

# THE ECOSYSTEM THAT MOVES THE WORLD FORWARD



# INNOVATING TODAY FOR A SUSTAINABLE FUTURE

In the face of accelerating global urbanization and population growth, the challenges of climate change and resource depletion have never been more pressing. Cities are uniquely positioned to lead the way towards a more sustainable future, redefining our way of life to meet these challenges head-on. As urban environments expand and evolve, they must embrace new strategies for sustainability, innovation, and community integration.

Masdar City, located in Abu Dhabi, UAE, exemplifies this forward-thinking approach as a pioneer in sustainable urban development. Over the past decade, it has earned recognition as one of the world's most ambitious and sustainable urban projects. More than just a development, Masdar City functions as a "living laboratory," where research and innovation in sustainability take center stage.

As a catalyst for sustainable advancement, Masdar City fosters a dynamic ecosystem where cutting-edge technologies are continually explored and refined. Home to government organizations, global companies, education and research institutes, and startups, the city drives innovation across multiple sectors including life sciences, energy, artificial intelligence, agri-tech, mobility, and space-tech. This unique environment empowers businesses to collaborate, test, and implement groundbreaking technologies while supporting local and global partnerships.

The city's focus on education, research, and technological progress creates fertile ground for collaboration. Companies based in Masdar City benefit from a comprehensive setting designed to promote technological innovation, greener practices, and sustainable lifestyles. Its commitment to forward-thinking solutions extends beyond business, enhancing urban living by promoting sustainable methods that prioritize environmental responsibility.

Beyond its role as a technological hub, Masdar City is a vibrant community where sustainability and quality of life coexist. With its state-of-the-art infrastructure and dedication to environmental stewardship, it offers a harmonious environment where residents and businesses can thrive in balance.

Masdar City is more than just a vision for the future it's an active participant in shaping it. Through groundbreaking research, innovative technology, and unwavering dedication to sustainability, Masdar City invites you to join in redefining urban living and building a more sustainable world for future generations.



# A 'GREENPRINT' FOR TOMORROW'S SUSTAINABLE CITIES

Masdar City, is a world-class hub for technology, innovation, and research and development, facilitating the advancement of real-world solutions in life sciences, artificial intelligence, energy, agri-tech, space-tech and mobility. The City combines ancient Arabic architectural techniques with modern technology to create one of the world's largest clusters of high-performance buildings. The cluster operates as a real-time laboratory that monitors, studies and improves upon ways cities use, conserve and share resources.

Masdar City stands as a remarkable example of sustainable urban development in Abu Dhabi, embodying the principles of the Estidama initiative. Designed to promote environmentally friendly building practices, Masdar City features structures constructed with low-carbon cement and aluminum sourced 90 percent from recycled materials. Each building is engineered to reduce energy and water consumption by at least 40 percent compared to the average building in the emirate, adhering to both the LEED and Estidama Pearl Building Rating System baselines.

The term "Estidama," meaning "sustainability" in Arabic, represents a comprehensive framework for sustainable development in the built environment, developed by the Abu Dhabi Urban Planning Council (UPC). This initiative reflects the emirate's commitment to enhancing quality of life while reducing ecological footprints. The Pearl Rating System, a key component of Estidama, evaluates buildings and communities based on their environmental performance, including energy efficiency, water conservation, and the use of sustainable materials.

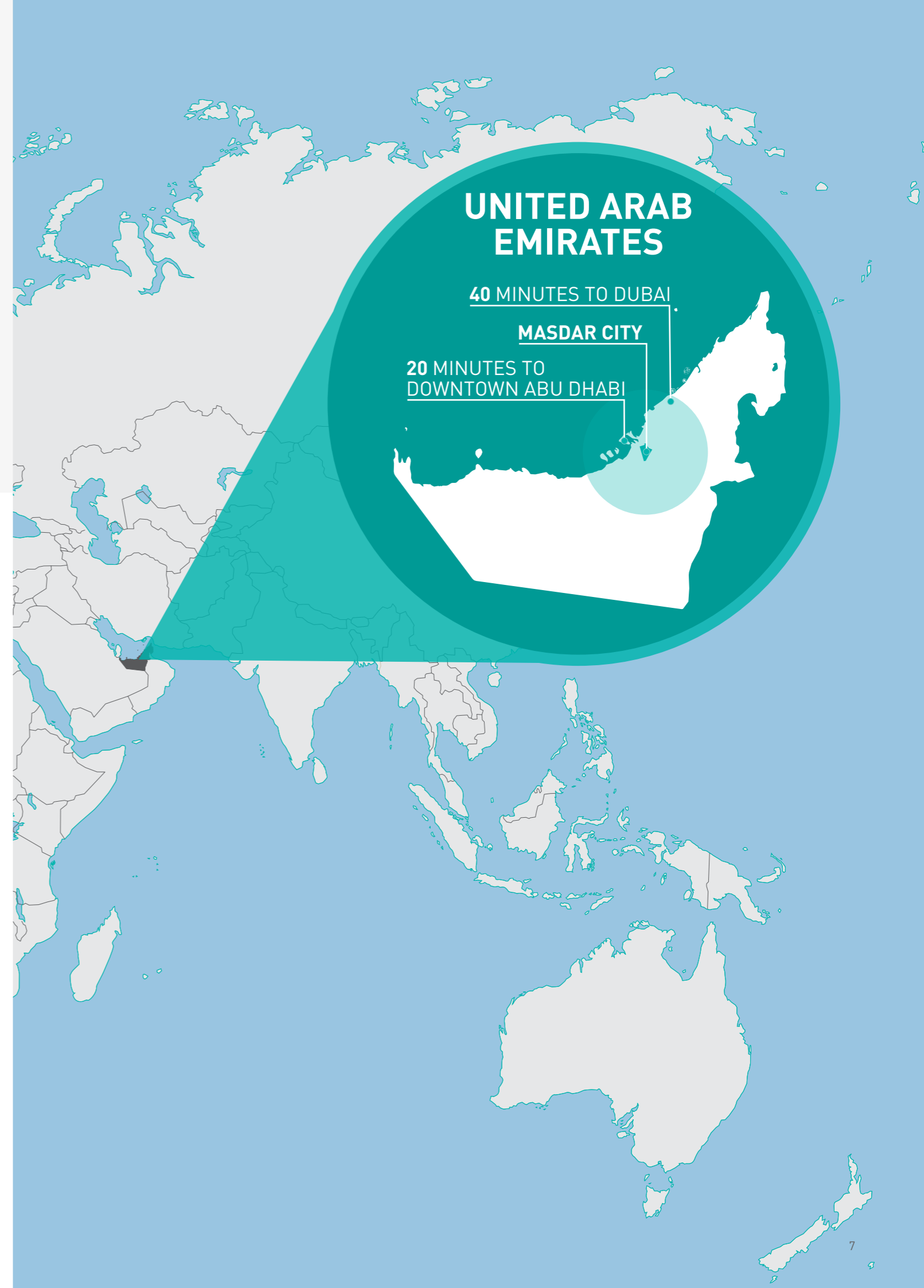
Masdar City's contemporary architecture features narrow, shaded walkways designed to provide cooling and comfort in the hot climate. This thoughtful design fosters a sense of community and creates a unique ambience. Integrated, pedestrian-friendly districts and open public spaces further encourage a healthier way of living, making it easy for residents and visitors to connect and engage with one another.

Through projects like Masdar City, the emirate of Abu Dhabi not only aims to create a more sustainable urban landscape but also aligns with its broader Vision 2030 goals for environmental conservation and economic development. Ultimately, Estidama serves as a guiding force, promoting innovative solutions that enhance both sustainability and livability in the region.



# AN EXCEPTIONAL LOCATION

- Masdar City is located at the crossroads of the Middle East and Asian markets and connects seamlessly to a strong logistics and transport network.
- Located within a major growth area of Abu Dhabi, Masdar City is a prime destination for international business - it is located 5 minutes' drive from Zayed International Airport, 20 minutes from downtown Abu Dhabi and just 40 minutes from Dubai.
- Masdar City offers direct access to all areas of Abu Dhabi, the UAE and beyond. This accessibility will be further improved with the introduction of future public transport and metro networks.



# WHY ABU DHABI? THE GATEWAY TO EMERGING OPPORTUNITIES

Abu Dhabi is an exciting, vibrant, multicultural city and a truly international capital. Located at the crossroads of Asia, Africa, and the Middle East, Abu Dhabi is the capital of the United Arab Emirates, a country with a heritage of tolerance and openness, and a well-deserved reputation for welcoming citizens from more than 200 countries.

The emirate has also established a growing reputation as a source of global thought-leadership and innovation due to a series of forward-thinking projects and initiatives across a range of diverse sectors including energy, infrastructure, sport, culture and tourism.

Abu Dhabi is already recognized as a global pioneer in renewable energy. This is in part due to the vision and achievements of Masdar City, which serves as a leading example of sustainable urban development and innovation in renewable energy and clean technologies.

As Abu Dhabi continues its journey toward economic diversification, the emirate creates a range of unique opportunities for individuals and businesses eager to contribute to its ongoing growth and progress.





## MASDAR CITY'S CLUSTERS: INNOVATION THAT MOVES THE WORLD FORWARD

Masdar City is home to a dynamic ecosystem of strategic clusters that drive innovation across key sectors, including life sciences, energy, artificial intelligence, agri-tech, mobility, and space-tech.

Each cluster fosters collaboration among businesses and research institutions, creating an environment conducive to cutting-edge advancements. These initiatives are integral to the UAE's Falcon Economy, which emphasizes sustainability, innovation, and economic diversification.

By focusing on these sectors, Masdar City contributes to a balanced approach to growth that prioritizes ecological responsibility and positions the UAE as a leader in sustainable development.

# LIFE SCIENCES CLUSTER: PIONEERING HEALTH INNOVATIONS

Since its inception in 2020, Masdar City's life sciences cluster has emerged as a vital hub for health research and innovation. Designed to expand from 18,000 to 70,000 square meters, this cluster is dedicated to fostering a thriving ecosystem that supports businesses, researchers, and healthcare professionals. Our mission is to accelerate advancements in life sciences by providing state-of-the-art facilities, expert advisory services, and integrated community amenities.

The cluster promotes collaboration between academia and industry, enabling the translation of groundbreaking research into commercially viable solutions. With a focus on biomedicine, pharmaceuticals, and healthcare technologies, the life sciences cluster is positioned to drive transformative changes in health outcomes both locally and globally.

## Government Partnerships

Masdar City collaborates closely with the **Abu Dhabi Department of Health (DOH)** and the **Abu Dhabi Investment Office (ADIO)**. These strategic partnerships offer vital resources, and regulatory support, enhancing the growth and impact of the life sciences cluster. The DOH plays a crucial role in ensuring that innovative health solutions align with national health policies, while ADIO provides solutions to attract businesses and talent to the region. Together, these collaborations create a robust environment for innovation in healthcare.

## Some of our key tenants:



# ENERGY CLUSTER: INNOVATIONS IN CLEAN ENERGY AND SUSTAINABILITY

Masdar City's energy cluster stands at the forefront of advancing renewable energy technologies and sustainable practices. As a pivotal hub dedicated to addressing the global transition to a low-carbon economy, the energy cluster focuses on fostering innovation in clean technologies, energy efficiency, and sustainable energy solutions. By bringing together leading organizations and thought leaders, the cluster facilitates collaborative research and development efforts aimed at tackling pressing energy challenges.

This cluster aims to enhance energy security while promoting environmental stewardship. Through groundbreaking projects and initiatives, Masdar City seeks to lead the way in establishing sustainable energy systems that not only benefit the region but also serve as a model for global best practices.

## Government Partnerships

Strategic partnerships with the **Abu Dhabi Department of Energy (DOE)** and **Tabreed** amplify efforts within the energy cluster. These collaborations ensure optimal integration of sustainable practices and resources, ultimately enhancing the region's energy landscape. DOE is committed to ensuring reliable, safe, and affordable energy services while also developing our people and harnessing technology to support the economy, society, and environment. By working closely with cluster participants, the Department implements policies that encourage innovation and investment in clean energy, ensuring that it is available to support companies where needed. This synergy supports the overarching goal of reducing greenhouse gas emissions and advancing renewable energy technologies, contributing to a sustainable future for all.

## Some of our key tenants:



# AI CLUSTER: TRANSFORMING THE FUTURE WITH INTELLIGENT SYSTEMS

Masdar City's AI cluster is a cutting-edge hub for research and development in artificial intelligence, focused on creating intelligent systems that tackle pressing global challenges and promote sustainable growth. Its mission is to foster innovation and development in AI technologies, enhancing smart city initiatives and driving collaboration among businesses, startups, and academic institutions. By harnessing the power of AI, the cluster aims to enhance operational efficiency across various sectors, from healthcare to energy management, while addressing global challenges like climate change and improving overall quality of life.

Through collaborative initiatives, the AI cluster encourages the exchange of ideas and knowledge, enabling the development of AI-driven solutions that address complex issues. By fostering an environment of creativity and innovation, Masdar City is committed to shaping the future of AI technology and its applications.

## Government Partnerships

Collaborations with governmental bodies, including partnerships with institutions like **Mohamed bin Zayed University of Artificial Intelligence (MBZUAI)**, ensure that AI innovations align with national objectives. These alliances foster an environment that encourages the practical application of AI technologies to enhance urban living and efficiency. By supporting research initiatives, the government plays a crucial role in advancing the cluster's goals. This synergy not only benefits Masdar City but also contributes to the UAE's vision of becoming a global leader in AI and technology.

## Some of our key tenants:



# MOBILITY CLUSTER: TRANSFORMING URBAN TRANSPORTATION

Since its establishment, Masdar City's mobility cluster has become a cornerstone of sustainable transportation innovation. Covering an expansive area dedicated to cutting-edge mobility solutions, this cluster aims to redefine the future of urban transport through smart technology, research, and collaborative initiatives. Our mission is to enhance connectivity and sustainability by integrating advanced mobility systems that cater to the needs of residents, businesses, and visitors alike.

Central to our efforts is the Personal Rapid Transit (PRT) system, the first on-demand, autonomous electric transportation system in the world, which operates as a zero-carbon emission solution. The PRT network generates no harmful emissions and eliminates the need for personal vehicles, resulting in a net carbon impact of zero, successfully transporting over 3 million people incident-free. Our Eco-Bus, specifically engineered for extreme heat and humidity, utilizes advanced technology such as Siemens-built motor technology and water-cooled batteries to optimize energy use. The mobility cluster promotes partnerships between industry leaders, technology developers, and academic institutions, fostering a vibrant ecosystem that accelerates the development of intelligent transportation solutions. With a focus on electric and autonomous vehicles, shared mobility services, and innovative public transport systems, the mobility cluster is at the forefront of transforming urban mobility, making it more efficient and environmentally friendly.

## Government Partnerships

Masdar City collaborates closely with the **Abu Dhabi Investment Office (ADIO)** to create a dynamic environment that supports the growth and impact of the mobility cluster, ensuring that innovative transport solutions align with national mobility policies. This strategic partnership enhances the region's capabilities in smart mobility, particularly through the recently launched **Smart and Autonomous Vehicle Industry (SAVI)** cluster, established by **Abu Dhabi Department of Economic Development** and ADIO in October 2023. Positioned as a hub for smart mobility in the MENA region, SAVI is pivotal in revolutionizing transportation across air, land, and sea. By providing state-of-the-art facilities, value-added services, and an enabling regulatory environment, SAVI fosters innovation and commercialization of smart vehicle technologies. This collaboration brings together relevant stakeholders to advance the value chain, attract global companies, and facilitate funding and investments, ultimately positioning Masdar City as a leader in shaping the future of urban mobility.





# AGRI-TECH CLUSTER: CULTIVATING A SUSTAINABLE FUTURE

Masdar City's agri-tech cluster is dedicated to revolutionizing food production and enhancing water security. Focused on sustainable agricultural practices, this cluster emphasizes innovations that maximize efficiency while minimizing environmental impact. By leveraging cutting-edge technologies such as vertical farming, hydroponics, and artificial intelligence, the agri-tech cluster seeks to address critical issues related to food security and resource management.

The cluster's core mission is to develop solutions that not only ensure a stable food supply but also promote ecological balance. By creating a collaborative environment for agri-tech innovators, Masdar City is paving the way for a resilient agricultural framework that meets the needs of a growing population while preserving our planet's resources.

## Government Partnerships

Abu Dhabi is creating a dynamic ecosystem that addresses global challenges of food security and water scarcity while propelling economic growth and job creation. Led by the **Abu Dhabi Investment Office (ADIO)**, the **AgriFood Growth & Water Abundance (AGWA)** cluster in Masdar City, serves as a global hub for farmed and novel food products as well as potable water, maximizing commercial opportunities and enabling Abu Dhabi and the UAE to lead in tackling food shortages and water scarcity. Partnerships with governmental entities play a crucial role in supporting AGWA's mission, facilitating opportunities and establishing regulatory frameworks that encourage sustainable agricultural innovations.

By aligning with national food security initiatives, Masdar City ensures that agritech developments are not only technologically advanced but also strategically positioned to benefit the broader community. AGWA will drive advancements in areas such as alternative proteins, functional ingredients, algae farming, and reverse osmosis membranes. This integrated cluster provides advanced infrastructure, skilled talent, and collaboration with R&D institutions and academia, fostering an ecosystem where innovative solutions can flourish and ultimately contribute to a sustainable food system.

## Some of our key tenants:



# SPACE-TECH CLUSTER: REACHING NEW HEIGHTS IN EXPLORATION

Masdar City's space-tech cluster is at the forefront of pioneering advancements in satellite technology, and related research. Committed to harnessing the power of space technology, this dynamic cluster explores the vast potential of satellite data and its applications in addressing global challenges such as climate change, resource management, and disaster response. By promoting innovative research and collaboration, the space-tech cluster aims to enhance our understanding of the universe while providing practical solutions for life on Earth.

The cluster serves as a platform for organizations dedicated to exploring the frontiers of space and its implications for sustainable development. Through interdisciplinary research and cutting-edge technology, the space-tech cluster is poised to make significant contributions to both scientific knowledge and practical applications.

## Government Partnerships

In partnership with the **UAE Space Agency**, located in Masdar City, the Space Economic Zone was launched in 2022. This collaboration aims to facilitate access to funding, expertise, and international collaborations, thereby attracting quality competencies and raising the productivity of research and development in space programs. By aligning with national space initiatives, Masdar City is not only advancing its own goals but also contributing to the UAE's position as a leader in space exploration and technology.

## Some of our key tenants:



# MASDAR CITY FREE ZONE



# MASDAR CITY FREE ZONE

As an economic free zone, Masdar City offers a hassle-free environment in which companies can operate. The City is home to multinationals, SMEs, and startups from a wide range of industries with a dynamic mix of private and government companies. The competitive pricing, comprehensive support system, and synergy that springs from the city's unique innovation ecosystem, combine to offer an immense added value to all partners.

## Unrivalled Benefits of Masdar City Free Zone:

- Home to Government-Led Clusters for High-Impact Industries:** Home to the Smart & Autonomous Vehicle Industries (SAVI), part of AgriFood Growth & Water Abundance (AGWA) clusters, and home to key players such as Abu Dhabi Department of Energy, Masdar, Mohamed bin Zayed University of Artificial Intelligence, Advanced Technology Research Council, Emirates Nuclear Energy Corporation, and the UAE Space Agency.
- R&D Innovation Hub:** A hub for research and development, fostering innovation through projects like SAVI, Beam Trail, and Azelio. Collaborations with industry leaders such as Siemens Energy, Honeywell, and Khalifa University provide access to top talent in the field.
- Integrated Sustainable Community - Work, Live, Play, and Learn:** Featuring sustainable LEED Platinum and net-zero energy buildings, complemented by sustainably certified parks and premium facilities, creating a balanced community for work and lifestyle.
- Diverse Office Space Solutions:** Offers a variety of office spaces tailored to your needs, including cutting-edge R&D facilities, modern business centers, flexible virtual desks, and purpose-built environments.
- Market Access & Growth:** A thriving community with networking and collaboration opportunities, offering access to the MENA region's markets.
- Variety of Business Activities:** Your one-stop shop for seamless business setup, offering dual licenses and supporting a wide range of sectors, including renewable energy, ICT, life sciences, and smart mobility.
- Competitive Business Packages Setup Options:** A range of attractive business packages, featuring a low-cost option and a dedicated program for women entrepreneurs.
- Strategic Location:** Just 5 minutes from Zayed International Airport and 40 minutes from Dubai, providing easy access to various global markets.
- Global Gateway:** Abu Dhabi, recognized as one of the safest cities in the world, is a strategic hub for international business, facilitating access to diverse markets and strategic growth.
- Biotech Research Hub:** Focused on biotechnology advancements with initiatives like the Emirati Genome Project, G42 and the region's first Bio-Bank and commercial-scale vivarium supporting drug discovery.

## Step by step guide to setting up your company:

### 1

- Access the e-services portal.
- Fill out the initial information.
- Propose a company name.
- Make an initial online payment of AED 2,000 for the name reservation.
- We will review your information and obtain the required approval for the name reservation from the Abu Dhabi Department of Economic Development.
- An email notification will be sent to you, guiding you to the next step.

### 2

- Access the e-services platform.
- Submit the required detailed information and documents.
- We will review and approve all submitted information and documents.
- We will issue your organization's legal documentation through the system (Resolution, Articles of Association, Memorandum of Association).
- Our advisors will reach out to you to present our existing lease options.

### 3

- Sign the legal documentation.
- Finalize the lease process and payments by visiting Masdar City Free Zone's One-Stop-Shop or through courier service.
- Access your license and certificate of registration/incorporation on our e-services platform.

## LICENSING PACKAGES

Masdar City Free Zone offers a collection of packages to suit a variety of needs.

Business Registration / License Fees				
	Business Package	Start-up Package	Women Entrepreneurship Package	Start-lite Package (Single Shareholder)
Number of activities	Up to 6 <sup>1</sup>	Up to 5 <sup>1</sup>	Up to 5 <sup>1</sup>	2 <sup>1</sup>
Visa eligibility	Minimum 2 depending on lease	2	1	1
Registration fee	3,000	3,000	3,000	-
Licensing fees	14,000	10,000	6,000	7,000
Leases	10,000	6,000	6,000	-

## SAVI BUSINESS PACKAGE

Masdar City's Smart and Autonomous Vehicles Industries (SAVI) cluster is transforming the transportation landscape across air, land, and sea through commercialization of new technologies, testing facilities, and an efficient regulatory environment. We offer a tailored business package to companies that join the SAVI cluster.

Offering	
Number of activities	Up to 5 <sup>1</sup>
Visa eligibility	Depending on lease
Registration fee	3,000
Licensing fee (starting at)	6,000
Lease (starting at)	6,000



## SPACE ZONE PACKAGE

In 2022, Masdar City and the UAE Space Agency established the Masdar City Space Economic Zone.

Businesses in the Space Zone are offered an integrated package of benefits including incubation, office space, mentorship, networking, investment opportunities, priority access to government contracts, and closer cooperation with leading global research centers.

Offering	
Number of activities	1
Visa eligibility	Depending on lease
Registration fee <sup>1</sup>	3,000
Licensing fee (starting at)	6,000
Lease (starting at)	10,000

Office Rental Rates	
Type of Lease	Fee (AED) / Annum
Virtual desk <sup>2</sup>	6,000
Flexidesk <sup>2</sup>	10,000

Visa Fees	
Description	Fee (AED)
Immigration establishment card	1,600
eChannels Registration (One Time Charge) <sup>3</sup>	2,600
Employment Visa Deposit (Refundable) <sup>4</sup>	2,500
Employment Visa (2 Years)	3,050/ (4,575 for Startlite package)
In-country – Issue Entry Permit while applicant is in the UAE (if applicable)	800
Local Amendment (if applicable)	900
Visa Medical	350
Emirates ID (2 years)	450

Remarks	
1	Except special activities under segments; 1.11 Associations (Non-Profit Organizations), 5.1 Service Providers, 5.3 Regional Head Quarters, 16 Onshore and Offshore Oil and Gas Field and Facilities Services, 22 Retail and, 24 Space
2	A refundable security deposit equivalent to 2 months' rent is required for lease agreements
3	Annual renewal fee is AED 1,600
4	Deposit applicable per employee, to be released upon visa cancellation
	<ul style="list-style-type: none"> <li>Fees are in AED</li> <li>The above charges are subject to 5% VAT</li> <li>Activities will be limited and subject to approval</li> <li>AED 1,000 will be added for special names, subject to DED approval</li> <li>Charges for extra activities are AED 2,500 per (for each) general activity and AED 5,000 per (for each) special activity</li> </ul>

# MASDAR CITY FINANCIAL AND LEGISLATION SERVICES

## Financial and Legislation Services



Masdar City and the Abu Dhabi Global Market (ADGM) have joined forces to enhance foreign investment in Abu Dhabi, promote innovative projects that advance the UAE's economic competitiveness, foster institutional integration, and more. Under this partnership, ADGM can provide businesses that establish their license in Masdar City Free Zone with the option to be governed by the rules of Common Law.

## Web Services



Masdar City has collaborated with Amazon Web Services to empower startups in Masdar City Free Zone by offering scalable and secure services. This collaboration gives start-ups complimentary access to AWS Activate, a program that provides up to \$50,000 USD worth of AWS credits and tools that will help them innovate and scale even faster.

## Residency Support



As you plan to make your move to Abu Dhabi, Masdar City Free Zone offers support through Abu Dhabi Residents Office to ensure your transition is smooth. We also assist with processing applications for the UAE's Golden Visa.

## Banking Services



Masdar City Free Zone has partnered with leading banks to support tenants with setting up business bank accounts, accessing virtual cards, and more.

## Postal and Courier Services



Emirates Post Group supports Masdar City Free Zone tenants with their postal and courier needs.



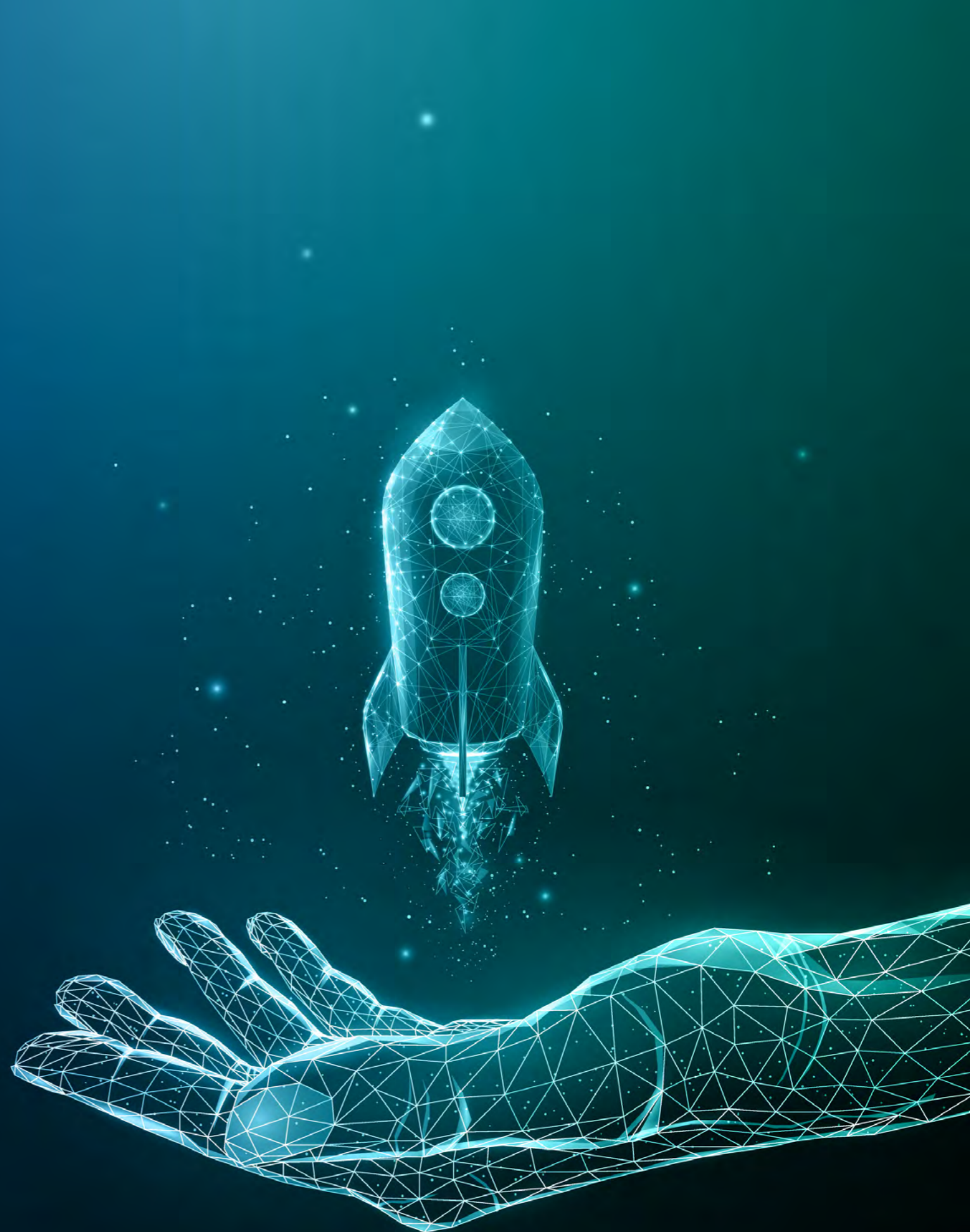
Catalyst is the first startup accelerator in the UAE focused on sustainability and clean technology. As a joint initiative between Masdar City and bp, Catalyst accelerates innovative startups with a mission to create a more sustainable world. Based in the heart of Masdar City, it is dedicated to fostering a robust startup ecosystem aligned with Abu Dhabi's vision for sustainable growth.

Catalyst offers comprehensive support to early-stage startups that leverage technology to tackle environmental challenges. Startups benefit from up to 12 months of acceleration, which includes funding, strategic business development, and access to expert mentorship. Through the award-winning Masdar City Free Zone and state-of-the-art research facilities at Mohamed bin Zayed University of Artificial Intelligence (MBZUAI), Catalyst gives startups a distinct advantage.

The program provides tailored support, offering office and lab space, legal and HR services, and marketing assistance, all aimed at helping founders scale their businesses efficiently. Catalyst also ensures collaboration opportunities with leading research institutions, enhancing the startups' ability to innovate and thrive in competitive markets.

Since its inception, Catalyst has invested in numerous promising startups, providing direct funding and in-kind services, helping these companies achieve commercial success while contributing to a sustainable future.

Catalyst is an accelerator with a clear vision: to support ideas that make the world more sustainable, bringing innovative seed-stage projects to life with the potential to drive lasting environmental impact.





# TAILORED OPPORTUNITIES FOR INVESTORS & BUSINESSES

Whether you are a developer, an investor or a business looking for office space, Masdar City offers a broad range of opportunities geared to the unique needs of every entity:

## **Land**

Developers can choose between buying or leasing land (Musataha) to develop their own projects that enhance the City's theme of mixed-use community living, with sustainability at its core. The investment options include, but are not limited to, apartments, villas, townhouses, office buildings, schools, universities, retail outlets, light industrial facilities, research and development facilities, and hotels.

## **Build to Suit**

Large organizations can partner with Masdar City to engineer bespoke commercial, retail, residential, recreational, educational, healthcare, and corporate spaces. The dedicated team at Masdar City can design and deliver a complete project within specific business, technical, and financial parameters.

## **Office Space**

For businesses, including start-ups and small and medium enterprises, Masdar City has office spaces that cater to the unique specifications of each entity. We offer shell and core or offices that are fully furnished and equipped, saving businesses time and money and allowing them to prioritize their core business activities.

## **Retail Space**

Retailers have the opportunity to lease space for food and beverage and service outlets throughout Masdar City.



Siemens Energy Middle East HQ



The International Renewable Energy Agency (IRENA)

A DYNAMIC LIFESTYLE  
AND RETAIL DESTINATION



Masdar City is not just a hub for business and innovation; it's a vibrant lifestyle and retail destination where technology seamlessly integrates with everyday life. With diverse residential, commercial, and leisure spaces, the city offers a unique blend of work and play. The urban design promotes walkability, with beautifully landscaped areas and public spaces that encourage community engagement and interaction.

**Community and Convenience**

From bustling cafés to tranquil parks, Masdar City is designed to enhance urban living, providing an enriching experience that supports both professional growth and personal fulfilment. The retail environment is designed to cater to a variety of tastes, offering dining, shopping, and entertainment options that make everyday life enjoyable. Residents and visitors alike can immerse themselves in a sophisticated urban experience that embodies the essence of modern living.



Masdar City Central Park

Some of our retailers include:





**AN AWARD WINNING DEVELOPMENT  
AND WORLD-CLASS BUSINESS HUB**



# MASDAR CITY AWARDS

## | 2024

- 100 Most inspiring leaders 2024 - Ahmed Baghoum, CEO. Arabian Business 100 Most Inspiring Leaders 2024.
- Best Sustainable Development of the Year - Estidama Mosque UAE Realty Awards.
- Sustainable Project of the Year - Net Zero Energy Mosque. MEP Middle East Awards.
- Small Project of the Year in the UAE - Estidama Mosque. MEED Projects Awards.

## | 2023

- Sustainable Project of the Year - Central Park. MEP Middle East Awards.
- Architecture and Design - Masdar City. The Most Innovative Companies Middle East Awards.
- Project of the Year - NZ1. MENA Green Building Awards.
- Parks and Recreation Category - Central Park. Landscape Middle East Awards.
- Art and Landscape Legacy - Wind Tree. Landscape Middle East Awards.
- Carbon Net-Zero Initiative of the Year - The Link's CO-LAB building. Big 5 Construction Impact Awards.
- Sustainable Construction Project of the Year - Masdar City Square. Big 5 Construction Impact Awards.
- Project of the Year Residential and Commercial - The Link. Middle East Consultant Awards.

## | 2022

- Most Innovative Company in Urban Development and Real Estate - Making Sustainability a Way of Life. at the Fast Company Middle East Awards.
- Sustainable Project of the Year - Masdar City Central Park, Construction Innovation Award. MENA Green Building Council.
- Small Project of the Year - Masdar Central Park. MEED Projects Awards 2022.
- Sustainable Project of the Year - Masdar Central Park. MEP Middle East Awards.
- Best Integrated Campaign - For A Sustainable Future. The MEPRA Award.

## | 2021

- Rethinking The Future Awards - Eco Residences 2. RTFA.

## | 2020

- Middle East and North Africa (MENA) Green Building Project of the Year - Eco Residences 2. MENA Green Building Awards 2020.

## | 2019

- United Nations Sustainable Cities and Human Settlements - Global Forum on Human Settlement for Planning and Design Award.
- Planning and Design-Sustainable Cities And Human Settlements Awards (SCHSA) 2019.
- Mobility Management - Dubai Award for Sustainable Transport (DAST).
- Best Sustainable Developer at Building the Future - Masdar City. The Top Real Estate Companies, Forbes Middle East 2019.

## | 2018

- Masdar City - UAE Pioneers Award.
- Global Free Zone of the Year - Masdar City Free Zone. Fdi Awards 2018:
  - Best Free Zone for R&D.
  - Best Free Zone for Renewable Energy.
  - Second place in the category of Best Free Zone - Middle East region.
- Emerging Markets Residential - Low to Medium Rise - Future Masdar Institute Neighbourhood. The Cityscape Awards
- Masdar Park - The Green Flag Award.
- Etihad Eco residence - MENA Green Building Awards 2018.
- The Sustainable Project of the Year 2018 - Etihad Eco Residences. MEED Awards.

## | 2017

- Sustainable Project of the year 2017 - The Neighbourhood 1 Residences (N1R). Big Project Middle East Award 2017.
- The Global Free Zone of the Year Awards - Masdar City Free Zone:
  - Best Free Zone for Start Up Support award.
  - Best Free Zone for Renewable Energy.
  - R&D Incentives and Facilities Upgrades.

## | 2016

- National Winner - IRENA HQ. MEED Quality Award for Projects.
- Urban Design Concept - Masdar City Phase 2 Detailed Master Plan. Rethinking The Future Award 2016:
  - Best Free Zone for R&D Partnerships.
  - Two bespoke awards for Start Up Support and Company Expansions.
  - Second place in the category of Best Middle East Free Zone for Large Companies.
- Best Office Architecture - IRENA HQ. Arabian Property Awards.

## | 2015

- EGBC Green Commercial Building of the Year - IRENA HQ. Emirates Green Building Council.

## | 2014

- Sustainable Construction Project of the Year - IRENA HQ. BGreen.
- Green Project of the Year - IRENA HQ. Big Project ME Awards.

## | 2013

- Gold for Energy Efficiency for Public Sector - Masdar Institute. Emirates Energy.
- Outstanding International Architecture Project - Masdar Institute. British Expertise International Awards.
- Siemens Building. MEED Quality Award for Projects 2013:
  - GCC Sustainable Project of the Year.
  - UAE Sustainable Project of the Year.
- Sustainability Award - Siemens Building. Cityscape.
- International Institute for Advanced Purchasing and Supply (IIAPS):
  - Outstanding Performance in Sustainable Supply Chains.
  - Outstanding Performance in Ethical or Sustainable Supply Chains.

## | 2012

- MIPIM Architectural Review Future Projects Award - Siemens Building. The Architectural Review.
- Best Office Architecture - Siemens Building. International Property Awards.
- Sustainable Project of the Year and Commercial Project of the Year - Siemens Building. Middle East Architects Award. ITP Business.

## | 2011

- International Award - Masdar Institute. RIBA.

## | 2009

- Sustainability - Masdar City. Condé Nast Traveller Innovation & Design Award.
- Best Sustainable Development - Masdar City. Cityscape Real Estate Awards.

## | 2007

- Sustainable City of the Year - Masdar City. Euromoney and Ernst & Young Global Renewable Energy Awards.
- Best Environmental Real Estate Project - Masdar City. Cityscape Real Estate Awards.







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