AD Ports Group Signs AED 840 Million Land Sale Agreement with Danube Properties

- *1 million sqm land sale marks second major transaction within the 16 km^2 KEZAD Town Centre area*
- *Transaction accelerates KEZAD land monetisation strategy in Abu Dhabi, generating significant cashflow that will be used to continue to deleverage the Balance Sheet*

Abu Dhabi, UAE – 16 January 2026: AD Ports Group (ADX: ADPORTS), a leading global enabler of integrated trade, industry and logistics solutions, has signed a land sale agreement with Danube Properties for the development of a major residential and mixed-use project within KEZAD Town Centre, a strategically located district forming part of KEZAD Abu Dhabi.

The transaction covers approximately one million square metres of freehold land and is valued at around AED 840 million. It represents the second land sale completed within the KEZAD Town Centre masterplan, following the earlier landmark transaction conducted with Mira Developments last October.

The agreement supports AD Ports Group's land monetisation strategy and the phased acceleration of the Town Centre development, which spans a total area of approximately 16 square kilometres. The project is designed to establish a vibrant, well-connected residential and lifestyle destination within close proximity to KEZAD's industrial and business clusters, supporting long-term growth and workforce sustainability.

The proceeds from the transaction will be collected over a period of four years, with a 10% downpayment, and will support the Group's efforts to continue to deleverage its Balance Sheet, enhancing its liquidity position and financial flexibility.

The agreement further demonstrates the sustained value appreciation of KEZAD Town Centre land, underpinned by strong market demand.

Captain Mohamed Juma Al Shamisi, Managing Director and Group CEO, AD Ports Group, said: "Our land sale agreement with Danube Properties marks another significant milestone in the development of KEZAD Town Centre and underscores the strength of our long-term master planning approach. Achieving a higher land value in this second transaction reflects growing market confidence in the Town Centre vision and its role in creating integrated, liveable communities that support Abu Dhabi's economic growth, in line with the wise vision of our leadership."

He added: “By accelerating land monetisation and attracting established developers with strong delivery track records, we are unlocking hidden value from our landbank in Abu Dhabi, while ensuring that development remains fully aligned with infrastructure readiness, planning standards, and the evolving needs of our communities.”

Rizwan Sajan, Founder and Chairman, Danube Group, said: “We are proud to partner with AD Ports Group on this important development within KEZAD Town Centre. The location, scale, and long-term vision of the project align strongly with our commitment to delivering high-quality residential and mixed-use communities. This agreement provides a solid foundation for a development that will meet market demand and contribute meaningfully to the growth of this emerging destination.”

Danube Properties, a subsidiary of the Danube Group, is one of the UAE’s leading private real estate developers and the pioneer of the region’s groundbreaking 1% payment plan. Established by Rizwan Sajan in 1993, the company has launched 40 projects to date, with 20 successfully delivered and the remainder in advanced stages of construction.

Known for offering fully furnished apartments complemented by more than 40 lifestyle amenities, Danube Properties has earned a strong reputation for delivering projects ahead of schedule, backed by exceptional build quality and customer trust. With innovation, accessibility, and reliability at its core, the company continues to redefine modern urban living across the region.

The KEZAD Town Centre development is planned as a multi-phase district combining residential, commercial, and lifestyle components, supported by primary infrastructure, utilities, and connectivity delivered in line with approved masterplans. The project is expected to play a central role in shaping a new urban destination adjacent to one of Abu Dhabi’s largest economic and industrial hubs.

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About AD Ports Group:

Established in 2006, AD Ports Group today serves as a global enabler of trade, logistics, and industry, as well as a bridge linking Abu Dhabi to the world. Listed on the Abu Dhabi Securities Exchange (ADX: ADPORTS), AD Ports Group's vertically integrated business approach has proven instrumental in driving the Emirate's economic development over the past decade.

Operating a number of business clusters covering Ports, Economic Cities & Free Zones, Maritime & Shipping, Logistics, and Digital, AD Ports Group's portfolio comprises 35 terminals, with a presence in over 50 countries, and more than 550 square kilometres of economic zones within KEZAD Group, the largest integrated trade, logistics, and industrial business grouping in the Middle East.

AD Ports Group is rated "AA-" Outlook stable by Fitch, and "A1" outlook stable by Moody's.

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