

A NEW WAY OF LIVING UNVEILED IN ABU DHABI WITH LAUNCH OF THE SUSTAINABLE CITY – YAS ISLAND

- Aldar and Diamond Developers combine to offer customers a uniquely sustainable experience in Abu Dhabi
- A live, work, and thrive destination with ample green open spaces, leisurely walkways, and community farming plots
- 512 residential units available to purchase in the first phase of the project



Abu Dhabi, UAE – 6 January 2023: Aldar Properties ('Aldar') in partnership with Diamond Developers has launched The Sustainable City – Yas Island, a sustainability-centric community offering a new way of life for residents in Abu Dhabi. The family friendly development, which builds on the strengths of The Sustainable City – Dubai, is a walkable community in the surrounds of open green spaces, leisurely walkways, and community farming plots.



The project is underpinned by a central green spine that runs the length of the community, featuring parks, lakes, and biodomes where vegetables will be grown and distributed throughout the community. With a strong focus on enabling an active community, The Sustainable City – Yas Island will also be home to a range of communal facilities and amenities, including an equestrian centre with stables, a track and two arenas, a gym and multiple pools, cycling and jogging tracks, football, basketball and padel courts, retail and F&B outlets, a nursery, a centre for autism, and a green and sustainable mosque.

Within this low emissions community, a network of communal battery-charged buggies and bicycles will be available so that residents and visitors can move around while their cars remain parked on the outer edge of the development. The community's design philosophy has a focus on increasing walkability and accessibility at all levels.

Available for buyers of all nationalities, The Sustainable City – Yas Island will feature condominiums and townhouses located in 10 intimate clusters. In the first phase of the project, 272 condominiums and 240 townhouses will be released for public sale on 19 January. Condominiums are available in one-, two-, and three-bedroom formats, with the average price for a one bed standing at AED 892,000. Three- and four-bedroom townhouses at the development are also available with the average price of a three-bed standing at AED 3.24 million.

Jonathan Emery, Chief Executive Officer at Aldar Development said: **“The Sustainable City – Yas Island is a landmark project for Aldar, reflecting our commitment to provide an increasingly diverse range of curated living experiences that our local and overseas customers tell us they want to live and invest in. This new community is a hugely powerful response to the strong demand we see for a more sustainable way of living, with the emergence of a more environmentally conscious customer group who seek a natural lifestyle experience that focuses on low carbon emissions, energy conservation, and the fundamental principles of a circular economy. The community will be brought to life in partnership with Diamond Developers, experts in the creation and management of sustainable cities, and champions of place making and a low carbon future.**

The Sustainable City – Yas Island is a fully sustainable community that will be guided by three sustainability pillars – social, environmental, and economic. As one of the few Estidama 3-pearl communities in Abu Dhabi, the development will be powered by



clean renewable energy, including solar panels embedded on all parking structures, enabling residents to save up to 50% on energy bills. Additionally, high-efficiency water systems, sustainability tech, community design principles, and recycling facilities within the community will help to reduce carbon emissions, water consumption, energy usage, and waste.

Salah Habib, Chief Executive Officer at Diamond Developers said: **“Cities need to create a path to Net-Zero emissions that considers city-specific features like building material, food production and mobility solutions. The Sustainable City – Yas Island marks a key milestone in our journey to supporting the UAE’s Net Zero targets. The community will give residents of Abu Dhabi the chance to live in a sustainable community, with access to clean energy, locally grown food, recycled water, and waste with carbon-free mobility. The community will also embrace the latest innovations in sustainable technology, placing the community in Abu Dhabi at the forefront of the battle against climate change. We are proud to bring this ground-breaking community to life alongside Aldar.”**

Announced in January 2022 during Abu Dhabi Sustainability Week, The Sustainable City – Yas Island is the product of joint venture with Diamond Developers, the mastermind behind The Sustainable City brand. Construction of the project will commence in Q2 2023, with first handovers expected in Q4 2025.

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For further information, please contact:

MEDIA

Obaid Al Yammahi

Aldar Properties

+971 2 810 5555

Sarah Abdelbary

Brunswick Group

+971 2 234 4600

ALDAR@brunswickgroup.com

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.



المدينة المستدامة - جزيرة ياس
THE SUSTAINABLE CITY - YAS ISLAND



**DIAMOND
DEVELOPERS**

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:

