CREDIT OPINION
29 April 2025

Update

Send Your Feedback

RATINGS

Arada Developments LLC

Domicile	United Arab Emirates
Long Term Rating	B1
Type	LT Corporate Family Ratings
Outlook	Stable

Please see the ratings section at the end of this report for more information. The ratings and outlook shown reflect information as of the publication date.

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Arada Developments LLC

Update to credit analysis

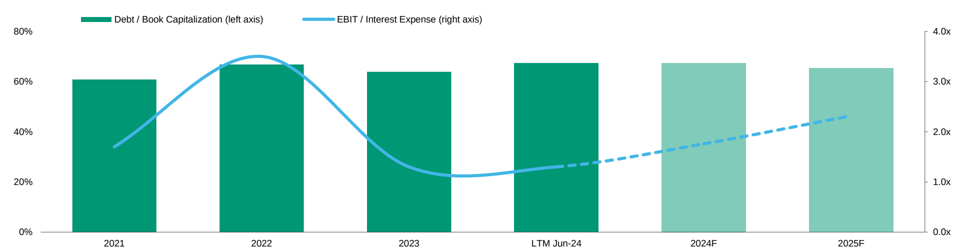
Summary

Arada Developments LLC's (Arada) B1 ratings reflect its (1) unique market position in Sharjah (Ba1 stable), with our expectation that Arada will continue to benefit from long-term access to premium and well-located land plots; (2) strong track record of support from strategic and influential shareholders; (3) good profitability and revenue visibility in the current market, with contracted revenue backlog forecasted to increase beyond AED15 billion, following the successful launch of the Masaar 2 project in Q1 2025; and (4) adequate liquidity profile with our expectation that Arada is committed to maintaining a predominantly senior unsecured capital structure. We also anticipate that any buildup of material secured short-term debt will be temporary and will be proactively addressed by the company.

The ratings also reflect Arada's (1) small scale, exposure to the cyclical property sector, and limited operating track record in developing and delivering properties through economic cycles; (2) revenue concentration in its two main projects in Sharjah, despite an ongoing expansion strategy in Dubai; (3) relatively aggressive funding policy in Sharjah during the construction phase, albeit improving under the newly launched projects; (4) an ambitious property development pipeline which could delay improvement in the company's balance sheet; and (5) currently weak credit metrics for the rating level, which factor in material construction delays during 2024 at Arada's Jouri Hills Dubai project.

Exhibit 1

Interest cover to improve gradually as the company executes on its project pipeline while leverage expected to remain high in the absence of additional equity injection



All data based on adjusted financial data, which follow our Financial Statement Adjustments in the Analysis of Nonfinancial Corporations methodology. Moody's forecasts are Moody's opinion and do not represent the views of the issuer. LTM = Last 12 Months.
Sources: Moody's Financial Metrics™ and Moody's Ratings forecasts

This report was republished on 02 June 2025 with corrected figures on exhibit 8.

Credit strengths

» Good quality master development projects and unique market position in Sharjah

» Our expectation of long-term access to a sizable and well-located land bank in Sharjah

» Strong track record of support from strategic and influential shareholders

» Good profitability and revenue visibility for the next 12-18 months

Credit challenges

» Small scale, exposure to the cyclical property sector and limited operating track record

» Operational and geographical concentration in Sharjah, despite ongoing diversification in Dubai

» Aggressive funding policy in Sharjah during the construction phase, albeit improving for new projects

» Currently weak credit metrics for the rating level

Rating outlook

The stable outlook reflects our expectation that Arada's operational performance will remain robust over the next 12-18 months, with limited underperformance expected from the company's main projects. The stable outlook also reflects our expectation that the company will continue to strengthen its liquidity profile during the current investment cycle, amid supportive market trends in the UAE's property sector.

Factors that could lead to an upgrade

Arada's rating could be upgraded should the company significantly increase its scale, strengthen its business profile, and demonstrate over time a robust operating track record in developing and delivering properties through economic cycles, while maintaining good liquidity. Upward pressure would also require the company exhibiting strong credit metrics such that Moody's adjusted debt to book capitalization is sustained below 50% and Moody's adjusted EBIT to interest expense is sustained above 4.0x.

Factors that could lead to a downgrade

Arada's rating could be downgraded if the operating environment deteriorates and UAE real estate market weakens, which could cause revenue and gross margin declines. The rating could also come under pressure if the company's liquidity profile weakens ahead of its debt maturities and if Arada exhibits further underperformance in its ongoing Sharjah and Dubai projects on a sustained basis; or if the company's Moody's adjusted debt to book capitalization remains above 60% and adjusted EBIT to interest expense remains below 3.0x on a sustained basis.

Key indicators

Exhibit 2

Arada Developments LLC

(in $ millions)	2021	2022	2023	LTM Jun-24	2024F	2025F
Revenue	352	676	754	799	1,066	1,366
Gross Margin %	27.1%	32.5%	34.7%	38.2%	40.4%	41.0%
EBIT / Interest Expense	1.7x	3.5x	1.3x	1.3x	1.8x	2.3x
Debt / Book Capitalization	60.8%	66.8%	63.9%	67.3%	67.4%	65.3%
Debt / EBITDA	10.5x	4.2x	8.5x	8.5x	5.7x	4.7x

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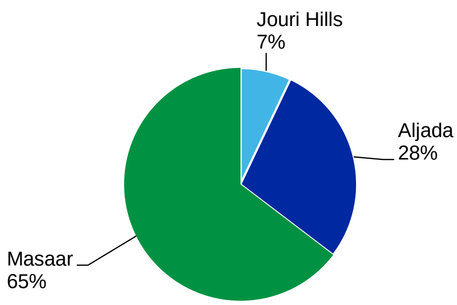
Source: Moody's Financial Metrics™ and Moody's Ratings forecasts

Profile

Arada was established in 2017 and in a short period of time has built a strong market position in developing and selling off-plan properties in the Emirate of Sharjah, United Arab Emirates (UAE). The company is owned 60% by CORP KBW Investments LLC where H.R.H. Prince Khalid Bin Alwaleed Bin Talal Bin Abdulaziz Al Saud is the ultimate beneficiary while the remaining 40% is owned by Basma Group LLC which is owned by H.H. Sheikh Sultan Ahmed Sultan Al Qasimi, the deputy ruler of Sharjah.

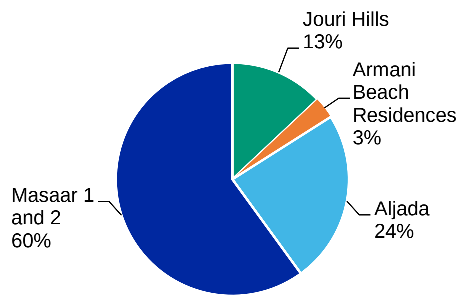
During 2024, Arada delivered around 2,000 units. For the same period, we expect the company to generate revenue of around AED3.9 billion and Moody's adjusted EBIT of AED0.8 billion. As of Q1 2025, Arada's total sales backlog increased beyond AED15 billion, including the sales achieved from the Masaar 2 project.

Exhibit 3
Revenue breakdown by project in 2024



Source: Company reports and Moody's Ratings forecasts

Exhibit 4
Sales backlog by project as of 31 March 2025



Including the Masaar 2 project sales in Q1 2025
Source: Company reports and Moody's Ratings forecasts

Detailed credit considerations

Unique market position in Sharjah underpinned by good revenue visibility despite a moderate track record in delivering properties through industry cycles

Arada has a unique market position in the Emirate of Sharjah. According to the company, its projects accounted for a substantial amount of the total off-plan residential sales transactions in Sharjah since 2020. Arada benefits from (1) early entrant advantage, as Aljada project development is one of the very few integrated master community developments in Sharjah; and similarly the Masaar upscale forested community is a bespoke offering in Sharjah; (2) increased demand for its bespoke designs and good quality projects; (3) historical and ongoing support provided by the government of Sharjah; (4) prudent construction cost management policies; and (5) good profitability, with a reported gross margin of around 38% during the 12 months that ended 30 June 2024.

Since inception and until 30 September 2024, Arada has delivered more than 10,000 units, with around 3,900 units currently under construction. In 2024, the company completed nearly 1,000 villas and townhouses in Phases 2 and 3 of Masaar, with the master community completion rate at around 60%. Arada expects the remaining units to be completed by 2026. In addition, the company completed 920 units in Aljada, increasing the number of homes completed to over 7,500 at the master development. However, despite good progress on the Sharjah development pipeline, we expect the revenue realization for 2024 to be weaker than anticipated. This is mainly due to construction delays, reflecting contractor performance issues and longer procurement periods, as well as a strategy to increase the build-to-rent portfolio at Aljada.

As of 31 March 2025, Arada's sales backlog exceeded AED15 billion, with Sharjah and Dubai representing around 85% and 15%, respectively. The company experienced solid demand across its existing and newly launched projects amid supportive market trends in the UAE's property sector. In February 2025, Arada fully sold out its newly launched Masaar 2 project at a total value of AED5.6 billion. The project includes 2,000 units across four phases, with initial deliveries scheduled for 2027, while the full community is scheduled for completion by 2028.

Arada's strengthening backlog provides good revenue visibility during the coming years, although this is partially offset by the company's limited track record in developing properties through industry cycles. The company is exposed to development and execution risks, some of which have materialized over the last 12-18 months, derailing revenue realization and negatively impacting financial metrics. However, Arada is committed to improving its operational performance through a more prudent approach in awarding construction contracts and continuous evaluations of contractors' deliverables to mitigate future construction delays. We expect Arada's operating performance to remain robust over the next 12-18 months, with limited underperformance expected from the company's main projects in Sharjah.

To minimize financial and execution risks, the company works with a diversified base of contractors and signs turnkey construction contracts at pre-agreed fixed prices. This helps Arada mitigate cost overruns. Although construction work is contracted to external parties, the company maintains oversight over cost management and ensures quality standards are adhered to across the various construction phases.

Sharjah real estate market stability and improved demand driven by regulatory reforms

Sharjah's real estate market is relatively more stable compared to Dubai, in terms of competition, new supply and property price fluctuations. Historically, the real estate regulatory framework in Sharjah has not been as investor friendly as in Dubai. Conversely, Dubai real estate, while more volatile than Sharjah, has benefited from strong demand and price dynamics since 2020. Dubai also offers favorable pre-handover payment terms, with property developers collecting 70%-80% of the property value during construction. This is supported by the escrow law that applies to off-plan property development projects in Dubai.

In 2022, a new decree was passed in Sharjah allowing freehold property ownership for all nationalities. Previously non-GCC nationals did not have the right to own freehold property in the emirate. This will improve demand for property in Sharjah and attract new investments into the sector. However, to continue attracting and expanding the investor base, additional reforms in the sector are required, such as the introduction of an escrow law for off-plan development projects, which is currently in progress. The escrow law generally requires property developers to establish project-specific escrow accounts where investor payments are deposited and restricted until certain construction milestones are reached.

Geographic concentration in Sharjah exposes the company to event risks but progress on diversification provides some benefits, albeit with execution risks

Arada is exposed to geographical concentration risks, because its only major revenue generating projects are based in one emirate - Sharjah. Arada plans to mitigate this risk by actively exploring other geographies to diversify its revenue base. The company's primary market beyond Sharjah has been Dubai, which accounted for around 15% of Arada's backlog as of 31 March 2025. In addition, in 2024, the company also announced international expansion plans to acquire land banks in Australia and to gradually launch residential projects across Sydney. During the coming years, we expect Arada's new Australian operations to remain non-material compared to the UAE.

During 2024, Arada faced material construction delays at its Dubai Jouri Hills AED2.2 billion project, a partnership with Jumeirah Golf Estates LLC, to develop 294 luxury villas and townhouses. Construction activity did not commence as planned in Jouri Hills due to approval challenges which have materially affected the company's forecasted revenue in 2024. We understand that the project has kicked off in Q4 2024. Handover has been revised to early 2027, with an estimated one-year delay from the original timeline. In addition, during 2024, the company launched in partnership with the Armani group and the Japanese architect Tadao Ando, Armani Beach Residences at Palm Jumeirah. The project includes a limited number of branded ultra-luxury residential units and is valued at around AED3.0 billion. As of 30 September 2024, 13 units out of 53 were sold. Preliminary construction work has started onsite and the company is planning for handover to be completed by 2027-28.

Additionally, in 2023, Arada entered into a preliminary management agreement with a related party to develop a project at Dubai Harbour, a newly premium developed waterfront area in Dubai. The company launched the project in 2024 in collaboration with Marriott International (Baa2 stable), an AED5.0 billion three-tower luxury seafront development, under the W Residences brand. The project is scheduled for completion in 2027. Arada could face a degree of execution risks given the scale of the project and planned turnaround because the company has a limited track record in developing similar tower structures in Dubai.

During 2023, Arada signed another preliminary management agreement at Dubai International Financial Centre (DIFC, Baa1 stable), with a related party to develop a newly acquired land plot. Both project value and launch date are yet to be announced by the company.

Under both management contracts for Dubai Harbour and DIFC, Arada entered into a management agreement with the projects' shareholders to develop, market, and sell the projects. Under the current terms of the agreement, the company will not consolidate the projects in its financial statements. Arada will receive a specific profit rate, subject to meeting required project milestones and key performance measures. This arrangement helps Arada expand its footprint in Dubai while maintaining financial flexibility and continuing to deliver on its Sharjah pipeline. We understand that debt at the level of those projects is non-recourse to Arada. We also note that once finalized, we would need to assess the final agreement's structure of these projects and their potential impact on Arada's credit profile.

Strong relationship with the Sharjah government and influential shareholders

Arada's B1 CFR incorporates the historical and ongoing support provided from strategic and influential shareholders, and in particular support provided by the Government of Sharjah through (1) selling on account to Arada, the Aljada project land plots in 2017; (2) guaranteeing Arada's bank debt of AED1.0 billion in 2017; (3) replacing during 2019 the initial 3 years short-term land payable agreement for the Aljada's development, with a 16 years long-term land payable agreement, to provide Arada with the financial flexibility that it requires to achieve its growth plans; (4) transferring back to Arada during 2019 a total amount of AED1.6 billion representing the initial land proceeds that the Government had received from Arada in 2017 and 2018, which Arada used to repay its outstanding bank debt of AED1.6 billion; and (5) various exemptions provided to Arada from certain costs related to property development, in order to support the company's growth.

The revised land payable agreement amounting to AED3.2 billion provides the company with substantial financial flexibility because the company is not required to pay in a short period of time a substantial lump sum for the land purchase. This improves the company's liquidity profile as it reduces its short-term obligations and frees up some of its capital to fund its current and future projects. In addition, about half of the land payment amount has a variable component that helps mitigate Arada's development and execution risks. The variable land payment component of AED1.6 billion is stretched over an extended period of 16 years, from 2020 to 2035. This reduces the company's cash outflows and is based on Arada's achievement of agreed off-plan sales targets.

The fixed land component initially included a single bullet payment of AED1.6 billion due in 2029. In prior years, we have taken the view that the fixed component has debt-like features, and as such, the present value amount of around AED1.1 billion was reclassified to debt in our credit metrics. This is despite our understanding that, given the supportive nature of the Government of Sharjah, it will show flexibility on this payment should Arada face liquidity stress closer to maturity.

However, following the addendum signed between Arada and the Government of Sharjah in 2023 to amend the repayment terms of the bullet payment, we have removed this land adjustment retrospectively. During Q4 2023, the Government of Sharjah offered a discount of AED215 million in exchange for a prepayment of AED200 million in 2023, along with additional payments of AED100 million each in 2024 and 2025. In total, we expect the fixed land payment to materially decline to around AED1.0 billion from AED1.6 billion. This shows Arada's explicit commitment to settle the liability in phases to avoid a large lump-sum payment in 2029, and the Government of Sharjah's flexibility in supporting Arada's strategy.

Arada's B1 CFR also incorporates the ongoing support from the shareholders in the form of deferred land payment agreement for the Masaar development project, which provides Arada with further financial flexibility. In 2021, Arada established a long-term 10-year deferred land payable agreement with Tilal Properties LLC (50% owned by Basma Group). The agreement is similar to the variable component of the Aljada land payable agreement, with the Masaar's land payable obligation linked to the achievement of agreed off-plan sales targets. We understand that the company's shareholders are committed to supporting its expansion plans and we expect them to partially fund those, through intermittent equity injections if needed. During 2023, the shareholders contributed AED1.1 billion of new equity, followed by an additional AED200 million injected in 2024.

Credit metrics to improve over time as the company executes on its expanded project pipeline

Despite material construction delays in 2024, we expect some gradual improvements in Arada's credit metrics when compared to the prior year, albeit remaining weak for the current rating category. This is supported by good and stable operational profitability and favorable market conditions across the property sector in the UAE. We expect Moody's adjusted debt to book capitalization to remain above 60% following the company's AED2.0 billion sukuk issuance in 2024. We also expect Moody's adjusted debt to EBITDA and Moody's adjusted EBIT to interest expense to improve to 5.7x and 1.8x, respectively, in 2024 from 8.5x and 1.3x in 2023.

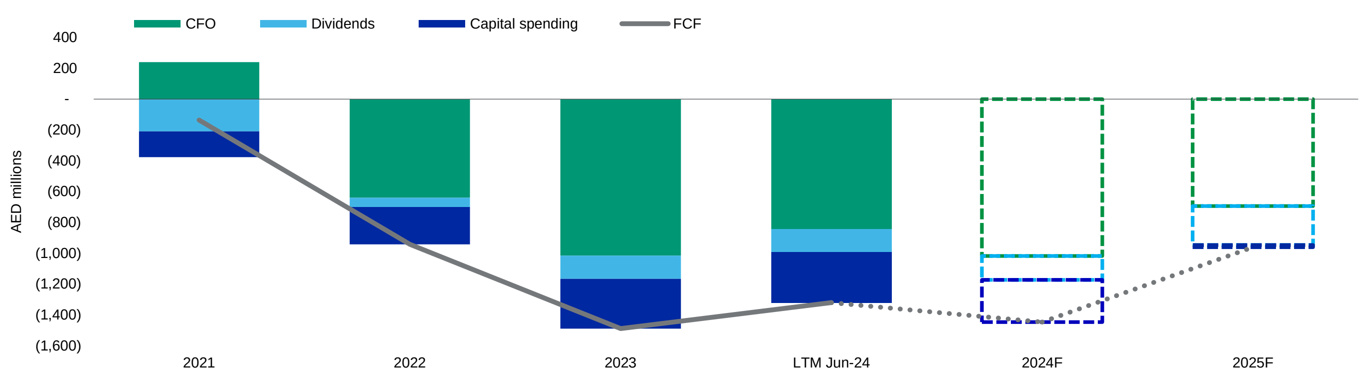
The company's free cash flow (FCF) generation is expected to remain negative during the current peak investment cycle, because of increased capital outflows in the form of negative working capital changes, higher capital spending (including new land acquisitions) and dividend distributions. The company's dividend policy anticipates payouts of 50% of the prior year net profit or AED750 million, whichever is lower.

Arada's current property development funding policy in Sharjah can cause working capital swings that negatively impact its ability to generate FCF. Although the company targets a minimum pre-selling of 60%-70% of the project before construction begins, its construction linked payments are low with typically between 25%-30% of the total property value collected. The remaining funding requirements to cover construction costs are sourced by Arada until the construction is completed. Once the property is handed over to the customer, Arada will collect the remaining 65%-70% of the property value. We understand that the pre-handover payment terms for the company's projects in Dubai are expected to be 70%-80% during construction. We expect this to have a positive impact on the company overall funding requirements. The company currently does not provide material post-handover payment plan options to customers.

Arada has a factoring of trade receivables agreement with related parties to expedite its receivable collection process. In the first half of 2024, the company sold a total of AED530 million of trade receivables on a non-recourse basis, for a total consideration of AED511 million. The difference was recorded as finance cost. Under our Moody's financial statements adjustment methodology we classify both recourse and non-recourse sale of receivables as debt. We understand that the factoring of its Aljada trade receivables is entered on a short-term basis. Accordingly, we assess the impact on the 2024 credit metrics as temporary and we expect that Arada will unwind the agreement in the near term.

Exhibit 5

FCF generation to remain negative during the current peak investment cycle



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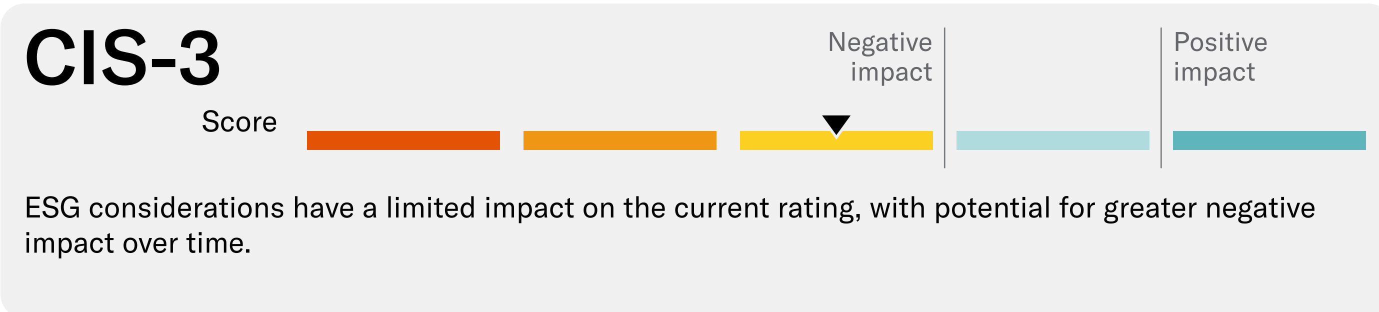
Sources: Moody's Financial Metrics™ and Moody's Ratings forecasts

ESG considerations

Arada Developments LLC's ESG credit impact score is CIS-3

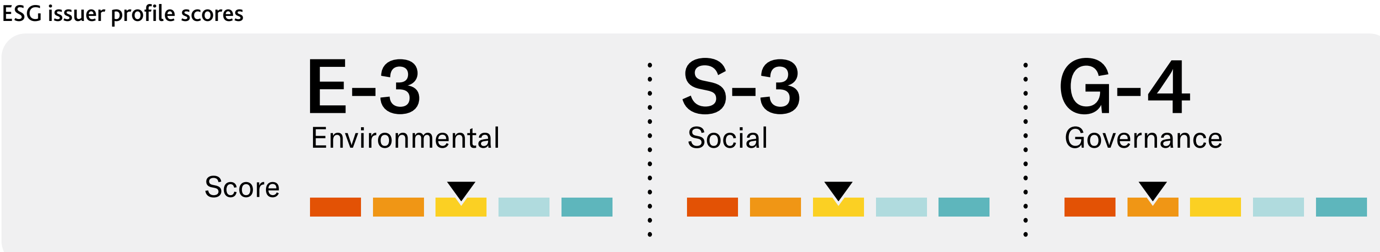
Exhibit 6
ESG credit impact score



Source: Moody's Ratings

Arada credit impact score of **CIS-3** indicates that ESG considerations have a moderate impact on its current rating. Governance risks are a key consideration, reflecting mainly the company's newly established financial policy, its concentrated ownership structure and the majority of Arada's board members being non-independent. These risks are partially offset by a strong track record of support from the company's strategic and influential shareholders combined with a very good relationship with the government and the company gradually developing a track record of adhering to its financial policies since its inaugural public debt issuance in 2022. Arada is also exposed to environmental risks such as physical climate, as it operates in the UAE where water scarcity and heat waves could increase construction costs for homebuilders. The company is also exposed to social risks, reflected mainly by (1) the risk of demographic changes and societal trends in the UAE, as part of its customer base includes expats and non-residents; and (2) human capital risks given the labor-intensive nature of the property development sector, however this is partly mitigated by the company subcontracting its construction activities to third parties.

Exhibit 7
ESG issuer profile scores



Source: Moody's Ratings

Environmental

Arada's **E-3** reflects its moderate exposure to physical climate risk and natural capital risk. The company's operations are all based in the UAE, where climate risks such as water scarcity and heat waves could raise Arada's construction costs. The need to exploit land resources exposes Arada to natural capital risks.

Social

Arada's **S-3** reflects its moderate exposure to demographic and societal trends, as the company is exposed to demographic changes due to the contribution of expats and non-residents to its customer base. Demographic changes and affordability are important factors driving demand, and fluctuation in these areas could affect the risks that property developers face. Homebuilders face elevated human capital risks, given the labor-intensive nature of the construction process and the reliance on skilled labor, however in Arada's country of operation, labor costs are low, the workforce pool is substantial and the company subcontracts its construction activities to third parties. Property developers are also exposed to customer relations risk, which could impact brand reputation given customer satisfaction is closely linked to the quality and timeliness of properties delivered. Cyber security risk associated with the collection of sensitive customer data is a key concern as well as the associated cost to ensure an appropriate protection process is in place.

Governance

Arada's **G-4** reflects its elevated ownership concentration risk, as the two major shareholders can directly influence its strategy and financial policies, which could materially affect its credit profile. The company's board of directors includes 1 independent member with the rest being non-independent. In addition, Arada has a limited track record of adhering to its defined financial policies through industry cycles. These governance risks are partially offset by a strong track record of support from the company's strategic and influential shareholders combined with a strong relationship with the government. This is primarily evident in the flexible long-term land payment agreements currently in place for both the Masaar and Aljada developments. In addition, the shareholders have also supported the company's expansion plans by providing sizable equity injections, while maintaining a limited dividend distribution policy. Despite the company's limited track record of adhering to its defined financial policies. However, since its inaugural public debt issuance in 2022, the company has gradually managed to meet its internal financial policy targets of maintaining (1) net debt/EBITDA below 3.0x; (2) fixed charge coverage above 1.5x; and (3) an adequate liquidity profile with our expectation that Arada is committed to maintaining a predominantly senior unsecured capital structure.

ESG Issuer Profile Scores and Credit Impact Scores for the rated entity/transaction are available on Moodys.com. In order to view the latest scores, please click here to go to the landing page for the entity/transaction on MDC and view the ESG Scores section.

Liquidity analysis

Arada's liquidity is adequate. The company's primary sources of liquidity as of 31 December 2024 consist of around AED3.8 billion of expected cash and cash equivalents, available committed bank debt facilities of AED450 million and expected funds from operations over the next 18 months of around AED1.3 billion. These sources are sufficient to cover the company's basic obligations over the next 18 months, which include (1) AED575 million of short-term bank debt maturities; (2) around AED500 million of dividend payouts; and (3) a combined outflow of AED2.3 billion consisting mainly of working capital and committed and uncommitted capital investment.

We expect Arada to fund any additional land acquisitions or new projects with a combination of additional debt and equity injection from its shareholders, or delay those capital expenditures in case of any liquidity shortfalls.

Structural considerations

The B1 senior unsecured sukuk rating is at the level of Arada's B1 CFR. This is because certificate holders are effectively exposed to the creditworthiness of Arada for the periodic distributions (akin to coupon payments) and principal repayment of the sukuk. Certificate holders only have rights against Arada as defined under the sukuk transaction documents, and these rights rank pari passu with other senior unsecured obligations of Arada. Sukuk holders are not exposed to the performance risk of the investment portfolio related to the certificates and do not have any preferential claim or recourse over the relevant trust assets. We understand that Arada is committed to maintaining a predominantly senior unsecured capital structure. We also anticipate that any buildup of material secured short-term debt will be temporary and will be proactively addressed by the company.

Rating methodology and scorecard factors

We have applied the Homebuilding and Property Development rating methodology in assessing the ratings for Arada. This results in a B2 scorecard-indicated outcome. Arada's CFR is above the scorecard-indicated outcome, which reflects the ongoing support from the company's influential shareholders and adequate liquidity profile.

Exhibit 8
Arada Developments LLC

Homebuilding And Property Development Industry Scorecard	Current LTM Jun-24		Moody's 12-18 Month Forward View As of 4/15/2025	
Factor 1 : Scale (10%)	**Measure**	**Score**	**Measure**	**Score**
a) Revenue ($ billions)	0.8	Caa	1.1 - 1.3	Caa
Factor 2 : Business Profile (30%)				
a) Market Position and Diversification	B	B	B	B
b) Business Strategy	B	B	B	B
c) Market Conditions	B	B	B	B
Factor 3 : Profitability and Efficiency (10%)				
a) Gross Margin	38.2%	Baa	38% - 41%	Baa
Factor 4 : Leverage and Coverage (30%)				
a) EBIT / Interest Expense	1.3x	B	1.8x - 2.3x	B
b) Debt / Book Capitalization	67.3%	Caa	65% - 70%	Caa
c) Debt / EBITDA	8.5x	Ca	4.7x - 5.7x	B
Factor 5 : Financial Policy (20%)				
a) Financial Policy	B	B	B	B
Rating:				
a) Scorecard-Indicated Outcome		B2		B2
b) Actual Rating Assigned				B1

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Sources: Moody's Financial Metrics™ and Moody's Ratings forecasts

Appendix

Exhibit 9

Peer comparison

Arada Developments LLC

	Arada Developments LLC B1 Stable			PNC Investments LLC Ba2 Stable			Binghatti Holding Limited Ba3 Stable			Brookfield Residential Properties ULC B1 Stable		
(in $ millions)	FY Dec-22	FY Dec-23	LTM Jun-24	FY Dec-22	FY Dec-23	LTM Jun-24	FY Dec-22	FY Dec-23	FY Dec-25	FY Dec-22	FY Dec-23	LTM Jun-24
Revenue	676	754	799	1,511	1,771	1,962	1,000	2,100	6,300	1,809	1,921	1,904
Gross Margin	32.5%	34.7%	38.2%	40.1%	41.7%	41.3%	42.0%	45.0%	45.0%	28.2%	24.8%	26.0%
EBIT / Interest Expense	3.5x	1.3x	1.3x	9.1x	7.8x	5.3x	29.6x	16.4x	9.6x	5.0x	2.5x	2.4x
Debt / Book Capitalization	66.8%	63.9%	67.3%	20.5%	20.3%	21.0%	33.0%	45.0%	52.0%	45.5%	44.0%	50.0%
Debt / EBITDA	4.2x	8.5x	8.5x	1.4x	2.7x	2.5x	1.3x	1.4x	1.5x	2.9x	5.7x	6.6x

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Source: Moody's Financial Metrics™

Exhibit 10

Moody's-adjusted debt reconciliation

Arada Developments LLC

(in AED millions)	2021	2022	2023	LTM Jun-24
As reported debt	**964.4**	**1,811.5**	**3,234.0**	**4,418.8**
Pensions	6.6	10.9	16.7	16.7
Securitization	-	-	808.2	529.8
Moody's-adjusted debt	**971.0**	**1,822.4**	**4,058.9**	**4,965.3**

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Source: Moody's Financial Metrics™

Exhibit 11

Moody's-adjusted EBITDA reconciliation

Arada Developments LLC

(in AED millions)	2021	2022	2023	LTM Jun-24
As reported EBITDA	**171.8**	**485.3**	**701.8**	**881.7**
Pensions	(2.4)	(5.1)	(6.9)	(6.9)
Unusual Items	(76.8)	(22.1)	(217.6)	(287.4)
Equity-accounted Income (A.T.)	0.0	(20.3)	0.0	0.0
Moody's-adjusted EBITDA	**92.6**	**437.8**	**477.3**	**587.4**

All data based on adjusted financial data, which follow our Financial Statement Adjustments in the Analysis of Nonfinancial Corporations methodology. LTM = Last 12 Months.
Source: Moody's Financial Metrics™

Ratings

Exhibit 12

Category	Moody's Rating
ARADA DEVELOPMENTS LLC	
Outlook	Stable
Corporate Family Rating	B1
ARADA SUKUK 2 LIMITED	
Outlook	Stable
Bkd Senior Unsecured	B1
ARADA SUKUK LIMITED	
Outlook	Stable
Senior Unsecured	B1/LGD4

Source: Moody's Ratings

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CLIENT SERVICES

Americas	1-212-553-1653
Asia Pacific	852-3551-3077
Japan	81-3-5408-4100
EMEA	44-20-7772-5454