

MARKET FUNDAMENTALS

	YoY Chg	12-Month Forecast
8.3% City-Wide Vacancy Rate	▼	▼

	YoY Chg	12-Month Forecast
29% YoY Increase in City-Wide Rents	▲	▼

	YoY Chg	12-Month Forecast
AED 1800 Asking Rent/sqm (City-Wide Offices)	▲	▲

ECONOMIC INDICATORS

	YoY Chg	12-Month Forecast
2.82 Mn Abu Dhabi City Population	▲	▲

	YoY Chg	12-Month Forecast
4.8% UAE Real GDP Annual Growth (Q3 2025)	▲	▲

	YoY Chg	12-Month Forecast
2.1% UAE Unemployment	▼	▼

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

LIMITED SUPPLY AND STRONG DEMAND KEEP THE MARKET TIGHT

While only a few office developments were delivered YTD 2025, Abu Dhabi continues to experience a pronounced supply and demand imbalance. Q3 2025 saw the completion of the SAAS Business Tower and the office component of the mixed-use Radiant Square development, followed by The Link in Masdar City (pre-let) at the start of Q4. Moderate new supply is expected in 2026, led by Masdar City Square, which is largely pre-let, and the M-19D project. The market is anticipated to remain undersupplied until 2028, when prominent completions such as One Maryah Place and Saadiyat Grove Business Park are expected to be delivered. Early pre-leasing activity for these future developments underscores the depth of occupier demand and sustained confidence in Abu Dhabi's office market.

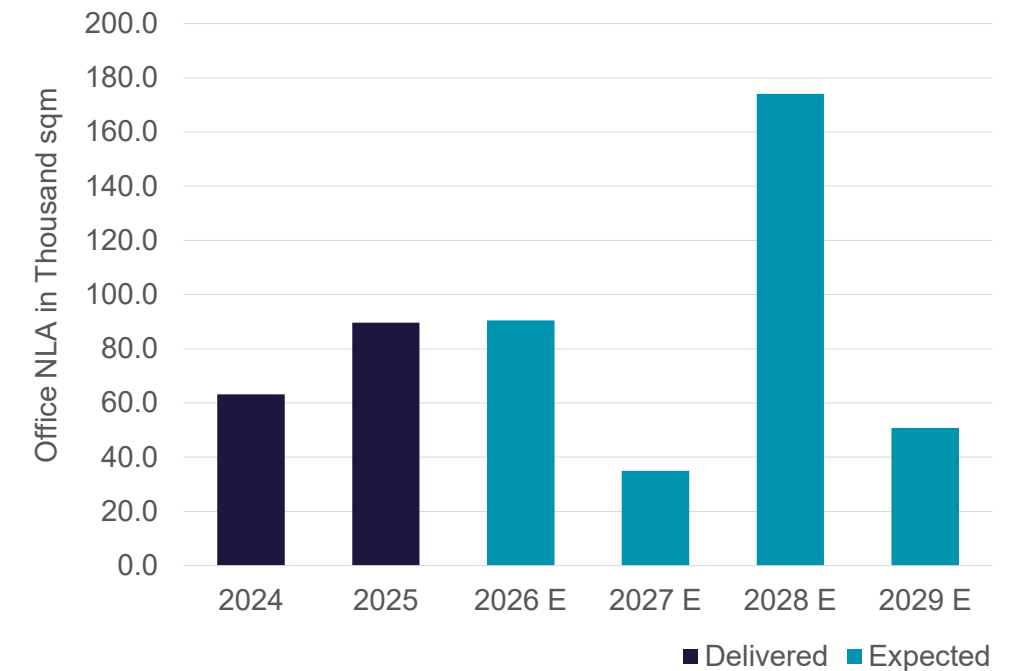
FINANCE, ENERGY, AND INNOVATION FUEL GROWTH

Demand continues to be led by the banking and finance sector, driven by global and regional institutions expanding within ADGM, which continues to maintain near-full occupancy levels. Oil and gas occupiers, particularly those linked to ADNOC and its ecosystem, remain a major source of enquiries as firms are expanding into higher grade stock near ADNOC offices. The public sector and business services also contribute significantly to activity, reflecting the steady expansion of government-related entities and professional services firms. Meanwhile, technology, healthcare and life sciences continue to support the diversification of demand, aligned with Abu Dhabi's innovation and knowledge-economy objectives. Collectively, these trends underline a diversified demand profile.

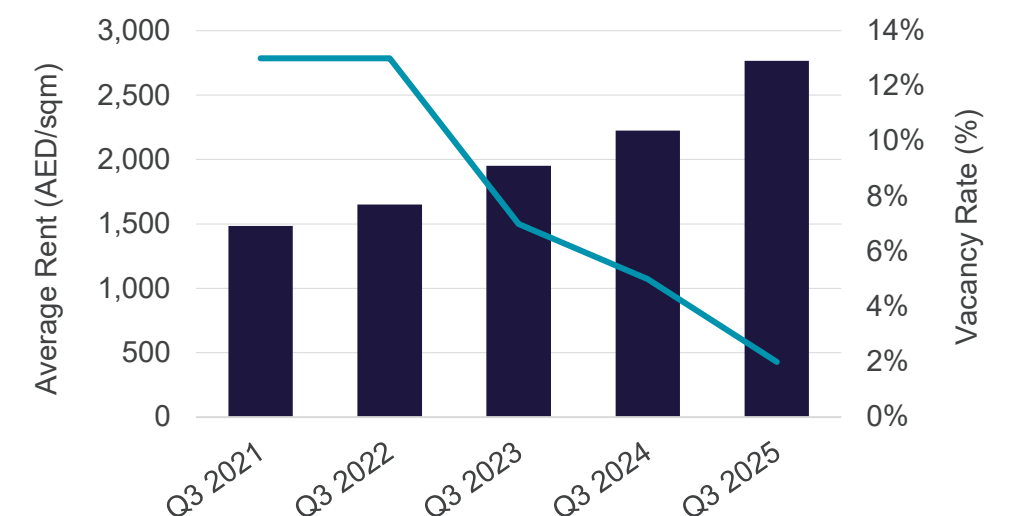
LOW VACANCY SUSTAINS UPWARD RENTAL PRESSURE

Abu Dhabi's office market is expected to remain landlord-favourable, supported by a city-wide vacancy of 8.3% and a Grade A vacancy of just 2%. Limited upcoming supply, coupled with strong institutional demand and continued expansion across the energy and financial sectors, will sustain upward pressure on prime rents. While emerging hubs such as Masdar City and Yas Island are set to absorb part of the spillover demand, Grade A availability in core districts remains extremely tight, driving competition for high-quality space.

SUPPLY: DELIVERY/EXPECTED



GRADE A VACANCY & ASKING RENT



MARKET STATISTICS

SUBMARKET	EXISTING 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	3,391
Al Reem Island	283,636	51,055	18%	50,851	1,292
Al Raha	55,741	6,132	11%	8,148	1,615
Masdar City	109,902	1,099	1%	125,500	1,851
Khalifa City	51,096	10,219	20%		1,184
Yas Island	23,133	4,089	2%	35,000	2,045
Corniche	120,773	6,039	5%		2,045
Capital District / Airport Road / Al Falah	88,257	1,765	2%		1,507
Muroor	139,353	13,935	10%		1,130
MBZ	65,032	3,252	5%		1,076
Madinat Zayed	46,451	2,323	5%		1,130
Mussafah	46,451	2,323	5%		753

*Rental rates reflect asking inclusive of service charges

KEY LEASE TRANSACTIONS Q3 2025

PROPERTY	LOCATION	CLIENT SECTOR	SIZE (SQM)	TYPE
Aldar HQ	Al Raha	Government	2,660	New
Aldar HQ	Al Raha	Government	3,300	New
World Trade Center	Corniche	Energy	1100	New
International Tower	Al Rawdah	Government	1,600	New
Masdar City Square	Masdar City	Shipping / logistics	1,375	New
Aldar HQ	Al Raha	Serviced Office	450	New
RICE Sky Tower	Al Reem Island	Life Sciences	400	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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