

Management Report

In This Section

Business Model	3
Our Geographies	4
2023 Highlights	6
Iconic Places	8
Chairman's Statement	14
Group Chief Executive	
Officer's Statement	15
Market Context	17
Strategic Framework	33
Sustainability Summary	38
Group Chief Financial and	
Sustainability Officer's	
Statement	46
Operating Review	
Aldar Development	48
Aldar Investment	64
Risk Management	81
EPRA Reporting Disclosures	91

Iconic Places...

Aldar is recognised for master planning communities where people live, work, shop, learn and stay.



wider Gulf region, including the Government of Abu Dhabi, as well as blue-chip organisations from across the globe.

...to Work

Our commercial portfolio of mainly Grade A office space includes some of the most iconic developments in Abu Dhabi, such as HQ and ADGM Square. It attracts top-tier tenants from the UAE and the



...to Shop

From landmark destination malls such as Yas Mall and Al Jimi Mall to smaller, community-focused retail outlets around our residential developments, our retail portfolio meets the needs of a wide range of tenants and customers.



...to Live

Our residential portfolio covers a diverse range of strategically located, high quality developments across Abu Dhabi, Dubai and Ras Al Khaimah, catering for everyone from single

professionals to busy families. Our asset management business also owns a significant residential portfolio, leased to a mix of individual and corporate tenants.



...to Learn

We are Abu Dhabi's leading education group, providing inclusive and innovative learning that inspires and empowers communities through Aldar schools and academies.



...to Stay

From the white sands of Nurai Island, Abu Dhabi to the golden sands of DoubleTree by Hilton and Rixos Bab Al Bahr in Ras Al Khaimah, Aldar hotels and leisure destinations offer customer-centric experiences: peaceful beaches, remote deserts, bustling city centres and world-class golf clubs.



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In This Section

Business Model	3
Our Geographies	4
2023 Highlights	6
Iconic Places	8
Chairman's Statement	14
Group Chief Executive Officer's Statement	15
Market Context	17
Strategic Framework	33
Sustainability Summary	38
Group Chief Financial and Sustainability Officer's Statement	46
Operating Review	
Aldar Development	48
Aldar Investment	64
Risk Management	81
EPRA Reporting Disclosures	91

Iconic Places to Live

SAADIYAT GROVE

Grove District is a new residential project that will bring inspirational living to the heart of Abu Dhabi's Cultural Epicentre on Saadiyat Island.

Sitting within Aldar's flagship Saadiyat Grove development, Grove District's apartments boast partial views of the sea, as well as the island's three iconic landmarks: Zayed National Museum, Louvre Abu Dhabi, and Guggenheim Abu Dhabi.

The development will comprise 612 units in five residential buildings across luxury, lifestyle, and urban themed districts.

"Grove District is Aldar's latest residential offering within Saadiyat Grove, closely following the successful launch of Louvre Residences Abu Dhabi, and is set to bring a new dimension of vibrancy and modern living to the Island. The new destination will attract residents seeking a lively community that celebrates art, culture, retail, and entertainment in all types and forms."

Jonathan Emery
CEO at Aldar Development



Management Report

In This Section

Business Model	3
Our Geographies	4
2023 Highlights	6
Iconic Places	8
Chairman's Statement	14
Group Chief Executive	
Officer's Statement	15
Market Context	17
Strategic Framework	33
Sustainability Summary	38
Group Chief Financial and	
Sustainability Officer's	
Statement	46
Operating Review	
Aldar Development	48
Aldar Investment	64
Risk Management	81
EPRA Reporting Disclosures	91

Iconic Places to Work



Abu Dhabi Global Market (ADGM) is a leading, award-winning International Financial Centre that operates across Al Maryah Island and Al Reem Island, and is one of the largest financial districts in the world.

In 2022, Aldar acquired ADGM Square, four prime Grade A commercial towers, and Al Maryah Tower in ADGM. In 2023, Aldar entered a joint venture with Mubadala to develop new commercial assets within ADGM.

“The office towers at ADGM are non-replicable assets in Abu Dhabi, positioned at the epicentre of the financial district, and allow us to diversify our commercial offering and income streams.”

Talal Al Dhiyebi
GCEO at Aldar Properties



Management Report

In This Section

Business Model	3
Our Geographies	4
2023 Highlights	6
Iconic Places	8
Chairman's Statement	14
Group Chief Executive Officer's Statement	15
Market Context	17
Strategic Framework	33
Sustainability Summary	38
Group Chief Financial and Sustainability Officer's Statement	46
Operating Review	
Aldar Development	48
Aldar Investment	64
Risk Management	81
EPRA Reporting Disclosures	91

Iconic Places to Learn



A blend of tradition and innovation ensures Cranleigh maintains a happy and relaxed atmosphere where children can enjoy their education and fulfil their goals

Opened on Saadiyat Island in Abu Dhabi in September 2014, Cranleigh provides a truly transforming British international education for children from FS1 Nursery to Year 13, in which intellectual, artistic, sporting, wellbeing and social development are at the heart. In 2023, Cranleigh opened a new campus to expand capacity.

"I am privileged to be part of this happy and inclusive school community as we celebrate the many inspiring cultures and perspectives that shape and colour our learning. In today's globalised world, adaptability, resilience and intercultural understanding are essential."

Tracy Crowder-Cloe
Principal



Management Report

In This Section

Business Model	3
Our Geographies	4
2023 Highlights	6
Iconic Places	8
Chairman's Statement	14
Group Chief Executive Officer's Statement	15
Market Context	17
Strategic Framework	33
Sustainability Summary	38
Group Chief Financial and Sustainability Officer's Statement	46
Operating Review	
Aldar Development	48
Aldar Investment	64
Risk Management	81
EPRA Reporting Disclosures	91

Iconic Places to Shop



Yas Mall is the largest mall on Yas Island, Abu Dhabi, offering an incredible shopping, dining and entertainment experience for residents and tourists alike, all under one roof.

In 2022, Aldar's AED 500 million redevelopment plan for Yas Mall resulted in increased occupancy, footfall and sales. Applying the same approach, in 2023, Aldar announced AED 500 million investment plans to redevelop Al Jimi Mall in Al Ain and Al Hamra Mall in Ras Al Khaimah.

"Yas Mall has become a dynamic destination packed with experiences, shopping, entertainment and dining. Home to a mix of leading international brands, it creates sustainable value for Aldar and the millions of visitors it welcomes each year."

Jassem Saleh Busaibe
CEO of Aldar Investment



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In This Section

Business Model	3
Our Geographies	4
2023 Highlights	6
Iconic Places	8
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Group Chief Executive	
Officer's Statement	15
Market Context	17
Strategic Framework	33
Sustainability Summary	38
Group Chief Financial and	
Sustainability Officer's	
Statement	46
Operating Review	
Aldar Development	48
Aldar Investment	64
Risk Management	81
EPRA Reporting Disclosures	91

Iconic Places to Stay

NURAI ISLAND
ABU DHABI

Nurai Island Resort is a boutique private island resort, that features a world-class oceanside spa, five fine and casual food and beverage outlets, a beach club and a calendar of exceptional activities on land and sea.

Nurai is home to the dedicated fine dining that is perfect for family or friends to enjoy. The award-winning Nurai Spa is tailored to your specific needs and desires, and Nurai is home to a whole host of land and water activities with stunning beaches.

“With a one-of-a-kind luxury hospitality offering, Nurai Island Resort is attracting guests from across the region and around the world.”

Jassem Saleh Busaibe
CEO of Aldar Investment

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