

ALDAR UNVEILS ITS NEW URBAN COLLECTION WITH MANARAT LIVING - A DESIGN-LED CONCEPT ON SAADIYAT ISLAND

- The design led urban collection was created in response to growing demand for aspirational living in prime areas of Abu Dhabi
- Unique opportunity to own apartments with direct access to culture-focused, immersive experiences in the heart of Abu Dhabi's cultural district, Saadiyat Island
- Exclusive studios, one, and two-bedroom units for buyers of all nationalities available for purchase from 9 February



Abu Dhabi, UAE – 6 February 2023: Aldar Properties ('Aldar') today announced the launch of Manarat Living, a boutique residential development that will bring aspirational living to Abu Dhabi's cultural district on Saadiyat Island.

Offering customers of all nationalities a unique opportunity to live and invest in one of Aldar's most sought-after destinations, the development will feature 273 homes located within a stone's throw of the cultural hotspot Manarat Al Saadiyat, where year-round art exhibitions, workshops, and performances are enjoyed. The community is also within walking distance

of many attractions including one of the UAE's best beaches, the thriving restaurant and social scene at Mamsha Al Saadiyat and Soul Beach, five exceptional museums, the Abrahamic Family House, and one of Abu Dhabi's premier schools – Cranleigh.

Manarat Living is the first development to launch under Aldar's design led urban collection, the company's new boutique living concept that will bring a collection of engaging and inclusive communities to prime areas of Abu Dhabi at a more accessible price point.

The development expresses its stronger design-led personality with a bold urban aesthetic and modern, lively, and welcoming lobby areas to complement Manarat Living's community-focused amenities, which are inspired by the art and culture assets that surround the development. Residents at Manarat Living will enjoy an art studio, yoga breakout areas, and a zen garden, as well as bespoke design elements and colour palettes in their apartments.

The units are available in studio, one-, and two-bedroom layouts, as well as two-bedroom apartments with maid's rooms. All units will have a distinctive design and modern finishes, with buyers having a choice of two colour schemes for their homes. Prices for studios start from AED 634,000, one-beds from AED 1.28 million, two-beds from AED 1.95 million and two-beds plus maid's room from AED 2.45 million. Apartments are available for purchase from 9 February.

Commenting on the launch, Rashed Al Omaira, Chief Commercial Officer at Aldar Development, said: "With our finger on the pulse of Abu Dhabi's thriving property market, our research has shown growing demand for high-quality, aspirational living spaces at more accessible price points, whilst still being located in highly desirable destinations across the emirate. With Manarat Living being designed to plug into Abu Dhabi's culturally rich neighbourhood in a seamless and intuitive way, the first project under this urban collection will bring a new customer segment to the island. This is only the start of this new concept and we look forward to unveiling further developments within the collection soon."

The development has been carefully designed to deliver a more aspirational experience, in line with Aldar's commitment to customer centricity. Residents will benefit from a wide range of high-quality amenities, including multipurpose rooms, co-working spaces, a rooftop pool, a gym, a vertical running track, and more. Residents will also be able to indulge in all the island has to offer, including Saadiyat Grove, luxury beach resorts, world famous museums, and top education institutions, such as Berklee School of Music, and Cranleigh school.

The development's unique location in Abu Dhabi's Cultural District on Saadiyat Island makes it an attractive proposition for first-time homeowners, as well as expatriate and international investors. It is also a short distance from Abu Dhabi's major infrastructure projects and lifestyle destinations, including Yas Island, Abu Dhabi City, Al Jubail Island, and Al Reem Island. Construction of Manarat Living is due to begin in Q3 2023, with handovers expected to commence in Q1 2026.

As part of Aldar's commitment to sustainability, Manarat Living will feature a range of sustainable design and building measures, including the use of efficient water fixtures, green building technologies, and sustainable construction materials. The development has been designed to achieve a two-pearl rating, as per the Estidama sustainability rating system.

Customers interested in purchasing units at Manarat Living can visit the Aldar's Sales Centre at Aldar Square or contact the Aldar Sales Centre by phone on 800-ALDAR/800-25327 or via email on customermanagement@aldar.com.

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About Aldar

Aldar Properties PJSC is the leading real estate developer and manager in the UAE with a diversified and sustainable operating model centered around two core businesses: Aldar Development and Aldar Investment.

Aldar Development is a master developer of integrated, liveable, and thriving communities across Abu Dhabi's most desirable destinations, including Yas Island, Saadiyat Island, Al Raha, and Reem Island. It is responsible for developing Aldar's c. 69 million sqm land bank and includes three businesses: Aldar Projects, which is Aldar's dedicated project delivery arm and the manager of its fee-based development management business; Aldar Ventures, which incubates and nurtures new business opportunities and innovation areas; and Aldar Egypt, the platform focused on developing mixed-use communities in Egypt.

Aldar Investment houses Aldar's core asset management business comprising over AED 30 billion portfolio of investment grade and income-generating real estate assets diversified across retail, residential, commercial, hospitality, and logistics segments. Aldar Logistics owns a 70% stake in Abu Dhabi Business Hub which owns a strategically located warehousing, industrial, and office complex in Industrial City Abu Dhabi with a total net lettable area of c. 166,000 sqm. Aldar Investment also manages three core platforms: Aldar Education, Aldar Estates, and Aldar Hospitality and Leisure. Aldar Education includes Aldar's entire educational portfolio, with almost 33,000 students across 28 operated and managed schools, and a growing network of 3,000 educators from over 100 nationalities, offering a wide range of curriculum and ancillary services such as a Teacher Training Academy. Aldar Estates consolidates Aldar's Retail Operations alongside existing Residential

and Commercial real estate operations within Provis and will further include Community Management under one integrated property management platform. Aldar Hospitality and Leisure looks after Aldar's portfolio of hotel and leisure assets, which are anchored around Yas Island and Saadiyat, in addition to Ras Al Khaimah. It includes Aldar's portfolio of 13 hotels, comprising over 4,250 hotel keys and managing operations across golf courses, beach clubs, and marinas.

Aldar's shares are traded on the Abu Dhabi Securities Exchange (Stock quote: ALDAR:UH), and is a profitable, cash-generative business that provides recurring revenues, and benefits from a diverse and supportive shareholder base. Aldar operates according to high standards of corporate governance and is committed to operating a long-term and sustainable business in order to provide ongoing value for its shareholders.

Aldar is driven by a vision to be a leading real estate developer and manager in the region by playing a key role in the development of quality, comfortable, desirable destinations that people can live in, work at and visit.

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

