

AT A GLANCE

Aldar is a leading UAE real estate developer, owner and manager predominantly focused on the Abu Dhabi market. In 2021, the Company expanded its footprint outside the UAE into the Egyptian market.

We are recognised for master planning destinations that people can live in, work at and visit and have built many iconic developments in Abu Dhabi since our inception in 2004. We also own one of the largest diversified property investment portfolios in the region, the majority of which is in Abu Dhabi¹.

The company has two core business segments:

ALDAR DEVELOPMENT

Aldar is the largest property developer in Abu Dhabi and one of the largest in the UAE. Since its inception, it has completed over 31,000 residential units across the Emirate. As of 31 December 2021, more than 3,500 residential units were under development.

It owns a significant landbank of approximately 65 million square metres in prime locations across Abu Dhabi that provide through-the-cycle optionality to address specific segments of the real estate market.

The development business unit comprises of two main divisions: Property Development and Sales, which is responsible for developing and marketing Aldar's diverse and strategic landbank located in key investment zones – including Saadiyat and Yas Islands; and Project Management Services, which manages Aldar's fee-based development management business, including government housing and infrastructure projects.

Egypt

Aldar's Egypt platform is primarily comprised of SODIC², one of Egypt's leading real estate companies that was established in 1996. SODIC is focused on the development of large-scale, mixed-use communities in West Cairo, East Cairo and the North Coast.

ALDAR INVESTMENT

Aldar owns and manages a diverse real estate portfolio, all located within the Emirate of Abu Dhabi³. The portfolio is predominantly split across three asset classes: residential, retail and office³. Aldar Investment also owns several operating businesses including a hospitality and leisure platform; a leading school business; and a real estate services business (including construction and property & facilities management subsidiaries).

OUR MARKETS

Residential

Aldar Development predominantly sells residential properties through its development business, where it actively launches off-plan (construction-linked build-to-sell) developments. In addition, Aldar Investment owns a significant residential portfolio across Abu Dhabi, which is leased to a mix of individual and corporate tenants.

Retail

The company has developed a substantial retail footprint within Abu Dhabi that addresses both super-regional malls, such as Yas Mall and Al Jimi Mall, as well as community and convenience-focused retail located around its residential developments.

Commercial

The company has acquired and developed a high-quality, predominantly Grade A commercial office portfolio that attracts top tier local and international tenants. The commercial portfolio is principally located across Abu Dhabi Island and has the Government of Abu Dhabi as a significant tenant.

Hotels

Aldar owns a unique cluster of hotels predominantly on Yas Island that benefit from their proximity to tourist attractions and continue to support Yas Island as the leisure and entertainment hub of Abu Dhabi.

Aldar Education

Through its wholly-owned subsidiary, Aldar Education, the company is heavily invested in schools, catering for the education of more than 26,000 students. Aldar Education owns and operates its own schools, as well as managing schools owned by the Abu Dhabi government and ADNOC.

Provis/Khidmah

Aldar's real estate services arm is comprised of Khidmah, a facilities management business, and Provis, a property management business. Provis undertakes sales and leasing, property management, consultancy services and valuation advisory amongst others. Khidmah is a full-service facility management solutions provider focused on domestic, commercial and retail facility management solutions across the UAE and KSA.



Read more in our market overview on pages 10 to 15.

OUR LOCATIONS

EGYPT

UAE

ALDAR DEVELOPMENT

+31K

RESIDENTIAL UNITS COMPLETED SINCE INCEPTION

65M

SQUARE METRES IN PRIME LOCATIONS ACROSS ABU DHABI

ALDAR INVESTMENT

+21B

AED ASSETS UNDER MANAGEMENT

26K

STUDENTS IN SCHOOLS

1. In H1 2022, Aldar expanded its investment portfolio into the Ras Al Khaimah market through the acquisitions of Al Hamra Mall, a flagship retail and leisure destination and Rixos Bab Al Bahr hotel, a 715-key ultra-all-inclusive beach resort.
2. Aldar acquired a majority stake in one of Egypt's leading real estate companies, SODIC, through a consortium owning 85.52% of SODIC (Aldar ownership of 59.9%). 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.
3. The majority of the investment properties are owned through Aldar Investment Properties LLC (AIP) rated Baa1 (stable) by Moody's.