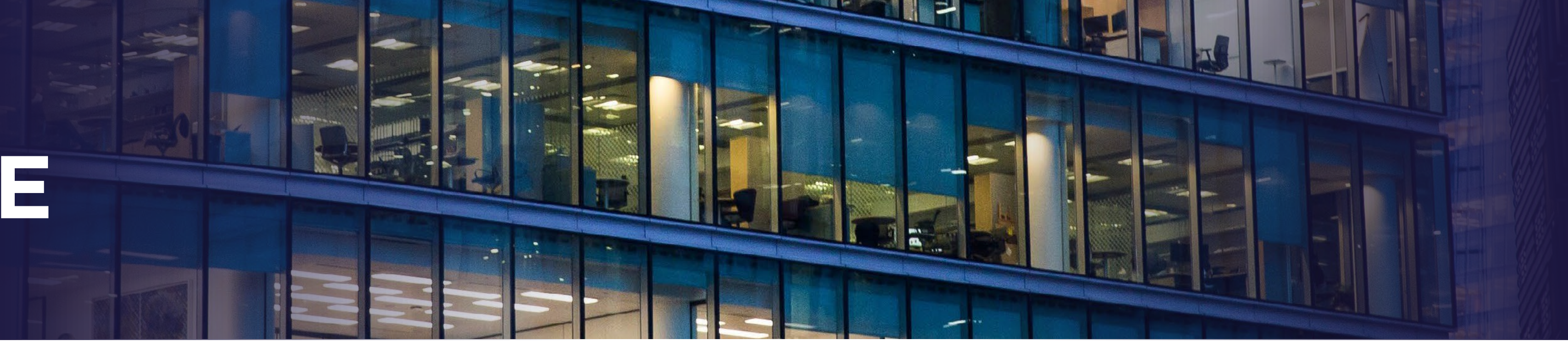
MARKETBEAT
ABU DHABI, UAE
OFFICE Q4 2025



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MARKET FUNDAMENTALS

	YoY Chg	12-Month Forecast
7.0% City-Wide Vacancy Rate	▼	▼
31% YoY Increase in City-Wide Rents	▲	▼
AED 1,890 Asking Rent/sqm *(City-Wide Offices)*	▲	▲

ECONOMIC INDICATORS

	YoY Chg	12-Month Forecast
2.82 Mn Abu Dhabi City Population	▲	▲
4.8% UAE Real GDP Annual Growth (Q3 2025)	▲	▲
2.1% UAE Unemployment	▼	▼

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

MODEST NEW SUPPLY AND RISING RENTS FUEL GROWTH

Just 90,000 sqm, barely 2% of stock was handed over in 2025 and another 73,500 sqm is expected to be completed in 2026, limiting any upward drift in vacancy. Q4 2025 saw the completion of The Link in Masdar City and Masdar City Square already pre-let for Q1 2026. Other prominent handovers expected in 2026 are M-19D and Souk Al Jubail. Although Mubadala and Aldar have announced an AED 60+ billion ADGM expansion, new supply is unlikely to materialise until after 2030, suggesting continued near-term tightness.

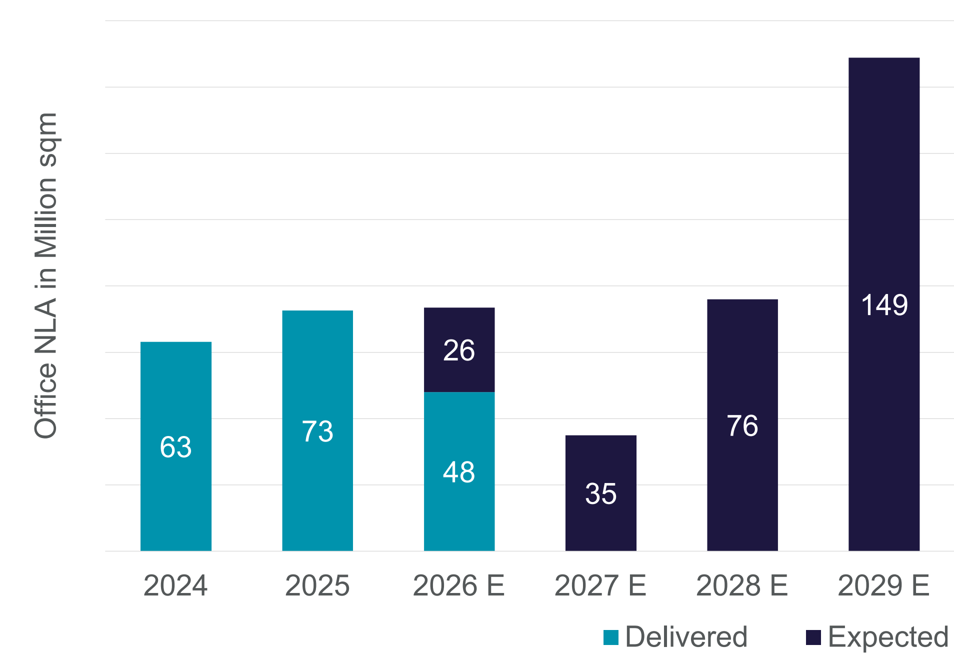
DEMAND ANCHORED BY FINANCE AND ENERGY SECTORS

The Abu Dhabi office market continues to demonstrate strong momentum, supported by robust demand, tightening vacancies, and broad-based sectoral expansion. By the end of Q4 2025, Prime and Grade A office spaces reached 98.5% occupancy, up from 94% in Q4 2024, reflecting the sustained scarcity of institutional-grade supply. Demand continues to be led by the financial sector, particularly global and regional institutions expanding within ADGM, which maintains the highest occupancy levels in the capital. Public sector entities, business services firms, and flexible space operators are also driving sustained demand as they expand operations and upgrade to newer, higher-specification stock.

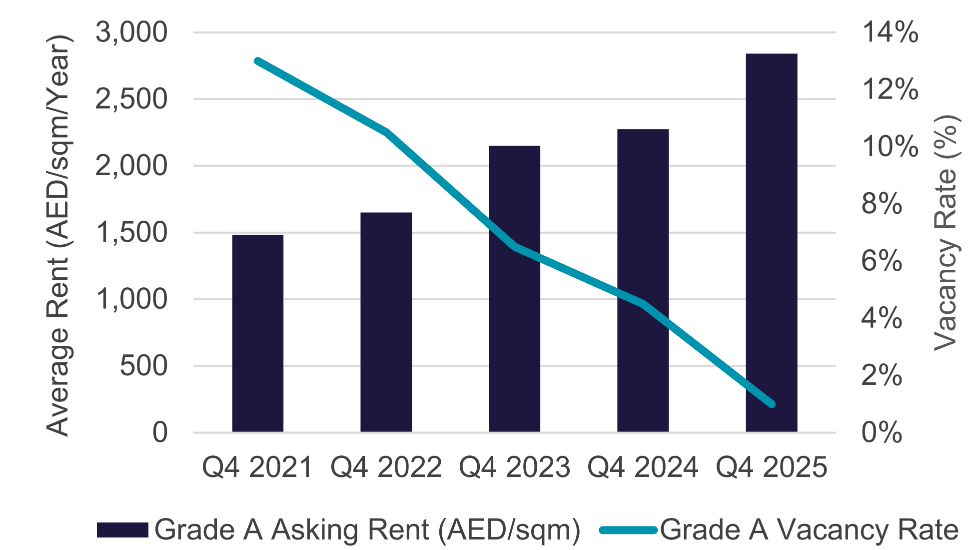
RENTS AND OCCUPANCY LEVELS TO REMAIN ELEVATED

In the near term, Abu Dhabi's office market is expected to remain landlord-favourable, supported by limited new supply, strong institutional demand, and continued expansion across the energy and financial sectors. While diversification into emerging office hubs such as Masdar City and Yas Island may gradually ease pressure on core locations, Grade A availability within prime submarkets remains constrained, sustaining competition for high-quality space. We have also seen a wider adoption of flex space options as the market tightens This dynamic is unlikely to shift meaningfully until 2029 to 2030, when the majority of the announced Grade A pipeline is scheduled for delivery.

SUPPLY: DELIVERY/EXPECTED



GRADE A VACANCY & ASKING RENT



MARKET STATISTICS

SUBMARKET	INVENTORY (SQM)	DIRECT VACANT (SQM)	OVERALL VACANCY RATE	UNDER CONSTRUCTION (SQM)	OVERALL AVG ASKING RENT (ALL OFFICE GRADES)*
ADGM/ Al Maryah	176,514	1,765	1%	98,000	3,600
Al Reem Island	283,636	48,218	17%	50,851	1,400
Al Raha	55,741	7,246	13%	-	1,750
Masdar City	157,902	1,579	1%	55,500	1,750
Khalifa City	51,096	7,664	15%	-	1,100
Yas Island	23,133	0	0%	35,000	2,050
Corniche	120,773	4,831	4%	-	2,100
Capital District / Airport Road / Al Falah	88,257	0	0%	-	1,500
Muroor	139,353	6,968	5%	-	1,200
MBZ	65,032	4,552	7%	-	1,200
Madinat Zayed	46,451	2,787	6%	-	1,100

Rental rates reflect asking inclusive of service charges

KEY LEASE TRANSACTIONS Q4 2025

PROPERTY	LOCATION	CLIENT SECTOR	SIZE (SQM)	TYPE
Masdar City Square	Masdar City	International Shipping	1,350	New
Aldar HQ	Al Raha	N/A	2,666	New
Al Maqam Tower – ADGM	Al Maryah Island	Finance	1,847	New
Radiant Square	Al Reem Island	Flex Space	1,370	New
Abu Dhabi Mall	Al Zahiyah	Oil and Gas	4,200	New
Aldar HQ	Al Raha	N/A	2,662	New

KEY HANDOVER PIPELINE 2026

PROPERTY	SUBMARKET	SIZE (SQM)	DEVELOPER
Masdar City Square	Masdar City	48,000	Masdar City
M-19D	Masdar City	27,500	Masdar City
Souk Al Jubail	Jubail Island	15,000	Jubail Island

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