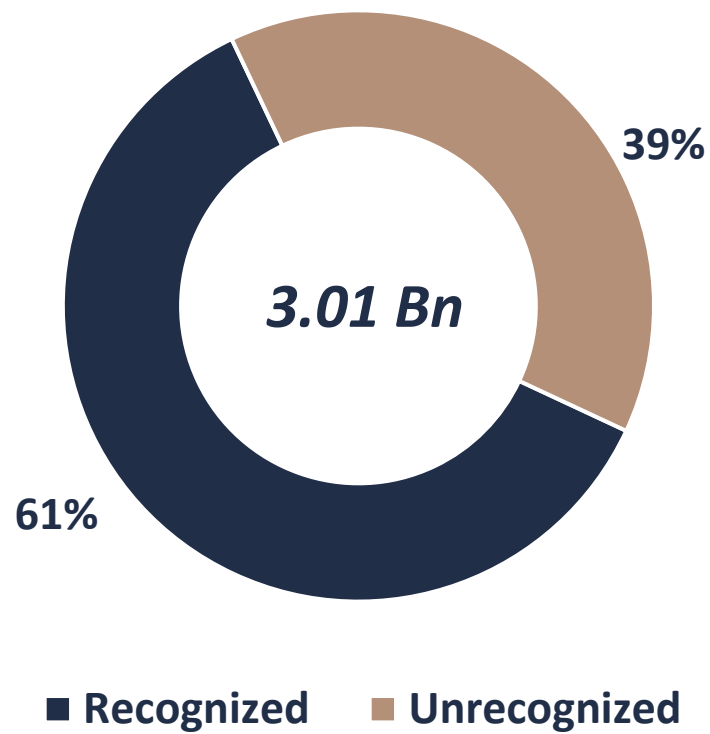
Stable revenues from a balanced combination of commercial and residential rental properties



About Al Akaria– Developed Projects Sales Revenue

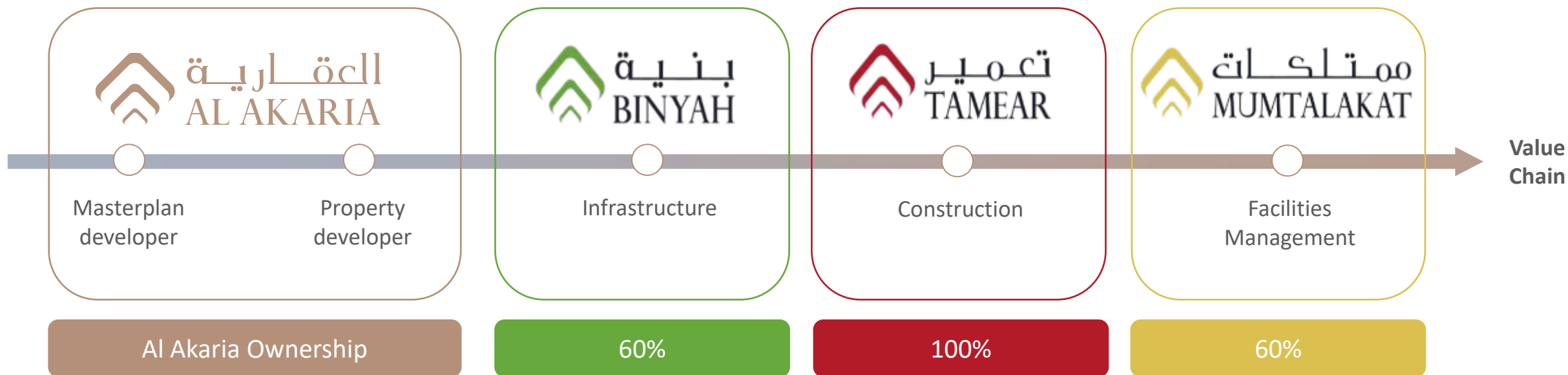
Three projects to fuel 2025 sales revenue: Fai Sedra-1 ,Al-Akaria Park and Fai Sedra-2

Recognized vs Unrecognized Revenue



About Al Akaria – Subsidiaries

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



Financial Performance

Financial Performance – Summary

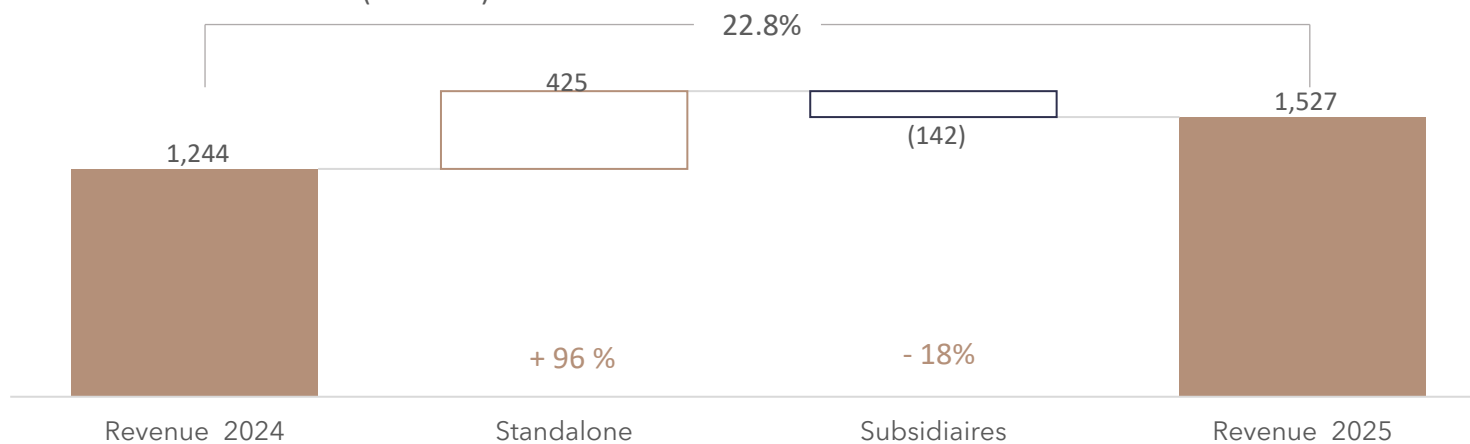
Overall improvement in profitability driven by higher revenues.

<div>Q3 2025 Revenue</div> <div>SARmn</div> <div>1,527</div> <div>23% YoY</div>	<div>Q3 2025 Gross Profit</div> <div>SARmn</div> <div>719</div> <div>85% YoY</div>	<div>Q3 2025 Operating Profit</div> <div>SARmn</div> <div>518</div> <div>117% YoY</div>	<div>Q3 2025 Total Net Income</div> <div>SARmn</div> <div>380</div> <div>284% YoY</div>
<div>Q3 2025 ROAE</div> <div>9.1%</div> <div>5.14ppts YoY</div>	<div>Q3 2025 Gross Profit Margin</div> <div>47.1%</div> <div>15.76ppts YoY</div>	<div>Q3 2025 Operating Income Margin</div> <div>33.9%</div> <div>14.69ppts YoY</div>	<div>Q3 2025 Net Profit Margin</div> <div>24.9%</div> <div>16.93ppts YoY</div>
<div>Q3 2025 EPS</div> <div>SAR</div> <div>0.72</div> <div>929% YoY</div>	<div>Q3 2025 Debt / Equity</div> <div>0.55</div> <div>-15 % YoY</div>	<div>Q3 2025 Net Debt</div> <div>SARmn</div> <div>1.65</div> <div>-28 % YoY</div>	<div>Q3 2025 Working Capital</div> <div>SARmn</div> <div>1.40</div> <div>15 % YoY</div>

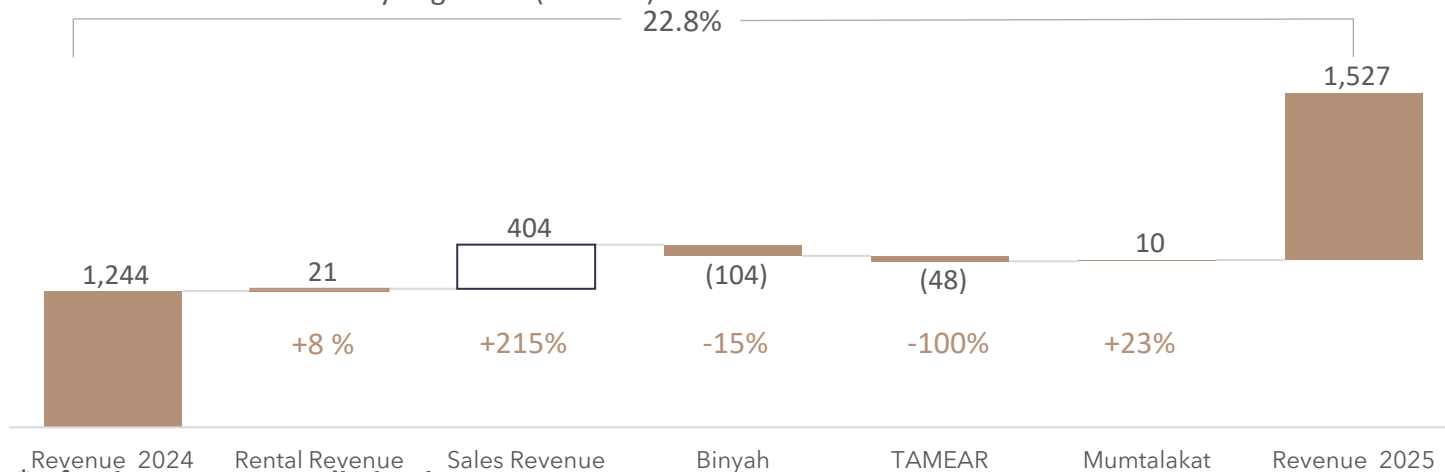
Financial Performance – Revenue

Revenue for 9M 2025 increased by 22.8% YoY, driven by growth in standalone revenues.

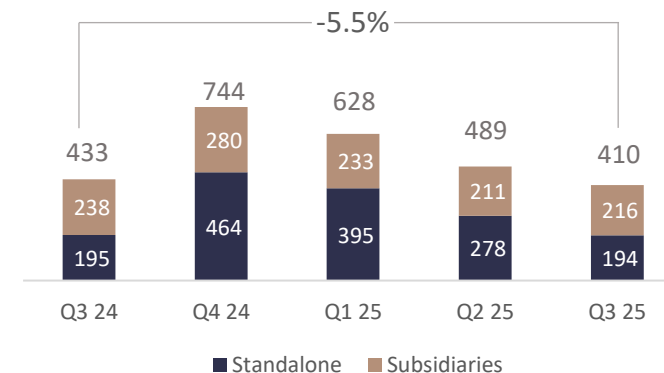
Revenue Movement YoY (SAR Mn)



Revenue* Movement YoY by Segments (SAR Mn)



* After inter-company eliminations

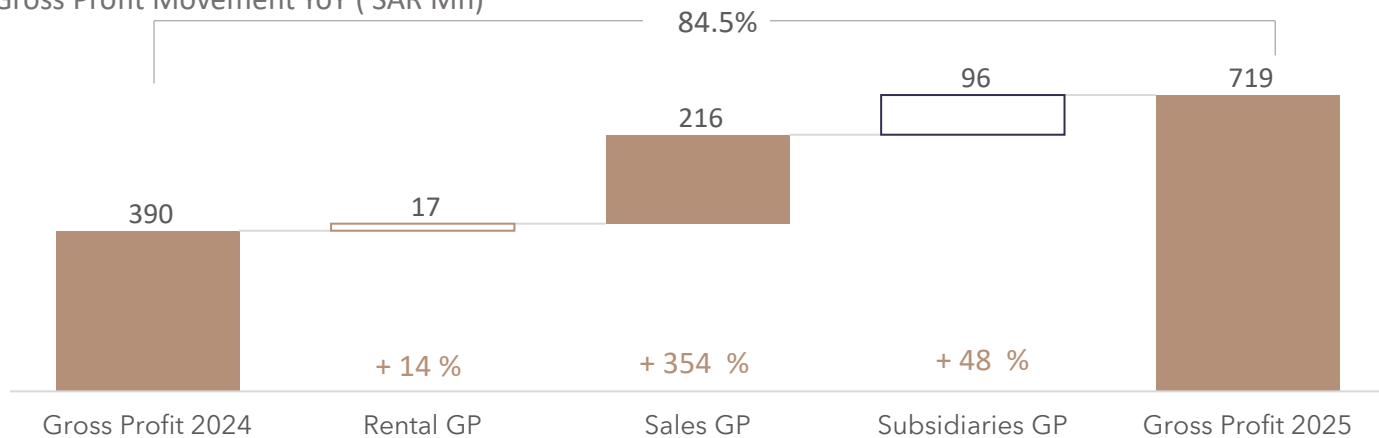


- Revenue for the 9 Months period has increased by SAR 283 million in compared to the same period last year, driven by a growth in Sales Revenue by 215% (404 M), and Rental Revenue by 8% (21 M).
- Rental revenue for the 9 Months period has increased by 8% in 2025 compared to last year, supported by higher rental rates, improved occupancy, and the addition of units that were under renovation last year and are now fully occupied.
- Subsidiaries' revenue for the 9 Months period decreased by 18%, mainly driven by Binyah, while gross profit from subsidiaries recorded a strong increase of 48%.

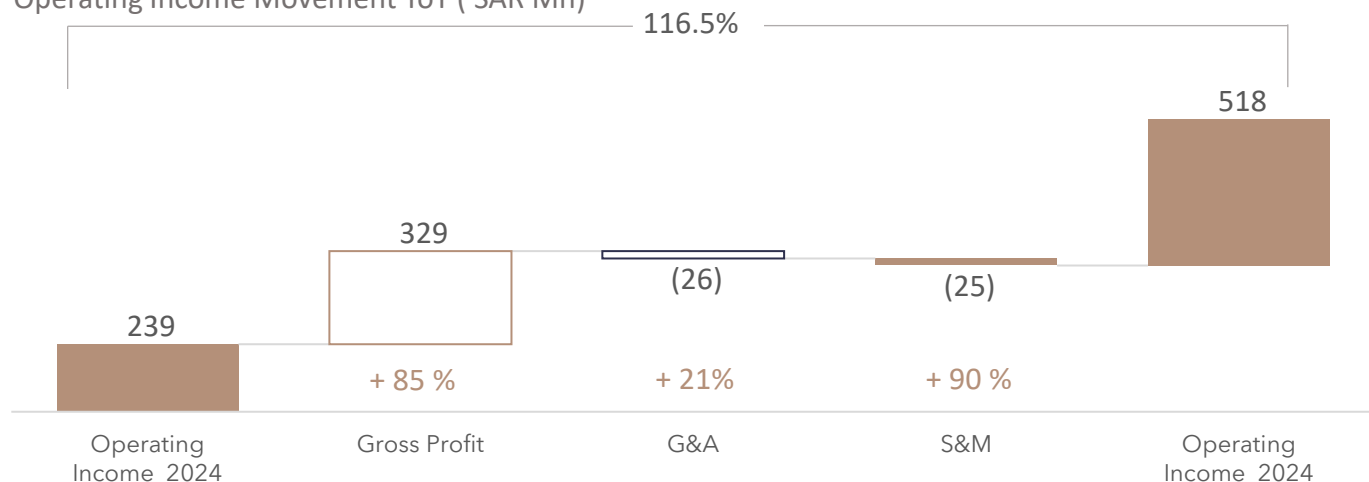
Financial Performance – Gross Profit and Operating Income

In 9M 2025, Gross Profit Margin improved driven by all business segments.

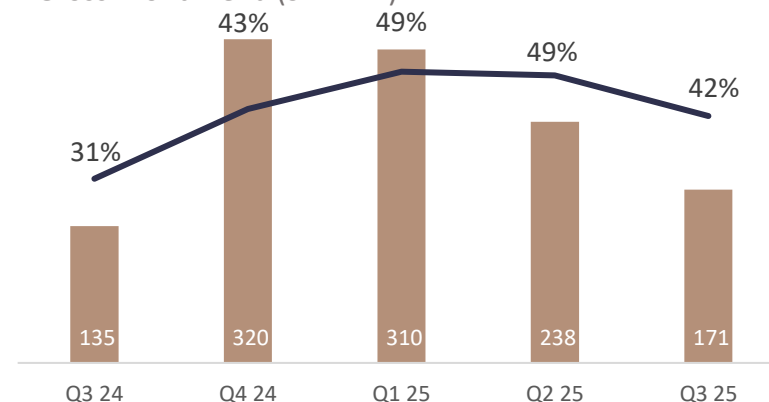
Gross Profit Movement YoY (SAR Mn)



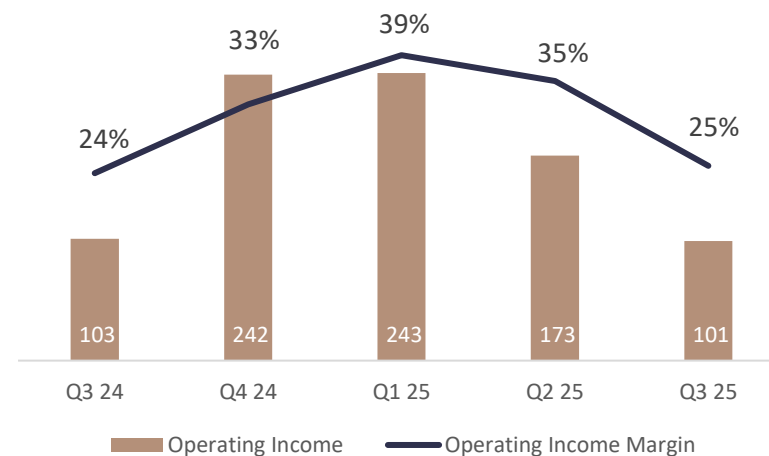
Operating Income Movement YoY (SAR Mn)



Gross Profit Trend (SAR Mn)



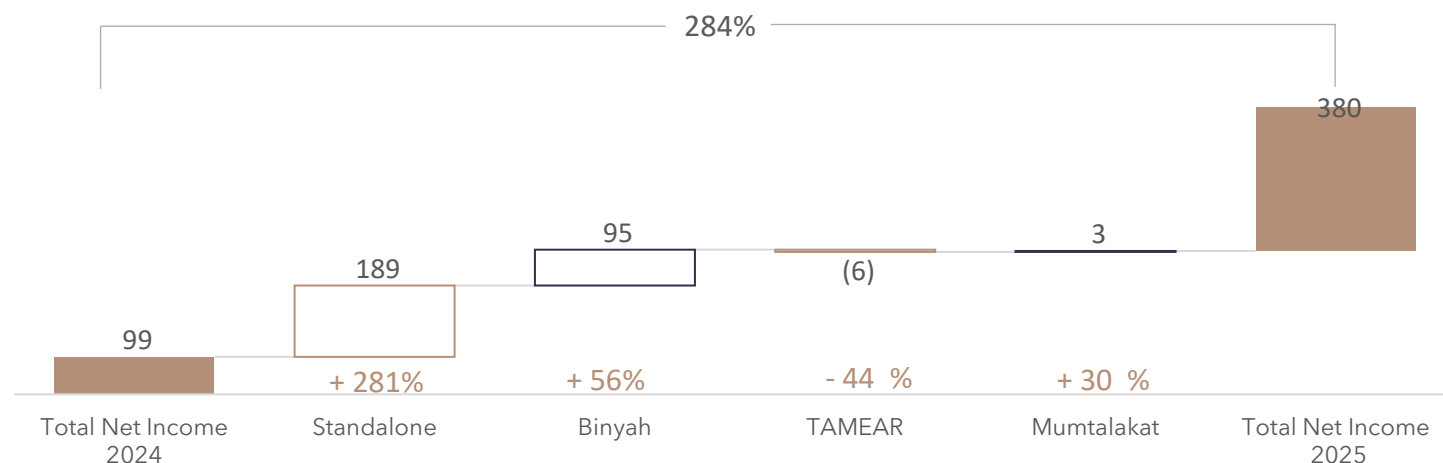
Operating Income Trend (SAR Mn)



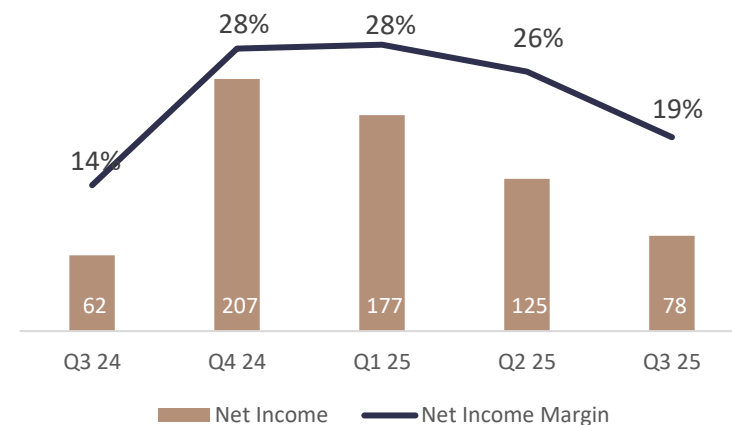
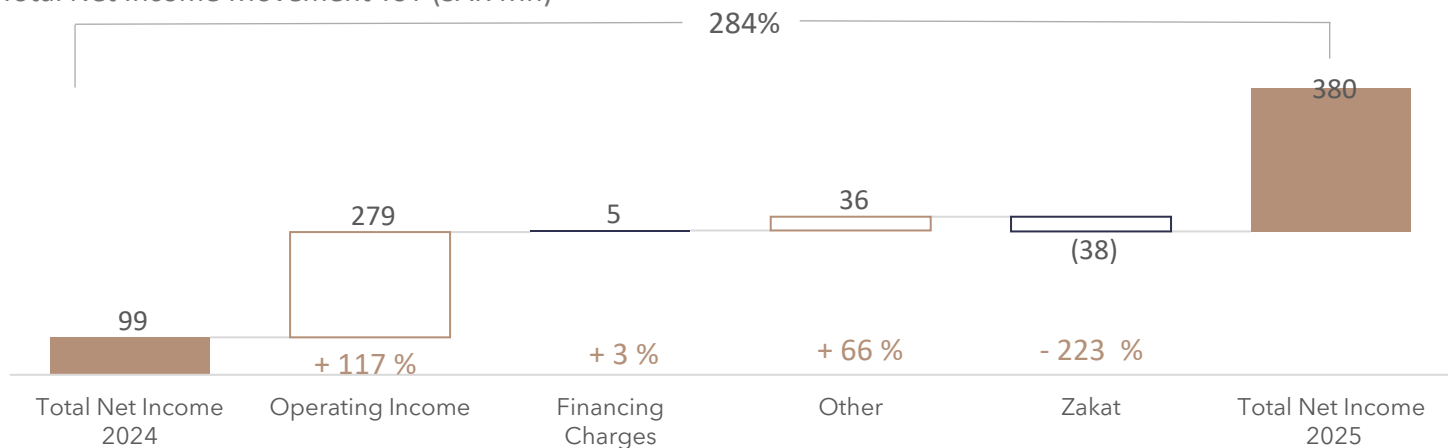
Financial Performance – Net Income

Net profit for 9 M2025 Increased by 284% due to an increase in Standalone and subsidiaries Net Profit.

Total Net Income Movement YoY (SAR Mn)



Total Net Income Movement YoY (SAR Mn)

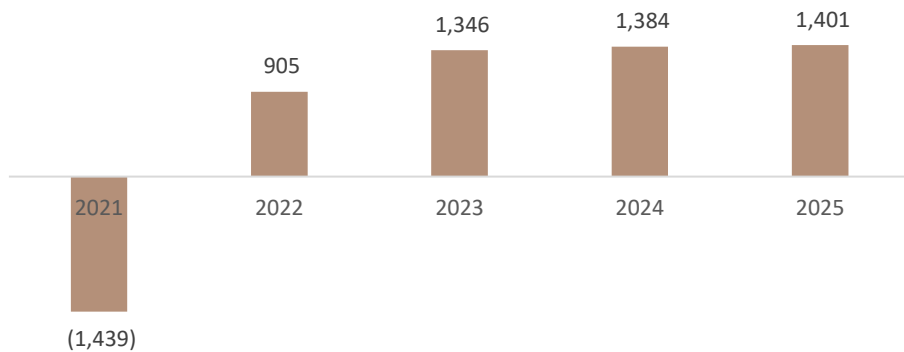


- Net profit Revenue for the 9 Months period has increased by 284%, fueled by substantial growth in standalone net profit, and strong contributions from subsidiaries.
- Standalone net profit for the 9 Months period has increased by 281% (189 M), mainly due to the sales of non-core lands and the increase in gross profit from rentals.
- Binyah has recorded a significant increase for the 9 Months period in net profit driven by profit from joint venture and high margins

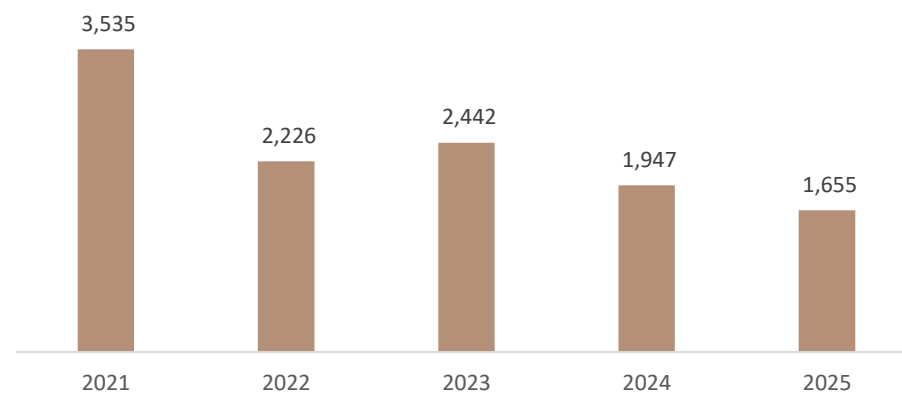
Financial Performance –liquidity & leverage

Al Akaria has maintained healthy levels of liquidity and leverage in 9M 2025

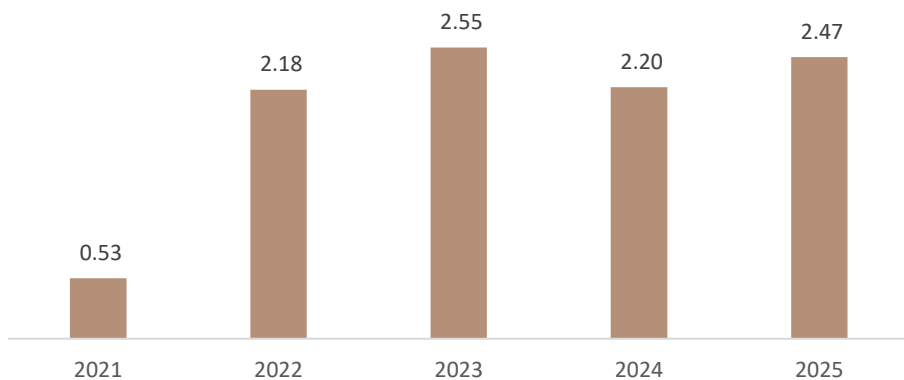
Working Capital (SAR Mn)



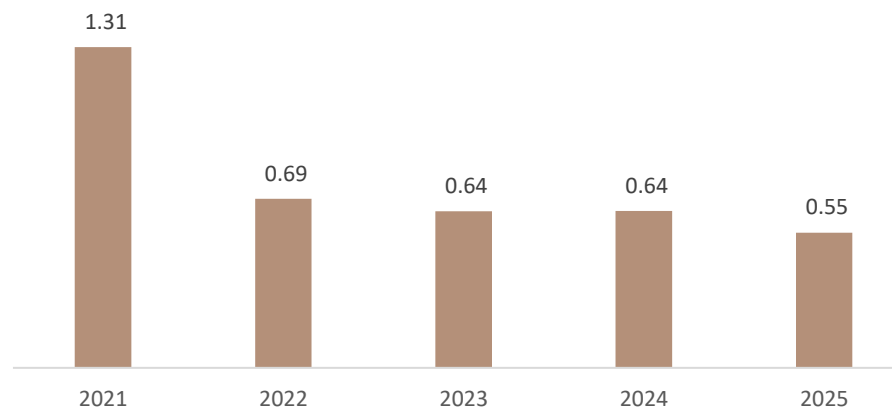
Net Debt (SAR Mn)



Current Ratio



Debt / Equity

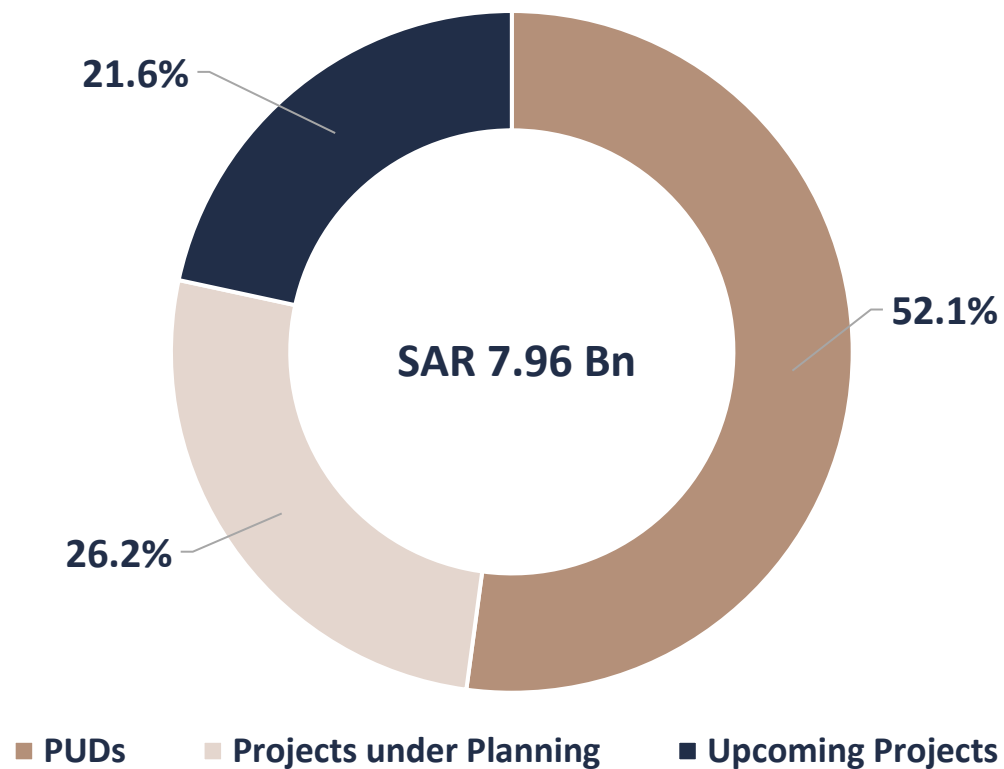


Projects overview

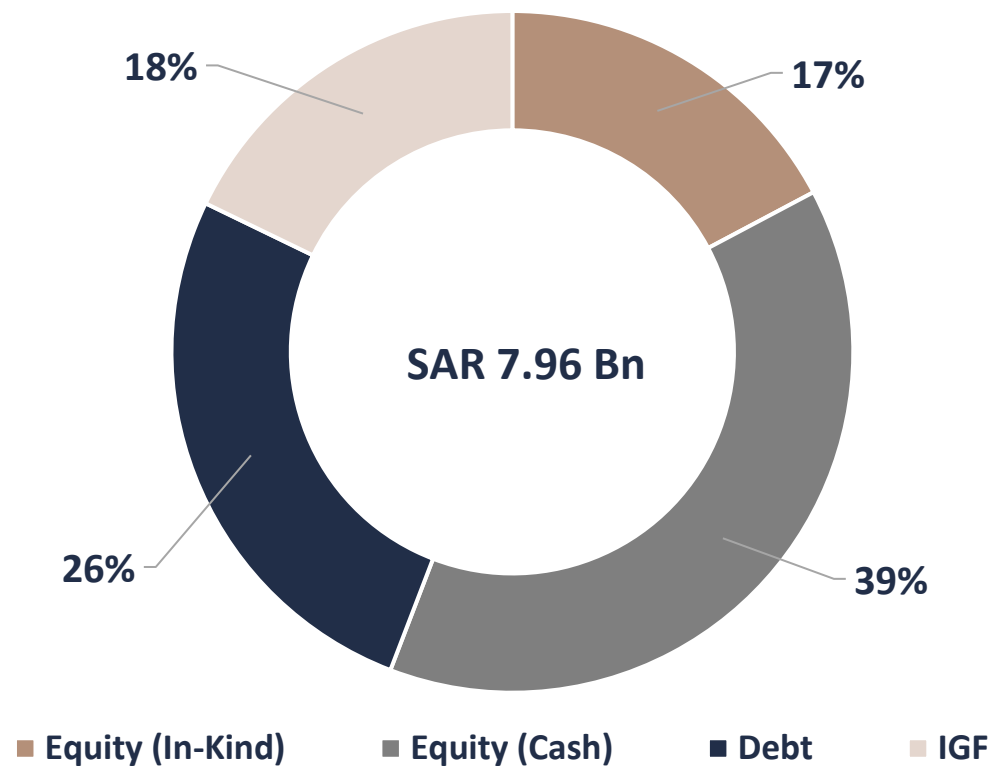
Projects Capex and source of funds

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-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 - Fai Sedra (1) Residential Project - 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 - 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

Under construction & main contract was awarded in Q4/2025 to M/s Algedrawy

GFA Mix

100%

■ Villa

PUDs - Al-Akaria Park – 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

97% of the work for main infrastructure contract is already completed

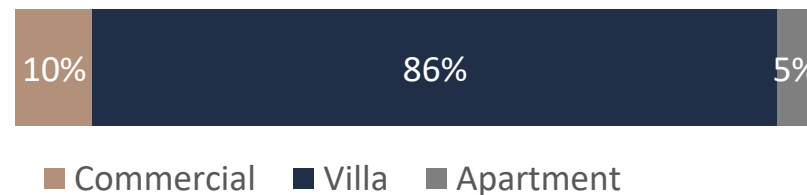
2,864

No. of Sold Contract*

SAR 1.4BN

Value of sold Contract*

Sellable Land Area Mix



PUDs -Tilal Commercial Centre - 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 - 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

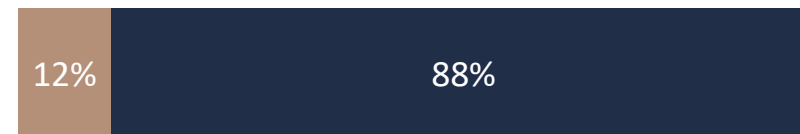
Project Timeline

2024 → 2027

Status

Main contract awarded to Tamear; construction works are expected to commence by end-2025.

GFA Mix



■ Retail
 ■ Office

PUDs - Porta Jeddah Mixed-use Destination – 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

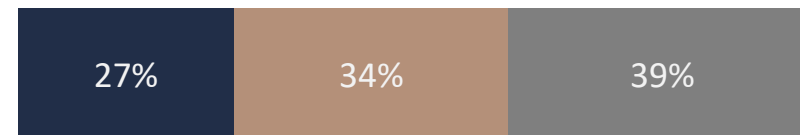
Project Timeline

2024 → 2028

Status

Detailed design, Tendering and Enabling package

GFA Mix



■ Hotel
 ■ Office
 ■ Retail

Projects Under Planning (PUPs)

PUPs - L'Avenir Mixed-use Destination– 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 -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 –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

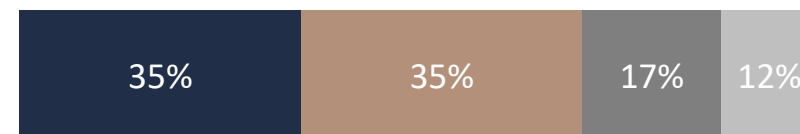
Land Area

98,741 Sqm

Gross Floor Area

Status
Design Stage

GFA Mix



Apartments
 Office
 Retail
 Hotel

Upcoming Projects - Sitteen Vertical Residential - 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

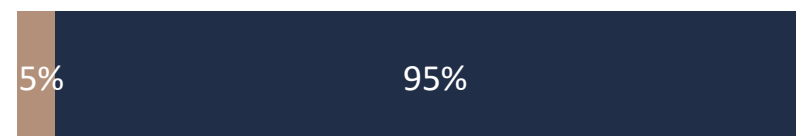
Land Area

33,268 Sqm

Gross Floor Area

Status
Design Stage

GFA Mix



■ Retail
 ■ Apartments

Q&A

Appendix



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

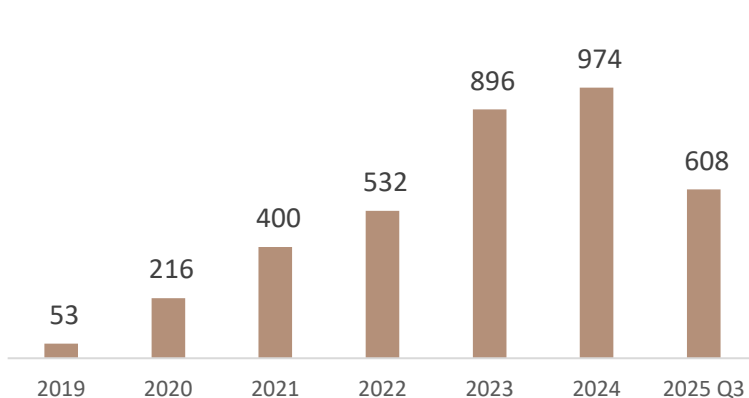
Al Akaria management is currently in discussion with related government agencies and committees to enable lands use.

Subsidiaries

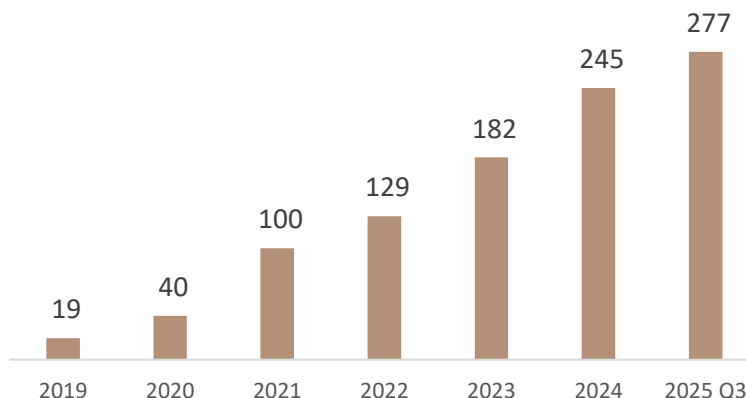
Subsidiaries – Binyah

“Binyah” profits are increasing, and margins are improving.

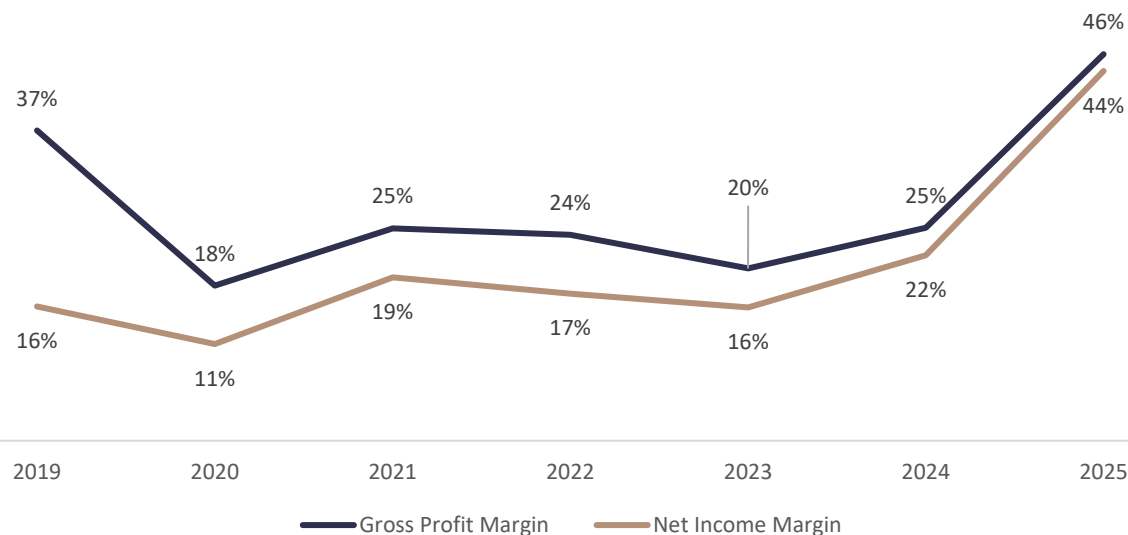
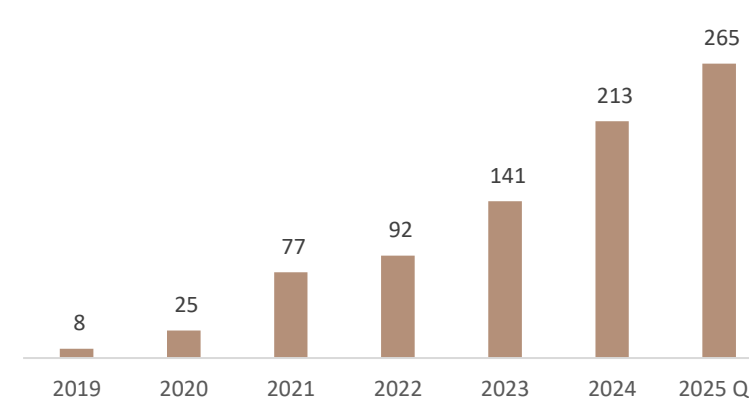
Revenue (SAR Mn)



Gross Profit (SAR Mn)



Net Income (SAR Mn)

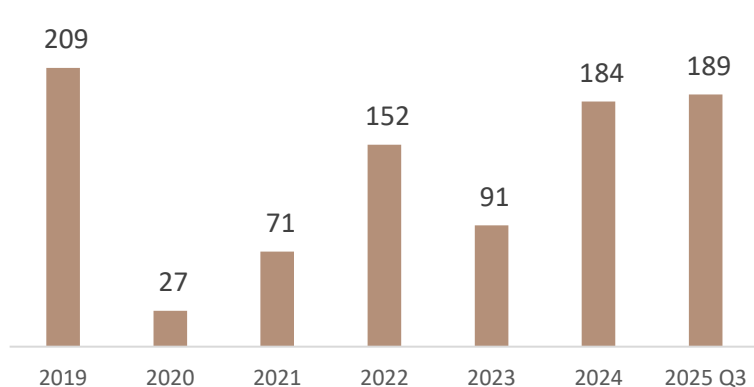


- As of September 2025, the Backlog equal to SAR 2.5 B* over the next 2 Years. *This includes the share of the partner in Qiddiya Project.
- “Binyah “ has successfully managed to maintain and improve its margins over the past 5 Years.

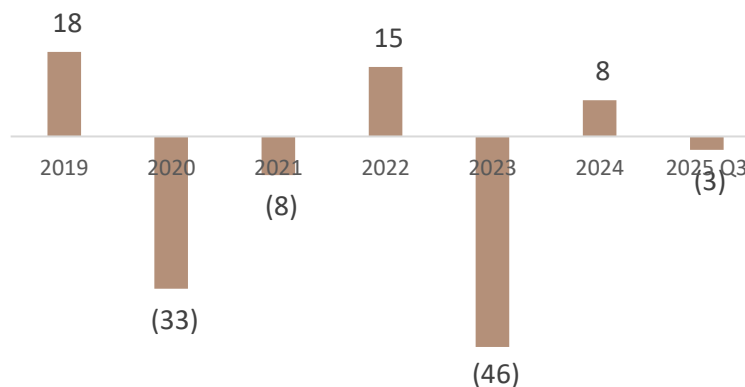
Subsidiaries – Tamear

“TAMEAR” has been awarded a new contract, from Qiddiya.

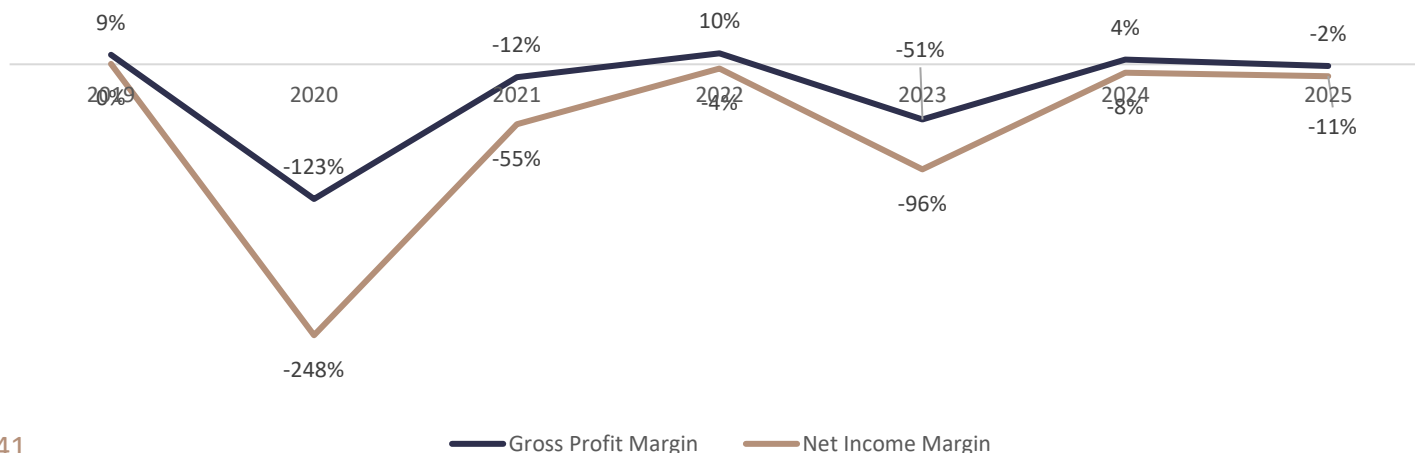
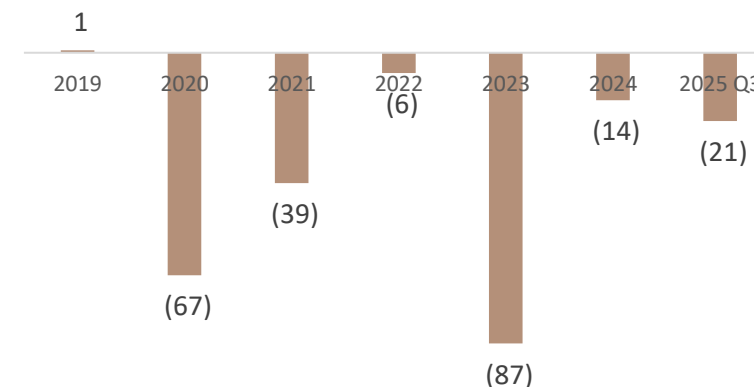
Revenue (SAR Mn)



Gross Profit (SAR Mn)

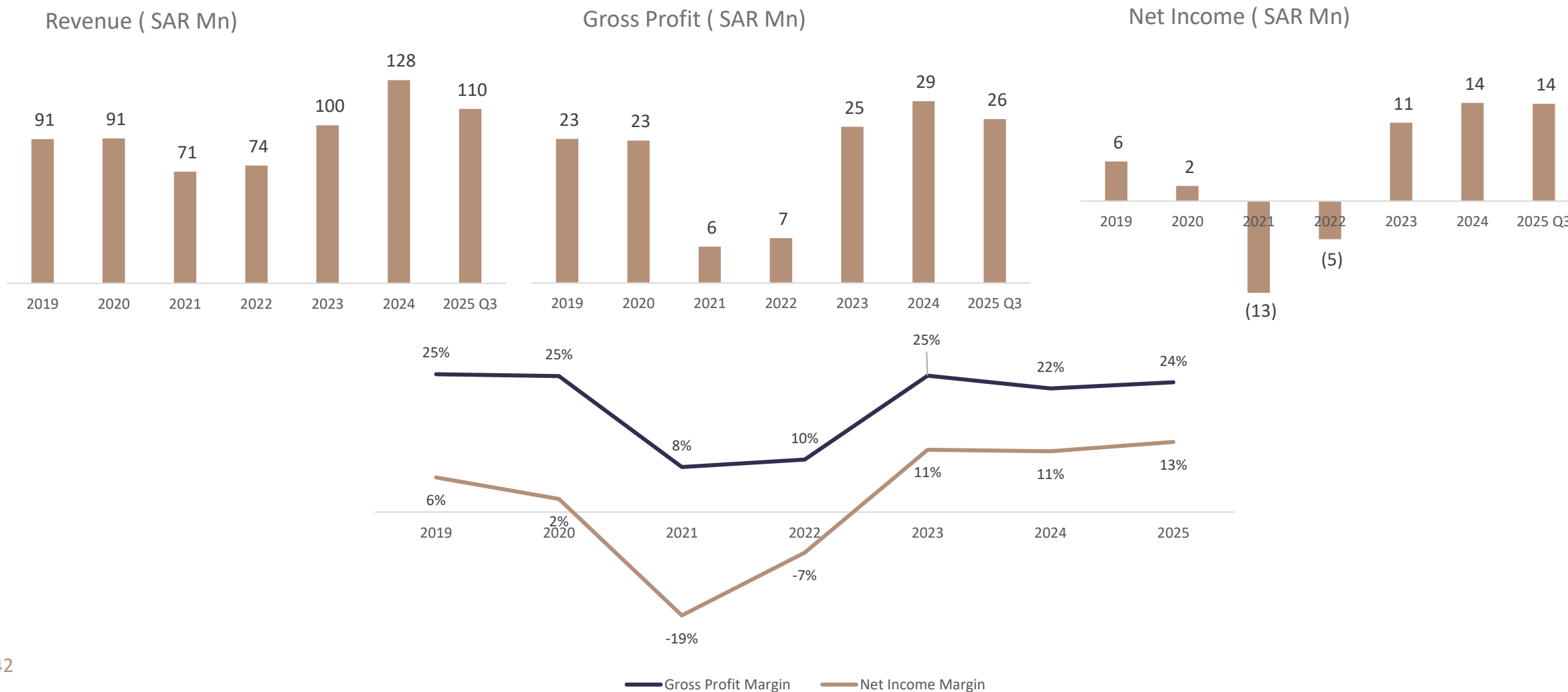


Net Income (SAR Mn)



- TAMEAR has been awarded a new contract from Qiddiya in Q3 2025.
- Five Projects have been Awarded by the Parent Company “Al-Akaria” has contributed in “TAMEAR” revenues to “TAMEAR” in 9M 2025.
- While newly awarded projects are making profits, “TAMEAR” incurred direct costs of SAR 25 million related to the “Al-Mashriqyah Project” during the period, with no associated revenues recorded as all revenues for this project were recognized in a previous period. In contrast, other projects generated profits during the same period.

Subsidiaries – Mumtlakat



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THANK YOU

