

THE UAE: THE NEW CAPITAL OF CAPITAL.

*Global money isn't just **entering** the UAE.
It's beginning to **organize itself** around it.*

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THE BIG IDEA

Capital follows confidence. And confidence is consolidating.

In periods of global uncertainty, money tends to consolidate into environments offering predictability, stability and long-term visibility.

Increasingly, the UAE is becoming one of those environments.

What was once viewed as a high-growth regional market is now evolving into a global platform for capital deployment, and an increasingly preferred home for institutional balance sheets.

WHO IS ARRIVING?

Institutional capital is following the signal, and putting down roots.

CAPITAL GROUP Investments · Abu Dhabi office	\$3T⁺ ASSETS UNDER MGMT.
HILLHOUSE Investment · Regional expansion	\$100B⁺ ASSETS UNDER MGMT.
BAIN CAPITAL Global PE · Strategic exposure	\$180B⁺ ASSETS UNDER MGMT.
BARINGS Asset Mgmt. · Increased focus	\$400B⁺ ASSETS UNDER MGMT.
MAN GROUP Hedge Funds · Regional positioning	\$230B⁺ ASSETS UNDER MGMT.

AUM figures reflect publicly reported assets under management. UAE moves represent publicly disclosed regional positioning, office openings or strategic allocations.

BY THE NUMBERS

The scale of the shift, in four data points.



\$2.9^T

State-owned investment assets



36%

ADGM AUM growth, YoY



12,000⁺

Active ADGM licenses



2^{CITIES}

One integrated capital ecosystem

THE UAE'S DUAL ENGINE ADVANTAGE

Two world-class hubs. One powerful partnership.



DUBAI

- Global entrepreneurship hub
- Trade, tourism and real-estate expansion
- International connectivity
- Consumption-led growth



ABU DHABI

- Sovereign capital strength
- Institutional-grade investment ecosystem
- Long-term financial stability
- Allocation power at scale

Together they create one of the world's most competitive capital platforms.

WHAT THIS MEANS FOR REAL ESTATE

The macro shift is already shaping real opportunities on the ground.



INSTITUTIONAL DEMAND

Capital increasingly targeting long-term real-estate assets.



PRIME LIQUIDITY

Strong appetite for branded and premium developments.



GLOBAL BUYERS

Growing demand from HNW and UHNWI segments.



LONG-TERM STABILITY

Supported by sustained, structural capital inflows.

Conclusion —

This isn't a cycle.
It's a structural shift.

Global capital is increasingly choosing the UAE not only as an investment destination, but as a strategic home for long-term capital deployment and preservation.

Splendor

REAL ESTATE, REAL ADVICE

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