



Aldar Industrial and Logistics

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01

OVERVIEW



Overview

Market leading investor and developer in the industrial & logistics sector



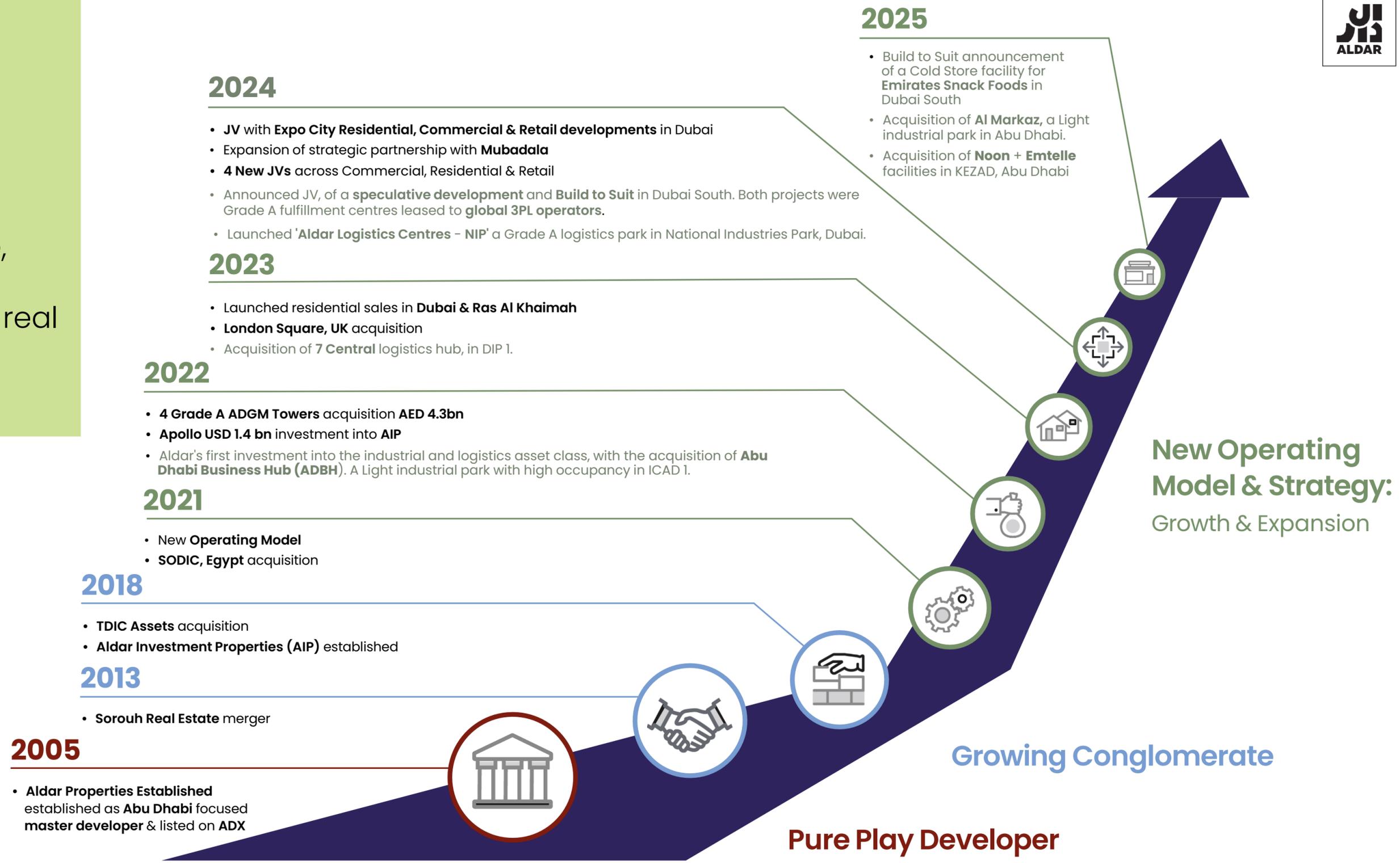
A regional real estate powerhouse, integrating market leadership with a proven track record of success across the UAE and beyond.

- **Leading regional real estate developer:** delivered AED 33.6 billion group sales in 2024, and managing an investment portfolio of AED 42 billion
- **Major market presence:** covering all aspects of real estate development and asset management across sectors – with full-service offerings and strategic government partnerships
- **Leading real estate investor in the region:** with a group backlog of AED 54.6 billion including industrial & logistics portfolio
- **Key focus on Industrial and Logistics:** over 1.5 million sqm of leasable area, consisting of c. 530,000 sqm operational assets and 1 million sqm of confirmed development pipeline. With dedicated capital for future growth and an experienced team in delivering complex logistics projects
- **Integrated real estate developer:** offering comprehensive services across development, asset management, facility management, and estate management
- **Strong financial position:** robust balance sheet with a resilient credit rating (Baa2), group revenue exceeding AED 23 billion, and backing from prominent shareholders such as Mubadala and major global institutional investors

Timeline

20 Years of History & Experience

Enabling us to mobilise, optimise and provide exceptional services in real estate



SUSTAINABILITY PURPOSE

Shaping a Better Future

To create, resilient, inclusive, and thriving communities by integrating sustainable practices across all operations.

Creating Sustainable Places

Our Net Zero strategy, environmental stewardship across our assets, our sustainable design guidelines, investment approaches, and how we embed sustainability throughout our value chain.

Creating Societal Value

Our commitment to create societal value through our developments, investments, education, and hospitality, focusing on the needs of our employees, customers, and our communities.

Creating a Responsible Legacy

Our commitment to being a responsible business, including implementing leading governance, risk management, ethical business practices, health & safety procedures, and inclusive policies.

02

INDUSTRIAL & LOGISTICS POSITIONING

Positioning



Our strategy focuses on developing and acquiring Grade A facilities in strategic locations across the region



Leading Developer

Largest private developer in the industrial and logistics sector in the UAE with ~1.5 million sqm total BUA under ownership / development pipeline

Institutional Grade Development

High-quality, sustainable warehouse and logistics facilities that meet Grade A standards

One Stop Approach

End-to-end capability: design, development, leasing and asset management

Proven I&L Experience

Diversified product base of logistics parks and built-to-suits (BTS) projects including cold store and DG capable

ESG Commitment

Focus on green certifications (LEED, ESTIDAMA), solar-ready assets, and future-proofing logistics hub

Long Term Investor

Aldar's dual capabilities in development and investment enable us to retain and manage assets for the long term, creating sustained value

Geography



Regional Approach & Coverage

Target Markets

GCC and wider Middle East



03

BUSINESS MODEL

Business Model



An industry-leading investor, asset manager and developer, with expertise in delivering complex industrial and logistics projects with a successful delivery track record.

DEVELOPMENT STAGE

In house Development Management

Land Sourcing



Design



Construction



Leasing



MANAGEMENT STAGE

In house Portfolio Management

Stabilization



Asset Management



Target Sectors



Extensive tenant base of Local, Regional and International players across key sectors.



Third Party
Logistics (3PL)



E-commerce



Retail



Fast Moving
Consumer Goods
(FMCG)



Cold Store / F&B



Health Care



Express Couriers



Automotive Parts
& Storage



Chemical /
Dangerous Goods



Engineering



Manufacturing /
Production



Light
Industrial

04

SELECT PROJECTS

Select Projects



LOGISTICS PARK

Aldar Logistics Centres – NIP



Location: NATIONAL INDUSTRIES PARK (NIP)

Leasable Area: 148,530 SQM OVER 3 BUILDINGS

DUBAI GREEN BUILDING & LEED COMPLIANT

7 Central



Location: DUBAI INVESTMENTS PARK (DIP)

Leasable Area: 36,000 SQM OVER 2 PHASES

DUBAI GREEN BUILDING

LIGHT INDUSTRIAL PARK

Abu Dhabi Business Hub (ADBH)



Location: ICAD 1 + ICAD 3, ABU DHABI

Leasable Area: 195,000 + 166,000 SQM

HIGH QUANTITY UNITS

Al Markaz



Location: AL BIHOOTH, ABU DHABI

Leasable Area: 180,000 SQM

HIGH POWER UNITS

Select Projects



BUILD TO SUIT SOLUTIONS

Fulfillment Center with DG Chamber



Location: EZ DUBAI, DUBAI SOUTH

Leasable Area: 23,000 SQM

DUBAI GREEN BUILDING & LEED COMPLIANT

Client: GLOBAL 3PL PLAYER

Cold Store with Ammonia Plant



Location: LOGISTICS DISTRICT, DUBAI SOUTH

Leasable Area: 20,000 SQM

DUBAI GREEN BUILDING

Client: REGIONAL FMCG DISTRIBUTOR

Showroom & Service Centre



Location: YAS ISLAND, ABU DHABI

Leasable Area: 5,000 SQM

ESTIDAMA & LEED COMPLIANT

Client: GLOBAL EV AUTOMOTIVE PRODUCER

SPECULATIVE BUILDS

Fulfillment Center



Location: EZ DUBAI, DUBAI SOUTH

Leasable Area: 24,000 SQM

DUBAI GREEN BUILDING & LEED COMPLIANT

Aldar Logistics Centres - Dubai South



Location: LOGISTICS DISTRICT, DUBAI SOUTH

Leasable Area: 16,000 & 24,000 SQM

DUBAI GREEN BUILDING & LEED COMPLIANT

Aldar Logistics Centres - Al Falah



Location: AL FALAH, ABU DHABI

Leasable Area: TBD

Design stage: TO OFFER MIX OF LOGISTICS CENTRES & LIGHT INDUSTRIAL UNITS

Select Projects



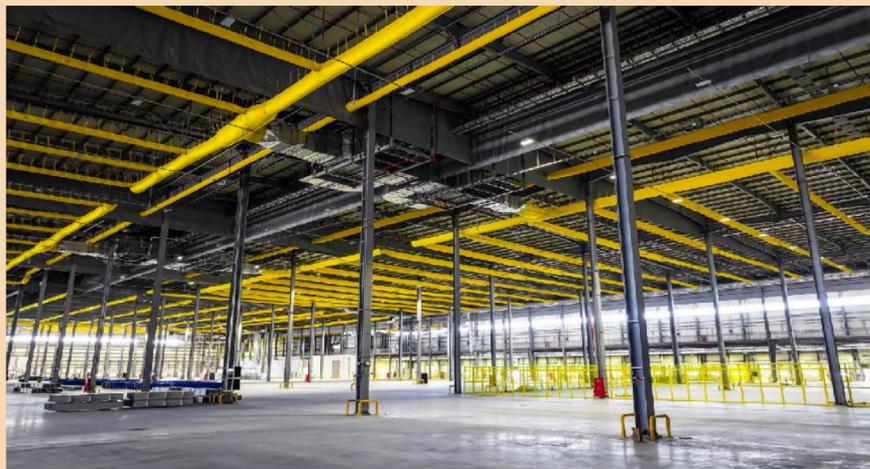
LOGISTICS

Fulfillment Centre



Location:
KEZAD, ABU DHABI

Leasable Area:
115,660 SQM



Purpose-built for Noon's e-commerce operations and is the facility Largest logistics facility in the UAE.

LIGHT INDUSTRIAL

Manufacturing Facility



Location:
KEZAD, ABU DHABI

Leasable Area:
21,063 SQM



Purpose-built for Emtelle for fiber optic duct network manufacturing and operations.

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