

MARKET FUNDAMENTALS

YoY Chg 12-Month Forecast

AED 1,542 ▲ ▲
City-Wide Sales Price (AED/sqft)

AED 92 ▲ ▲
City-Wide Average Rents (AED/sqft/year)
(Overall, All Property Classes)

ECONOMIC INDICATORS

YoY Chg 12-Month Forecast

2.82 Mn ▲ ▼
Abu Dhabi City Population

4.2% ▲ ▼
UAE Real GDP Annual Growth (Q4 2025)

2.2% ▼ ▲
UAE Unemployment

Source: IMF, World Bank, Statistics Centre of Abu Dhabi

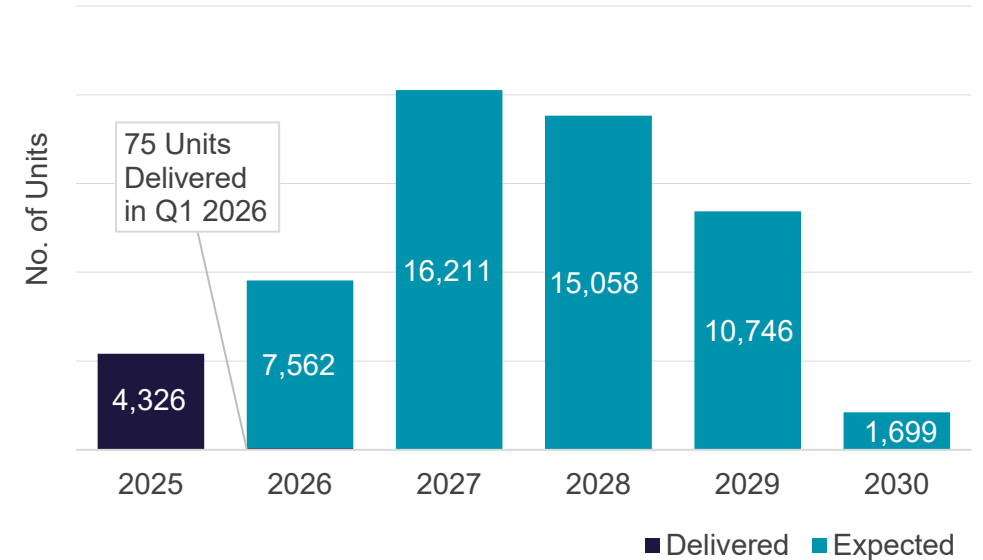
STRONG FUNDAMENTALS SUPPORT DELIVERY CYCLE

Abu Dhabi's residential pipeline is entering a stronger delivery phase, with 7,562 units expected across 2026. Q1 completions were limited to Ohana by the Sea's 75 luxury villas, with the schedule heavily back-loaded toward the remainder of the year. Around 4,747 units are forecast for Q2 2026 alone, representing more than half of annual supply. While handovers are progressing, the ongoing regional conflict introduces some risk of delays to construction activity, contractor mobilisation, and final handover timelines. In terms of composition, apartments account for approximately 69% of the future pipeline, with villas maintaining a smaller but steady share. Geographically, Yas Island (23%), Reem Island (18%), and Saadiyat Island (14%) together represent over half of the planned supply, reflecting continued developer focus on high-density, waterfront, and mixed-use communities.

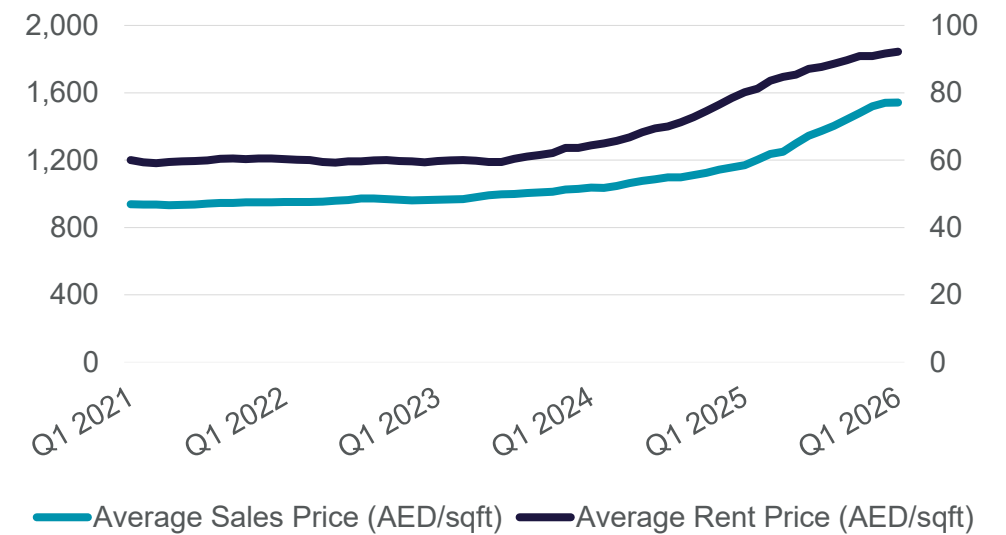
RESIDENTIAL PERFORMANCE: SALES AND RENTS HOLD FIRM

Abu Dhabi's residential market continued to show healthy momentum in Q1 2026 across both sales and leasing segments, supported by strong domestic demand, improving end-user confidence, and sustained interest from regional investors. Sales prices recorded a 32% year-on-year increase and a 4% quarterly rise, underpinned by sustained end-user demand, limited prime availability, and selective new project launches. Pricing growth remains strongest within established lifestyle destinations, where limited stock and premium positioning continue to underpin values. Prime apartment markets led annual sales price growth, with Al Raha Beach (+41%), Reem Island (+35%), Saadiyat Island (+34%), and Yas Island (+34%) all recording notable gains. Villa price growth was strongest at Al Reef Villas (+37%) and Hudayriyat Island (+27%). Rental performance remained equally positive. Prime apartment communities recorded the strongest leasing growth, with Yas Island up 25% and Saadiyat Island up 23% year-on-year. Villa rents were led by Al Reef Villas (+28%) and Saadiyat Island (+18%). Given Abu Dhabi's historical reliance on domestic and regional demand, the market is expected to demonstrate stronger resilience and recovery relative to broader regional headwinds stemming from the ongoing conflict.

RESIDENTIAL HANDOVERS



SALES PRICES/RENTAL VALUES



Source: REIDIN

CAPITAL VALUES AS OF Q1 2026

TOP APARTMENT SUBMARKETS	AVERAGE SALE PRICE (AED/SQFT)	YoY CHANGE (%)	QoQ CHANGE (%)
Saadiyat Island	5,397	34%	7%
Yas Island	2,335	34%	4%
Reem Island	1,711	35%	5%
Al Raha Beach	1,920	41%	7%
Al Reef Downtown	1,047	45%	7%

TOP VILLA SUBMARKETS	AVERAGE SALE PRICE (AED/SQFT)	YoY CHANGE (%)	QoQ CHANGE (%)
Saadiyat Island	1,588	-1%	-4%
Hudayriyat Island	1,724	27%	6%
Yas Island	1,661	5%	-5%
Khalifa City	1,290	1%	-5%
Al Reef Villas	1,080	37%	8%
Al Raha Gardens	911	4%	4%

Source: REIDIN, ADREC

KEY PROJECTS LAUNCHED IN Q1 2026

PROPERTY	LOCATION	DEVELOPER	UNITS
Sila	Masdar City	Request Properties	101
Radiant Bridges	Al Reem Island	Radiant Real Estate	226
Bashayer Residences 3 & 4	Al Hudayriyat Island	Modon	330
Al Reeman Gate	Al Shamkha	Third Quarter Property Developments	45
Emirates Palace Mansions	Al Khalidiya	Lead Developer	35
Flow 25	Al Reem Island	GAF Properties	102
Reeman Residences	Al Shamkha	Nord Real Estate Development LLC	52
Baccarat Residences	Saadiyat Island	Aldar Properties PJSC	77
Bayn Views 3	Ghantoot	ORA Q Development	160
Novayas	Yas Island	Nord Real Estate Development LLC	96
Sensi	Saadiyat Island	Nova Middle East Property Investment	717
Hilton Residences	Al Raha	Emirates Limited Investment & Development Company	138
Baia	Al Raha	Reportage Real Estate	92

RENTAL VALUES AS OF Q1 2026

TOP APARTMENT SUBMARKETS	AVERAGE RENTS (AED/SQFT)	YoY CHANGE (%)	QoQ CHANGE (%)
Saadiyat Island	210	23%	4%
Yas Island	150	25%	5%
Reem Island	109	14%	-1%
Al Raha Beach	107	16%	7%
Al Reef Downtown	79	22%	-1%

TOP VILLA SUBMARKETS	AVERAGE RENTS (AED/SQFT/YEAR)	YoY CHANGE (%)	QoQ CHANGE (%)
Saadiyat Island	110	18%	-5%
Yas Island	86	-7%	-9%
Al Reef Villas	68	28%	0%
Al Raha Garden	54	-3%	-7%
Khalifa City	36	2%	-6%

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