

A POWERFUL PERFORMANCE



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Aldar’s powerful performance in 2021 has set the foundation for a new phase of sustainable and transformational growth across our diversified business. Our revenue for the year stood at AED 8.58 billion, up 2% year-on-year, with gross and net profit both up 21% year-on-year to reach AED 3.60 billion and AED 2.33 billion respectively.

Our robust position has been achieved against a backdrop of an economic recovery across the UAE. Confidence in Abu Dhabi’s real estate market continued to strengthen progressively throughout 2021, supported by the world-leading response to the pandemic, and a series of economic and social reforms aimed at enhancing the Emirate’s standing as a business, lifestyle, and investment destination.

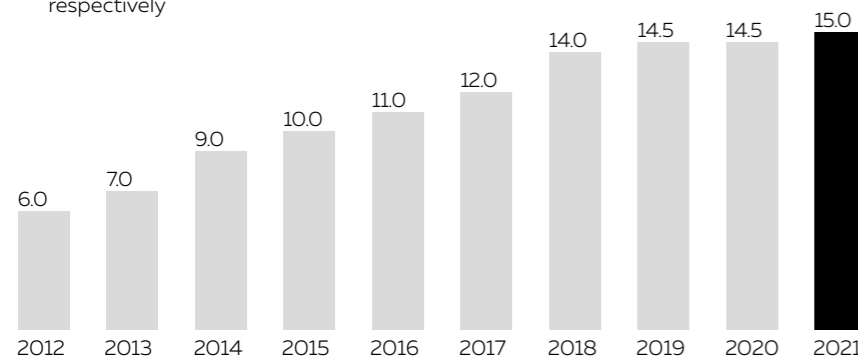
Aldar Development witnessed a record year in terms of sales, which increased 100% to AED 7.2 billion, while gross profit increased 30% to AED 1.82 billion. The development business also completed its first foray into an international market as part of the platform’s expansion strategy, highlighting our commitment to growth, our deep understanding of market dynamics, and our ability to both deliver and execute based on our customers’ needs.

Meanwhile, Aldar Investment continued to demonstrate its resilience with best-in-class asset management expertise, a well-diversified portfolio, and a laser-focused growth agenda at its core. Net operating income for the business was AED 1.72 billion², an 11% year-on-year increase. Performance was bolstered by the marked return of consumer confidence and leisure travel as several key sporting events were held in Abu Dhabi including the UFC and the Formula 1 Grand Prix.

Other businesses within Aldar Investment, continued to perform strongly with Aldar Education witnessing an increase in enrolments in 2021 to its highest since inception, resulting in the business reporting a 42% increase in EBITDA to AED 146 million along with a commitment of AED 1 billion to further diversify its portfolio. Within the Principal Investments business, Provis and Khidmah continue to perform well and delivered a combined EBITDA of AED 58 million, an increase of 62%.

SUSTAINABLE DIVIDEND

- 1-year and 3-year Total Shareholder Returns¹ of 20% and 187%, respectively
- 11% dividend CAGR growth between 2012 and 2021



1. As of close on 31 December 2021.

Note: The investment in Egypt completed on 16 December 2021. As there were no significant transactions or events from the acquisition date to 31 December, our financial results for 2021 do not include the performance of SODIC and the balance sheet was consolidated as of 31 December 2021.

DIVIDEND POLICY

	Aldar Investment	Aldar Development
Policy	Pay-out factor Range	Distributable free cash flow 65-80%
Methodology / key drivers	Net operating income Less: Interest expense, Maintenance capex, Overheads	Realised profit 20-40%
2021 dividend: Payout %	65%	40%

2. Excluding Pivot.

On the ESG front, Aldar continued to push forward with its sustainability priorities and goals, resulting in strong progress during 2021. We were able to recirculate AED 8.8 billion to the local economy through the National In-Country Value Programme, while also securing the region's first sustainability-linked loan, with the AED 300 million five-year facility linked to the company's sustainability performance. Aldar also joined the United Nations Global Compact, adopted the Task Force on Climate Related Financial Disclosures framework, and attained the highest ESG rating amongst publicly listed real estate developers in the UAE – an achievement we are extremely proud of.

In 2022, we have continued to build on our solid ESG foundations, with the signing of an agreement with Emirates Water and Electricity Company (EWEC) to adopt clean energy across all of Aldar's owned and managed operating assets. In parallel, Aldar has also launched a portfolio-wide energy management project to reduce energy consumption by approximately 20% across 80 assets including hotels, schools, commercial, leisure, retail, and residential buildings.

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The Group's balance sheet remains robust with the firm well-funded, along with a strong liquidity position to drive its future growth. Looking ahead, the company is embarking on a transformational phase of growth, and we envisage significant investment activity across all our businesses, with over AED 5.0 billion allocated to pursue new opportunities throughout 2022.

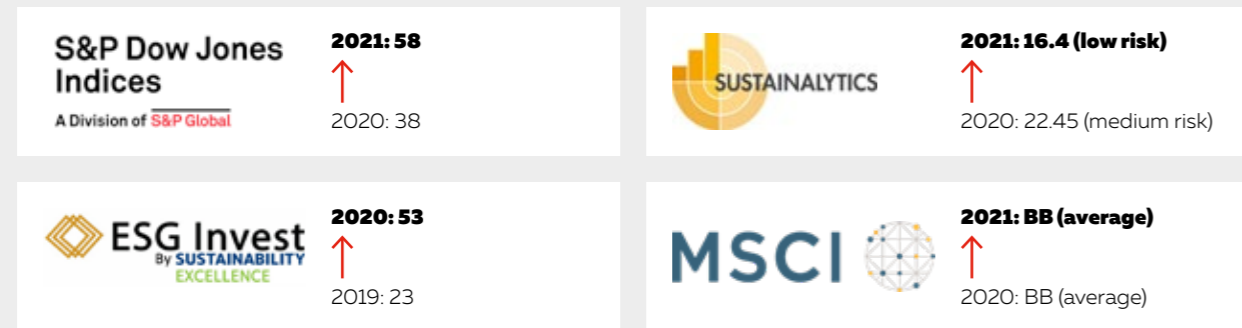
Our diversified business profile, new operating model, solid balance sheet fundamentals, and the significant capital available to deploy position us well to deliver on our aspirations from a strategic, financial, and growth perspective throughout 2022. The fundamentals of Abu Dhabi's real estate market remain strong, and we are excited to embark on our transformational growth journey that will enable us to build scale and diversify our platform at an accelerated rate while continuing to forge ahead with our ambitious sustainability agenda.

GREG FEWER
CHIEF FINANCIAL AND SUSTAINABILITY OFFICER OF ALDAR PROPERTIES

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ESG RATINGS

YEAR-ON-YEAR ESG RATING IMPROVEMENT



LEVERAGE¹

	Aldar Investment	Aldar Development
Outstanding Debt (AED bn) (as at 31 Dec 21)	<ul style="list-style-type: none"> Sukuk: 3.7bn Bank: 3.5bn 	<ul style="list-style-type: none"> Bank: 1.2bn (o/w SODIC: 596m)
LTV ² (as at 31 Dec 21)	38.5%	15.2%
Leverage Policy	<40%	<25%
Cost of debt	3.27% (2.81% excluding SODIC)	
Average maturity	4.02 yrs (4.08 yrs excluding SODIC)	
Liquidity	<ul style="list-style-type: none"> AED 5.4bn free and subsidiary cash AED 4.7bn committed undrawn bank facilities 	
AIP Credit Rating	<ul style="list-style-type: none"> Baa1 stable (Moody's) Issuer of US\$ 1bn of Islamic bonds maturing in 2025 and 2029 	

1. Includes SODIC.
2. Gross debt.