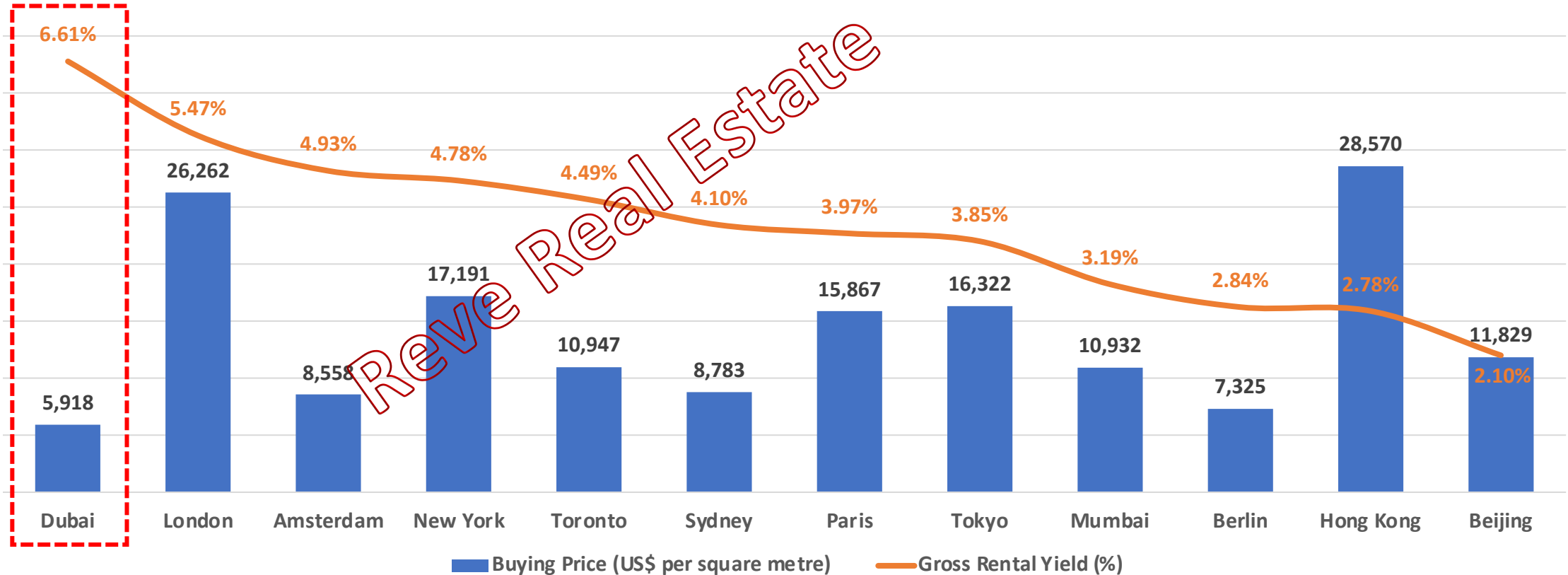


REVE Research & Data Posting For the Period Of Full Year 2022

Global Real Estate Market Data - By City

Real Estate Comparison - Worlds' Key Cities (2022¹)



Among all major world cities, Dubai has the highest real estate affordability and best rental returns

Note: 1) Figures are typically based on the average for a 120 square metre apartment; the apartments are typically in a prime inner-city area

Source: [Global Property Guide](#); [Savills](#); [Markaz](#)

Dubai Real Estate Market Data - By AREA



Dubai Residential Real Estate Market - Top Areas (by rental yields)¹ (2022)

AFFORDABLE APARTMENTS

| Area | Rental Yield |
|-------------------------------|--------------|
| International City | 9.22% |
| Dubai Sports City | 8.08% |
| Jumeirah Lake Towers (JLT) | 8.02% |
| Dubai Silicon Oasis | 7.98% |
| Jumeirah Village Circle (JVC) | 7.34% |

LUXURY APARTMENTS

| Area | Rental Yield |
|--------------------------------|--------------|
| Dubai Marina | 7.04% |
| Business Bay | 6.34% |
| Downtown Dubai | 6.22% |
| Palm Jumeirah | 6.01% |
| Jumeirah Beach Residence (JBR) | 5.62% |

AFFORDABLE VILLAS

| Area | Rental Yield |
|-------------------------------|--------------|
| Jumeirah Village Circle (JVC) | 6.90% |
| Dubailand | 6.07% |
| Al Furjan | 5.82% |
| The Springs | 5.79% |
| DAMAC Hills 2 | 5.62% |

LUXURY VILLAS

| Area | Rental Yield |
|--------------------|--------------|
| DAMAC Hills | 6.95% |
| Dubai Hills Estate | 6.17% |
| Arabian Ranches 2 | 5.94% |
| Arabian Ranches | 5.63% |
| Palm Jumeirah | 4.72% |

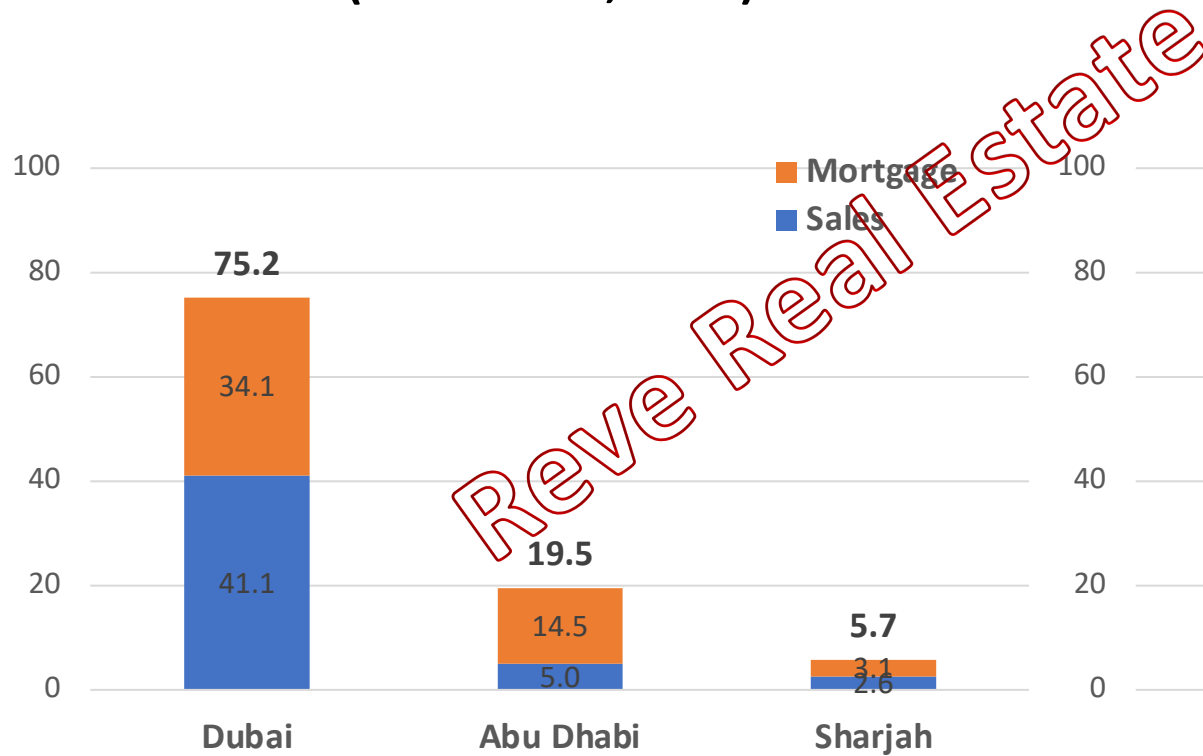
Note: 1) Data on commercial real estate rental yields is not available

Source: [Bayut & dubizzle](#)

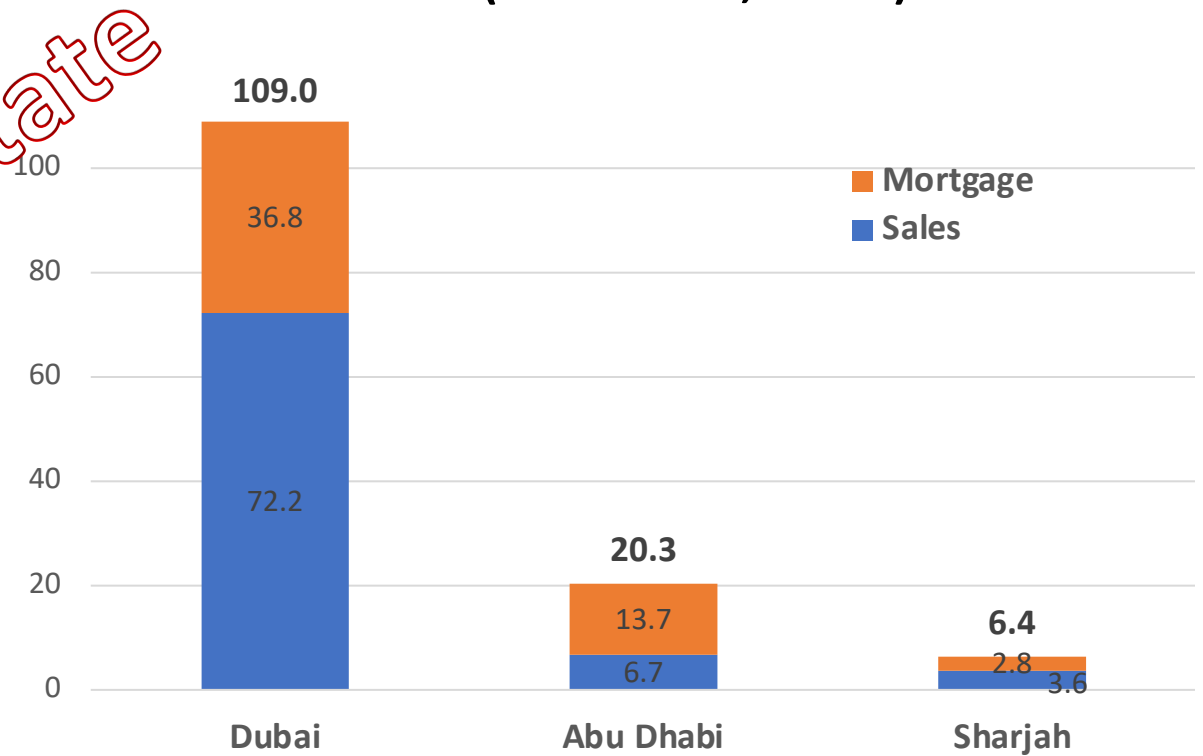
UAE Real Estate Market Data - by city



UAE Real Estate Transactions - by Top 3 cities (USD billion, 2021)



UAE Real Estate Transactions - by Top 3 cities (USD billion, 2022¹)



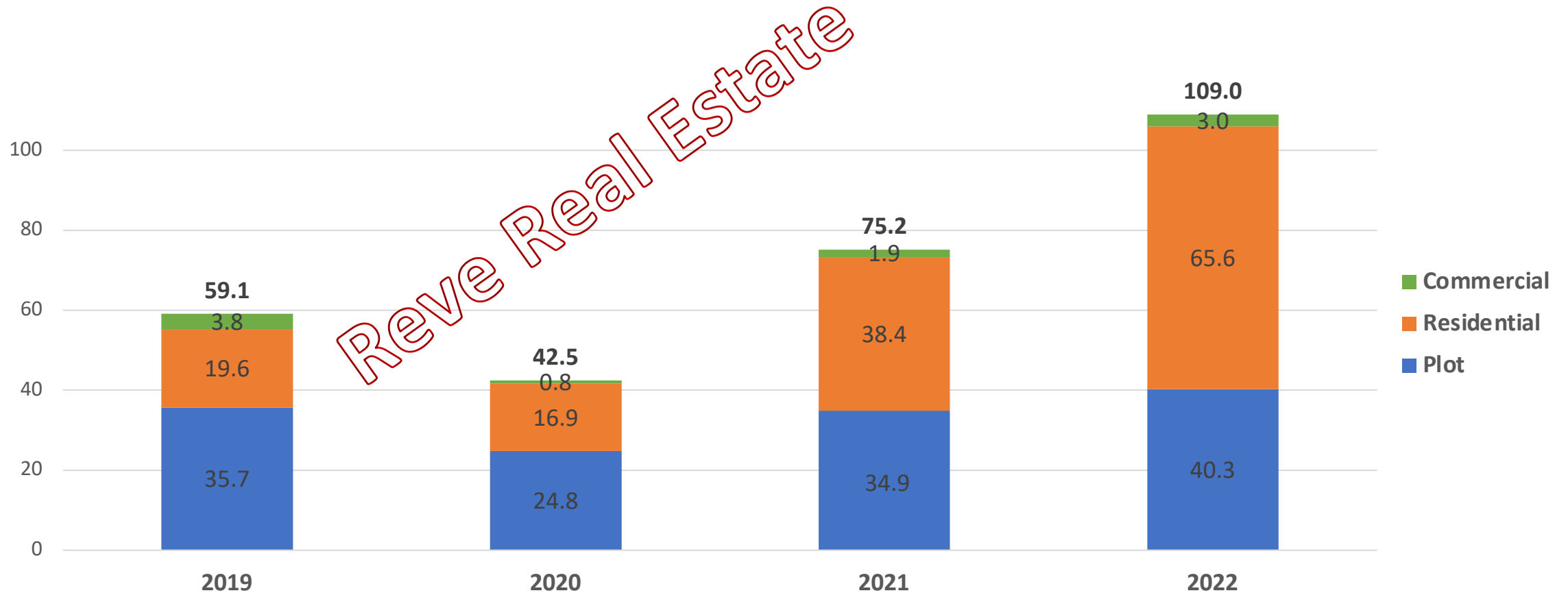
Real estate market for smaller UAE emirates such as Ajman and Ras Al Khaimah (RAK) is significantly lower than Dubai, Abu Dhabi and Sharjah

Note: 1) Nine months data for Abu Dhabi has been extrapolated to estimate the figures for entire year 2022
Source: [Dubai Land Department](#); [Abu Dhabi Department of Municipalities and Transport](#); [Oversort](#); [Media Office Abu Dhabi](#)

Dubai Real Estate Market Data - by Usage



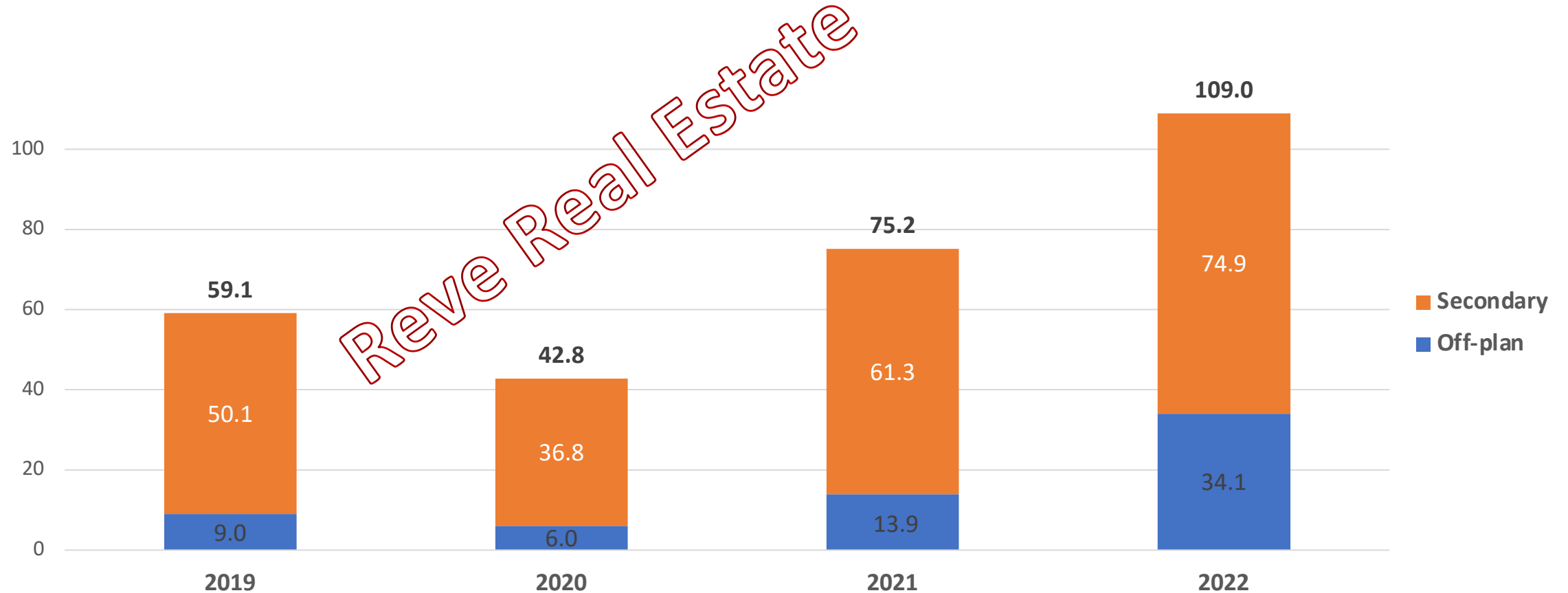
Dubai Real Estate Sales Transactions Value – by Usage
(USD billion, 2019-2022)



Dubai Real Estate Market Data - by registration



Dubai Real Estate Sales Transactions Value - Off-plan vs. Secondary
(USD billion, 2019-2022)



Dubai Real Estate Market Data - By AREA



Dubai Residential Real Estate Market - Top Areas for Apartment Sales (2021-2022)

| | COUNT | | | AVERAGE PRICE PER SQ. FT. (USD) | | | AVERAGE PRICE PER UNIT (USD) | | |
|-------------------------|-------|-------|----------|---------------------------------|------|----------|------------------------------|-----------|----------|
| | 2021 | 2022 | % Change | 2021 | 2022 | % Change | 2021 | 2022 | % Change |
| Business Bay | 4,088 | 8,977 | 120% | 391 | 494 | 26% | 417,447 | 431,114 | 3% |
| Jumeirah Village Circle | 3,266 | 5,497 | 68% | 220 | 248 | 13% | 168,188 | 189,909 | 13% |
| Downtown Dubai | 2,556 | 5,069 | 98% | 556 | 636 | 14% | 899,753 | 854,236 | -5% |
| Dubai Marina | 2,698 | 3,681 | 36% | 355 | 437 | 23% | 471,954 | 557,537 | 18% |
| Dubai Creek Harbour | 1,120 | 3,617 | 223% | 501 | 494 | -1% | 761,213 | 590,450 | -22% |
| Palm Jumeirah | 1,518 | 2,844 | 87% | 565 | 775 | 37% | 1,392,459 | 1,819,804 | 31% |
| Sobha Hartland | 1,392 | 2,815 | 102% | 448 | 478 | 7% | 344,016 | 406,276 | 18% |
| Arjan | 1,055 | 2,509 | 138% | 258 | 290 | 13% | 171,668 | 176,032 | 3% |
| Dubai Hills Estate | 872 | 2,488 | 185% | 393 | 452 | 15% | 424,167 | 432,488 | 2% |
| Dubai Harbour | 1,998 | 1,864 | -7% | 692 | 830 | 20% | 915,495 | 1,138,330 | 24% |

Dubai Real Estate Market Data - By AREA



Dubai Residential Real Estate Market - Top Areas for Villa/Townhouse Sales (2021-2022)

| | COUNT | | | AVERAGE PRICE PER UNIT (USD) | | |
|--------------------|-------|-------|----------|------------------------------|-----------|----------|
| | 2021 | 2022 | % Change | 2021 | 2022 | % Change |
| Dubai South | 533 | 1,507 | 183% | 386,549 | 510,037 | 32% |
| Damac Hills 2 | 1,068 | 1,368 | 28% | 330,919 | 347,951 | 5% |
| Villanova | 1,110 | 1,179 | 6% | 435,179 | 490,430 | 13% |
| Arabian Ranches 3 | 1,225 | 1,164 | -5% | 688,613 | 801,790 | 16% |
| Mudon | 284 | 848 | 199% | 601,538 | 666,272 | 11% |
| Dubai Hills Estate | 1,074 | 805 | -25% | 1,969,532 | 2,931,540 | 49% |
| The Valley | 590 | 759 | 29% | 398,822 | 539,124 | 35% |
| Tilal Al Ghaf | 1,542 | 709 | -54% | 870,985 | 2,149,734 | 147% |

Dubai Real Estate Market Data - By AREA



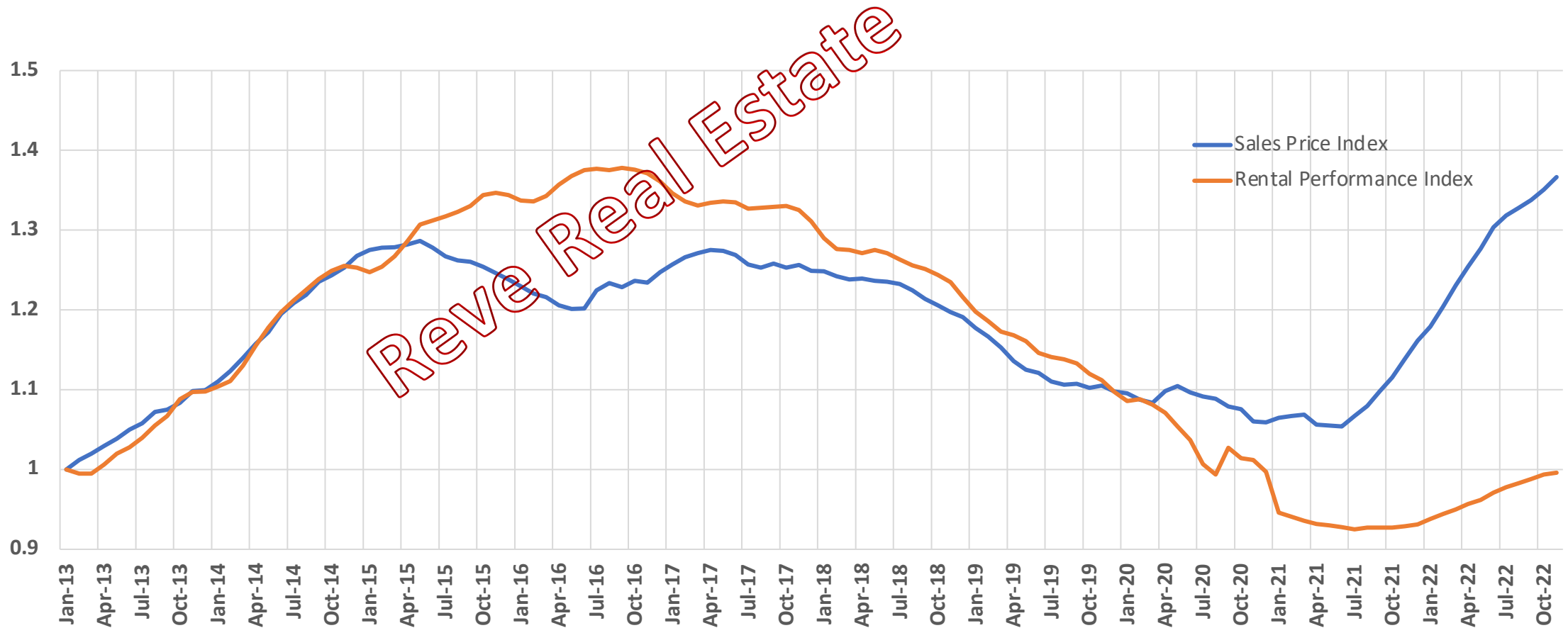
Dubai Commercial Real Estate Market - Top Areas (2021-2022)

| | COUNT | | | MEDIAN PRICE PER SQ. FT. (USD) | | |
|-------------------------|-------|------|----------|--------------------------------|------|----------|
| | 2021 | 2022 | % Change | 2021 | 2022 | % Change |
| Business Bay | 743 | 1018 | 37% | 216 | 253 | 16.8% |
| Jumeirah Lake Towers | 856 | 868 | 1% | 174 | 194 | 11.6% |
| International City | 189 | 331 | 75% | 161 | 192 | 19.3% |
| Barsha Heights (Tecom) | 72 | 159 | 121% | 153 | 191 | 24.5% |
| Dubai Marina | 40 | 107 | 168% | 451 | 518 | 14.7% |
| Meydan | 27 | 83 | 207% | 687 | 766 | 11.4% |
| Dubai Silicon Oasis | 130 | 79 | -39% | 101 | 136 | 34.8% |
| Greens | 19 | 68 | 258% | 283 | 300 | 5.8% |
| Arjan | 24 | 55 | 129% | 261 | 170 | -34.8% |
| Jumeirah Village Circle | 58 | 43 | -26% | 291 | 340 | 16.8% |

Dubai Market Indexes & Evolution



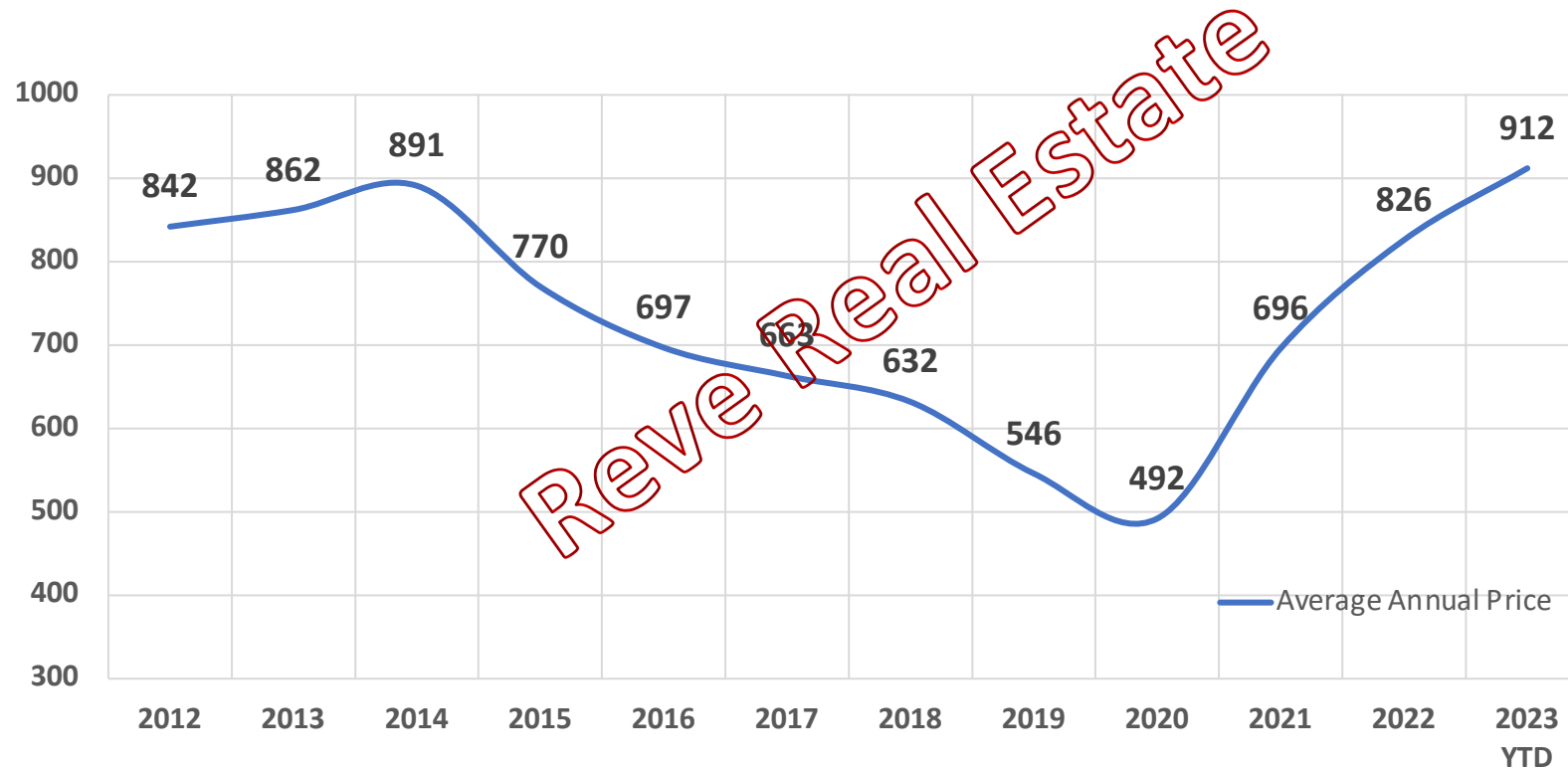
Dubai Residential Real Estate Market Indices
(Jan 2013 = 1, Jan 2013 to Nov 2022)



Dubai Market Indexes & Evolution



Dubai Commercial Real Estate Average Annual Price¹
(Price per Sq. Ft., 2012 to 2023 YTD)



Commercial real estate is picking up faster in Dubai since Q1 2021; Dubai is increasingly gaining traction as a regional headquarter location after recent setup by large companies such as Meta

Dubai's commercial market reached an all time high in Q3 says CRC -

[MEConstructionNews.com](https://www.meconstructionnews.com)
(Nov 2022)

Dubai industrial rents soar as demand rises - [Alarabiya News](https://www.alarabiya.com)
(Jan 2023)

Note: 1) For 2023, the data is for the month of Jan 2023

Source: [Dubai Land Department](https://www.dubai.gov.ae)



Report End