





Al Akaria Q4/FY 2025 Earnings Presentation

    @AlakariaSA



تاريخها يدكي
SINCE 1976

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Financial Performance

Financial Performance – Summary

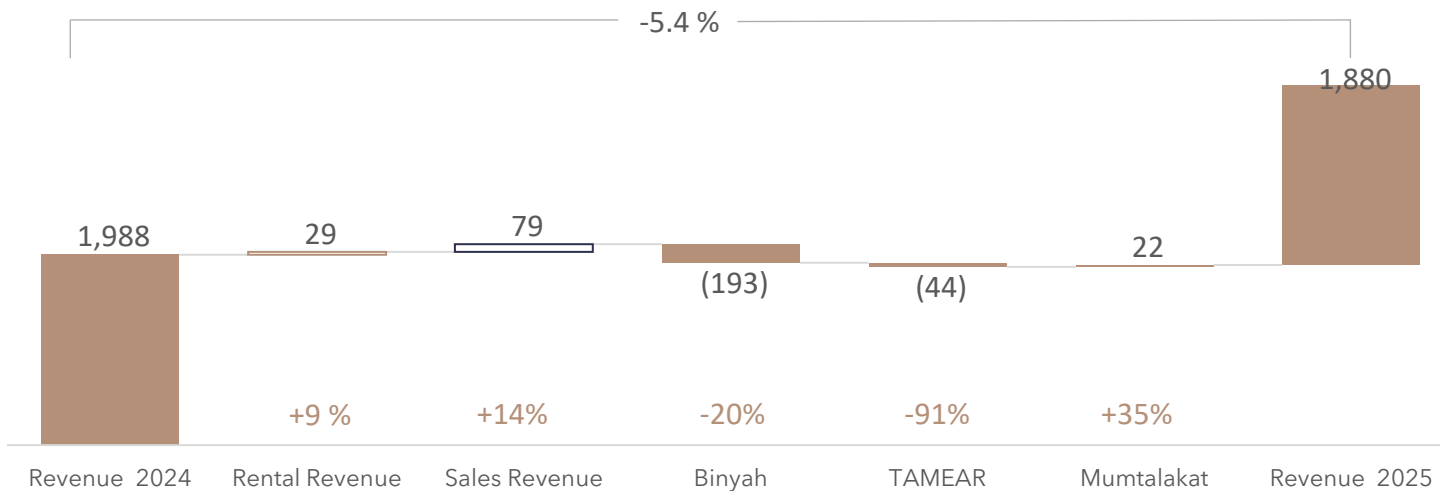
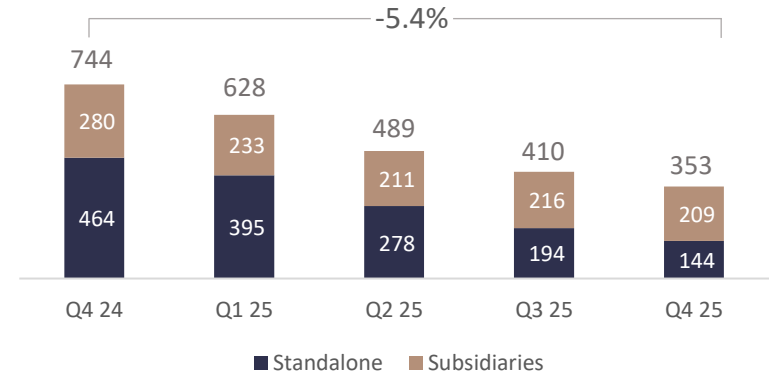
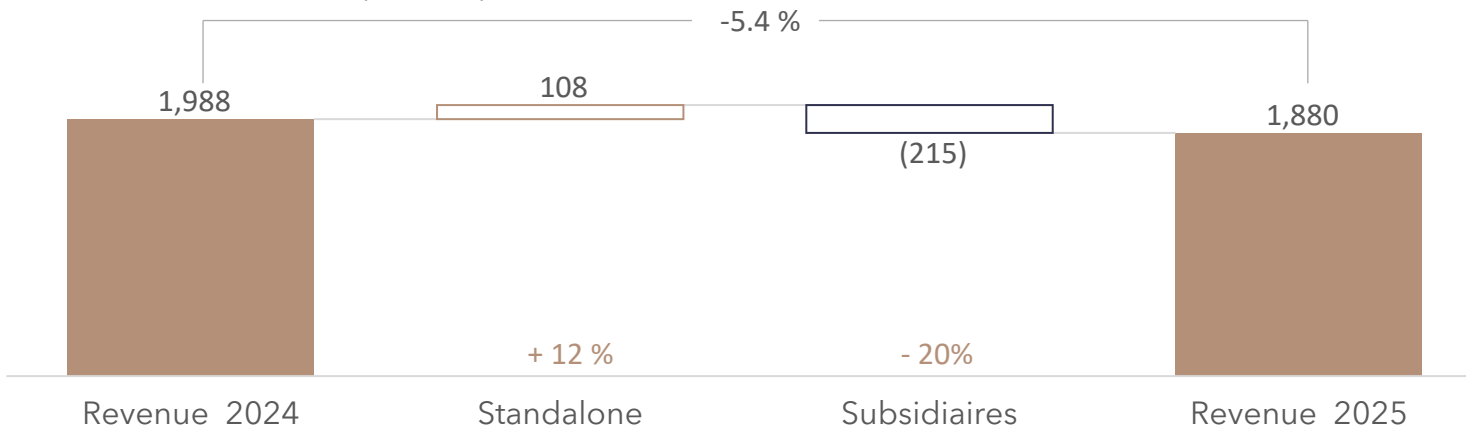
Overall improvement in profitability driven by higher margins.



Financial Performance – Revenue

Consolidated Revenue for 2025 decreased by 5.4% YoY, despite growth in Standalone revenues.

Revenue Movement YoY (SAR Mn)



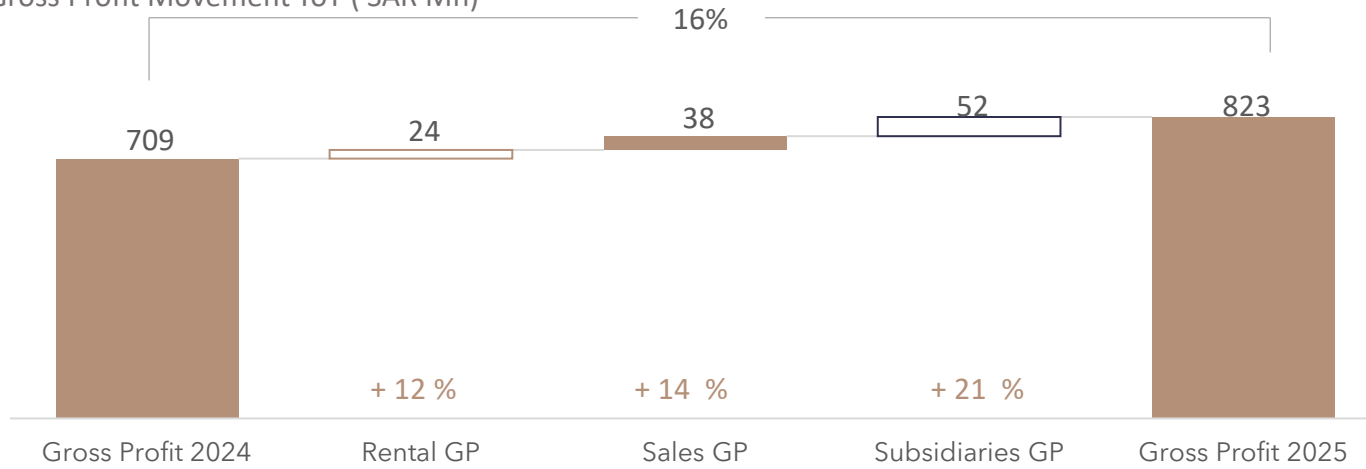
- Revenue in 2025 has decreased by SAR 108 M compared to 2024, as a result of Subsidiaries revenue decrease by 20% SAR 215M , despite the increase in standalone revenues by 12% SAR 108M.
- Sales Revenues has increased by 14% SAR 79M supported by Fai Sedra-1 Percentage of completion in addition to the divestment of non-core lands in alignment with the company approved strategy. In addition to this Rental revenues has increased by 9% SAR 29M compared to last year, supported by higher rental rates, improved occupancy.
- Subsidiaries' revenue for 2025 decreased by 20% SAR 215M compared to 2024, mainly due to Binyah revenue decrease, while gross profit from subsidiaries recorded a strong increase of SAR 52M.

* After inter-company eliminations

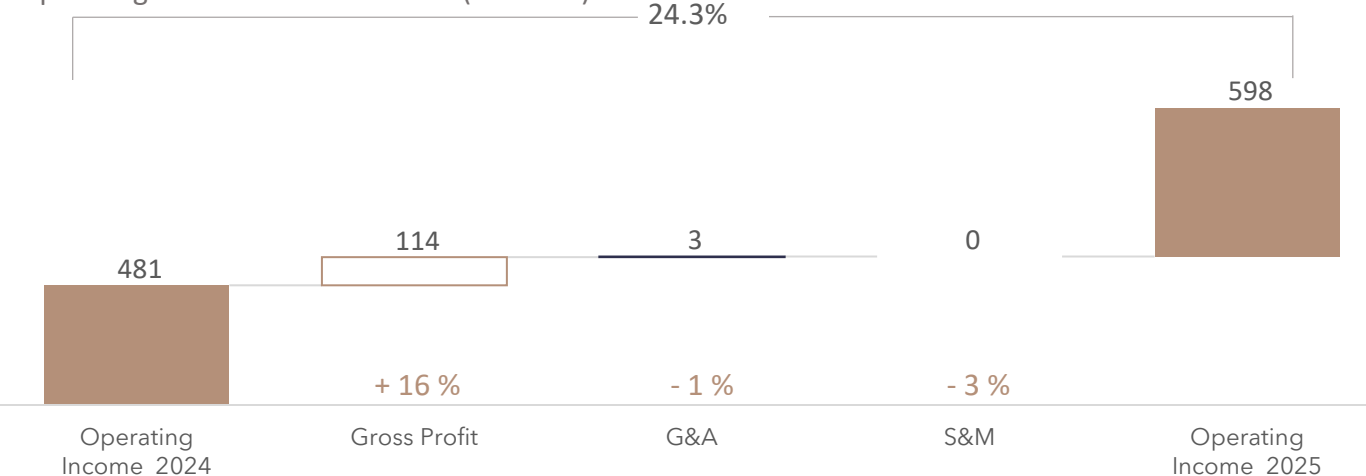
Financial Performance – Gross Profit and Operating Income

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

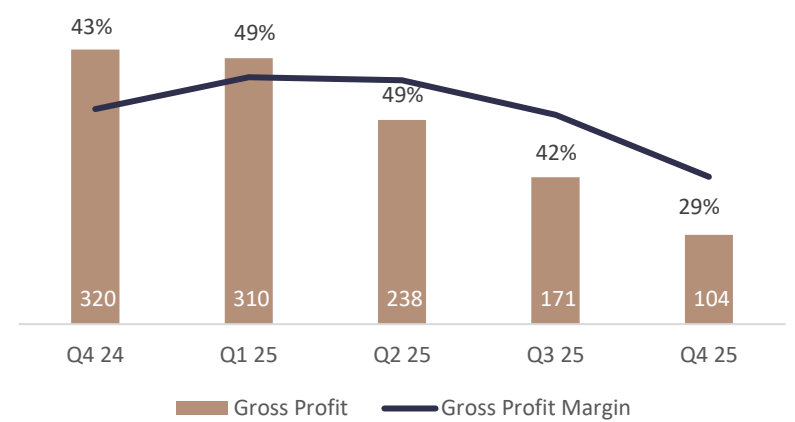
Gross Profit Movement YoY (SAR Mn)



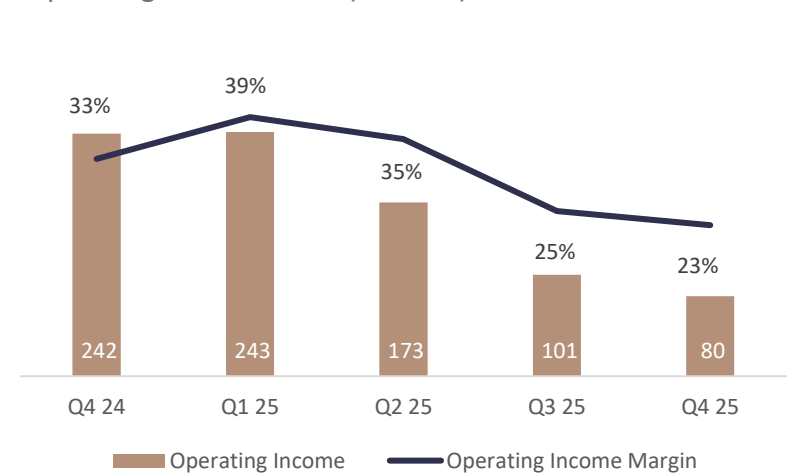
Operating Income Movement YoY (SAR Mn)



Gross Profit Trend (SAR Mn)



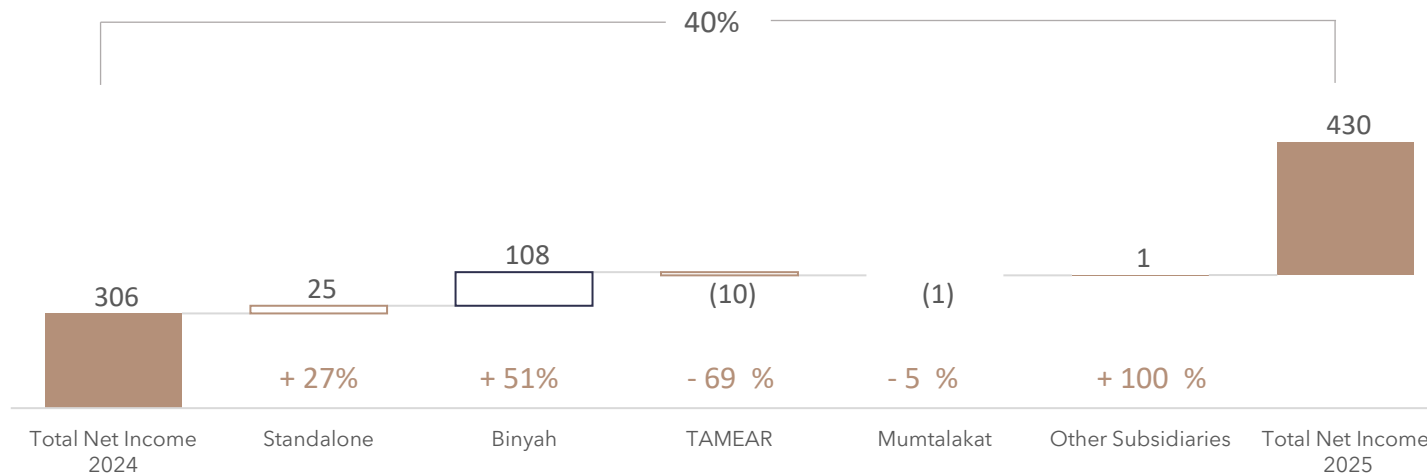
Operating Income Trend (SAR Mn)



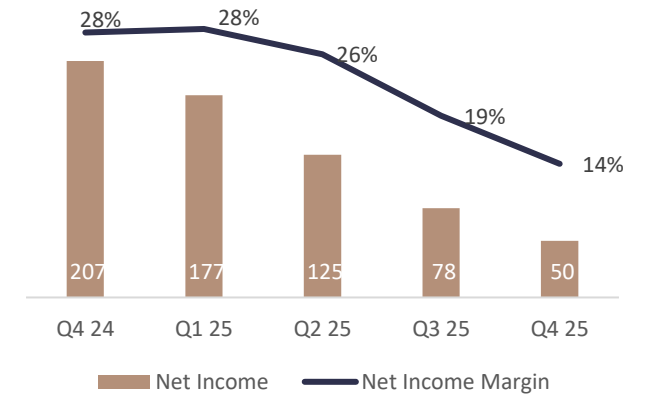
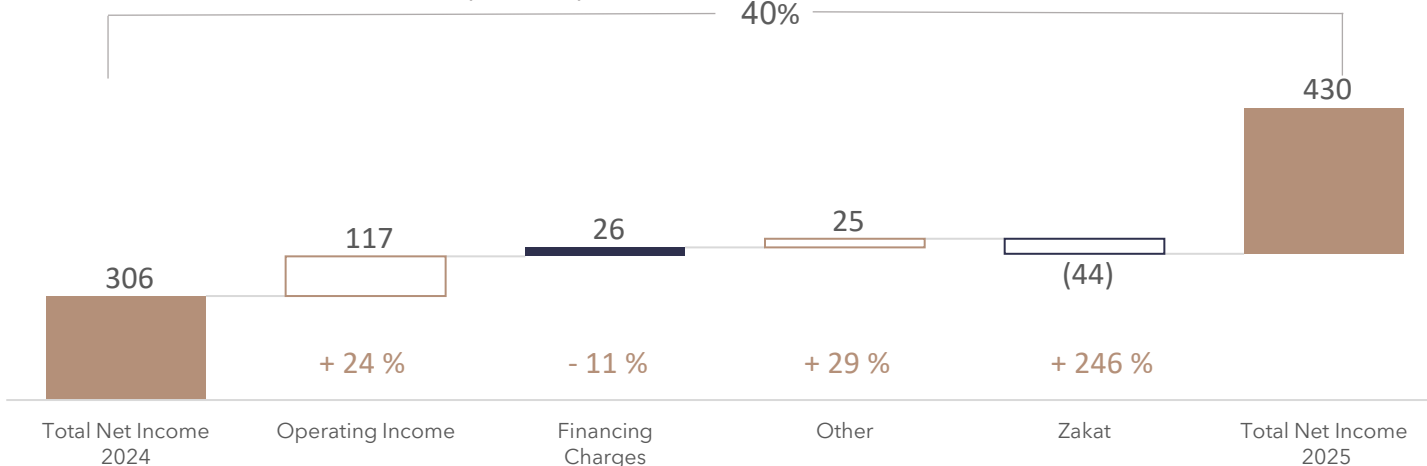
Financial Performance – Net Income

Total Net profit for 2025 Increased by 40% due to an increase in Standalone and Binyah Net Profit.

Total Net Income Movement YoY (SAR Mn)



Total Net Income Movement YoY (SAR Mn)

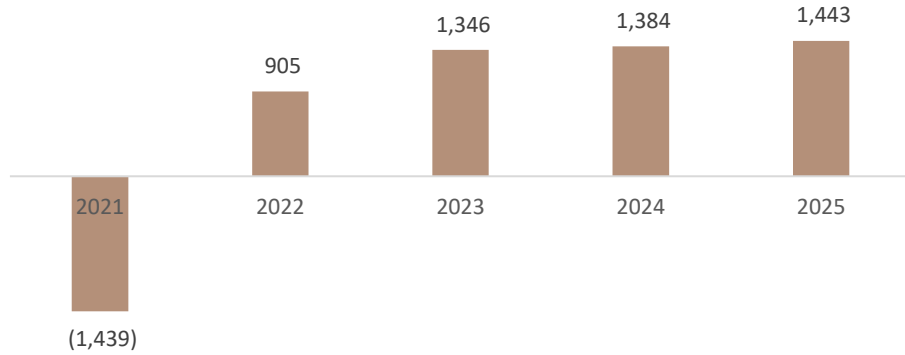


- Total Net profit for 2025 has increased by 40%, fueled by substantial growth in “Binyah” net profit, and strong contributions from standalone.
- Standalone net profit for 2025 has increased by 27% SAR 25M, mainly due to the increase in gross profits, decrease in financial charges, these increases were affected by the increase in Zakat expense.
- Binyah has recorded a significant increase in 2025 net profit driven by profit from joint venture and high margins in some projects.

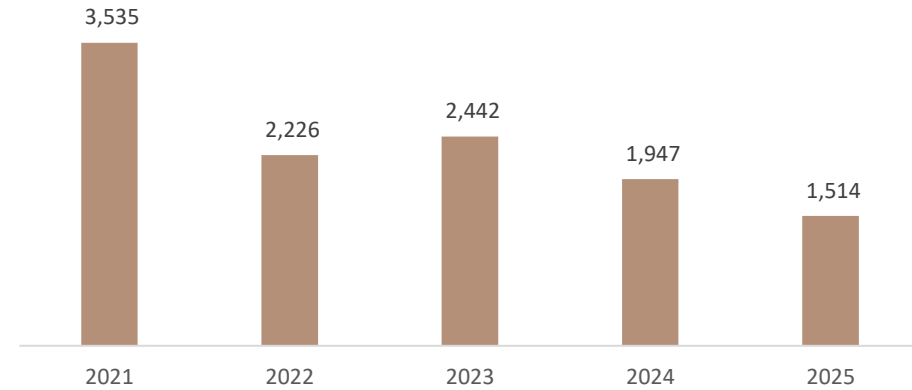
Financial Performance –liquidity & leverage

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

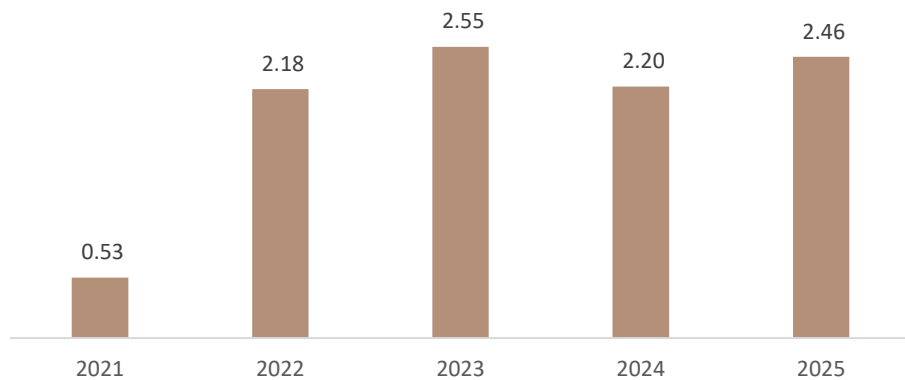
Working Capital (SAR Mn)



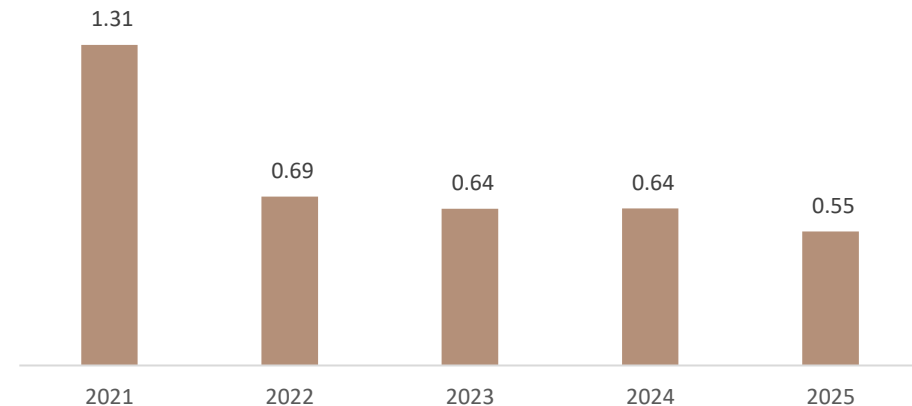
Net Debt (SAR Mn)



Current Ratio



Debt / Equity

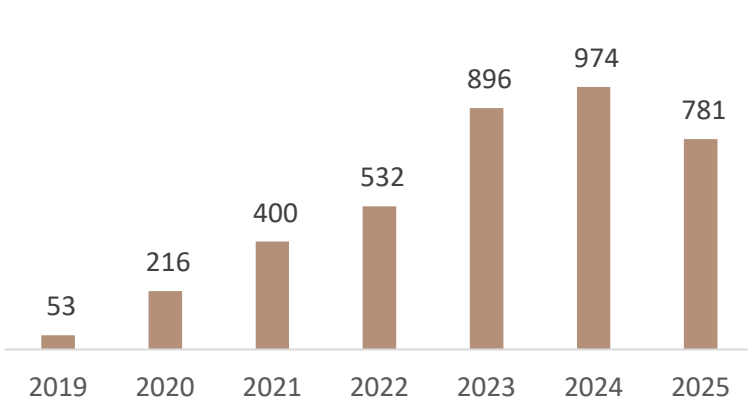


Subsidiaries Performance

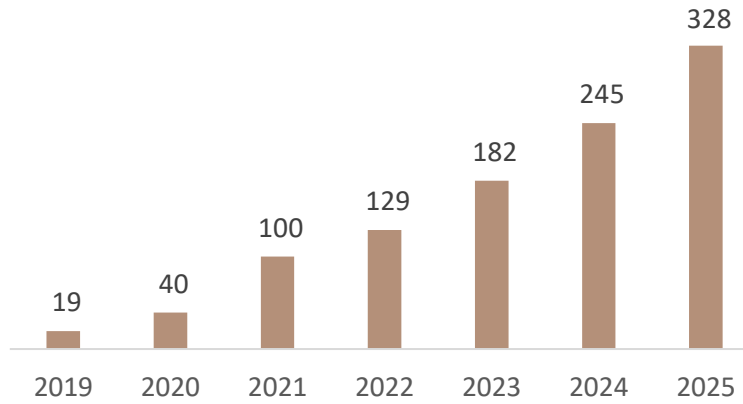
Subsidiaries – Binyah

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

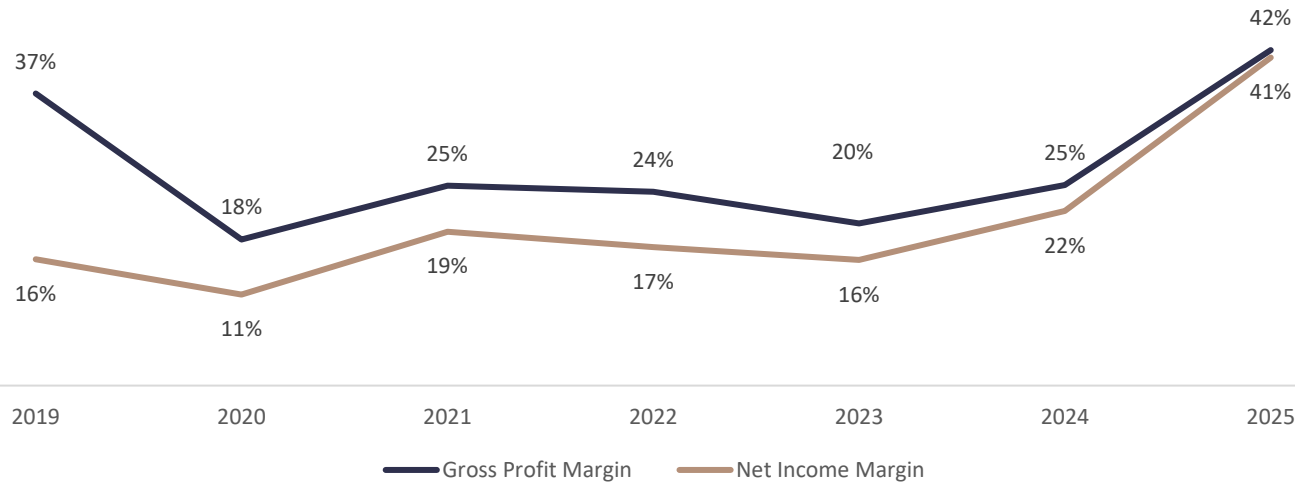
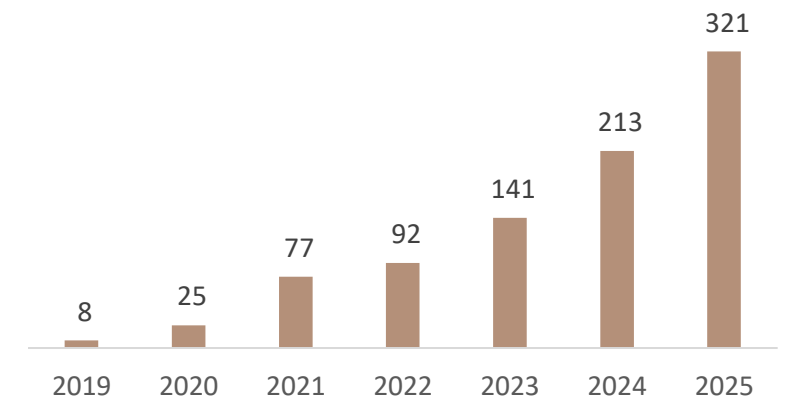
Revenue (SAR Mn)



Gross Profit (SAR Mn)



Net Income (SAR Mn)

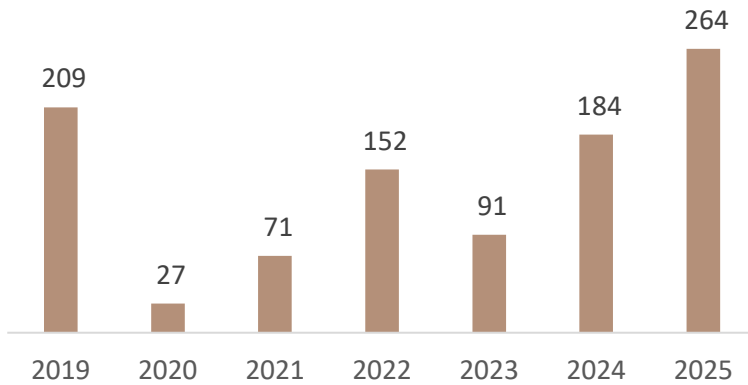


- As of December 2025, the Backlog equal to SAR 2.2 B* over the next 2 Years. *This includes the share of the partner in Qiddiya Project.
- Despite the decrease in this year revenues, “Binyah “ has successfully managed to improve its profits compared to the previous years. Mainly as a result of “ Qiddiya Infraroad” Project being treated as A joint venture.

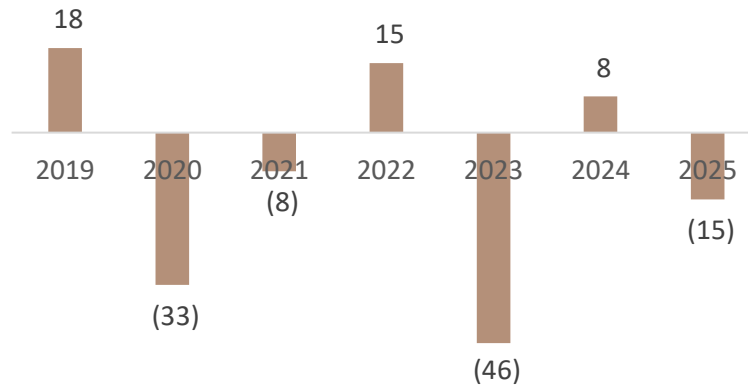
Subsidiaries – Tamear

“TAMEAR” has been awarded two contracts in 2025.

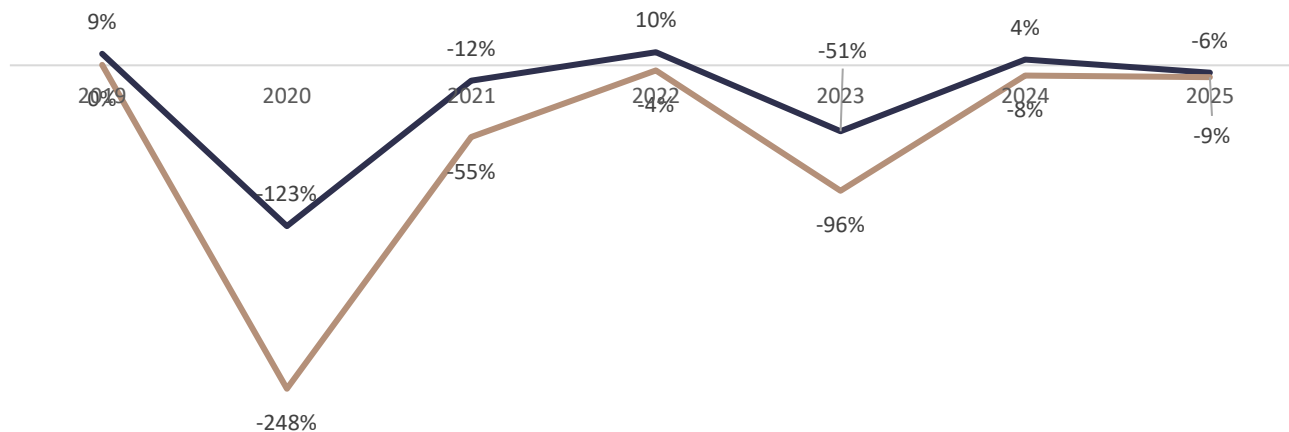
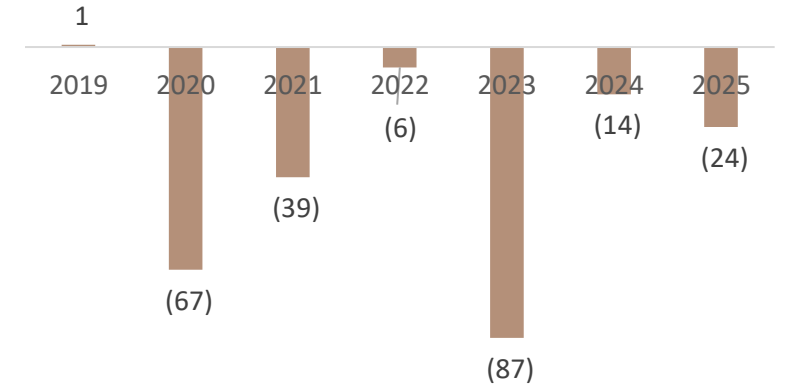
Revenue (SAR Mn)



Gross Profit (SAR Mn)



Net Income (SAR Mn)



— Gross Profit Margin — Net Income Margin

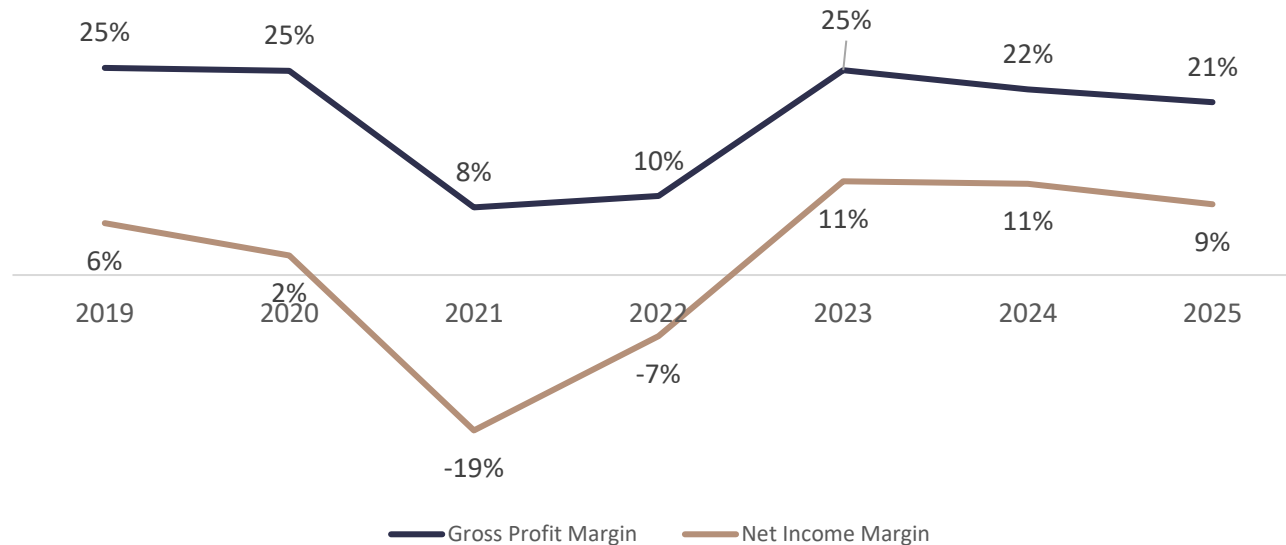
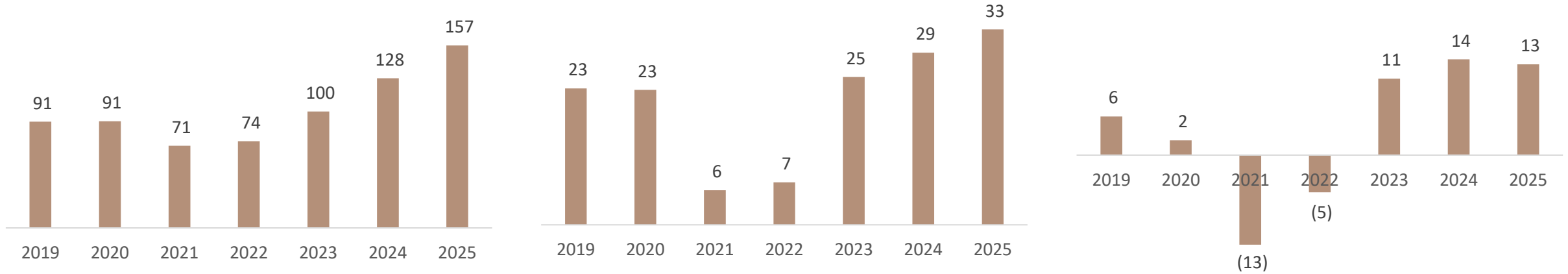
- TAMEAR has been awarded a new contract from Qiddiya in Q3 2025, and another Contract by the parent company in Q4, related to Al-Narjis Business Park.
- 6 Projects have been Awarded by the Parent Company that has contributed in “TAMEAR” revenues in 2025. (Al-Reef, Tital Ar-Riyadh, Narjis Business Park) and the renovation of (Akaria 2&3, Gate 6, Diplomatic Quarter units).
- While newly awarded projects are making profits, “TAMEAR” incurred direct costs of SAR 44 M related to the “Al-Mashriqyah Project” during the period, with no associated revenues recorded for this project.

Subsidiaries – Mumtlakat

Revenue (SAR Mn)

Gross Profit (SAR Mn)

Net Income (SAR Mn)



- Over the past years Mumtalakat performance was consistent, with slight improvement YoY.
- Mumtalakt have managed to win new contact in 2025 with a contract Duration of more than one year, which will help the company with sustainable cashflow and profitability over the next years.
- Mumtalakt Dependance on the parent company is reducing year over year, to reach less than 50% of total revenues in 2025, from more than 60% 2 years ago.

Q&A

Appendix

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:

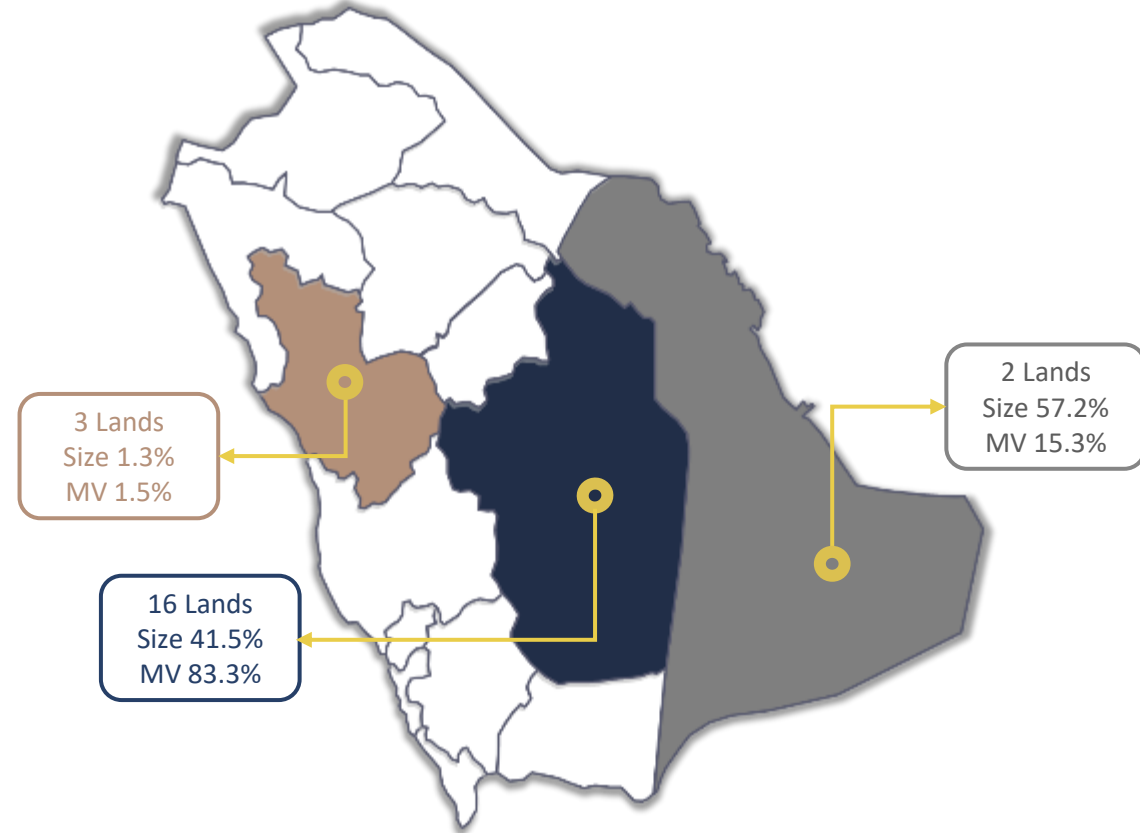


Al Akaria is a real estate developer leader in the market to be the “BEST” not the “BIGGEST”.



About Al Akaria - Land Bank Locations*

Strategic landbank portfolio comprising 21 landholdings covering a total land of 18.97m** sqm

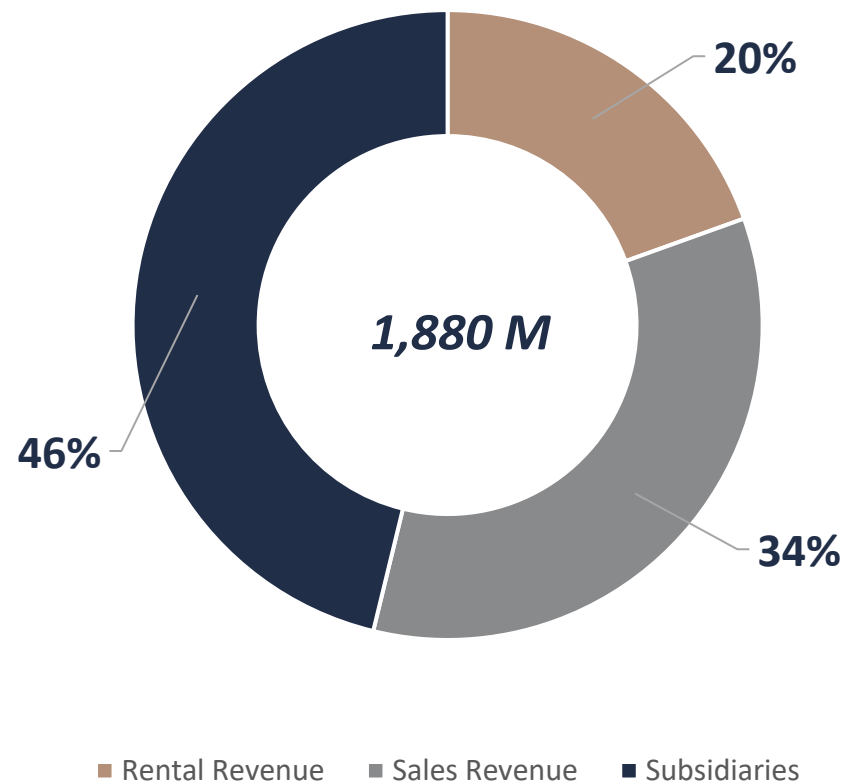


*The landholdings currently under development are excluded from the above.

** 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



Commercial (247k Sqm)

AL Akaria 2

- Office GLA 50,756 sqm 97%
- Retail GLA 10,636 sqm 13%
- Occupancy Rate: 82%**

AL Akaria 3

- Office: GLA 40,287 sqm 97%
- Retail: GLA 5,351 sqm 34%
- Occupancy Rate: 90%**

Akaria Plaza

- Office GLA 71,590 sqm 100%
- Retail GLA 4,894 sqm 81%
- Occupancy Rate: 99%**

Akaria Sitteen Centre

- Office: GLA 33,036 sqm 96%
- Retail: GLA 1,039 sqm 79%
- Occupancy Rate: 95%**

Average Occupancy Rate

92%



Residential (1,816 units)

Olaya Oasis

- Total Apartments & Villas 979

Occupancy Rate:

87%

Under Renovation: 14%

Diplomatic Quarter 2

- Total Units 295

Occupancy Rate:

98%

La Casa

- Villas & Apart. 162 units

Occupancy Rate:

97%

Diplomatic Quarter 1

- Total Units 338

Occupancy Rate:

96%

Diplomatic Quarter 3

- Total Units 68

Occupancy Rate:

98%

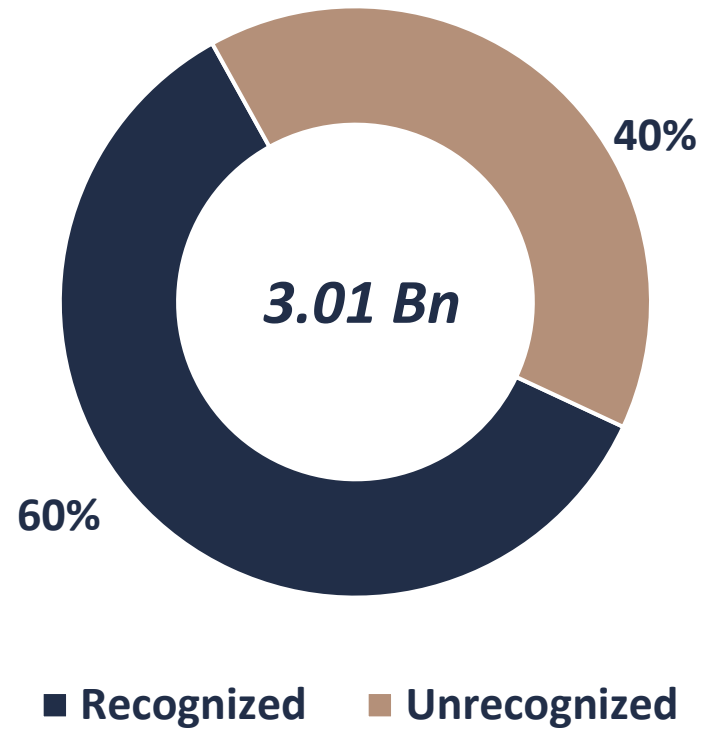
Average Occupancy Rate

94.6%

About Al Akaria– Developed Projects Sales Revenue

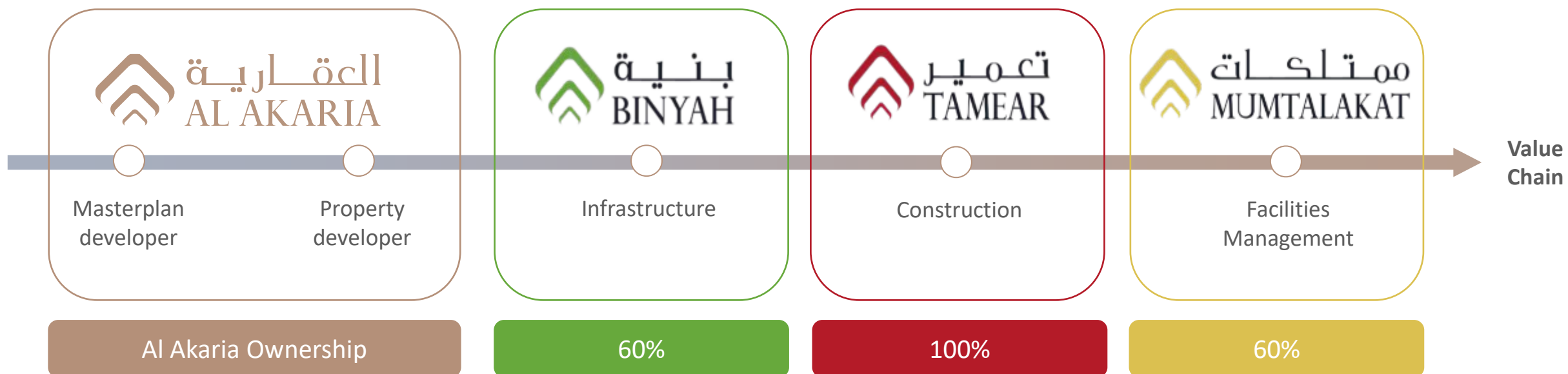
Al-Akria Off-Plan Sales Projects includes three Projects: Fai Sedra-1 ,Al-Akaria Park and Fai Sedra-2

Recognized vs Unrecognized Revenue



About Al Akaria – Subsidiaries

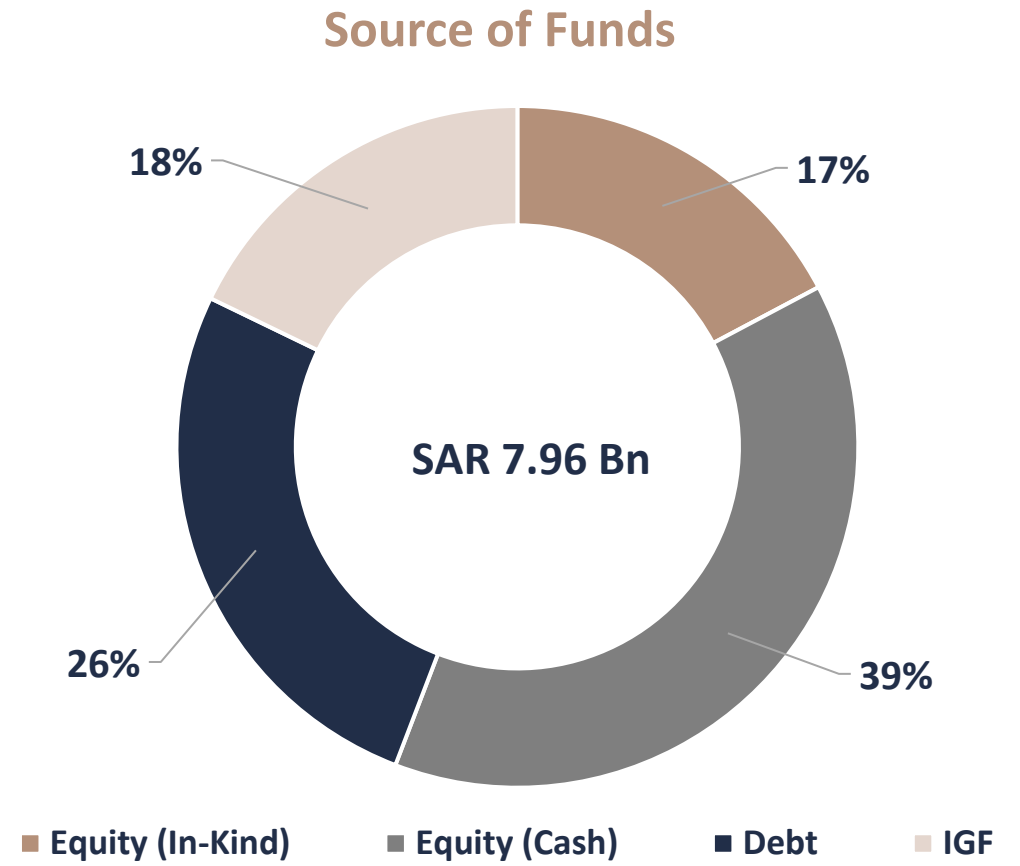
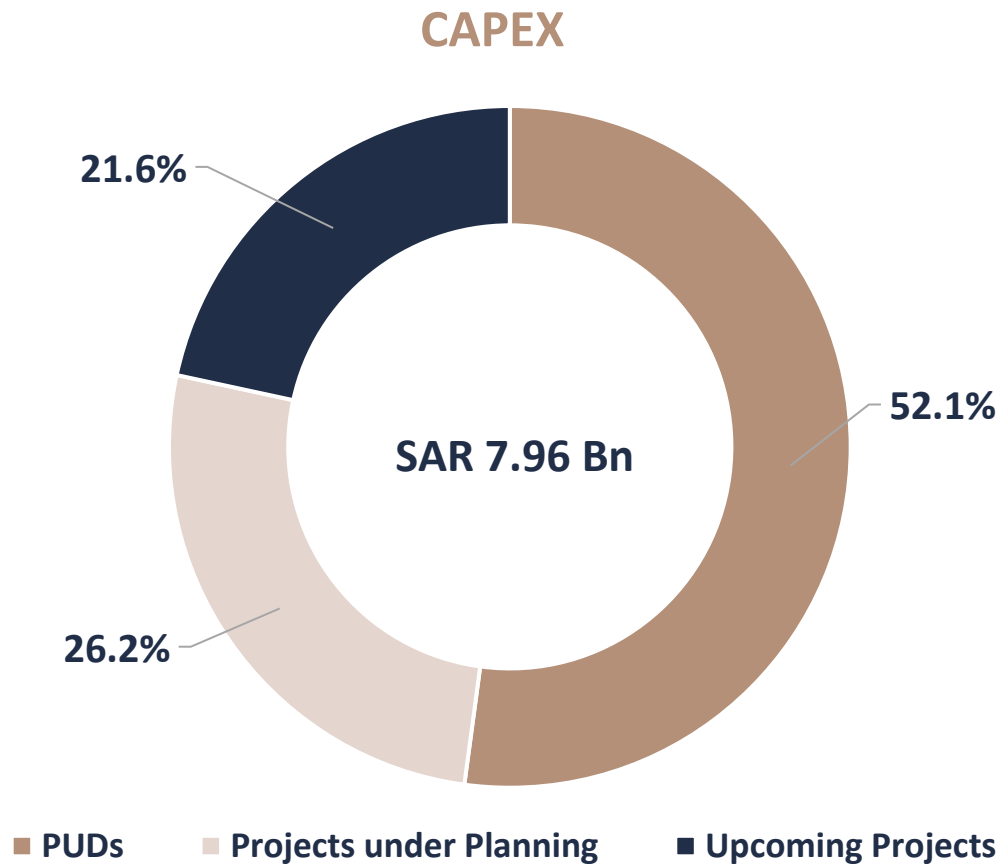
Al Akaria and its subsidiaries cover the entire real estate value chain



Projects overview

Projects Capex and source of funds

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



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

Progress percentage

75%

GFA Mix



■ Villas ■ Apartments ■ Retail

The project was fully leased in February 2026, with the financial impact expected to begin by the end of 2026

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

Progress percentage

97%

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

Progress percentage

1%

GFA Mix

100%

■ Villa

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

Progress percentage

79%

GFA Mix



PUDs - 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.

Progress percentage

2%

GFA Mix

12%

88%

■ Retail
 ■ Office

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

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

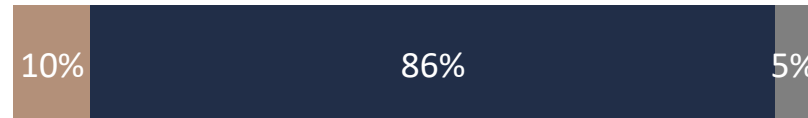
2,864

No. of Sold Contract*

SAR 1.4BN

Value of sold Contract*

Sellable Land Area Mix



Commercial Villa Apartment

Projects Under Planning (PUPs)

PUPs - 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/dinning/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

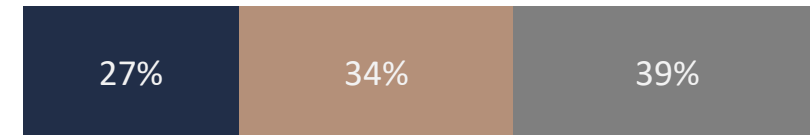
Project Timeline

2024 → 2028

Status

Detailed design, Tendering and Enabling package

GFA Mix



■ Hotel ■ Office ■ Retail

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

PUPs - Sitteen Vertical Residential - Riyadh



Project Summary

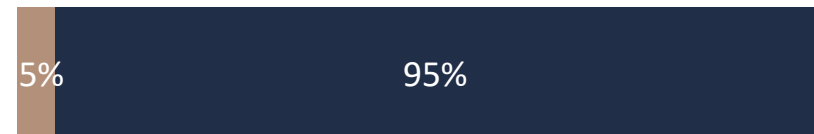
Sitteen project is the vertical residential community offering various size of apartment unit including 320 apartments supported with state-of-art communal facilities and retail shops occupying 1,548 sqm on the ground floor

9,857 Sqm
Land Area

33,268 Sqm
Gross Floor Area

Status
Design Stage

GFA Mix



■ Retail
 ■ Apartments

Upcoming Pipeline Projects

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



Project Summary

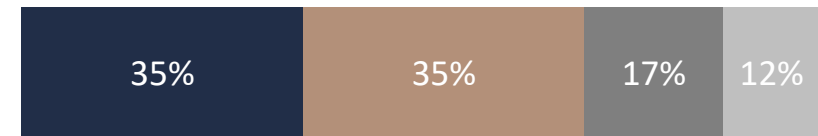
Al-Akaria (1) is a transit-oriented development (TOD) offering 167 keys internationally branded hotel and a promenade featuring 16,845 sqm of F&B and retail GFA alongside 35,000 sqm of collaborative office space and 389 apartment units

30,215 Sqm
Land Area

98,741 Sqm
Gross Floor Area

Status
Design Stage

GFA Mix



■ Apartment ■ Office ■ Retail ■ Hotel



Restricted lands

Restricted land– Al Widyan

About Al Widyan Land

Total Land Area

Sqm 6.09mn

Carrying Value*

SAR 2.9bn

Market Value

SAR 7.9 bn

As of Dec 2025

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

- The Company has completed the subdivision of the Al Widyan Project land into fifteen separate title deeds, with plot areas and boundaries updated in line with planning requirements, including the allocation of public service areas such as roads and walkways. Accordingly, the total land area after subdivision is Sqm 6.09mn.
- 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 2025

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.

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THANK YOU

