مركـــز أبوظبـــي العقـــاري
Abu Dhabi Real Estate Centre

Abu Dhabi
Real Estate Market Report

H1 | 2026





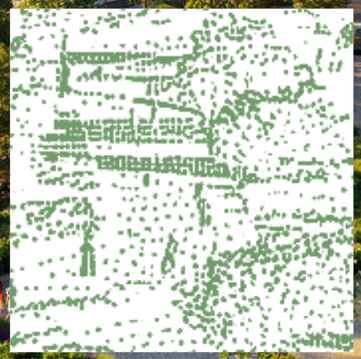




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Market Intelligence for Sustainable Growth

DMT Chairman Message



H.E. Mohamed Ali Al Shorafa
DMT Chairman Message

A market report should tell us what to do next.

This report records Đ117 billion in transactions during the first six months of 2026, the strongest first-half on record and more than four-fifths of the value recorded in the whole of last year.

Behind this activity are decisions on land use, infrastructure and connectivity made years before a project reaches the market. Results like these, together with where people are choosing to live and businesses are choosing to locate, help us understand how the emirate is growing and where the next planning decisions will matter most. We monitor these signals closely so that we can identify future requirements early and plan ahead where needed.

Abu Dhabi is the most liveable city in the MENA region on the Economist Intelligence Unit's Global Liveability Index.
That reflects years of investment in safe neighbourhoods, efficient mobility, reliable services and communities designed around how people live. These qualities attract people, businesses and investment, and help sustain long-term growth.

The figure I return to is the 233,000 active residential lease contracts recorded across the emirate. In Abu Dhabi Region, close to seven in ten occupied homes are rented rather than owned. Behind each of those contracts is someone for whom real estate is simply home. Abu Dhabi's planning objective is for housing costs to remain within a quarter of household income as the market expands.

The pipeline could add close to 71,000 homes across the emirate by 2030. The job is to see them as neighbourhoods before they arrive, not as units on a supply chart. These homes must also be supported by transport, schools, clinics and public spaces. The same planning principle applies in Al Ain and Al Dhafra as it does in the capital. Through Abu Dhabi's Liveability Strategy, we are planning these elements together from the start.

We look forward to continuing this conversation at LIVEX 2026 this September. Our focus is on ensuring today's market supports the communities Abu Dhabi will rely on for decades to come. That is how we will judge its long-term success.

ADREC Director General Message



Rashed Al Omaira

ADREC Director General

Every sale, lease and mortgage recorded in this report entered ADREC's systems as a registration. Registration is where our work begins: it allows a tenancy to be verified, brings a development project within ADREC's oversight and connects off-plan sales to supervised escrow accounts that protect buyer funds. We publish what those records show so that buyers and tenants, developers and brokers, lenders and investors, and government entities can all work from the same information. For ADREC, reliable data is not an addition to regulation. It is the basis for it.

This edition covers the first half of 2026. Residential unit sales reached Đ70.4 billion, close to three times the value recorded during the same period last year. The report is deliberately data-led it presents the evidence in detail, distinguishes current market movements from longer-term trends, and keeps its conclusions within what the data can support.

The scale of activity was matched by the breadth of participation. Foreign buyers accounted for 70% of residential unit sales value, while FDI reached Đ13.8 billion, with non-resident investors from 116 nationalities. Emirati buyers committed Đ21.0 billion, more than double the same period last year. International reach expanded, while domestic participation continued to grow in absolute terms.

The data also required us to act. Month-on-month growth in new-lease prices peaked at around 1.6% in December and January. On 2 June, a temporary freeze on rental increases came into effect across the emirate, capping increases on renewals at 0% and holding re-let contracts at their preceding value, with ADGM communities excluded.

In June, new-lease price growth eased to 0.5% for apartments while villas held flat. One month is not a trend, and it is too early to attribute that movement to one measure. We will review the measure against the data, not the calendar, and respond where the evidence requires it.Nearly nine in ten dirhams of residential sales value during this period were committed off-plan, before completion. At that scale, registration must be followed by sustained oversight: monitoring project progress, supervising the release of buyer funds in line with verified construction milestones and holding developers to their registered commitments. Ten developers accounted for around 90% of off-plan primary sales, making consistent project and escrow oversight especially important.

Demand was not confined to housing. In Abu Dhabi Region, overall office occupancy stood at 95%, retail occupancy remained in the mid-nineties, and prime and Grade A office space was effectively fully committed. Across the emirate, our mandate extends from registration and advertising standards to professional conduct, project oversight and dispute resolution. Recent legislative and regulatory updates have provided a clearer operating framework for that mandate.

A strong half-year does not by itself make a resilient market. Resilience is built through reliable information, diverse participation, protected buyer funds and rules applied consistently whether activity is rising or slowing. Investor confidence depends not only on how a market performs, but on how it is governed.

ADREC Mandate

Abu Dhabi Real Estate Centre (ADREC) is the government entity mandated to transform the real estate sector in Abu Dhabi to enhance data transparency, real estate services, compliance, investment attraction and real estate products in the Abu Dhabi Emirate supporting the below real estate value chain

Market Foundation

Enhancing data transparency and insights

Transforming regulation and processes

Digitizing and enhancing services

Providing dispute resolution services

Ensuring compliance and enforcement

Investment Attraction

Increasing awareness of Abu Dhabi real estate sector

Attracting investors and developers

Development Process

Enhancing masterplans and products

Registering real estate projects

Overseeing escrow accounts to protect investor funds

Supporting investors and developers across the development journey

Real Estate Transactions

Ensuring accuracy of listing and marketing information

Registering real estate transactions

Registering lease contracts and protecting all parties

Living

Supporting and regulating owners' associations



Glossary

Abu Dhabi Emirate (the Emirate)
Three main regions: the Abu Dhabi Region (including the capital), Al Ain Region, and Al Dhafra Region

Active Leases
Number of residential units under active lease contracts as at the end of the stated period

Apartments
Multi-family residential properties, incl. apartments, duplexes, triplexes, and penthouses within residential buildings

Building Permits
Residential units under construction pursuant to issued building permits outside registered development projects, forming part of projected supply

Buyer Categories
Classification of purchasers by registration: Emirati (UAE nationals and UAE-registered companies), Resident Foreign (foreign nationals residing in the UAE), and Non-Resident Foreign (foreign individuals and foreign-registered companies)

Court-Mandated Transactions
Transfers executed by court order, including inheritance and dispute resolutions; excluded from residential unit sales analysis

Development Project
Residential units developed for sale by private or public developers to Emirati and non-Emirati buyers within designated investment zones. This excludes developer-owned units intended solely for leasing

Gross Leasable Area (GLA)
Total area within a commercial property available for tenant use, including private spaces such as offices and stockrooms, and in some cases, portions of shared areas

Industrial Real Estate
Commercial properties designed for industrial activities, including manufacturing, production, research and development (R&D), storage, and distribution of goods

Investment Zones
Designated areas within Abu Dhabi where non-UAE nationals and foreign entities are permitted to own real estate freehold interests, in accordance with applicable laws and regulations

Mortgages
Registered financing transactions secured against real estate assets, recorded separately from ownership transfers

Musataha
Government agreements granting the right to build on and utilise land owned by another party, registered as a distinct transaction category

New Leases and Renewals
New leases are contracts registered for a tenancy without an immediately preceding contract on the same unit; renewals extend an existing tenancy. Lease price indices are reported separately for new leases and for all contracts

Occupied Units
Residential units inhabited by tenants or homeowners, calculated using residential utility consumption data and Tawtheeq records. Tawtheeq is Abu Dhabi's official system for registering and managing residential tenancy contracts

Off-plan Units
Residential properties sold prior to the completion of construction

Office Real Estate
Commercial properties designed for businesses to conduct administrative or professional activities

Primary and Secondary Sales
Primary sales are the first sale of a unit by its developer; secondary sales are subsequent resales between owners, in both off-plan and ready markets

Projected Supply
Future residential supply estimates based on 1. Registered development projects with ADREC approved for off-plan residential sales 2. Residential building permits issued or under construction, excl. permits older than five years with no recorded progress

Ready Units
Completed residential units that are available for occupancy or already occupied

Region
Defined geographic area within the Abu Dhabi Emirate comprising multiple districts, administered by a municipal authority responsible for city services and public facilities

Repeat Price Index
Index tracking price changes for the same units over time, incorporating newly introduced units as they establish transaction history; reported for sales and leases

Residential Lease Value
Annual rent value accrued by active residential lease contracts over the stated period, based on contracts registered with Tawtheeq as of the report's data cut-off

Residential Unit Sales
Sales of individual residential units, including both off-plan and ready properties, across apartments and villas/townhouses

Retail Real Estate
Commercial properties used for selling goods and services

Sales
Transactions involving the transfer of ownership across all asset classes, incl. residential units, residential buildings, residential development land, commercial properties, and other real estate assets

Supply
Completed residential units, including apartments, duplexes, penthouses, villas, and townhouses, excluding labour accommodation

Transactions
All recorded real estate transactions, incl. sales, mortgages, Musataha agreements, and other registered property dealings

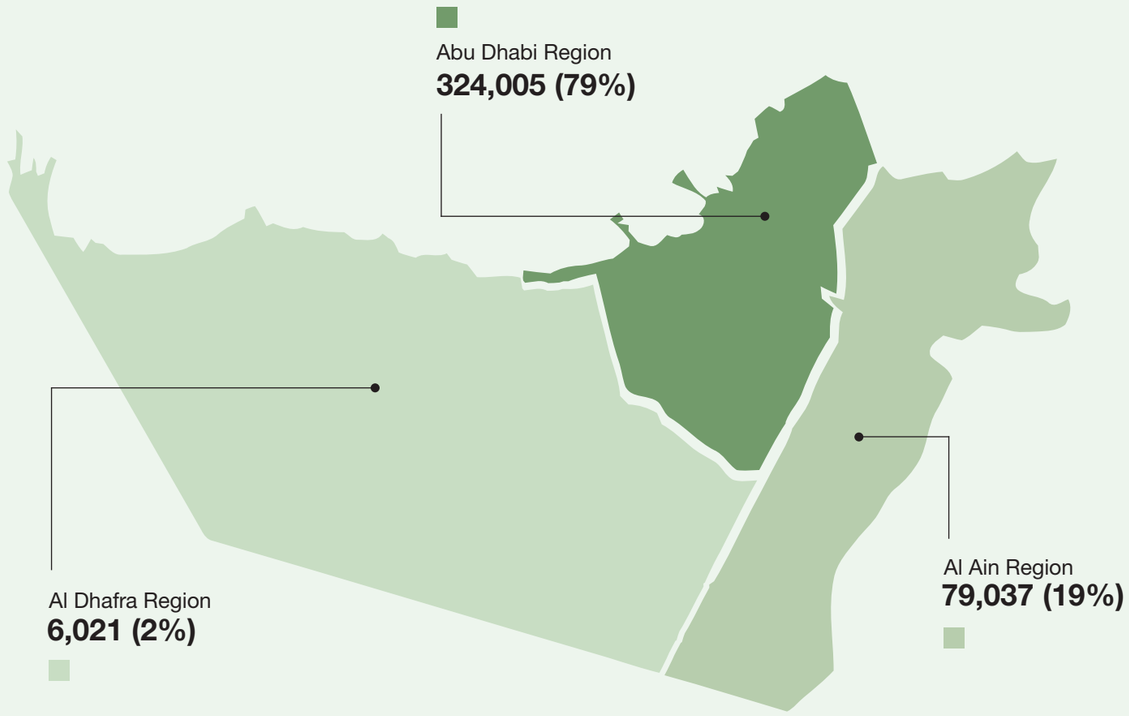
Villas / Townhouses
Attached or detached single-family residential properties, including villas and townhouse

The Abu Dhabi Emirate is split into three regions – Abu Dhabi Region, Al Ain and Al Dhafra

Total residential real estate supply in the Emirate is **~409,000 units**

Abu Dhabi Region accounts for **79% of total residential supply**

Residential units' total stock (supply) by Region,
number of units, in '000s, as of June 2026



Source: ADREC data
Projected supply of residential units includes development and non-development projects

Note: Al Dhafra Region supply excludes ~10,000 units in Al Dhannah City given currently limited verifiable data



Residential Supply

Abu Dhabi Emirate

H1 2026 supply of ~409,000 residential units across the emirate, with ~71,000 new units projected by 2030

Overall supply of **~409,000 residential units** in H1 2026, **2.9% supply growth** (annual average since 2022)

- **64%** of the emirate's residential stock are **apartment units**
- **79%** of residential stock is **within Abu Dhabi Region**

3.8% projected annual growth for future supply to 2030 underlining continued growth of real estate across the emirate

Repeat sales index and repeat lease index values have grown **18%** and **9%** year-on-year respectively, **showing demand exceeds supply in Abu Dhabi Region**

Abu Dhabi Region

Supply growth accelerates from 3.3% (2022–H1 2026) to a projected annual growth of 4.6% through 2030, concentrated in investment zones and six key districts

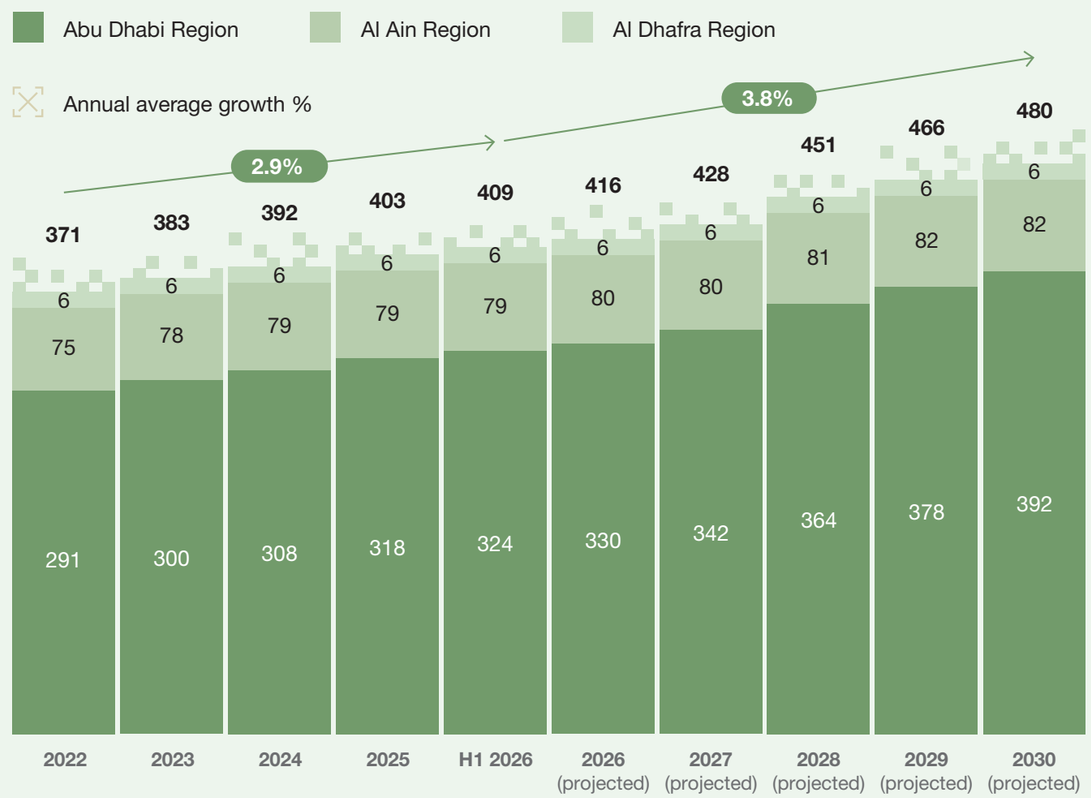
Current supply

- **324,000 units** in H1 2026; **10 key districts hold ~209,000 units (65%),** with more than half of total supply in six districts
- **22% of stock in investment zones** (~72,000 units), led by Al Reem Island (~27,500), Al Raha, Yas Island and Al Saadiyat Island

Future supply (2030)

- **~67,500 additional units by 2030 (4.6% annual growth)**, accelerating post 2027 with deliveries peaking in 2028 (~21,800 units)
- **Development projects contribute 77%** of H2 2026–2030 additions vs 23% from building permits; **nine major developers** account for **76% of the development pipeline**

Residential units' total supply by region*,
number of units, in '000s



Note: Does not include national housing future supply

Note: Figures are based on the supply pipeline derived from currently ADREC-registered projects, their latest inspection reports, and active building permits. These figures may change in the future as new projects, permits, and inspection reports are recorded



Sales Transactions and Rental Leases

Real Estate Sales

Strong first-half performance in H1 2026 reflects a broadening and maturing market, accelerated by the unlock of new districts / mega projects

Đ117 Bn total real estate **transaction** values, **up 112% y-o-y**

Đ70 Bn residential unit sales, growing 178% y-o-y

Foreign buyers (resident and non-resident) drove **70% of sales value**

FDI of Đ13.8 Bn (20% of sales value), **up 4x y-o-y**

73% of residential unit sales growth y-o-y was **driven by Resident and Non-Resident Foreigners**

Ready-market sales remain majority cash (61%), with mortgage lending resilient

Leading developers captured ~90% of off-plan primary sales **(Đ51 Bn)**

Ten largest projects 43% of total residential unit sales (Đ30 Bn)

Residential Leases

The leasing market continues its steady expansion, providing a stable foundation beneath the sales cycle

Đ9.3 Bn total lease value across the emirate

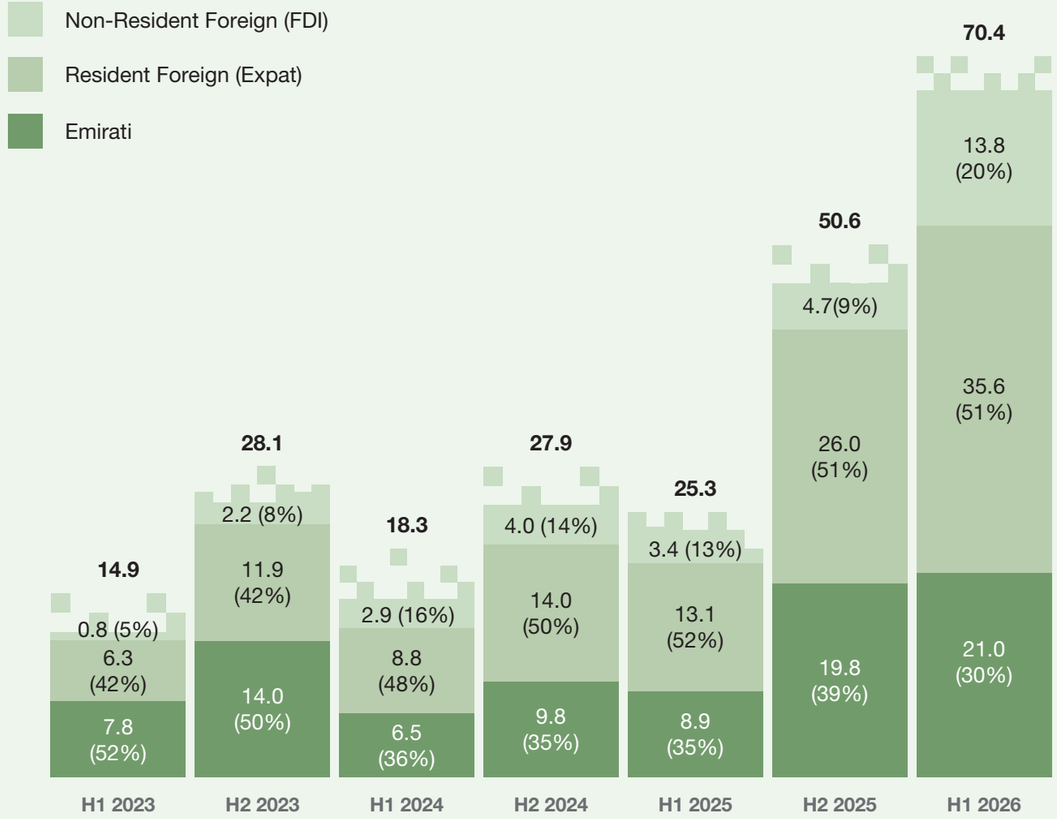
233,000 active lease contracts in the emirate, 201,000 of which are in Abu Dhabi Region

Values up 8% y-o-y vs 2% volume growth

17% increase in new leases for apartments and 9% for villas

In investment zones, 21% increase **in new leases for apartments and 16%** increase **for villas**

Total residential unit sales by nationality*, Đ Bn



Note: * Corporate buyers are assigned by registration: UAE-registered companies under Emirati; foreign companies under Non-Resident Foreign



Commercial Supply and Occupancy – Retail

Abu Dhabi

Retail market performance **witnessing accelerated growth** as supply grows by 2.3% and **occupancy rates stay in mid-90s**

Total retail supply reached **~3.85 Mn sqm GLA by H1 2026, growing 5% (annualized) in H1 2026** (vs 1.3% in all of 2025); with Street retail / community malls and Large malls driving 69% of total retail supply

Demand growth has outpaced supply growth leading to:

Overall retail occupancy reaching a **five-year high of 93% in 2025**
New lease prices growing at an accelerating rate of **9% y-o-y** (total index +6%)

Commercial Supply and Occupancy – Office

Abu Dhabi

Abu Dhabi office market has **occupancy rates of 95% and lease prices growing by 9%**

Total office supply reached **~3.4 Mn sqm GLA by H1 2026**

Total office supply grew by 0.3% compared to end of 2025

Overall **office occupancy** remained structurally strong **at 95% in H1 2026,** with **Prime and Grade A effectively fully committed (95% / 95%)**

New lease prices growing at an accelerating rate of **13% y-o-y**





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01

Residential Supply



Residential real estate supply across the emirate grew at an average annual rate of 2.9% between 2022 and H1 2026

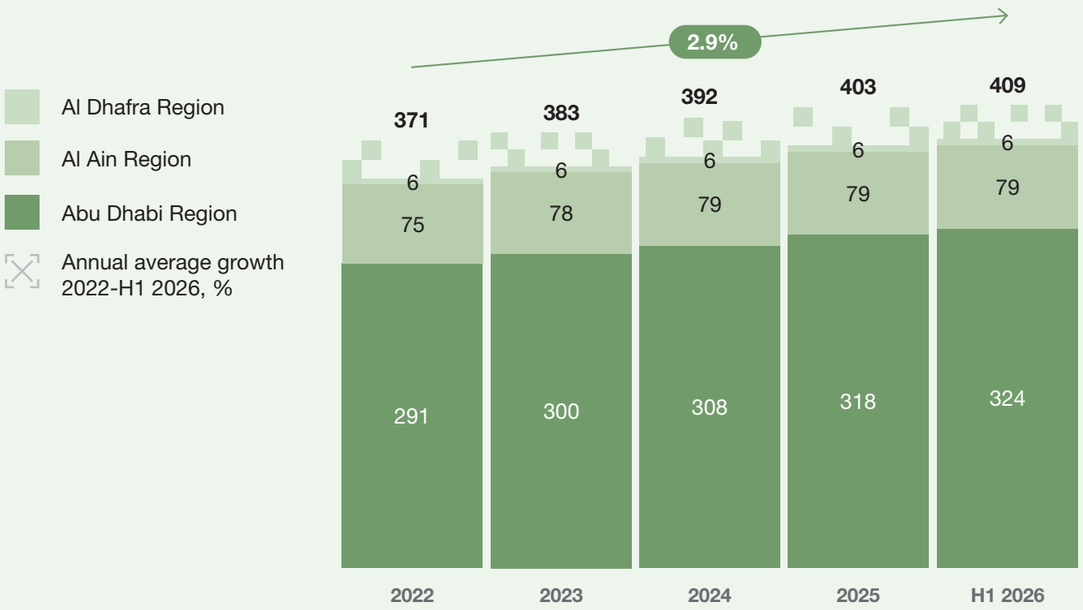
Abu Dhabi Emirate residential supply

Key Insights

Abu Dhabi Region drove the residential supply growth in the emirate, with an **annual average growth of 3.3%** since 2022, supported by increased development activity across major districts

Al Ain and Al Dhafra also showed growth in supply showing an **average annual growth of 1.6% and 1.2%,** respectively

Residential units' total stock (supply) by Region*, number of units, in '000s





10 key districts accounted for 65% of total residential supply for Abu Dhabi Region in H1 2026

Residential units supply by type and district



Key Insights

10 key districts accounted for ~209,000 residential units in H1 2026 in Abu Dhabi Region

More than 50% of the total supply in Abu Dhabi Region is contributed by six key districts – Al Danah, Mohamed Bin Zayed City, Al Reem Island, Khalifa City, Al Zahiyah, Al Raha

Number of apartment units, H1 2026

Number of villa/townhouse units, H1 2026

Investment zones accounted for more than 22% of total stock in H1 2026

Investment zone units supply by type and district



Key Insights

Leading districts located within designated investment zones include Al Reem Island, Al Raha, Yas Island, Al Saadiyat Island, parts of Khalifa City which are all major hotspots for real estate activity in H1 2026

Number of apartment units, H1 2026

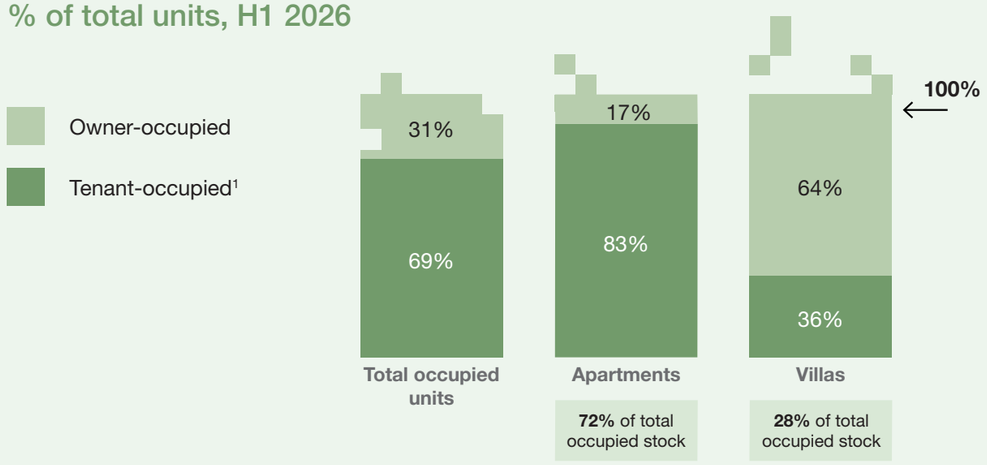
Number of villa/townhouse units, H1 2026

*Note: Data provided by ADGM

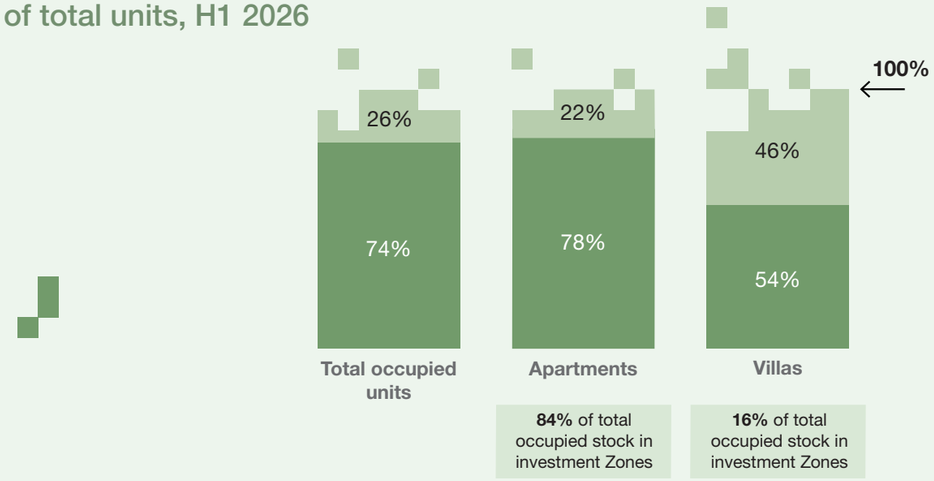
Rental units comprise 69% of total occupied units underpinning a deep rental market

Rented vs Owned units

Residential occupied units
% of total units, H1 2026



Residential occupied units (Investment zones)
% of total units, H1 2026



[1]Includes Tawtheeq and non-Tawtheeq lease contracts, recognizing that full enforcement of Tawtheeq registration for all occupied units is still evolving

Residential supply is projected to grow on average by 3.8% annually from H2 2026 to 2030 across the emirate

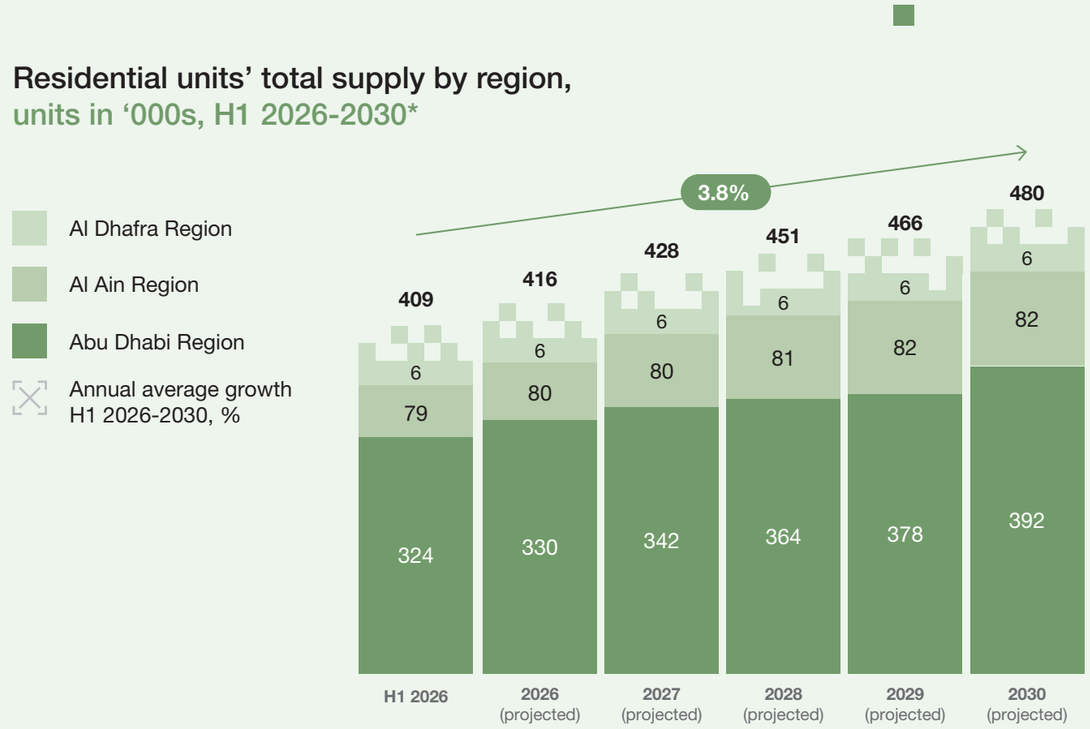
Projected residential units supply H1 2026-2030

Key Insights

~70.8k additional units to be added across the emirate by 2030

Future supply growth to be driven predominantly by projects in Abu Dhabi Region, contributing ~95% of new units through 2030

Residential units' total supply by region,
units in '000s, H1 2026-2030*



Note: Projected supply of residential units includes development and non-development projects; Does not include national housing which are specialized, government-supported residential initiatives aimed at providing locals with suitable, high-quality, and modern housing; Figures are based on the supply pipeline derived from currently ADREC-registered projects, their latest inspection reports, and active building permits. These figures may change in the future as new projects, permits, and inspection reports are recorded

Residential supply is projected to grow on average by 4.6% annually (~67.5k units total) in Abu Dhabi region between H2 2026 and 2030

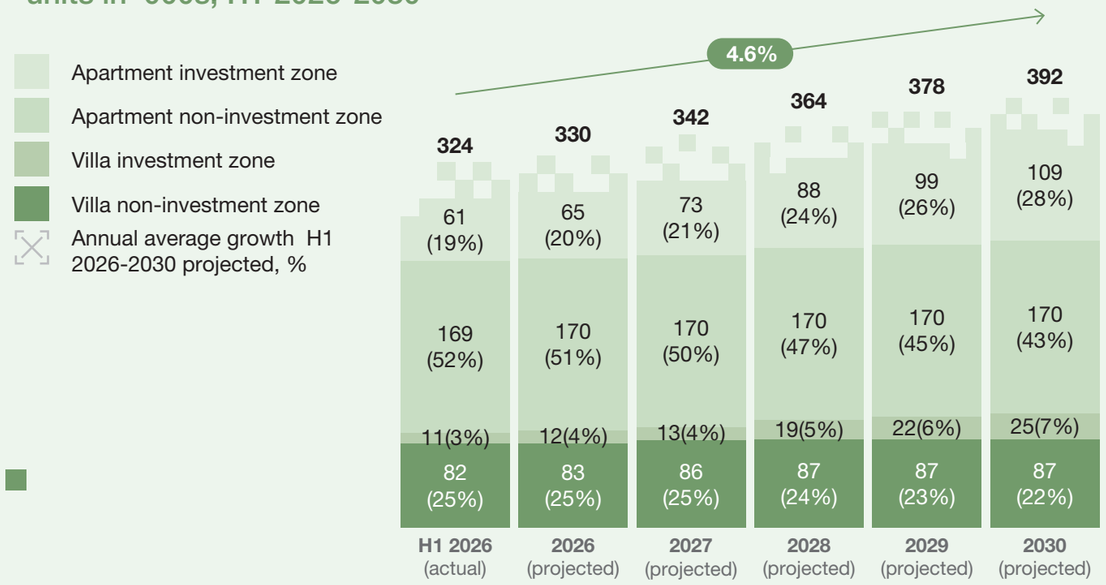
Projected residential units supply H1 2026-2030

Key Insights

Abu Dhabi Region supply growth expected to increase from 3.3% in 2022-H1 2026 to 4.6% in H1 2026-2030, with growth especially accelerating post 2027

~62.5k new units expected from investment zones between H2 2026 and 2030

Projected supply of residential units,
units in ‘000s, H1 2026-2030*

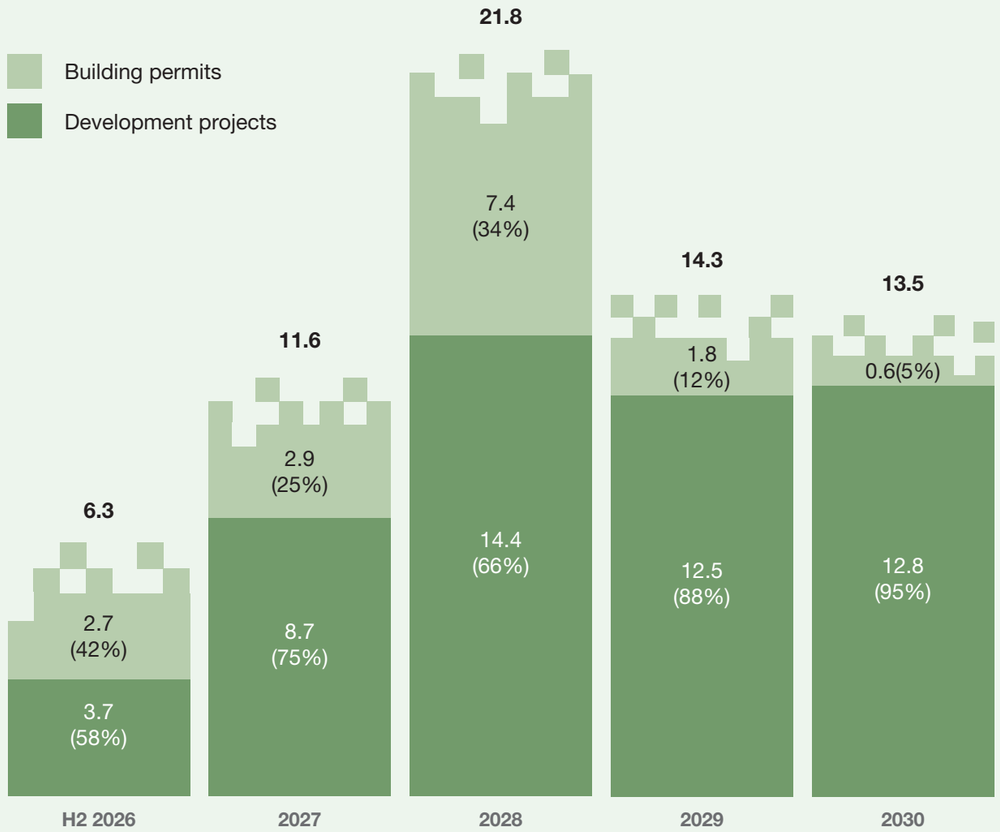


Note: Projected supply of residential units includes development and non-development projects; Does not include national housing which are specialized, government-supported residential initiatives aimed at providing locals with suitable, high-quality, and modern housing; Figures are based on the supply pipeline derived from currently ADREC-registered projects, their latest inspection reports, and active building permits. These figures may change in the future as new projects, permits, and inspection reports are recorded

Development projects will drive 77% of the supply growth in the Abu Dhabi Region between H2 2026 and 2030

Projected residential units supply H2 2026-2030

Projected additional supply by category,
units in ’000s, H2 2026-2030



Note: Figures do not include national housing future supply projects

Figures are based on the supply pipeline derived from currently ADREC-registered projects, their latest inspection reports, and active building permits. These figures may change in the future as new projects, permits, and inspection reports are recorded

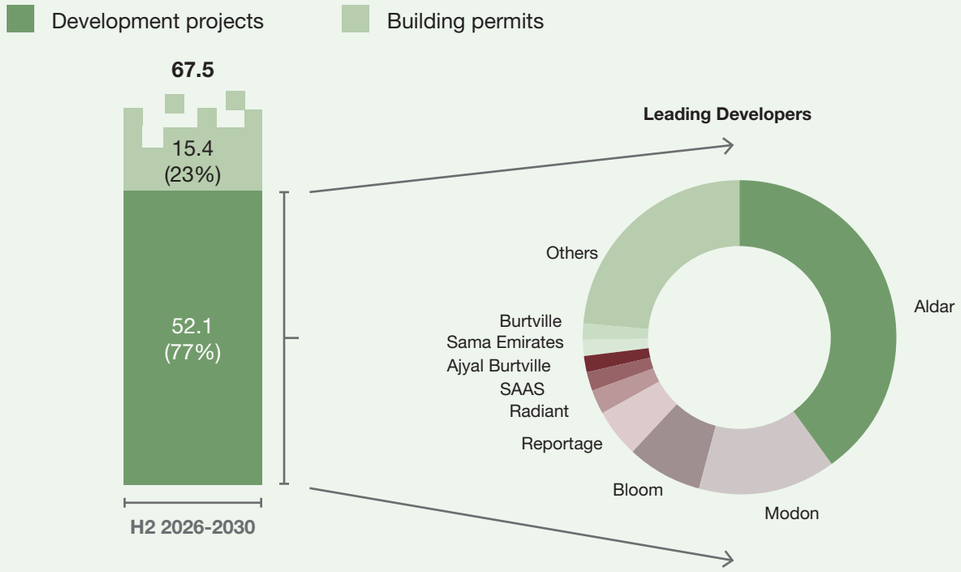
Nine major developers are driving the delivery of ~40k additional development project units in Abu Dhabi Region

Projected residential units supply by developer H2 2026-2030

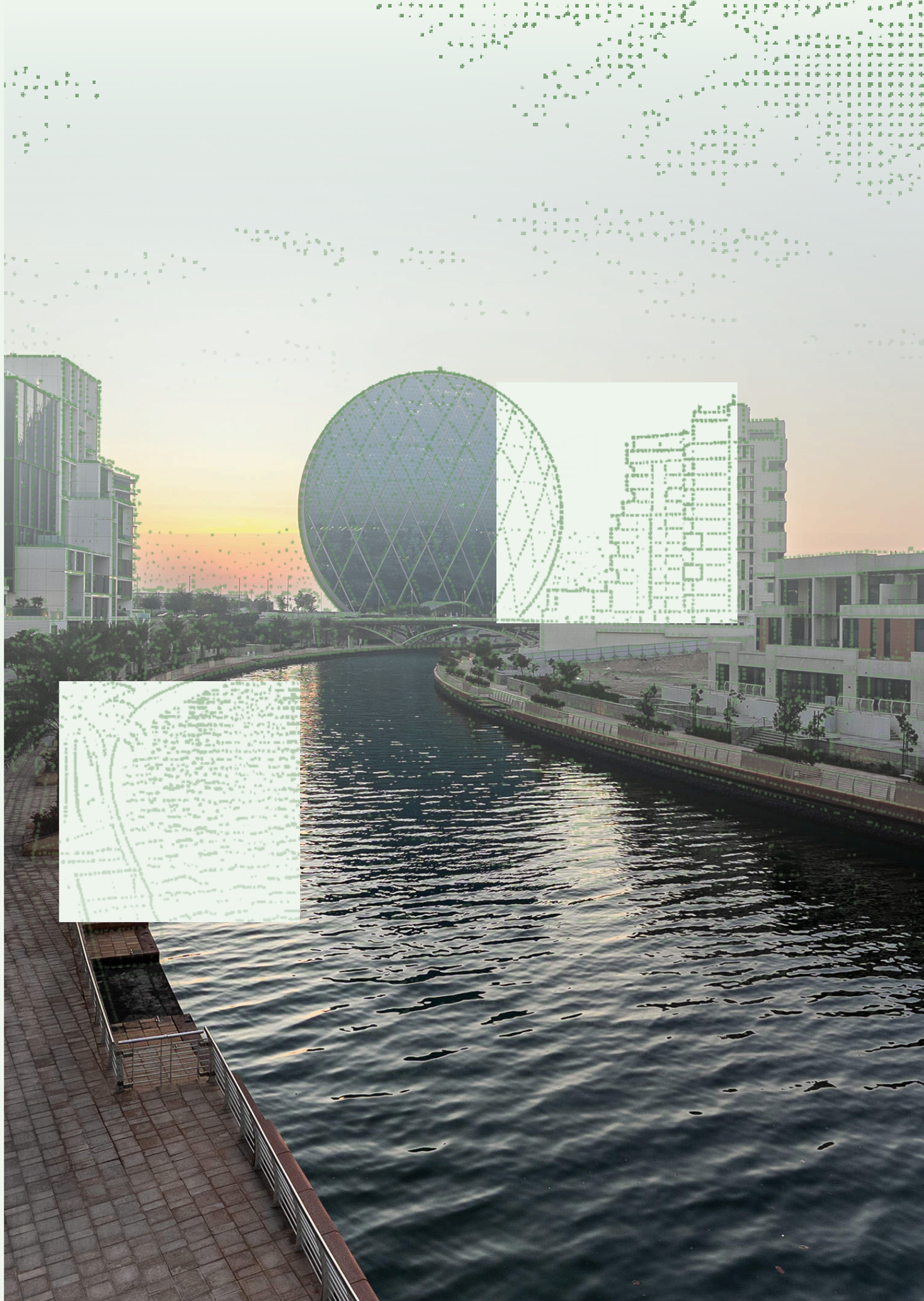
KEY INSIGHTS

Nine major developers account for 76% of the development projects pipeline supply in Abu Dhabi Region through 2030, with various projects covering high-end / mid-market apartment and villa communities, mainly concentrated in investment zones

Projected supply by category (H2 2026-2030), units in '000s*



Includes developer-built units for sale to Emirati and non-Emirati nationals (investment zones); excludes units built by developers to lease
Figures are based on the supply pipeline derived from currently ADREC-registered projects, their latest inspection reports, and active building permits. These figures may change in the future as new projects, permits, and inspection reports are recorded



Abu Dhabi Region

Six key districts will drive 77% of projected incremental supply between H1 2026 and 2030

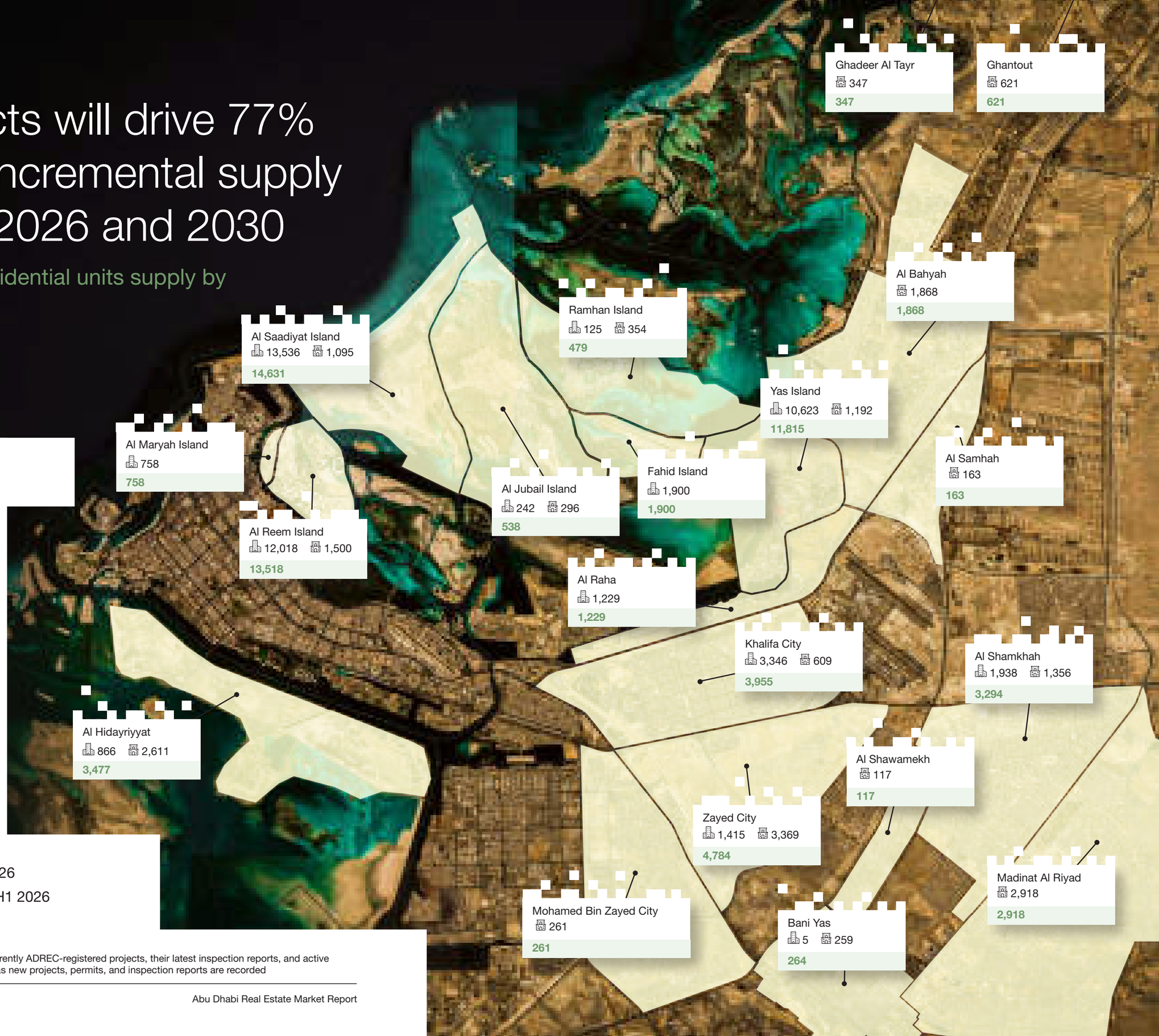
Projected incremental residential units supply by district, H1 2026 – 2030*

Key Insights

77% of new projected supply between H1 2026 and 2030 is expected in six key districts - Al Saadiyat Island, Al Reem Island, Yas Island, Zayed City, Khalifa City and Al Hidayriyyat Island

75% of projected apartment supply is driven by only three districts – Al Saadiyat Island, Al Reem Island and Yas Island

56% of projected villa supply is driven by four districts – Zayed City, Madinat Al Riyad, Al Hidayriyyat Island and Al Bahyah



Number of apartment units, H1 2026

Number of villa/townhouse units, H1 2026

Figures are based on the supply pipeline derived from currently ADREC-registered projects, their latest inspection reports, and active building permits. These figures may change in the future as new projects, permits, and inspection reports are recorded

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02

Transactions and Residential Unit Sales



Total real estate transaction values reached Đ117 Bn in H1 2026, more than doubling y-o-y

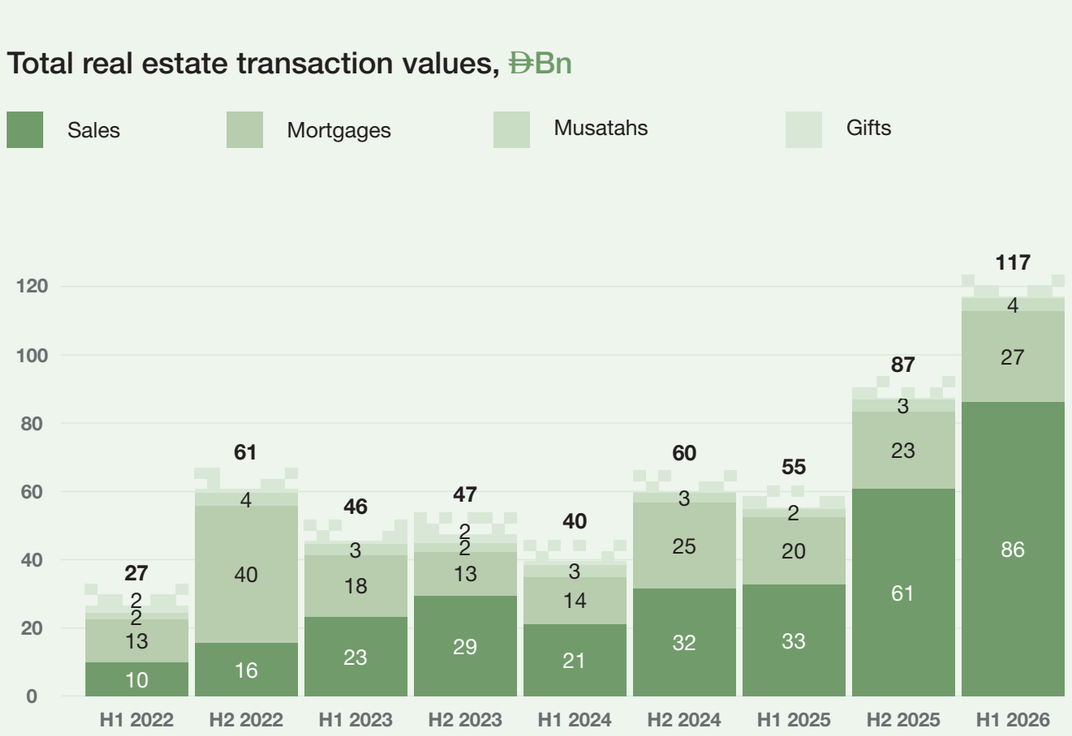
Total real estate transaction values

Key Insights

The market reached Đ117 Bn, **112% y-o-y increase**

74% of transacted value in H1 2026 was due to real estate sales, highest share in the series

Total real estate transaction values, ĐBn



Notes:
1. Transactions in this report refer to registrations recorded by ADREC in the period, irrespective of the date of MOU signing, SPA signing, or other preceding contractual milestones.
2. 2020 transactions data is skewed by registration incentives that lead to older transactions being recorded, 2020 and 2021 recorded outsized mortgages in the aftermath of the 2020 pandemic
3. Exceptional outlier sales transactions such as Aldar's purchase of Fahid Island for Đ2.5 Bn and transactions in Jarn Yafour industrial area for staff accommodation have been excluded from 2023 sales transaction data to enable fair year on year comparisons

Real estate sales drove the overall sector, accounting for Đ86 Bn, almost tripling y-o-y

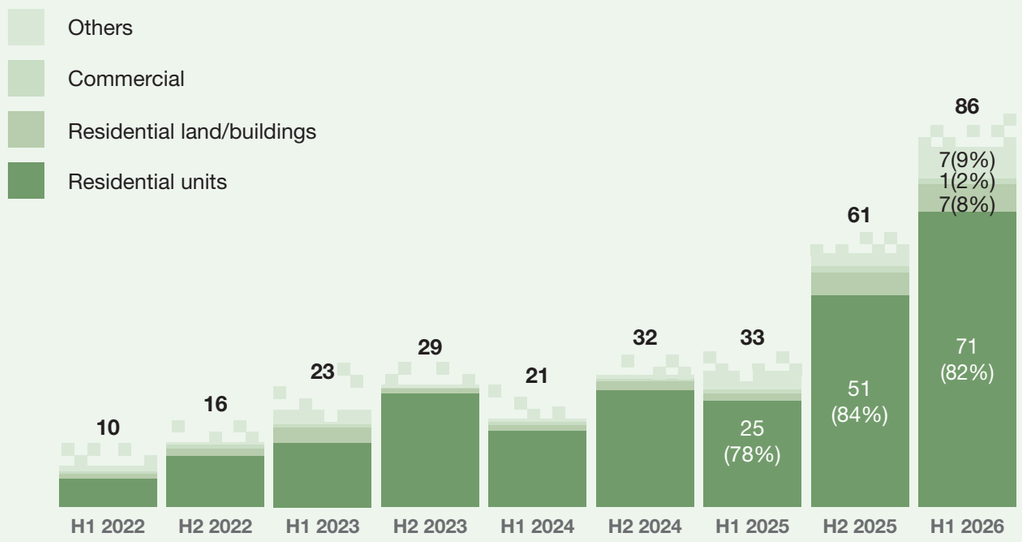
Total real estate sales transaction values

Key Insights

Residential units accounted for 85% of real estate sales growth in Abu Dhabi, **reaching over Đ70 Bn in H1 2026, almost tripling y-o-y**

Residential land/buildings reached Đ6.6 Bn in a single half

Real estate sales value by property type[4], ĐBn



*Note - Exceptional sales transactions such as Aldar's purchase of Fahid Island for Đ2.5 Bn and transactions in Jarn Yafour industrial area for staff accommodation are included in 2023 sales transaction data

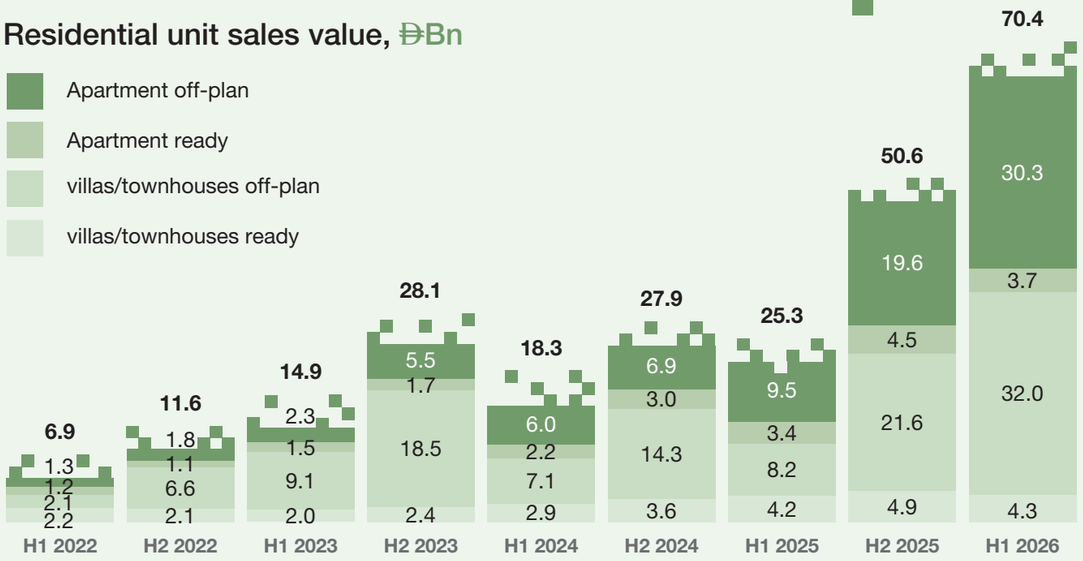
Includes court-mandated transactions; subsequent residential unit analysis excludes them

4. Definitions: Residential units includes apartments, penthouses, duplexes, villas and townhouses as well as land allocated for individual villas and townhouses; Residential land / buildings includes residential complexes with unclassified layouts ; Commercial includes offices, malls and retail, clinics and hospitals, hotels and serviced apartments and schools; Other includes agricultural land and other non-classified

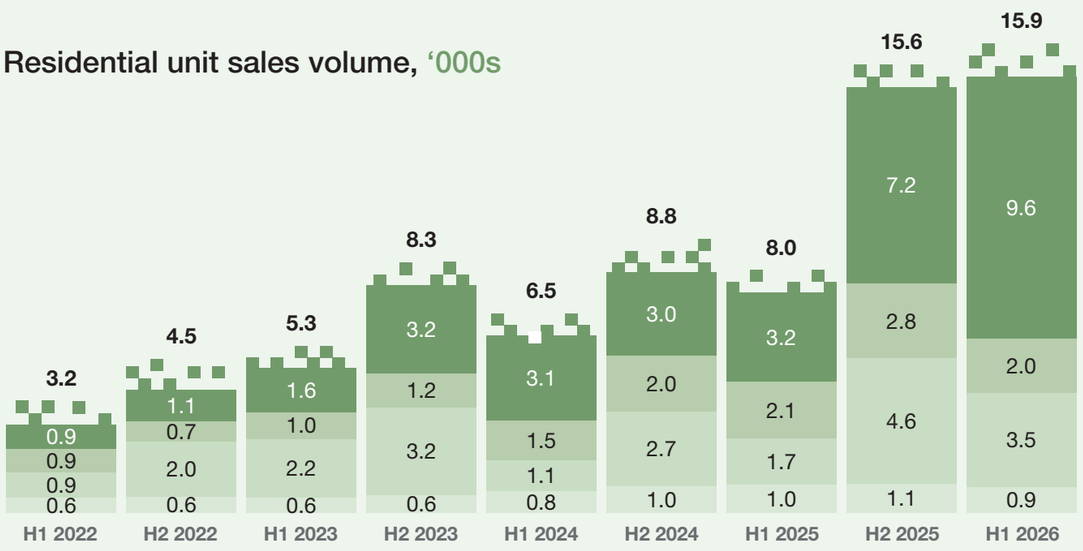
Residential unit sales values reached Ð70 Bn in H1 2026, nearly tripling y-o-y…

Total residential unit sales transactions

Residential unit sales value, ~~Ð~~Bn



Residential unit sales volume, '000s



Note: Court-mandated units are excluded from the analysis;

…driven by off-plan growth across both segments

Key Insights

Sales Value

Sales value growth outpaced volumes, driven by strong price gains and a shift toward higher-end products leading to substantial y-o-y growth in every segment

Off-Plan Sales

89% of total residential sales in H1 2026 were off-plan (82% of deals), with the segment more than tripling y-o-y

- **220% y-o-y growth in off-plan apartment sales in H1 2026, with 84% of those sales concentrated in four key districts:** Al Saadiyat Island, ADGM (Al Reem Island and Al Maryah Island), Yas Island, Fahid Island
- **289%** was the y-o-y **growth in off-plan villa/townhouse sales value**
- **65% of off-plan villa/townhouse value in H1 2026 came from seven key projects:** Al Naseem, Nawayef West and Nawayef East, Ramhan Island, Bashayer Villas, SHA Residences and Bayn

Ready Unit Sales

Ready units grew 6% year-on-year in H1 2026

- **9% increase in ready apartment sales value during the same period**
- **3% growth in ready villa/townhouse sales value**
- **75% of ready apartment volumes concentrated** in ADGM (Al Reem and Al Maryah), Al Raha and Al Saadiyat Island

70+% of residential unit sales value in H1 2026 was driven by resident expatriates and non-resident foreign investors

Residential unit sales by buyer category

Key Insights

Residential sales value rose ~Đ45 Bn y-o-y in H1 2026. Resident foreign buyers drove 50%, Emiratis – 27%, and non-resident foreign investors – 23%

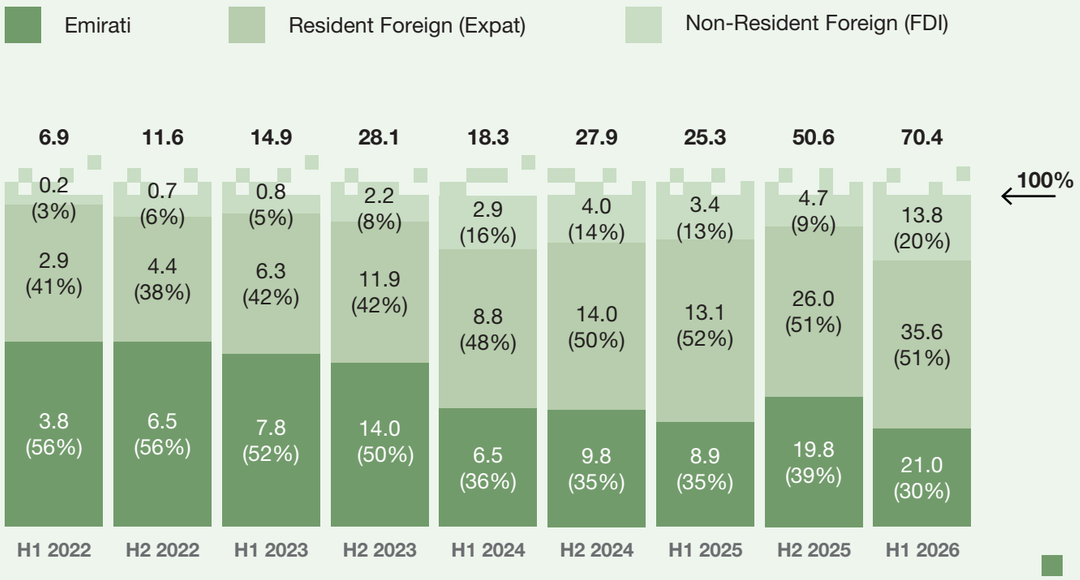
Non-resident foreign purchases reached Đ13.8 Bn (20% of value) in H1 2026, 4x y-o-y

Around 62% of FDI purchases and 61% of expat purchases came from 10 leading nationalities in each category

10 leading nationalities (alphabetically) Non-Resident Foreign, H1 2026	10 leading nationalities (alphabetically) Resident Foreign, H1 2026
China	Canada
France	China
Germany	Egypt
Jordan	France
Kazakhstan	India
Netherlands	Jordan
Russia	Pakistan
Taiwan	Russia
UK	UK
US	US

Note: Emirati includes sale transactions by individuals and domestic companies; Non-resident foreign includes sale; transactions by non-resident foreign individuals and foreign companies; Court-mandated units are excluded from the analysis

Total residential unit sales by nationality, ĐBn





In 10 leading districts for residential sales in H1 2026, 51% of transactions in value were driven by expat residents

10 leading districts and investor breakdown, Đ Bn

Key Insights

Al Saadiyat Island and Al Hidayriyyat Island lead FDI attraction

Expat residents' investments span all 10 leading districts, with largest concentrations in ADGM[1] and Al Raha



Total residential unit sales by nationality for 10 leading districts, ĐBn

Non-Resident Foreign (FDI) | Resident Foreign | Emirati

Note: Emirati includes sale transactions by individuals and domestic companies; Non-resident foreign includes sale transactions by non-resident foreign individuals and foreign companies; Court-mandated units are excluded from the analysis1 – Bloom Living accounts for 97% of all sales values; 2 – SHA Residences account for 86%; ADGM – Al Reem and Al Maryah combined

Residential unit sales have grown and diversified across multiple districts, led by Al Hidayriyyat at 27% of H1 2026 value

Residential unit sales by district

Key Insights

Al Hidayriyyat Island became the largest district in the emirate **at Đ19.0 Bn: 27% of H1 2026 value, 8x up from Đ2.4 Bn a year earlier**

Four emerging districts delivered Đ10.1 Bn (14% of value):

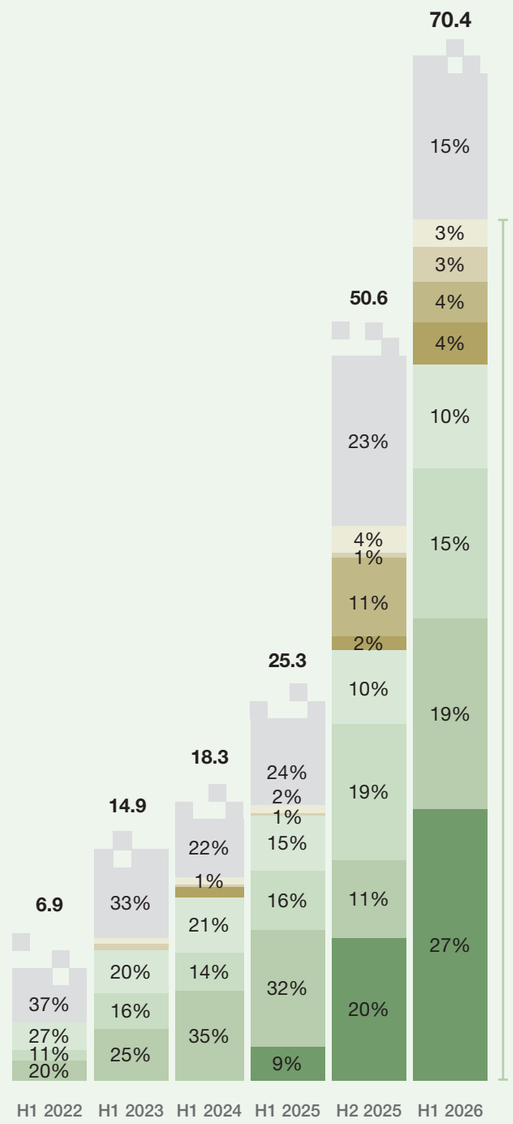
- Ramhan Island (2.9 Bn)
- Fahid Island (2.9 Bn)
- Ghadeer Al Tayr (2.4 Bn)
- Zayed City (1.9 Bn)

Proven islands grew underneath the new entrants:

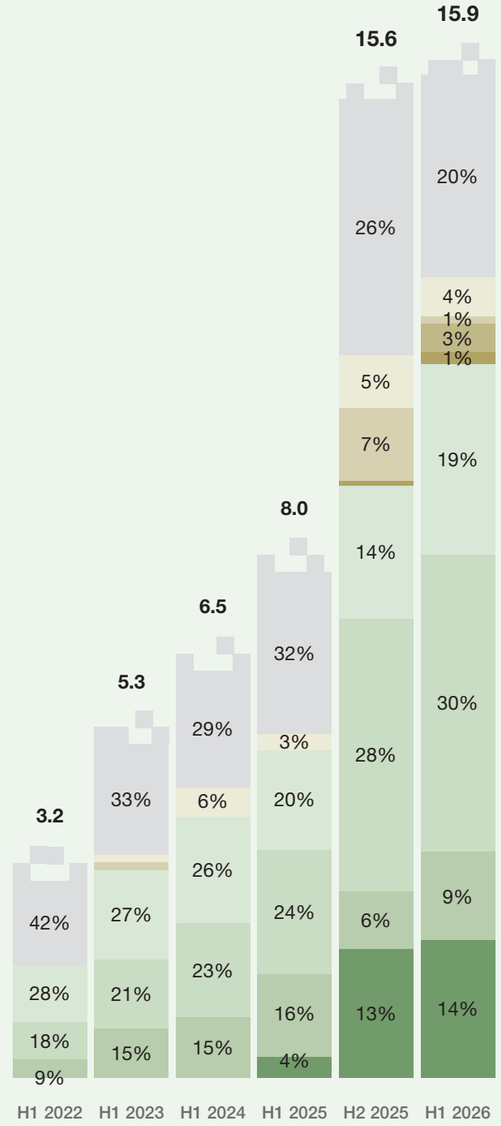
- Al Saadiyat (Đ13.3 Bn, +63%)
- ADGM (10.5 Bn (+153%)
- Yas 7.3 Bn (+91%)

Together they drive 44% of sales value in H1 2026

Residential unit sales value by key districts, Đ Bn (2022 - H1 2026)



Residential unit sales volume by key districts, units in '000 (2022 – H1 2026)





Note: Court-mandated units are excluded from the analysis

10 leading developers of H1 2026 drove ~90% (Đ~51 Bn) of off-plan primary residential unit sales



EAGLE HILLS

Đ2.9 Bn*



Bloom

Đ1.6 Bn*



MODON

Đ20.6 Bn*



ALDAR

Đ15.0 Bn*



al ain

Đ3.4 Bn*



IMKAN

Đ3.0 Bn*



SAAS PROPERTIES

Đ1.5 Bn*



ORA

Đ1.5 Bn*



LEAD DEVELOPMENT

Đ1.3 Bn*



RADIANT Real Estate

Đ1.0 Bn*

*Note: Transactions in this report refer to registrations recorded by ADREC in the period, irrespective of the date of MOU signing, SPA signing, or other contractual milestones

10 largest projects in H1 2026 accounted for 43% (Đ~30 Bn) of total residential unit sales values



The Row Saadiyat Đ3.2 Bn



Ramhan Island Đ2.9 Bn



Al Naseem Đ4.3 Bn



Nawayef West Đ4.2 Bn



Yas Riva Residences Đ2.2 Bn



SHA Residences Đ2.0 Bn



Nawayef East Đ4.1 Bn



Four Seasons Private Residences Đ3.2 Bn



Bashayer Residences Đ2.0 Bn



Bashayer Villas Đ2.0 Bn

Ready-market sales remain majority cash, with mortgage lending resilient

Residential unit sales by transaction type

Key Insights

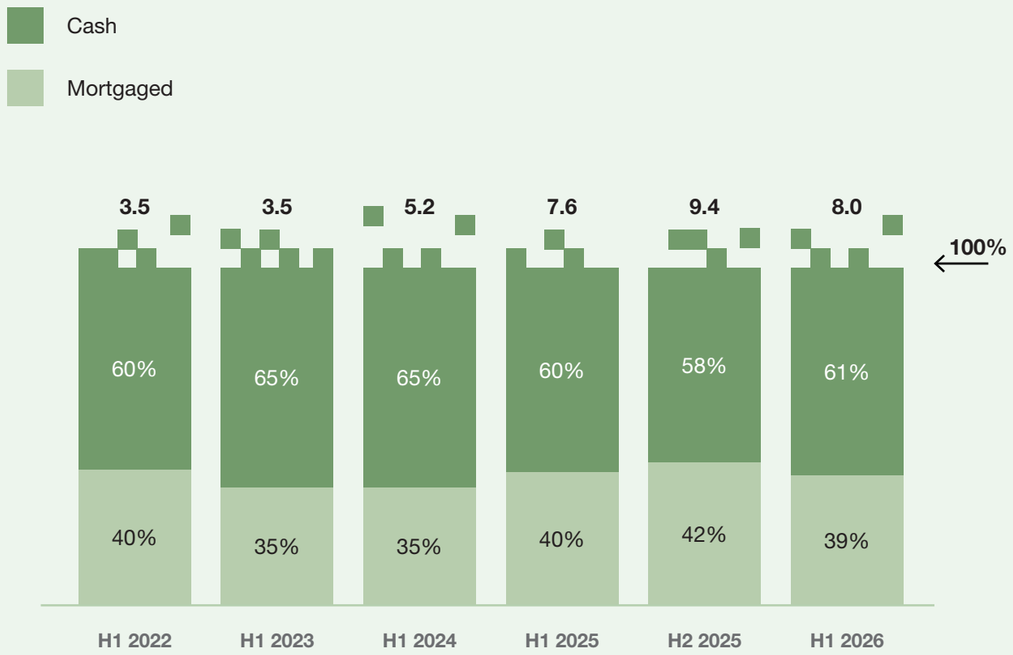
61% of ready-market sales value in H1 2026 was cash; mortgages financed 39%

Ready-market mortgage lending held at Đ3.1 Bn, up 3% y-o-y

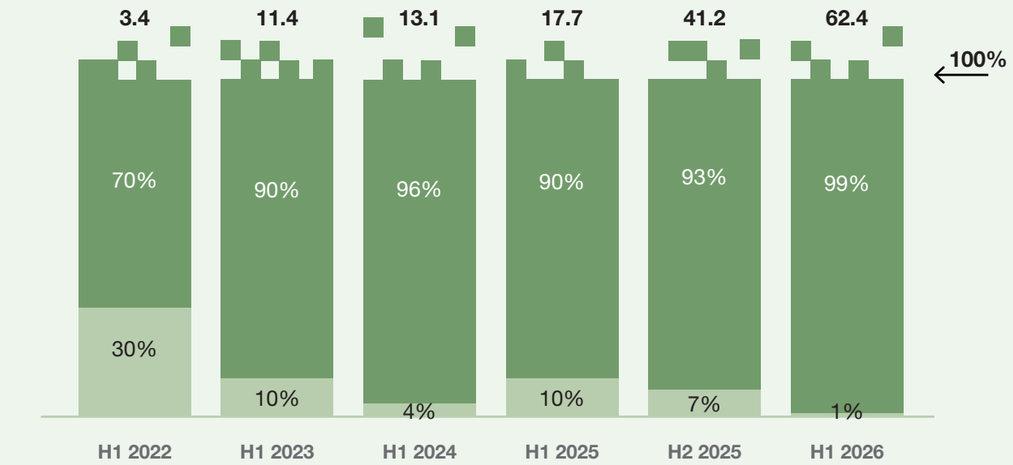
Ready value has grown year-on-year every half since H1 2023; H1 2026's Đ8.0 Bn edges out as the strongest H1 in the series



Residential unit sales value – ready market, ĐBn



Residential unit sales value – off-plan market[1], ĐBn



Note: 1 – Off-plan purchases are made through escrow-based instalment plans and are not registered as mortgages; financing composition of off-plan sales is therefore not observable in the registry

Increased demand has driven both apartment and villa/ townhouse sales prices up by 20% and 12% y-o-y respectively

Residential sales price index

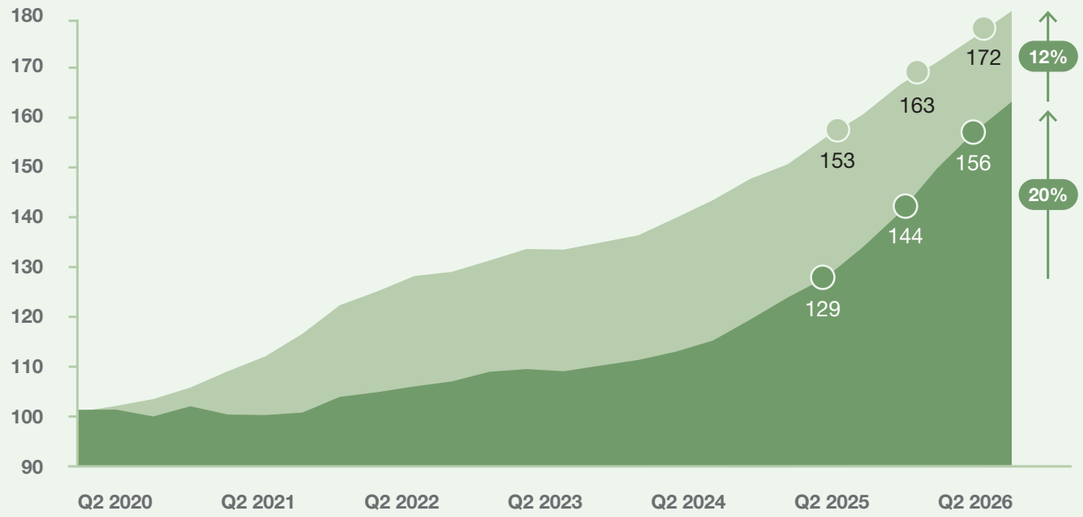
Key Insights

Villas/townhouses maintain steady growth, 72% above the 2020 base incl. 12% y-o-y growth

Apartments accelerated sharply, delivering +20% y-o-y by June 2026 up from +15% a year earlier



Abu Dhabi Region ready market repeat sales index[1],
excludes off-plan transactions, (rebased to 100 for Q1 2020)



Repeat Sales Index tracks price changes for the same units across successive transactions, adjusted for the time between sales. Newly delivered units enter the index only once they are resold. This isolates like-for-like price growth from shifts in product mix, specification, and location.

Demand rose across all price bands, with high-end segments driving the most transaction value growth in Abu Dhabi investment zones

Shares of residential units sales by price bands

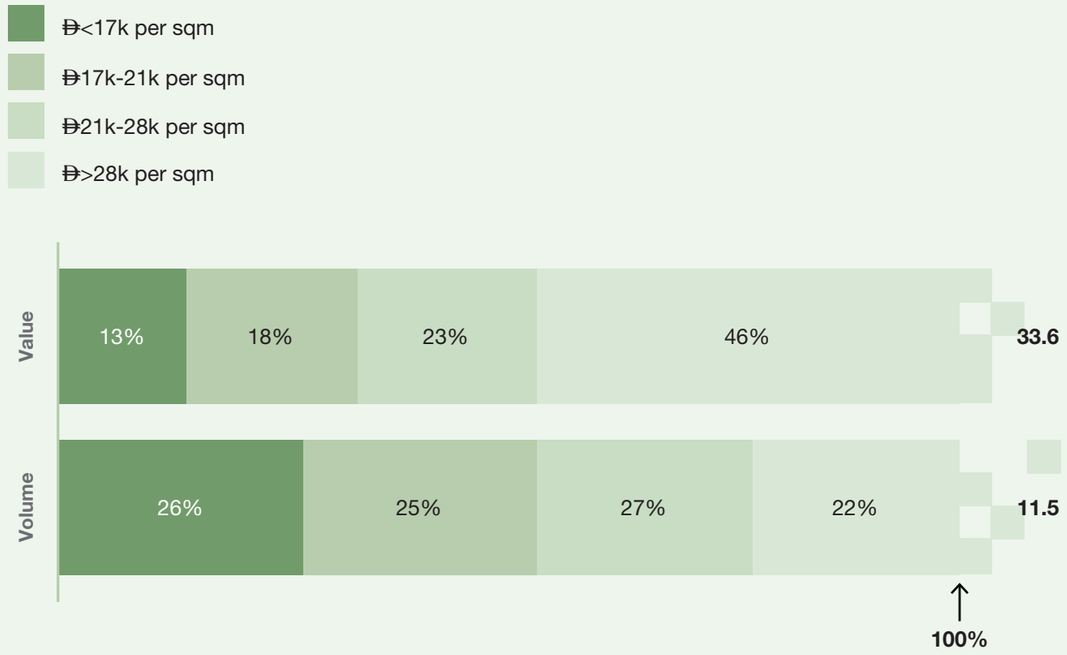
Key Insights

Demand rose across every price band: Đ<17k per sqm purchases grew to nearly 3,000 units (+14%, Đ4.4 Bn) even as buyers moved decisively upmarket: Đ>28k per sqm value expanded 3.3x to capture 46% of the market

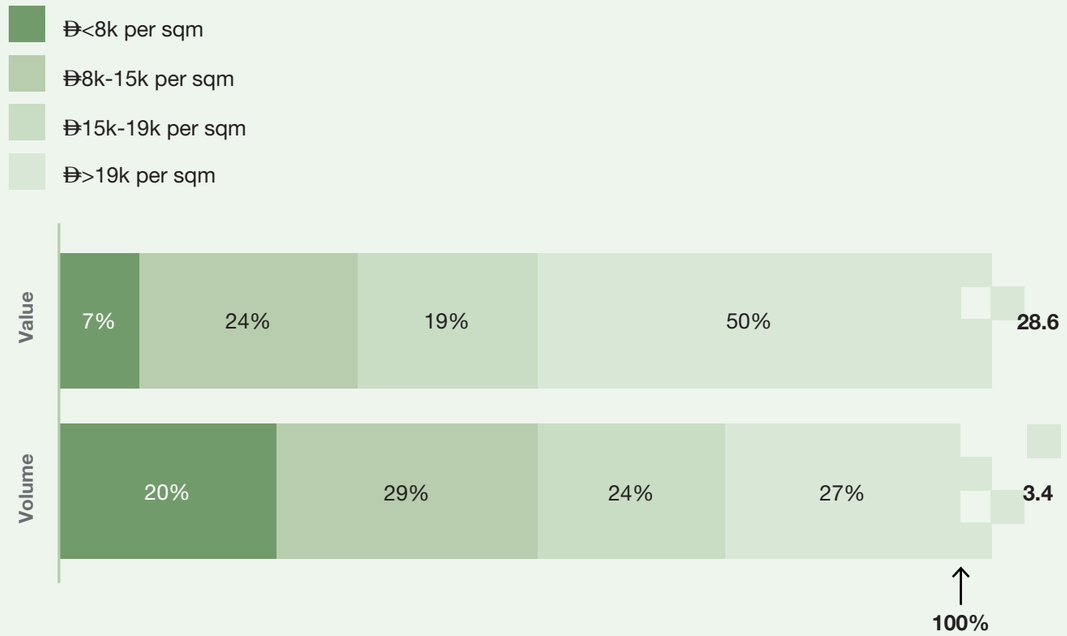
Villa buyers moved upmarket as well: the >Đ19k/sqm band grew 4.6x year-on-year to half of villa value, from a third a year earlier



Shares of apartment[1] sales value and volume by price bands, H1 2026 ĐBn, '000 units



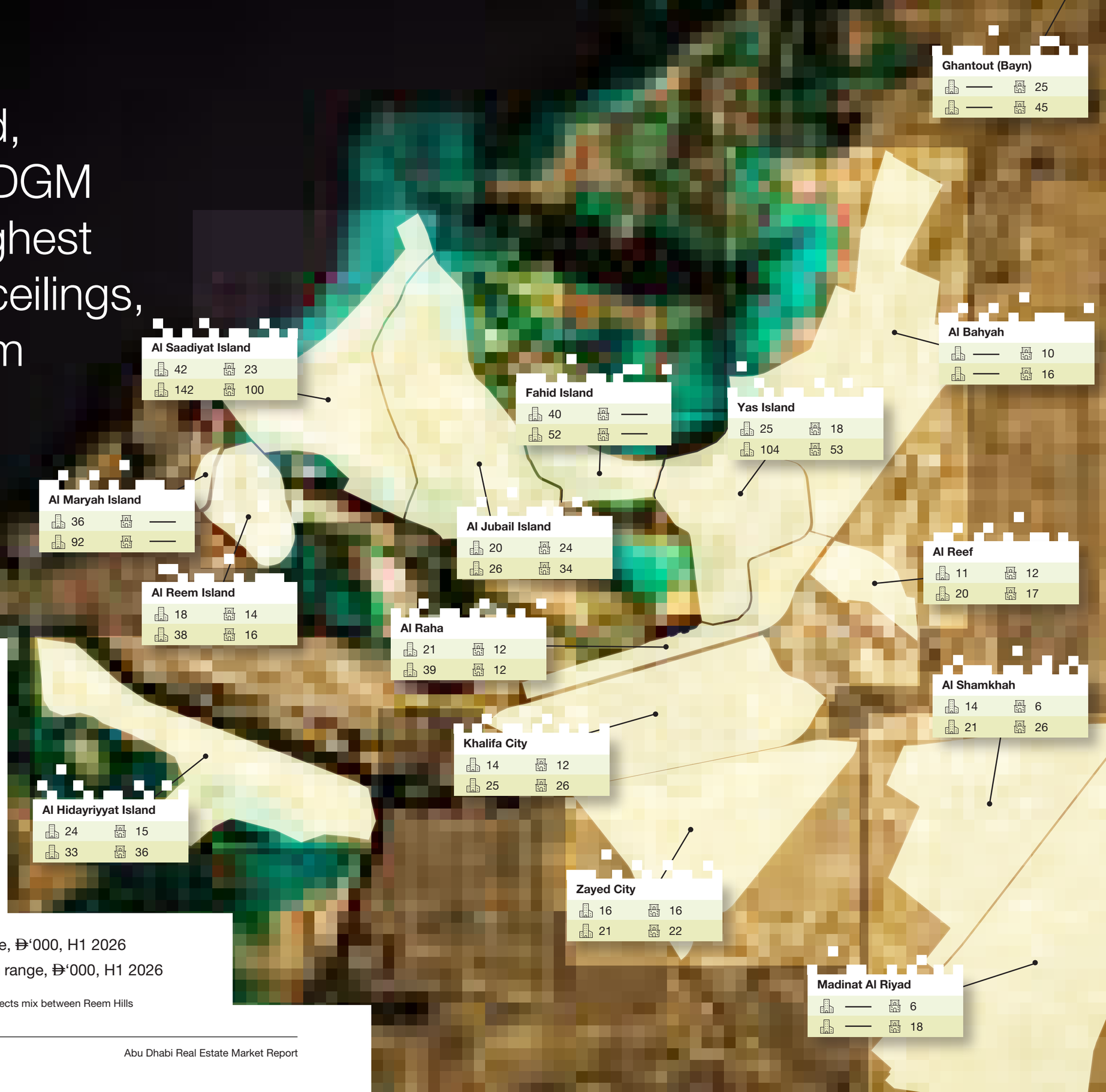
Shares of villa[1] sales value and volume by price bands, H1 2026 ĐBn, '000 units



Note: 1- Only Abu Dhabi Region investment zones data is included
Villa panel excludes some of the entries of plots without registered area

Al Saadiyat Island, Yas Island and ADGM command the highest apartment price ceilings, reflecting premium positioning

Abu Dhabi sales price per square meter



Key Insights

Across most districts, **maximum prices are 2–4× higher than the mean,** indicating that average pricing is not representative of the full range of real estate products on offer across the premium districts

Average

Max

Apartments average sales price per sqm range, Đ'000, H1 2026

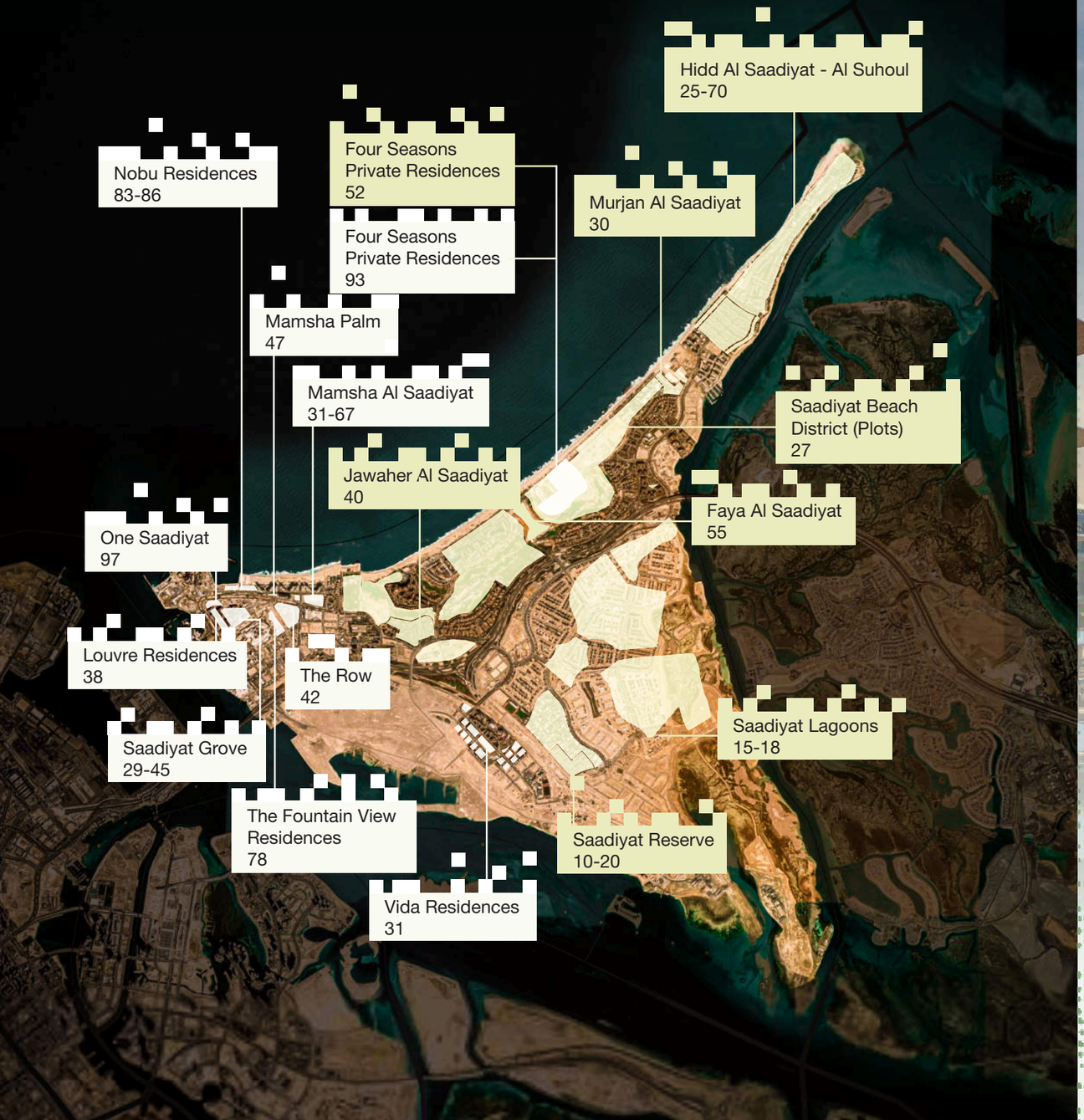
Villa/townhouses average sales price per sqm range, Đ'000, H1 2026

Note: Al Reem villa/townhouse figures based on 29 transactions; range reflects mix between Reem Hills (~Đ9–12k/sqm) and premium canal-front product (~Đ16k/sqm)

Al Saadiyat Island snapshot by project, H1 2026

Apartments average sales price, AED ‘000s per sqm, H1 2026

Villa/townhouse average sales price, AED ‘000s per sqm, H1 2026



Yas Island snapshot by project, H1 2026

Apartments average sales price, AED ‘000s per sqm, H1 2026

Villa/townhouse average sales price, AED ‘000s per sqm, H1 2026



Al Reem Island snapshot by project, H1 2026

Apartments average sales price, AED ‘000s per sqm, H1 2026

Villa/townhouse average sales price, AED ‘000s per sqm, H1 2026





Al Hidayriyyat Island snapshot by project, H1 2026

Apartments average sales price, AED ‘000s per sqm, H1 2026

Villa/townhouse average sales price, AED ‘000s per sqm, H1 2026

Nawayef Park Views
20

Bashayer Villas
21-23

Nawayef East
21-26

Bashayer Residences
23-25

Nawayef Village
Townhouses
18

Nawayef West
18-20

Al Naseem
13

Yamm Beach Villas
30



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Abu Dhabi Real Estate Centre

03

Residential Leases



Residential lease values reached Ð9.3 Bn in H1 2026, with Abu Dhabi Region accounting for 92% of lease market

Abu Dhabi Emirate residential leases

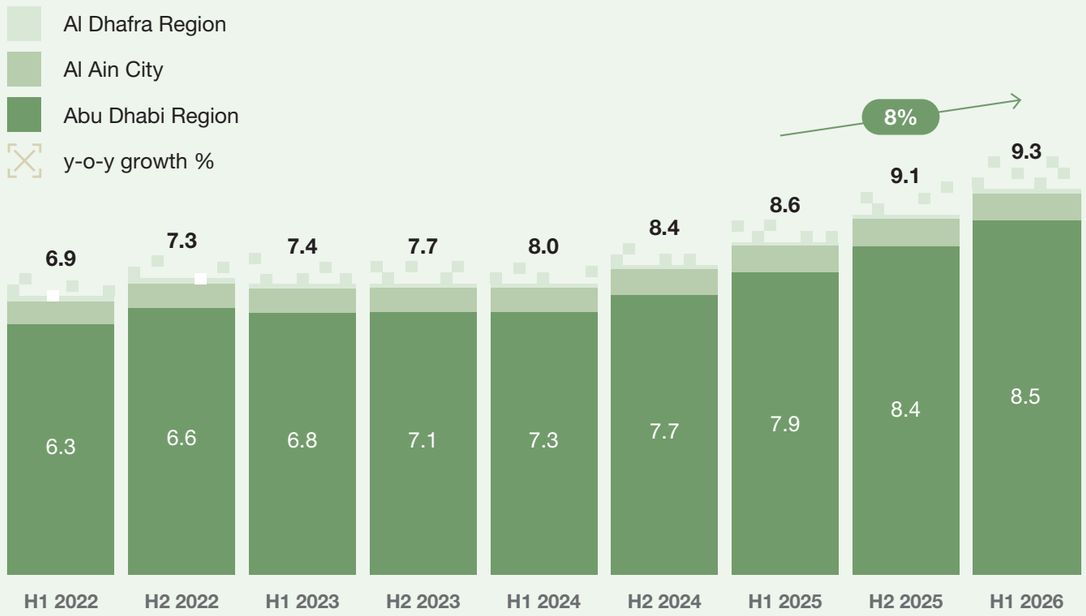
Key Insights

Ð9.3 Bn total residential lease value across Abu Dhabi Emirate in H1 2026, growing 8% as compared to the same period last year

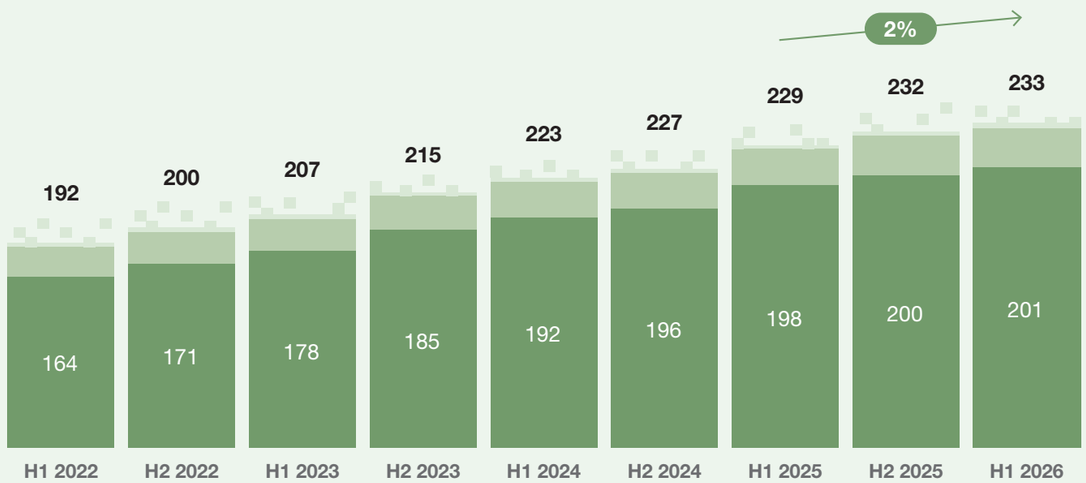
In comparison, 2% growth was observed in lease volumes, driven by high occupancy rates, limited new supply and increases in owner-occupied units



Residential lease value, ÐBn



Residential active leases, ‘000s



Villas remain the rental market's scarce asset, generating 26% of lease value from just 14% of occupied units at more than 2x apartment rents

Abu Dhabi Region residential leases

Key Insights

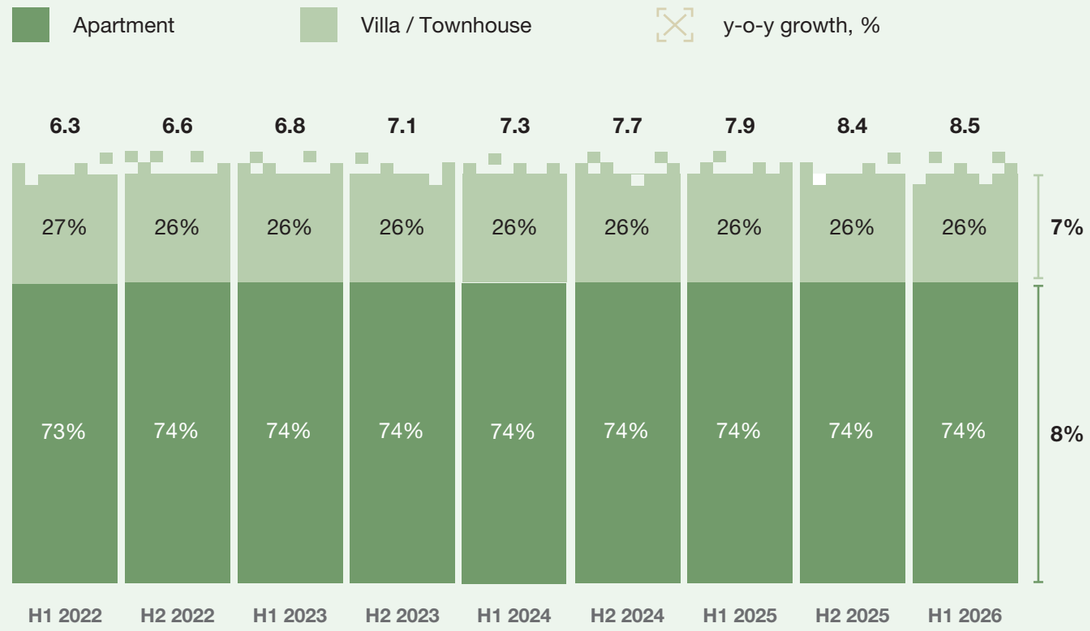
74% of Abu Dhabi Region lease value in H1 2026 came from apartments, stable versus 2025

Apartments accounted for ~87% of net new active leases since 2022

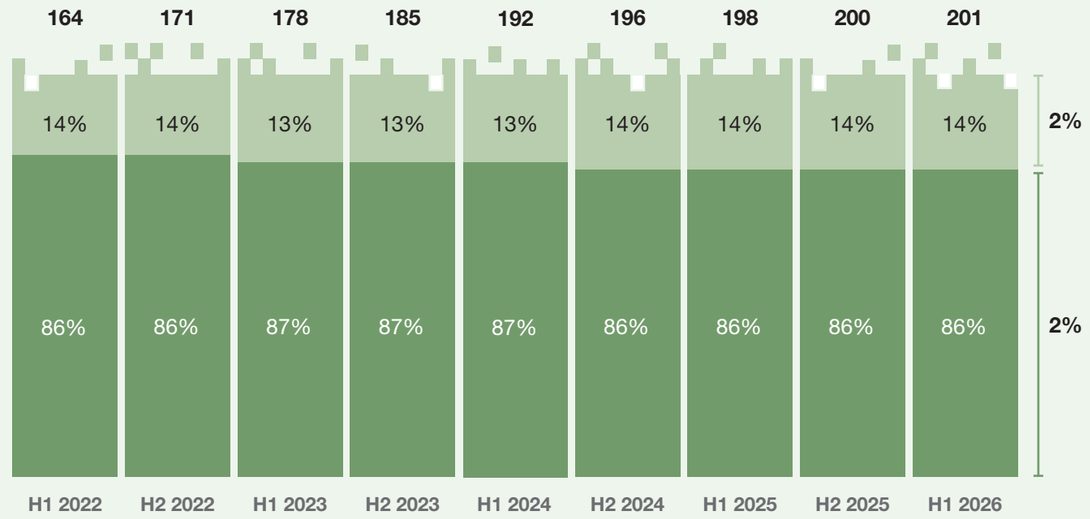
Lease value growth in both segments is almost entirely price-driven: **contract volumes grew ~1.5% y-o-y while values rose 7–8%**



Residential lease value, ĐBn



Residential lease volume, '000s



Note: Includes Tawtheeq lease contracts

New lease prices rose 21% for apartments and 16% for villas in investment zones

Abu Dhabi new lease price index

Key Insights

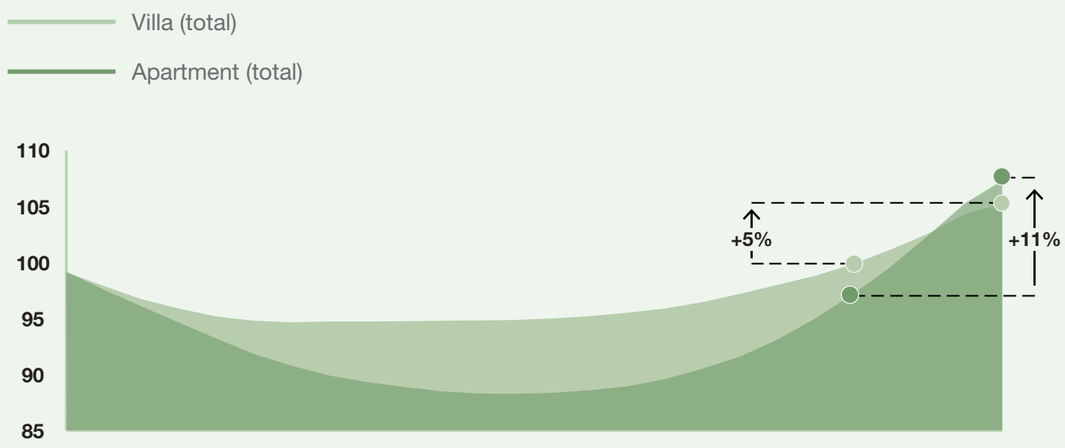
Rental growth remained strong through H1 2026: new-lease prices rose 17% y-o-y for apartments and 9% for villas, with investment zones leading at +21% and +16%

Monthly growth accelerated to a peak of ~1.6% in Dec-Jan

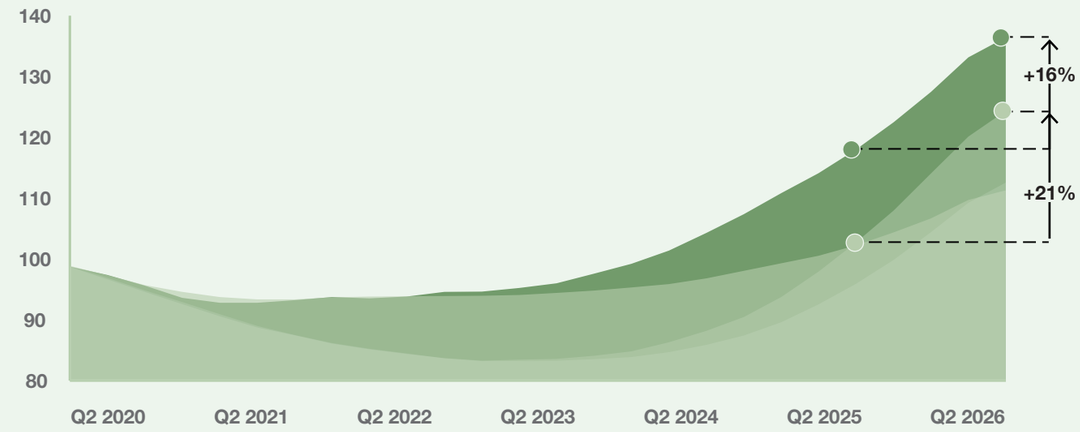
June marks the first month under the rental-increase freeze (effective 2 June 2026): new-lease growth eased to +0.5% for apartments and villas held flat, consistent with the measure capping renewals and re-let contracts; ADGM communities, exempt from the freeze, continue to price freely



Repeat lease index, total (new leases and renewals), (rebased to 100 for Q1 2020)[1]



Repeat lease index, new leases, (rebased to 100 for Q1 2020)



Repeat Lease Index tracks rent changes for the same units across successive lease contracts. Units contribute from their second contract onward; first-time leases enter the index only upon subsequent re-letting or renewal

Note: Index reflects contracts registered through 30 June 2026, including the period following ADREC's rental-increase freeze effective 2 June 2026 (renewals at 0%; re-let units at preceding contract value; ADGM excluded)

15 major districts of Abu Dhabi drove 86% of the total lease market over the last 12 months

Abu Dhabi lease values by district, Ð Bn



Key Insights

58% of apartment lease values over the last 12 months come from 5 districts in Abu Dhabi Region: Al Danah, Al Reem Island, Al Zahiyah, Al Raha, and Mohamed Bin Zayed City

51% of villa/townhouse lease values over the last 12 months come from 5 districts: Khalifa City, Mohamed Bin Zayed City, Yas Island, Al Saadiyat Island and Al Muntazah

Apartments lease value, Ð Bn, H1 2026

Villas lease value, Ð Bn, H1 2026

Within investment zones, 45% of apartment lease value is >1,000 Đ/sqm and 58% of villa lease value is >800 Đ/sqm

Shares of residential unit leases by price bands

Key Insights

Higher-end lease segments expanded fastest within investment zones: Band Đ>1,200 per sqm rose from 19% to 24% of apartment lease value and Band Đ1,000–1,200 per sqm from 17% to 21%, **with higher-end bands now 45% of value,** up from 36%

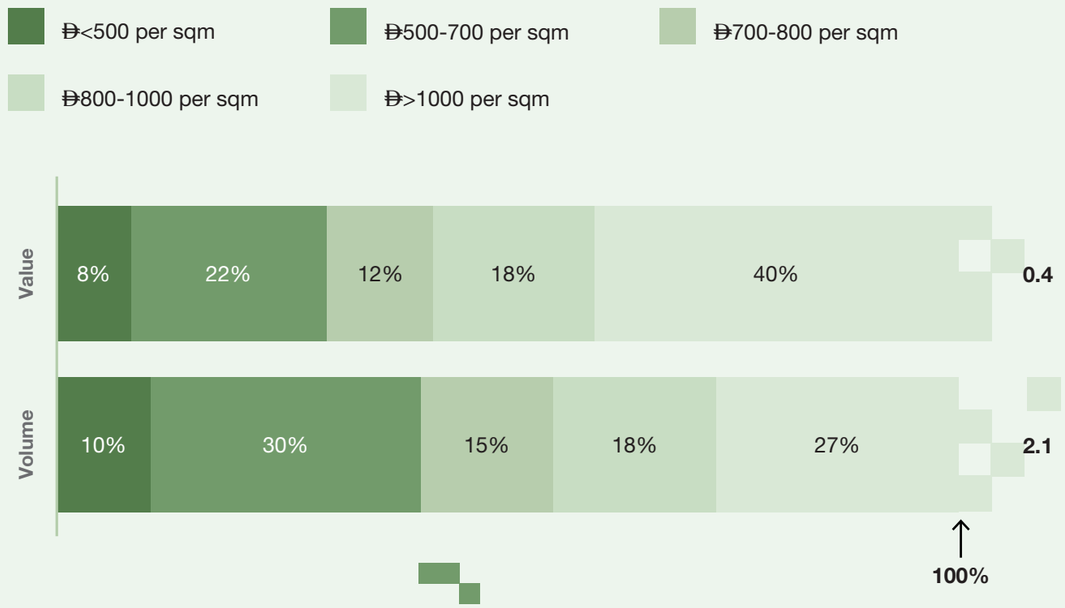
Đ<700 per sqm leasing remained stable in absolute terms, with mix shift reflecting new premium stock entering the rental market



Shares of apartment[1] lease value and volume for investment zones by price bands, H1 2026 ĐBn, '000 units



Shares of villa[1] lease value and volume for investment zones by price bands, H1 2026 ĐBn, '000 units

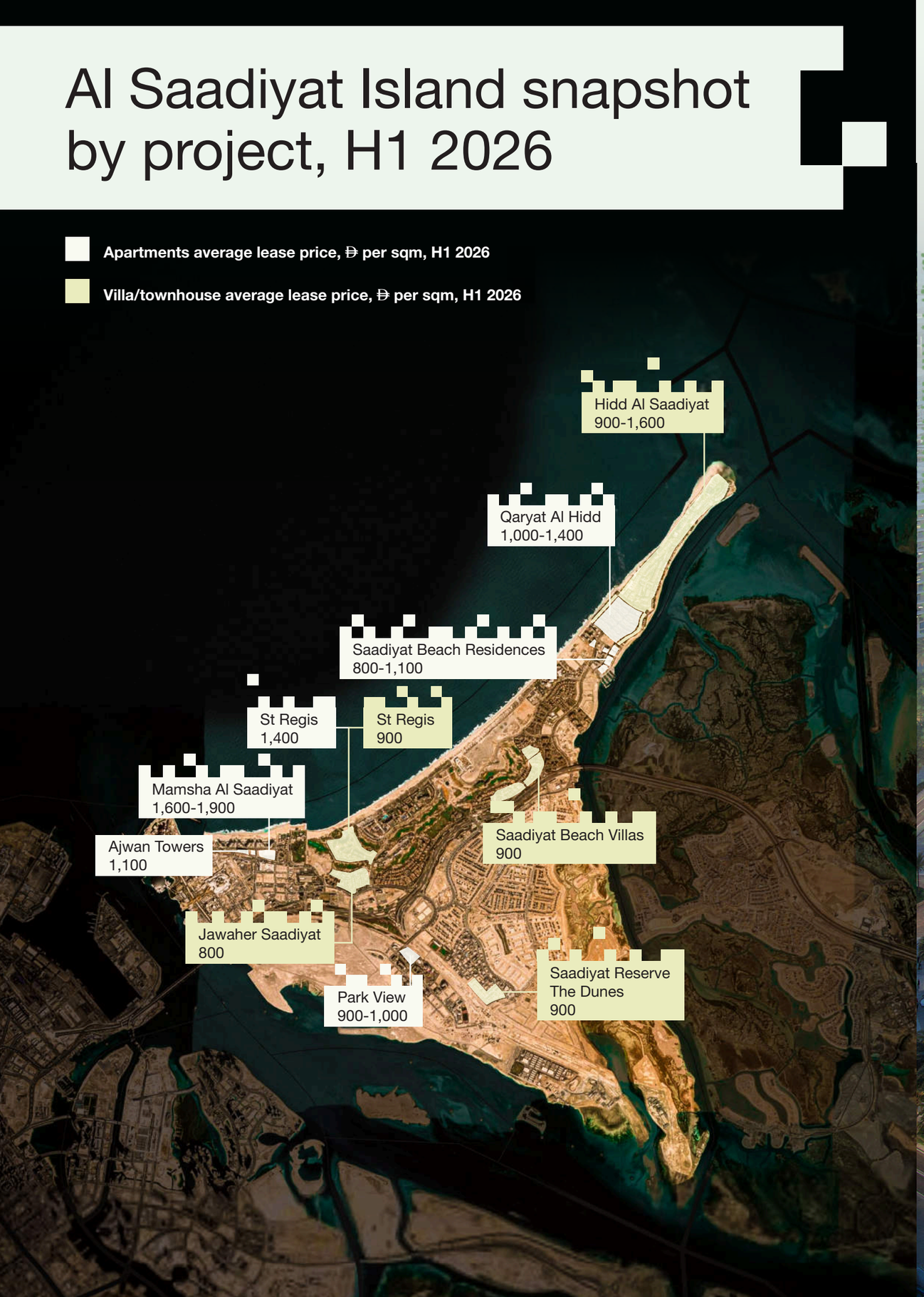


Note: 1- Only Abu Dhabi Region investment zones data is includedBased on contracts registered in H1 2026 (new leases and renewals), to 30 June 2026; annual rent valuePart of investment-zone contracts excluded due to missing rented areaAverage price-per-sqm measures fluctuate with the mix of products, specifications, and locations transacting in each period and may not fully reflect underlying price trends.

Al Saadiyat Island snapshot by project, H1 2026

Apartments average lease price, Đ per sqm, H1 2026

Villa/townhouse average lease price, Đ per sqm, H1 2026

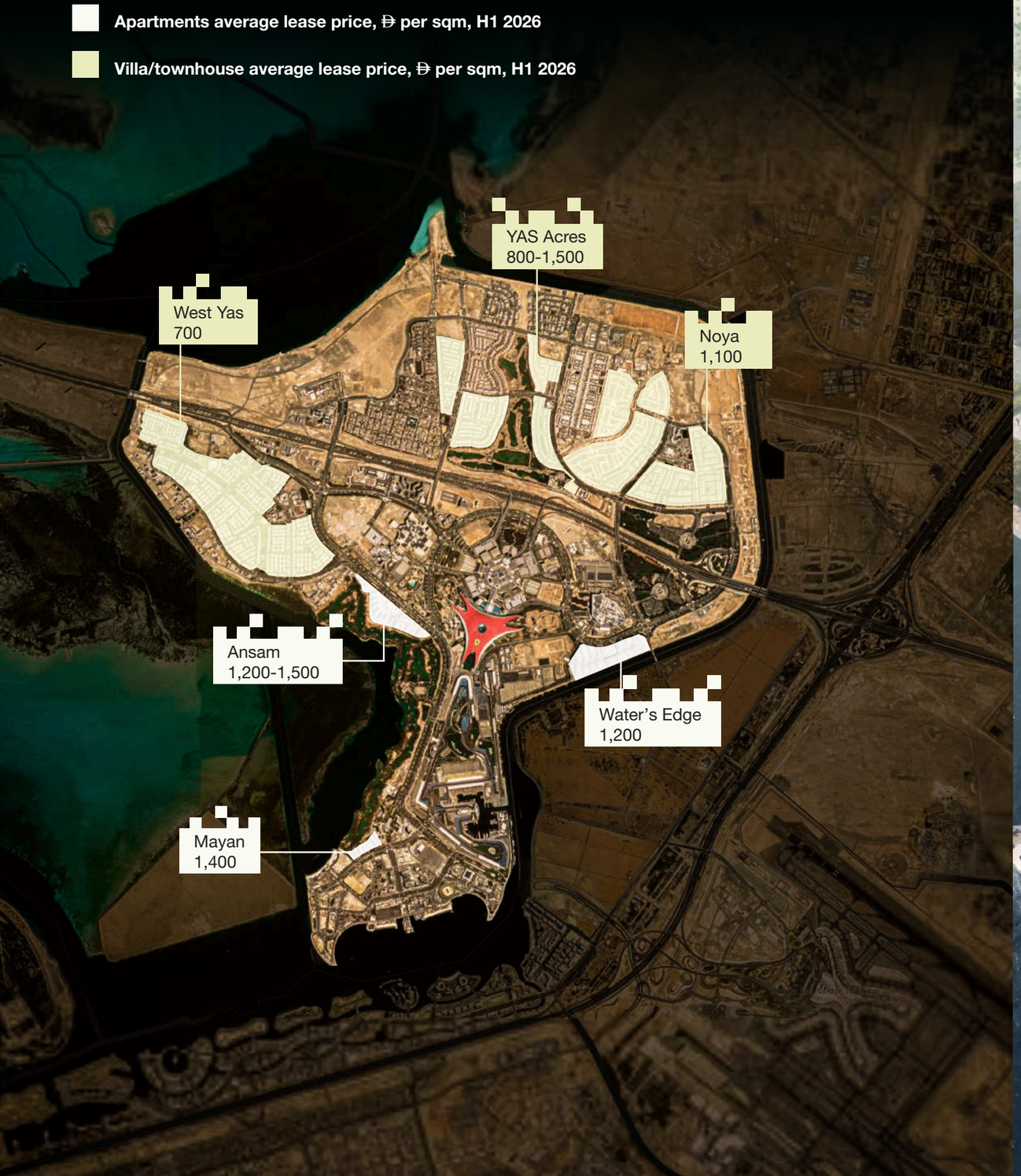




Yas Island snapshot by project, H1 2026

Apartments average lease price, Đ per sqm, H1 2026

Villa/townhouse average lease price, Đ per sqm, H1 2026

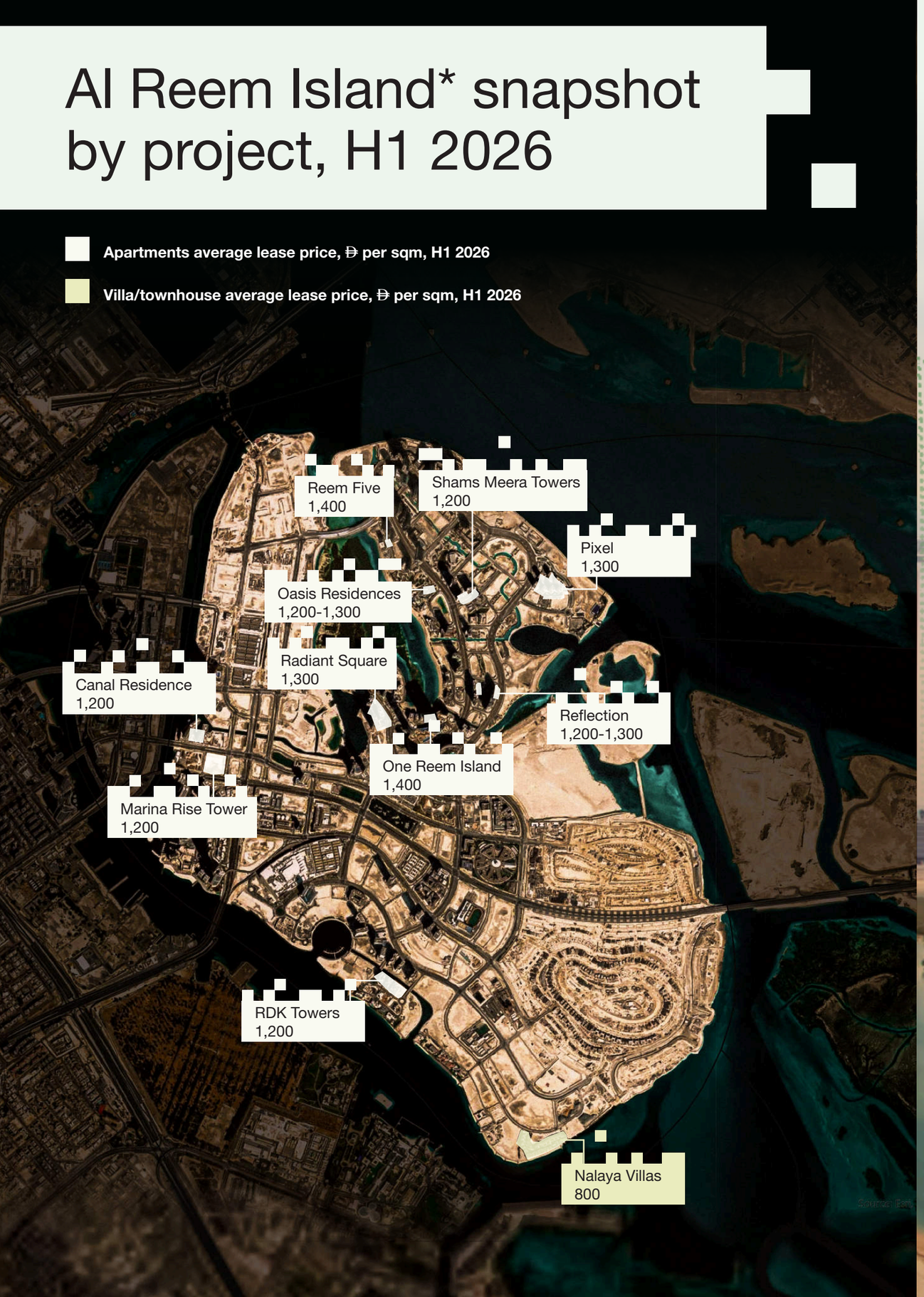




Al Reem Island* snapshot by project, H1 2026

Apartments average lease price, Đ per sqm, H1 2026

Villa/townhouse average lease price, Đ per sqm, H1 2026



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Abu Dhabi
Real Estate Centre

04

Commercial Real Estate





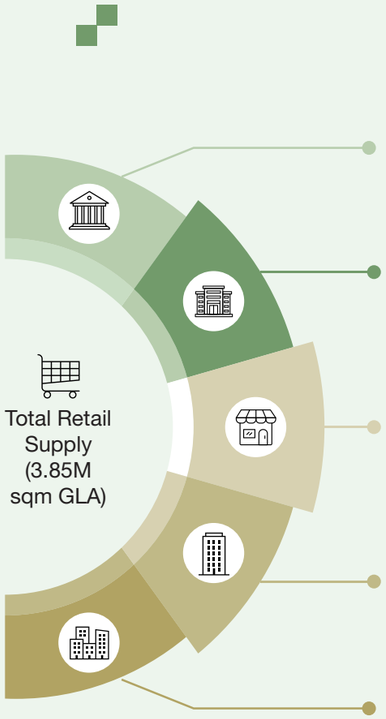
Retail Supply and Occupancy

Abu Dhabi Region

Retail supply spans five key categories

Key Insights

Street Retail and Community Malls form the backbone of the market, accounting for **~45% of total retail GLA**



	Criteria
High Demand Malls (559,000 sqm GLA)	Premium rents and very large format
Large Malls (926,000 sqm GLA)	Large format with a high store count
Small-Mid Malls (376,000 sqm GLA)	Mid-sized store count
Big Box Retail (259,000 sqm GLA)	Anchor-dominated, mid-to-large format
Street Retail & Community Malls (1.73M sqm GLA)	All other retail formats

1 – Retail classes defined by store count, gross leasable area and rent thresholds

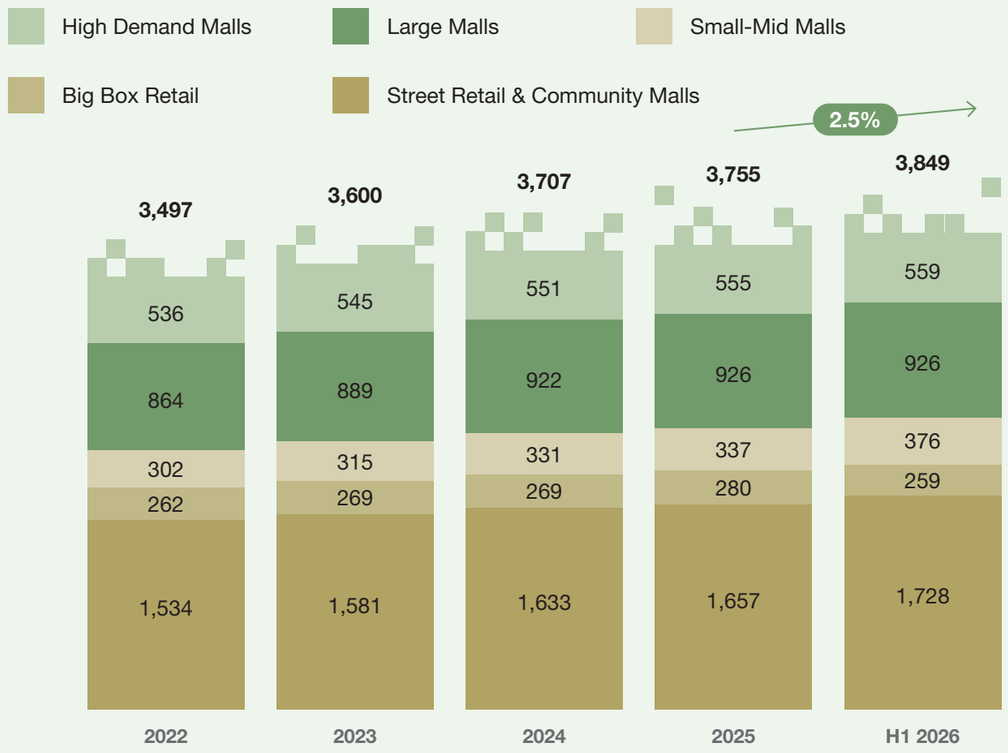
Street retail / community malls and Large malls drive 69% of total retail supply, with H1 2026 deliveries accelerating

Key Insights

Supply growth accelerated in H1 2026 (+5% annualized vs +1.3% in all of 2025), led by street retail (+71k sqm) and small-to-mid malls (+39k sqm)

~55% of new GLA supply since 2022 was delivered through street retail and community formats, concentrated in five key districts: **Yas Island, Zayed Port, Al Hisn, Bani Yas and Al Danah**

Total retail supply (GLA), ‘000 sqm



Retail GLA is highly concentrated, with a limited number of districts accounting for the majority of total supply



Key Insights

Retail supply is anchored in a core of **nine established districts (GLA above 150,000 sqm),** which together **hold 62% of total GLA**

Supply extends well beyond the core, with a further six districts each exceeding 100,000 sqm

Retail GLA snapshot, ('000 sqm)

2.35M sqm accounting for **62% of total Retail supply**

Others: **1.4M** Total: **3.85M**

0 272K 544K

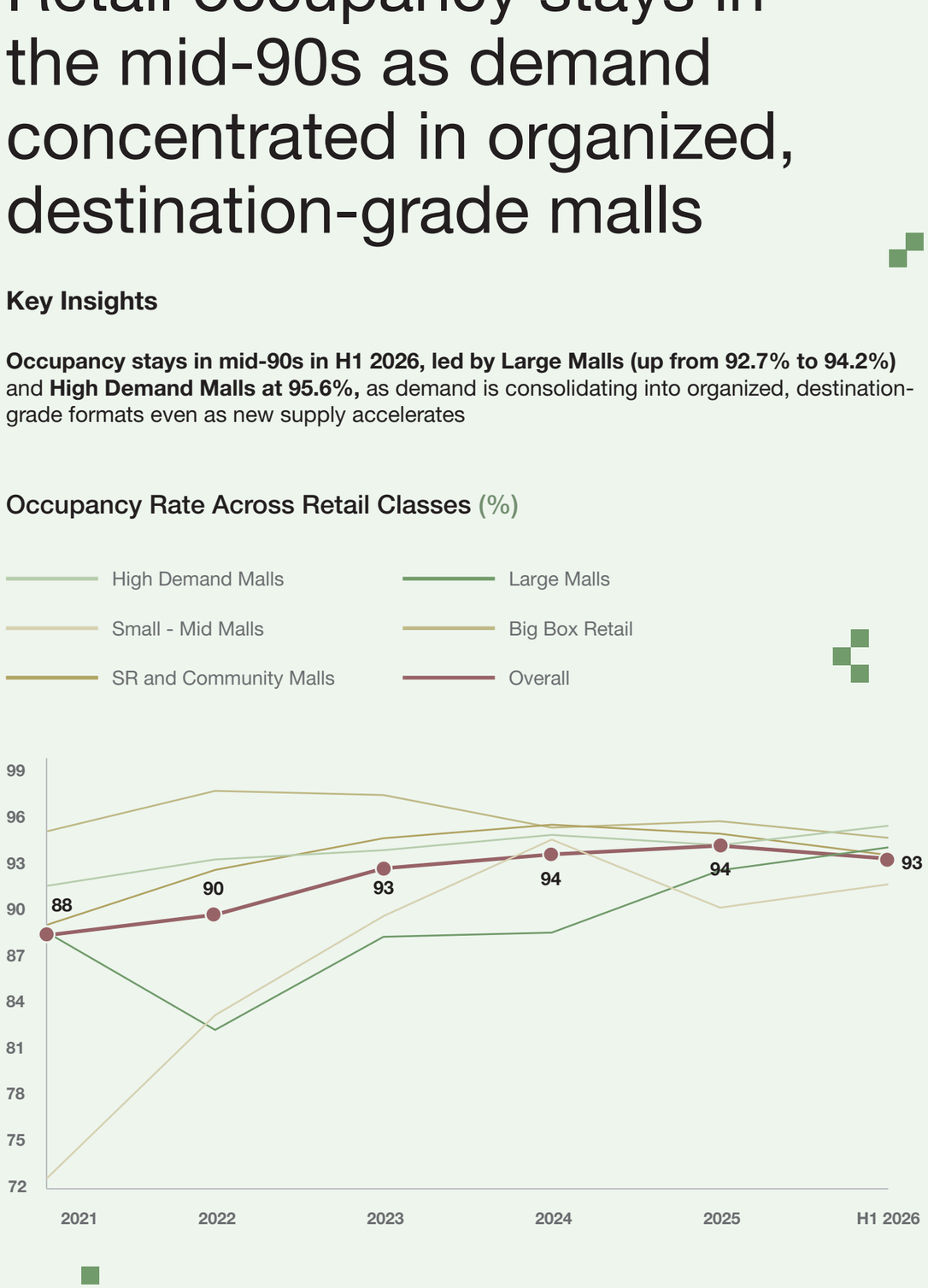
Total retail GLA ('000 sqm)

Retail occupancy stays in the mid-90s as demand concentrated in organized, destination-grade malls

Key Insights

Occupancy stays in mid-90s in H1 2026, led by Large Malls (up from 92.7% to 94.2%) and **High Demand Malls at 95.6%,** as demand is consolidating into organized, destination-grade formats even as new supply accelerates

Occupancy Rate Across Retail Classes (%)

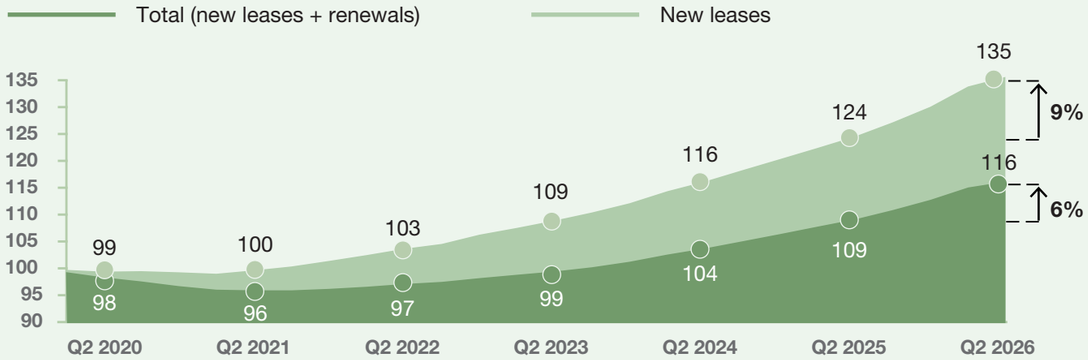


Retail leases in Abu Dhabi are growing at an accelerated pace with demand growing faster than supply

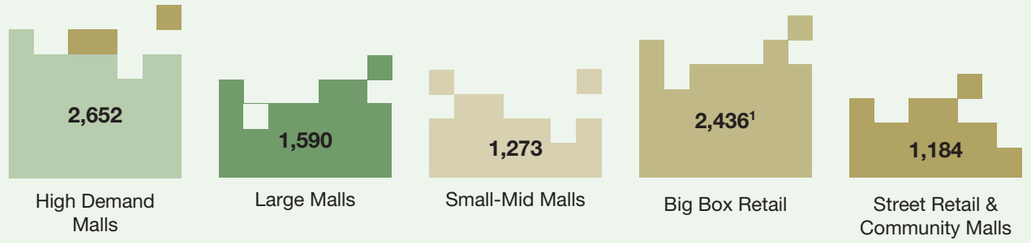
Key Insights

Demand is outpacing supply: new leases are clearing 9% higher year-on-year versus 6% across all contracts, with the sharpest pressure in organized mall formats

Retail lease index



Average lease price rates H1 2026, Đ/sqm



Note: Constructed from unit-level retail sale and lease transactions, standardised by retail typology and stratified by geography and market status. Observations are subject to unit size and value-range filters to remove non-market or extreme transactions and ensure comparability across retail formats

1 – Big Box Retail are typically owner-occupied with Tawtheeq lease focused on smaller units and/or higher lease/sqm retail types such as Food and Beverages, kiosks, etc.,



Office Supply and Occupancy

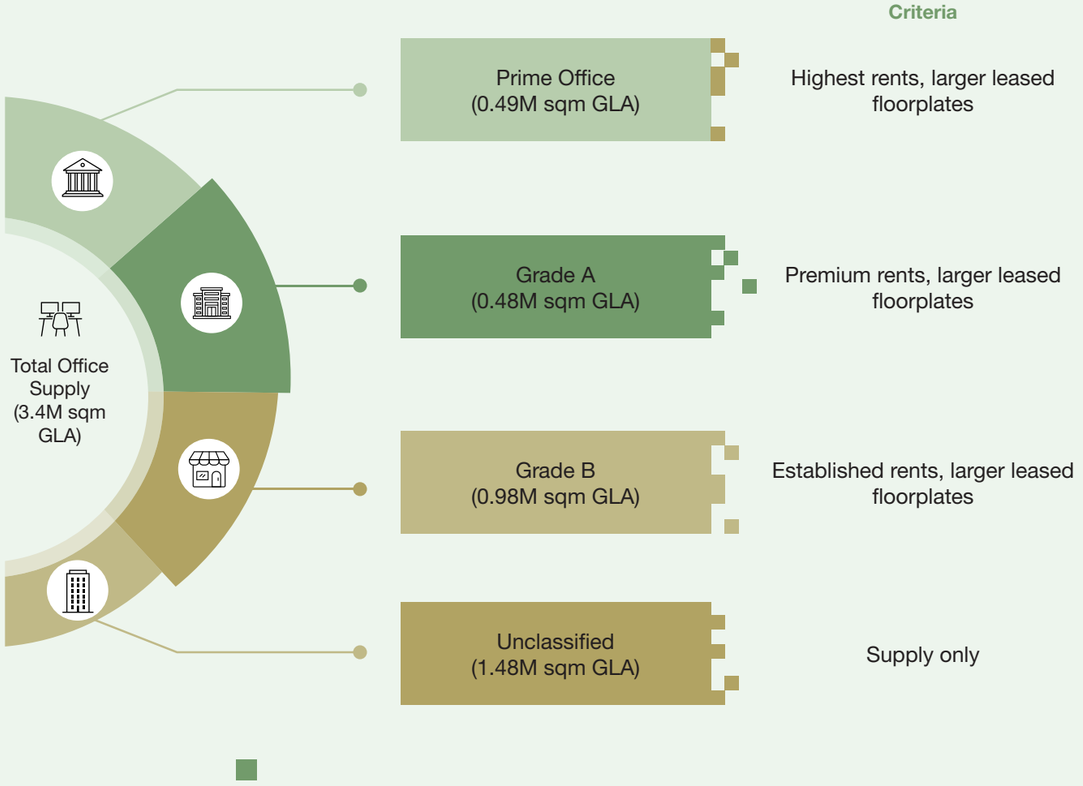
Abu Dhabi Region

Office supply concentrated in Prime expansion, supporting a high-occupancy market

Key Insights

Total office stock reached ~3.4 M sqm GLA by H1 2026, with growth channelled into Prime and Grade A space as demand for organized, higher-grade formats absorbs new supply

Total Prime Office space overtook Grade A space



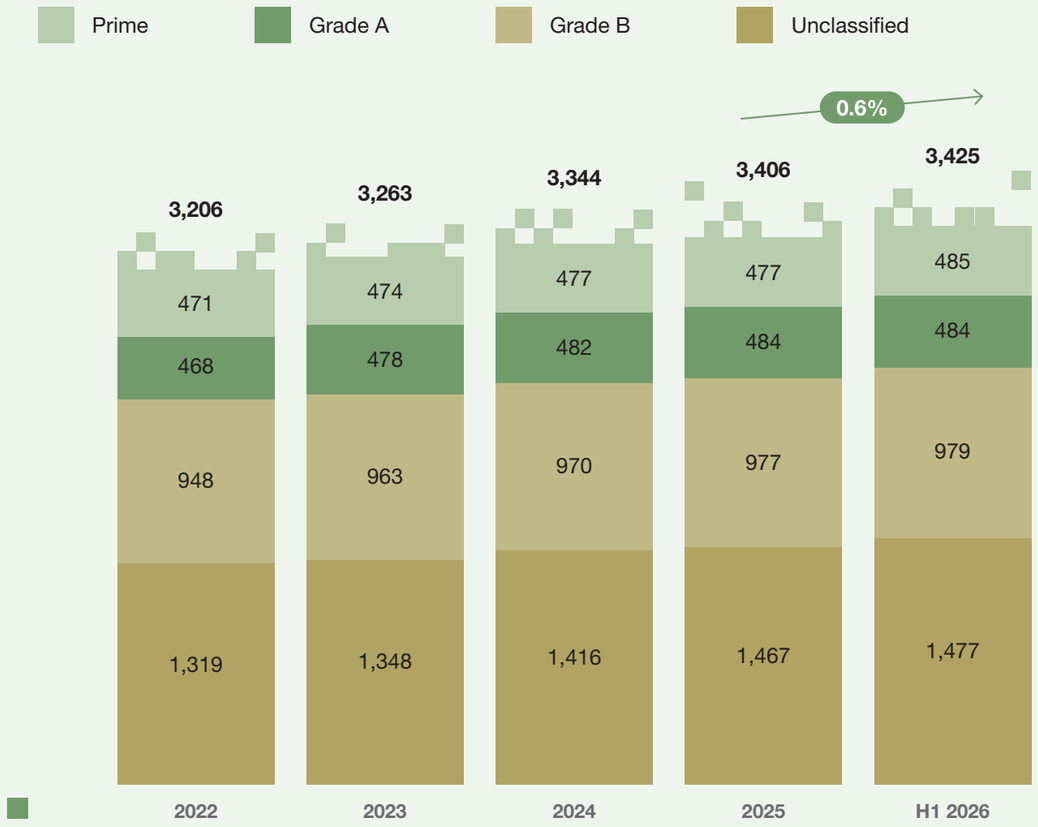
Office supply has been growing steadily, led by demand for organized, higher-grade space

Key Insights

Disciplined office supply growth supports market balance, with new stock steadily absorbed as it arrives

H1 2026 incremental supply was **channelled primarily into Prime (+2 y-o-y) and unclassified stock (+1% y-o-y)**

Total Office Supply (GLA), ‘000 sqm



Office supply remains structurally concentrated in a small number of business districts

Key Insights

Existing stock is **highly concentrated in key eleven districts accounting for 82% of total GLA,** incl. Al Danah, Al Reem Island, Al Nahyan and Al Maryah Island

Five additional districts exceed 50,000 sqm of office GLA

Office GLA snapshot, ('000 sqm)

2.8M sqm accounting for **82% of total Office supply**

Others: **0.6M** Total: **3.4M**

0 403K 806K

Total office GLA ('000 sqm)



Occupancy rates remain high across all sub-assets

Key Insights

Overall occupancy reached **mid-90s,** driven by gains in the rates across most sub-asset classes

Prime, Grade A, Grade B space is effectively fully committed for the last three and a half years, underpinning rental strength at the top of the market and signalling a clear opportunity for premium development

Occupancy rate, %

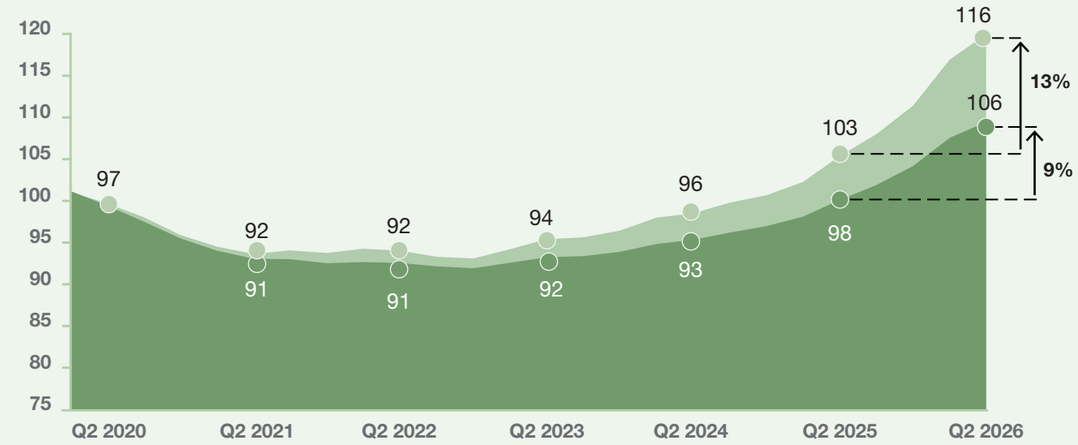


Total office rents grew 9% y-o-y, with new leases clearing well above the renewal base at 13% y-o-y

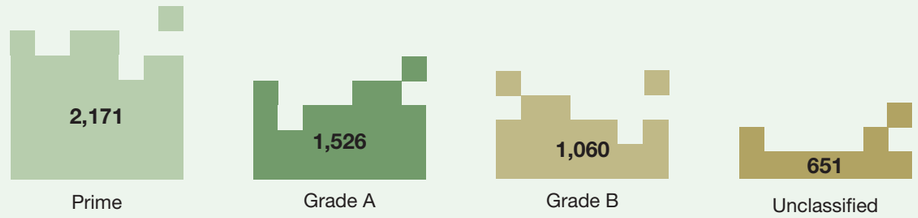
Key Insights

New leases are a key driver of a 13% y-o-y price increase in Office signalling demand-led pressure (new tenants clearing at higher rents) **and marginal pricing pressure** (growth coming from new deals, not renewals)

Office lease index



Average lease price rates H1 2026, Đ/sqm



مركـــز أبوظبـــي العقـــاري
Abu Dhabi Real Estate Centre

05

Live Abu Dhabi

Abu Dhabi’s Unique Value Proposition



Abu Dhabi and its real estate sector anchor long-term fiscal and economic confidence

Safe and attractive market for investors

Favourable tax environment	0% income tax and 9% corporate tax
Certainty of domicile	10-year Golden Visa for investors, entrepreneurs, skilled professionals and specialised talent[1]
Lower capital restrictions	Lower restrictions on capital inflows and outflows, with full repatriation of profits to the home country within a fully AML-compliant regulatory framework
100% freehold for foreign investors	100% real estate ownership (units, lands or buildings) in designated investment zones
Pegged currency to the USD	Interest rates reviewed by UAE Central Bank and aligned with US Federal Reserve rates

Strong credit rating	AA and Aa2 by Fitch and Moody's FitchRatings Moody's
Ease of doing business	Ranked 5th in the IMD World Competitiveness Ranking (2026)
Investment zones enabling global capital inflows	ADGM is Abu Dhabi's main financial hub based on common law, housing 179 asset and fund managers managing 263 funds reported in Q1 2026[2]
ADREC Escrow Account	Development funds for off-plan projects formed from buyer payments are held in government-supervised escrow accounts and released to developers in line with project construction progress

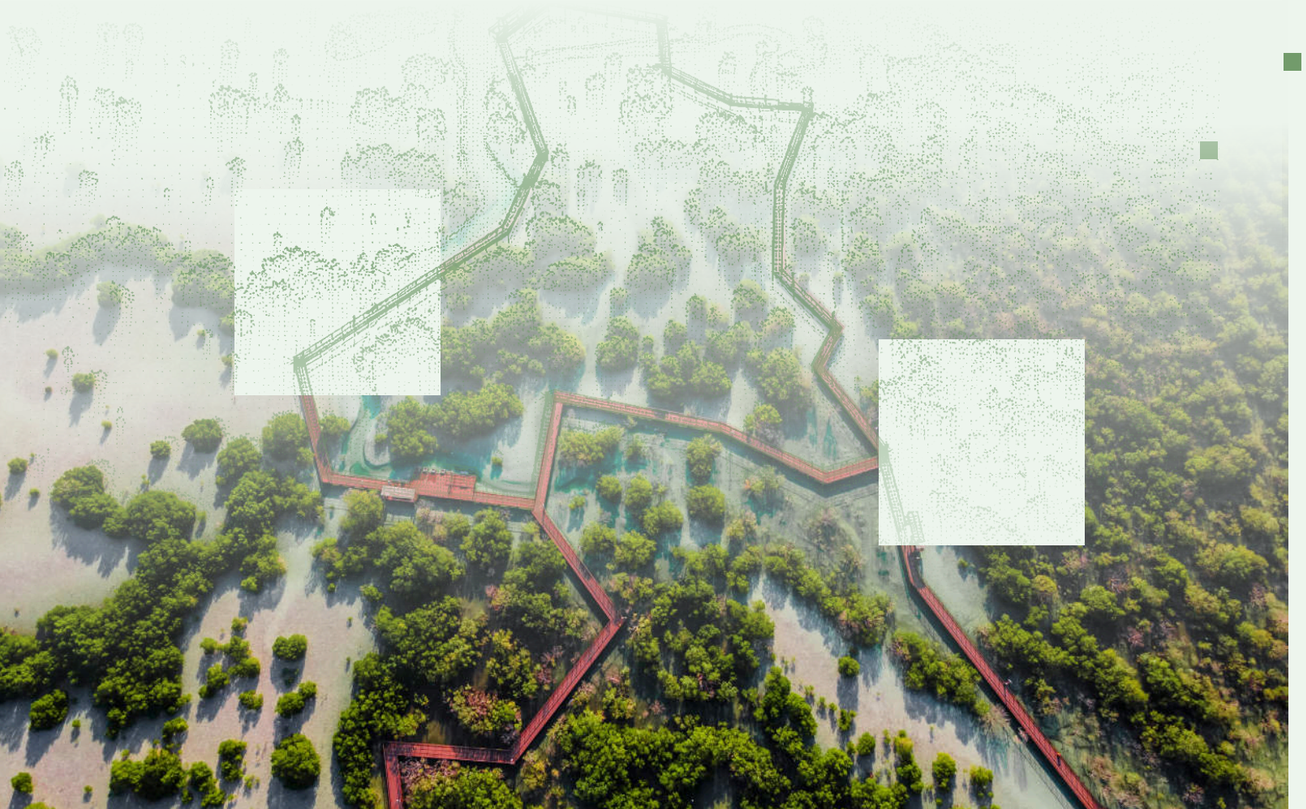
Note: 1 - Property purchases of Đ2 million or more qualify owners directly, with family sponsorship regardless of age and residency maintained while abroad
2 - Based on data available in June 2026

Resilient diversified economy, attracting talent worldwide

Global capital at scale

Asset managers announcing their establishment in ADGM in Q1 2026 represent over $4.4 Trillion in global assets under management

Capital of capital - $1.8 Trillion in Abu Dhabi sovereign wealth funds



Key sectors driving the non-oil GDP growth (non exhaustive)

AI and digital infrastructure

Stargate UAE, a 1GW compute cluster developed with OpenAI, Oracle and NVIDIA within the 5GW UAE-US AI Campus, is under construction, site of the largest AI infrastructure build outside US

Financial services

The ADGM financial ecosystem is scaling rapidly. Assets under management grew by 57% y-o-y in Q1 2026; active licences reached 13,353 at Q1 2026 with the centre's workforce expanding to over 47,000

Manufacturing and industry

Manufacturing continues to anchor the non-oil economy, generating Đ30.5 billion in value added in Q3 2025 and contributing 9.4% of GDP, as the emirate works toward its target of Đ172 billion in manufacturing output by 2031

Economic clusters

Investment into priority industries is increasingly organised through ADIO's four economic clusters: SAVI for smart and autonomous mobility, AGWA for agrifood and water, HELM for life sciences, and FIDA for financial technology

Construction

Sustained momentum in infrastructure, development activity, iconic assets, and real estate as well as increased private-sector participation

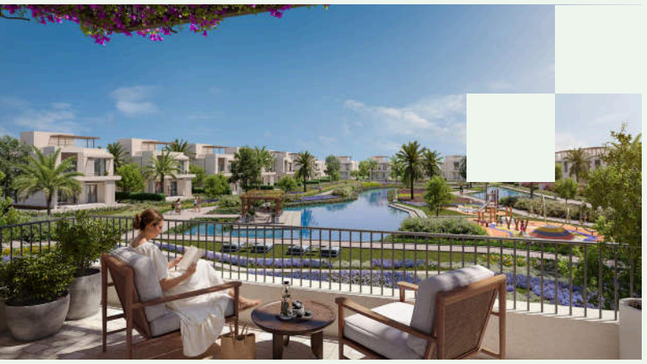
Trade partnerships

The UAE–Korea Comprehensive Economic Partnership Agreement entered into force in May 2026, phasing out tariffs on the majority of bilateral trade and opening new industrial investment channels, including a proposed Korean industrial zone in Al Ain

Expanding wealth base

Abu Dhabi's millionaire population has grown ~80% over the past decade, with Abu Dhabi and Dubai centi-millionaires both projected to more than double by 2035

People-first mindset focused on livability, safety, tolerance and digital innovation



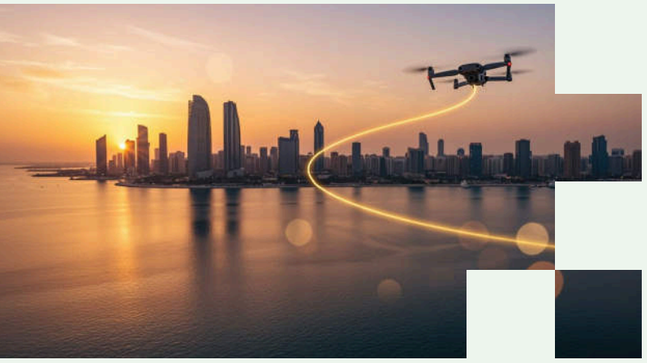
#1

Most livable city in MENA
Economist Intelligence Unit's (EIU) Global Liveability Index



200+

Nationalities in the UAE
shaping and strengthening the country's future together



Government adopts a digital-first mindset, targeting the world's first fully AI-native government
TAMM, the government's digital one-stop shop, covers 1,150+ services for 3.8 million residents. Đ13 billion is committed under the Abu Dhabi Government Digital Strategy 2025–2027 to deliver this transformation

World-class education and healthcare

Home to world-class higher education institutions



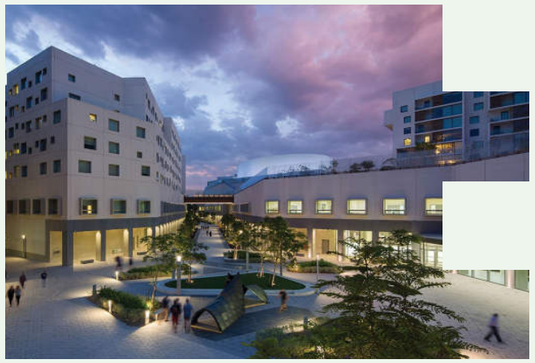
Mohamed Bin Zayed University of Artificial Intelligence



Khalifa University (top-150 in the world)



INSEAD



New York University Abu Dhabi (NYU AD)

World-class education and healthcare

Diverse schooling options with curricula from across the world



American schools


British schools


Indian schools



French lycée

Advanced healthcare system


Cleveland Clinic


Sheikh Shakhbout Medical City

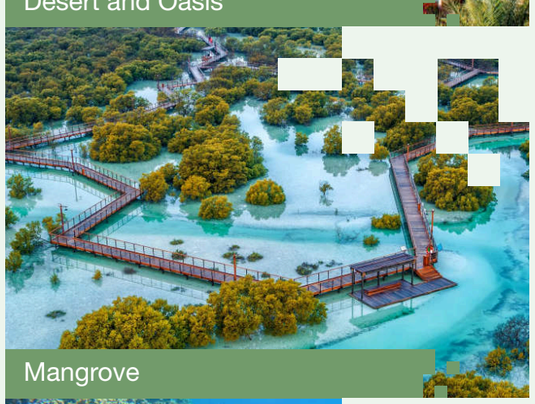
Diverse pristine nature and a global hub for culture

Diversity of pristine nature


Beaches


Desert and Oasis


Archipelago of 200+ islands


Mangrove


Year-round sunshine


Marine wildlife

Diverse pristine nature and a global hub for culture

Cultural Hub


Zayed Mosque


Zayed National Museum


Abrahamic Family House


Louvre Abu Dhabi


Natural History Museum


Manarat Al Saadiyat



Al Ain Museum


Cultural Foundation


Guggenheim Museum (announced)


House of the Arts (announced)

Regional capital for entertainment


Warner Bros World



Sea World Abu Dhabi

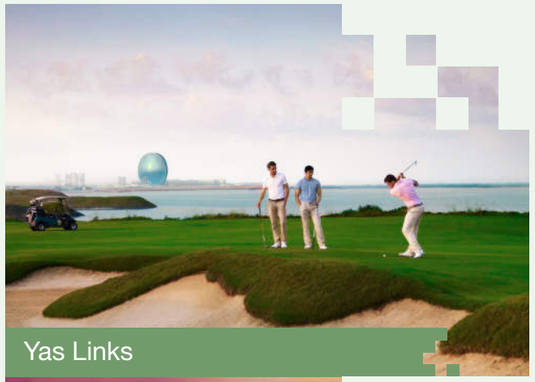

Yas Marina Circuit (F1)


Ferrari World Abu Dhabi


Yas Water World


Surf Abu Dhabi


TeamLab Phenomena


Yas Links


Sphere (announced)


Disney (announced)

Various retail and F&B destinations


Al Mamsha


Yas Bay


The Arcades


Grove Mall (opening 2026)



Ain Square


Al Qana


The Promenade Al Maryah

A city of green, open spaces


Umm Al Emarat Park


Khalifa Park


Reem Central Park


Delma Park


Al Raha Park


Capital Gardens Formal Park


Yas Gateway Park



مركـز أبوظبـي العقـاري
Abu Dhabi Real Estate Centre

Abu Dhabi Real Estate Market Report

H1 - 2026

www.adrec.gov.ae