chalk.

PRE-LAUNCH DECK
2026

ALDAR · SAADIYAT ISLAND · ABU DHABI

Marsa Al Saadiyat

The investment case for the final phase of Saadiyat Island.

Prepared for private clients of chalk. real estate. All project details remain subject to final developer confirmation.

Abu Dhabi isn't the next Dubai. It's a market entering its own growth cycle.

Dubai has deservedly dominated the UAE property conversation for more than two decades. But there is an important structural difference between the two markets.

Dubai opened its freehold property market to international buyers in 2002. Abu Dhabi expanded foreign freehold ownership in designated investment zones in 2019.

That's a 17-year difference.

International investors now have greater access to a market where population growth and residential demand are already running ahead of new housing supply.

4.2m
Abu Dhabi population in 2024

+51%
Population growth over the previous decade

401,000
Residential units across Abu Dhabi Emirate in 2025

6.6% p.a.

Growth in occupied residential units since 2022

2.8% p.a.

Residential supply growth in Abu Dhabi Region since 2022

Demand is growing more than twice as fast as supply.

This imbalance is already feeding through into prices and rents.

+19%

Apartment sale prices, 2024–2025

+16%

New apartment lease prices, 2024–2025

This isn't a forecast of a future supply-demand imbalance. **The imbalance already exists.**

CAPITAL IS RESPONDING

AED 142bn

Total real estate transactions in 2025

AED 76bn

Residential unit sales in 2025

+67%

Year-on-year residential sales growth

69%

Of residential sales growth 2022–2025 driven by foreign buyers

International capital is already moving.

Abu Dhabi's international property market may be relatively young, but foreign capital is already playing a major role in its growth.

62%

of residential unit sales value in 2025 came from resident foreign and non-resident foreign buyers.

69%

of residential sales growth between 2022 and 2025 was driven by these same buyer groups.

This matters because Abu Dhabi only expanded foreign freehold ownership within designated investment zones in 2019.

The market has opened. International participation is increasing. And foreign capital is already becoming a major driver of residential demand.

Global capital isn't waiting for Abu Dhabi. It is already entering the market.

Source: ADREC Abu Dhabi Real Estate Market Report 2025.

The world's largest investors have already moved in.

Abu Dhabi Global Market — ADGM — is now home to investment managers running assets in excess of **one trillion dollars**. Al Maryah Island occupancy reached 97%, prompting an approved expansion that will double Grade-A office supply.

BlackRock

$14tn

The world's largest asset manager. Licensed by ADGM in November 2025 and building products and personnel from Abu Dhabi.

State Street

$5.7tn

Expanding UAE hiring, with its Middle East growth plans unchanged.

Brevan Howard

$34bn

Now manages more capital and employs more traders in Abu Dhabi than anywhere else in the world — 150 staff, up from 15 in 2022.

Lunate

$110bn

Abu Dhabi-based, managing capital for ADQ and others. Took a strategic stake in Brevan Howard and committed $2bn to a new ADGM platform.

ALSO IN, OR ARRIVING

Bridgewater Associates · JP Morgan · Man Group · TCI Fund Management · Winton · Balyasny · KKR · Cantor Fitzgerald · Mubadala · ADIA

These firms bring senior, highly paid professionals who need somewhere to live — and ADGM's expanded jurisdiction now reaches Reem Island, a short drive from Marsa.

Figures are each firm's global assets under management, not Abu Dhabi-based assets. Sources: The National, April 2026; Hedgeweek, December 2025; Gulf News, Abu Dhabi Finance Week 2025; ADGM.

Global capital isn't just investing in Abu Dhabi. The ecosystem that serves it is moving here too.

When the world's largest investment firms arrive, the lawyers, advisers, bankers and deal teams who serve them follow. That is how a financial centre compounds — and those people need somewhere to live.

49,027

Professionals now working in ADGM.

190

Fund and asset managers operating from the centre.

+54%

Growth in assets under management.

FINANCE AND PROFESSIONAL SERVICES IN ADGM

BlackRock · State Street · Brevan Howard · KKR · JP Morgan · Bridgewater Associates · Lunate · Man Group · Sullivan & Cromwell

In September 2026, Sullivan & Cromwell opened its first Abu Dhabi office in ADGM, led by a partner specialising in sovereign wealth funds, private equity and cross-border M&A. The firm cited the scale of sovereign capital, private equity and infrastructure investment in the UAE as its reason for committing to a physical presence.

Each arrival strengthens the high-income professional base that feeds prime residential demand.

ADGM H1 2026 figures per Abu Dhabi Media Office. Firm list reflects announced ADGM presences; confirm current status before quoting.

Why Abu Dhabi's market is becoming more investable.

Abu Dhabi is improving not only **what you can buy**, but **how investors can finance it**.

NEW 2026 OFF-PLAN MORTGAGE FRAMEWORK

Finance the remaining balance once 50% has been paid — rather than waiting until handover.

ADREC has created a framework allowing eligible buyers to secure mortgage funding during construction, once they have reached 50% paid.

LENDING IS LOOSENING TOO

25/75 LTV products have already been released in the capital.

A 25% deposit against 75% financing. We expect more products like these to reach the market, making leverage a more palatable route for buyers in Abu Dhabi.

Lower cash commitment

Buyers no longer need to fund the full construction period from their own capital.

A wider buyer pool

Financing access broadens who can participate in off-plan, which supports resale liquidity.

A maturing market

Mortgage infrastructure arriving alongside supply is a sign of structural maturity, not stimulus.

Eligibility, lender participation and loan-to-value terms are set by individual banks. Any buyer relying on this route should confirm terms with their lender before committing.

Source: ADREC, 2026 off-plan mortgage framework. Terms subject to lender confirmation.

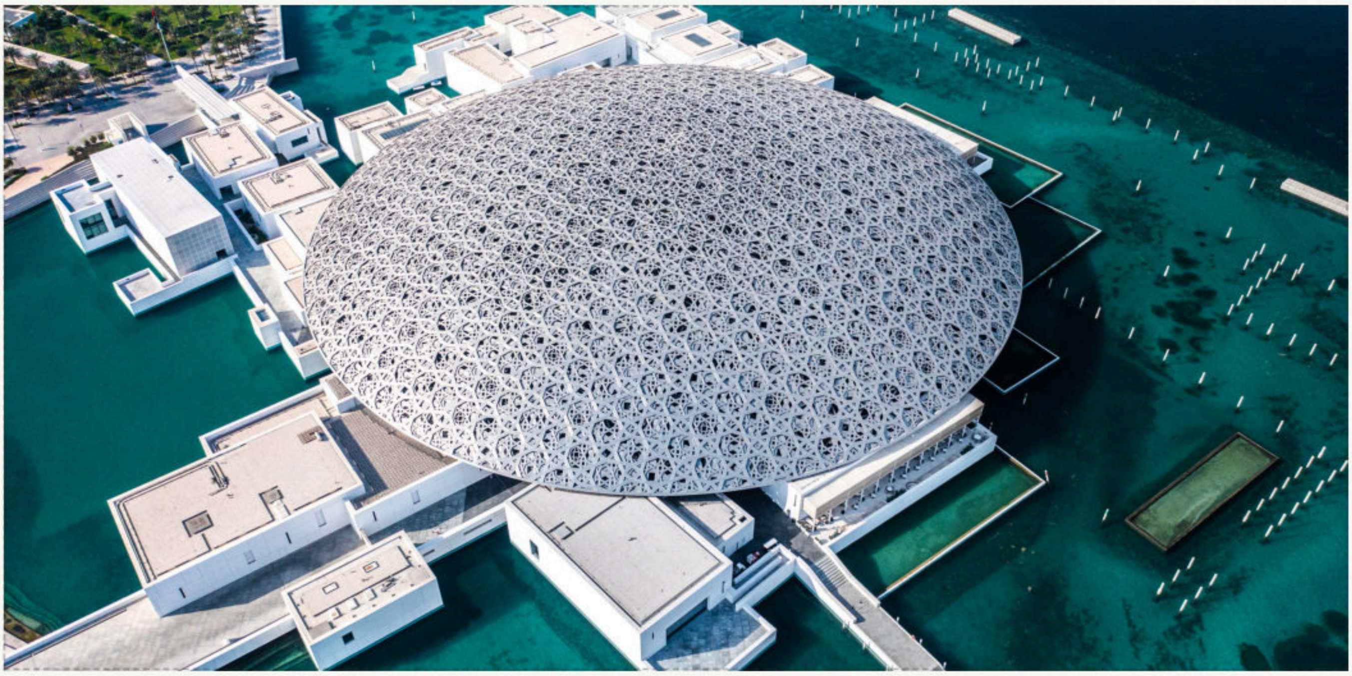
Abu Dhabi's population and occupied housing stock are growing significantly faster than new residential supply.

International ownership is relatively young. Foreign capital is increasing. Prices and rents are responding.

That is the market Marsa Al Saadiyat is launching into.

02 · THE ISLAND OF HAPPINESS

Before you understand Marsa, you need to understand Saadiyat.



Saadiyat translates as **"Island of Happiness."** It is a natural island that Abu Dhabi has spent approximately two decades developing into one of the region's most important cultural, residential and luxury destinations.

Its proposition is difficult to replicate:

Culture. **Natural beaches.** **Five-star hospitality.**

Education. **Luxury residential.** **Global architecture.**

And crucially, much of that vision is no longer proposed. **It has been delivered.**

One of the world's most significant concentrations of cultural institutions.

Louvre Abu Dhabi

Open

Zayed National Museum

Open

Natural History Museum Abu Dhabi

Open

teamLab Phenomena Abu Dhabi

Open

Abrahamic Family House

Open

Guggenheim Abu Dhabi

Opening 11 December 2026

Alongside the Cultural District sits an **established ecosystem** of luxury resorts, beaches, restaurants, education and premium residential communities. **NYU Abu Dhabi** is already based on the island. **Mamsha Al Saadiyat** has established beachfront living. International five-star hospitality brands **already operate here**. Saadiyat's luxury residential market already commands **some of the highest pricing in Abu Dhabi**.

The Bilbao effect. At island scale.

When landmark culture becomes economic infrastructure.

The **"Bilbao Effect"** describes how a landmark cultural institution can transform the global profile, tourism economy and investment appeal of a destination. The Guggenheim Bilbao became the defining example.

1.3M	69%	€782M	€677M
Annual visitors in 2025	International visitors	Economic demand generated in 2025	Contribution to regional GDP in 2025

SAADIYAT TAKES THE CONCEPT FURTHER

Bilbao became globally recognised around **one landmark museum**. Saadiyat Cultural District brings together five major cultural landmarks within a single destination.

- **Louvre Abu Dhabi**
- **Guggenheim Abu Dhabi**
- **Zayed National Museum**
- **Natural History Museum Abu Dhabi**
- **teamLab Phenomena Abu Dhabi**

WHY THIS MATTERS FOR INVESTORS

Culture attracts visitors.

Visitors build global recognition.

Recognition attracts hospitality, brands, residents and capital.

Destination maturity supports residential demand.

Culture creates the destination. Global luxury validates it. Residential pricing follows.

Source: Guggenheim Museum Bilbao, 2025 Economic Impact Study. Saadiyat Cultural District / DCT Abu Dhabi.

Global luxury validates the location

Culture creates the destination. Global brands validate it. Residential pricing follows.

These groups run extensive market due diligence before attaching their name to a location. Their concentration on one island is third-party validation nobody paid for.

Mandarin Oriental Residences

Positioned by Zayed National Museum, in the Cultural District.

Baccarat Residences

Sou Fujimoto's first UAE project. 77 homes overlooking the Louvre and Guggenheim.

Nobu Residences

On the Saadiyat beachfront, extending the brand's hospitality footprint into residential.

Louvre Abu Dhabi Residences

400 units with museum access built in. First phase sold out in a week.

DEVELOPER-STATED

Brand line-up and positioning per developer announcements. Confirm unit counts and status before quoting specifics.

Marsa isn't launching into an untested luxury market.

Existing developments on Saadiyat already achieve some of Abu Dhabi's highest residential values.

Four Seasons Private Residences	**~AED 93,000 / sqm** ~AED 8,640 / sqft
Nobu Residences	**~AED 69,000–79,000 / sqm** ~AED 6,410–7,340 / sqft
Mamsha Al Saadiyat	**~AED 47,000–52,000 / sqm** ~AED 4,370–4,830 / sqft
The Arthouse	**~AED 42,000 / sqm** ~AED 3,900 / sqft
Hidd Al Saadiyat	**~AED 34,000–60,000 / sqm** ~AED 3,160–5,570 / sqft

These are not projections of what Saadiyat might one day achieve.

They are evidence of what buyers are already prepared to pay to own the right product on the island.

Source: ADREC Abu Dhabi Real Estate Market Report 2025.

And the location itself is already globally recognised.

Saadiyat is home to a beach recognised among the world's top 20, alongside protected natural habitats and one of the world's most significant concentrations of cultural institutions.

The island combines something extremely difficult to reproduce:

World-class beach.

Five-star hospitality.

Established luxury residential.

Global cultural institutions.

International education.

Finite natural island land.

THE INVESTMENT POINT

Marsa doesn't need to prove that buyers will pay a premium to live on Saadiyat. The market already has.

Saadiyat's premium is established. Marsa's is still being created.

Sources: ADREC Abu Dhabi Real Estate Market Report 2025; Abu Dhabi Media Office.

You can build another luxury tower. You can create another marina. You can build another master community.

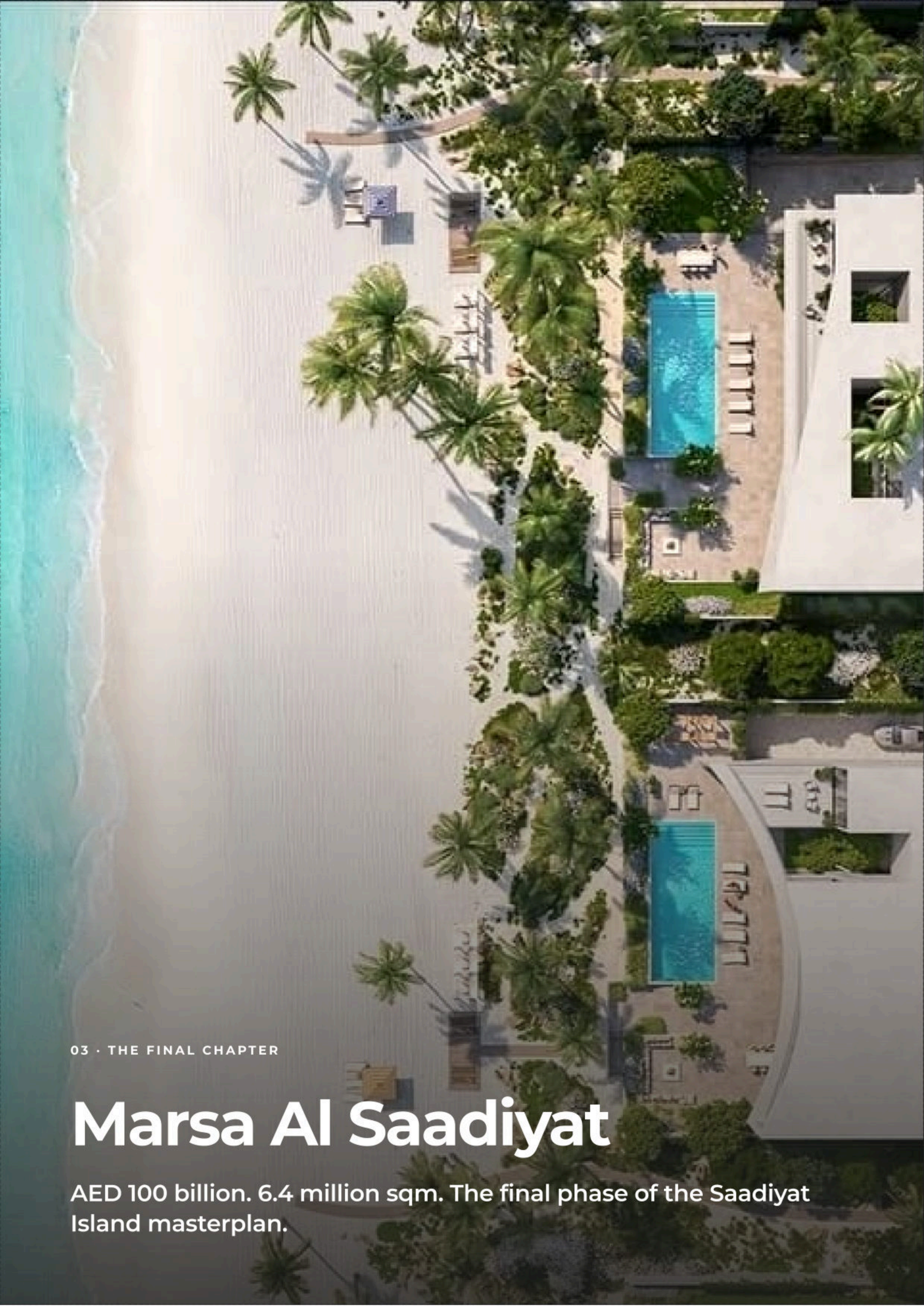
You cannot recreate the location.

A natural island combining globally significant cultural institutions, white-sand beaches, established luxury hospitality, education and premium residential within minutes of central Abu Dhabi is inherently difficult to replicate.

WHY THIS MATTERS FOR MARSA

Marsa isn't being asked to create a destination.

It is extending a destination Abu Dhabi has spent more than two decades building.



03 · THE FINAL CHAPTER

Marsa Al Saadiyat

AED 100 billion. 6.4 million sqm. The final phase of the Saadiyat Island masterplan.

Marsa Al Saadiyat is not another standalone beachfront development. It is a new waterfront district designed for more than **58,000 residents** and officially described as the **final phase of the Saadiyat Island masterplan.**

AED 100bn

Gross development value

6.4m sqm

Masterplan area

58,000+

Future residents

350+ berths

Abu Dhabi's largest marina

8 km

Waterfront

5.6 km

Beach

1 km

Retail and dining promenade

18,000+

Residences planned

3.8m sqm

Total built area (GFA)

177,000 sqm

Marina footprint

140 km

Walking and running network

46 km

Cycling network

AED 100bn, 6.4m sqm, 58,000+ residents, 350+ berths, 8km waterfront and 5.6km beach per Aldar's July 2026 launch. Residences, GFA and marina footprint per marsa-saadiyat.com masterplan listing — third-party, to be confirmed against Aldar material.

Who is behind AED 100 billion?

ALDAR

Marsa Al Saadiyat is master-developed by Aldar Properties, Abu Dhabi's leading listed real estate developer and one of the UAE's largest real estate development and asset-management groups.

Aldar operates across residential development, commercial real estate, retail, hospitality, logistics, education and investment properties. But its institutional backing is equally important.

BACKED BY MUBADALA

28.03%

Mubadala's strategic stake in Aldar

AED 1.4tn

US$385 billion of assets under management, across more than 50 countries

Mubadala Investment Company is a founding and strategic shareholder in Aldar, and one of the world's largest sovereign investors.

The relationship between the two spans more than two decades and extends beyond shareholding, into major strategic partnerships and joint ventures across commercial real estate, retail, residential, logistics and investment assets in Abu Dhabi.

THE INVESTMENT POINT

An AED 100 billion masterplan requires more than a developer with a strong sales record. It requires capital, institutional capability, infrastructure expertise and the ability to deliver at city scale.

A city-scale masterplan, delivered by one of Abu Dhabi's most established real estate institutions, strategically backed by one of the world's largest sovereign investors.

Sources: Aldar Properties; Mubadala Investment Company. Aldar confirms Mubadala's 25% strategic shareholding; Mubadala's latest annual reporting puts AUM at AED 1.414tn / US$385bn.

What we expect to come:

50+ private beachfront mansions

The scarcest category in the masterplan — direct beach frontage, finite by geometry.

Spacious low-rise living

Generous plots and low density rather than height, in keeping with the island.

Premium waterfront apartments

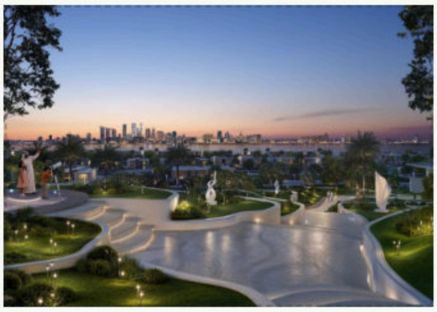
Overlooking the marinas and coastline, facing the city skyline across the channel.

THE FIRST RELEASES

Talay and Talay Beach Villas.

351 standalone villas across two gated communities, with pricing and payment plans now released. Section 05.

One of the most distinctive residential concepts is the planned hillside community. Parts of the site will rise to approximately **22.5 metres above the shoreline**, allowing standalone villas to benefit from elevated views across the surrounding waterfront.



Marsa will also include:

Abu Dhabi's largest marina	**Dedicated yacht club**
Two luxury hotels	**Retail and dining promenade**
Two private, one public school	**Six nurseries and two clinics**
Waterfront Wellness Club	**Dar Al Funoon Abu Dhabi**

Dar Al Funoon Abu Dhabi is a 6,000-seat performance venue designed by the late Frank Gehry. A **direct pedestrian connection** will link Marsa to Saadiyat Cultural District, alongside a 73,800 sqm central park.

Source: marsa-saadiyat.com masterplan listing — third-party, to be confirmed against Aldar material.

THE SCARCITY ARGUMENT

Aldar describes Marsa Al Saadiyat as the final phase of the Saadiyat Island masterplan. That distinction matters. This isn't the beginning of Saadiyat.

It is the completion of it.

04 · CONNECTIVITY

They're removing the compromise from island living.

Connectivity.

01 / ADGM & REEM ISLAND

Saadiyat already offers culture, beaches, resorts, education and an established luxury residential market. New road and tunnel infrastructure is planned to improve connectivity between Marsa, Reem Island and the wider Abu Dhabi road network. Reem Island is now part of the expanded jurisdiction of **Abu Dhabi Global Market — ADGM**, Abu Dhabi's international financial centre.

For future residents, tenants and buyers, improved connectivity means greater access between a premium beachfront lifestyle and one of Abu Dhabi's most important employment and financial districts.

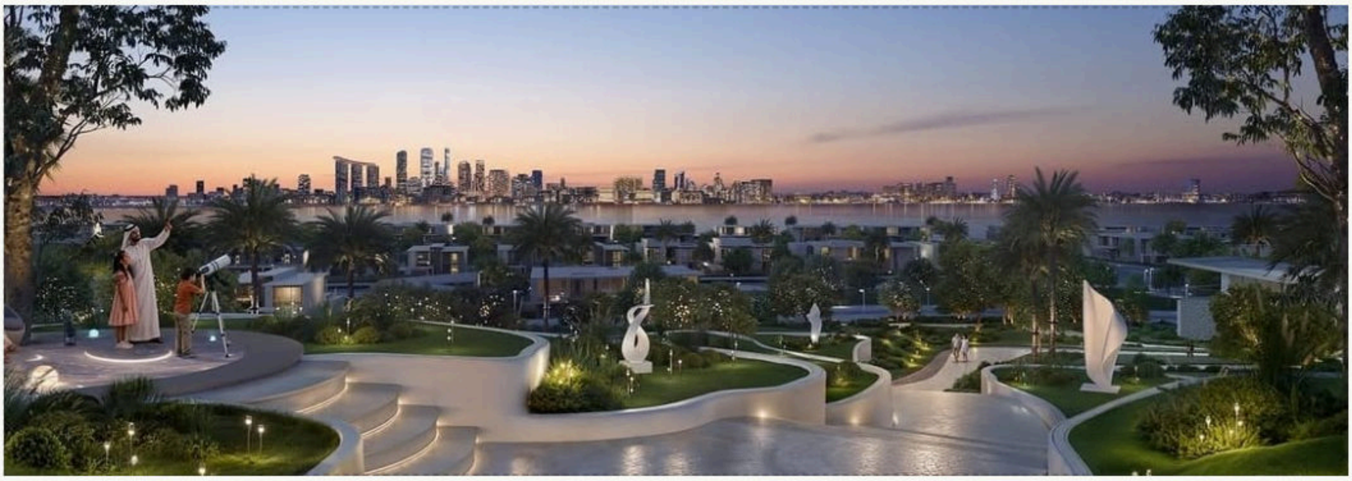
02 / HIGH-SPEED RAIL

An **underground Etihad Rail high-speed station** is planned within the Marsa Al Saadiyat masterplan. The important point isn't simply that Marsa will have a train station. It is that major regional transport infrastructure is being incorporated directly into the masterplan from inception.

As the UAE's passenger and high-speed rail infrastructure develops, Marsa is being positioned to benefit from greater connectivity across the Emirates.

03 / SAADIYAT CULTURAL DISTRICT

A dedicated scenic pedestrian connection will link Marsa directly with the Saadiyat Cultural District. Residents will be connected to an established destination containing the Louvre Abu Dhabi, Zayed National Museum, Natural History Museum, teamLab Phenomena and, from December 2026, Guggenheim Abu Dhabi.



Think about the future buyer or tenant. They don't have to choose between:

Beach or city.

Lifestyle or connectivity.

Culture or convenience.

Privacy or accessibility.

Marsa is being designed to offer all of them.

Infrastructure expands the future buyer pool.

The larger and more diverse the future pool of residents and buyers, the stronger the long-term liquidity of an investment-grade residential market can become.

Marsa is being masterplanned for the Abu Dhabi of the next 20 years, not simply the Abu Dhabi of today.

Who is your future buyer or tenant?

Property value ultimately depends on demand. The strength of Marsa is that its future demand isn't dependent on one buyer profile.

ADGM executives & finance professionals

New roads and tunnels will improve connectivity towards Reem Island and Abu Dhabi's financial districts, connecting premium island living with one of the region's fastest-growing financial centres.

International HNW & UHNW residents

Luxury waterfront living, internationally recognised culture, five-star hospitality, marina access and a beach recognised among the world's top 20, within a single destination.

Families

Three planned schools within Marsa, healthcare, parks, beaches and sports facilities, plus access to Saadiyat's established educational ecosystem including NYU Abu Dhabi and Cranleigh Abu Dhabi.

Second-home buyers

Beach. Marina. Culture. Restaurants. Hotels. Year-round climate. International connectivity — the characteristics of both a primary community and a global second-home destination.

Waterfront & marina buyers

8 km of waterfront, 5.6 km of beach and 350+ berths in Abu Dhabi's largest marina. Waterfront scarcity reaches a buyer who isn't limited by proximity to a workplace.

International investors

Foreign ownership, an established premium residential market, increasing international participation, and entry into the final phase of one of Abu Dhabi's most established luxury destinations.

THE INVESTMENT POINT

A property investment eventually needs an exit. The question is: who will want to buy or rent this property from you in five or ten years?

With Marsa, the answer isn't one demographic. It is potentially families, finance professionals, international residents, second-home owners, waterfront buyers and global investors.

The broader the future buyer and tenant pool, the greater the potential depth and liquidity of the resale and rental market.

05 · THE FIRST RELEASE

Talay and Talay Beach.

351 standalone villas. The only way into Marsa Al Saadiyat today.

Two gated communities. 351 villas in total.

For a masterplan of 18,000+ planned residences, the standalone villa component of the first phase is deliberately small.

TALAY

167

villas · handover Q4 2029

TALAY BEACH

184

villas · handover Q2 2031

STARTING PRICES

AED 13.5M

4 bedroom, from

AED 15.5M

5 bedroom, from

AED 17.2M

6 bedroom, from

Contemporary 4, 5 and 6-bedroom standalone villas with private backyards, generous layouts and a choice of façades.

THE PAYMENT PLAN

5% on booking. 50/50 split.

50% is paid across the construction period and the remaining **50% falls due at handover** — so a first-phase villa can be secured without deploying the majority of the capital until completion.

Aldar launch information, September 2026. Developer-stated starting prices, subject to availability and final confirmation.

Two architectural languages. One community.

Buyers choose between a sculptural, curved façade and a contemporary orthogonal one — a meaningful distinction in a gated community where resale differentiation usually comes down to plot alone.

Sculptural façade — curved roof line, stone and timber screening.

Arrival elevation, covered parking.

Contemporary elevation, private backyard.

Double height

Full-height glazing to the main living volume, screened for shade.

Private backyard

Every villa is standalone with its own garden and terrace.

Natural palette

Limestone, timber and off-white render throughout.

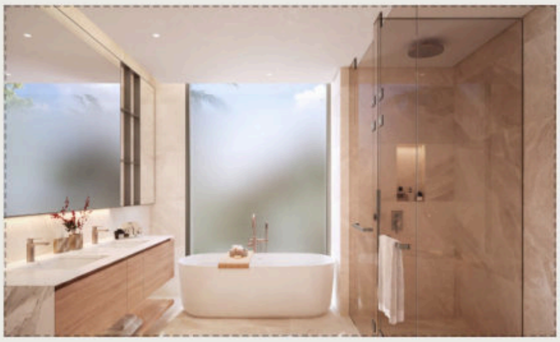
Official Aldar CGIs, September 2026. Indicative only.

Handed over finished, in two palettes.

Aldar is specifying a **light scheme** and a **dark scheme**. Buyers choose one at purchase — there is no fit-out cost or delay on handover.

Master bedroom — engineered wood flooring, full-height glazing to terrace.

Formal living and dining, 5-bedroom.



Master bathroom — engineered stone.

SPECIFICATION

Flooring

Engineered wood to bedrooms, porcelain tile elsewhere

Stairs

Leathered marble finish

Kitchens

Engineered stone counters, wood veneer joinery

Metalwork

Brushed nickel throughout

Aldar material finishes schedule and official CGIs, September 2026. Indicative only.

Built around family and community living.

Talay is a gated community with 24/7 security, not simply a collection of villas.

Community and kids' pools

Gym

Padel court

Jogging track and cycling loops

Green corridors

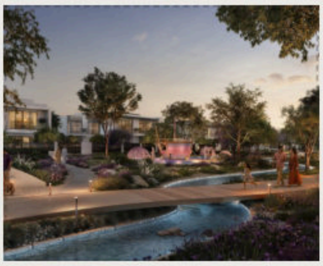
Kids' discovery garden

Outdoor Majlis pavilion

Landmark fountain and Aflaj water feature

Community pool

Kids' discovery garden



Green corridors

Outdoor Majlis pavilion

WITHIN WALKING DISTANCE

School and nursery

Mosque

Beach within 1km

Retail hub within 1km

A SHORT DRIVE

NYU Abu Dhabi

The marina and yacht club

Saadiyat Cultural District

Louvre and Guggenheim Abu Dhabi

Dar Al Funoon Abu Dhabi

The future Etihad Rail station

SUSTAINABILITY

Aldar is targeting **Estidama 3 Pearl**, including a 30%+ reduction in energy consumption and a 42% reduction in water consumption, with recycled and regionally sourced materials and low-emitting finishes for indoor air quality.

Aldar launch information, September 2026.

The Marsa Al Saadiyat investment thesis

01 / DEMAND IS ALREADY OUTPACING SUPPLY

Occupied residential units have been growing at **6.6% annually**, compared with approximately **2.8% annual residential supply growth in Abu Dhabi Region** since 2022.

Demand isn't forecast to overtake supply. It already has.

02 / YOU ARE NOT BETTING ON SAADIYAT BECOMING A DESTINATION

The museums exist. The beaches exist. The resorts exist. The schools and university exist. The restaurants exist. The luxury residential market exists.

The destination has already been established.

03 / SCARCITY IS BUILT INTO THE LOCATION

Saadiyat is a natural island. Its land supply is finite. And Aldar describes Marsa as the **final phase of the Saadiyat Island masterplan.**

Scarcity becomes increasingly important as a destination matures.

04 / AED 100 BILLION ISN'T BEING SPENT ON HOMES ALONE

Marina. Beaches. Hotels. Retail. Restaurants. Schools. Healthcare. Roads. Tunnels. Walking and cycling infrastructure. Cultural connectivity. Future high-speed rail.

This is city building, not simply property development.

05 / SAADIYAT'S PREMIUM HAS ALREADY BEEN PROVEN

Existing Saadiyat developments already command some of Abu Dhabi's highest residential values. The location has been price-tested by both local and international buyers.

Marsa doesn't need to prove that buyers will pay a premium to live on Saadiyat. That market already exists.

06 / THE OPPORTUNITY IS THE ENTRY POINT

Saadiyat is established. Marsa is not. The infrastructure, marina, hotels, landscaping, retail, restaurants and residential communities that will eventually define Marsa are still ahead.

Saadiyat's premium has already been established. Marsa's has not. That difference is where we see the opportunity.

THE THESIS

Abu Dhabi residential demand is already growing faster than supply. Saadiyat has already established itself as the capital's cultural and luxury island.

Marsa adds **AED 100 billion** of residential, hospitality, lifestyle and transport infrastructure to the final phase of that masterplan.

We are not investing in the promise that Saadiyat becomes a destination.

We are investing in a destination that already exists — before its final chapter is built.

Get ahead of the first release.

Register with chalk for Priority Partner Access to Marsa Al Saadiyat.

Contact chalk to submit your Expression of Interest.

CONTACT CHALK FOR MORE INFORMATION

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All project details remain subject to final developer confirmation.