

what's at stake

2025 Investor report:
Performance review



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Manar Mahmassani
Co-Founder & Co-CEO

Rami Tabbara
Co-Founder & Co-CEO

Ricardo Brizido
Co-Founder & CPTO

Founder Message



In 2025, we paid **AED 89M** to our investors. This is exactly why we started Stake. Our community invested over **AED 420M** into 200+ properties across Dubai. We also deployed over **SAR 300M** into Saudi funds.

The theme going forward: **Momentum**. More properties are reaching their natural exit point, which means more money flowing back to you. In 2026, we'll focus on what we do best: real estate with high-upside potential and delivering returns that reach your pocket.



-Rami Tabbara
Co-Founder & Co-CEO

Stake performance in 2025 alone

Properties funded



202

Average occupancy rate



96.5%

far exceeding the Dubai average of 88%

Total distributed in 2025



AED 89M

Properties exited



12

Exit window shares value



AED 32M+

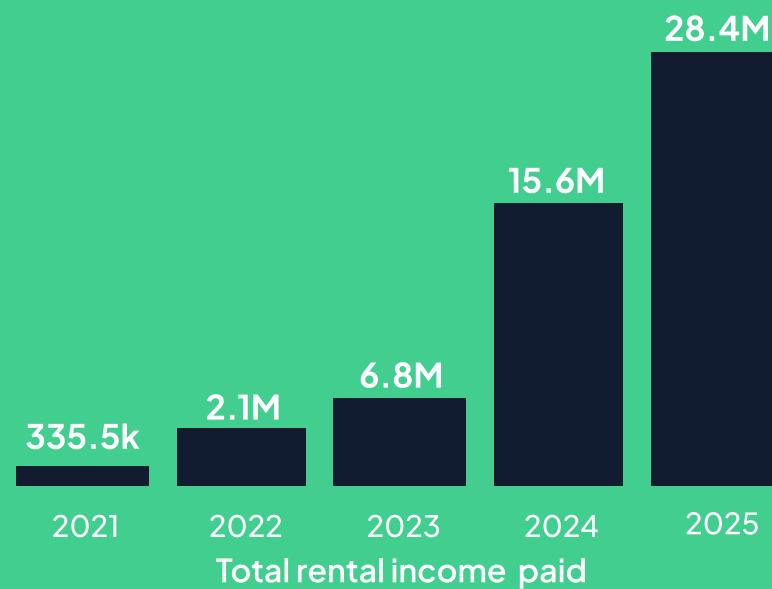
Exit proceeds distributed



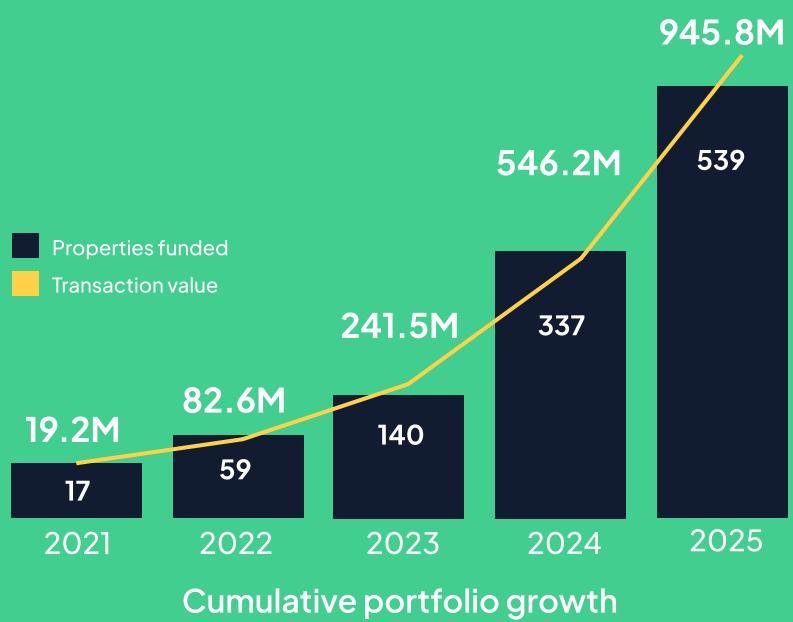
AED 23.9M

Platform performance 2021–2025

How much have we paid to our investors?



How many properties have we funded?



Since we started in 2021

Properties funded **539**

Properties exited **25**

Total distributed
AED 160M+

Avg appreciation
on exits
34.7%

Total transaction volume
UAE + KSA

**AED
1.3B+**

Leading the region in investor payouts

With **AED 89M** paid out in 2025 alone: Stake remains the region's leading platform for rental income and exit dividend distribution. Our investors receive rental income on schedule, month after month, as well as realized capital gains from exited properties.

App downloads

1.8M+

Countries

200+

Occupancy rate beats the market

Our **96.5% occupancy rate** significantly outperforms the broader Dubai market, where rates are expected to average **88%** in 2026. Our strategic approach to property selection translates directly into consistent payouts for our investors.

Appreciation, exits, locations



10.3%
Average appreciation

Appreciation

Our portfolio has delivered **10.3% average appreciation**, a testament to our selective acquisition strategy in high-demand locations.

Some properties saw their valuation increases exceed **20%** within the year, particularly in communities with strong end-user demand.

Top-performing locations for appreciation:

01



Dubai Creek Harbour

02



Jumeirah Beach Residence

03



Dubai Sports City

04

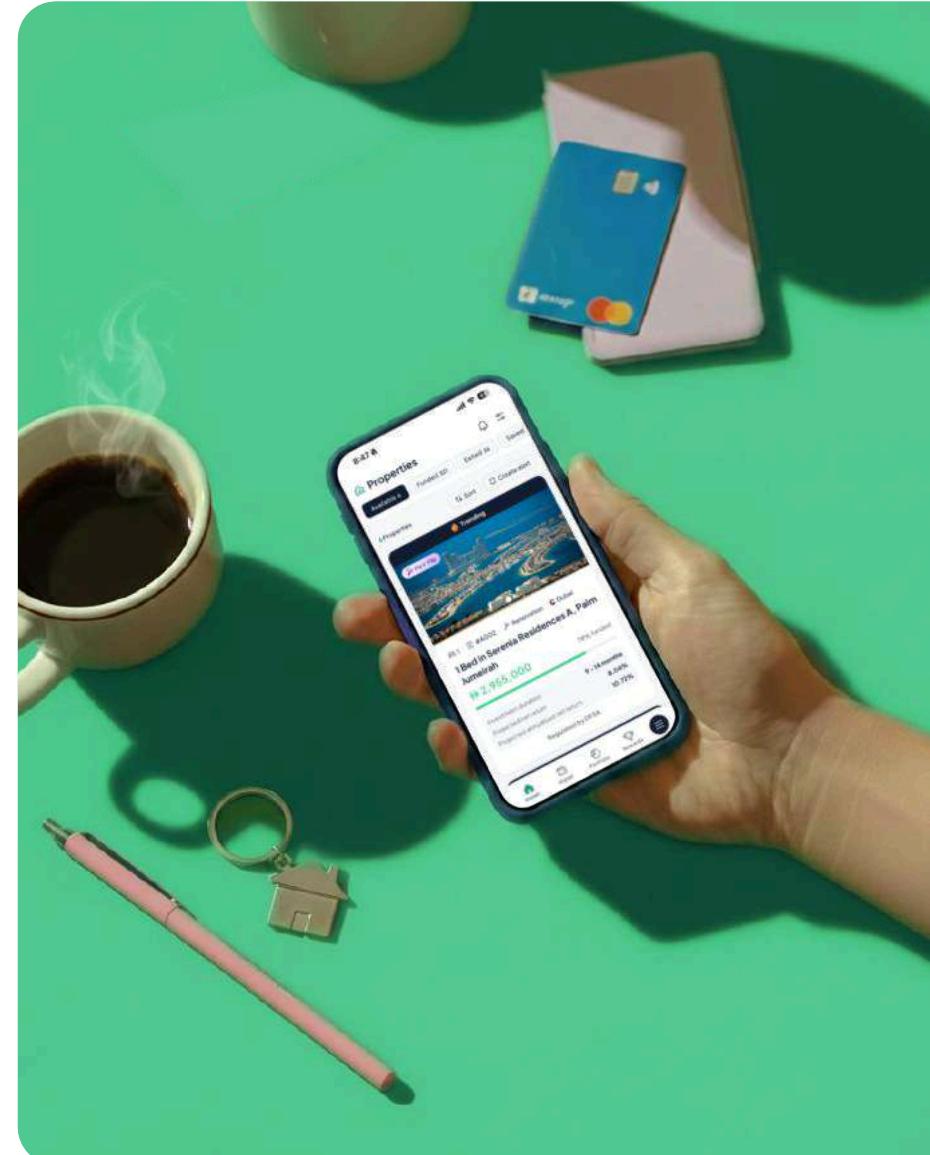


City Walk

05



Midtown



Exits: Delivering returns

2025 was our strongest year yet for exits, demonstrating our ability to deliver faster-than-expected returns through a disciplined strategy: **buy smart, hold for value and exit at the right time.**

Properties exits

12

Total exits since launch: 25

Exit proceeds distributed

AED 23.9M

Total 46.5M amount distributed

Average hold

2 years, 7 months

Average exit appreciation in 2025

35.1%

Name	Exit Appreciation
2 Bed in Marina Residences 4, Palm Jumeirah	50.03%
Studio in Studio One, Dubai Marina	41.23%
Studio in Sky Gardens, DIFC	40.06%
2 Bed in Al Khushkar, Palm Jumeirah	37.86%
Studio in Sky Gardens, DIFC	36.67%
Studio in Liberty House, DIFC	36.29%
Studio in Central Park Towers, DIFC	35.57%
Studio in Central Park Towers, DIFC	33.26%
2 Bed in The Fairways West Tower, The Views	29.51%
Studio in The Address Dubai Mall, Downtown Dubai	29.14%
Studio in Liberty House, DIFC	26.49%
2 Bed in City Walk 7, City Walk	25.62%

Exit Window

Our secondary market facility continues to grow.

In May and November 2025, we completed our 5th and 6th Exit Window.

In 2025, **AED 32.2M** in shares were traded, giving investors flexibility to realise gains or adjust positions before a property exits.

This is part of our mission to improve liquidity in real estate.

Locations at a glance

At Stake, we prioritise sourcing properties in prime locations that offer both strong short-term returns and long-term growth potential.

With properties across **38** of Dubai's top-performing neighbourhoods, our platform enables investors to diversify smarter and maximise returns.

New neighbourhoods

Stake introduced **8** new communities in 2025, **with 2 new ones** in the second half of 2025:

Arabian Ranches 1

Dubai Production City

Town Square

Dubai Water Canal

Victory Heights

Al Sufouh

Jumeirah Village Triangle

Jumeirah Park

Most popular areas:

- Jumeirah Village Circle
- Dubai Marina
- MBR City
- Downtown Dubai
- Business Bay

Best performing areas in 2025 (appreciation growth):

- Dubai Creek Harbour
- Jumeirah Beach Residence
- Dubai Sports City
- City Walk
- Midtown

1. Dubai Marina	11. JBR	21. Tilal Al Ghaf	31. Al Sufouh
2. Downtown Dubai	12. Business Bay	22. Madinat Jumeirah Living	32. Victory Heights
3. Dubai Sports City	13. City Walk	23. The Springs and Meadows	33. Town Square
4. Palm Jumeirah	14. La Mer	24. Dubai Studio City	34. Dubai Water Canal
5. DIFC	15. Emirates Hills	25. Arjan	35. Dubai Production City
6. JLT	16. MBR City	26. Al Barari	36. Arabian Ranches 1
7. Remraam	17. Jumeirah Village Circle	27. Dubai South	37. Jumeirah Park
8. The Greens and The Views	18. Arabian Ranches 3	28. Dubai Harbour	38. Jumeirah Village Triangle
9. Dubai Creek Harbour	19. Jumeirah Golf Estates	29. Reem	
10. Midtown	20. Dubai Hills	30. Al Furjan	



Neighborhood spotlight: Arjan

Strategic positioning, seamless connectivity

Arjan's location is a huge draw, sitting between Sheikh Mohammed Bin Zayed Road (E311) and Umm Suqeim Road. That puts Dubai Marina 15 minutes away and Downtown Dubai only 20 mins away. Bordered by Dubai Hills, Motor City and Sports City, it's the connected base that appeals to professionals who want easy access without paying premium-neighborhood prices.

Established community, measured density

Arjan has grown past the "emerging" label. The area features mid-rise residential buildings, landscaped parks, international schools and a hospital nearby. The Dubai Miracle Garden and Butterfly Garden add family-friendly attractions that support rental demand year-round.

Strong yield fundamentals

This is where Arjan stands out: properties offer rental yields higher than many established communities. Average property prices sit lower than most Dubai areas, while rents run relatively higher with fewer vacant units. In brief: accessible entry, strong cash flow, consistent occupancy.

Maturing infrastructure, upside ahead

Arjan is benefiting from Dubai's infrastructure spending. Road upgrades, including the Hessa Street expansion, will further improve connectivity and narrow the price gap with more established districts. Metro expansion remains a longer-term prospect (post-2030), but road infrastructure is where the near-term value unlocks.

The investor case

Arjan offers a straightforward value proposition: modern builds, competitive entry and yields that outperform most mid-market and prime areas. Strong tenant demand from professionals, families, and long-term residents supports consistent occupancy, without the price premium of more established neighborhoods.

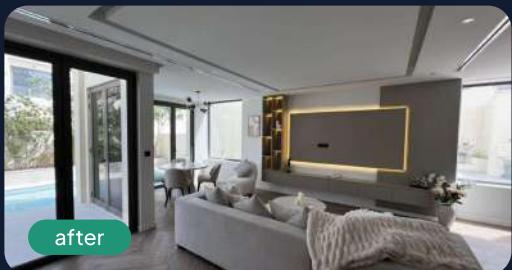


🔧 Fix n' Flip: First exit complete

Mira Oasis

We completed our first-ever Fix n' Flip exit: a 3-bedroom townhouse in Mira Oasis. The result: 8.33% net ROI in under 12 months.

Here's how it played out:



Why this matters

Fix n' Flip solves the biggest question we hear: "How do I exit quickly?" With Fix n' Flip, everyone exits together at a planned sale.

Just a clear timeline and a clean return. It's not a replacement for monthly rental income: it complements it. One that works hard, moves fast, and gets capital back in your hands on schedule.



Stake Funds: Bringing international capital to KSA

Our Saudi funds have deployed **SAR 357M** since launching in December 2024, channelling global investment into the Kingdom through Shariah-compliant, institutional-grade opportunities aligned with Vision 2030.



Our latest fund:

US Industrial Fund High Yield, Income-generating

The US fund allows investors to access a unique opportunity: Stake users have been able to invest in a portfolio of warehouses in the world's largest economy.

High Yield

US Real Estate Fund
SAR *****

Annual rate of return
Dividend yield

Our previous Saudi funds:

Development

Inspire Boulevard Development Project
SAR 25,000,000 Funded

Return on investments
Annual rate of returns

High Yield

Mulkia Back Yard Income Generating Fund
SAR 187,000,000 Funded

Annual rate of returns
Dividend yield

Fixin' Lease

Al Fardan Residence Income Generating Fund
SAR 100,000,000 Funded

Annual rate of returns
Dividend yield

stakeone

About StakeOne

A better way to invest in property

Buy, manage and sell full properties digitally in one app from anywhere in the world. We partner exclusively with top-tier developers. Every property is vetted for location, build quality and growth potential.

We offer



Curated

We'll match your strategy to handpicked properties.



Commission-free

No fees, no middlemen, no friction



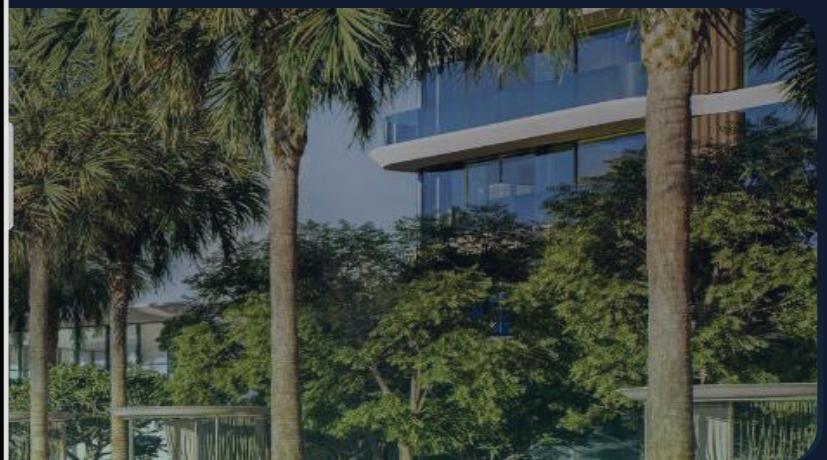
Fully managed

Buying, tenants, selling - we handle everything



Leading developers

We work with only the most reputable and reliable names



Market outlook

Global context

Traditional markets like London (2–4% yields) and New York (3–5%) continue to underperform compared to Dubai and Saudi Arabia.

Long underpinned by energy, the UAE and Saudi Arabia are now actively diversifying their economies: driving accelerated investment backed by reliable infrastructure, economic growth, and ambitious city-building projects.

Stable leadership, business-friendly policies and a higher quality of life for many expats, more capital is being drawn to the region than ever before. For investors seeking tax-efficient jurisdictions with strong rental returns, the GCC is delivering on both fronts.

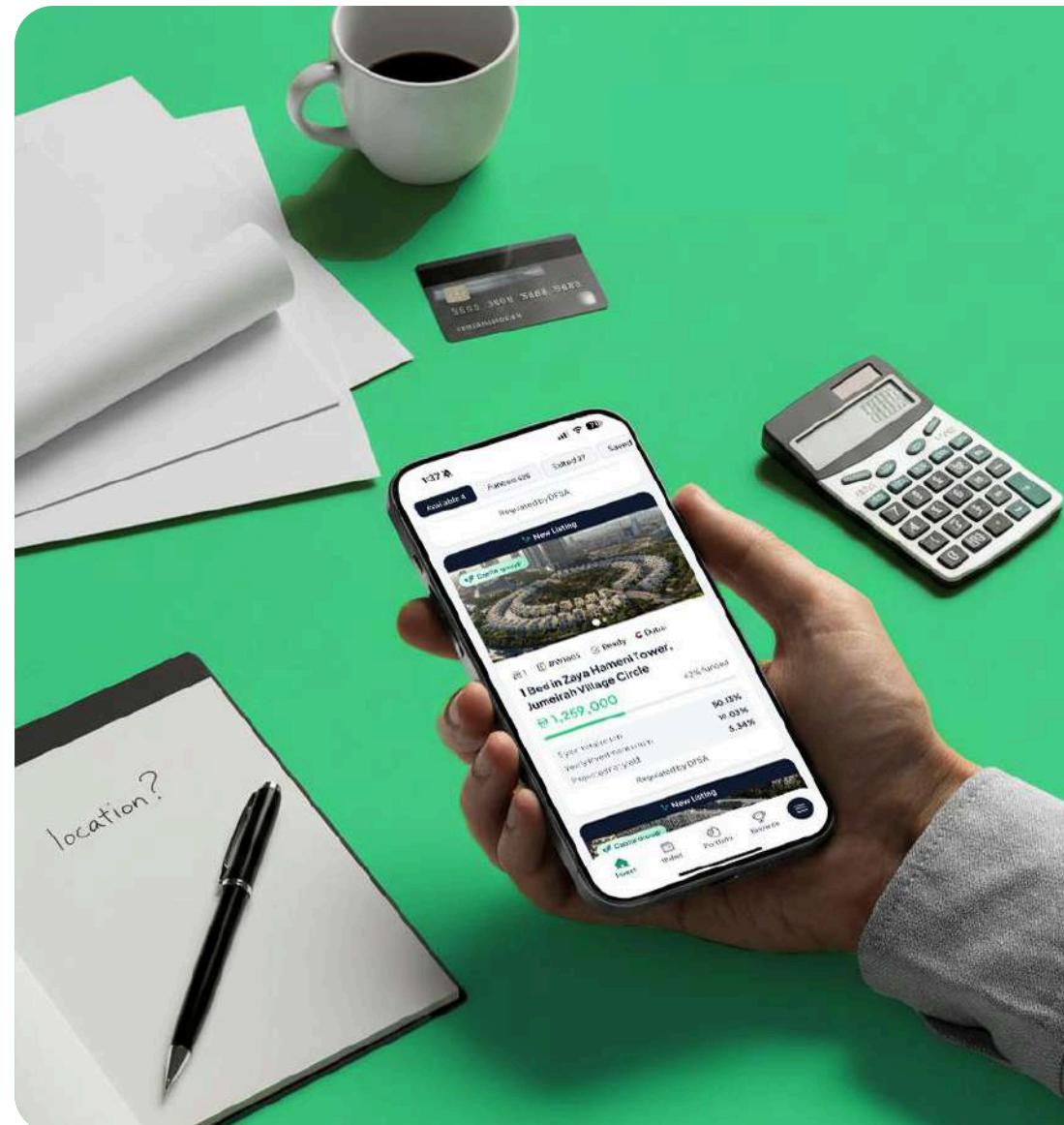
Investors are seeking tax-efficient jurisdictions with strong rental returns, and the GCC is delivering both.¹

GCC trends in brief

The region is outpacing global peers

■ **Dubai:** Strong yields globally with no local tax on rental income. Cash buyers dominate. People are paying for their properties upfront. Dubai crossed 4M residents in 2025 (ValuStrat) and is expected to hit 4.76M in 2026.

■ **Saudi Arabia:** Leading yield globally with no local income tax on rental earnings. Opening market to foreign investment and ownership. The population exceeded 34M and is on track to reach 40M by 2030.



1. Sources: Engel & Völkers, REDHORIZON



UAE trends

Price performance

Dubai property prices kept climbing. Growth is stabilising in some parts of Dubai's property market, healthy after years of double-digit gains.

Rental market

Strong rental demand continues. Our **96.5% occupancy rate** significantly outperforms the broader Dubai market, where occupancy rates are expected to sit around 88% in 2026.

Summer sees more turnover. October through November tightens up as hiring picks up. This is why long-term stability and demand is a focus for our properties.

Supply pipeline

While supply moves closer to demand, demand continues to outpace new handovers. Still, absorption may be tested in certain areas.

The world's biggest airport

Dubai's new **AED 128BN** Al Maktoum International Airport project is in progress. The new terminal will be five times larger than the current one, with capacity for **260M** passengers annually, making it the world's largest.

For property investors, opportunity lies in what surrounds the runway. Dubai plans to develop an entire city around the airport, with housing demand projected for one million residents.

This mega-project will accelerate infrastructure development, commercial activity, and residential demand in the area: positioning it as one of the UAE's most significant long-term investments.

Saudi trends

Regulatory shift

January 2026 marked a turning point. The new law allows foreign investors to buy residential and commercial property in designated zones, presenting a huge opportunity for real estate investors. Digital fractional ownership is also officially recognised.

Saudi Arabia's real estate market in 2026 offers a rare combination: high rental yields, projected price appreciation, and a new regulatory framework actively inviting international capital.

The market is opening. For investors who understand the dynamics, 2026 represents a genuine opportunity.

Demand drivers

■ Riyadh is the growth engine

Hundreds of international companies have set up regional headquarters. Corporate relocations are driving premium residential demand.

■ Vision 2030 mega-projects

These continue to reshape urban development. NEOM, Red Sea, Qiddiya and Diriyah Gate represent hundreds of billions in infrastructure spend.

Rent freeze

A 5-year rent freeze is now in effect across Riyadh until September 2030. Existing rents are locked. New leases can set initial rates at market levels, then freeze. This creates a unique environment where premiums are priced in initially, to compensate for the fixed rents.



2026 predictions

Dubai



Rental yields

Yields expected to hold **steady** at globally competitive levels

Price growth

Well-developed and prime areas expect consistent appreciation. Up-and-coming areas expected to outperform the broader market.

Key growth drivers

- Population growth
- Demand outpacing supply
- Majority cash buyers
- Global capital flow

Saudi Arabia



Rental yields

Yields **stay healthy or increase** from foreign investment

Price growth

Riyadh likely to see continued growth despite the rent freeze. Supply constraints and corporate demand support values.

Key growth drivers

- Population growth
- Limited supply
- Foreign direct investment
- Vision 2030 initiatives

Our focus areas

Why these segments?

We target locations where fundamentals are strongest: population growth, infrastructure investment, and supply constraints working in our favour.

Dubai

We're continuing our focus on established communities with stable demand and up-and-coming areas that provide significant value upside.

Saudi Arabia

The foreign ownership law opening creates new opportunities. We're focused on Riyadh: areas with structural demand drivers and long-term growth potential.

What's next?

2025 marked another record year for Stake: strong funding, high occupancy, and meaningful returns delivered to our investors.

As we head into 2026, we're focused on bringing you larger, high-potential opportunities while keeping our commitment to transparency and investor success at the core of everything we do.

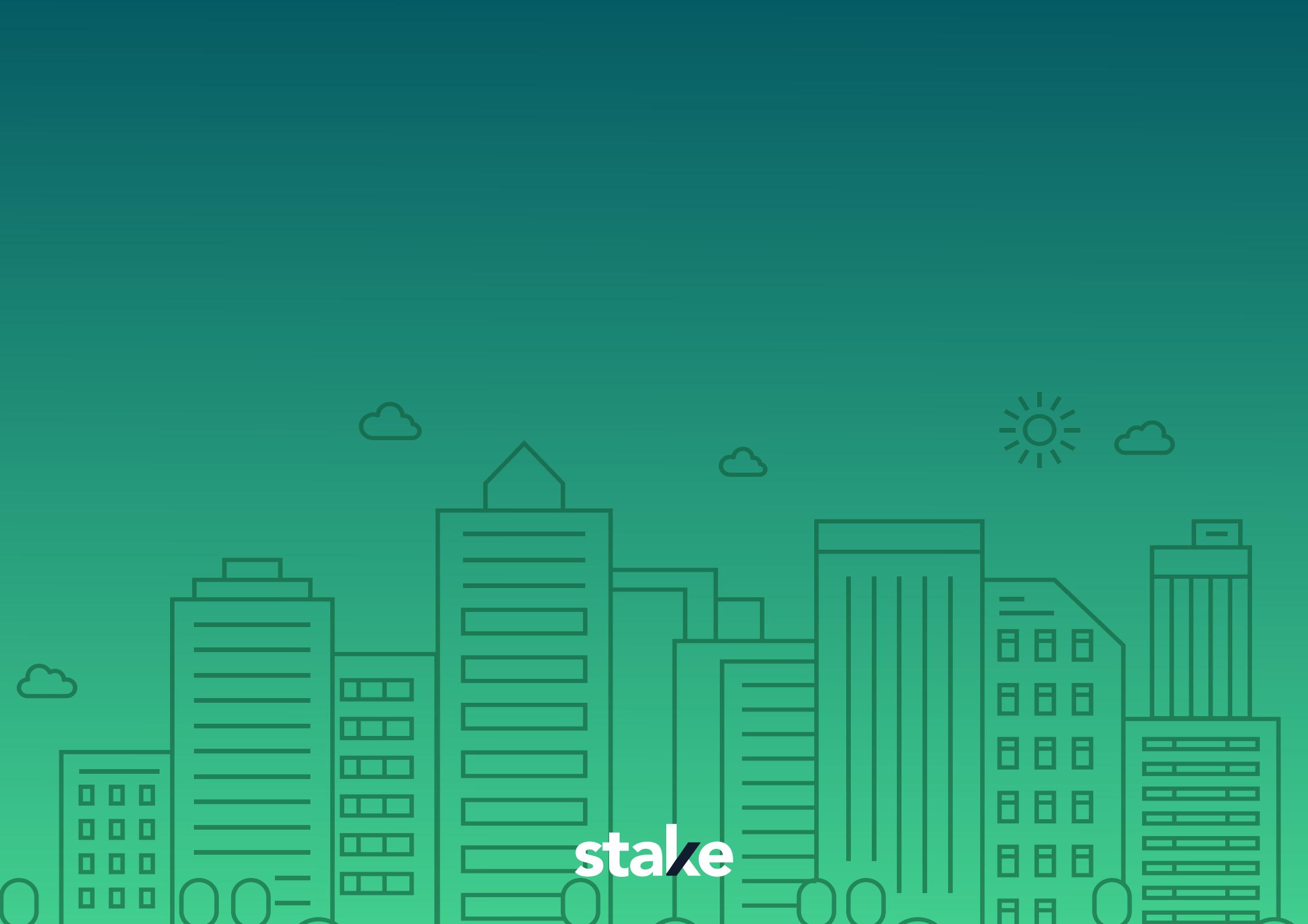
Thank you for being part of the Stake journey.

Disclaimers

All investments carry risk. Past performance is not an indication of future performance. Stake Properties Limited is regulated by the DFSA as an Operator of a Crowdfunding Platform in the UAE and Stake Funds is regulated by the CMA as a Fund Distributor in KSA. StakeOne is registered as a Real Estate Brokerage.

For all enquiries, please email contact@getstake.com





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