MPM Properties العقارية
PART OF ADIB GROUP من مجموعة مصرف أبوظبي الإسلامي

Quarter 1 - 2025
Abu Dhabi
Market Overview

MPM CONNECTS Research with Market Intelligence

MPM Property Advantage

We manage the largest Abu Dhabi mainland property portfolio

180	Billion AED+	Value of investments advised on
100	Billion AED+	Value of commercial & residential valuations
200	Billion AED+	Value of assets under management
75	Billion AED+	Value of developments advised on
96%	Portfolio	occupancy rate across UAE
300	Thousand+	Total lease transactions
12	Million sqft	Total area of real estate under management
04	Offices	across the UAE

RESIDENTIAL
Market Overview

Market Insights

> The Abu Dhabi residential market is poised for healthy expansion, with an anticipated addition of 25,000 units by the end of 2027. This growth, driven by a series of new off-plan launches and major hand overs, is expected to help bridge the supply-demand gap and stabilize the market.

Supply

According to MPM Research, the first quarter of 2025 witnessed the addition of approximately 1,000 residential units in Abu Dhabi, increasing the total inventory to around 304,100 units. Numerous new off-plan launches were recorded during this period, particularly in investment zones such as Yas Island, Hudayriyat Island, Saadiyat Island, and Masdar City. Approximately 90% of the expected inventory is situated within these investment zones.

According to MPM Research analysis, Abu Dhabi's residential market is projected to add 25,000 units by the end of 2027, with a 60:40 ratio of apartments to villas. For the remainder of 2025, approximately 7,100 units are expected to be handed over, including 4,900 apartments and 2,200 villa units. Major handovers anticipated by the end of 2025 include Radiant Square on Reem Island, Louvre Residences on Saadiyat Island, and Bloom Living (Tolerado) in Zayed City.

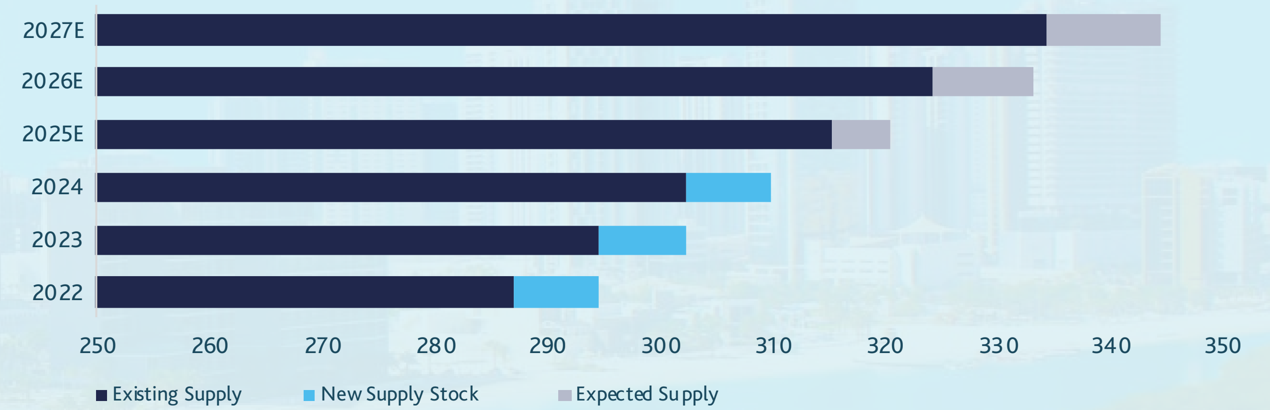
It is important to note that any delays in the handover of residential units could defer the expected supply to the subsequent year. Such delays may exacerbate the supply-demand gap, placing additional pressure on the existing inventory. Conversely, timely handovers are expected to contribute significantly towards closing the supply-demand gap, thereby steering the market towards stabilization.

Significant residential projects launched in the first quarter of 2025 include:

- Selina Bay on Yas Island
- Manarat Living III and SOLEA on Saadiyat Island
- Naweyaf East A & B and Yamm Beach Villas on Hudayriyat Island
- Bloom Living (Carmona) in Zayed City
- Bab al Qasr Resort Residence 18 in Masdar City

Abu Dhabi Residential Supply 2022 - 2027

No. of Units in '000s



Source: MPM Research 2025

Apartments

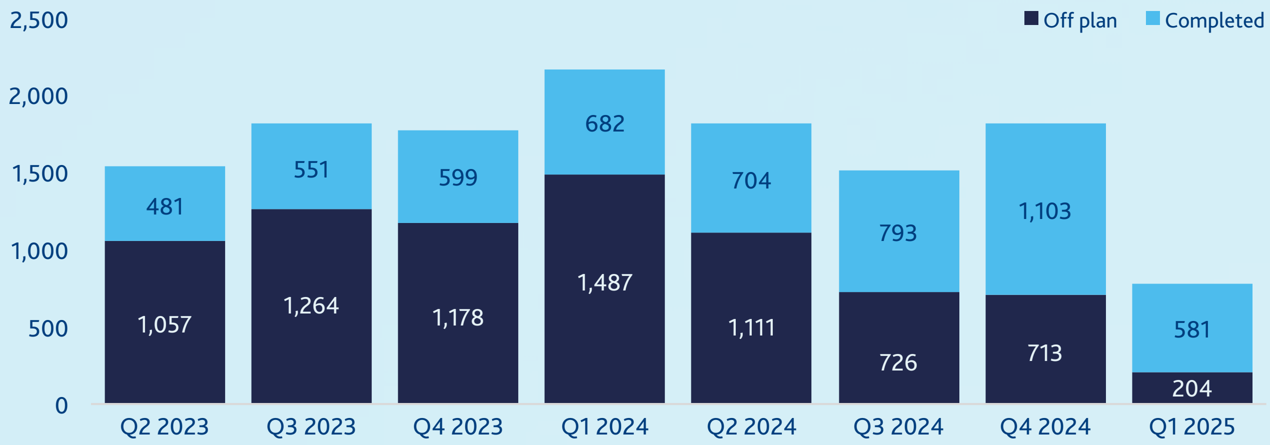
> **Despite a temporary dip in off-plan sales, Abu Dhabi's real estate market for completed apartments has shown remarkable resilience, highlighting strong demand and market attractiveness. This positions the market for a positive trajectory with upcoming project launches.**

According to DARI, the Real Estate Digital Ecosystem by the Department of Municipalities and Transport, Abu Dhabi recorded sales transactions worth AED 2 billion in the first quarter of 2025.

The off-plan apartment transactions experienced a decline in sales value and volume during Q1 2025. This downturn can be attributed to the limited number of new launches over the past six months. Additionally, most projects launched before this period were quickly sold off, resulting in a temporary reduction in available inventory. Despite this short-term dip, MPM Research expects that the sustained interest in off-plan properties indicates a strong underlying demand, which is anticipated to rebound with the introduction of new projects.

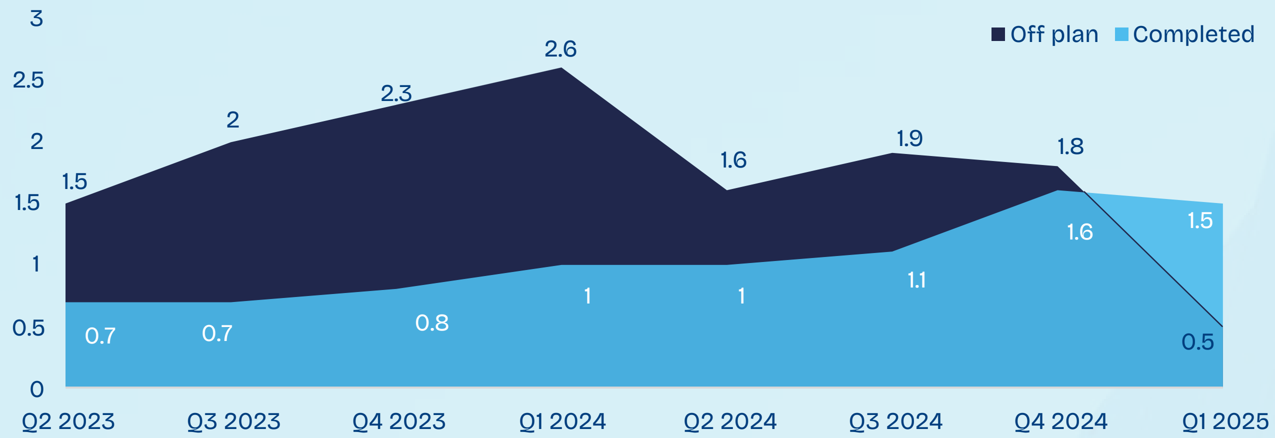
In contrast, the completed property segment recorded a significant surge in sales value during Q1 2025 saw a 33% increase in transactions compared to the same period last year. According to MPM Research, This growth reflects a robust demand for ready-to-move-in properties, driven by buyers seeking immediate occupancy and investors looking for stable rental income. The surge in completed property sales underscores the market's resilience and the attractiveness of Abu Dhabi's real estate market.

Abu Dhabi Apartment Sales Transactions (Volume)

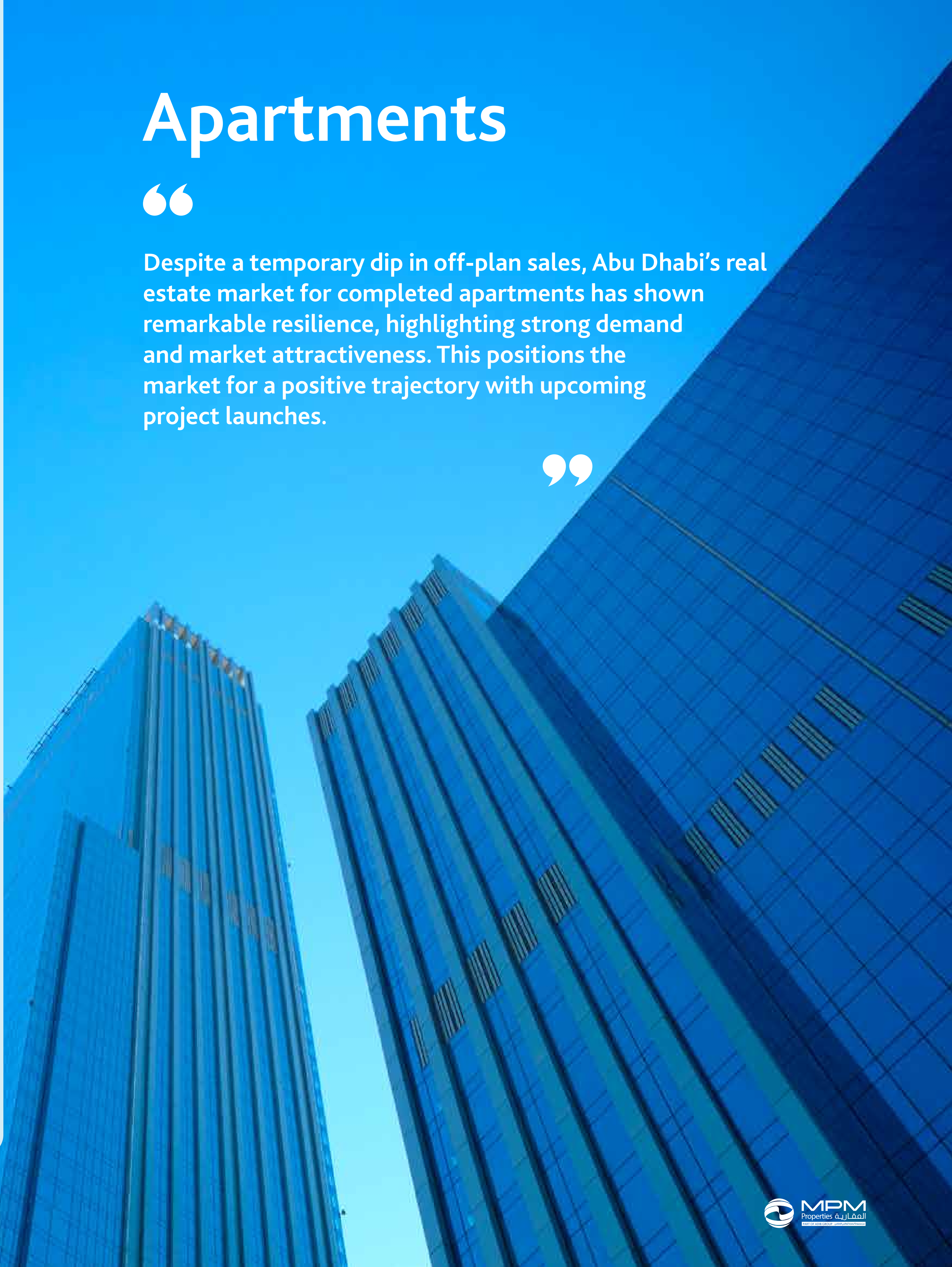


Abu Dhabi Apartment Sales Transactions (Value)

AED Billions



Source: MPM Research/Quanta 2025



Performance

Apartments

7%

Y-O-Y sales growth

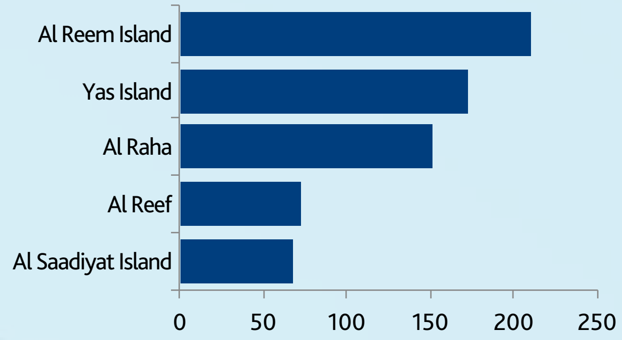
According to MPM analysis, the first quarter of 2025 saw varied performance in sales prices across different areas of Abu Dhabi's residential apartment market. Quarter-on-quarter, sales prices have increased by 3%, reflecting a steady upward trend. Q1 YTD, the market has demonstrated an impressive 7% growth. This positive momentum underscores the resilience of Abu Dhabi's real estate market, positioning it for continued growth and stability.

The Abu Dhabi residential market has experienced significant capital value increases, particularly in the luxury and upscale property segments. The limited addition of high-end properties has intensified competition among buyers, driving prices upward. The influx of additional residential units is expected to alleviate some of the supply pressures, helping to balance the market and potentially moderate the rate of capital value increases.

In Q1 2025, Al Bandar led the market, reflecting a significant year-over-year growth of 16%. Other areas such as Yas Island - Waters Edge, City of Lights – New Horizons, and Saadiyat-Park View also demonstrated strong performance, with notable growth rates of 10%, 10%, and 13% respectively. Conversely, areas like City of Lights – Hydra, Gate ARC Towers, Marina Square, and Al Reef Downtown experienced slight increases within a range of 2-4%. (Refer to graph for detailed analysis).

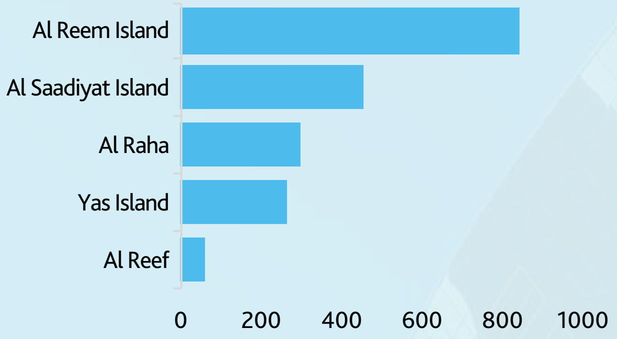
The areas with the most significant sales volume and values in Q1 2025 were Reem Island, Yas Island, Saadiyat Island, Al Raha, and Al Reef. Among these, Reem Island topped the charts in both categories, showcasing its strong market position and continued demand.

Top 5 - Apt. Sales Trans. (Volume)



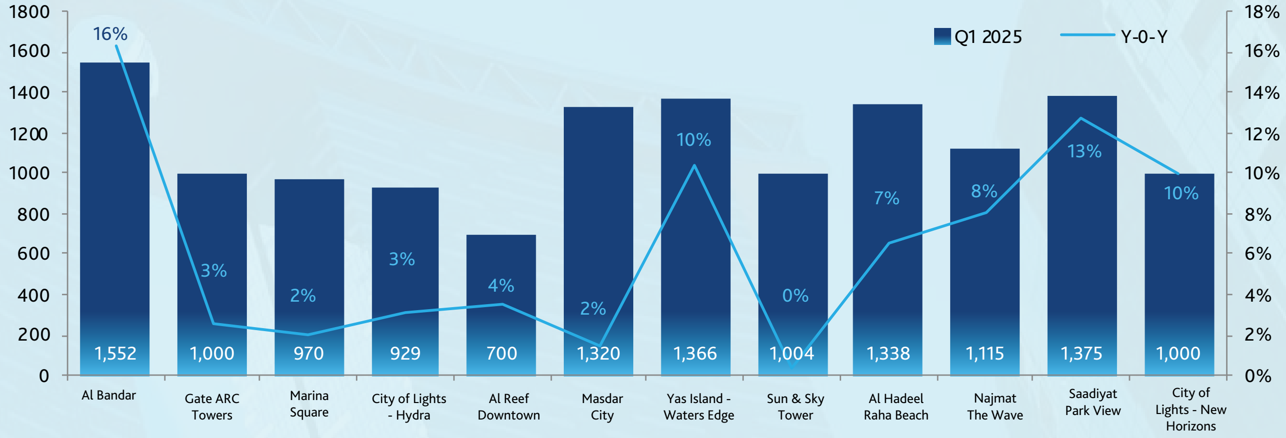
Top 5 - Apt. Sales Trans. (Value)

AED Million



Apartment Sale Rates - Q1 2025

AED/sqft



Source: MPM Research 2025

Apartments Rental Rates

MPM Research indicates that apartment developments across Abu Dhabi experienced a quarterly rental growth of 2% in Q1 2025, with an annual growth of 10% compared to the same period last year.

In the first three months of 2025, Abu Dhabi recorded a total of 40,287 rent transactions, with the highest leasing activity, both new and renewal, occurring in areas such as Al Danah, Mohamed Bin Zayed City, and Al Zahiyah. However, the upward trend in the apartment market has begun to slow compared to last year, indicating a potential market stability by the end of 2025.

Landlords are increasingly focusing on retaining existing tenants with slight rent increases upon renewal. MPM's experienced leasing team suggests that a flexible approach to payment terms and maintaining building facilities will give property management companies and landlords a competitive edge while allowing for reasonable rent increases.

The map provides data on selected areas for apartment rental rates, while our overall dataset covers most areas in the capital emirate.

10%

Y-O-Y rental growth

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- ▼▲ Y.o.Y % Change

AED/unit/annum

Marina Square 10 % ▲

Studio	1 Bedroom	2 Bedroom	3 Bedroom
-	80,000	115,000	140,000
AED/unit/annum	AED/unit/annum	AED/unit/annum	AED/unit/annum

Saadiyat Beach 14 % ▲

Studio	1 Bedroom	2 Bedroom	3 Bedroom
60,000	90,000	145,000	190,000
AED/unit/annum	AED/unit/annum	AED/unit/annum	AED/unit/annum

Shams Abu Dhabi 9 % ▲

Studio	1 Bedroom	2 Bedroom	3 Bedroom
60,000	80,000	100,000	135,000
AED/unit/annum	AED/unit/annum	AED/unit/annum	AED/unit/annum

Yas Island 12 % ▲

Studio	1 Bedroom	2 Bedroom	3 Bedroom
65,000	85,000	125,000	170,000
AED/unit/annum	AED/unit/annum	AED/unit/annum	AED/unit/annum

Al Nahyan Camp 7 % ▲

Studio	1 Bedroom	2 Bedroom	3 Bedroom
50,000	60,000	90,000	120,000
AED/unit/annum	AED/unit/annum	AED/unit/annum	AED/unit/annum

Al Reef 1 8 % ▲

Studio	1 Bedroom	2 Bedroom	3 Bedroom
45,000	55,000	70,000	90,000
AED/unit/annum	AED/unit/annum	AED/unit/annum	AED/unit/annum

Al Bateen 11 % ▲

Studio	1 Bedroom	2 Bedroom	3 Bedroom
68,000	88,000	125,000	180,000
AED/unit/annum	AED/unit/annum	AED/unit/annum	AED/unit/annum

Najmat & Tamouh 9 % ▲

Studio	1 Bedroom	2 Bedroom	3 Bedroom
50,000	65,000	100,000	125,000
AED/unit/annum	AED/unit/annum	AED/unit/annum	AED/unit/annum

Al Raha Beach 8 % ▲

Studio	1 Bedroom	2 Bedroom	3 Bedroom
65,00	90,000	130,000	160,000
AED/unit/annum	AED/unit/annum	AED/unit/annum	AED/unit/annum

Khalifa City 6 % ▲

Studio	1 Bedroom	2 Bedroom	3 Bedroom
47,000	60,000	90,000	125,000
AED/unit/annum	AED/unit/annum	AED/unit/annum	AED/unit/annum

Al Muneera 16 % ▲

Studio	1 Bedroom	2 Bedroom	3 Bedroom
-	80,000	120,000	165,000
AED/unit/annum	AED/unit/annum	AED/unit/annum	AED/unit/annum

Source: MPM Research 2025

Villas

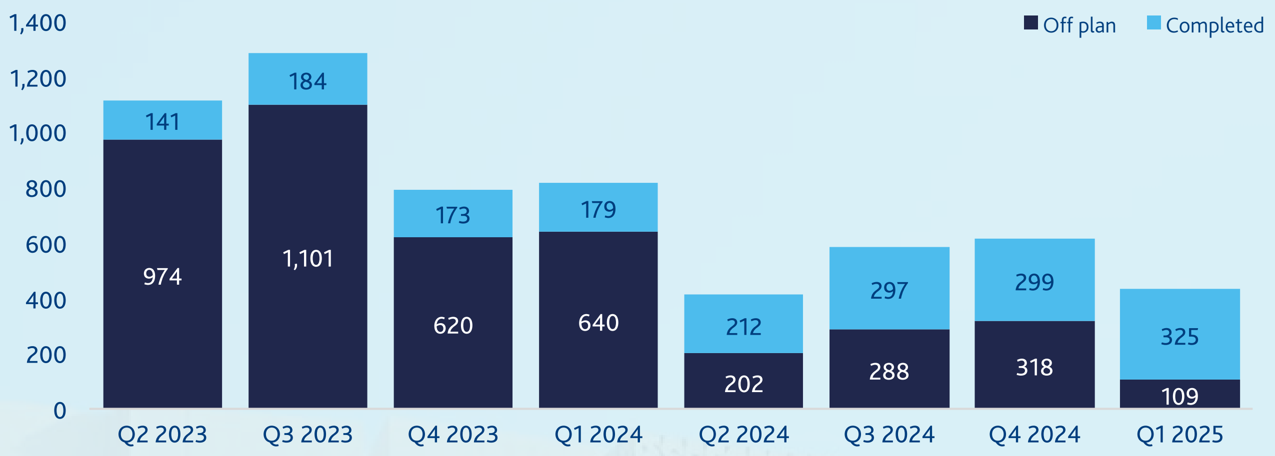
> The slight dip in off-plan villa sales could arguably be due to limited stock leading the growing demand for completed units, Over the past 12 months completed villa properties have shown consistent growth in both sales volume and value. This positive momentum is creating a stable market environment in Abu Dhabi, setting the stage for continued growth in the coming years.

As highlighted by MPM Research, whilst there is arguably some pressure on off-plan villa sales value and volume in first quarter of 2025, compared to the same period in last year, completed properties have shown significant growth. Sales volume for completed properties surged by 45%, with sales value increasing by 38%. This trend underscores a growing preference for completed properties in Q1 2025 while comparing to the same period of last year.

The shift towards completed properties is expected to further impact the supply-demand gap in the capital emirate, especially with a substantial pipeline of villa handovers anticipated in the next two years.

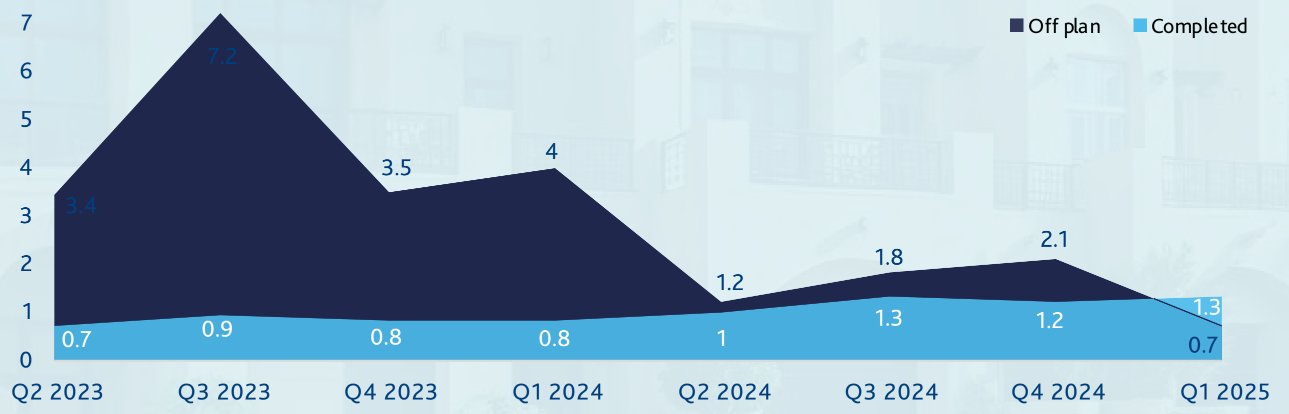
MPM data analyzed that off-plan villa sales transactions over the past 12 months have been fluctuating and are on a downward trend compared to previous years, primarily due to limited supply in the capital emirate. This trend is expected to continue towards the end of this year.

Abu Dhabi Villa Sales Transactions (Volume)



Abu Dhabi Villa Sales Transactions (Value)

AED Billions



Source: MPM Research/Quanta 2025

Performance

Villas

11%

Y-O-Y sales growth

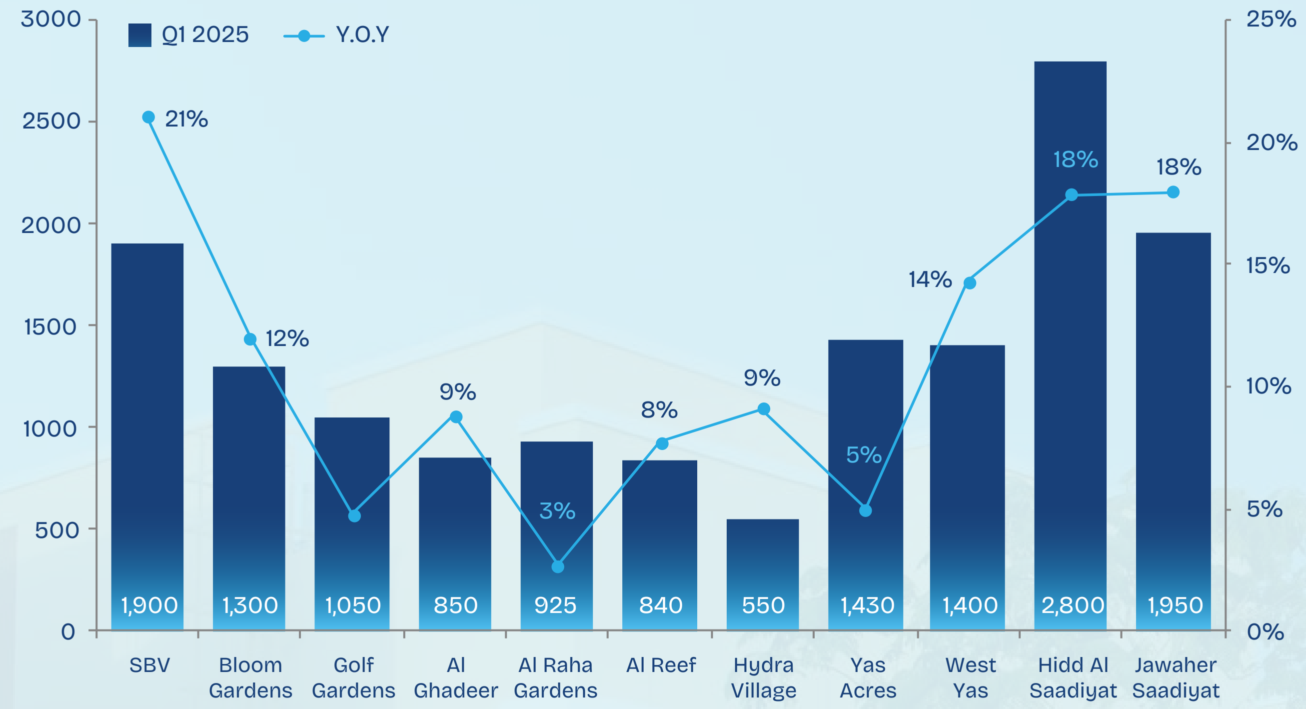
MPM Research observed an 11% year-over-year increase in the villa sales market for Q1 2025, similar to trends in the apartment market.

Key communities such as Saadiyat Beach Villas (SBV), Bloom Gardens, West Yas, Hidd Al Saadiyat, and Jawahar Saadiyat saw annual double-digit sales increases ranging from 12% to 21%.

Additionally, villa sales prices in other areas remained relatively stable, with increases of up to 3% to 9%, indicating a healthy and growing market.

Villa Sale Rates - Q1 2025

AED/sqft



Source: MPM Research 2025

> The recent announcement of new island waterfront villa communities in Ramhan Island, Hudayriyat Island, and Fahid Island underscores a robust demand for high-end premium villas in the region. This development highlights the growing interest in luxury living and is expected to drive further investment in the premium villa market in Abu Dhabi.

Villa
Rental Rates

The Abu Dhabi rental market continues to show strong activity, particularly in the premium and luxury villa segments.

Based on MPM research, average villa rents saw a modest annual increase of 5-9% across selected popular locations. However, premium areas for villa developments experienced more significant growth, with annual increases reaching up to 12-18%.

In the first quarter of 2025, the total rental transactions for villas and townhouses reached approximately 6,250, with renewal leasing activity accounting for over 60% and new leasing activity making up 40%.

MPM's market analysis, leveraging our leasing team's expertise, indicates that the data reflects the ongoing resilience of both landlords and tenants in negotiating reasonable rent increases for existing properties. This resilience is driven by the additional costs associated with moving and the higher rents demanded for new leases, aligning with current market trends in most of Abu Dhabi's popular areas. Our leasing portfolio, managed by MPM's expert team in the region, reflects over 96% occupancy and a waiting list.

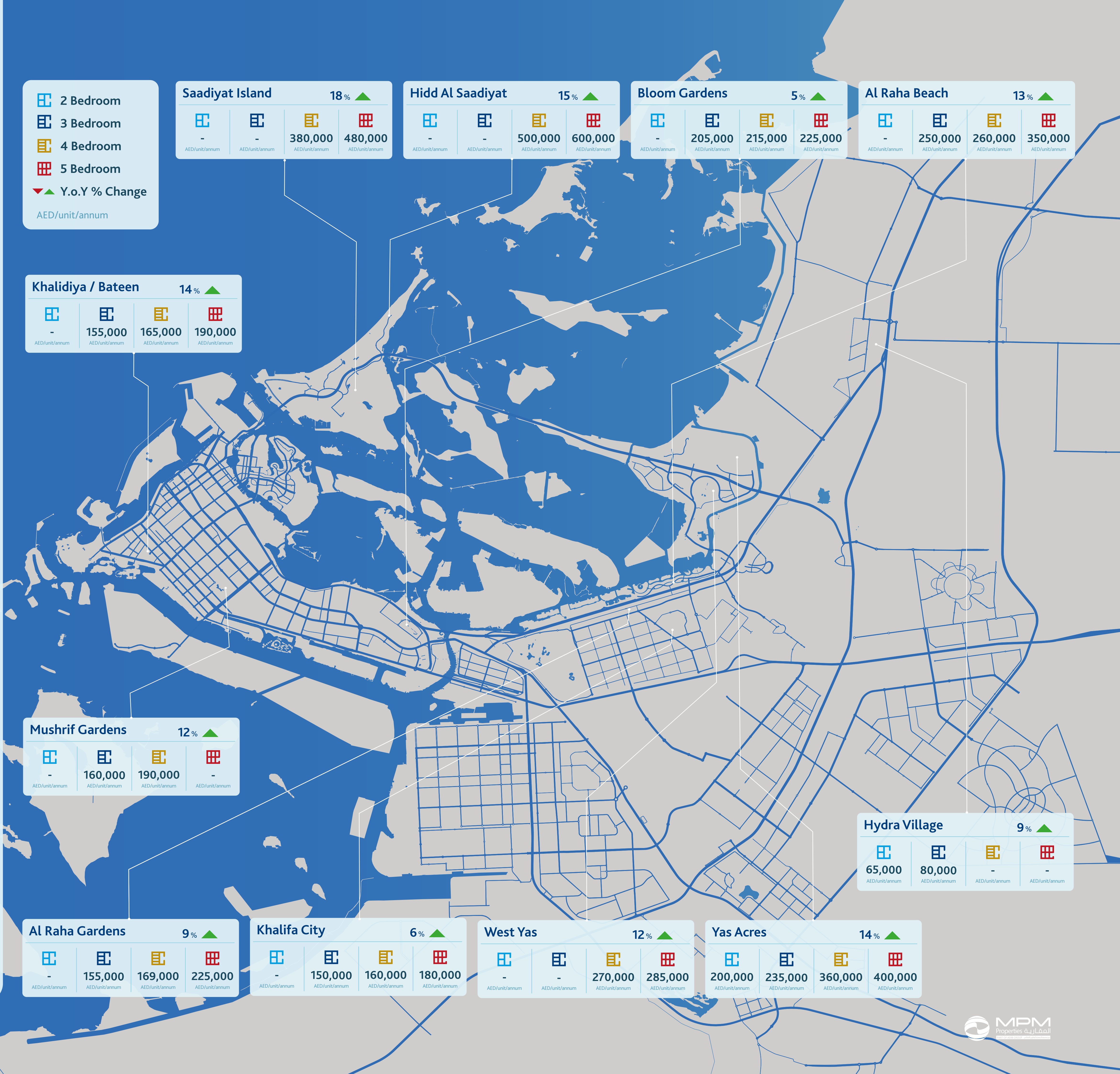
The map reflects selected areas for villa rental rates, while our overall data covers most areas in the capital emirate, and the quarterly growth is based on overall rental rates.

11%

Y-O-Y rental growth

Source: MPM Research 2025

2 Bedroom
3 Bedroom
4 Bedroom
5 Bedroom
▼▲ Y.o.Y % Change
AED/unit/annum



Saadiyat Island 18 % ▲

2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
-	-	380,000	480,000
AED/unit/annum	AED/unit/annum	AED/unit/annum	AED/unit/annum

Hidd Al Saadiyat 15 % ▲

2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
-	-	500,000	600,000
AED/unit/annum	AED/unit/annum	AED/unit/annum	AED/unit/annum

Bloom Gardens 5 % ▲

2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
-	205,000	215,000	225,000
AED/unit/annum	AED/unit/annum	AED/unit/annum	AED/unit/annum

Al Raha Beach 13 % ▲

2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
-	250,000	260,000	350,000
AED/unit/annum	AED/unit/annum	AED/unit/annum	AED/unit/annum

Khalidiya / Bateen 14 % ▲

2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
-	155,000	165,000	190,000
AED/unit/annum	AED/unit/annum	AED/unit/annum	AED/unit/annum

Mushrif Gardens 12 % ▲

2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
-	160,000	190,000	-
AED/unit/annum	AED/unit/annum	AED/unit/annum	AED/unit/annum

Hydra Village 9 % ▲

2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
65,000	80,000	-	-
AED/unit/annum	AED/unit/annum	AED/unit/annum	AED/unit/annum

Al Raha Gardens 9 % ▲

2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
-	155,000	169,000	225,000
AED/unit/annum	AED/unit/annum	AED/unit/annum	AED/unit/annum

Khalifa City 6 % ▲

2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
-	150,000	160,000	180,000
AED/unit/annum	AED/unit/annum	AED/unit/annum	AED/unit/annum

West Yas 12 % ▲

2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
-	-	270,000	285,000
AED/unit/annum	AED/unit/annum	AED/unit/annum	AED/unit/annum

Yas Acres 14 % ▲

2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
200,000	235,000	360,000	400,000
AED/unit/annum	AED/unit/annum	AED/unit/annum	AED/unit/annum

OFFICE
Market Overview

Market Insights

> Abu Dhabi's ongoing government support and initiatives, aligned with current market conditions, have spurred a growing demand for new businesses entering the market.

Supply

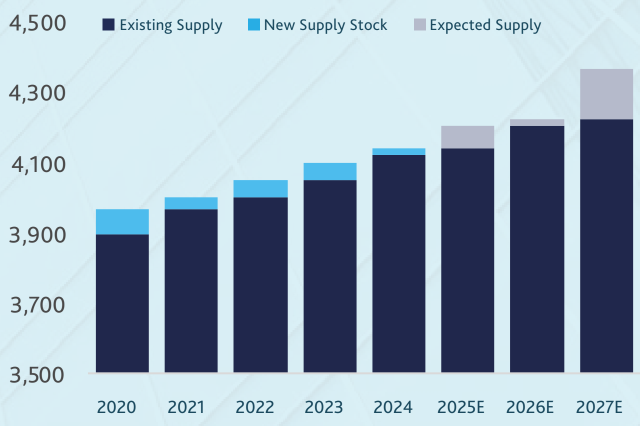
According to the DARI, the first quarter of 2025 continued to build on the exceptional performance seen in 2024. It recorded 15,211 rental transactions, marking a 31% year-on-year increase, with a combined transaction value of AED 0.9 billion and an annual growth rate of 36%. This sustained market strength highlights the robust demand and dynamic nature of Abu Dhabi's economy.

Abu Dhabi's ongoing government support and initiatives, aligned with current market conditions, have spurred a growing demand for new businesses entering the market. MPM Research indicates that the capital Emirate is, achieving new heights & numbers over the past 20 years. Last year, Abu Dhabi recorded an all-time high in new business license registrations, recording a 16% growth compared to 2023, underscoring the dynamic and thriving business environment.

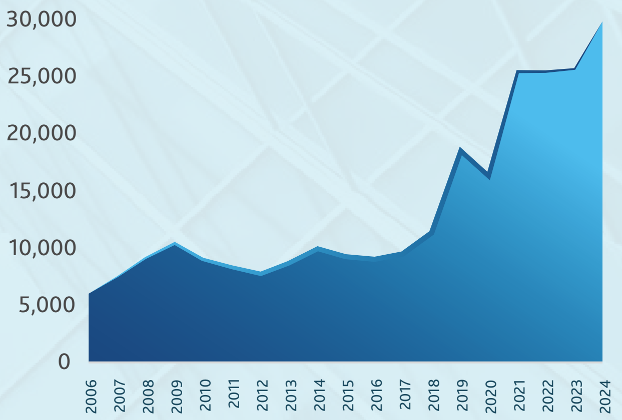
MPM data reveals that Abu Dhabi's office market will see an increase of approximately 225,000 sqm of new office space by the end of 2027, addressing the rapidly growing supply-demand gap, particularly for Grade A office areas.

Over the past two years, office rental registrations have shown consistent growth, with leasing activity increasing in both new and renewal categories. Q1 2025 recorded the highest numbers to date, indicating a strong and sustained demand in the market.

Abu Dhabi Office Supply 2020 - 2027 GLA (in 000's sq.m.)



No. of Registered New Business Licenses



Abu Dhabi Office Rental Transactions (Volume)

Source: MPM Research/Quanta/Abu Dhabi Registration Authority 2025

Performance

Offices

12%

Y-O-Y rental growth

According to MPM's leading market expertise, the Abu Dhabi office market has been a significant driver in the capital's real estate sector. The first quarter of 2025 has continued to show upward trends in rental rates.

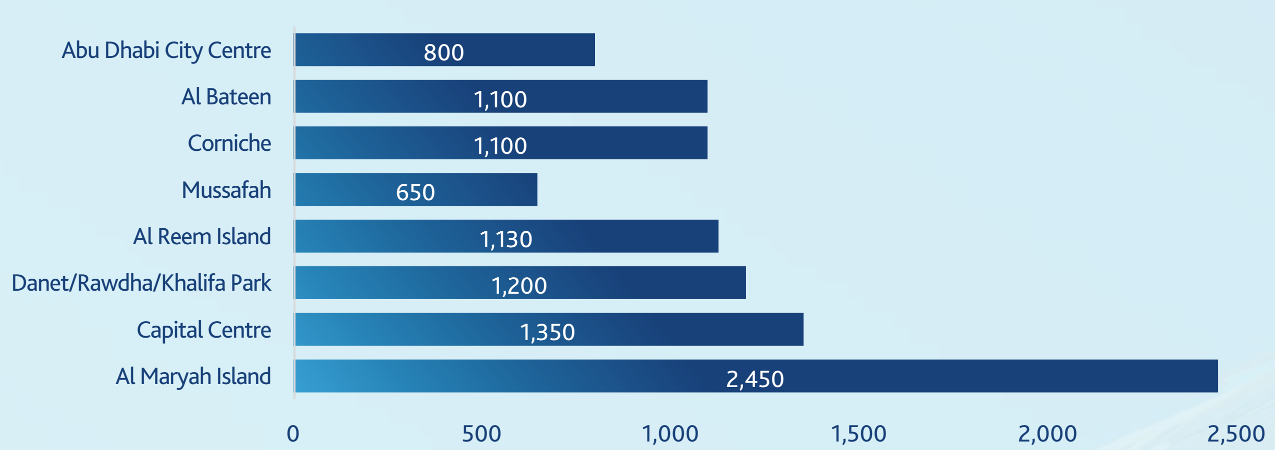
MPM's research indicates a 12% year-on-year increase in Abu Dhabi's office rental market, highlighting a robust upward trajectory. Al Maryah Island remains the top performer, achieving the highest rental rates in the market. Other areas are also experiencing positive trends, with rising rental rates and growing demand.

(Refer to both the graph for office space areas rental rates and property-level rents.)

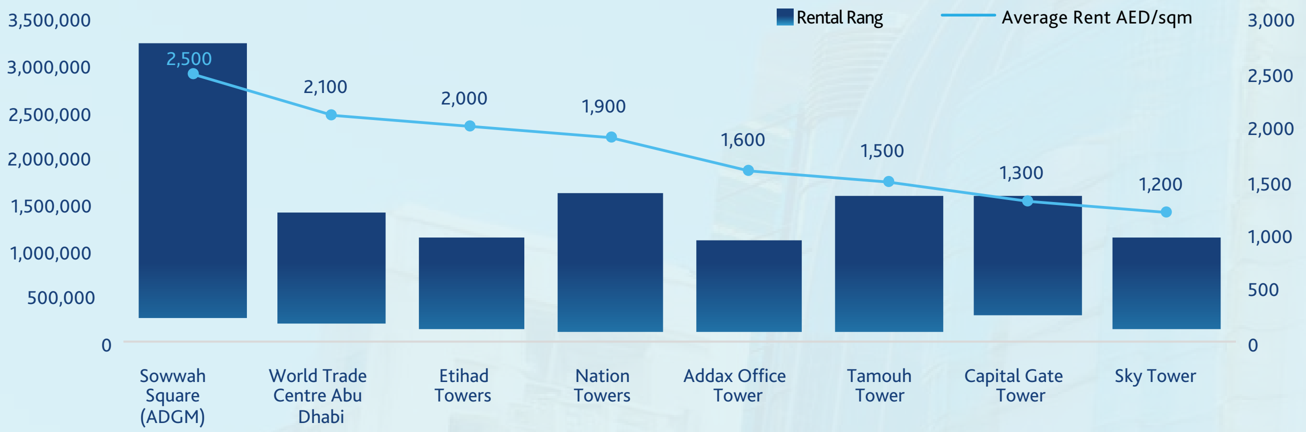
This growth also reflects in the high occupancy rates, particularly for Grade A office spaces, driven by consistently growing demand and a lack of new supply. Our data indicates that overall occupancy levels in Prime and Grade A office spaces have remained stable at approximately 92%-95% over the past year. This sustained high occupancy underscores the robust demand and highlights the need for additional high-quality office space to meet growing appetite.

MPM's transactional teams anticipate this upward trend to continue and advise landlords to consider upscaling their existing properties especially the Grade B or lower office properties to meet the evolving needs of tenants and to capitalize on the thriving office real estate market in Abu Dhabi. Enhancing property features and maintaining high standards will provide a competitive edge, ensuring landlords can attract and retain high-quality tenants in this dynamic market.

Average Annual Rents by Location - Q1 2025



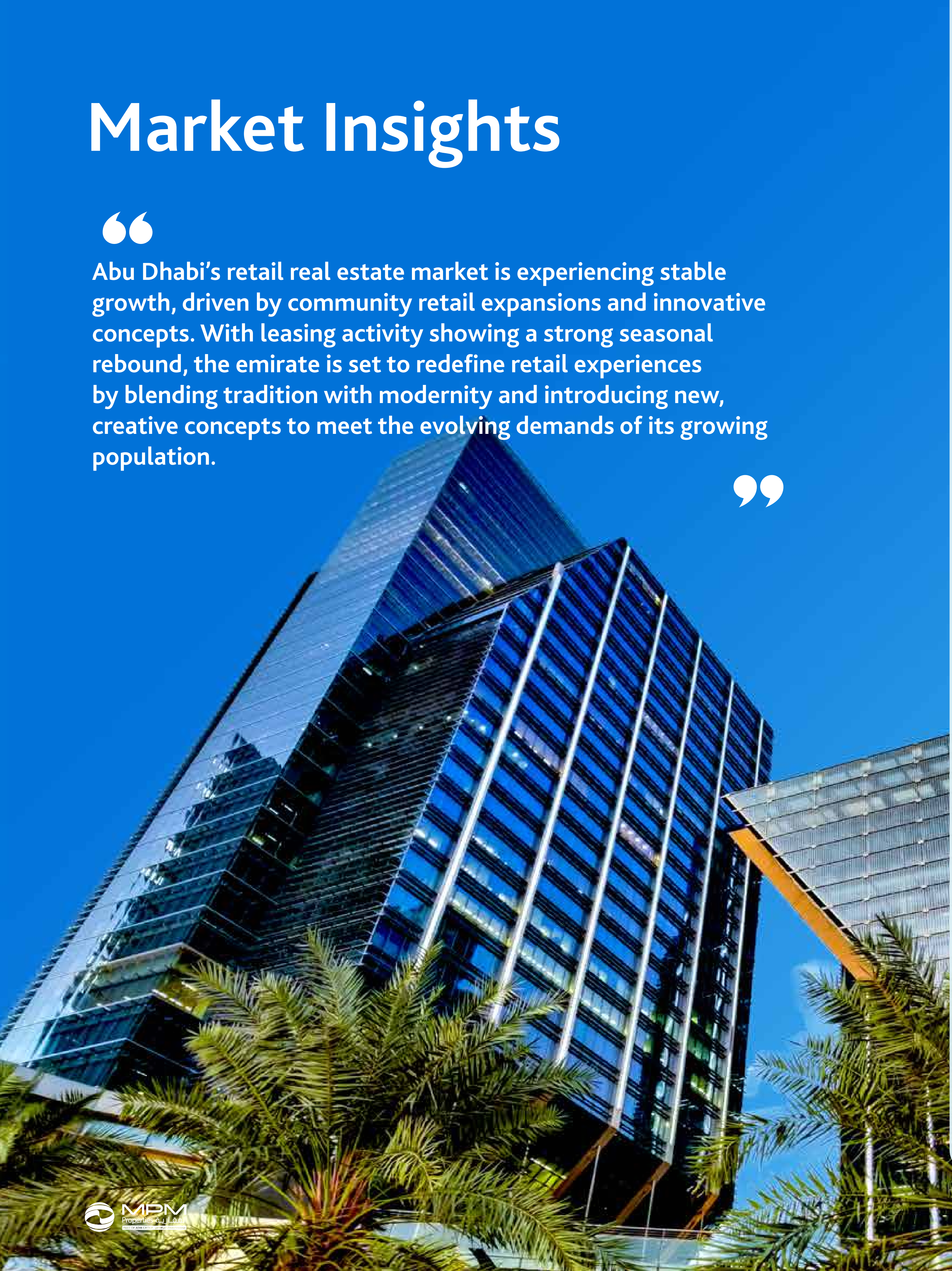
Average Annual Rents by Towers - Q1 2025



Source: MPM Research 2025

RETAIL
Market Overview

Market Insights



> Abu Dhabi's retail real estate market is experiencing stable growth, driven by community retail expansions and innovative concepts. With leasing activity showing a strong seasonal rebound, the emirate is set to redefine retail experiences by blending tradition with modernity and introducing new, creative concepts to meet the evolving demands of its growing population.

Supply

By Q1 2025, Abu Dhabi's retail real estate market reached a Gross Leasable Area (GLA) of approximately 3.21 million square meters. A notable addition during this period was the Marsana expansion on Hudayriyat Island, contributing over 5,000 square meters of GLA.

MPM research anticipates further growth in community retail by the end of 2025, with significant projects on Saadiyat Grove and Jubail Island expected to be handed over.

Despite the growing demand for retail across the UAE, Abu Dhabi's pipeline for traditional retail mall development has been limited, with no major retail malls planned for the next two years, according to MPM data.

Instead, the emirate is focusing on innovative retail concepts and entertainment formats, such as the upcoming 17,000 square meter teamLab Phenomena indoor facility and the Mina Zayed Redevelopment. As the population expands, in line with the UAE's overall strategy, the increasing demand for retail real estate in Abu Dhabi is widening the supply-demand gap.

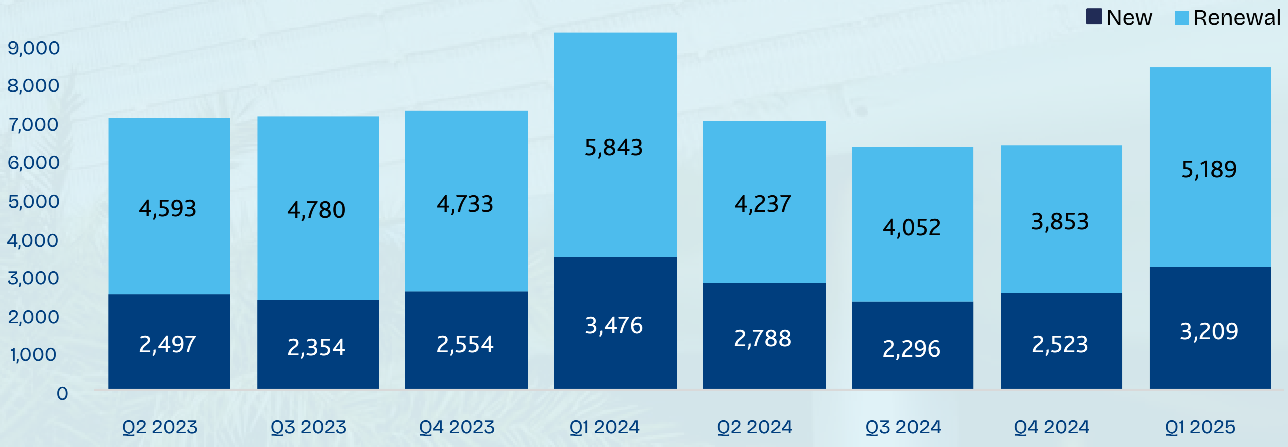
MPM's team of experts advises clients on developing retail strategies for their portfolios to capitalize on current market trends. This includes introducing new concepts or brands to the market and creating zoning strategies to maximize high occupancy and major footfall areas.

In Q1 2025, leasing activity, both new and renewal, showed a slight year-over-year decline. However, when compared to the last three quarters, the first quarter of 2025 outperformed significantly. Notably, there was a 26% increase in renewal rental registrations on a quarter-over-quarter basis, indicating a strong seasonal rebound.

Abu Dhabi Retail Supply - 2020 - 2027

GLA (in 000's sq.m.)

Abu Dhabi Retail Rental Transactions (Volume)



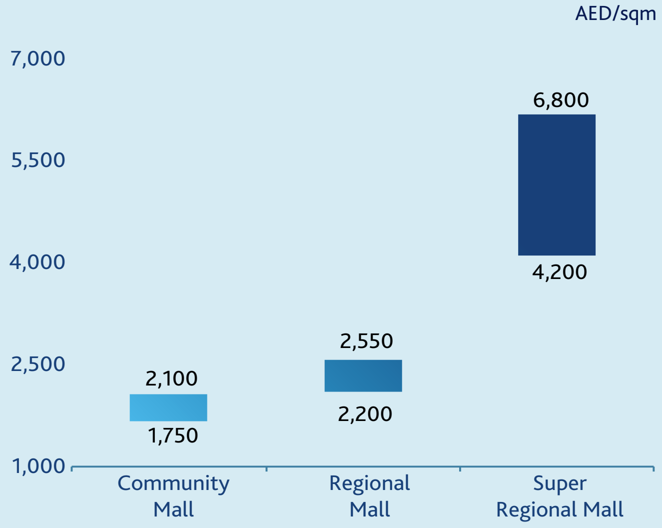
Source: MPM Research/Quanta 2025

Retail Malls in Abu Dhabi

The first three months of 2025 saw most rental leasing activity across Bawabat Al Sharq Mall, Capital mall Dalma Mall and Yas Mall. Whereas Wahda mall also recorded a high number of lease transactions, especially in the new extension part.

MPM research suggests, Rental rates in the malls across Abu Dhabi have surged by approximately 12%-17% annually. Meanwhile, ancillary retail has continued to grow steadily, with a marginal annual increase of 3%-5%.

Average Rental Rates in the malls across Abu Dhabi



Source: MPM Research 2025

INDUSTRIAL
Market Overview

The Statistics Centre - Abu Dhabi (SCAD) has released preliminary estimates for Abu Dhabi's GDP in 2024, highlighting significant economic growth driven by the non-oil sector. The emirate's real GDP expanded by 3.8% compared to 2023, reaching AED 1.2 trillion, with the non-oil economy growing by 6.2% and contributing 54.7% to the total GDP.

Key sectors such as manufacturing, construction, finance and insurance, and wholesale and retail trade achieved record values. The manufacturing sector, a major non-oil contributor, grew by 2.7% to AED 111.6 billion, while the construction sector saw an 11.3% growth, reaching AED 107.4 billion. The real estate sector also experienced growth, increasing by 4.2% to AED 41.7 billion.

The impressive performance of these key sectors underscores Abu Dhabi's strategic focus on economic diversification and infrastructure development. The emirate's commitment to enhancing its industrial base, coupled with significant investments in infrastructure and human capital, such as the expansion of Khalifa Port and the development of the Khalifa Economic Zones Abu Dhabi (KEZAD), has created a favorable environment for business expansion and innovation.

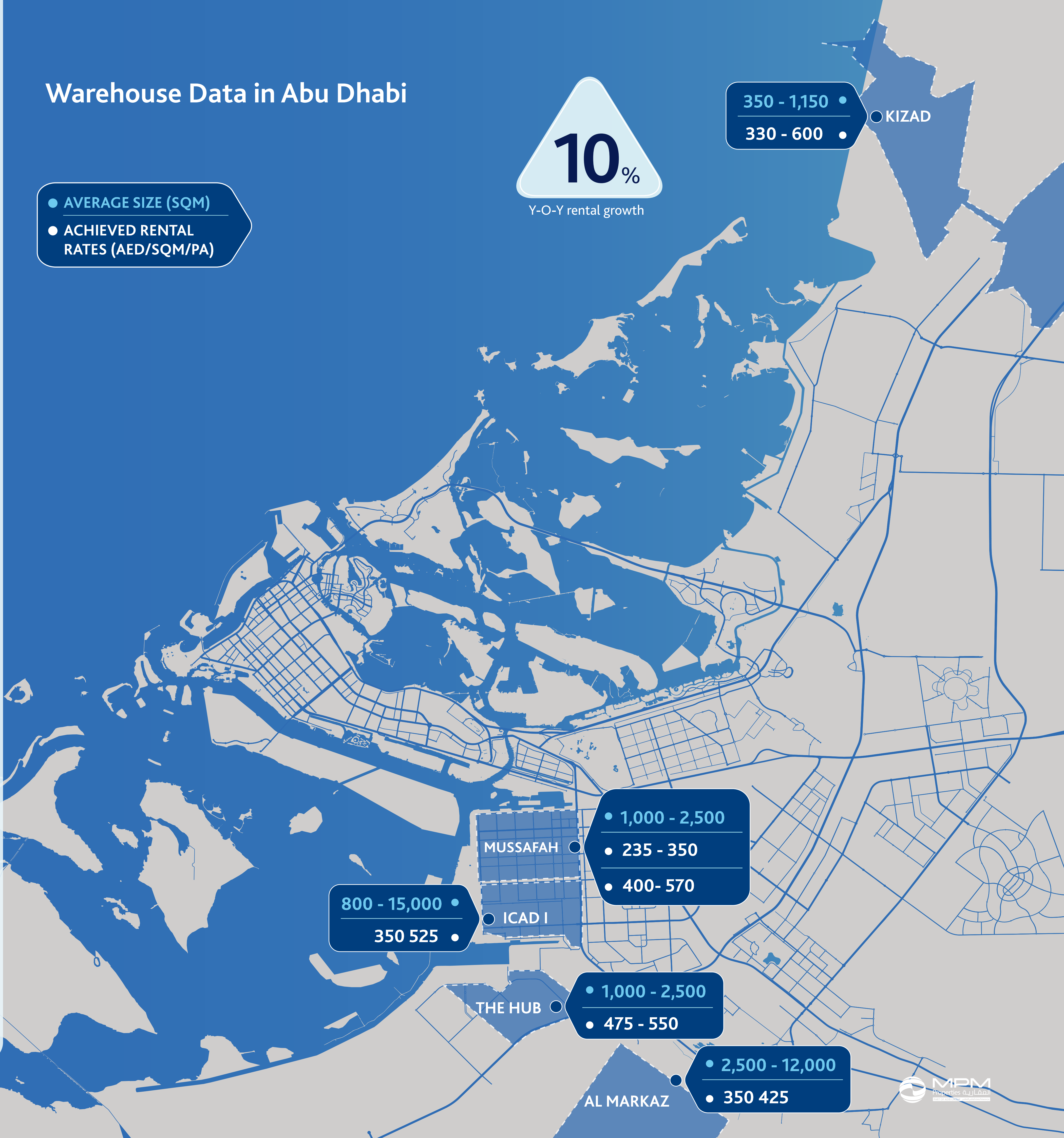
As of the latest MPM research data, Abu Dhabi has approximately 305 million square meters of industrial space, with around 38% currently operational and about 195 million square meters in various stages of development.

MPM data indicates that citywide rents have risen by an average of 10% on an annual basis in the first three months of 2025, with expectations of continued growth due to the influx of new businesses in the emirate.

> **“The impressive economic performance in 2024 sets a positive precedent for 2025, likely shaping government norms and policies that aim to maintain and enhance this growth trajectory for Abu Dhabi Industrial market”**

Source: MPM Research 2025

Warehouse Data in Abu Dhabi



Definitions & Methodology

Research Study Area

The geographic extent of the study area covers the key districts in Abu Dhabi.

Residential

New residential developments are classified as delivered and thus entered into the new supply category when they are made available for occupation. This is verified via a combination of site inspections and discussion with the developer and hence our supply numbers do take into consideration the phased release of large projects.

Rental and sales trend analysis is based on transactional data derived from the MPM Properties Agency team and data sourced from developers and owners where able.

Offices

New office developments are classified as delivered and thus entered into the new supply category when they are available for tenant fit-outs.

Given the general lack of transparency in the local market rents quoted are headline rents, thus exclude any rent free period of other financial incentives that may have been negotiated between the parties. The rents quoted are also exclusive of service charges.

Retail

New retail developments are classified as delivered and thus entered into the new supply category when the first units are open and trading.

Our classification of malls is based on our own assessment having regard to size and the catchment area which the mall typically penetrates.

Retail space classifications: (in sqm)

	Low High
Neighbourhood:	0 - 18,500
Community:	18,500 - 46,500
Sub-Regional:	46,500 - 93,000
Regional:	93,000 - 186,000
Super Regional:	186,000 & above

We carry out bespoke client research and consultancy

Since 2013, MPM Properties team covers all sectors of the real estate market. We provide bespoke market research to our valued clients to meet their specific requirements.

We provide reports, information and presentations derived from primary market data that directly assist our clients to save or make money from real estate and shape strategies to enhance value.

Integrated services covering the full property lifecycle

- VALUATIONS & APPRAISALS
- PROPERTY & ASSET MANAGEMENT
- RESEARCH & STRATEGIC CONSULTING
- AGENCY (SALES & LEASING)
- BUILDING SURVEYING
- PROJECT MANAGEMENT CONSULTANCY

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A collaborative **team** providing our integrated **services**

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