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KING OF MOROCCO  
ON PRIVATE VISIT

President His Highness Sheikh Mohamed Bin Zayed Al Nahyan met King Mohammed VI of Morocco during a private visit to the country. During the meeting, they discussed the strong fraternal ties and cooperation between the UAE and Morocco, particularly in development-related fields, as well as ways to further advance their partnership in support of mutual interests and the prosperity and wellbeing of their peoples. The meeting also addressed regional and international issues, including developments in the Middle East and their implications for regional security and stability.

UAE Presidential Court

Israel strikes  
Lebanon amid  
new truce dealTRUMP: IRAN TALKS PROGRESSING  
WELL, COULD YIELD RESULTS SOON

DUBAI

BY STEPHEN N. R.

Senior Associate Editor

Israel carried out fresh strikes in Lebanon yesterday and again threatened Beirut despite a new US-brokered ceasefire agreement that Lebanese President Joseph Aoun described as the "last chance" for a durable end to the conflict.

The renewed violence came just a day after Israeli and Lebanese envoys meeting in Washington agreed to implement a conditional ceasefire aimed at halting months of fighting between Israel and the Iran-backed Hezbollah.

At least four people, including two paramedics, were killed in Israeli strikes in southern Lebanon. A Serbian peacekeeper and two others were wounded after a UN base was hit overnight, the force said.

The latest ceasefire hinges on Hezbollah halting attacks and the Lebanese army gradually taking control of designated "pilot zones" in southern Lebanon from which all non-state armed groups would be excluded.

## Comprehensive ceasefire

However, Hezbollah leader Naim Qassem rejected the arrangement, demanding a comprehensive ceasefire and a full Israeli withdrawal from Lebanese territory.

"The ceasefire must be comprehensive," Qassem said.

Israeli Defence Minister Israel Katz signalled that military operations would continue despite the agreement, saying Israeli forces would maintain fire and

## TRUMP SLAMS VOTE

US President Donald Trump yesterday criticised a House vote seeking to order the withdrawal of American troops from the Iran war, calling the move "unpatriotic" and saying it risked undermining negotiations with Tehran.

"The vote came right in the middle of my final negotiations to end the war with the Islamic Republic of Iran," Trump wrote on Truth Social. "Who would do such an unpatriotic thing. They know where the negotiations stand."

—S.N.R.

ground operations while continuing to dismantle Hezbollah infrastructure.

Lebanese Prime Minister Nawaf Salam said the army would soon begin deploying in the proposed pilot zones, calling it the first practical step toward restoring state authority in the south.

The ceasefire forms part of wider diplomatic efforts to prevent the Lebanon conflict from derailing negotiations aimed at ending the broader Iran war and reopening the Strait of Hormuz, a critical global energy route.

US President Donald Trump said talks with Iran were progressing "very well" and could produce results as early as this weekend. Iran, however, struck a more cautious tone, saying no tangible progress had yet been achieved.

SEE ALSO P6, 7, 9

## UAE's Pledge campaign gathers pace

Residents can now express their loyalty to the country and its leadership

DUBAI

BY AREEBA HASHMI

Reporter

The Pledge and Commitment Initiative, which invites UAE citizens and residents to formally express their loyalty to the country and its leadership, is gaining significant momentum, with participation now open to the public through a dedicated digital platform at pledge.ae.

The initiative, launched last month at the Abu Dhabi Energy Centre by Sheikh Nahyan Bin Mubarak Al Nahyan, Minister of Tolerance and Coexistence, drew more than 4,800 partici-

## HOW TO SIGN

- Visit pledge.ae
- Read the pledge and sign digitally
- Receive a personalised Certificate of Appreciation
- Download and share the certificate on social media

pants to its launch event alone, including citizens, residents, students, academics, investors and business leaders. Since then, the campaign has expanded through social media, a multilingual website and community events across the UAE.

## Digital signatures

The pledge, which can be signed digitally, includes a declaration of loyalty and al-

legiance to President His Highness Sheikh Mohamed Bin Zayed Al Nahyan.

"Hand in hand, we, the citizens and residents of this blessed land, pledge our loyalty and allegiance to our wise leader," it reads. "He embodies our country's honour and dignity. He is a leader who provides us with security and safety. He is a statesman who makes sound decisions with resolve and courage."

The text goes on to affirm a collective commitment to peace, coexistence and the passing of national values to future generations.

"Under your leadership we will achieve all the progress, security, and safety that we seek. Through you, Your Highness, the United Arab Emirates is prominent and raises its flag proudly, asserting its place in the world with confidence, capability, and wisdom."

The initiative is structured around four pillars: promoting coexistence and unity, drawing inspiration from the President's leadership values, strengthening civic responsibility and national identity, and expressing gratitude for the UAE's stability and prosperity.

## Broad national movement

Organisers have said the campaign is designed to become a broad national movement, with participation continuing through universities, companies and organisations. Community events are planned across the country to sustain engagement beyond the digital platform.

Those who complete the pledge online will receive a personalised Certificate of Appreciation, which can be downloaded and shared on social media.

A Pakistani  
family's  
Dubai story

DUBAI

BY LAKSHANA N. PALAT

Assistant Features Editor

Mohammad Zahid Khan's family has preserved their two passports like heirlooms.

They are fragments of the lives of Mohammad Umer Khan and Badrun Nisa, both from Karachi. A story that began in 1963 and now stretches across five generations, travelling all the way from a small flat in Murshid Bazaar, a neighbouring tailor shop to now a logistics business and a spacious villa in Dubai Hills.

The legacy carries on with their sons, and grandchildren. "Five generations. That's a true success story," says a proud Zahid, one of the sons. Badrun Nisa remembers a different Dubai. A Dubai without the malls, cafés, sidewalks, and restaurants.

SEE ALSO P4

## UAE a prime real estate investment destination

Familiarity with opportunities in UAE's real estate sector on par with UK and US

ABU DHABI

The UAE remains one of the world's most attractive real estate investment destinations in spite of the recent regional challenges, according to a new global survey commissioned by Arada.

Arada's UAE Property Investment Index, which was conducted by US-based Penta Group, ranked the country as the top investment destination, with 56 per cent of global investors expressing serious interest in the UAE's property market, more than any other market surveyed, and ahead of the United States (54 per cent), the United Kingdom (41 per cent), France (28 per cent) and Spain (27 per cent).

Conducted on April 1-23 across 12 key markets, the survey of 689 established property investors is the first piece of major research conducted into interna-

## LEADING THE CHARTS



56%  
of global investors  
interested in UAE's  
property market

tional buyer sentiment about the UAE real estate market.

Findings from Arada's UAE Property Investment Index show that familiarity with opportunities in the UAE's real estate sector, at 51 per cent, is on a par with that of the UK and US, at 51 per cent and 53 per cent, respectively.

The UAE's appeal is particularly pronounced for investors in nearby markets, with 92 per cent of Egyptian investors, 91 per cent

## Better than the best

Major markets: US (54%), UK (41%), France (28%) and Spain (27%) trailed the UAE

1 UAE cited as a top-3 destination by 92% of Egyptian investors: Indian (91%) and Saudi (85%) investors were next

2 French investors topped UAE's appeal list among European investors with 63%: German (60%) and Swiss (57%) were next

of Indian investors, and 85 per cent of Saudi investors citing the country as a top-three destination. Among European investors, the UAE was the top choice outside the home country for French investors at 63 per cent, German investors at 60 per cent and Swiss investors at 57 per cent.

Strong potential returns are the number one investment driver globally at 38 per cent, with Australian investors at 57 per cent,

Spanish investors at 56 per cent and British investors at 41 per cent all ranking return potential as their primary consideration.

## Trusted environment

Safety and stability is the defining factor for Chinese investors at 65 per cent and German investors at 58 per cent, while the UAE's regulatory framework, political stability and transparent property laws make it one of the world's most trusted environments for property investment.

Ease of purchase and ownership was cited by 34 per cent of respondents overall, rising to 57 per cent among Saudi investors and 41 per cent among Egyptian investors, reflecting the UAE's reputation as a low-barrier, investor-friendly market.

Ahmed Alkhoshaibi, Group CEO of Arada, said, "These findings confirm what we have observed in our own sales performance — that despite recent headwinds international investors recognise the UAE's structural advantages in regulatory maturity, track record of performance, and stable economic fundamentals."

— WAM



SPORT

Ferdinand  
on World  
Cup: England  
have a 'good  
chance' | P13

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