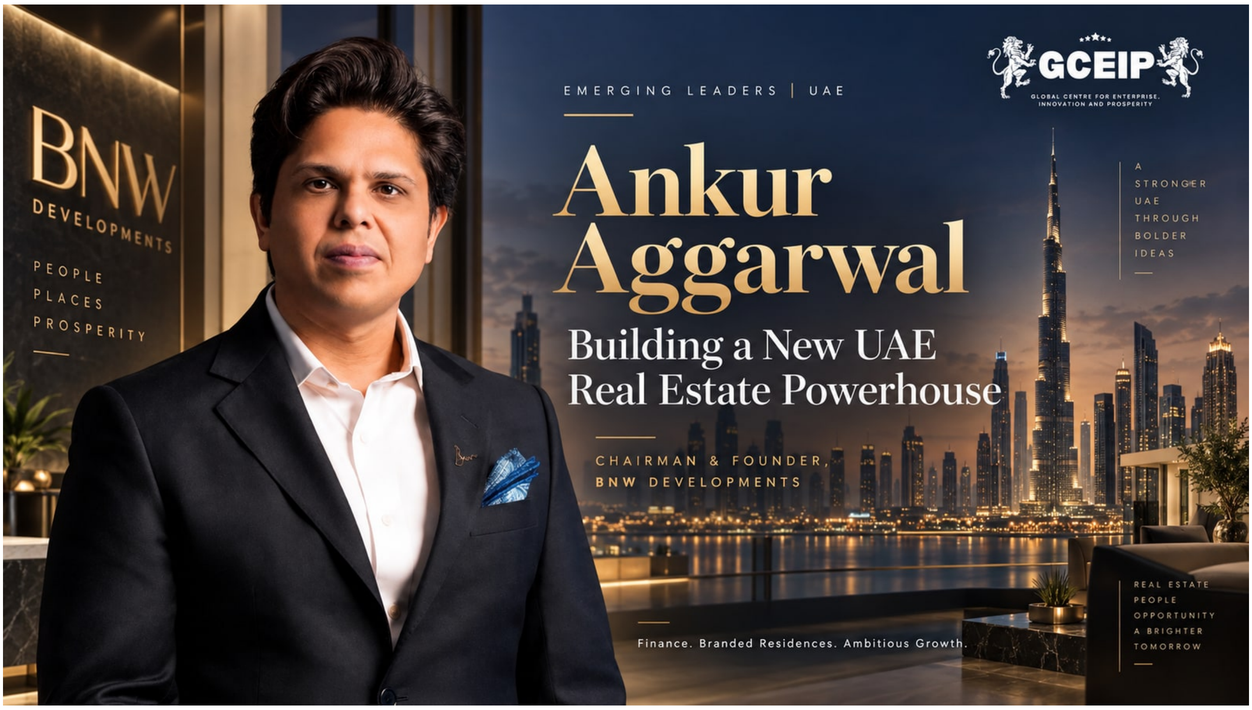

Dr. (CA) Ankur Aggarwal: Building a New UAE Real Estate Powerhouse

From chartered accountancy to creating one of the UAE's fastest-scaling luxury development platforms, Dr. (CA) Ankur Aggarwal is combining financial discipline, branded residences and ambitious expansion to build BNW Developments for the next phase of Gulf real estate.

Dr. (CA) Ankur Aggarwal · Chairman and Founder · BNW Developments
The Cover Story editorial team · 7 September 2026

Real estate is often presented as a design business.

For Dr. (CA) Ankur Aggarwal, it began as a numbers business.

Before becoming a developer, Aggarwal spent a decade as a Chartered Accountant, building expertise in finance, risk and capital allocation. That background shaped the way he entered real estate — and still influences how he is building BNW Developments today.

He founded BNW in 2021, initially around advisory and real-estate consulting, before moving decisively into development.

By 2026, the company's gross development value had crossed AED 32 billion.

That pace of growth places Aggarwal among a new generation of UAE developers who are not simply building projects.

They are building platforms.

From Finance to Development

Aggarwal’s transition into real estate was not conventional.

His early career was rooted in finance and professional services. Over time, that experience exposed him to the mechanics behind transactions, investment and asset creation.

When BNW began expanding, the company moved from consulting into land acquisition and development.

By 2024, BNW Developments had become the group’s dedicated development arm, focusing on mixed-use and luxury projects across Ras Al Khaimah and Dubai.

The transition was important.

Advisory generates insight. Development requires conviction.

For Aggarwal, that meant putting capital behind the market he believed in.

Ras Al Khaimah as a Growth Engine

One of the most distinctive parts of BNW’s strategy has been its early commitment to Ras Al Khaimah.

While Dubai remains the UAE’s dominant real-estate market, Ras Al Khaimah has been moving rapidly into the international spotlight, particularly around Al Marjan Island, hospitality and branded residences.

BNW has positioned itself aggressively inside that growth story, and is now among the emirate’s largest private developers.

Its portfolio includes projects tied to global hospitality and lifestyle brands, alongside waterfront and luxury residential developments.

In 2026, the company announced projects carrying names including Tonino Lamborghini, Radisson and Dolce by Wyndham — the last of these the world’s first Dolce Residences, on Al Marjan Island — reflecting a broader strategy built around branded living and international partnerships.

That approach gives BNW differentiation.

It is not simply selling property.

It is selling familiarity, lifestyle and global brand association.

From RAK to Dubai

The next chapter is geographic expansion.

BNW entered Dubai in 2026 with off-plan branded residences, marking an important shift for the company.

For any UAE developer, Dubai changes the competitive equation.

The market is larger. The customer base is more global. And the competition is far more intense.

Aggarwal's response has been to expand without abandoning the discipline that drove the company's early growth.

In the first quarter of 2026, BNW reported approximately AED 802 million in sales, close to four times its comparable earlier performance, while maintaining a pipeline of 12 projects across Ras Al Khaimah and Dubai.

The company has also stated that it plans to develop approximately 10,000 homes across the UAE over the next four years.

That is no longer the ambition of a boutique developer.

It is the ambition of a scaled real-estate platform.

Branded Residences as Strategy

One of the defining trends in Gulf property is the rise of branded residences.

Luxury buyers increasingly want more than a premium address. They want hospitality standards, design identity, global recognition and a differentiated lifestyle proposition.

BNW has leaned into that trend, and its partnerships are increasingly central to the brand itself.

That is strategically important, because branded developments can reduce the challenge emerging developers face when entering new markets.

A recognised international name helps create trust.

But the long-term test remains execution.

A global brand may attract attention. The developer still has to deliver the experience.

Growth, But With Structure

Aggarwal's financial background may prove especially important as BNW scales.

Rapid growth can expose weaknesses inside development businesses — construction capacity, cash flow, land acquisition, sales dependence and operational complexity.

BNW has been expanding its leadership team, construction partnerships and internal capabilities alongside its project pipeline, and now employs several hundred people drawn from more than 80 nationalities.

The company has also formalised commitments around sustainability and greener development.

These moves suggest an effort to build institutional depth behind the headline growth.

That matters.

The difference between a fast-growing developer and an enduring developer is usually not ambition.

It is systems.

A Rising Leadership Profile

Aggarwal's visibility has risen alongside the company.

In 2026, Gulf Business named him among its Top 50 Leaders and CEOs, recognising BNW as one of the Middle East's fastest-scaling development companies.

Those recognitions are useful signals.

But the real story remains the pace at which BNW has moved from emerging name to substantial market participant.

In a short period, Aggarwal has taken a finance-led career and translated it into a high-growth real-estate platform with a multi-billion-dirham pipeline.

That transition is what makes his leadership story distinctive.

The Cover Story View

Dr. (CA) Ankur Aggarwal represents a new kind of Gulf developer.

He approaches real estate not only through design and sales, but through capital, structure and financial discipline.

That combination is increasingly important in a market where growth opportunities are significant — but so are execution risks.

BNW already has scale. The next challenge is more demanding: turn rapid expansion into an institution.

If Aggarwal can maintain discipline while growing across Ras Al Khaimah, Dubai and branded residences, BNW may evolve from one of the UAE's fastest-rising developers into one of its most consequential new real-estate platforms.

The real test will not be how fast BNW grew.

It will be how well it grows from here.

> **"Advisory generates insight. Development requires conviction."**