



Press Release

Gaw Capital Partners Acquires Residential Building in Abu Dhabi's Saadiyat Cultural District from Aldar

May 13, 2025, Abu Dhabi – Real estate private equity firm Gaw Capital Partners, today announced the acquisition of a **residential building at Mamsha Gardens**, a property located on Saadiyat Island in Abu Dhabi, UAE. The total net acquisition price of the asset exceeds **US\$150 million**.

Developed by Aldar, Mamsha Gardens is a low-density project featuring 7 residential buildings nestled in the culturally rich Saadiyat Cultural District, known for its world-class museums such as Louvre Abu Dhabi and teamLab Phenomena, as well as the soon to be completed Guggenheim Abu Dhabi, Zayed National Museum, and Natural History Museum. The development is also surrounded by premium educational institutions, luxury resort hotels, and golf and beach clubs.

The Property, expected to be completed in 2028, comprises 71 serene units with a total saleable area of 176,046 sq. ft. The residential units, ranging from 1 to 3-bedroom apartments and 2 to 3-bedroom townhouses, offer private terraces with views of beautifully landscaped internal gardens and prestigious villas within the development. Additionally, residents can enjoy an exclusive beachfront experience at Mamsha Beach, making it a highly desirable location in the region.

The developer, Aldar, is one of the UAE's leading developers and the largest in Abu Dhabi, with over 20 years of experience specializing in luxury residential projects.

Market research conducted by Cushman and Wakefield in 2024 underscores the robust growth of property prices and rental rates on Saadiyat Island, with a year-on-year increase of 30% and 14%, respectively. The Abu Dhabi residential market has witnessed significant demand for premium housing, fueled by foreign direct investments and population growth, leading to a 59% increase in sales volume in 2024.

Christina Gaw, Managing Principal, Global Head of Capital Markets and Co-Chair of Alternative Investments at Gaw Capital Partners, said, "We are thrilled to announce Gaw Capital Partners' first deal in Abu Dhabi with the acquisition of a residential building at Mamsha Gardens. This landmark investment reflects our positive view on the dynamic Middle East market, its potential for growth and innovation, and our trust in Aldar as a leading UAE developer. We are committed to leveraging our expertise to drive value creation and sustainable development in the region."

Humbert Pang, Managing Principal, Head of China, and Co-Chair of Alternative Investments at Gaw Capital Partners, said, "The increase in expatriate demand, ongoing government initiatives attracting foreign investments, overall economic diversification effort in the UAE and the introduction of new residency permits have positively impacted the property market sentiment. We are excited about our first partnership with Aldar and look forward to forging more collaboration in the future."



Talal Al Dhiyebi, Group Chief Executive Officer at Aldar, commented: “This transaction underscores the strength of Aldar’s development platform and the growing appeal of Abu Dhabi’s increasingly mature real estate market to global investors – in the first quarter of 2025, 87% of Aldar’s UAE sales came from international buyers. The entry of Gaw Capital Partners, a leading Asia-based investor – making its first investment in the UAE – reflects Abu Dhabi’s economic growth expectations and its status as a go-to investment destination, where value continues to be driven by robust economic fundamentals, attractive demographics and high-quality assets.”

Gaw Capital Partners continues to fortify its global presence through well-calculated acquisitions and investments, embodying its unwavering pledge to delivering excellence and innovation in the real estate sector. With a keen eye on emerging opportunities in the Middle East market, the firm remains dedicated to identifying and capitalizing on opportunities that align with its expertise in creating value through astute market insights and strategic investments.

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About Gaw Capital Partners

Gaw Capital Partners is a uniquely positioned private equity fund management company focusing on real estate markets in Asia Pacific and other high barrier-to-entry markets globally.

Specializing in adding strategic value to under-utilized real estate through redesign and re-positioning, the firm’s investments span the entire spectrum of real estate sectors, including residential development, commercial offices, retail malls, hospitality, logistics warehouses and IDC projects.

Since its inception in 2005, Gaw Capital has raised seven commingled funds targeting Asia Pacific regions. The firm also manages value-add/opportunistic funds in the US, a Pan-Asia hospitality fund, a European Hospitality Fund, a Growth Equity Fund, and it also provides services for credit investments and separate account direct investments globally.

Gaw Capital has raised equity of US\$23.8 billion since 2005 and commanded assets of US\$34.4 billion under management as of Q4 2024.

About Aldar

Aldar is the leading real estate developer, manager, and investor in Abu Dhabi, with a growing presence across the United Arab Emirates, the Middle East North Africa, and Europe.

The company has two core business segments, Aldar Development and Aldar Investment. Aldar Development is a master developer of a 62 million sqm strategic landbank, creating integrated and thriving communities across Abu Dhabi, Dubai, and Ras Al Khaimah's most desirable destinations. The delivery of Aldar's developments is managed by Aldar Projects, which is also a key partner of the Abu Dhabi government in delivering housing and infrastructure projects across the UAE's capital. Internationally, Aldar Development wholly owns UK real estate



developer London Square, as well as a majority stake in leading Egyptian real estate development company, SODIC.

Aldar Investment houses a core asset management business comprising a portfolio of more than AED 46 billion worth of investment grade and income-generating real estate assets diversified across retail, residential, commercial, logistics, and hospitality segments. It manages four core platforms: Aldar Investment Properties, Aldar Hospitality, Aldar Education, and Aldar Estates.

For more information on Aldar please visit www.aldar.com or follow us on:



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