

# EMAAR DEVELOPMENT

From waterfront to golf greens, promenades to skyline views, high-street designer villas to serviced apartments, our residencies offer a wide berth to the user to fulfil their desires. Our focus is on delivering premium living experiences, and in the process, to define 'living in Dubai'.

### Creators of:

Downtown Dubai	Dubai Creek Harbour
Emirates Living	Dubai Hills Estate
Arabian Ranches	Emaar Beachfront
Emaar South	Dubai Marina

This year, we delivered over 6,100 residential units in prime locations.

## How the business performed

During the year, the business recorded sales on the back of post-Covid revival in business and investor interest and a high growth multiplier within the Gulf Cooperation Council (GCC) region. Our sales figures saw a 12% increase to AED 30.7 Bn in property sales compared to the previous year. Additionally, our revenues was AED 11.5 Bn and EBITDA of AED 4.2 Bn. Net profit\* grew by 17% and stood at AED 3.8 Bn.

Our ability to deliver an exceptional experience continues to translate into our performance. 98% of our projects under construction have been sold. Emaar Development has a robust property sales backlog of AED 41.3 Bn (including JVs/JDAs), which will be recognised as revenue over the next three to four years.

### Key numbers

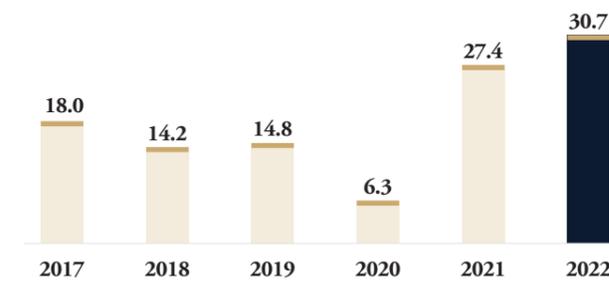
~1% of sales value Default rate

**AED 41.3 Bn sales backlog**  
Translate into future revenues

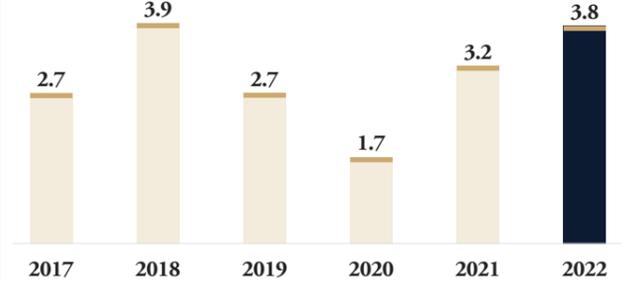
~290 Mn sq ft Land bank

**280.6 Mn sq ft GFA**  
Future launches

Property Sales (In AED Bn)



Net Profit\* (In AED Bn)



\*Attributable to Owners

# TRANSFORMING LANDSCAPES. DEFINING LIFESTYLES.

Emaar Development PJSC has been a significant player in the GCC region, and together with the visionary leaders of Dubai, Emaar Development has helped to transform the desert landscape along the Arabian Gulf into a bustling hub of commerce, trade, tourism and entertainment.

Emaar Development PJSC is the largest masterplan developer in UAE. With an emphasis on creating vibrant and sustainable communities, we are committed to delivering innovation and excellence in all our projects. Our unique vision is centred on developing exclusive integrated lifestyle destinations. We offer real-estate solutions in the UAE, including the sale of residential and commercial properties and land.



## Emaar Development in a snapshot

### Proven execution

AED 30.7 Bn  
Domestic sales

AED 41.3 Bn  
Revenue backlog from  
property sales

6,100+  
Residential  
units delivered  
2022

~290 Mn sq ft  
Land bank in the UAE

58,000+  
Residential units  
delivered till date

27,000+  
Residential units under  
construction

### Financial strength

AED 11.5 Bn  
Revenue

AED 4.2 Bn  
EBITDA

AED 3.8 Bn  
Net profit\*

### Governance

50%  
Committee chairs  
occupied by women

We enjoy the trust of our customers and serve a diversified customer base across 175+ nationalities.

## Developer of iconic master plans transforming Dubai



- + 500-acre flagship mega-development
- + One of the most visited destinations in the world
- + Includes world's tallest building and world's largest mall

\*Attributable to Owners