

EMAAR

Press Release

Emaar Properties records one of the highest quarterly sales in Q1 2019 of AED 5.979 bn (US\$ 1.628 bn) in Dubai, an increase of 53% from 2018; sales to international customers grows 123%

- *Achieved Q1 2019 net profit of AED 1.742 billion (US\$ 474 million); revenue for the same period was AED 5.894 billion (US\$ 1.605 billion)*
- *Emaar's sales backlog increased to AED 50.012 billion (US\$ 13.616 billion) to be recognised as revenue in the coming years*
- *Emaar's shopping malls in Dubai recorded higher traffic during the quarter compared to the same period in the previous year and the hotels recorded an average occupancy of 87%*
- *Emaar Malls, hospitality & leisure, entertainment and commercial leasing businesses record Q1 2019 revenue of AED 1.816 billion (US\$ 494 million)*

Dubai, UAE; May 5, 2019: Emaar Properties PJSC (DFM: EMAAR) achieved one of the highest quarterly property sales in Dubai during the first quarter (January to March) of 2019 recording an increase of 53 per cent to AED 5.979 billion (US\$ 1.628 billion) compared to the Q1 2018 sales of AED 3.906 billion (US\$ 1.063 billion).

The sales to international customers more than doubled in Q1 2019 to AED 2.645 billion (US\$ 720 million) compared to AED 1.187 billion (US\$ 323 million) in Q1 2018, highlighting the significant interest of international investors in Dubai real estate and the strength of Emaar brand.

Dubai has emerged as a global hub for all businesses including financial services, logistics, travel, hospitality and trade, and is steadily growing in other sectors such as healthcare, technology and clean energy. This growth in these businesses is nurturing a strong and diverse knowledge base and community of trained professionals. The growth in the knowledge economy and the vibrance of city are the primary drivers of the growth in sales of real estate recorded by Emaar in the first quarter of the year.

Key Performance Highlights

Emaar reported a net profit of AED 1.742 billion (US\$ 474 million) in Q1 2019 compared to the net profit of AED 1.625 billion (US\$ 442 million) during the same period in 2018. Q1 2019 revenue was AED 5.894 billion (US\$ 1.605 billion), similar to the revenue in the first quarter of 2018.

Emaar's sales backlog, reflecting the revenues to be recognised over next three to four years, increased from AED 48.404 billion (US\$ 13.178 billion) as of Q4 2018 to AED 50.012 billion (US\$ 13.616 billion) at the end of Q1 2019. Emaar has a sales backlog in Dubai of AED 37.960 billion (US\$ 10.335 billion) similar to the backlog in Q1 2018 in spite of the significant increase in revenue to AED 15.411 billion (US\$ 4.196 billion) in 2018.

The strong backlog reflects the robustness of Emaar's financial position to maintain high revenue, profitability and return to shareholders in the foreseeable future.

Mohamed Alabbar, Chairman of Emaar Properties, said: "Our focus on timely project execution and cash flow generation underlines our market leadership. Emaar's operational strategy of building premium residential assets, and expanding the malls, hospitality and entertainment operations to meet the aspirations of the new generation of customers continues to drive our growth. The surge in sale of Emaar's real estate developments in Dubai to international investors not only highlights Dubai's position as the region's leading business centre and hub city, but as the one of the most dynamic and growing market economies."

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Emaar Development

Emaar Development PJSC (DFM: EMAARDEV), the UAE build-to-sell property development business majority-owned by Emaar Properties, recorded Q1 2019 revenue of AED 3.341 billion (US\$ 910 million) compared to AED 3.265 billion (US\$ 889 million) in Q1 2018.

The quarter also highlighted several firsts by Emaar including the provision of a complimentary 3-year renewable business license and renewable residency visa for investors in the Executive Residences in Dubai Hills Estate. Further, Emaar recently launched the first real estate project in collaboration with the fashion icon of the Arab world - ELIE SAAB at Emaar Beachfront.

Emaar also launched Arabian Ranches III, a secure gated townhouse neighbourhood as well as three phases of Expo Golf Villas in Emaar South, which recorded sell-out investor response. Dubai Creek Harbour, the six square kilometre mega-development, described as 'The World of Tomorrow' unveiled several residential projects including Palace Residences.

Emaar Malls

Emaar Malls (DFM: EMAARMALLS), the shopping malls and retail business majority-owned by Emaar Properties, reported a growth of 4 per cent in Q1 2019 revenue to AED 1.075 billion (US\$ 293 million) compared to Q1 2018. Emaar Malls assets maintained strong occupancy levels at 92 per cent, and robust visitor arrivals at 36 million during Q1 2019, 3 per cent higher than 35 million visitors during Q1 2018. Emaar Malls is today of the world's largest mall operators with a total gross leasable area of 6.7 million square feet.

In line with its omnichannel retail strategy, earlier this year, Emaar Malls fully acquired Namshi, the leading regional fashion e-commerce retailer. This follows the Group acquiring the remaining stake of Global Fashion Group (GFG) in Namshi, in an all-cash transaction of AED 475.5 million (Euro 114.3 million; US\$ 129.5 million).

Hospitality & Entertainment

The hospitality & leisure, entertainment and commercial leasing businesses of Emaar together recorded revenue of AED 738 million (US\$ 201 million), with the hotels under Emaar Hospitality Group (including managed hotels) reporting an average occupancy of 87 per cent, higher than the industry average.

Highlighting the diversified recurring revenue streams of Emaar, the company's malls & retail, hospitality & leisure, entertainment and commercial leasing, together with a revenue of AED 1.816 billion (US\$ 494 million) now account for 31 per cent of the total Group revenue.

Emaar has a landbank of over 1.6 billion square feet in key markets and is the world's largest property company outside China, with a brand value of over US\$ 2.7 billion.

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About Emaar Properties PJSC:

Emaar Properties PJSC, listed on the Dubai Financial Market, is a global property developer and provider of premium lifestyles, with a significant presence in the Middle East, North Africa and Asia. One of the world's largest real estate companies, Emaar has a land bank of 1.6 billion sq ft in the UAE and key international markets.

With a proven track-record in delivery, Emaar has delivered over 51,800 residential units in Dubai and other global markets since 2002. Emaar has strong recurring revenue generating assets with over 915,000 square metres of leasing revenue generating assets and 19 hotels and resorts with 3,940 rooms (includes owned as well as managed hotels). Today, 43 per cent of the Emaar's revenue is from its shopping malls & retail, hospitality & leisure and international subsidiaries.

Burj Khalifa, a global icon, and The Dubai Mall, the world's largest shopping and entertainment destination, are among Emaar's trophy developments. Emaar has now launched, Dubai Creek Tower, a magnificent icon that will serve as the centrepiece of the Dubai Creek Harbour development, as well as Dubai Square, the retail metropolis of the future. For more information, please visit our website www.emaar.com

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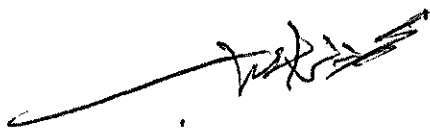
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EMAAR PROPERTIES PJSC
Consolidated Income Statement

(AED Millions)

	For the quarter ended		% change
	31 Mar 2019	31 Mar 2018	
	Unaudited	Unaudited	
Revenue	5,894	5,929	(1%)
Cost of revenues	(2,892)	(2,840)	(2%)
Gross Profit	3,002	3,089	(3%)
Selling, marketing, general & administration expenses	(1,037)	(922)	(12%)
Other income	390	62	529%
Share of results from associated companies	(61)	72	(185%)
Income tax expense	(23)	(23)	0%
Minority interest	(529)	(653)	19%
Net profit for the period	1,742	1,625	7%
Earnings per share (AED)	0.24	0.23	4%


Chairman.....

Date:-

Note:

Revenue recognition policy of Emaar India has been changed retrospectively from over a period of time to point in time method from September 2018 due to change in local legislation (Activation of RERA Regulations). Accordingly, the comparative figures have been restated.