

## WHO WE ARE

Aldar is the leading real estate developer, manager, and investor in Abu Dhabi, with a growing presence across the United Arab Emirates (UAE), the Middle East and North Africa, and Europe.

The company is at the forefront of economic transformation, advancing the UAE's vision for growth, diversification, and sustainability. By creating integrated communities and vibrant destinations, Aldar enriches every aspect of life, offering environments where people can live, work, and connect.

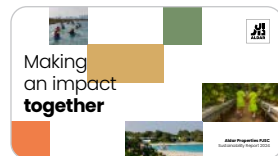
As a driving force behind development of Abu Dhabi, the UAE's capital, Aldar plays a key role in shaping the economic landscape, attracting foreign direct investment and fostering global partnerships. Its initiatives reinforce Abu Dhabi's standing as a premier investment hub that drives sustainable growth and enhances international competitiveness.

With its diverse and expanding portfolio, Aldar enhances Abu Dhabi's reputation as a leading destination for residents, businesses, and investors. Its residential, commercial, and retail developments reflect the Emirate's rich culture and forward-looking vision, attracting global interest and establishing Abu Dhabi as a long-term home for a growing international community. Driven by a strong commitment to sustainability, Aldar aligns its strategy with the UAE's Net Zero 2050 goals.

**For more information  
please also see:**



→ DIGITAL 2024  
ANNUAL REPORT



→ 2024 SUSTAINABILITY  
REPORT



→ 2024 INNOVATION REPORT

## WHO WE ARE CONTINUED

# Communities where people live, work, shop, learn and stay



### OUR PURPOSE

To have a positive impact on people's lives.



### OUR VISION

Become the regional real estate champion that creates signature experiences for our customers and sustainable value for our shareholders.

## OUR VALUES



### Result-orientated

We are determined to achieve our goals with an unrelenting focus on quality, while resiliently adapting to change



### Growth-minded

We lead with ambition and embrace opportunities to expand our impact through calculated risks



### Collaborative

Our communities are built for people to thrive – we tune in to our customers' needs and strive to exceed expectations



### Community-focused

We work together as one toward shared goals and mutual success, cultivating trust and transparency



### Responsible

We show respect for others, act with integrity, and focus on sustainable outcomes

BUSINESS MODEL



ALDAR DEVELOPMENT

Aldar Development is a master developer of integrated, liveable, and thriving communities across Abu Dhabi's most desirable destinations.

Property Development & Sales

Core UAE residential develop-to-sell business

Project Management Services

Managing government housing and infrastructure projects in the UAE

International

- SODIC, Egypt
- London Square, UK

→  
READ MORE ABOUT ALDAR  
DEVELOPMENT ON PAGE 83

ALDAR INVESTMENT

Aldar Investment houses Aldar's core asset management business, comprising a portfolio of investment-grade and income-generating real estate assets.

Investment Properties

Asset portfolio includes:

- Commercial
- Residential
- Retail
- Logistics

Hospitality & Leisure

Asset portfolio includes:

- Hotels
- Golf clubs
- Leisure

Aldar Education

Asset portfolio includes:

- Owned and operated schools
- Managed schools

Aldar Estates

Asset portfolio includes:

- Property management
- Facilities management
- Integrated community services
- Valuation and advisory

Others

Asset portfolio includes:

- Private credit
- Co-working
- Other investments

→  
READ MORE ABOUT ALDAR  
INVESTMENT ON PAGE 94

D-HOLD

Aldar's develop-to-hold (D-HOLD) strategy bridges its two core businesses, leveraging expertise in development and active asset management to generate attractive returns and long-term capital appreciation. Aldar has a significant D-HOLD pipeline across commercial, residential, retail, logistics, hospitality and education.

→  
READ MORE ABOUT D-HOLD  
ON PAGE 65

## GEOGRAPHIES

# Focused expansion within UAE and internationally

## Core UAE Market

Aldar plays an integral role in shaping Abu Dhabi's economic landscape as the market's dominant real estate player, and continues to capitalise on its long-standing track record, expertise and sizeable landbank to create thriving integrated communities in some of the most sought-after destinations across the UAE.

Pursuing a strategy to diversify geographically and across asset classes, Aldar has expanded beyond Abu Dhabi to the Emirates of Dubai and Ras Al Khaimah. The company is successfully leveraging its franchise, capabilities in master-planned communities, and strengths as an active asset manager of a growing investment property portfolio.

→  
READ MORE ABOUT  
OUR WORLD-CLASS  
DESTINATIONS  
ON PAGE 11

### ABU DHABI

- Commercial
- Residential
- Retail
- Logistics
- Hospitality & Leisure
- Aldar Estates
- Aldar Education
- Others
- Aldar Development

### DUBAI

- Commercial
- Residential
- Retail
- Logistics
- Hospitality & Leisure
- Aldar Estates
- Aldar Education
- Aldar Development

### RAS AL KHAIMAH

- Residential
- Retail
- Hospitality & Leisure
- Others
- Aldar Development

## International Presence

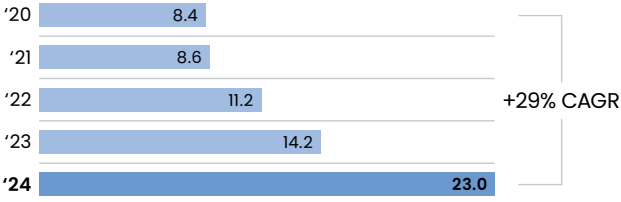
Leveraging an efficient operating model designed to deliver sustainable growth, Aldar has taken concrete steps to expand its footprint internationally, principally through acquisitions of ambitious, like-minded residential developers in the United Kingdom and Egypt, as well as through private credit opportunities in Europe.



2024 HIGHLIGHTS

# Cross-platform growth

REVENUE (AED bn)



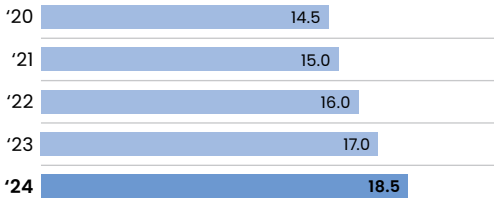
NET PROFIT AFTER TAX (AED bn)



GROSS PROFIT (AED bn)



DIVIDEND PER SHARE (fils)



REVENUE (AED)

23.0bn

+62% YoY

MOODY'S CREDIT RATING

Baa2

Aldar Properties

NET PROFIT (AED)

6.5bn

+47% YoY

Baa1

Aldar Investment Properties

MARKET CAP (AED)

60.4bn

RETURN ON EQUITY

16.1%

TOTAL ASSETS (AED)

85.7bn

EPS

70fils

2024 HIGHLIGHTS CONTINUED

# ESG Ratings and Rankings



## CREATING SUSTAINABLE PLACES



61

DJSI score. Ranked 1st in the region for real estate (top 5% in the industry ratings worldwide)



7%

reduction in water consumption

5%

reduction in energy consumption



## CREATING SOCIETAL VALUE



89%

customer satisfaction

43%

Emiratisation



## CREATING RESPONSIBLE LEGACY



40%

women in the workforce

13%

youth in the workforce

BBB

rating from MSCI for ESG risk management practices



92%

of construction and demolition waste recycled

80%

of new developments targeted 3 Pearl Estidama rating

AED 9.6bn

In-Country Value (ICV) contribution

9,047

hours of training

15.7

ESG risk score (Low Risk Category), Sustainalytics



23%

of retrofitted assets achieved a rating of LEED O+M Gold/Platinum

AED 23mn

community investment

70+

supplier signatories to the Real Estate Climate Pledge

## 2024 HIGHLIGHTS CONTINUED

# January – June 2024

## ALDAR DEVELOPMENT



**JANUARY**  
**Manarat Living II,**  
Saadiyat Island,  
Abu Dhabi.

**FEBRUARY**  
**Sama Yas,**  
Yas Island,  
Abu Dhabi.

**MARCH**  
**Nouran Living,**  
Saadiyat Island, Abu Dhabi.

**Earlsfield,**  
London (London Square).



**APRIL**  
**Source Terraces,**  
Saadiyat Island, Abu Dhabi.

**MAY**  
**Athlon,**  
Dubai.



## ALDAR INVESTMENT

**JANUARY**  
Acquired  
**7 Central** logistics  
hub & adjacent  
land plot in Dubai  
Investments Park.



**FEBRUARY**  
Partnership announced with Carlyle  
to invest in UK and European  
logistics and storage real estate.



## DEVELOP-TO-HOLD



**JANUARY**  
Announced ~AED 1bn  
investment to expand  
logistics real estate  
business in Abu Dhabi  
& Dubai.

**FEBRUARY**  
As part of ~AED 1bn  
investment to expand  
logistics real estate  
business, announced  
plans to develop a  
Grade A build-to-suit  
facility in Dubai South  
Logistics District.



Announced further  
deployment of AED  
5bn to develop a range  
of commercial,  
retail and logistics  
income-generating  
assets within Abu Dhabi.





## 2024 HIGHLIGHTS CONTINUED

# July – September 2024

## ALDAR DEVELOPMENT

### JULY

**The Arthouse**, Saadiyat Island, Abu Dhabi.

**Verdes by Haven**, Dubai.

**Ogami**, Ras El Hekma, Egypt (SODIC).



### SEPTEMBER

**Yas Riva**,  
Yas Island, Abu Dhabi.

**Mamsha Palm Residences**,  
Saadiyat Island, Abu Dhabi.

**Twickenham Green  
& Twickenham Square**,  
London (London Square).



## ALDAR INVESTMENT

### JULY

Acquired **6 Falak**,  
a fully occupied  
Grade A office  
building in Dubai  
Internet City.



### SEPTEMBER

Announced **AED 1.5bn  
investment transform**  
programme  
to the hospitality  
portfolio in  
partnership with  
global luxury brands.



## DEVELOP-TO-HOLD

### JULY

As part of ~AED 1bn  
investment to expand  
logistics real estate  
business announced in  
January, strategic  
agreement signed with  
**DP World** to develop a  
**logistics park in Dubai**.



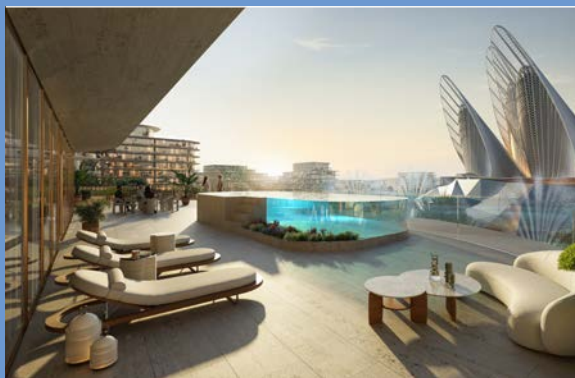
Announced plans to  
develop and launch an  
iconic **Grade A office  
tower** development on  
**Sheikh Zayed Road**,  
**beside DIFC**, which will  
also include a luxury  
boutique hotel and  
branded residences.



## 2024 HIGHLIGHTS CONTINUED

# October – December 2024

## ALDAR DEVELOPMENT



### NOVEMBER

**Mamsha Gardens,**  
Saadiyat Island, Abu Dhabi.

**Mandarin Oriental Residences,**  
Saadiyat Island, Abu Dhabi.

**Faya Al Saadiyat,**  
Saadiyat Island, Abu Dhabi.

**Westminster Tower,**  
London (London Square).

## ALDAR INVESTMENT

Yasmina British Academy & Noya British Academy opened for 2024/2025 academic year.



**Al Hamra Mall,** Ras Al Khaimah redevelopment completed, as part of the AED 500mn investment plan announced in July 2023, which also included the repositioning of **Al Jimi Mall,** Al Ain, scheduled for completion in H2 2025.

## DEVELOP-TO-HOLD



### OCTOBER

Partnership announced with **Expo City Dubai** to develop a **five-building mixed-use** (residential, commercial and retail) development within new Expo City master plan.

### DECEMBER

Acquired an AED 2.3bn **commercial tower in Dubai International Financial Centre (DIFC)** to be developed by H&H Development.

