

LEADING REAL ESTATE GROUP

Aldar is the leading real estate developer and manager in Abu Dhabi, supported by an owned, strategic land bank of approximately 65 million square metres across prime areas of the Emirate.

Since Aldar's inception in 2004, the Company has delivered many iconic developments in Abu Dhabi and is recognised for creating destinations that people can live in, work at and visit. Aldar also owns one of the largest diversified property portfolios in the region, located across Abu Dhabi.

Aldar is split into two main business segments:

- Aldar Development (previously Development Management) comprises Aldar's core development and sales business responsible for developing Aldar's expansive land bank and houses Aldar's fee-based development management business.
- Aldar Investment (previously Asset Management) comprises Aldar's flagship real estate investment platform, Aldar Investment Properties LLC (AIP)¹; a Hospitality and Leisure platform; and a portfolio of adjacent businesses including a leading Abu Dhabi education business and a real estate services platform.

ALDAR DEVELOPMENT

Aldar is the largest developer within Abu Dhabi and one of the largest in the UAE. Since inception, it has completed over 29,000 residential units across the Emirate. As at 31 December 2020, more than 6,000 residential units are under development.

Aldar owns a significant land bank of approximately 65 million square metres across Abu Dhabi, in prime locations providing through-the-cycle optionality that address specific segments of the real estate market.

ALDAR INVESTMENT

Aldar owns and manages a diverse real estate and hospitality portfolio of approximately AED 18 billion in value, all located within the Emirate of Abu Dhabi. The portfolio is predominantly split across four asset classes: residential, retail, office and hotels. Aldar Investment also owns several adjacent businesses that provide strategic synergies for the wider group such as schools; 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) residential developments. In addition, Aldar Investment owns a significant residential

portfolio of around 6,200 units, including The Bridges, across Abu Dhabi, which are leased to a mix of individual and corporate tenants.

Retail

Aldar has developed a substantial retail footprint within Abu Dhabi with approximately 490,000 square metres of gross leasable area across both super-regional malls, such as Yas Mall and Al Jimi Mall as well as community and convenience-focused retail destinations located around its residential developments.

Commercial

Aldar has developed and acquired a high-quality, predominantly Grade A commercial office portfolio of approximately 319,000 square metres of gross leasable area that attracts top-tier local and international tenants. The commercial portfolio is principally located across Abu Dhabi Island and has a significant exposure to the Government of Abu Dhabi as a tenant.

Hotels

Aldar owns a unique cluster of hotels (3,000 keys) predominantly on Yas Island that benefit from their close proximity to tourist attractions and continue to support Yas Island as the leisure and entertainment hub of Abu Dhabi.

ADJACENT BUSINESSES

Aldar Education

Through its wholly owned subsidiary, Aldar Education, Aldar is also heavily invested in schools where it caters for the education of more than 25,000 students. Aldar Education owns and operates its own schools, as well as managing schools owned by the Abu Dhabi Government and ADNOC.

Provis/Khidmah

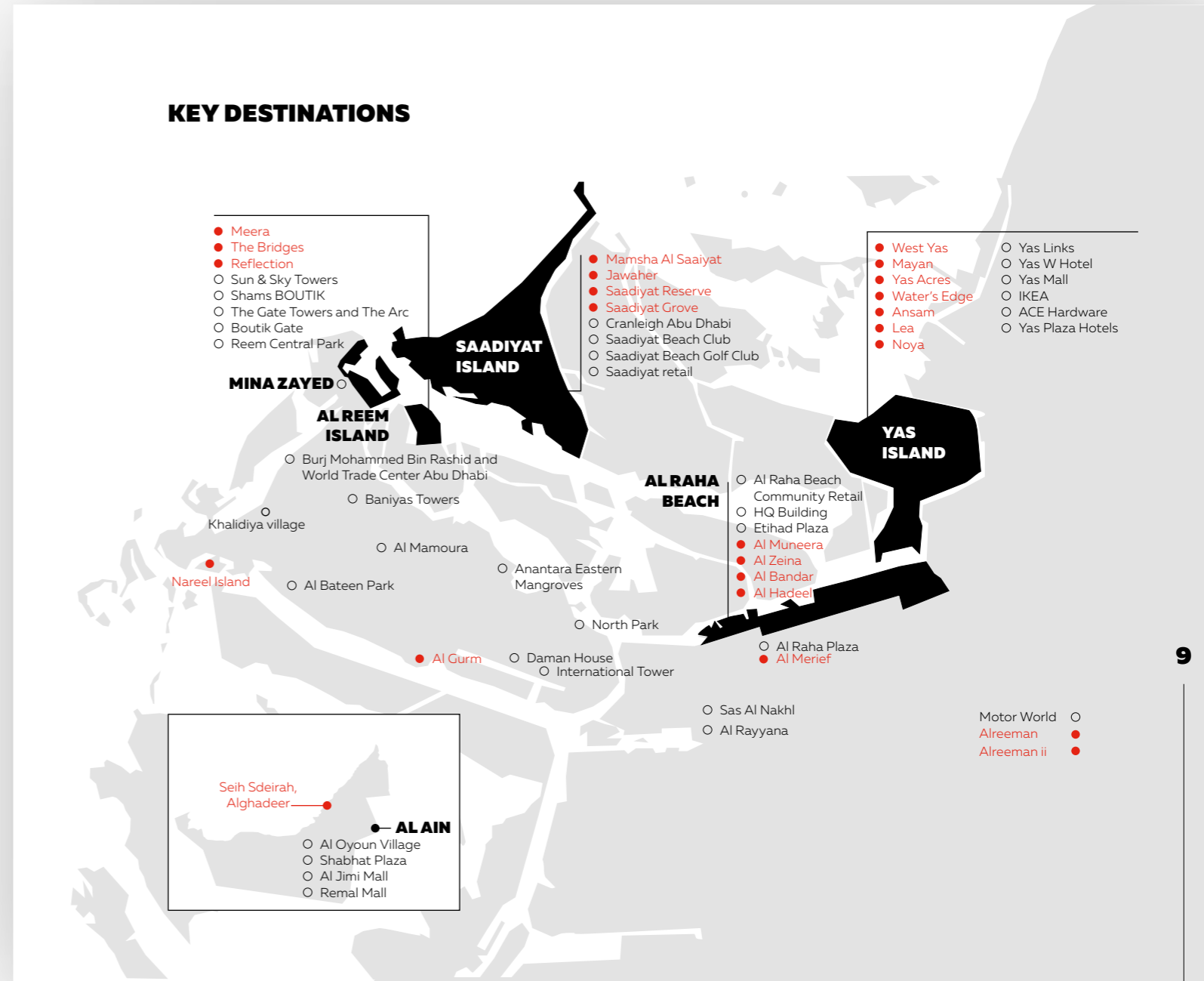
Aldar acquired full ownership of its property and facility management company in 2018. Following this acquisition, Aldar invested heavily in reshaping Khidmah's operational model to drive further value by splitting Khidmah's property management arm into a separate company called Provis. Today, both the property management function and the facilities management function are run completely independently. In early 2021, Provis acquired Asteco to bring its total units under management to over 60,000 units, further supporting Provis' position as one of the leading property management companies in the UAE.

OUR STRATEGY

Read more on page 28.

MARKET OVERVIEW

Read more on page 14.



1. Aldar Investment owns Aldar Investment Properties LLC (AIP) rated Baa1 (stable) by Moody's, owner of a diversified portfolio of prime real estate assets (retail, residential and commercial) in Abu Dhabi.

Note: This report follows the reporting segmentation that was in place during the 2020 fiscal year and does not reflect any proposed changes to reporting segmentation (due to the new Group operating model) which may come into effect from Q1 2021.