

ALDAR MARKS FIRST ENTRY TO SHARJAH WITH AED 1.1 BILLION ACQUISITION OF NINE RESIDENTIAL BUILDINGS FROM ARADA IN ALJADA

- **Transaction marks Aldar's first real estate investment in Sharjah and expands its develop-to-hold pipeline across sectors to AED 21 billion**
- **Forward purchase of nine residential buildings with more than 1,100 units in Arada's Aljada master community, with delivery scheduled for Q4 2029**
- **Investment provides Aldar with exposure to Sharjah's growing residential market through one of the emirate's leading integrated communities**



Abu Dhabi, UAE – 15 October 2026: Aldar today announced an AED 1.1 billion forward purchase agreement with Arada for three residential blocks comprising over 1,100 units across nine buildings in Aljada, Sharjah's flagship mixed-use master development. The transaction marks Aldar's first real estate investment in the emirate and expands its develop-to-hold pipeline to AED 21 billion.

Building on the recently announced AED 15 billion development partnership between Aldar and Arada, the transaction provides Aldar with access to Sharjah's large and growing residential market through an established integrated community. The investment also broadens Aldar's



PRESS RELEASE

geographic exposure while adding a high-quality residential opportunity with attractive long-term fundamentals.

Talal Al Dhiyebi, Group Chief Executive Officer of Aldar, said: “Sharjah is a large and growing residential market, and Aljada provides an attractive entry point through one of the emirate’s leading master-planned communities. This investment is closely aligned with our develop-to-hold strategy, adding scale to our residential for rent portfolio while broadening our exposure to a new market. We are pleased to deepen our partnership with Arada through a transaction that combines strong strategic fit with attractive long-term fundamentals.”

Ahmed Alkhoshaibi, Group Chief Executive Officer of Arada, said: “This transaction is a strong vote of confidence in both Aljada and the Sharjah residential market more broadly. To have a developer of Aldar’s calibre and track record choose Aljada as its first investment in the emirate reflects the quality of what we have built here, and the scale of the opportunity that Sharjah represents. This investment marks another step in our growing partnership with Aldar, and we look forward to identifying further opportunities to work together across sectors.”

The transaction will add more than 1,100 units to Aldar’s portfolio, with the assets to be delivered by Arada in Q4 2029, supporting the continued growth and diversification of Aldar’s develop-to-hold platform. The nine buildings will cater primarily to end-users and long-term renters seeking quality housing at accessible price points within an established integrated community.

Aljada is a leading mixed-use master development in Sharjah, spanning 2.2 million sqm and expected to comprise approximately 25,000 residential units at full build-out, with an anticipated gross sales value of AED 35 billion. Residential handovers have been underway since 2021, with over 8,800 units delivered across multiple districts. The community is supported by completed lifestyle, hospitality, education and retail infrastructure, including the Madar family entertainment district, two international schools, two hotels, the Nest student housing complex and more than 300,000 sq ft of occupied retail space.

The community is within easy reach of Sheikh Mohammed bin Zayed Road and Al Dhaid Road, seven minutes from Sharjah International Airport and around 20 minutes from Dubai International Airport, providing strong connectivity to both Sharjah and Dubai. Continued development at Aljada, including Arada Central Business District and Madar Mall, will further expand the community’s commercial, retail and leisure offering and support its continued maturation.



PRESS RELEASE

The investment marks the next step in Aldar and Arada's strategic partnership, with both companies continuing to identify opportunities where their complementary capabilities can support further growth and long-term value creation.

-ENDS-

For further information, please contact:

Media

Obaid Alyammahi

Aldar

+971 2 810 5555

Sarah Abdelbary

Brunswick

+971 2 234 4600

aldar@brunswickgroup.com

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 Arada

One of the world's fastest-growing master developers, Arada was created to build spaces people connect with for healthier, happier and more meaningful lives.



PRESS RELEASE

The master developer has operations in the United Arab Emirates, the United Kingdom, Australia and Syria.

Arada's vertically integrated scope of operation covers property development, retail, education, healthcare, fitness, wellness, industry, hospitality, investment and asset management.

Arada has a project pipeline valued at \$46 billion and a portfolio of more than 70,000 homes worldwide.

For more information and high-resolution images contact media@arada.com

For more information about Arada: www.arada.com