# DUBAI TODAY

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## Reuters NEXT Gulf Summit

## Awesome Dubai Attractions

## Dubai T100 Triathlon Relocates to Al Mamzar

## BASEL HOUARI

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# TEUS GROUP

## OFFERING INVESTMENT OPTIONS BEYOND DUBAI

# AN Editor's LETTER


Welcome to Issue 01. We built this magazine around a simple premise: curious minds and bold ideas are what truly move business forward. Today, industries are colliding, innovation is a survival tactic, and modern leadership demands constant adaptability. We created this platform to help you navigate that shift—giving you the insights, inspiration, and context you need to stay ahead.

Rather than just reporting news, we're spotlighting the people reweaving the fabric of enterprise—from early-stage founders to seasoned CEOs challenging standard playbooks. Expect sharp analysis, honest conversations with pioneers, and practical takeaways you can actually use.

Because ultimate success isn't just about revenue and spreadsheets. It's about human impact and real progress.

Consider this an open invitation to join the dialogue. Read, react, and grow alongside us—because the future of business is something we shape together.

Thanks for being here from day one.

— Editor-in-Chief

# CONTENT

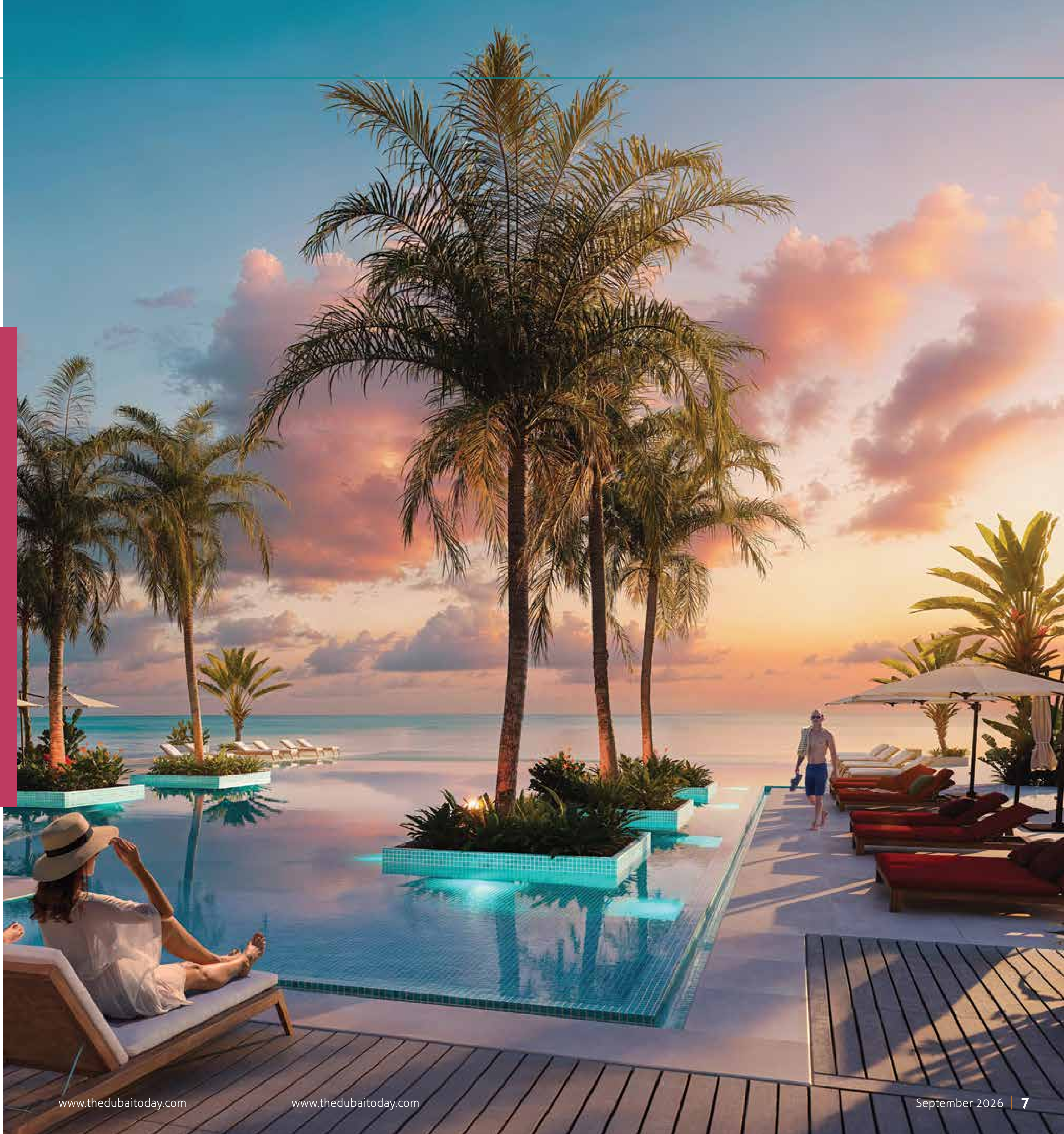




# TEUS GROUP
# Offering Investment Options Beyond Dubai

Dubai remains the reference point for capital across the region, which is exactly why the diversification question comes up here more than anywhere else: where should the second asset in a portfolio go once the first one is already in Dubai. Two destinations that investors and brokers in the region are increasingly weighing: the Maldives and Bali — different markets, different stages of maturity, different tourism cycles, but neither one tied to the demand that drives Dubai.

International developer TEUS Group is building one project in each of these destinations, in partnership with global hospitality operators Radisson Hotel Group and Wyndham Hotels & Resorts. Radisson Resort Maldives on Thulusdhoo Island and Ramada Nusa Dua by Wyndham in Bali give a Dubai-based investor a ready-made pair of assets for diversifying outside the UAE.



**TEUS Group itself operates in 5 countries and has completed more than 100 projects, applying that group-level experience to branded resort real estate.**

## WHY NOW

Diversification only works when the new asset runs on a different cycle than the core one. The Maldives and Bali complement each other well here: one is the fastest-growing market in the world right now, the other is a mature destination with a stable, established tourist flow.

On ADR growth, Dubai posted 2.7% in 2023. The Maldives grew 30% that same year, another 13% in 2024, and is forecast to grow 15% in 2025. The gap shows up even more clearly in RevPAR: by the end of 2025, the Maldives figure sits at $565 — three to four times higher than Dubai ($186), Bali ($130–140), or the Canary Islands ($155). The Maldives holds the #1 spot worldwide for revenue per available room among resort destinations.

Bali, by contrast, is a different type of market altogether: demand is already established, seasonality is predictable, and the asset's value comes not from explosive growth but from steady flow and brand recognition among European, Asian, and Australian travelers.

For a Dubai-based investor, none of this is an argument against the local market — it's an argument for a second or third asset alongside it, in places that don't depend on the same demand or the same currency. The Maldivian rufiyaa is pegged to the US dollar, which further reduces currency risk on entry.

## TEUS GROUP: THE DEVELOPER

TEUS Group is the international arm of a larger development group whose parent company has delivered more than 10 million square meters of residential and commercial real estate across the Middle East, Eastern Europe, and Southeast Asia since 1943. TEUS Group itself operates in 5 countries and has completed more than 100 projects, applying that group-level experience to branded resort real estate.

"An investor who already holds an asset in Dubai naturally looks beyond it for the next step. The

BASEL HOUARI
Founder & CEO, Teus Group

Maldives and Bali give them what a single-market position can't: an independent tourism cycle and a different currency structure," says Basel Houari, Founder and CEO of TEUS Group.

The company's portfolio today spans four geographies: the Maldives, Bali, Turkey, and Eastern Europe. Two projects — Radisson Resort Maldives and Ramada Nusa Dua by Wyndham — represent the company's first wave of flagship launches under tier-one hospitality brands.

## RADISSON RESORT MALDIVES: A "SMART LUXURY" RESORT ON THULUSDHOO ISLAND

Radisson Resort Maldives is being built on Thulusdhoo Island — the "cover photo" island featured in most Maldives travel guides — just 30 minutes from Malé airport. The resort's concept is built around "smart luxury": inspiration, restoration, balance — a take on the Maldivian getaway without the excess formality of classic luxury resorts on private islands.

On-site: a 400-meter private beach, an infinity pool, a floating restaurant, a beach bar, a coworking and lobby zone, a lounge, a panoramic ocean-view spa, a promenade through a mangrove maze, and Cokes — one of the archipelago's legendary surf breaks, accessible right from the resort grounds.

The format is deliberately built for families, which is rare for the Maldivian market. According to Hilton, 70% of families choose a destination based on how comfortable it is for children, while classic Maldives resorts are often seen as too closed-off for family travel. Radisson Resort Maldives is designed so kids and adults each get a genuinely good stay on the same property — a safe environment for children alongside a real sense of privacy for adults.

The second focus is wellness: the panoramic overwater spa answers a growing demand among affluent travelers for vacations built around health, not separate from it. McKinsey reports that 60% of high-income travelers choose wellness-oriented destinations, and the wellness tourism market is projected to top $1.3 trillion by 2028 — nearly doubling in five years.

The resort operates as an upscale property under Radisson Hotel Group, a network of more than 1,500 hotels across 95 countries. That's a deliberate segment choice: upscale properties hold the highest occupancy in the market (72% versus 65% for luxury, per STR Global) and face the least competition among Maldives projects launching before 2029, most of which are positioned as luxury. The combination of a recognizable brand, a modern concept, and the least-competitive segment produces projected rental yields of 12–14% annually (World Travel Awards, 2024).

For an investor, this is a fundamentally different type of asset than the Bali project: a private island with a self-contained resort ecosystem. Paired with Ramada Nusa Dua by Wyndham, it opens the door to two different, complementary resort markets at once.

**An investor who already holds an asset in Dubai naturally looks beyond it for the next step. The Maldives and Bali give them what a single-market position can't: an independent tourism cycle and a different currency structure."**

## RAMADA NUSA DUA BY WYNDHAM: A NEXT-GENERATION RESORT IN BALI, BUILT AROUND LONGEVITY

Ramada Nusa Dua by Wyndham is being built in Nusa Dua, Bali's leading premium hotel district, home to The St. Regis Bali Resort, Grand Hyatt Bali, and Aman Villas at Nusa Dua. Wyndham Hotels & Resorts manages the property, giving it the same international operating standard that Radisson brings to the Maldives project. The design keeps a strong artistic sensibility too — the boutique hotel and branded villas are built with as much attention to aesthetics as function.

The project's defining feature is a new concept: hospitality is shifting away from the "room, pool, restaurant, spa" model toward longevity hospitality, where guests choose not just a service and a location but a quality of life, recovery, and active longevity. That shift is what the next phase of Ramada Nusa Dua is built on: the Ramada Longevity Center, a standalone business unit within the project.

This isn't a classic spa. The center brings together functional diagnostics, recovery programs, personalized nutrition, sleep optimization, anti-aging protocols, and corporate wellness, built around an individual health path that can continue after the trip ends.

The center's audience extends well beyond hotel guests: villa owners, Bali residents, expats, digital nomads, corporate clients, and travelers coming specifically for recovery programs — creating year-round demand independent of hotel occupancy. According to the project's financial model, shifting from a classic spa to a longevity format can lift this business unit's yield to 30%.

The project's stated rental yield sits at 15–15.8% annually, one of the highest in Southeast Asia's branded resort real estate market. Ramada Nusa Dua by Wyndham is TEUS Group's second project in Bali, following the boutique hotel AMANI Melasti, with delivery to guests planned for 2028. The project has also picked up industry recognition: TEUS Group and Ramada Nusa Dua by Wyndham picked up the Asia Pacific Hotel Awards 2026–2027 title.

For an investor, this is a second, distinct type of asset compared with the Maldives project: not an island with logistical constraints, but a district with established five-star infrastructure, a predictable tourist flow, and growing demand for health-focused infrastructure — fast becoming the new standard for premium resort projects.

## THE LOGIC FOR A DUBAI-BASED INVESTOR OR BROKER

Both TEUS Group projects serve the same purpose: not replacing a Dubai portfolio, but extending it into markets with higher resort yields and their own tourism cycles. The Maldives and Bali don't compete with Dubai for the same traveler and don't depend on the same demand — making this combination a tool for geographic and currency diversification rather than a duplication of risk.

Each project strengthens the portfolio in its own way. Radisson Resort Maldives gives access to a market at the stage where pricing is still being established — the legal mechanism allowing individual unit sales to private investors in the Maldives has only existed since 2023; before that, market access was limited to villa owners with a minimum spend of €2 million. Ramada Nusa Dua by Wyndham offers entry into an already mature, well-recognized market in Bali, with a higher stated yield (15–15.8% annually) and early access to the emerging longevity hospitality category.

For brokers, this is an opportunity in its own right: two assets under global hotel brands, Radisson and Wyndham, offer a straightforward product for clients who already own property in Dubai and are looking for their next move beyond it — whether that's a bet on growth (Maldives) or on the stability of a mature market entering a new growth category (Bali).

# Awesome DUBAI Attractions

### CITY VIEW FROM AT THE TOP

One of Dubai's most iconic landmarks Burj Khalifa is world's tallest building. Visit At The Top, located on the 124th floor up into the sky. During a clear day one can witness Dubai's entire view from incredible observation deck. The place incredible night view of glittering city lights if a person visits it during the night. The place offers wow moment not only for the tourists but also for the long-time residents of the city.

**Price:** 189 AED

**Timings:** 10 am-8 pm, Burj Khalifa, Downtown Dubai, www.burjkhalifa.ae

**Tel:** 04-8888124

### DUBAI FRAME

The Dubai Frame is one of the recent attractions into Dubai's skyline. The structure was designed to give the view of Old Dubai through one side and new part of the city on the other side. The purpose to showcase the legacy of the city which has grown manifold during last few years. One can learn about the city history on the ground floor then head up to the 150-meter-high sky glass bridge. Built partly as a museum and partly as an observation deck its one of the city's most unique attractions. A must visit place if you haven't visited it yet and get to view spectacular view of the city.

**Price:** 50 AED

**Timings:** 8 am-9 pm, Zabeel Park, www.dubaiframe.ae

**Tel:** 04-800900

### THE PALM VIEW

The place offers exquisite view of the palm from various angles. The lift zips up to level 54 in few seconds to offere you stunning 360-degree view of Palm Jumeriah. Located at 240 m above ground one can see from Dubai Marina to Downtown Dubai. During the clear day one can see not the view of Palm but also how far the city stretches. Once you are done with this three restaurants CouCou, Lolli/ Madeleine et Marcel offer mouth water dishes.

**Price:** 110 AED

**Timings:** 10 am-7 pm, The Palm Tower, Palm Jumeirah, www.viewpalm.ae

**Tel:** 8008438439

# Dubai T100 Triathlon Relocates to Al Mamzar for 2026 Edition


Mamzar will be the new home for the 2026 Dubai T100 Triathlon, which will take place from November 13-15 as the penultimate stop on the nine-race T100 Race to Qatar.

After two editions at Meydan Racecourse, the event moves to the coast, with Al Mamzar's beaches and parkland providing a new-look setting and a course that shows off a different side of the city.

The announcement was shared by the Professional Triathletes Organisation (PTO), Dubai's Department of Economy and Tourism, and Dubai Sports Council.

The new venue includes a bike course that heads out through Al Hamriya Port and Dubai Islands before climbing onto the Infinity Bridge, where athletes will pass Port Rashid and the Queen Elizabeth 2 with the Dubai Frame and the Burj Khalifa rising beyond, before the turn for home back to Al Mamzar.

Meanwhile, the run takes in the shaded paths of Al Mamzar Park and its newly opened corniche footpath.

PTO's CEO Sam Reneouf said: "As we prepare to return to the UAE for the 3rd edition of T100 Dubai, we're excited to share the new home for the event, Al Mamzar Beach, one of the flagship strategic projects of Dubai Municipality. Following the stunning redevelopment of the area, this will mean a single venue for the event, including the T100 and the recently announced Olympic distance and relay events - improving the experience for participants, spectators and fans.

Ahmed Al Khaja, CEO of Dubai Festivals and Retail Establishment (DFRE), part of the Dubai Department of Economy and Tourism (DET) said: "The relocation of the Dubai T100 Triathlon Weekend to Al Mamzar marks an exciting new chapter for the event, offering athletes, spectators and global audiences the opportunity to experience another distinctive part of Dubai.

The new course will showcase the city's coastline, iconic landmarks and diverse outdoor offering, reinforcing Dubai's position as a leading international destination for major sporting events and active experiences. As part of the tenth edition of Dubai Fitness Challenge, the event will also encourage residents and visitors of all ages and abilities to get active, connect through sport and embrace healthier habits that extend well beyond the Challenge."

Saeed Hareb – Secretary General of Dubai Sports Council said: "We are pleased to be hosting the T100 Triathlon World Tour for a third year in Dubai. The Dubai T100 Triathlon weekend has quickly become an important event on our sporting calendar, bringing together the world's best triathletes as part of a global series racing in iconic locations like Singapore, San Francisco and London as well as driving mass participation amongst amateur triathletes of all ages and abilities from across the UAE and other countries around the world."



# Emirates Arabian Horse Society to Showcase Programmes, Smart Services at ADIHEX

The Emirates Arabian Horse Society (EAHS) will showcase artificial intelligence-based solutions, equestrian services, traditional crafts and a range of educational and interactive activities at its pavilion during the 23rd Abu Dhabi International Hunting and Equestrian Exhibition (ADIHEX 2026).

The exhibition, held under the theme "Our Heritage, Our Pride", will take place at ADNEC Centre Abu Dhabi from 28th August to 6th September under the patronage of H.H. Sheikh Hamdan bin Zayed Al Nahyan, Ruler's Representative in Al Dhafra Region and Chairman of the Emirates Falconers' Club.

The Society's participation is part of its strategy to advance the Arabian horse sector and the services provided to owners and breeders in accordance with the highest international quality standards, contributing to the sector's sustainability and reinforcing the UAE's position as a global hub for preserving and developing purebred Arabian horses.

At the pavilion, EAHS will showcase an integrated vision that combines preserving the nation's authentic heritage with harnessing the latest innovations and modern technologies to serve the Arabian horse and equestrian sectors.

The Society's pavilion will host a number of local and international partners and participants, including National Feed and the Royal Stables, specialising in nutrition and equestrian supplies, as well as a group of artisans specialising in handcrafted saddles from several countries.

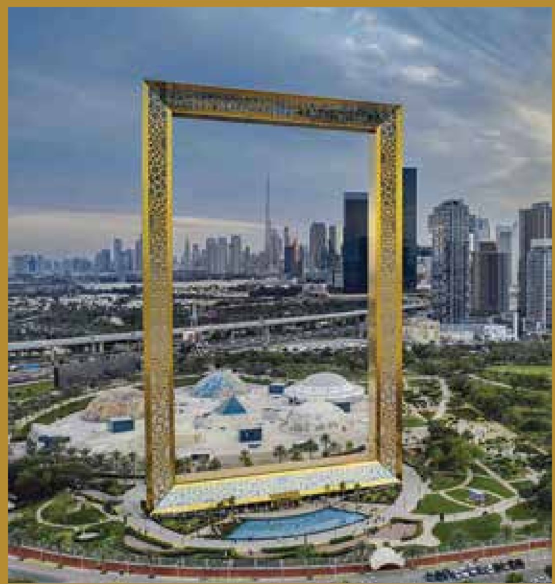
The programme will also feature an art exhibition, traditional crafts presented in cooperation with the General Women's Union and innovative AI-based solutions designed to serve the horse sector.

# Dubai's Real Estate Sector Completes 104 Projects

Dubai's real estate sector recorded strong growth during the first half of 2026, according to data released by the Dubai Land Department. A total of 104 real estate projects were completed, compared to 75 during the first half of 2025, representing an increase of more than 38.7%. The total investment value of these projects exceeded AED111 billion, compared to AED73 billion in the first half of 2025, marking growth of 52%.

These results reflect the strength of Dubai's real estate sector and growing investor confidence in the emirate's economic environment. Dubai offers a distinctive global economic model underpinned by advanced infrastructure and legislation, as well as economic sectors that continue to attract investors and capital.

H.H. Sheikh Hamdan bin Mohammed bin Rashid Al Maktoum, Crown Prince of Dubai, Deputy Prime Minister and Minister of Defence of the UAE, and Chairman of The Executive Council of Dubai, said the robust performance and sustained growth of Dubai's real estate sector reflect the success of the forward-looking vision of His Highness Sheikh Mohammed bin Rashid Al Maktoum, Vice President and Prime Minister of the UAE and Ruler of Dubai, to build a strong and sustainable economy founded on solid fundamentals and position Dubai as the world's preferred destination for investment across key sectors.



His Highness noted that the real estate figures recorded during the first half of 2026 demonstrate that Dubai continues to make steady progress towards achieving the objectives of the Dubai Economic Agenda D33 to double the size of Dubai's economy by 2033 and consolidate its position among the world's top three cities.

His Highness said: "The significant increase in the volume of real estate transactions, the number of projects and the value of investment inflows into these projects represents a renewed vote of confidence from the global business community and investors in the strength of Dubai's economic environment. Guided by its leadership's vision, the emirate has successfully established a comprehensive economic model founded on a flexible legislative framework, world-class infrastructure, high levels of transparency and a strong strategic partnership with the private sector.

This further strengthens Dubai's ability to attract global capital and provide a secure investment environment that delivers strong growth and returns."

H.H. added: "Dubai continues to create new opportunities for growth and sustainable expansion through continued comprehensive urban development that keeps pace with population and economic growth and future requirements, in line with the highest standards of quality of life."

# MENA Golf Tour Expands Global Pathway with Three Qualifying Schools in UK, USA

The Dubai-based MENA Golf Tour, the only Official World Golf Ranking–recognised professional golf circuit based in the Middle East and North Africa, on Tuesday announced three international Qualifying Schools this October, with venues in Scotland, England and the United States allowing aspiring professionals to secure playing status for the Tour's 2026/27 season.

The expanded Q School programme begins at Dalmahoy Hotel & Country Club near Edinburgh, Scotland, from 1st to 2nd October, before heading across the Atlantic to Slammer & Squire at World Golf Village in Florida from 13th to 15th October. The third and final Qualifying School will then take place on the historic Old Course at the Royal Automobile Club's Woodcote Park estate in Epsom, England, from 20th to 21st October.

The top 10 finishers at each venue will earn Category 3 status, providing exemption into all 12 tournaments on the MENA Golf Tour's 2026/27 schedule. Players finishing 11th to tied 20th will secure the highest possible category of MENA Golf Tour card, meaning up to 20 players at each venue can earn Tour status.

Keith Waters, Chairman and Commissioner of the MENA Golf Tour, said, "Bringing in new Qualifying School venues at Dalmahoy Hotel & Country Club and the Royal Automobile Club, alongside our debut Q School event in the US, marks another significant milestone in how the MENA Golf Tour continues to develop. We've always aimed to keep the Tour as open and accessible as possible for driven players, giving them genuine opportunities to build their careers. These additions demonstrate just how far our footprint now extends beyond the MENA region itself."

# Nakheel Unveils Limited Collection of 44 Beachfront Villas on Palm Jebel Ali's Frond F

Nakheel, a member of Dubai Holding Real Estate, has unveiled a limited release of 44 beachfront villas from its Beach & Coral Collections, spanning 10 distinct architectural designs on Frond F at Palm Jebel Ali. The release represents one of the final opportunities to own a new beachfront villa on the destination's fronds.

Designed in collaboration with internationally recognised studios NAGA Architects, SAOTA, LW Design Group and LOCI Architecture, the villas balance expansive interiors, natural light and seamless indoor-outdoor living with privacy and a close connection to their individual shoreline settings. The Beach Collection comprises five- and six-bedroom villas ranging from approximately 7,500 to 8,500 sq ft, while the Coral Collection offers six- and seven-bedroom residences of approximately 11,500 to 12,500 sq ft.

Khalid Al Malik, Chief Executive Officer of Dubai Holding Real Estate, said: "Palm Jebel Ali is taking shape as Dubai's next iconic waterfront destination, reflecting the ambition that continues to drive the city's growth. This limited Frond F collection combines distinctive architecture with direct beachfront living, offering a rare opportunity to own a home on the destination's fronds as Palm Jebel Ali moves from vision to reality."

The release comes as Palm Jebel Ali advances through key delivery milestones. A phased handover of the first villas is scheduled to begin in late 2026 and continue through 2027. To date, Nakheel has awarded more than AED 13 billion in construction and infrastructure contracts. Villa construction is progressing across all 12 residential fronds, with substructure, superstructure, MEP and infrastructure works advancing across 544 villas on Fronds A–F. On Fronds K–P, 728 villas have entered the internal and external finishing stage.

# Uber Launches Baidu's Fully Driverless Apollo Go in Dubai

Uber Technologies, Inc (NYSE: UBER) today announced that Baidu, Inc.'s fully driverless Apollo Go vehicles are officially available to riders on the Uber platform in Dubai, with New Horizon Luxury Transport serving as the fleet operator.

This milestone reinforces Uber's position as the platform of choice for autonomous vehicles (AVs) and marks a leap forward in expanding autonomous technology worldwide. As the inaugural step in a multi-year strategic partnership, Dubai serves as the launchpad for scaling thousands of Apollo Go vehicles across Uber's global network.

Starting today, riders in Dubai requesting an UberX or Uber Comfort may be matched with a fully driverless Apollo Go vehicle. To increase the chances of being matched with a robotaxi, riders can also select the dedicated "Autonomous" option directly in the Uber app. At initial launch, the fully autonomous service will be available in select locations in Umm Suqeim and Jumeirah, with plans to expand the operating territory in the future.

"Bringing our partnership with Baidu to life is a major step forward as we expand autonomous mobility globally," said Sarfraz Maredia, Global Head of Autonomous at Uber. "Launching in Dubai marks the first time our multi-partner vision comes to life on public roads, demonstrating how combining advanced autonomous technology with our global marketplace can accelerate an electric, shared, and autonomous future."

"This launch marks a meaningful milestone in our partnership with Uber, with Dubai serving as the launchpad as the partnership grows its footprint," said Nan Yang, Vice President of Baidu and General Manager of Overseas Business Unit, Intelligent Driving Group. "Dubai is also the first city where we've successfully established a dual-model offering both self-operated and partner-based autonomous ride-hailing services internationally. With this launch, we are excited to offer another way for riders in Dubai to enjoy the benefits of autonomous mobility."


### In partnership with Abu Dhabi Department of Economic Development,

# 2nd Reuters NEXT Gulf Summit to Take Place in Emirate

The second edition of the Reuters NEXT Gulf will take place on 21st October 2026, bringing its definitive live leadership summit back to Abu Dhabi following the success of its inaugural event in 2025. The Abu Dhabi Department of Economic Development (ADDED) will continue as the exclusive host city partner for Reuters NEXT Gulf over the next three years, building on the success of the summit's inaugural edition in 2025.

Ahmed Jasim Al Zaabi, Chairman of the Abu Dhabi Department of Economic Department (ADDED), said, "Abu Dhabi is a powerful convener of leaders, decision-makers, innovators, senior executives, and media. Such gatherings enable the dialogue and partnerships needed to drive investment and economic growth in a rapidly changing world. Abu Dhabi's leadership in sectors including financial services, advanced manufacturing, AI, trade, logistics, and new energy makes it a natural platform for global conversations about the future economy.

"The return of Reuters NEXT Gulf reflects Abu Dhabi's growing role in shaping global economic conversations. As the emirate advances its long-term economic transformation agenda, forums such as Reuters NEXT Gulf provide an important platform to exchange ideas, strengthen partnerships and explore the opportunities that will define the next phase of global growth."

Josh London, Head of Reuters Professional, said, "In 2025, we brought Reuters NEXT to the Gulf because the region's trajectory demands a summit equal to its ambition. In 2026, that case is even stronger.

In 2026, Reuters NEXT Gulf will expand the invitation-only gathering with more stages and sessions, executive roundtables and breakouts, vertical-specific strategy sessions and networking opportunities.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