

ALDAR AND MUBADALA JV EXPANDS INVESTMENT IN MASDAR CITY WITH ACQUISITION OF MASDAR CITY SQUARE

- The transaction forms part of the Aldar–Mubadala JV, established in 2024, which now owns an AED 4.7 billion portfolio of commercial and residential assets in Masdar City
- AED 918 million acquisition includes over 47,000 sqm of Grade A commercial space within Masdar City’s growing clean energy, AI and innovation ecosystem
- Completed in Q1 2026, the seven buildings at Masdar City Square are already 99% occupied by leading organizations across the AI, education, and energy sectors
- Masdar City Square holds LEED Platinum and WELL Gold certifications and adds another net-zero office building to the JV’s portfolio



Abu Dhabi, UAE – 16 September 2026: Aldar and Mubadala Investment Company (‘Mubadala’), an Abu Dhabi Sovereign Investor, have jointly acquired Masdar City Square for AED 918 million, through their joint venture established in 2024. The transaction further scales the partners’ high-quality, income-generating real estate portfolio, now valued at AED 4.7 billion within



Masdar City, one of the region's leading hubs for clean energy, artificial intelligence, advanced research and sustainable urban development.

Masdar City Square comprises more than 47,000 sqm of net leasable area across seven office buildings. Completed in the first quarter of 2026, the complex is 99% occupied by a high-quality tenant base that includes TAQA, the Department of Energy, Emirates College and Mohamed bin Zayed University of Artificial Intelligence.

The acquisition further strengthens Aldar's commercial portfolio, while deepening the JV's presence in Masdar City which continues to develop as a leading sustainable urban community and business destination with a highly diversified ecosystem. Located near Zayed International Airport and with direct access to major highway networks connecting Abu Dhabi and Dubai, Masdar City Square is strategically positioned within one of Abu Dhabi's key business districts.

Talal Al Dhiyebi, Group Chief Executive at Aldar, said: "Abu Dhabi's strong economic fundamentals and continued investment in future-focused industries are attracting businesses, institutions and talent from around the world, supporting sustained demand for high-quality commercial real estate. Masdar City is an important part of that growth story, with a distinctive ecosystem built around clean energy, technology, artificial intelligence and advanced research. Masdar City Square adds a high-quality, highly occupied asset to our joint venture with Mubadala as we continue to scale our presence in this strategically important destination."

Ali Eid AlMheiri, Executive Director, Diversified Assets, UAE Investments Platform at Mubadala, said: "Investing in the infrastructure of future-focused sectors is central to how Mubadala's UAE Investments Platform builds long-term economic value in Abu Dhabi. Masdar City Square is a newly completed commercial asset with near-full occupancy and a high-quality institutional tenant base that reflects Mubadala's disciplined investment approach. Through our joint venture with Aldar, we are assembling a real estate portfolio that strengthens the operating environment for knowledge-driven industries, advances the UAE's Net Zero ambitions, and contributes to the continued diversification of the UAE economy."

Ahmed Baghoum, Chief Executive Officer of Masdar City, said: "Sustainability is central to the design of the complex, which is designed to achieve LEED Platinum and WELL Gold certifications and features solar photovoltaic systems and passive cooling techniques. It also adds a net-



zero energy HQ office building, currently serving as Abu Dhabi Department of Energy's HQ, to the joint venture's portfolio. Connected to Masdar City's wider commercial and lifestyle ecosystem, the acquisition advances Masdar City's vision for a connected, sustainable community that supports investment, innovation and growth, creating lasting value for Abu Dhabi."

The acquisition is the latest transaction under a Masdar City focused joint venture created by Aldar and Mubadala in 2024, which included the acquisition of 17 assets within the Masdar City Green REIT and The Link at Masdar City, which completed in Q1 2026. With the addition of Masdar City Square, the joint venture now holds a diversified portfolio spanning more than 158,000 sqm of net leasable commercial space occupied by a high-quality tenant base that includes IRENA, Masdar, Siemens, G42, and the UAE Space Agency with a weighted average unexpired lease term of approximately 5.2 years. The portfolio also includes over 1,400 residential units, which are fully occupied.

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About Aldar

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

The company has two core business segments, Aldar Development and Aldar Investment.

Aldar Development is a master developer of a 76 million sqm strategic landbank, creating integrated and thriving communities across Abu Dhabi, Dubai, and Ras Al Khaimah's most desirable destinations. The delivery of Aldar's developments is managed by Aldar Projects, which is also a key partner of the Abu Dhabi government in delivering housing and infrastructure projects across the UAE's capital. Internationally, Aldar Development wholly owns UK real estate developer London Square, as well as a majority stake in leading Egyptian real estate development company, SODIC.



Aldar Investment, with total assets under management of AED 56 billion, houses a core asset management business comprising a portfolio of investment-grade and income-generating real estate assets diversified across retail, residential, commercial, industrial and logistics, hospitality, property and facilities management, and education segments. It manages four core platforms: Aldar Investment Properties, Aldar Hospitality, Aldar Education, and Aldar Estates.

For more information on Aldar please visit www.aldar.com or follow us on:



About Mubadala Investment Company

Mubadala Investment Company is a sovereign investor managing a global portfolio, aimed at generating sustainable financial returns for the Government of Abu Dhabi.

Mubadala's US\$385 billion (AED 1,414 billion) portfolio spans six continents with interests in multiple sectors and asset classes. We leverage our deep sectoral expertise and long-standing partnerships to drive sustainable growth and profit, while supporting the continued diversification and global integration of the economy of the United Arab Emirates.

For more information about Mubadala Investment Company, please visit: www.mubadala.com

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About Masdar City

Masdar City is a pioneering sustainable urban community, a world-class business and technology hub, and a "green-print" for cities that want to be part of the solution to climate change. With one of the largest clusters of LEED Platinum buildings in the world, we are dedicated to creating a new kind of city, a new way of working and living, and a more sustainable future for everyone.

The Masdar City Free Zone is a diverse, innovative, and ambitious group of over 2,500 organizations that benefit from comprehensive business support as well as the city's rich ecosystem. Tenants include the International Renewable Energy Agency (IRENA), the UAE Space Agency, Siemens Energy, G42, the Advanced Technology Research Council, several Fortune 500 companies, and the Mohamed bin Zayed



University of Artificial Intelligence. The Masdar City Free Zone also includes The Catalyst, a clean-tech start-up investor powered by both Masdar City and BP.