

what's at stake

H1 2025 Investor Report:
Performance Review



Key Highlights

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A photograph of three men sitting on a dark blue, modern-style couch. The man on the left is wearing a dark blue button-down shirt and jeans. The man in the center is wearing a black t-shirt and olive green pants. The man on the right is wearing a dark blue button-down shirt and light-colored trousers. They are all smiling at the camera. The background is a green wall with vertical paneling.

Rami Tabbara
Co-Founder & Co-CEO

Manar Mahmassani
Co-Founder & Co-CEO

Ricardo Brizido
Co-Founder & CPTO

“Dubai’s real estate market in 2025 has shown remarkable resilience and growth and our investors are taking notice. In H1 alone, **Stake funded over AED 220M across 100+ properties** in Dubai. The value per property grew as our investors leaned into bigger, high-potential opportunities. It’s a clear signal that our community is focused on quality and long-term returns in a thriving Dubai market and we’re just getting started.”

Rami Tabbara, Co-Founder & Co-CEO, Stake

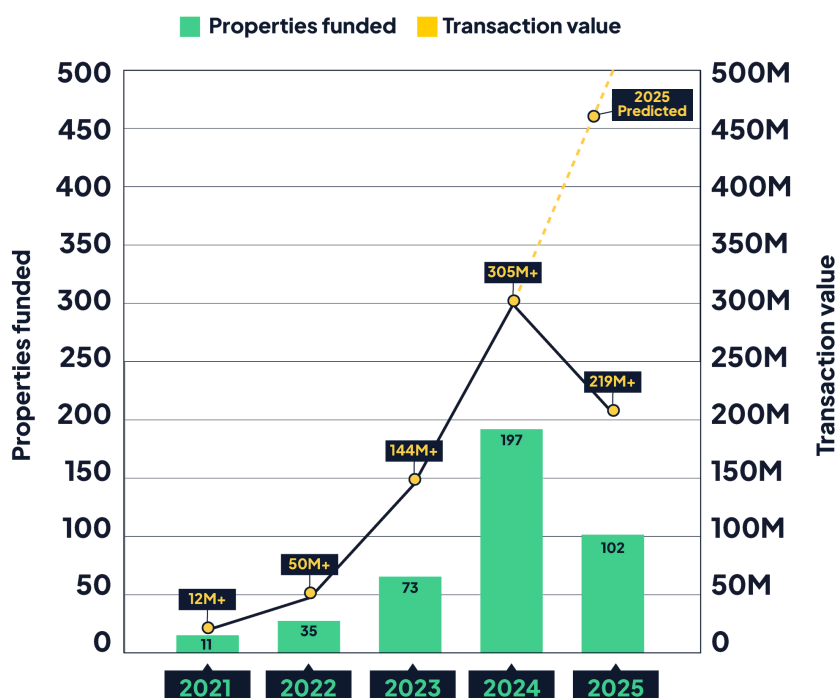
Stake's portfolio overview

This report spotlights Stake's performance in H1 2025 in the Dubai real estate market, highlighting portfolio expansion, key property milestones and investor momentum.

Progress in H1 2025

Since launching in 2021, and up to the end of June 2025, Stake has funded **439** properties in Dubai, with a total transaction value of over **AED 765M**.

In H1 2025, we've already raised **~AED 220M** and funded more than 100 properties. At this rate, we are expecting to fund over **AED 500M–AED 600M** worth of properties in Dubai in 2025, across various neighborhoods and investment strategies. We'll dive into these in a later section.



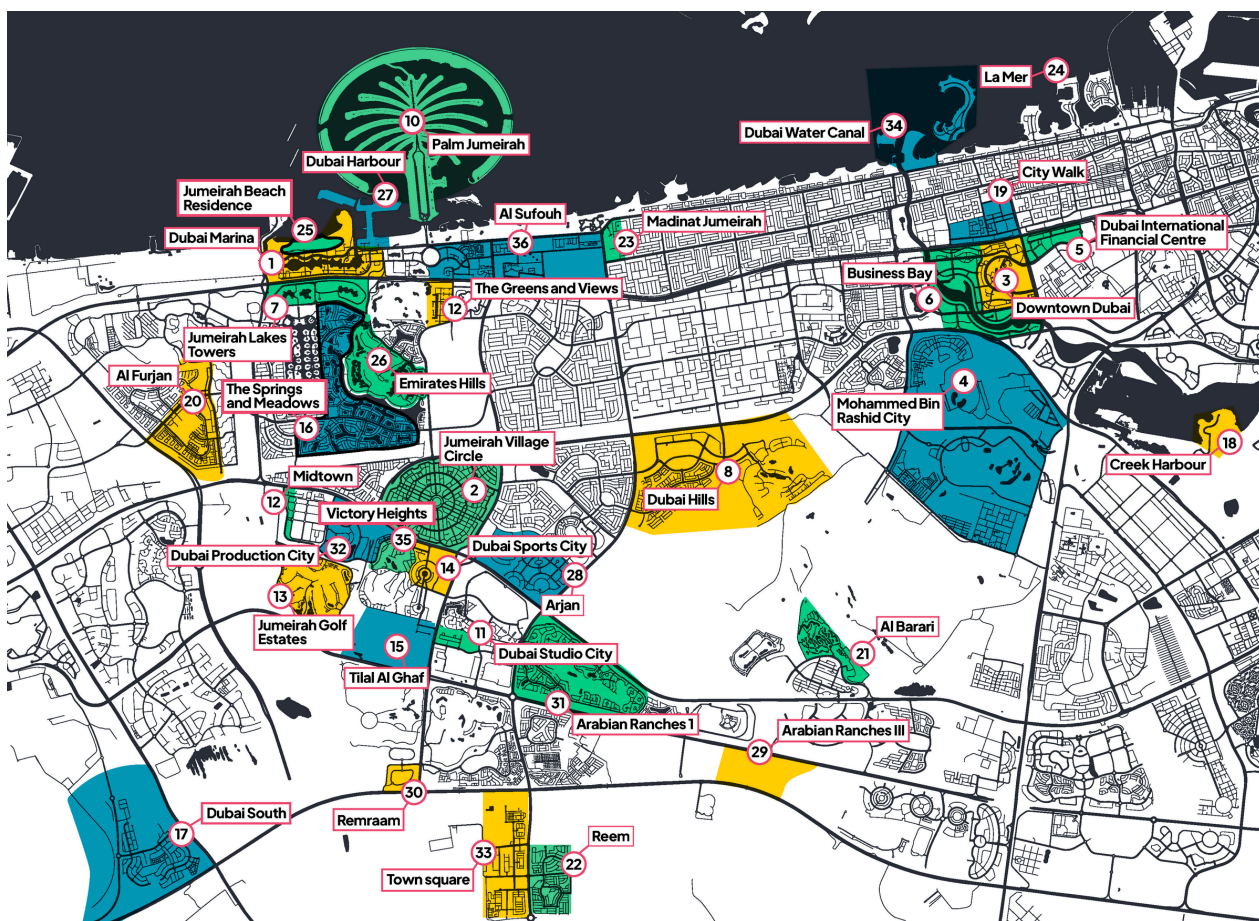
What this means for investors

With more capital raised and higher-value properties on the platform, investors now have access to a wider mix of opportunities. The addition of Fix 'N Flip investments, and now Fix 'N Lease, also brings the chance to diversify further and benefit from shorter investment cycles, all while demand across the platform continues to grow.

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. These areas are carefully chosen for their high demand, investment appeal and future appreciation. With properties across **36 of Dubai's top-performing neighbourhoods**, our platform enables investors to diversify smarter and maximise returns.

Some of these prime locations include:



New neighborhoods

Stake introduced 6 new communities in H1:

- | | | |
|----------------------|--------------------------|----------------|
| 31 Arabian Ranches I | 32 Dubai Production City | 33 Town Square |
| 34 Dubai Water Canal | 35 Victory Heights | 36 Al Sufouh |

Community spotlight:

Dubai Water Canal

- **Strategic location:** Dubai Water Canal connects Business Bay with the Arabian Gulf, creating a waterfront lifestyle corridor just minutes from Downtown Dubai. Its central location offers seamless access to the city's most prominent business and leisure hubs
- **Prestige and demand:** The area is home to ultra-luxury residences, five-star hotels, and premium retail and dining options, attracting high-net-worth individuals and global investors seeking exclusivity and convenience.
- **Long-term value appreciation:** As one of Dubai's most ambitious master-planned waterfront projects, the Canal has spurred continuous infrastructure upgrades and luxury developments that are expected to drive sustained price growth in the coming years.
- **Yield potential:** With limited supply and high demand for waterfront living in central Dubai, rental yields in the Dubai Water Canal area remain strong, supported by short- and long-term leasing demand from executives and affluent tenants.



Investment strategies on Stake

Every investor has different goals, from steady income to long-term growth or quick returns. That's why Stake offers **five distinct strategies**, including our new Fix n' Lease, designed to suit a range of investment approaches. Each property on the platform is clearly labelled by strategy, helping you invest with intention.



1. High yield

Focused on strong monthly rental returns in high-occupancy areas, with a target yield of typically above 5.8%

Popular locations: JVC, JLT, Arjan

Best for: Investors seeking stable, recurring income



2. Capital growth

Targets future hotspots with strong appreciation potential and early entry prices.

Popular locations: Dubai South, Creek Harbour, MBR City

Best for: Long-term investors focused on future value



3. Balanced

Blends rental income with capital appreciation in Dubai's most established areas.

Popular locations: Dubai Marina, DIFC, Palm Jumeirah

Best for: Investors who want a mix of income and long-term upside



4. Fix n' Flip

Short-term strategy that renovates and resells undervalued properties, managed by Stake.

Popular locations: Mira Oasis, Victory Heights, JGE

Best for: Those seeking quicker returns and higher ROI



5. Fix n' Lease

NEW

Strategy that renovates below-market properties, then rents at higher yields

Popular locations: Dubai Marina, Downtown Dubai, The Greens & Views, Old Town

Best for: Investors seeking strong income and long-term growth

Fix n' Flip

Portfolio snapshot

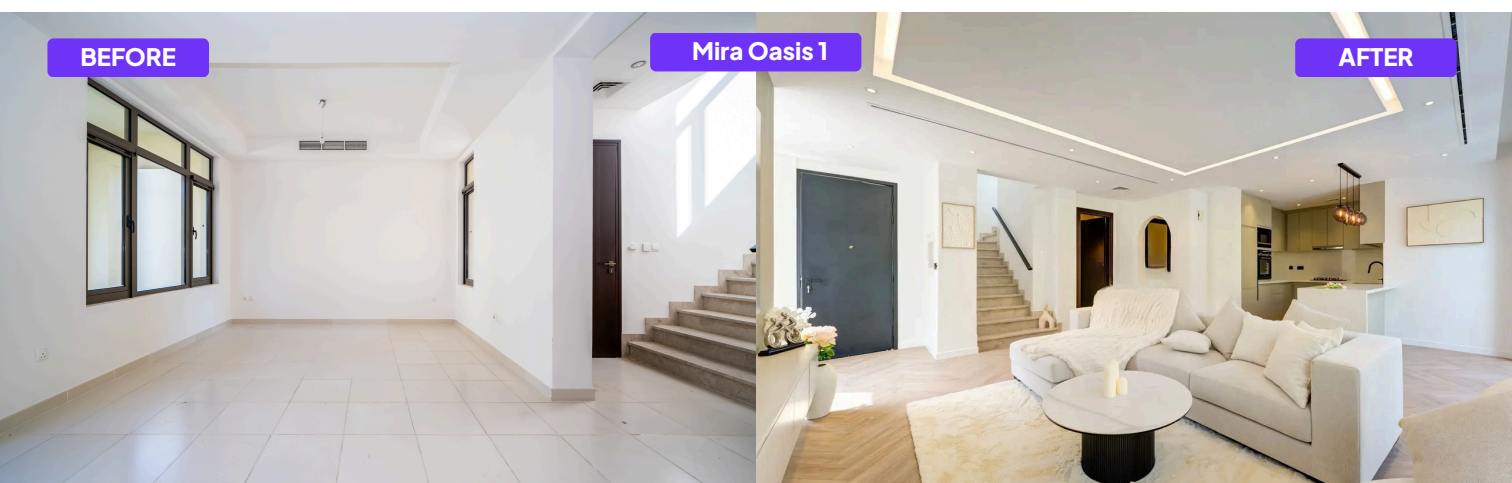
Since launching in November 2024, Stake has funded **12 Fix 'N Flip properties**, raising **~AED 100M**. This investment strategy has seen huge success, with investor participation accelerating rapidly in the past six months and will remain a core part of our offering going forward

Renovation progress

All projects are progressing through refurbishment with roughly AED 20M renovation budget allocated across our Fix 'N Flip properties.

- 1 project completed and listed for sale
- 4 projects estimated for handover in Q3 2025
- 4 projects estimated for handover in Q4 2025
- Remaining projects set for handover in 2026

This reflects disciplined execution on timelines and costs.



Investor demand and participation

Investor response has exceeded expectations, confirming strong market fit:

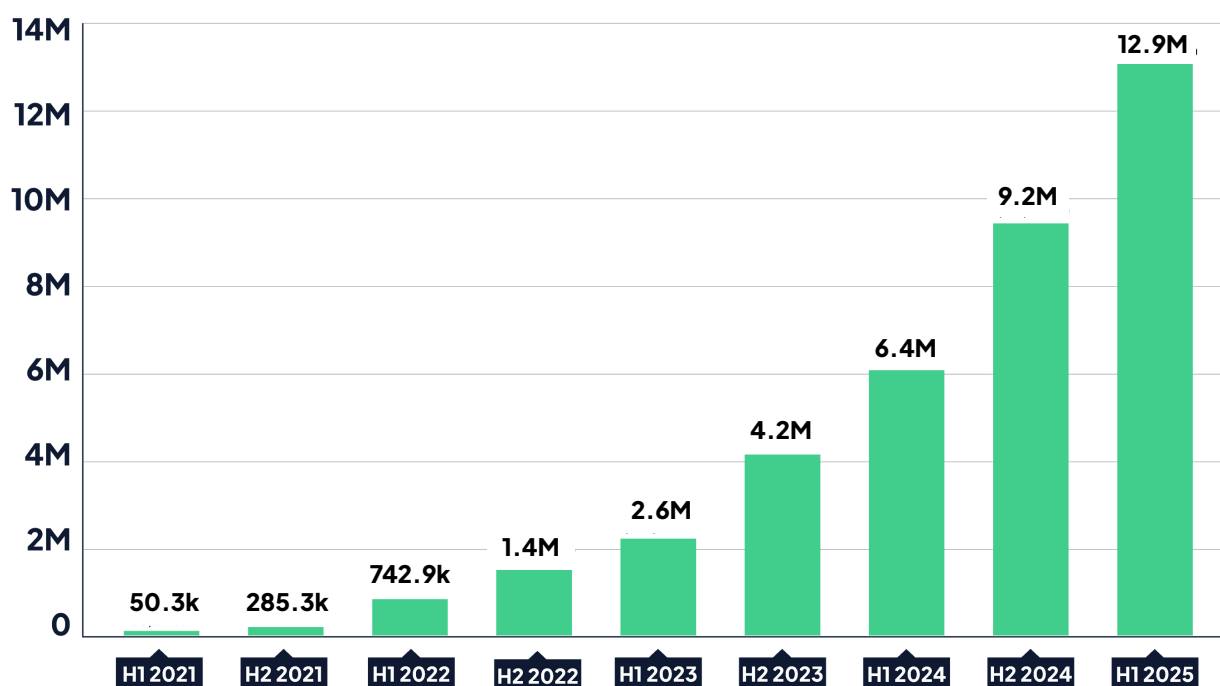
- 8 of 12 projects fully funded in under 72 hours, with the fastest in 30 minutes
- ~80% of investors joined multiple Fix 'N Flip deals, reflecting growing confidence in the strategy

Portfolio performance

Dividend Summary

As Stake continues to grow, so too does the amount we pay out to our investors. In H1 2025, Stake paid out ~AED 13M in rental income! This is more than double the same period last year.

Total dividends paid per half year



Strong occupancy is a key factor when we choose properties for the platform, helping to ensure consistent payouts for investors.

Stake guarantees that investors will start receiving dividends two months after a property is fully funded. After this first payment, our portfolio has achieved a **payout rate of around 98%**, directly driven by the strong occupancy rates across our portfolio.

Some of our top areas for occupancy include the **prime locations** of Downtown Dubai, DIFC and Dubai Hills.

Appreciation

Our portfolio has an average property appreciation of **+11% for properties we've held for over 12 months**. This is reflected in our track record of exiting properties at values well above their initial purchase price.

Our portfolio saw some significant valuation uplifts in the first half of the year, with some properties appreciating by more than 25% in half a year.

Looking at properties that have been in our portfolio for more than 12 months, some of the top-performing locations include:

Dubai Marina



Jumeirah Lake Towers



Dubai Hills



Dubai Creek Harbour



Exits

Full exits

To date, Stake has successfully exited 21 properties, delivering significant returns to our investors.

“Average appreciation on H1 2025 exits: ~33%”

In H1 2025, Stake completed 8 successful exits, distributing around AED 16.1M in net proceeds to our investors.

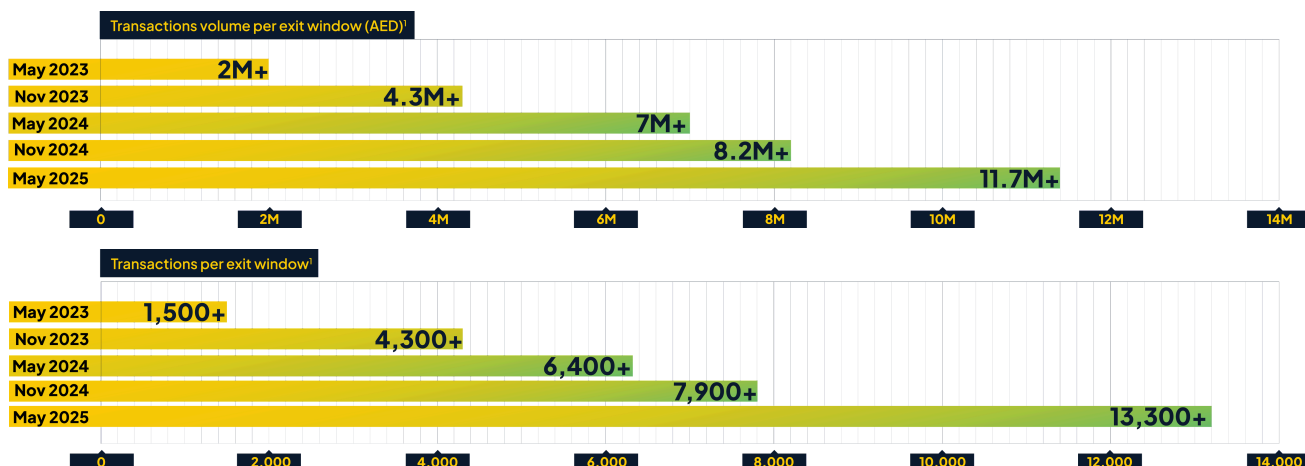
Property Name	Exit date	Purchase price	Gross Sell Price	Appreciation
Studio in Studio One, Dubai Marina	24-Jan-25	736,393	1,040,000	41%
2 Bed in Al Khushkar, Palm Jumeirah	30-Apr-25	2,321,238	3,200,000	38%
2 Bed in City Walk 7, City Walk	28-May-25	3,383,138	4,250,000	26%
Studio in Liberty House, DIFC	29-May-25	939,168	1,280,000	36%
Studio in Liberty House, DIFC	12-Jun-25	1,067,236	1,350,000	26%
Studio in Sky Gardens, DIFC	16-Jun-25	901,814	1,232,500	37%
2 Bed in The Fairways West Tower, The Views	19-Jun-25	2,123,362	2,750,000	30%
Studio in Central Park Towers, DIFC	30-Jun-25	1,200,640	1,600,000	33%

Exit Window

In May 2025, we completed our 5th Exit Window, Stake’s facility that lets investors buy and sell shares in existing properties before a full property sale, providing more flexibility and liquidity.

In this latest window, 12.7M shares were traded across 168 eligible properties.

Exit window performance: YoY comparative analysis



Closing thoughts

H1 2025 marked another strong chapter for Stake, with solid funding, high occupancy and meaningful returns delivered to our investors. As we head into the second half of the year, 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.

**Stake is regulated by the DFSA
All investments carry risk.
Past performance is not an indication of future performance.**



Download the App

For all enquires, please email contact@getstake.com