SOBHA
REALTY
The Art of Detail

Proud of UAE
فخورون بالإمارات

SOBHA REALTY

PNC MENON

The Man
BEHIND THE
VISION

Proud of UAE
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SOBHA
REALTY

2026

1976

50
YEARS OF LEGACY

YEARS *of* LEGACY

Five Decades OF PERFECTION

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SOBHA REALTY

THE ART *of* DETAIL

Perfection built in by design.

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SOBHA REALTY

Backward Integration

ONE SYSTEM. ONE STANDARD.

DESIGN | ENGINEERING | MANUFACTURING | CONSTRUCTION

Recognized By

Harvard Business School

Proud of UAE
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SOBHA REALTY

A Global Footprint

DIFFERENT MARKETS.
ONE DISCIPLINE.

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SOBHA
REALTY

Proud of UAE
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SOBHA REALTY

Abu Dhabi

A Capital Shaped By

LONG-TERM VISION

WHERE VALUES ALIGN

Proud
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فخورين بالإمارات
SOBHA
REALTY
Great Cities
are shaped by
INTENT AND
DISCIPLINE
Discipline Meets Destination

Proud
of UAE
فخورين بالإمارات
SOBHA
REALTY
Defined By
PERMANENCE
AND CONFIDENCE
Craft Is Structure

Proud of UAE
فخورين بالإمارات
SOBHA
REALTY
This is where philosophy becomes place.
Where discipline takes form.
A city shaped by intention.
Built with certainty.
CRAFTSMANSHIP
FINDS ITS CAPITAL.

Proud of UAE
فخورون بالإمارات

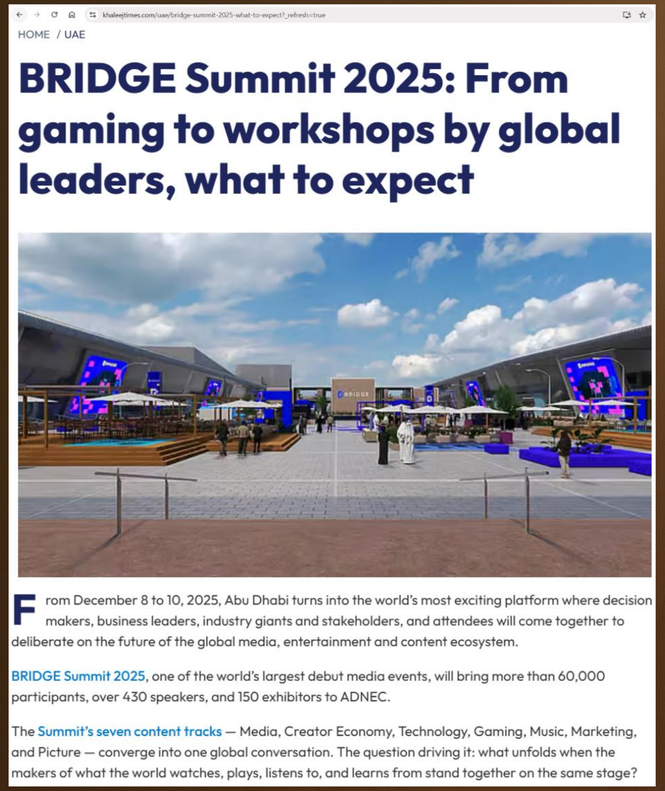
SOBHA REALTY

ABU DHABI

A Legacy

—

Refined Over Time



khaleejtimes.com/uae/bridge-summit-2025-what-to-expect?_refresh=true

HOME / UAE

BRIDGE Summit 2025: From gaming to workshops by global leaders, what to expect

From December 8 to 10, 2025, Abu Dhabi turns into the world's most exciting platform where decision makers, business leaders, industry giants and stakeholders, and attendees will come together to deliberate on the future of the global media, entertainment and content ecosystem.

BRIDGE Summit 2025, one of the world's largest debut media events, will bring more than 60,000 participants, over 430 speakers, and 150 exhibitors to ADNEC.

The Summit's seven content tracks — Media, Creator Economy, Technology, Gaming, Music, Marketing, and Picture — converge into one global conversation. The question driving it: what unfolds when the makers of what the world watches, plays, listens to, and learns from stand together on the same stage?

khaleejtimes.com/uae/disneyland-abu-dhabi-theme-park-location-yas-island

HOME / UAE

First glimpse of Disneyland Abu

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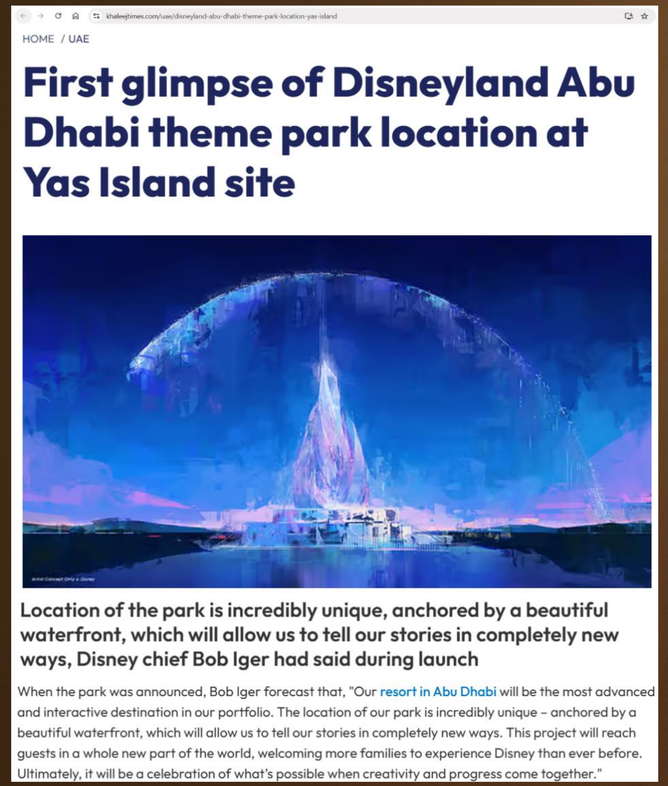
SOBHA REALTY

ABU DHABI

A Legacy

—

Refined Over Time



HOME / UAE

First glimpse of Disneyland Abu Dhabi theme park location at Yas Island site

Location of the park is incredibly unique, anchored by a beautiful waterfront, which will allow us to tell our stories in completely new ways, Disney chief Bob Iger had said during launch

When the park was announced, Bob Iger forecast that, "Our resort in Abu Dhabi will be the most advanced and interactive destination in our portfolio. The location of our park is incredibly unique – anchored by a beautiful waterfront, which will allow us to tell our stories in completely new ways. This project will reach guests in a whole new part of the world, welcoming more families to experience Disney than ever before. Ultimately, it will be a celebration of what's possible when creativity and progress come together."

HOME / UAE / TRANSPORT

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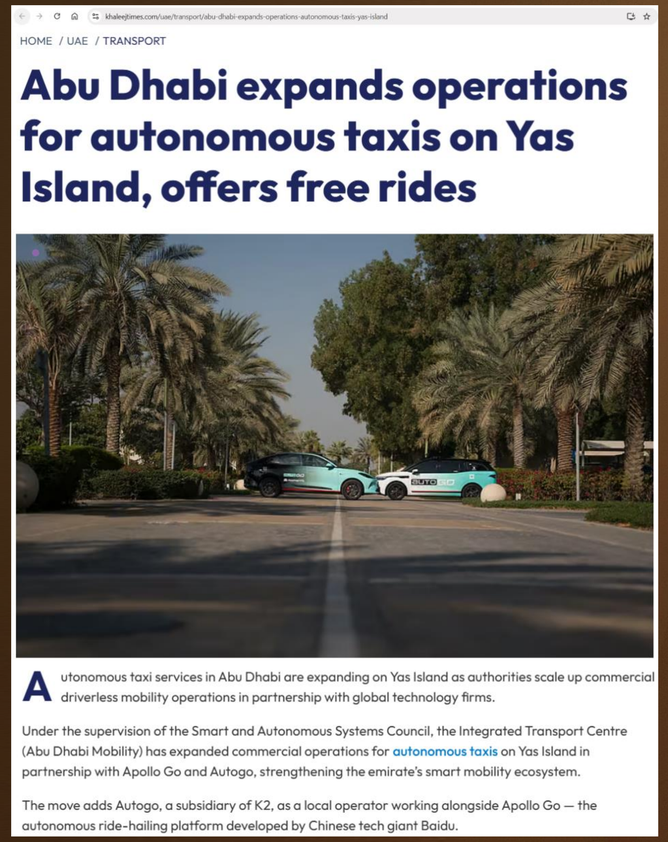

khaleejtimes.com/uae/transport/abu-dhabi-expands-operations-autonomous-taxis-yas-island

HOME / UAE / TRANSPORT

Abu Dhabi expands operations for autonomous taxis on Yas Island, offers free rides

Autonomous taxi services in Abu Dhabi are expanding on Yas Island as authorities scale up commercial driverless mobility operations in partnership with global technology firms.

Under the supervision of the Smart and Autonomous Systems Council, the Integrated Transport Centre (Abu Dhabi Mobility) has expanded commercial operations for autonomous taxis on Yas Island in partnership with Apollo Go and Autogo, strengthening the emirate's smart mobility ecosystem.

The move adds Autogo, a subsidiary of K2, as a local operator working alongside Apollo Go — the autonomous ride-hailing platform developed by Chinese tech giant Baidu.

khaleejtimes.com/uae/transport/abu-dhabi-unveils-air-taxi-network

HOME / UAE / TRANSPORT

Airport to home in minutes: Abu

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A Legacy

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khaleejtimes.com/uae/transport/abu-dhabi-unveils-air-taxi-network

HOME / UAE / TRANSPORT

Airport to home in minutes: Abu Dhabi unveils flying taxi network with over 10 vertiports

Imagine landing at Zayed International Airport and stepping directly into a sleek electric aircraft that lifts off vertically, glides quietly over the skyline, and drops you minutes later in the heart of the city — or even another emirate. That's the future Abu Dhabi Airports is building.

The company announced on Tuesday that it will spearhead the development of a network of more than 10 vertiports across key urban and transit locations, forming the backbone of a new air taxi ecosystem powered by electric vertical take-off and landing (eVTOL) aircraft.

The initial phase will centre on Zayed International Airport (AUH) and Al Bateen Executive Airport (AZI), creating the first point-to-point routes that will strengthen airport-city connectivity. Initial routes will be limited in range due to current battery technology, but eventually advancements are expected to enable links to Al Ain and support inter-emirate travel.

mediaoffice.abudhabi/en/tourism/abu-dhabis-culture-and-tourism-sectors-delivered-strong-growth-in-2025-with-26m-visitors/?utm_source=chatgpt.com

6 APRIL 2026

TOURISM

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A Legacy

—

Refined Over Time

SOBHA REALTY

mediaoffice.abudhabi/en/tourism/abu-dhabis-culture-and-tourism-sectors-delivered-strong-growth-in-2025-with-26m-visitors/?utm_source=chatgpt.com

6 APRIL 2026

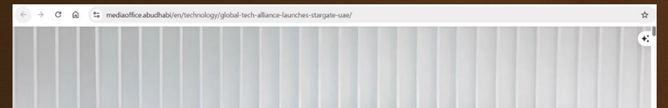
TOURISM

Abu Dhabi's culture and tourism sectors delivered strong growth in 2025, with 26.6m visitors

SHARE THIS ARTICLE

The Department of Culture and Tourism – Abu Dhabi (DCT Abu Dhabi) has announced that Abu Dhabi has welcomed a record 26.6 million visitors in 2025, reinforcing its position as an emerging global cultural capital and a tourism destination of choice. The milestone reflects the emirate's growing international appeal and its commitment to long-term, sustainable economic impact.

DCT Abu Dhabi delivered its strongest culture and tourism performance on record in 2025, with hotel revenues growing 19.5 per cent year-on-year to AED9.1 billion, MICE delegates increasing 40 per cent to 2.2 million, and culture and leisure event attendance up 20 per cent to 4.2 million. Double-digit growth was underpinned by cultural appeal that drew more than 8.6 million visitors to the emirate's cultural sites and libraries throughout the year with Qasr Al Hosn recording 22 per cent year-on-year increase in visitor numbers.



mediaoffice.abudhabi/en/technology/global-tech-alliance-launches-stargate-uae/

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SOBHA REALTY

ABU DHABI

A Legacy

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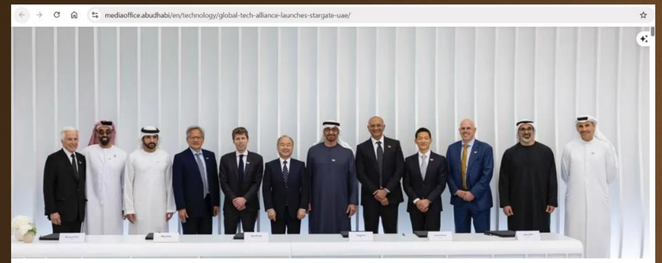
Refined Over Time



22 MAY 2025
TECHNOLOGY

Global tech alliance launches 'Stargate UAE'

SHARE THIS ARTICLE

In the presence of President His Highness Sheikh Mohamed bin Zayed Al Nahyan, and in a historic step forward for artificial intelligence and international collaboration, G42, OpenAI, Oracle, NVIDIA, SoftBank Group and Cisco today announced their partnership to build Stargate UAE. Stargate UAE is a next-generation AI infrastructure cluster that will run in the newly established 5-gigawatt UAE–US AI Campus in Abu Dhabi.

9 APRIL 2026
ECONOMY

Mubadala records growth in

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ABU DHABI

A Legacy

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Refined Over Time

mediaoffice.abudhabi/en/economy/mubadala-records-growth-in-assets-proceeds-and-deployments-in-2025/

9 APRIL 2026
ECONOMY

Mubadala records growth in assets, proceeds, and deployments in 2025

SHARE THIS ARTICLE

Mubadala Investment Company, an Abu Dhabi–based global sovereign investor, reported strong financial performance in its 2025 annual results.

Mubadala's assets under management grew 17 per cent to AED1.4 trillion (US$385 billion), with annualised five- and ten-year returns exceeding ten per cent.

Mubadala's 2025 results reflect its success as a disciplined global capital platform, with assets under management increasing by 17 per cent year-on-year to AED1.4 trillion (US$385 billion). The company delivered annualised returns of 10.7 per cent over five years and 10.3 per cent over ten years, alongside a 20 per cent increase in capital deployed to AED143 billion (US$39 billion) and a 27 per cent rise in proceeds to AED138 billion (US$38 billion).

timesofindia.indiatimes.com/world/middle-east/worlds-best-cruise-destination-2025-has-been-crowned-and-its-not-caribbean-or-europe/articleshow/126606548.cms#:~:text...

World's Best Cruise Destination 2025 has been crowned and it's not Caribbean or Europe

SOBHA REALTY

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SOBHA REALTY

ABU DHABI

A Legacy

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Refined Over Time

timesofindia.indiatimes.com/world/middle-east/worlds-best-cruise-destination-2025-has-been-crowned-and-its-not-caribbean-or-europe/articleshow/126606548.cms#:~:text...

World's Best Cruise Destination 2025 has been crowned and it's not Caribbean or Europe

TOI World Desk / TIMESOFINDIA.COM / Updated: Jan 19, 2026, 16:27 IST

Comments Share AA

From Desert Capital to Cruise King: How This City Claimed the World's Top Cruise Title

The World Cruise Awards, one of the most respected accolades in global cruise tourism, has officially crowned Abu Dhabi with the prestigious title of World's Best Cruise Destination for 2025 and the win for the Emirate's city is in addition to being named the Middle East's Best Cruise Destination. This marks a second consecutive year that the UAE capital has topped these rankings, highlighting its rapid emergence as a premier hub for cruise travellers worldwide. The achievement reflects strategic planning, major infrastructure investment and an expanding portfolio of visitor experiences that appeal to leisure, culture and adventure seekers alike.

Abu Dhabi's recognition as both the World's Best Cruise Destination and the Middle East's Best Cruise Destination for 2025, driven by its dual-port approach, cultural depth, visitor growth and strategic tourism planning, cements its status as a must-visit stop for global cruise travellers and a major player in international maritime tourism.

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SOBHA REALTY

296%

GROWTH IN RESIDENTIAL UNIT SALES

Since 2022

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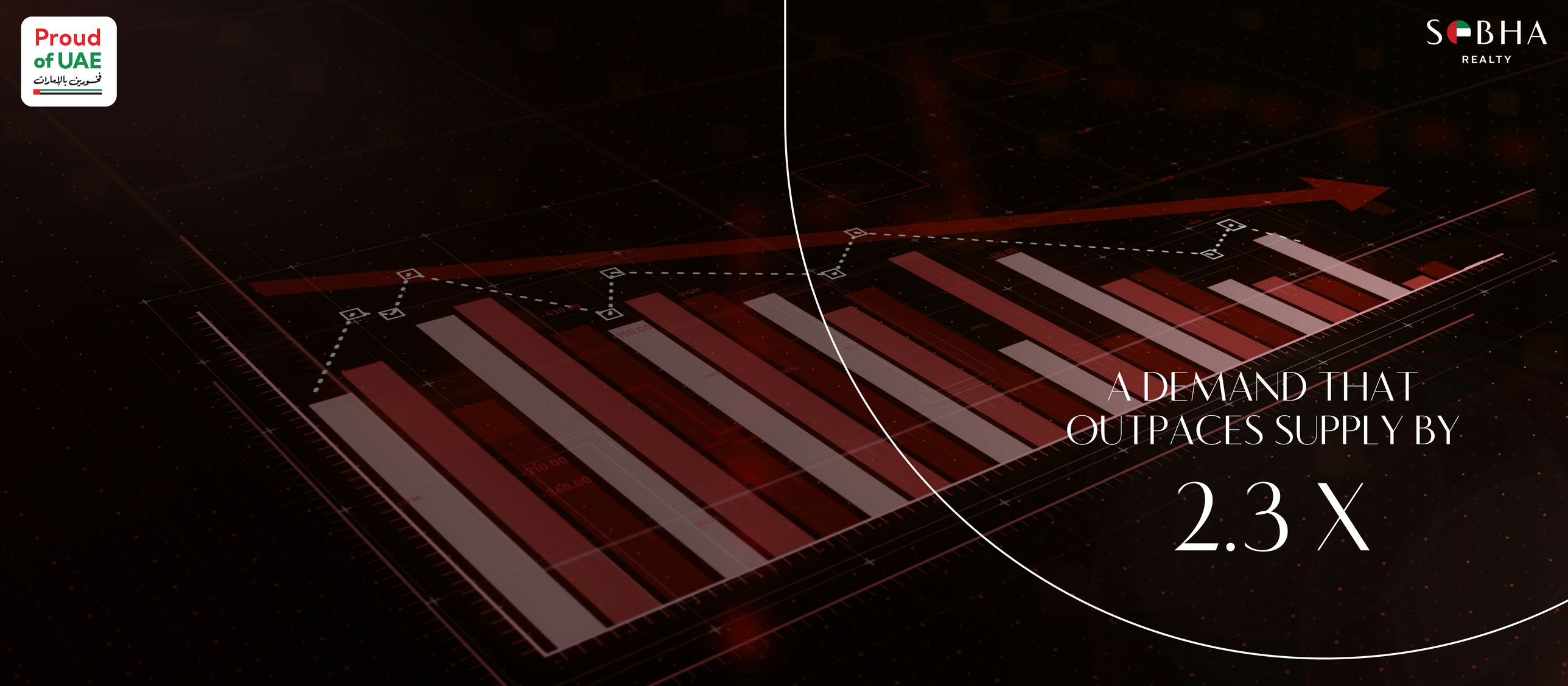
SOBHA REALTY



A DEMAND THAT
OUTPACES SUPPLY BY

2.3 X

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فخورون بالإمارات

SOBHA REALTY

TOP NATIONALITIES

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SOBHA
REALTY

For the First Time in

ABU DHABI

Proud
of UAE
فخورين بالإمارات
SOBHA
REALTY
SOBHA CITY
ABU DHABI

Proud of UAE
فخورين بالإمارات

SOBHA REALTY

A MASTER-PLANNED LANDMARK

NEAR YAS ISLAND AND UPCOMING DISNEYLAND

NEAR ZAYED INTERNATIONAL AIRPORT

~ 38 MILLION SQ. FT TOTAL LAND

OVER 50,000 TREES

~60% OPEN AND GREEN SPACES

~ 20KM WELLNESS LOOP

2KM WATERFRONT PROMENADE

GREG NORMAN GOLF COURSE DESIGNED BY GREG NORMAN GOLF COURSE DESIGN

ABU DHABI'S PLAN 2030 VISION

Proud
of UAE
فخورين بالإمارات
SOBHA
REALTY
CONNECTED BY DESIGN
At the heart of Abu Dhabi's most established destinations.

Proud of UAE
فخورين بالإمارات
SOBHA REALTY
SOBHA
REALTY
Upcoming Disney World
Yas Waterworld
Yas Mall
Seaworld Abu Dhabi
Ferrari World
Yas Links
Yas Beach
Etihad Arena
Yas Island Waterfront
Space42 Arena
Zayed International Airport

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SOBHA CITY
ABU DHABI

MASTER PLAN

Proud
of UAE
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SOBHA
REALTY

Proud of UAE
فخورون بالإمارات

SOBHA
REALTY

Shaped By

WATER AND LAND

Proud
of UAE
فخورين بالإمارات
SOBHA
REALTY
Meaningful
SCALE
CANALS, OPEN LANDSCAPES, AND GREEN SPACES.

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SOBHA REALTY

The Pillars Of

SOBHA CITY

LIVE | CONNECT | RESTORE

Proud of UAE
فخورين بالإمارات
SOBHA
REALTY
Live
DESIGNED FOR LIFE
NOT JUST FOR LIVING
HOMES SHAPED BY LIGHT, PROPORTION, AND PRIVACY.
VILLAS AND RESIDENCES PLANNED FOR EVERY STAGE OF
LIFE —WITH CLARITY, COMFORT, AND LASTING VALUE.

Proud of UAE
فخورين بالإمارات
SOBHA
REALTY
Connect
WHERE COMMUNITY TAKES FORM
SPACES THAT BRING PEOPLE TOGETHER, NATURALLY.
RETAIL, PROMENADES, COURTYARDS, AND SOCIAL NODES —
WOVEN INTO EVERYDAY MOVEMENT.

Proud of UAE
فخورين بالإمارات

SOBHA
REALTY

Restore

BALANCE BUILT INTO DAILY LIFE

NATURE AS INFRASTRUCTURE.
SHADE, WATER, GREENERY, AND CALM —
DESIGNED TO RESTORE BODY AND MIND, EVERY DAY.

Proud of UAE
فخورون بالإمارات

SOBHA REALTY

FOUNDATIONS OF

SOBHA CITY

Proud of UAE
فخورين بالإمارات

SOBHA
REALTY

Spaces *Designed* to Pause

Proud
of UAE
فخورون بالإمارات
SOBHA
REALTY
Movement
WITH PURPOSE
ACTIVE LIVING... EMBEDDED.
JOGGING. CYCLING. FITNESS ZONES.
GOLF AREAS. GREEN CORRIDORS.

Proud of UAE
فخورين بالإمارات

SOBHA REALTY

Community
AS A CONSTANT

RETAIL. DINING. SOCIAL SPACES.
PLANNED TO CONNECT

Proud
of UAE
فخورين بالإمارات
SOBHA
REALTY
Everyday
Essentials,
THOUGHTFULLY PLACED
INTEGRATED INTO THE CITY.
CONVENIENCE. COMMUNITY.
LEISURE. ACTIVE LIVING.

Proud of UAE
فخورين بالإمارات

SOBHA REALTY

Life

MADE EFFORTLESS

DAILY LIFE FLOWS WITH EASE.
PARKING. ARRIVAL COURTS.
CONCIERGE SERVICES.

Proud
of UAE
فخورين بالإمارات
SOBHA
REALTY
Planned
FOR ENVIRONMENT
ALIGNED WITH ABU DHABI'S 2030 VISION.
LANDSCAPE-LED COOLING. WALKABILITY.
REDUCED CAR DEPENDENCY

Proud of UAE
فخورين بالإمارات

SOBHA
REALTY

INTRODUCING AT

SOBHA CITY

ABU DHABI

Proud of UAE
فخورون بالإمارات

SOBHA
REALTY

THE ORCHARD
AT SOBHA CITY

THE TERRACES
AT SOBHA CITY

RIVER COVE RESIDENCES
AT SOBHA CITY

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SOBHA
REALTY

THE ORCHARD
AT SOBHA CITY

Proud of UAE
فخورين بالإمارات

THE ORCHARD
AT SOBHA CITY

A residential address of distinction.
Villas designed for privacy, space, and permanence.

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فخورون بالإمارات

SOBHA REALTY

THE ORCHARD
AT SOBHA CITY

ESTATE VILLAS

A LIMITED COLLECTION OF VILLAS, CRAFTED FOR SPACE, PRIVACY AND PERMANENCE

Proud
of UAE
فخورين بالإمارات
SOBHA
REALTY
THE ORCHARD
AT SOBHA CITY
4 Bedroom - Type A

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فخورون بالإمارات

GROUND FLOOR

THE ORCHARD
AT SOBHA CITY

4 Bedroom - Type A

Saleable Area: 4,309.44 - 4,515.57 sq. Ft.
Plot Area: 4,506.10 - 5,849.43 sq. Ft.

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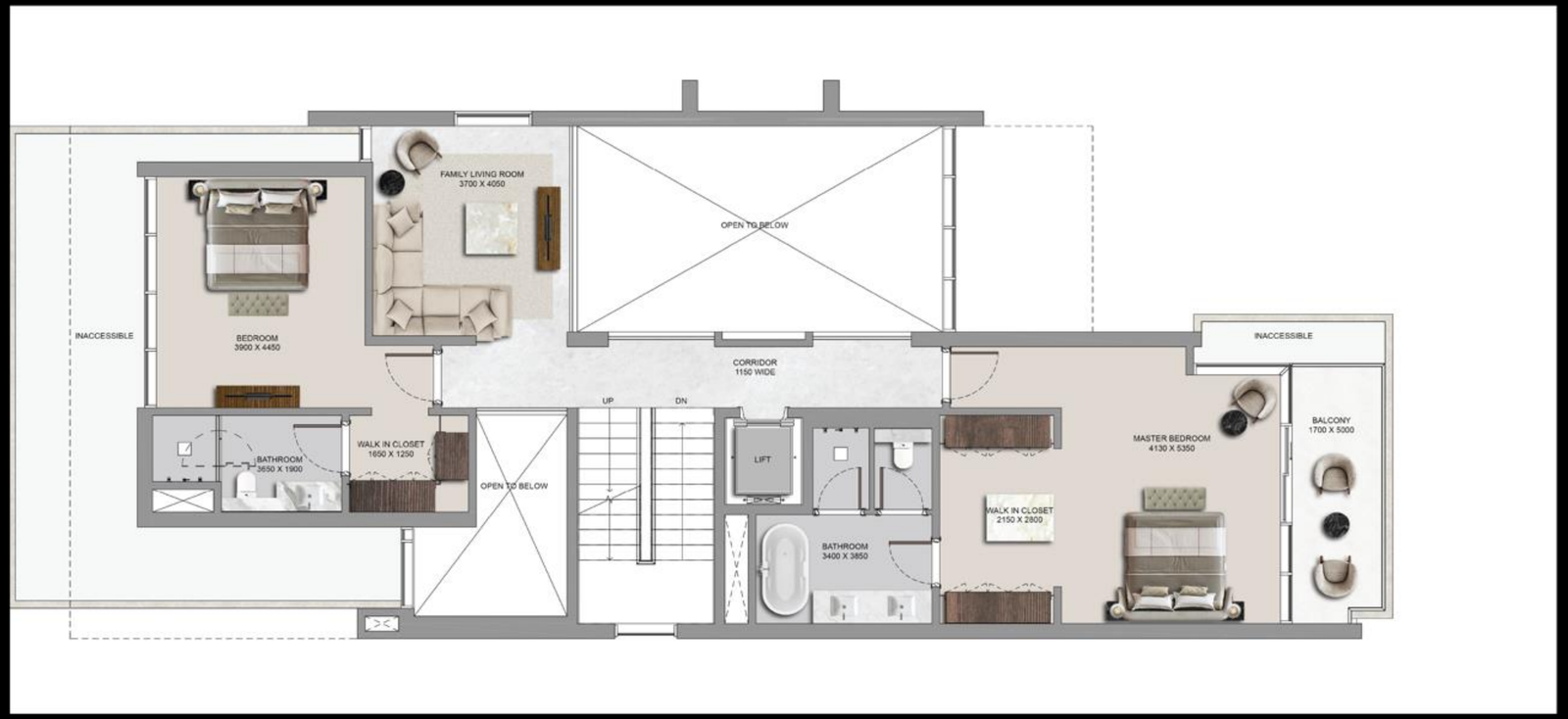
FIRST FLOOR



THE ORCHARD
AT SOBHA CITY

4 Bedroom - Type A

Saleable Area: 4,309.44 - 4,515.57 sq. Ft.
Plot Area: 4,506.10 - 5,849.43 sq. Ft.

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فخورون بالإمارات

SECOND FLOOR

THE ORCHARD
AT SOBHA CITY

4 Bedroom - Type A

Saleable Area: 4,309.44 - 4,515.57 sq. Ft.
Plot Area: 4,506.10 - 5,849.43 sq. Ft.

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SOBHA
REALTY
THE ORCHARD
AT SOBHA CITY
5 Bedroom - Type A

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GROUND FLOOR

THE ORCHARD
AT SOBHA CITY

5 Bedroom - Type A

Saleable Area: 5,317.8 - 5,418.34 sq. Ft.
Plot Area: 5,489.49 - 6,555.76 sq. Ft.

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فخورين بالإمارات

FIRST FLOOR

THE ORCHARD
AT SOBHA CITY

5 Bedroom - Type A

Saleable Area: 5,317.8 - 5,418.34 sq. Ft.
Plot Area: 5,489.49 - 6,555.76 sq. Ft.

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فخورون بالإمارات

SECOND FLOOR

THE ORCHARD
AT SOBHA CITY

5 Bedroom - Type A

Saleable Area: 5,317.8 - 5,418.34 sq. Ft.
Plot Area: 5,489.49 - 6,555.76 sq. Ft.

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SOBHA
REALTY
THE ORCHARD
AT SOBHA CITY
6 Bedroom - Type B

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GROUND FLOOR

THE ORCHARD
AT SOBHA CITY

6 Bedroom - Type B

Saleable Area: 6,383.11 sq. Ft.
Plot Area: 6,490.75 sq. Ft.

Proud of UAE
فخورين بالإمارات

FIRST FLOOR

THE ORCHARD
AT SOBHA CITY

6 Bedroom - Type B

Saleable Area: 6,383.11 sq. Ft.
Plot Area: 6,490.75 sq. Ft.

Proud of UAE
فخورين بالإمارات

SECOND FLOOR

THE ORCHARD
AT SOBHA CITY

6 Bedroom - Type B

Saleable Area: 6,383.11 sq. Ft.
Plot Area: 6,490.75 sq. Ft.

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SOBHA
REALTY

THE TERRACES

AT SOBHA CITY

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THE TERRACES

AT SOBHA CITY

Intimate outdoor living,
thoughtfully woven into a garden villa community.

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SOBHA REALTY

THE TERRACES
AT SOBHA CITY

GARDEN VILLAS

THE SAME SOBHA PRECISION. EXPRESSED DIFFERENTLY

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SOBHA
REALTY

THE TERRACES

AT SOBHA CITY

3 Bedroom + Majlis

Proud of UAE
فخورين بالإمارات

THE TERRACES
AT SOBHA CITY

3 Bedroom + Majlis

Saleable Area: 2,577.85 - 3,453.49 sq. Ft.
Plot Area: 1,987.98 - 3,117.67 sq. Ft.

GROUND FLOOR

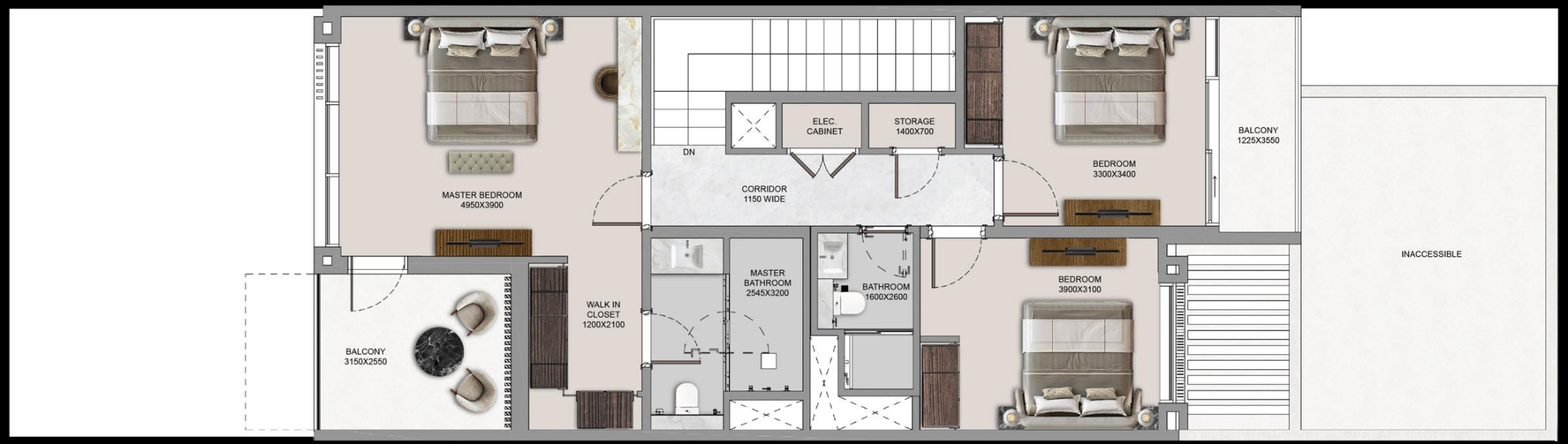
Proud of UAE
فخورين بالإمارات

THE TERRACES
AT SOBHA CITY

3 Bedroom + Majlis

Saleable Area: 2,577.85 - 3,453.49 sq. Ft.
Plot Area: 1,987.98 - 3,117.67 sq. Ft.

FIRST FLOOR



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SOBHA
REALTY
THE TERRACES
AT SOBHA CITY
4 Bedroom + Majlis

Proud of UAE
فخورين بالإمارات

GROUND FLOOR

THE TERRACES
AT SOBHA CITY

4 Bedroom + Majlis

Saleable Area: 4,194.48 - 4,524.29 sq. ft
Plot Area: 3,387.6 - 3,883.38 sq. ft.

Proud of UAE
فخورين بالإمارات

FIRST FLOOR

THE TERRACES
AT SOBHA CITY

4 Bedroom + Majlis

Saleable Area: 4,194.48 - 4,524.29 sq. ft
Plot Area: 3,387.6 - 3,883.38 sq. ft.

Proud of UAE
فخورين بالإمارات

SECOND FLOOR

THE TERRACES
AT SOBHA CITY

4 Bedroom + Majlis

Saleable Area: 4,194.48 - 4,524.29 sq. ft
Plot Area: 3,387.6 - 3,883.38 sq. ft.

Proud of UAE
فخورون بالإمارات

SOBHA
REALTY

RIVER COVE RESIDENCES

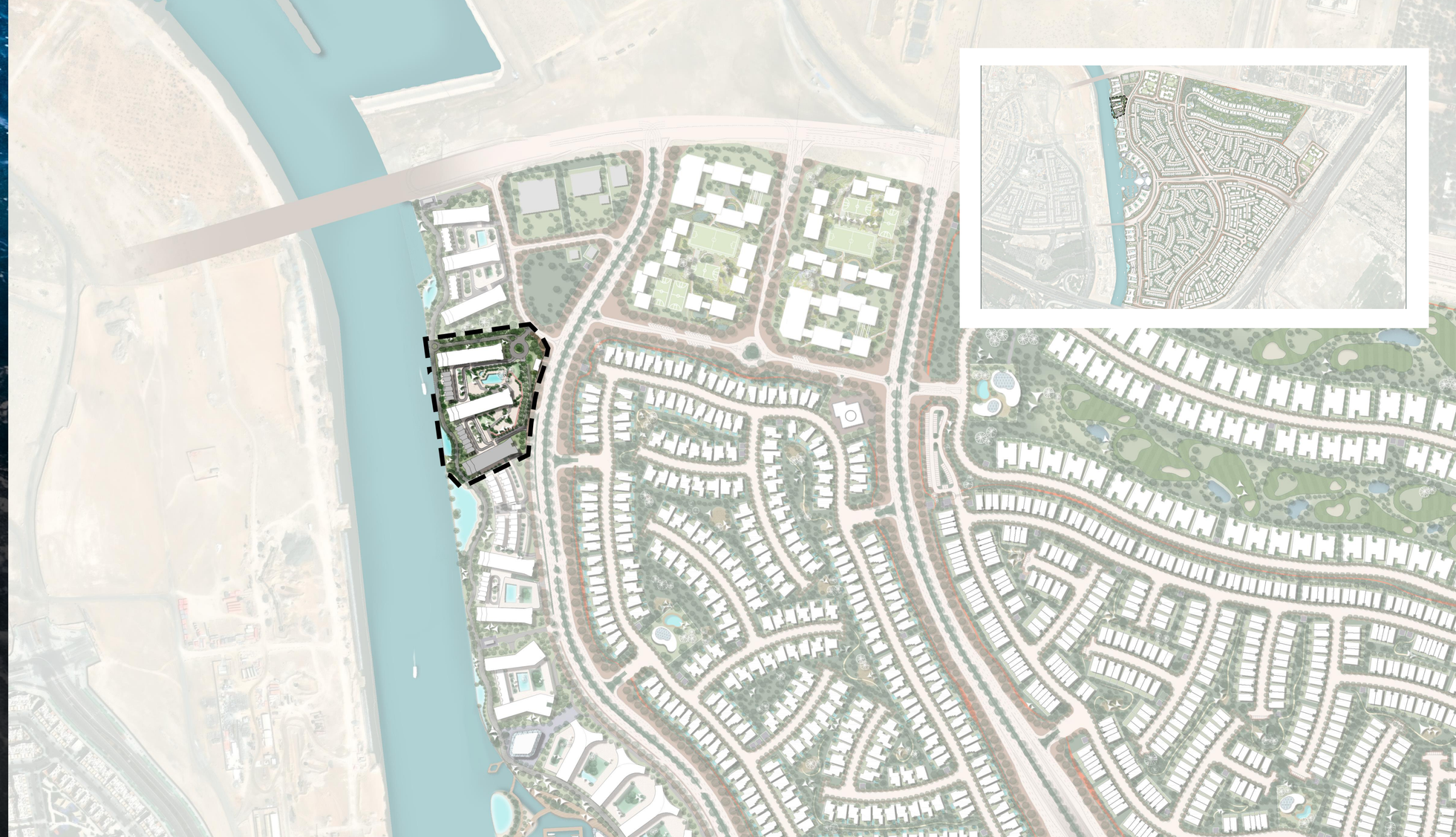
AT SOBHA CITY

Proud of UAE
فخورين بالإمارات

RIVER COVE RESIDENCES

AT SOBHA CITY

Waterfront living, refined through proportion and openness.



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فخورين بالإمارات

SOBHA
REALTY

RIVER COVE RESIDENCES

AT SOBHA CITY

APARTMENTS

URBAN LIVING SHAPED BY LIGHT, VIEWS, AND CONTINUITY

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SOBHA
REALTY
SOBHA

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of UAE
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SOBHA
REALTY

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REALTY

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فخورين بالإمارات

RIVER COVE RESIDENCES
AT SOBHA CITY

1 BEDROOM APARTMENTS

Saleable Area: 566.27 sq.ft. – 608.59 sq.ft.

Proud of UAE
فخورين بالإمارات

RIVER COVE RESIDENCES
AT SOBHA CITY

2 BEDROOM APARTMENTS

Saleable Area: 1,012.88 sq.ft. – 1,212.02 sq.ft.

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SOBHA REALTY
Abu Dhabi
Advantage
A population that is growing by
~7.5 % annually

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SOBHA REALTY

Abu Dhabi
Advantage

Steady growth of

6.6%

occupancy across all types of residences from 2022-2025

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SOBHA REALTY

Abu Dhabi Advantage

Non-oil GDP contributing

54% in Q3 25

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SOBHA
REALTY
POSITIONED FOR LASTING VALUE
STARTING PRICE
APARTMENTS - AED 1.31 MN
VILLAS - AED 4.96 MN

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SOBHA REALTY

PAYMENT PLAN

60% | 40%

DURING CONSTRUCTION | ON COMPLETION

Booking Amount	1st Installment	2nd Installment	3rd Installment	4th Installment	5th Installment	6th Installment	7th Installment	8th Installment	Final Installment
20%	5%	5%	5%	5%	5%	5%	5%	5%	40%
On Booking Date	6 Months from the Booking Date	9 Months from the Booking Date	12 Months from the Booking Date	15 Months from the Booking Date	18 Months from the Booking Date	24 Months from the Booking Date	30 Months from the Booking Date	36 Months from the Booking Date	On Completion

ACD - DECEMBER 2029*

Service Charge: VILLAS - AED5 per sq.ft.* APARTMENTS - AED16 per sq.ft.*

* T& C Apply

Typology	Configuration	Saleable Area Range - Sq. Ft	Plot Area Range - Sq. Ft	Starting Price (in AED)	EOI Amount (AED)
Estate Villas	4 Bedroom	4,309.44 - 4,515.57	4,506.10 - 5,849.43	**9.05 MN**	**225,000**
	5 Bedroom	5,317.8 - 5,418.34	5,489.49 - 6,555.76	**11.16 MN**	**250,000**
	6 Bedroom	6,383.11	6,490.75	**13.4 MN**	**300,000**
Garden Villas	3 Bedroom + Majlis	2,577.85 - 3,453.49	1,987.98 - 3,117.67	**4.96 MN**	**150,000**
	4 Bedroom + Majlis	4,194.48 - 4,524.29	3,387.6 - 3,883.38	**8.07.MN**	**200,000**
Apartments	1 Bedroom	566.27 - 608.59		**1.31 MN**	**35,000**
	2 Bedroom	1,012.88 - 1,212.02		**2.40 MN**	**70,000**

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SOBHA REALTY

Craftsmanship Finds Its Capital

SOBHA CITY
ABU DHABI