# MAIR Group Expands Retail Presence with Opening of Community Center and ADCOOP Store in Shakhbout City, Abu Dhabi

- *Makani Real Estate: The opening of Makani Shakhbout adds more than 10,000 square meters in gross leasable area*
- *ADCOOP store network grows to 101 stores with the opening of a new 2,000-square -meter store in Shakhbout City*
- *Opening advances MAIR Group's integrated retail and commercial real estate model, reinforcing a key structural driver of footfall and long-term asset value*

**Abu Dhabi, UAE – 31 August 2026:** MAIR Group PJSC (ADX: MAIR) ("MAIR" or the "Group"), a strategic investment company focused on grocery retail and commercial real estate in the UAE, announced the opening of Makani Shakhbout Community Center ("Makani Shakhbout"), alongside a new ADCOOP store within the center. The opening brings together ADCOOP's retail capabilities and Makani's community-focused real estate, creating an integrated destination that combines essential retail with everyday services to meet the evolving needs of surrounding communities.

Makani Shakhbout represents a significant new addition to Makani Real Estate's portfolio. The community center spans more than 10,000 square meters of gross leasable area and comprises 52 commercial units available for lease, with occupancy exceeding 65% ahead of the opening. The center offers a broad mix of retail, lifestyle and essential services, including restaurants, cafés, specialty stores, pharmacies and money exchange services, supported by more than 200 parking spaces.

The ADCOOP store serves as a key anchor within Makani Shakhbout and spans approximately 2,000 square meters, bringing ADCOOP's total retail network to 101 stores. It provides residents of Shakhbout City and surrounding areas with convenient access to fresh food, groceries, household products and everyday essentials. Designed around a modern retail format, the store enhances the overall customer experience.

**Nehayan Hamad Alameri, Managing Director and Group CEO, MAIR Group**, said:

"The opening of ADCOOP at Makani Shakhbout reflects the strength of MAIR Group's integrated retail and commercial real estate platform. By pairing ADCOOP's grocery retail strength with Makani's strategically located assets, we meet the needs of growing communities while reinforcing the long-term value of our portfolio.

"Shakhbout City represents an important residential catchment for the Group, and this opening marks another step in our disciplined expansion across the UAE. We remain focused on selectively growing in high-demand communities while delivering sustained value for customers and shareholders."

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## About MAIR Group

MAIR Group PJSC is an Abu Dhabi-based investment group with operations across grocery retail, commercial real estate and community-focused assets in the UAE. The Group manages a portfolio of well-established businesses, including ADCOOP - its flagship retail arm founded in 1977 - and SPAR, a premium European supermarket chain that has been in Abu Dhabi for over a decade. MAIR's commercial real estate portfolio, Makani is positioned as one of the top commercial real estate operators in the UAE, supported by an 89% occupancy rate across a Gross Leasable Area (GLA) of c. 475,000 square meters, comprising 70+ malls and community hubs and many other commercial assets including Mall of Al Ain. The Group also offers shared support services, providing accounting, human resources, procurement, legal, and compliance functions to affiliates. Operating with a vertical integration model, MAIR Group supports growth in the local economy, ensuring the continuity of its commitment to the local community, while remaining focused on the national food security agenda of the United Arab Emirates.

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