

Property Review

UAE Real Estate Report

Q4 2024



استيڤو
zsteco



Content [↗](#)

03

Editorial Note

05

Abu Dhabi

16

Dubai

27

Northern
Emirates

35

Al Ain

42

UAE Price
Comparison

43

Emirates NBD

Editorial Note



RANDY FINK
Chief Executive Officer
Property, Community Management
and Valuation & Advisory

Asteco's research is based on the latest market data and trends, incorporating insights from various sources, including transactional activity, valuation evidence, conversations with leading UAE financial institutions, and brokerage expertise from both internal and external channels. With an extensive and diverse management portfolio encompassing residential, retail and office properties nationwide, we leverage unparalleled real-time market insight into demand, occupancy and performance.

This report provides commentary on the prevailing real estate landscape in Abu Dhabi, Dubai, the Northern Emirates and Al Ain; and presents Asteco's outlook for 2025 and beyond.

2024 Highlights

2024 recorded unprecedented growth in new real estate project launches across the UAE, driving a surge in off-plan transactions. The high volume of sales encompassed a diverse range of developments, from individual low-rise buildings and skyscrapers to expansive master-planned communities. Whilst Dubai remained a focal point, significant activity was also observed in Abu Dhabi, Sharjah and Ras Al Khaimah (RAK).

This exceptional performance can be attributed to several factors, including strong economic growth, Government initiatives, infrastructure development, and a thriving tourism and hospitality sector.

Examples of the UAE's proactive stance towards stimulating growth in 2024 included:

- The relaxation of minimum real estate equity prerequisites for Golden Visa applications (subject to certain eligibility criteria). Although the minimum purchase price (AED 2 million) remains unaffected, the new norm abolishes the AED 1 million equity condition, thus widening the investor base. – January 2024
- The introduction of the Blue Visa, which is a 10-year residency visa designed to attract and retain global talent in the UAE, specifically those who have made significant contributions to environmental protection and sustainability. – June 2024
- The launch of the Abu Dhabi Rental Index by the Abu Dhabi Real Estate Centre (ADREC) expected to foster transparency and accountability. – August 2024
- The Dubai Real Estate Strategy 2033, announced by the Dubai Land Department (DLD), targeting to double real estate sector contribution to GDP and increasing home ownership to 33%. – October 2024
- The National Investment Strategy 2031, which is a comprehensive plan launched by the UAE government to boost foreign direct investment (double cumulative FDI and triple FID balance) and drive sustainable economic growth. – November 2024
- The 0.5% reduction in selling fees for developers and discounts on purchase fees in Sharjah: 1% for UAE and GCC citizens and 2% for other nationalities, announced by the Sharjah Executive Council (SEC). – November 2024
- The UAE continued to actively pursue economic partnerships on a global scale, forging strategic alliances that foster trade, investment and knowledge sharing.

These efforts, coupled with its strategic location, favourable tax environment and investor-friendly policies, not only bolstered the UAE's position as a leading destination for high-net-worth individuals (HNWI) but also stimulated significant growth in the real estate market, particularly within the luxury segment.

The off-plan market enjoyed remarkable success throughout the year, with Tier 1 and many Tier 2 developers achieving strong sales absorption rates, particularly during the first three quarters. However, during Q4 developers with projects located in less central locations began adapting their strategies to sustain sales momentum. These adjustments included enhanced marketing efforts and incentives such as flexible payment plans and an increase in post-handover payment options. This shift reflects a healthy market rebalancing, offering buyers a broader array of choices and opportunities.

Distinct trends also began to emerge in the secondary market during the latter half of the year. Transactional evidence suggests that the secondary market is gradually transitioning towards more sustainable levels of activity. In fact, whilst there was once a shortage of properties in many established communities, there has been an increase in listings with owners seeking to capitalise on favourable market conditions. However, seller and buyer expectations are not yet aligned, leading to units being on the market for longer periods.

The UAE rental market recorded sustained growth throughout the year, driven by positive market sentiment and strong demand. Whilst the pace of growth moderated for many property segments and areas, the UAE's reputation as a safe haven and dynamic hub for business and investment continued to attract residents, bolstering the rental market.

As rental rates continued to rise across all sectors and areas, the quest for affordability drove increased rental growth and activity in the lower and mid-end segments. This trend benefited affordable communities in Dubai and Abu Dhabi, along with the Northern Emirates, which attract tenants with their competitive rents, expanding supply of quality developments, improved infrastructure and enhanced accessibility. The flexibility of hybrid working arrangements has further supported this migration.

The UAE solidified its position as a leading global real estate hub in 2024, fostering a favourable environment for investment, development and market activity. This contributed significantly to the nation's sustained economic growth and strengthened its prominence in the global real estate landscape.

Editorial Note

2025 and beyond

The UAE real estate sector embarks on 2025 with a foundation of strength and measured optimism. Economic fundamentals remain robust, underpinned by Government-led diversification efforts and sustained public and private investment, driving healthy non-oil GDP growth. Coupled with resilient domestic demand and the nation's enduring appeal to international investors, the UAE is positioned for continued economic expansion.

The UAE's economic outlook for 2025 remains positive. This optimism is grounded in several key factors:

- **Strong Economic Fundamentals:** High real estate equity, ongoing infrastructure development and a growing population contribute to a resilient economic base.
- **Proactive Government Initiatives:** The UAE's commitment to innovation, sustainability and strategic diversification will enable the nation to navigate evolving global dynamics.
- **Adaptability and Resilience:** The UAE has consistently demonstrated its ability to adapt to change and emerge stronger, fostering a stable and attractive environment for investment.

Looking ahead, key priorities for the UAE real estate market include:

- Sustaining healthy occupancy rates amid increased supply.
- Expanding affordable housing options to meet the needs of a diverse population.
- Mitigating the impact of rising living costs on residents and businesses.

By addressing these considerations with a balanced and sustainable approach, the UAE can reinforce its position as a global hub for living, investment and tourism, whilst ensuring continued economic prosperity.



ABU DHABI



Historic Review

Stabilisation 2015

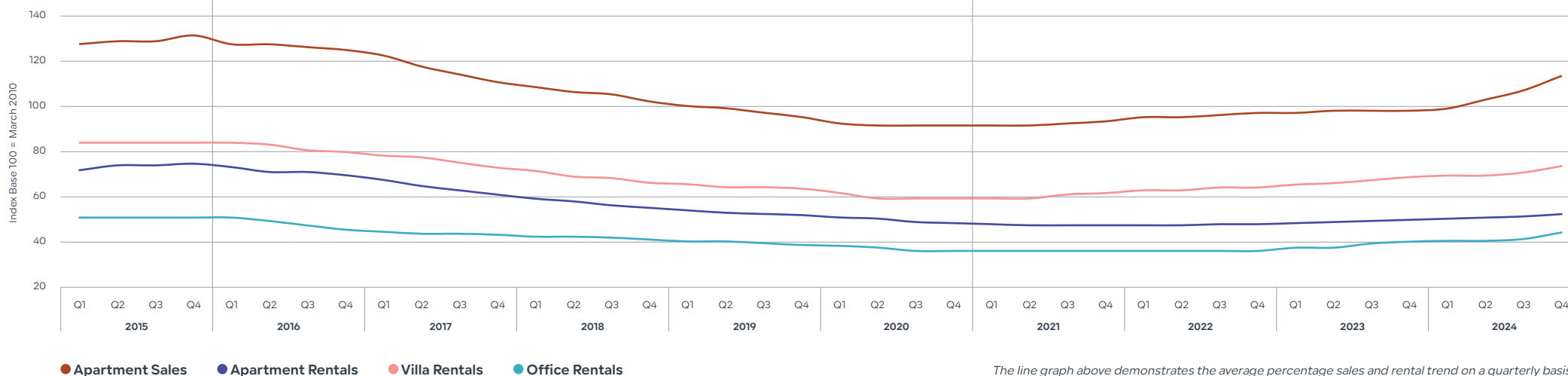
- Limited new supply resulted in moderate increases in rental rates and sales prices in 2015, especially during the first half of the year, whilst remaining broadly stable thereafter.
- The drop in oil prices prompted a general slowdown in investment, whilst sales demand focused on completed rather than off-plan properties.

Downturn 2016-2020

- Market conditions in Abu Dhabi proved challenging from 2016 onwards. The COVID-19 pandemic exacerbated the situation with a notable impact on the real estate market, particularly during the first half of 2020.
- However, a certain level of normality started to return in H2 2020 in accordance with reduced lockdown measures and the re-opening of airports, particularly in Dubai. An increase in demand has been recorded from investors and end-users looking to acquire properties located away from congested areas and large-scale developments, specifically villa units and/or, on occasion, apartments with large terraces/balconies.
- More than 26,000 residential units were delivered since the beginning of 2016, ultimately putting pressure on rental rates and sales prices for completed projects. Several residential projects were launched during this period and recorded high demand levels.
- Over the last 5 years, apartment and villa rental rates recorded an average decrease of 32% and 22%, respectively. Sales prices for completed projects declined by 34% and 16% on average during the same period. Demand for off-plan projects offered at competitive rates and with attractive payment plans was positive.
- Several Government initiatives were launched between 2016 and 2020 including but not limited to the Abu Dhabi Development Accelerator Programme 'Ghadan 21'. In addition, the Government established new regulatory reforms and laws in relation to new businesses and foreign ownership in specific sectors, as well as new visa regulations. In Q2 2020, the government announced a number of initiatives on Federal and Municipal level to mitigate the economic impact of COVID-19 and boost investment.

Recovery and Growth 2021-2024

- Residency reforms (such as the issuing of the Golden Visa), business ownership (allowing up to 100% foreign ownership for specific activities) and labour law reforms implemented by the UAE Government attracted significant foreign direct investment (FDI). This influx of FDI, combined with strong economic fundamentals, has significantly enhanced market sentiment and spurred a surge in project launches.
- Consequently, the residential market has recorded robust and consistent growth, with a notable trend that began in late 2021 and gained momentum through 2023 and into 2024.
- The entry of new developers into the market, coupled with the successful sell-out of off-plan projects by established developers, underscores the strong confidence and favourable economic climate. In the secondary market, prime and high-end developments recorded notable price increases, with some projects increasing circa 15% over the year. Although lower-mid market developments did not achieve such strong performance, they still experienced robust growth.
- Rental rates for high-end residential properties surged due to limited availability and high demand, leading to increased occupancy rates for landlords. The office market mirrored this positive trend, experiencing a notable rise in demand for Grade A/B+ space and a corresponding increase in rental rates, fuelled by new business formations and expansions.



The line graph above demonstrates the average percentage sales and rental trend on a quarterly basis.

Abu Dhabi Supply ↗

	Completed in Q1 - Q3 2024	Completed in Q4 2024	Projected 2025
 APARTMENTS No. of units	2,350	500	4,700
 VILLAS No. of units	1,850	900	1,600

Highlights and Outlook

	2024 Highlights	2025 Outlook
Supply*	<ul style="list-style-type: none"> In 2024, Abu Dhabi's residential real estate inventory grew with the addition of approximately 5,600 new apartments and villas. This stock was primarily located in Yas Island, Saadiyat Island, Jubail Island and Al Raha Beach. The year also recorded the launch of several significant new developments, including a variety of branded residences such as the W Residences on Al Maryah Island, Elie Saab Waterfront on Reem Island, and both the Mandarin Oriental Residences and Nobu Residences on Saadiyat Island. Additionally, the Abu Dhabi Housing Authority introduced Yas Canal, a development featuring 1,146 units specifically for Emirati citizens. To further enhance the residential landscape, several large-scale projects were announced across the Emirate: <ul style="list-style-type: none"> On Yas Island, new developments included Sama Yas, Vista Del Mar, Yas Riva and Selina Bay. Saadiyat Island saw the announcement of The Arthouse Saadiyat Grove and Mamsha Gardens. In Zayed City, new phases of the Bloom Living project were unveiled, including Granada, Seville, Armelia and Olvera. Lastly, there has been a notable increase in interest in the development of office projects on Al Reem Island, which has become increasingly attractive under the Abu Dhabi Global Market (ADGM) jurisdiction, making it a more appealing location for both regional and international businesses. 	<ul style="list-style-type: none"> The positive trajectory of Abu Dhabi's real estate market is expected to continue throughout 2025, with over 6,300 new residential units slated for completion. This reflects sustained development activity within key Investment Zones such as Jubail Island, Al Reem Island, Yas Island, the Ghantoot area (Al Jurf Gardens) and Phase 1 of Zayed City (Bloom Living). Highlighting the market's dynamism, numerous residential and office projects currently in the planning phase are anticipated to launch in 2025. The trend of branded project announcements, which gained traction in 2024, is also anticipated to persist. In addition to residential growth, the office sector is set to expand, with two new office developments planned in Masdar City and Yas Island. These projects are slated for completion in 2025 or early 2026 and will introduce approximately 50,000 sq.m. of premium Gross Leasable Area (GLA) to the market.
Rental Rates	<ul style="list-style-type: none"> In 2024, the Abu Dhabi rental market recorded consistent growth across all segments. Whilst premium developments delivered the strongest performance, even at the low-mid end, properties recorded marked increases in rental rates, particularly in the latter half of the year. Average annual increases of 6% to 10% were observed for high-end and prime residential apartments, particularly those located in Saadiyat Island, Yas Island and Al Raha Beach. The mid-quality segment also experienced robust growth, with rental rates rising between 5% and 8% across the board. Within the villa market, the luxury segment registered the most significant growth, with properties located on Saadiyat Island experiencing increases of up to 15%. High-end villa communities also exhibited notable rental growth, with rates rising between 4% and 7%. Furthermore, good-quality villas in areas such as Khalifa City, Mussafah and MBZ City were subject to increased demand, resulting in average rental growth in the region of 6%. Abu Dhabi's office market exhibited exceptional performance in 2024, particularly within the Grade A segment. Prime office buildings approached full occupancy, pushing rental rates up by 10% to 12% year-on-year. This strong performance is a result of high demand, fuelled by international business expansion and local company growth, exceeding the limited supply of high-end office space in the capital. Grade B and C office properties also maintained healthy occupancy levels throughout the year, with rental rates rising in most buildings, some by as much as 7% annually. The rising rental and occupancy rates across all segments underscore the robust demand observed in most Investment Zones over the past three years. 	<ul style="list-style-type: none"> Despite the anticipated introduction of new inventory in 2025, prevailing rental rates are projected to remain stable and potentially rise further, at least in the short-medium term. However, older properties are likely to face increased competitive pressure. Given the influx of new developments built to a higher quality and modern specifications, landlords of older properties may face challenges in retaining tenants who may be seeking to upgrade their accommodation. Continued growth in new business formations, expansions and inward investments will likely further enhance office market demand this year. Premium Grade A office rental rates are thus expected to remain elevated, with potential for further increases until such time as new supply is introduced. To conclude, the Abu Dhabi rental market is well positioned for continued growth, propelled by strong demand for rental properties and sustained investment inflows from both domestic and international sources.

* It is important to note that whilst a number of projects may have received completion certificates, Asteco does not consider a project delivered until the handover process has been initiated and the units are available for lease in the open market.

Highlights and Outlook

	2024 Highlights	2025 Outlook
Sales Prices	<ul style="list-style-type: none">• The Abu Dhabi residential sales market experienced its most robust growth in over a decade, marked by substantial price increases across most prime and high-end developments. The total sales volume for residential units reached approximately 10,200 transactions, with off-plan projects accounting for 5,700 (56%) and completed developments representing 4,500 (44%) transactions. Notably, sales of completed units rose by nearly 51% compared to the same period last year.• Al Reem Island led in transactional volumes for completed residential developments (1,920 sales, up 68% y-o-y), followed by Yas Island (670 transactions, up 86% y-o-y) and Al Raha Beach (420 transactions, up 45% y-o-y).• In fact, Al Reem Island, Yas Island and Al Raha Beach accounted for 80% of all completed apartment sales. With respect to completed villas, Yas Island, Saadiyat Island, Al Reef, Al Layyan and Khalifa City (including Al Raha Gardens, Golf Gardens and Al Forsan Village) represented over 60% of sales in 2024.• Off-plan apartment transactions were concentrated in Yas Island, Al Reem Island and Saadiyat Island (representing in excess of 70% of the total), whilst Saadiyat, Yas, Al Reem and Jubail Islands accounted for nearly 80% of off-plan villa sales.• Whilst average apartment sales prices across Abu Dhabi rose by nearly 12% annually, prime and select high-end developments recorded more pronounced growth, reaching up to 16% in some areas. Villa sales prices also grew, with an average increase of approximately 5% across the market. Prime villa communities remained in high demand, achieving annual increases of close to 12%.• Despite a number of office sales transactions, the overall sales market remained somewhat stagnant.	<ul style="list-style-type: none">• The Abu Dhabi sales market is projected to maintain a positive outlook, driven by sustained interest from both investors and end-users. As such, sales transactions, both by volume and value, are anticipated to continue to track a favourable trajectory.• The introduction of new inventory in 2025 may lead to more competitive pricing for properties with lower quality specifications, whilst high-end units are expected to continue commanding premium pricing and appreciating in value.• Demand for well-priced, high-quality off-plan projects with modern specifications is expected to remain robust, maintaining a significant share of overall sales transactions.• Increased transactional activity for ready properties is likely to persist, particularly for well-managed, well-maintained larger units in prime locations, reflecting the Government's ongoing efforts to enhance the city's family-friendly and liveable environment.





Abu Dhabi

Apartment Rental Rates



(All figures in AED 000's p.a.)

		1 BEDROOM										2 BEDROOMS										3 BEDROOMS									
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
PRIME PROPERTIES																															
ABU DHABI ISLAND		128	123	108	108	98	83	80	85	95	95	191	178	156	140	138	128	118	120	135	140	275	253	215	203	203	190	188	188	180	188
INVESTMENT AREA*		145	145	138	128	125	118	118	130	120	128	193	185	183	170	169	148	148	150	163	168	275	248	240	235	235	225	228	230	235	245
High-end PROPERTIES																															
ABU DHABI ISLAND	CENTRAL ABU DHABI	95	90	85	80	75	58	58	58	60	60	150	139	123	106	103	90	90	90	98	108	177	170	155	148	140	133	125	128	128	138
	CORNICHE	120	90	88	83	78	70	68	65	65	67	153	138	123	113	105	98	93	95	100	110	243	203	173	145	143	140	138	138	138	148
	AL KHALIDIYA / AL BATEEN	123	113	98	85	80	73	72	74	73	80	165	146	123	113	105	105	99	108	113	115	213	190	173	158	148	143	135	145	160	165
INVESTMENT AREA	AL RAHA BEACH	115	110	103	90	83	75	73	73	75	83	161	155	143	130	123	118	115	118	123	130	205	190	175	170	168	158	158	160	175	178
	MARINA SQUARE	105	98	85	70	69	61	60	60	63	67	148	133	115	108	99	86	85	90	98	100	185	175	155	140	135	125	125	128	135	135
	SAADIYAT BEACH RESIDENCES	130	120	113	103	85	78	75	65	75	78	179	174	167	148	138	124	124	126	125	125	233	213	200	175	160	150	150	158	160	163
	SHAMS ABU DHABI	115	98	80	73	71	66	58	58	65	72	154	143	113	106	105	99	96	96	102	105	193	173	150	140	140	130	128	135	140	140
	YAS ISLAND	-	-	-	85	80	75	70	70	73	82	-	-	-	123	115	110	110	113	118	124	-	-	-	185	173	165	165	168	175	193
MID & LOW END PROPERTIES																															
ABU DHABI ISLAND	CENTRAL ABU DHABI	76	75	68	55	51	48	48	47	47	48	103	103	82	73	66	59	58	62	61	64	145	148	133	122	105	93	89	89	91	101
	CORNICHE	86	85	74	63	61	60	59	57	56	56	125	115	105	91	81	78	75	75	76	79	170	165	148	127	115	106	98	96	96	100
	AL KHALIDIYA / AL BATEEN	81	79	71	58	53	49	47	46	45	46	121	111	95	80	74	68	64	64	69	71	145	146	138	123	109	101	94	93	93	95
INVESTMENT AREA	AL REEF	83	79	67	59	54	49	49	49	49	53	104	103	88	73	70	63	63	63	63	69	130	130	120	109	95	88	84	84	84	85
OFF ISLAND	KHALIFA CITY & MBZ CITY	70	70	58	53	50	47	47	47	48	51	95	94	84	74	72	67	67	67	67	74	120	126	124	114	104	103	95	95	96	100
ABU DHABI AVERAGE		105	98	88	80	74	67	65	66	67	71	146	137	121	110	104	96	94	96	101	105	194	177	159	148	142	135	133	136	140	145
ANNUAL % CHANGE		4%	-7%	-10%	-10%	-7%	-9%	-3%	0%	3%	6%	4%	-6%	-11%	-10%	-5%	-8%	-3%	2%	5%	5%	3%	-9%	-10%	-7%	-4%	-5%	-1%	2%	3%	4%
% CHANGE SINCE PEAK (2008)		-57%										-57%										-55%									
% CHANGE SINCE MARKET LOW (2012)		-14%										-7%										-2%									
% CHANGE SINCE 2ND PEAK (2015)		-32%										-28%										-25%									

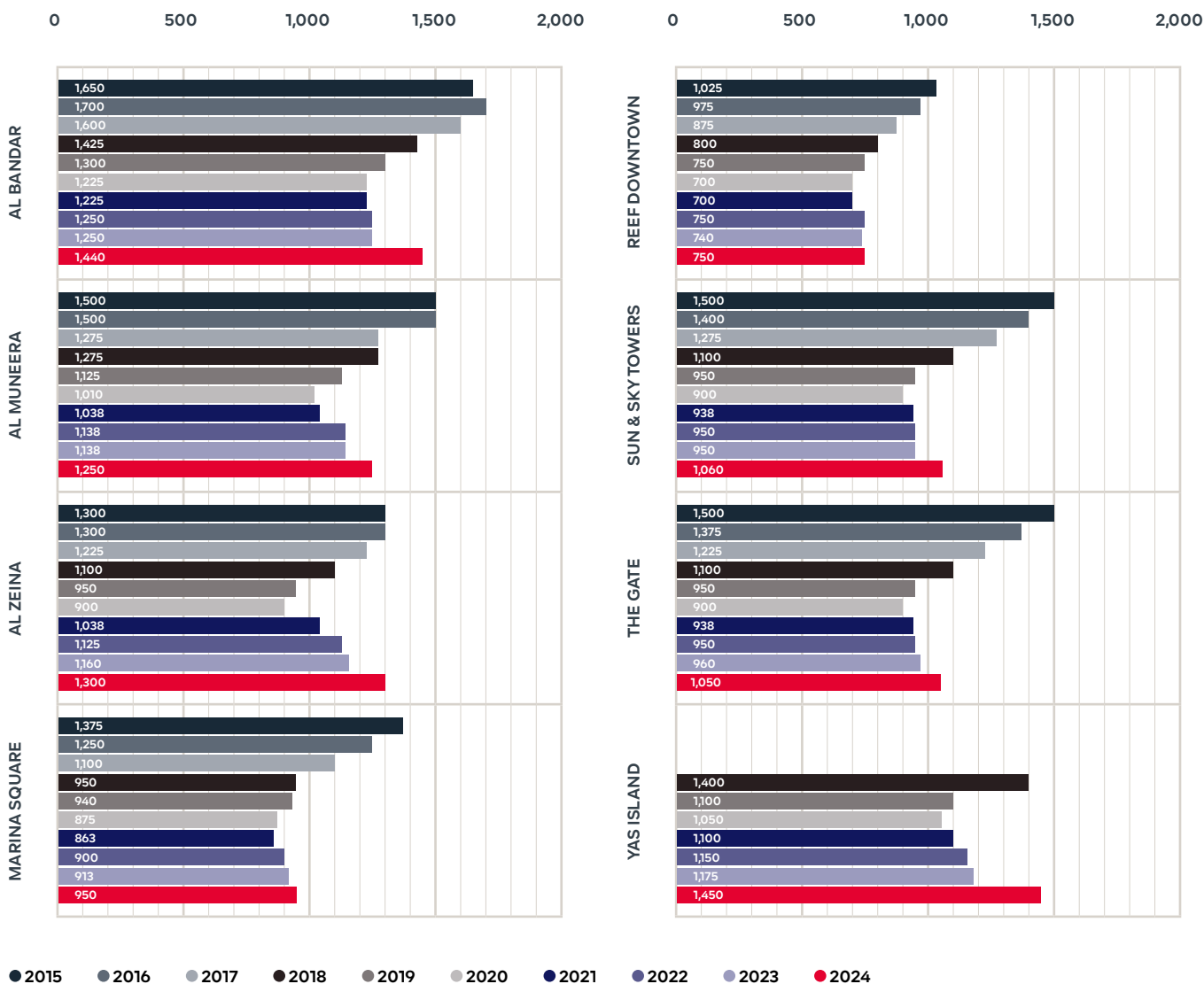
* Includes Mamsha Al Saadiyat Development.



Abu Dhabi

Apartment Sales Prices

AED per sq.ft.





Abu Dhabi Villa Rental Rates

(All figures in AED 000's p.a.)

(All figures in AED 000's p.a.)		3 BEDROOMS										4 BEDROOMS										5 BEDROOMS									
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
ABU DHABI ISLAND	AL KHALIDIYA / AL BATEEN	185	185	170	168	163	150	150	150	155	160	225	195	180	175	169	160	160	163	178	168	240	220	203	200	195	188	188	200	210	195
	AL NAHYAN CAMP / AL MUROOR	160	158	145	145	143	140	140	143	153	155	200	190	173	160	158	158	158	158	165	173	260	228	185	183	170	163	163	168	175	195
	AL MUSHRIF / AL KARAMAH / AL MANASEER	170	170	165	165	158	150	150	150	150	153	185	185	175	168	160	153	153	153	165	175	255	233	198	188	183	178	178	178	208	208
INVESTMENT AREA	AL RAHA BEACH	255	205	185	185	178	175	175	190	205	213	263	250	240	228	225	223	223	243	265	265	320	310	275	260	258	250	250	270	310	340
	AL REEF	145	140	123	110	100	95	95	98	100	108	168	163	150	139	133	130	130	130	135	140	190	180	163	150	145	138	140	145	153	158
	HYDRA VILLAGE	103	105	93	84	73	66	66	66	63	73	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	SAADIYAT BEACH VILLAS	310	310	300	298	295	280	290	300	313	365	375	375	335	325	315	310	380	380	390	385	450	450	450	450	450	450	535	545	573	550
	HIDD AL SAADIYAT	-	-	-	-	-	-	-	-	-	-	-	-	-	320	310	305	330	400	445	540	-	-	-	540	530	510	540	550	600	675
	WEST YAS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	238	260	260	288	-	-	-	-	-	-	260	280	280	325
	YAS ACRES	-	-	-	-	-	-	205	213	233	240	-	-	-	-	-	-	240	245	300	335	-	-	-	-	-	-	330	365	373	365
OFF ISLAND	AL RAHA GARDENS	193	183	173	158	143	138	138	148	150	160	245	218	188	175	153	150	158	170	170	175	290	250	215	205	198	193	200	215	220	223
	GOLF GARDENS	225	220	215	183	185	185	195	203	195	205	260	253	235	195	195	195	220	233	238	245	325	305	270	255	245	240	300	308	315	325
	KHALIFA CITY	133	133	125	125	118	110	110	110	110	138	150	150	140	130	120	118	118	118	138	155	180	165	153	148	148	140	140	140	158	170
	MOHAMED BIN ZAYED CITY	108	108	108	108	103	103	103	105	110	115	140	140	130	125	118	118	118	118	120	130	168	158	155	143	133	128	128	130	140	155
ABU DHABI AVERAGE		180	174	164	157	150	144	150	156	160	172	219	211	195	181	174	170	199	210	224	240	267	247	225	217	211	203	252	262	280	294
ANNUAL % CHANGE		2%	-3%	-6%	-4%	-4%	-4%	4%	4%	3%	7%	2%	-4%	-7%	-7%	-4%	-2%	17%	6%	7%	7%	-3%	-8%	-9%	-4%	-2%	-4%	24%	4%	7%	5%
% CHANGE SINCE PEAK (2008)												-45%										-42%									
% CHANGE SINCE MARKET LOW (2012)												15%										16%									
% CHANGE SINCE 2ND PEAK (2015)												9%										10%									

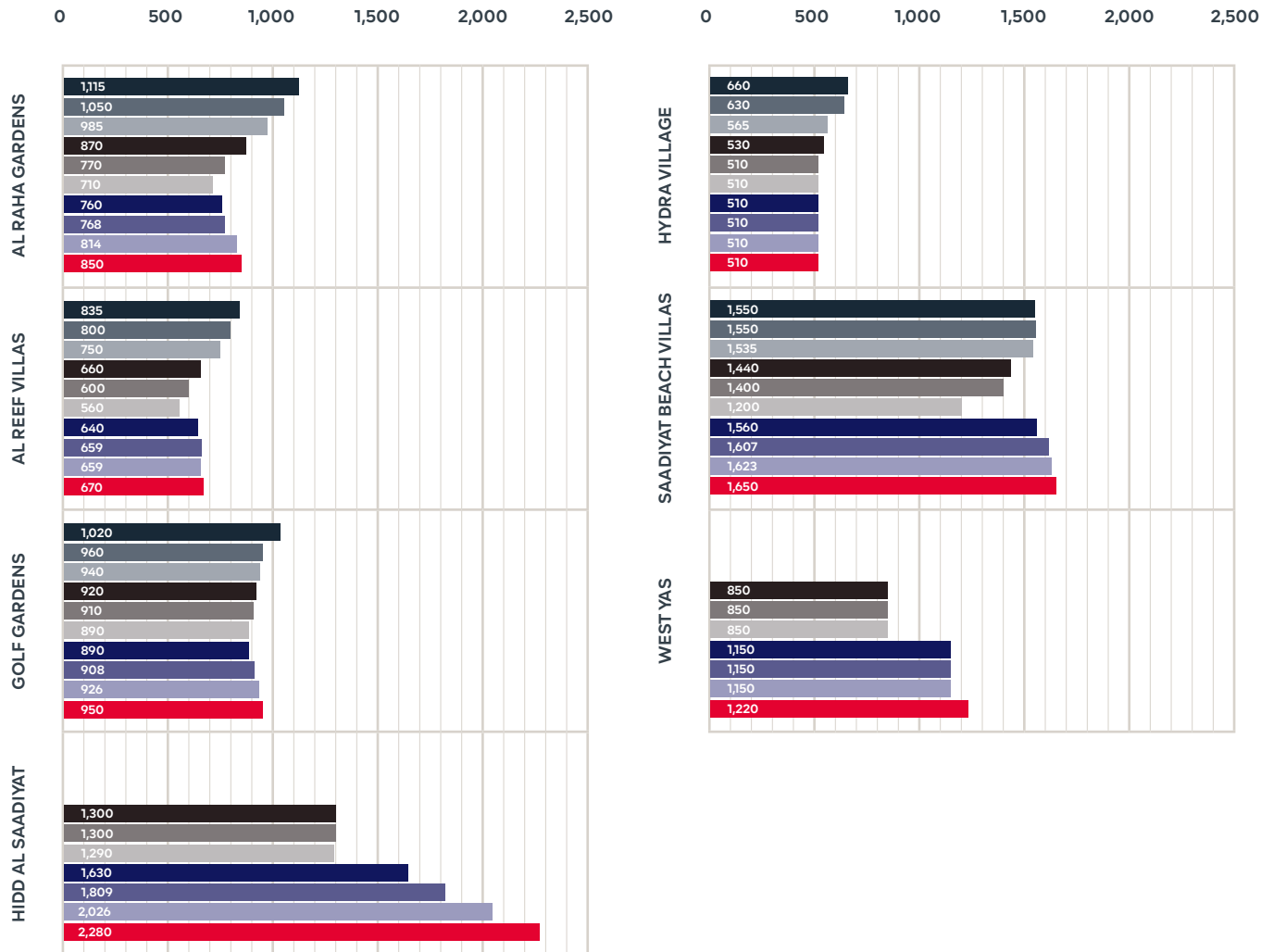




Abu Dhabi

Villa Sales Prices

AED per sq.ft.



● 2015 ● 2016 ● 2017 ● 2018 ● 2019 ● 2020 ● 2021 ● 2022 ● 2023 ● 2024



Abu Dhabi Office Rental Rates

(All figures in AED per sq.ft. p.a.)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
PRIME PROPERTIES										
FITTED*	215	210	190	190	177	160	160	160	180	230
QUALITY STOCK										
FITTED	118	104	100	94	91	85	85	85	95	123
SHELL AND CORE	95	84	81	79	71	66	66	66	75	90
MATURE STOCK										
GOOD	79	79	71	66	64	58	58	58	66	77
TYPICAL BUILDING	67	67	60	58	53	52	52	52	56	65
ABU DHABI AVERAGE**	90	83	78	74	70	65	65	65	70	117
ANNUAL % CHANGE	3%	-7%	-6%	-5%	-6%	-6%	0%	0%	8%	9%
% CHANGE SINCE PEAK (2008)						-49%				
% CHANGE SINCE MARKET LOW (2012)						30%				
% CHANGE SINCE 2ND PEAK (2015)						30%				

* Includes developments such as Al Maryah Island, Aldar HQ, International Tower, Nation Towers, Ittihad Towers, etc.



Abu Dhabi

Property Map

- 1 Al Bandar - Al Raha Beach
- 2 Al Bateen Wharf
- 3 Al Gurm
- 4 Al Maqtaa
- 5 Al Muneera - Al Raha Beach
- 6 Al Nahyan Camp
- 7 Al Raha Gardens
- 8 Al Rayyana
- 9 Al Reef
- 10 Al Zeina - Al Raha Beach
- 11 Baniyas
- 12 Al Bateen Airport Area
- 13 Al Bateen Area
- 14 Bawabat Al Sharq
- 15 Capital District (ADNEC)
- 16 Central Business District (CBD) / Tourist Club Area
- 17 Corniche
- 18 Danet Abu Dhabi
- 19 Eastern Mangroves
- 20 Golf Gardens
- 21 Hydra Village
- 22 Khalidiyah/ Al Hosn/ Al Manhal
- 23 Khalifa City A
- 24 Khalifa City B
- 25 Al Maryah Island
- 26 Mohamed Bin Zayed City (MBZ)
- 27 Al Mina
- 28 Al Mushrif/ Al Karamah/ Al Manaseer/ Al Muroor
- 29 Abu Dhabi Gate City
- 30 Rawdhat Abu Dhabi
- 31 Al Reem Island - Marina Square
- 32 Al Reem Island - Najmat Abu Dhabi
- 33 Al Reem Island - Rest of Shams Abu Dhabi
- 34 Al Reem Island - City of Lights
- 35 Al Reem Island - The Gate District
- 36 Saadiyat Beach District

- 37 Hills Abu Dhabi
- 38 West Yas
- 39 Yas Acres
- 40 Ansam
- 41 Al Raha Beach
- 42 Mamsha Al Saadiyat
- 43 Hidd Al Saadiyat
- 44 Masdar City
- 45 Al Jubail Island
- 46 Musaffah
- 47 Al Hudayriyat Island
- 48 Water's Edge





DUBAI



Dubai Historic Review

Stabilisation 2015

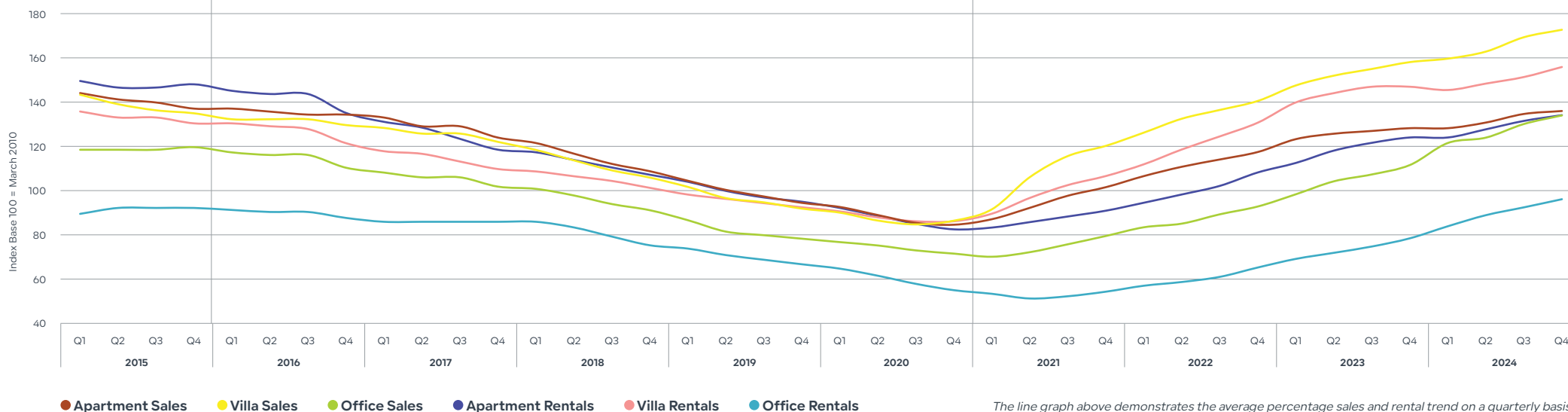
- The market peaked in Q2 2014 and corrected thereafter due to a combination of factors such as the reduction in LTVs, low oil prices and a strong US Dollar.
- Rental rates remained broadly stable as the handover of new supply was slower than anticipated.

Downturn 2016-2020

- Whilst 2016/17 recorded a substantial amount of project launches, new releases eased significantly from 2018 to 2020.
- Residential supply progressively increased over the years, from 13,750 units delivered in 2016 to over 34,000 apartments and villas handed over in 2020. On the contrary, new office space completions declined from 4 million sq.ft. to 2.34 million sq.ft. over the same period.
- The additional supply continued to have a downward effect on sales prices and rental rates with average quarterly declines of 2% to 5% across all asset classes.
- Despite prolonged economic pressure and the COVID-19 impact, the rate of decline in 2020 was broadly aligned with previous quarters.
- Incentives offered by landlords such as rent-free periods and multiple cheque payments (up to 12 cheques) became widely accepted in the market.
- The slowdown in new project launches and the increased affordability of completed properties led to a rise in transaction volumes toward the end of 2020 and ultimately resulted in an increase in end-users and first-time buyers.

Recovery and Growth 2021-2024

- Dubai's real estate market experienced a revival in late 2020, with transactional activity gaining momentum and continuing to accelerate through to 2024. This growth has been stimulated by a combination of factors, such as economic expansion, increased market confidence, infrastructure development and proactive Government initiatives and spending.
- During this period, the rate of new project launches and completions significantly increased, leading to a notable surge in transactional activity, particularly in the off-plan segment, which experienced the most pronounced growth.
- The office sector has also experienced a resurgence, gaining significant momentum in 2023, which has continued to date. This was marked by substantial increases in demand, occupancy levels and rental rates, particularly for Grade A accommodation. The heightened transactional activity was driven, in part, by a pronounced shortage of new office stock.
- Despite a challenging global economic landscape, Dubai's economy demonstrated resilience and secured sustained growth. The economy was propelled by proactive Government initiatives, strategic diversification, a robust tourism and trade environment, and a thriving real estate sector.



The line graph above demonstrates the average percentage sales and rental trend on a quarterly basis.

Dubai Supply

	Completed in Q1 - Q3 2024	Completed in Q4 2024	Projected 2025
 APARTMENTS No. of units	21,000	6,300	47,500
 VILLAS No. of units	4,825	1,550	16,400
 OFFICES Million Sq.ft.	0.72	0	0.85

Highlights and Outlook

	2024 Highlights	2025 Outlook
Supply*	<ul style="list-style-type: none"> Whilst villa handovers increased in the final quarter of 2024, apartment deliveries experienced a slowdown. Overall, new supply for 2024 was broadly in line with the numbers recorded in 2023. New project launches continued apace with no signs of slowing down. Indeed, 2024 witnessed a record-breaking number of new announcements, ranging from stand-alone projects to large-scale, master plan communities. Whilst new villa announcements held steady at around 21,000 units, apartment launches experienced a significant upswing in 2024, surging by almost 50% compared to the previous year, reaching nearly 140,000 properties. The commercial sector also registered an increase in new project launches. However, handovers were limited, with a total of just over 700,000 sq.ft. of new office space added in 2024. 	<ul style="list-style-type: none"> The supply pipeline for 2025 is projected to nearly double compared to 2024, reaching approximately 65,000 residential units, assuming all scheduled project completions are realised. Whilst there has been an increase in new office launches, the development pipeline will require time to mature, resulting in limited new stock scheduled for handover in 2025. Concurrent with the increase in project launches and construction efforts, the Government continues to allocate significant resources to social and physical infrastructure development, in accordance with the Dubai 2040 Urban Master Plan. This investment is expected to enhance traffic flow and address the rising demands driven by urban growth and population expansion. In addition to numerous infrastructure developments, notable projects include the expansion of Al Maktoum International Airport, the Etihad/Hafeet Rail and the Dubai Metro Blue Line.
Rental Rates	<ul style="list-style-type: none"> The residential rental market experienced robust rental growth in 2024, with rates for apartments and villas rising by approximately 2-3% quarterly. However, growth was not uniform and varied across different areas and communities. More pronounced changes were largely fuelled by specific factors, such as a limited supply of units in established developments, an uptick in premium projects within average communities and renovations/upgrades to existing properties. On the other hand, communities with larger available inventories recorded no growth or marginal downward adjustments. Transactional data from the Dubai Land Department (DLD) indicated a decline in new rental contracts in 2024 compared to 2023. However, when combined with the number of renewals, there was a marginal growth in total rental contracts issued, aligning with population growth estimates. New rental contracts for both apartments and villas, along with villa renewals, demonstrated positive growth in value according to the 2024 DLD data analysis. In contrast, apartment renewals exhibited a slight downward adjustment in value. The office sector maintained its positive momentum, with both transactional volumes and values increasing. Whilst the pace of growth appeared to be easing towards the end of the year, this moderation reflected a lack of supply, not demand; thus necessitating tenants to renew their existing contracts rather than take up new space at higher rents. 	<ul style="list-style-type: none"> Whilst the delivery of new supply in 2024 was lower than anticipated, projections for 2025 indicate a significant increase in inventory. Assuming the majority of this projected supply enters the market, a moderation, or even a reversal, of rental growth could be observed in specific communities and/or projects. Affordability factors are expected to fuel continued migration to the Northern Emirates in 2025, a trend that gathered pace in the second half of 2024. Dubai's rental market in 2025 will be fuelled by a confluence of factors, including: <ul style="list-style-type: none"> The continued resilience of its economy amidst global uncertainties, drawing in expatriates seeking opportunities and stability; The ongoing execution of strategic initiatives such as the Dubai Economic Agenda D33, which aims to attract skilled professionals and boost foreign investment, further increasing demand for rental properties; and A sustained emphasis on enhancing the quality of life through world-class infrastructure, amenities and entertainment, making Dubai an attractive long-term living destination.
Sales Prices	<ul style="list-style-type: none"> In a landmark year for the real estate market, 2024 recorded transactional volumes and values reaching unprecedented heights, exceeding all expectations. Off-plan property sales continued to dominate the real estate market (representing nearly 70% of total transactions), a trend supported by a plethora of new project launches targeting both investors and end-users. Whilst some developers, particularly Tier-1 brands, introduced aggressive payment plans, with structures reaching as high as 80/20 or 75/25, it is worth noting that towards the end of 2024, there was a rise in the number of developers offering sales incentives. These incentives included lower down payments, flexible and/or extended payment plans, discounts on cash sales, guaranteed return on investment (ROI), absorption of DLD fees and service charges. 	<ul style="list-style-type: none"> Following a period of rapid growth, property prices are expected to stabilise in 2025, paving the way for a more balanced and sustainable market expansion. We anticipate a more competitive off-plan market, with developers offering greater discounts and incentives. This will likely include a wider array of payment options, such as flexible and/or post-completion plans, along with reduced down payments to entice buyers.

* It is important to note that whilst a number of projects may have received completion certificates, Asteco does not consider a project delivered until the handover process has been initiated and the units are available for lease in the open market.



Dubai

Apartment Rental Rates



(All figures in AED 000's p.a.)

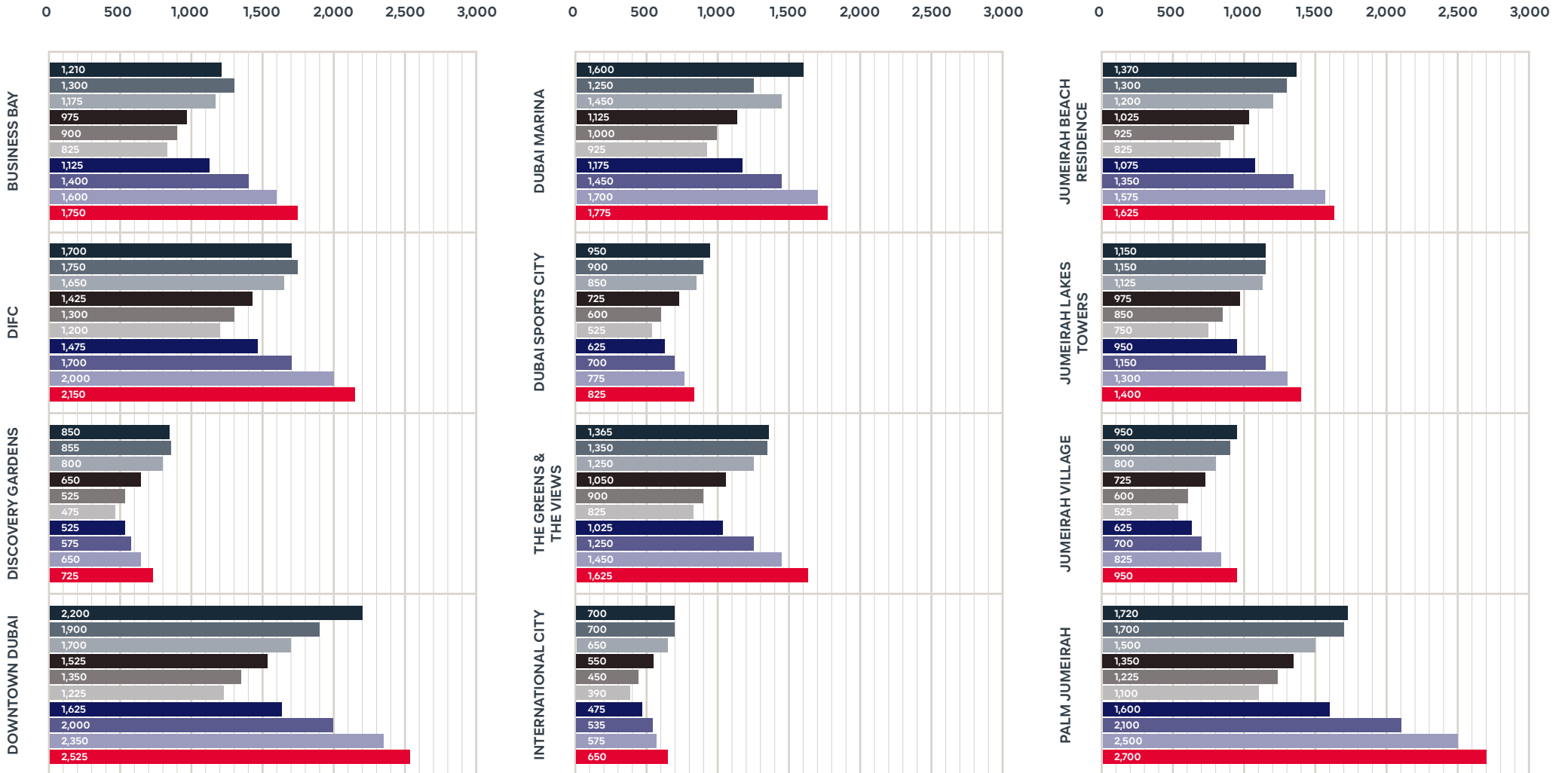
	1 BEDROOM										2 BEDROOMS										3 BEDROOMS									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
HIGH TO LUXURY END																														
DIFC	113	105	100	90	85	85	77.5	97.5	110	125	158	160	145	120	110	97.5	110	140	160	175	230	190	190	175	150	140	167.5	200	220	240
DOWNTOWN DUBAI	115	115	95	83	73	73	75	97.5	115	115	175	160	130	115	105	90	95	120	150	175	240	225	190	170	158	135	170	220	250	265
PALM JUMEIRAH	135	130	110	98	90	90	95	125	155	165	198	175	155	138	128	112	140	185	220	215	255	235	200	180	158	142	155	205	260	300
SHEIKH ZAYED ROAD	100	95	90	80	73	73	70	90	100	90	130	125	115	110	98	80	97.5	125	137.5	125	175	165	150	125	115	110	125	150	157.5	150
MID TO High-end																														
BUSINESS BAY	93	85	70	65	58	58	60	75	87.5	90	135	125	105	90	90	72.5	90	107.5	120	130	185	170	150	140	120	105	125	155	172.5	185
DUBAI MARINA	98	90	70	68	58	58	65	80	95	97.5	143	125	105	98	90	80	100	125	140	145	205	190	155	145	130	110	140	175	200	210
THE GREENS & THE VIEWS	95	95	75	68	58	58	65	80	90	90	143	130	115	100	93	80	100	120	140	140	175	175	145	135	120	112.5	133	150	175	180
JUMEIRAH BEACH RESIDENCE	115	105	95	80	70	70	72.5	90	105	105	148	140	115	103	93	80	97.5	125	140	140	193	185	160	140	125	107.5	125	160	175	200
JUMEIRAH LAKES TOWERS	90	75	65	58	55	55	57.5	67.5	77.5	85	125	115	95	83	70	62.5	77.5	95	110	120	153	150	130	110	100	90	105	125	145	155
AFFORDABLE																														
DEIRA	65	60	50	48	43	43	37.5	45	47.5	50	90	85	70	63	55	50	55	65	72.5	75	113	115	95	88	85	75	80	87.5	100	105
DISCOVERY GARDENS	72	65	55	48	40	40	37.5	42.5	52.5	60	80	85	85	83	75	60	60	65	75	80	-	-	-	-	-	-	-	-	-	-
DUBAI SPORTS CITY	74	65	55	48	40	40	40	45	52.5	55	105	90	75	68	60	50	55	65	75	78	-	125	100	85	75	62.5	70	85	95	103
INTERNATIONAL CITY	50	45	40	35	30	30	26	35	37.5	38.5	65	63	55	53	45	40	42.5	47.5	52.5	55	-	-	-	75	70	62.5	57.5	62.5	80	75
JUMEIRAH VILLAGE	73	60	55	50	40	40	40	47.5	57.5	65	105	95	80	70	58	50	60	72.5	82.5	98	138	135	110	100	80	70	80	100	115	135
DUBAI AVERAGE	90	85	74	65	56	48	52	62	72	77	127	118	102	91	83	68	75	90	103	111	172	162	142	127	114	95	106	127	146	160
ANNUAL % CHANGE	-1%	-6%	-13%	-12%	-10%	-10%	9%	16%	16%	6%	0%	-7%	-14%	-11%	-9%	-18%	11%	16%	15%	7%	2%	-6%	-13%	-11%	-10%	-17%	11%	17%	15%	8%
% CHANGE SINCE PEAK (2008)	-38%										-35%										-36%									
% CHANGE SINCE MARKET LOW (2011)	54%										55%										49%									
% CHANGE SINCE 2ND PEAK (2014)	-13%										-9%										-9%									



Dubai

Apartment Sales Prices

AED per sq.ft.



● 2015 ● 2016 ● 2017 ● 2018 ● 2019 ● 2020 ● 2021 ● 2022 ● 2023 ● 2024

Dubai **Villa Rental Rates**

(All figures in AED 000's p.a.)

(All figures in AED 000's p.a.)

	3 BEDROOMS										
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
ARABIAN RANCHES	203	195	155	145	130	125	175	230	250	250	
DAMAC HILLS 2 (AKOYA OXYGEN)	-	-	-	-	67.5	55	65	70	80	90	
DUBAI HILLS ESTATE	-	-	-	-	-	130	180	225	250	290	
JUMEIRAH / UMM SUQEIM	190	190	175	163	150	137.5	155	200	230	240	
JUMEIRAH PARK	218	210	175	165	153	155	215	275	310	320	
JUMEIRAH VILLAGE	160	160	145	120	95	95	120	140	160	170	
THE MEADOWS	233	210	195	190	165	160	200	250	290	325	
MIRDIF	130	120	105	93	88	80	90	97.5	110	113	
PALM JUMEIRAH	333	320	275	245	215	200	270	375	425	500	
THE SPRINGS	180	180	145	135	123	120	150	190	210	225	
THE LAKES	223	220	190	175	158	155	197.5	260	295	295	
TOWN SQUARE	-	-	-	100	92.5	80	107.5	125	135	135	
DUBAI AVERAGE	206	195	175	152	133	124	152	183	206	209	
ANNUAL % CHANGE	-8%	-5%	-11%	-13%	-13%	-6%	-6%	23%	12%	3%	
% CHANGE SINCE PEAK (2008)	-31%										
% CHANGE SINCE MARKET LOW (2011)	44%										
% CHANGE SINCE 2ND PEAK (2014)	-2%										

4 BEDROOMS										
2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
243	235	190	183	173	162	220	275	300	340	
-	-	-	-	85	70	82.5	85	90	110	
-	-	-	-	-	140	225	300	325	330	
253	210	195	185	170	160	190	235	265	270	
245	245	200	188	183	180	240	300	360	375	
170	170	145	125	108	100	130	160	175	190	
260	260	225	210	180	182	235	300	350	400	
150	150	130	115	100	100	115	125	140	130	
420	400	390	350	315	295	400	540	650	700	
-	-	-	-	-	-	-	-	-	-	
275	270	245	235	220	200	245	290	335	420	
-	-	-	125	107.5	195	115	150	165	165	
244	231	206	183	165	154	193	237	268	272	
-10%	-5%	-11%	-11%	-10%	-7%	22%	25%	13%	3%	
-30%										
54%										
2%										

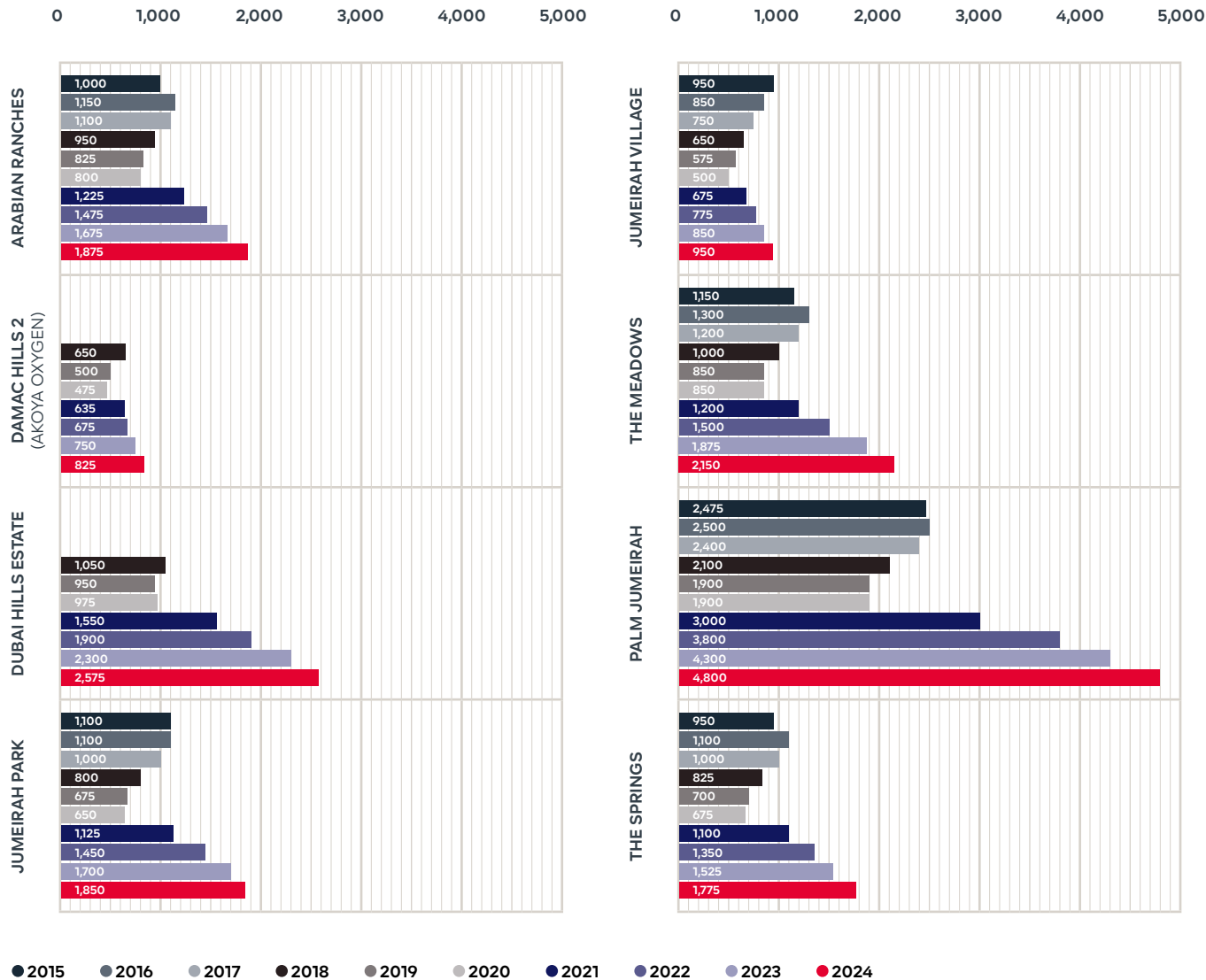
5 BEDROOMS										
2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
303	285	250	220	205	200	325	385	425	440	
-	-	-	-	95	80	92.5	105	115	130	
-	-	-	-	-	165	240	325	350	410	
285	270	230	215	195	182.5	225	275	325	325	
290	275	255	230	225	225	315	380	425	440	
208	185	160	150	140	115	140	180	200	200	
285	285	250	230	210	207.5	255	335	385	450	
175	170	150	135	115	100	125	150	160	155	
675	600	500	465	440	470	650	825	975	1,000	
-	-	-	-	-	-	-	-	-	-	
363	350	330	260	260	260	300	325	385	400	
-	-	-	-	-	-	-	-	-	-	
290	274	245	222	206	195	254	312	361	396	
-8%	-6%	-11%	-9%	-7%	-6%	31%	26%	16%	10%	
-18%										
82%										
22%										





Dubai Villa Sales Prices

AED per sq.ft.



Dubai Office Rental Rates

(All figures in AED per sq.ft. p.a.)

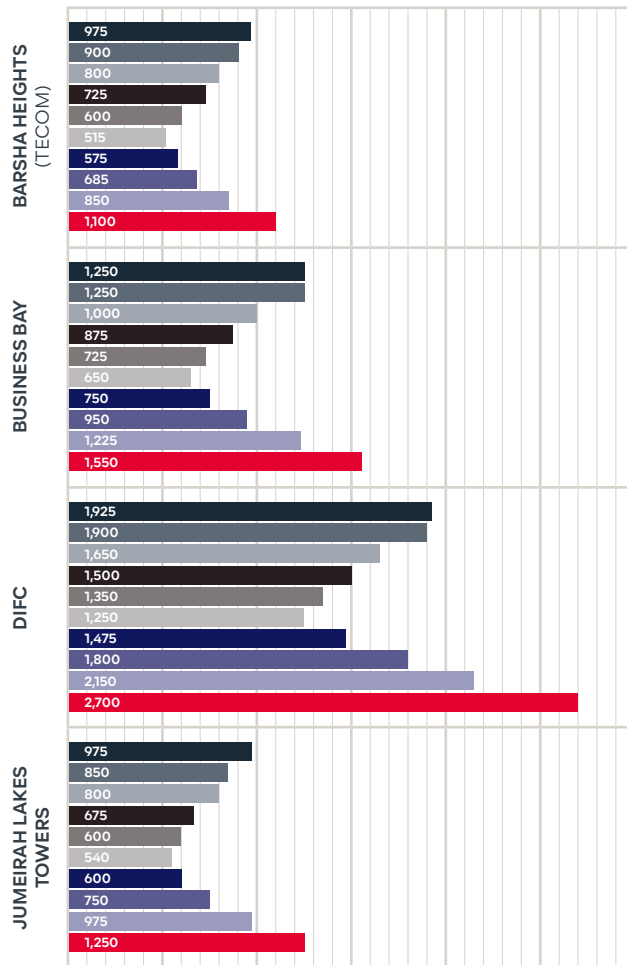
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
BARSHA HEIGHTS (TECOM)	110	48	95	85	68	50	47.5	60	80	105
BUR DUBAI	108	100	100	85	78	60	57.5	65	75	90
BUSINESS BAY	88	90	90	75	65	52.5	52.5	65	90	115
DIFC	255	250	245	215	195	150	150	190	230	270
JUMEIRAH LAKES TOWERS	98	95	95	80	63	50	47.5	60	85	115
SHEIKH ZAYED ROAD	185	165	150	120	98	77.5	75	90	115	150
DUBAI AVERAGE	130	127	122	114	104	86	86.5	101.4	133	149
ANNUAL % CHANGE	3%	-2%	-4%	-7%	-12%	-18%	1%	19%	31%	22%
% CHANGE SINCE PEAK (2008)	-59%									
% CHANGE SINCE MARKET LOW (2012)	56%									
% CHANGE SINCE 2ND PEAK (2015)	7%									



Dubai **Office Sales Prices**

AED per sq.ft.

0 500 1,000 1,500 2,000 2,500 3,000

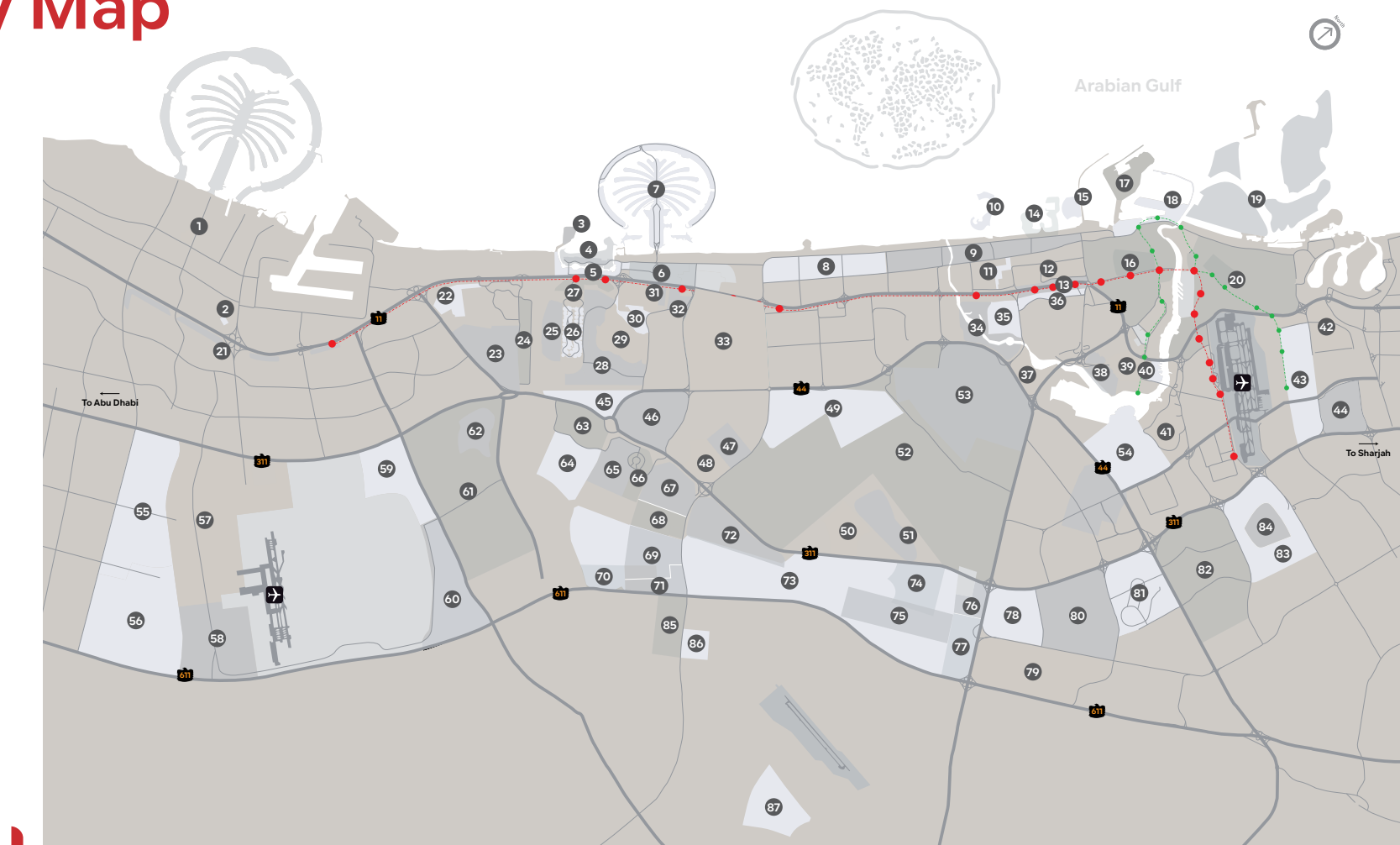


● 2015 ● 2016 ● 2017 ● 2018 ● 2019 ● 2020 ● 2021 ● 2022 ● 2023 ● 2024



Dubai Property Map

- 1 Veneto
- 2 Badrah
- 3 Bluewater Island
- 4 Jumeirah Beach Residence
- 5 Dubai Marina
- 6 Dubai Internet City, Dubai Media City & Dubai Knowledge Park
- 7 Palm Jumeirah
- 8 Umm Suqeim
- 9 Jumeirah
- 10 Jumeirah Bay
- 11 City Walk
- 12 Al Satwa
- 13 Sheikh Zayed Road
- 14 La Mer
- 15 Pearl Jumeirah
- 16 Bur Dubai
- 17 Dubai Maritime City
- 18 Port Rashid
- 19 Dubai Islands
- 20 Deira
- 21 Downtown Jebel Ali
- 22 Wasl Gate
- 23 Al Furjan
- 24 Discovery Gardens
- 25 Jumeirah Park
- 26 Jumeirah Islands
- 27 Jumeirah Lakes Towers
- 28 The Springs / The Meadows
- 29 Emirates Hills
- 30 The Lakes
- 31 The Greens
- 32 Barsha Heights (Tecom)
- 33 Al Barsha
- 34 Business Bay
- 35 Downtown Dubai
- 36 DIFC
- 37 Dubai Design District
- 38 Dubai Healthcare City - Phase 2
- 39 Al Jaddaf
- 40 Jaddaf Waterfront (Culture Village)



- | | | | | | | |
|------------------------------|--|--------------------------|---------------------------------|---------------------------|-----------------------------------|------------------|
| 41 Dubai Festival City | 48 Arjan | 55 Commercial District | 63 Dubai Production City (IMPZ) | 70 Remraam | 77 DubaiLand Residence Complex | 83 Mirdif |
| 42 Al Nahda | 49 Dubai Hills Estate | 56 Golf District | 64 Jumeirah Golf Estates | 71 Mudon | 78 Dubai Silicon Oasis | 84 Uptown Mirdif |
| 43 Al Qusais | 50 Living Legends | 57 Logistics District | 65 Victory Heights | 72 Arabian Ranches | 79 Dubai Academic City | 85 Town Square |
| 44 Muhaisnah | 51 Al Barari | 58 Aviation District | 66 Dubai Sports City | 73 Dubailand | 80 International City Phase 2 & 3 | 86 Mira |
| 45 Jumeirah Village Triangle | 52 Mohammed Bin Rashid City (MBR City) | 59 Expo 2020 | 67 Motor City | 74 Falcon City of Wonders | 81 International City | 87 Damac Hills 2 |
| 46 Jumeirah Village Circle | 53 Meydan | 60 Residential District | 68 Dubai Studio City | 75 The Villa | 82 Al Warqaa | |
| 47 Dubai Science Park | 54 Dubai Creek Harbour | 61 Dubai Investment Park | 69 Damac Hills | 76 Liwan | | |
| | | 62 Green Community | | | | |

**NORTHERN
EMIRATES**



Northern Emirates Historic Review

Stabilisation 2015-2016

- The interdependence between Dubai and the Northern Emirates manifested due to the slowdown recorded in Dubai, which resulted in a stagnant rental market in the Northern Emirates.
- The availability of superior products led to marginal rate reductions in more mature buildings as tenants upgraded to newly-built accommodation.
- Continuous handovers of affordable units in Dubai encouraged tenants to move (back) to the Emirate, and stalled relocations to the Northern Emirates.
- The office sector in Sharjah remained flat due to the supply/demand imbalance.

Downturn 2017-2020

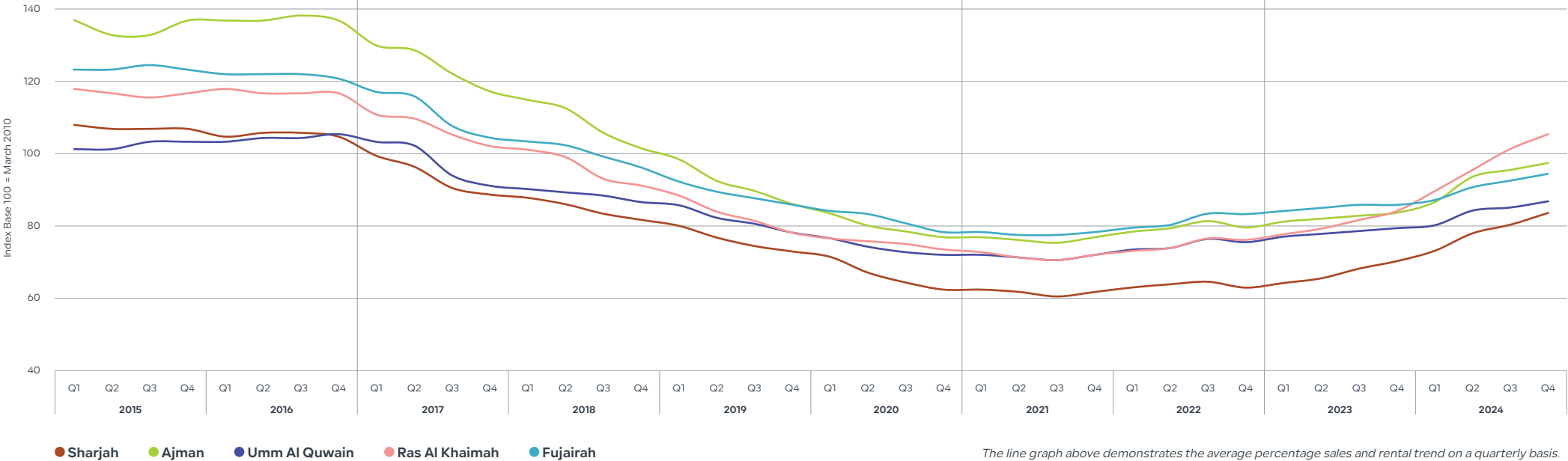
- Subdued market activity resulted in continued average rental rate declines across all sectors in the Northern Emirates.
- Several master plan communities were launched, which recorded steady levels of demand.
- Lockdown and movement restrictions resulting from the COVID-19 pandemic meant reduced relocations from the Northern Emirates to neighbouring Dubai despite an increase in affordable developments.
- A number of Government initiatives and schemes were launched to support the Northern Emirates infrastructure and real estate market.
- In addition, the Government launched several special reforms and fee discounts in order to support the commercial and industrial sectors.
- Diverse policies implemented during this period focused on promoting long-term economic sustainability and boosting tourism in the region.

Stabilisation 2021-2022

- Whilst residential rental rates in the Northern Emirates appeared to have moved towards stabilisation towards the end of 2021, and even recorded marginal upticks in the first 9 months of 2022, rates dipped again in the final quarter.
- The increased availability of completed properties with better quality specifications, facilities and property management, particularly in master plan communities in Sharjah and Ras Al Khaimah (RAK), as well as Dubai, has effected an outflow from older areas/buildings.

Recovery and Growth 2023-2024

- Throughout 2023, the real estate sector in the Northern Emirates exhibited notable signs of recovery and growth, a trend that continues to present. This progress, bolstered by strengthening performance metrics, has led to a surge in new project launches, particularly in strategically located master plan communities of Sharjah and Ras Al Khaimah (RAK).
- The upward trajectory accelerated in 2024, fuelled by an increase in the availability of quality projects, migration from Dubai due to affordability factors, infrastructure development, and proactive Government reforms and initiatives.



The line graph above demonstrates the average percentage sales and rental trend on a quarterly basis.

Northern Emirates

Highlights and Outlook

2024 Highlights	2025 Outlook
<ul style="list-style-type: none">• The rental market in the Northern Emirates started 2024 on a strong note, with quarterly increases of 4% to 8%. These gains later moderated to a more sustainable average of 3% in the second half of the year.• Tenant migration from Dubai to the Northern Emirates (particularly Sharjah, RAK and Ajman) rose throughout the year, driven by lower rental rates, improved development standards, enhanced infrastructure and flexible work arrangements. This trend mirrors previous cycles associated with rising rental rates in Dubai.• In addition to the progress on the highly anticipated Gaming development at the Wynn Resort in RAK (55% construction progress), a combination of ongoing Government initiatives, robust private/public sector investment and sustained development efforts has demonstrably stimulated a significant expansion in the volume of new project launches in the Northern Emirates, totaling approximately 20,000 units, particularly in the luxury hotel and branded residence segments. This resulted in continued growth in the sales market in 2024 and contributed to record transactional activity across the region. Notably, RAK spearheaded this surge, with a 78% increase in total transaction value compared to the previous year, followed by Sharjah (48%) and Ajman (21%). <p>NEW PROJECT LAUNCHES IN 2024</p> <p>Ras Al Khaimah</p> <ul style="list-style-type: none">• RAK Central: 4,000 residential units and 1,000 hotel keys by Marjan, located in Al Hamra.• Rosso Bay Residences: 1,195 branded apartments by Aldar, located in Al Marjan Island.• Quattro Del Mar: 880 apartments by RAK Properties, located in Mina Al Arab.• Cape Hayat: 678 apartments by RAK Properties, located in Mina Al Arab.• Sora Beach Residences: 663 apartments by Aark Developers, located in Al Marjan Island.• Al Hamra Waterfront: 622 apartments and 19 townhouses by Al Hamra Real Estate, located in Al Hamra. <p>Sharjah</p> <ul style="list-style-type: none">• Thuraya Island: 1,500 villas and 65 mid-rise buildings by Ajman Makan, located in Sharjah Waterfront.• Olfah: 2,787 units across 12 buildings by Alef Group, located in Muwaileh.• Nama 2-5: 701 apartments across 6 buildings by Alef Group, located in Al Mamsha Raseel. <p>Ajman</p> <ul style="list-style-type: none">• BlueBell Residence: 480 residential units by GJ Real Estate, located in Al Amerah. <p>Umm Al Quwain</p> <ul style="list-style-type: none">• Logistics City & Cargo Airport: A key part of Vision 2033, aimed at positioning Umm Al Quwain as a global logistics hub.	<ul style="list-style-type: none">• The real estate landscape in the Northern Emirates is set for an increase in supply in 2025, with a significant number of projects, primarily located within the master plan communities of Sharjah, RAK and Ajman, nearing completion. Whilst this will provide more options for tenants, it will also generate a more competitive environment due to the increased availability.• As we enter 2025, rental rates in the Northern Emirates are projected to sustain an upward trajectory, albeit at a more moderate pace, fuelled by a growing population drawn to the region's affordability. It is important to note that beyond economic and business development, population growth in the Northern Emirates will be influenced, in part, by Dubai's rental market performance, which affects migration patterns.• To increase transparency within Sharjah's real estate market and further boost investor confidence, Sharjah is set to launch a rental index. Other Northern Emirates might follow suit to bring more transparency to their rental markets.• Sales prices are also projected to maintain a moderate upward trend, with continued growth anticipated over the near term. The combination of developer incentives and streamlined regulatory frameworks is likely to attract both local and international investors, thereby reinforcing the real estate market and fostering long-term, sustainable growth. For example, the decision by the Sharjah Executive Council (SEC) in late 2024 to reduce developer selling fees and to provide discounts on purchase fees is anticipated to stimulate investment and solidify Sharjah's position as a premier investment destination.• The Government's strategic vision for the Northern Emirates, extending through 2025 and beyond, incorporates a comprehensive range of policies and programmes aimed at stimulating growth. Significant untapped potential in the economic and tourism sectors will underpin sustained demand in the future.



Northern Emirates

Apartment Rental Rates

(All figures in AED 000's p.a.)

		1 BEDROOM										2 BEDROOMS										3 BEDROOMS									
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
SHARJAH	TYPICAL	33	31	25	30	19	15	15	15	16.5	19	37	36	36	32	39	23	18.5	18.5	19.5	23	54	52	53	43	56	34	29.5	29	30.5	37
	HIGH-END	39	38	35	31	29	26	25.5	25.5	31.5	39	58	56	52	60	48	43	35.5	35	41	49.5	73	70	71	78	65	57	48.5	49	56.5	64
AJMAN	TYPICAL	29	26.5	24	19	15	13	13	13.5	13.9	15.5	39	30.5	30	26	24	19.5	17	17	17.7	21	50	45	45	40	35	29.5	24	23.5	24.5	29.5
	HIGH-END	34	35	30	26	23	20	19.5	20.5	22	25.5	39	40	43	36	32	29	27.5	28	30	33	50	56	55	45	41	37	35	35	39.5	47
UMM AL QUWAIN		23	23	22	20	19	17	17	17.2	18	20	29	30	30	28	27	23	22	22.2	24.3	25	40	40	40	34	32	30	29	29	32.5	36
RAS AL KHAIMAH	TYPICAL	38	34	26	26	20	18	18	19	20	23	39	40	40	38	34	27	23	22.2	25	33	50	50	50	42	40	37	35	35	40	51
	HIGH-END	38	34	37	34	32	29.5	29	30	34.5	42	63	63	65	58	52	45	41.5	42	52	62.5	110	100	98	82	70	65	62	62	74.7	97
FUJAIRAH	TYPICAL	35	32.5	26.5	23.8	22	19	18.5	18.7	19.8	22.5	43	42	43.5	35	28	26	23.2	23.5	26.8	30	50	52.5	52.5	45	45	40	35	35	38.8	41
	HIGH-END	50	47.5	43	36.5	33.5	30.5	30	33	34.8	39.5	43	56.5	55	49	45	41.5	40.5	40	43.5	46.5	50	76	75	68	66	58	56	56	62.5	64
NORTHERN EMIRATES AVERAGE		36	34	29	26	24	21	20.6	21.3	23.4	27	44	44	44	41	36	31	27.5	27.6	31	36	61	61	61	54	48	48	40	39.3	44.4	52
ANNUAL % CHANGE		9%	-4%	-15%	-10%	-10%	-11%	-1%	4%	10%	17%	7%	1%	-1%	-7%	-12%	-13%	-10%	0%	8%	16%	9%	0%	0%	-11%	-11%	-12%	-8%	0%	7%	17%
% CHANGE SINCE MARKET LOW (2012)		15%										8%										12%									
% CHANGE SINCE 2ND PEAK (2015)		-22%										-21%										-18%									



Sharjah Apartment Rental Rates

(All figures in AED 000's p.a.)

	1 BEDROOM										
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
AL MAJAZ	41	39	34	31	28	23.5	22.7	23.5	25.5	29.5	
AL QASIMIA	33	31	27	24	21	19	17.5	18.5	20	24.5	
AL NAHDA	44	35	30	27	25	23.5	22.5	23.5	26	30.5	
AL KHAN (AL MAMZAR)	39	38	37	29	28	24.5	25	25.5	27.7	35	
ABU SHAGARA	32	33	28	26	22	19.5	18.7	19.5	20.5	24	
BU TENA	31.5	27	24	22.5	18.5	16.5	15.75	15.75	17.5	21	
AL YARMOOK	26	28	24	20	18	15	15.2	15.2	15.5	18.5	
ROLLA	29	25.5	23	21.25	19	15.5	15.25	16	17.5	21	
SHARJAH AVERAGE	34	32	29	25	23	19.5	19.1	20.8	23.3	31	
ANNUAL % CHANGE	-2%	-5%	-10%	-13%	-10%	-13%	-2%	9%	12%	24%	
% CHANGE SINCE MARKET LOW (2012)	43%										
% CHANGE SINCE 2ND PEAK (2015)	-15%										

	2 BEDROOMS										
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
	58	55	41	39	37	32	31	32	34	40.5	
	39	39	33	31	28	25	24.5	25	26.5	32.5	
	55	51	39	36	34	32.5	32.5	30	32.7	38.5	
	63	63	49	45	41	36	34.5	36.5	38.5	46	
	42	40	34	31	29	26	26	26.5	27.8	33	
	38.5	33.5	30	27.5	23	19	19	19.5	21.8	24.5	
	28	29	27	25	23	17.5	17.5	18.5	19.5	22	
	38	35	30	26.5	23	19.5	19	21	22.8	26.5	
	45	43	36	33	30	26	25.8	29.1	31.8	44	
	2%	-5%	-16%	-9%	-10%	-12%	0%	13%	10%	25%	
	56%										
	-6%										

	3 BEDROOMS										
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
	73	66	52	52	50	46	46	47	49	59	
	55	55	47	43	39	37	37.5	37	38.5	45	
	73	65	55	52	48	47.5	48	47.5	49.9	60	
	80	73	57	56	52	48	48	52	52.9	63	
	54	53	43	42	36	35	36	35	37	42.5	
	48.5	48.5	44	41.5	35	32	32.5	30.5	31	34	
	48	45	40	38	35	33	33	33.5	34	34.5	
	52.5	52.5	43	41.5	37	31.5	31	30	30.8	34	
	58	56	48	45	41	37.5	37.6	41.8	44.9	60	
	-1%	-4%	-13%	-6%	-10%	-8%	1%	11%	9%	17%	
	59%										
	-5%										

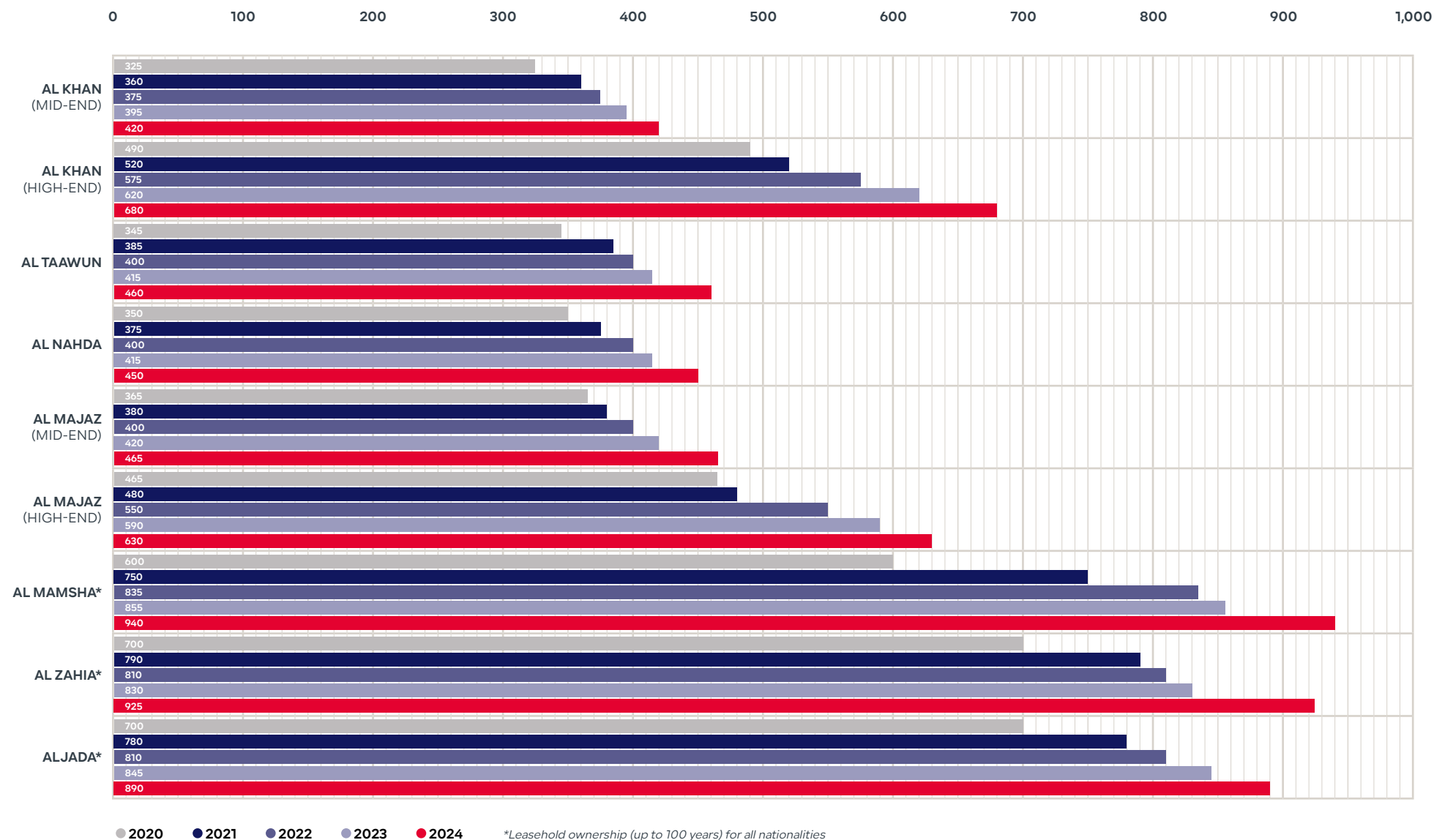




Sharjah

Apartment Sales Prices

AED per sq.ft.



Sharjah **Office Rental Rates**

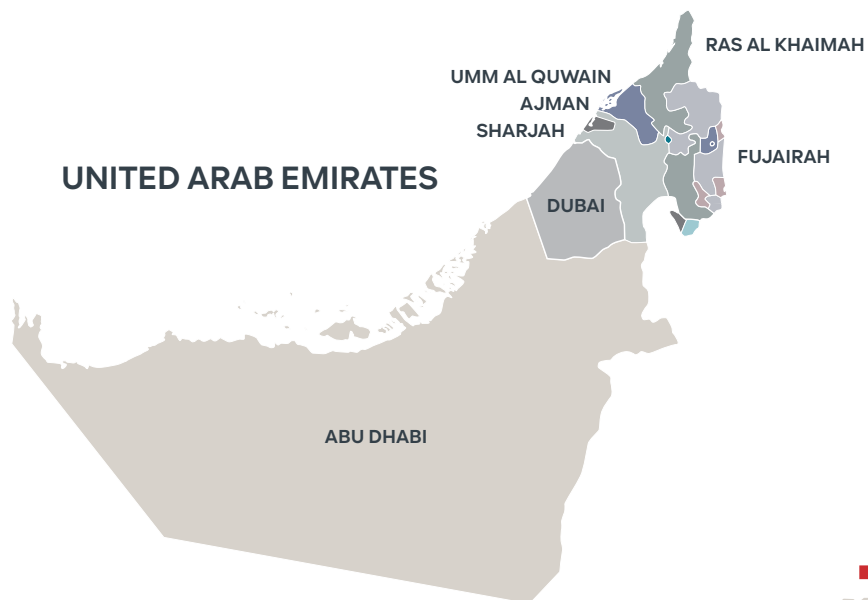
(All figures in AED per sq.ft. p.a.)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
AL TAAWUN ROAD	48	48	48	36	32	26.5	25	27.5	29	34
CORNICHE AREA	63	38	44	52	44	35.5	35	40	42.5	48
AL WAHDA	50	40	40	42	36	28.5	27.5	30	32.5	37
AL QASIMIA	43	43	45	40	34	25	25	27.5	29	33
CLOCK R/A	45	45	43	42	37	28.5	27.5	30	31.5	34
AL YARMOOK	40	40	40	34	29	24	22.5	25	26.5	30
INDUSTRIAL AREA	45	44	38	37	31	24	22.5	25	27	32
SHARJAH AVERAGE	48	48	44	40	35	27.5	26.4	29	31.5	35
ANNUAL % CHANGE	14%									
% CHANGE SINCE MARKET LOW (2012)	-25%									
% CHANGE SINCE 2ND PEAK (2015)	-28%									



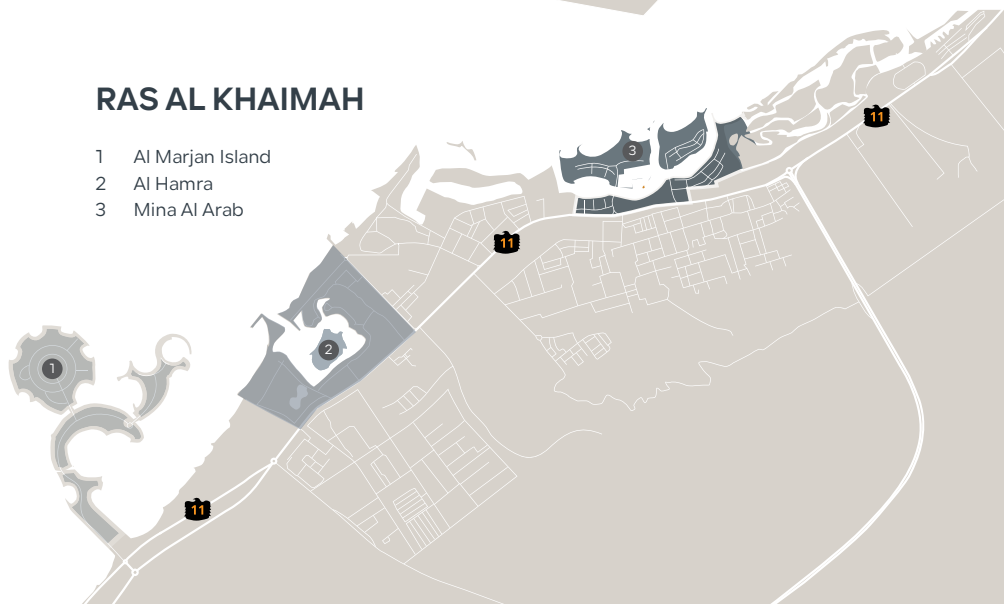
Northern Emirates

Property Map



RAS AL KHAIMAH

- 1 Al Marjan Island
- 2 Al Hamra
- 3 Mina Al Arab



SHARJAH

- 1 Abu Shagara
- 2 Al Khan
- 3 Al Majaz
- 4 Al Nahda
- 5 Al Qasimia
- 6 Al Taawun
- 7 Al Wahda
- 8 Corniche/Buhaira
- 9 Al Khalidiya
- 10 King Faisal and King Abdul Aziz Street



ALAIN



Al Ain Historic Review

Stabilisation 2015

- Whilst apartment rental rates recorded minor increases in 2015, villa and office rents remained broadly stable until the end of the year when they softened marginally.

Downturn 2016-2020

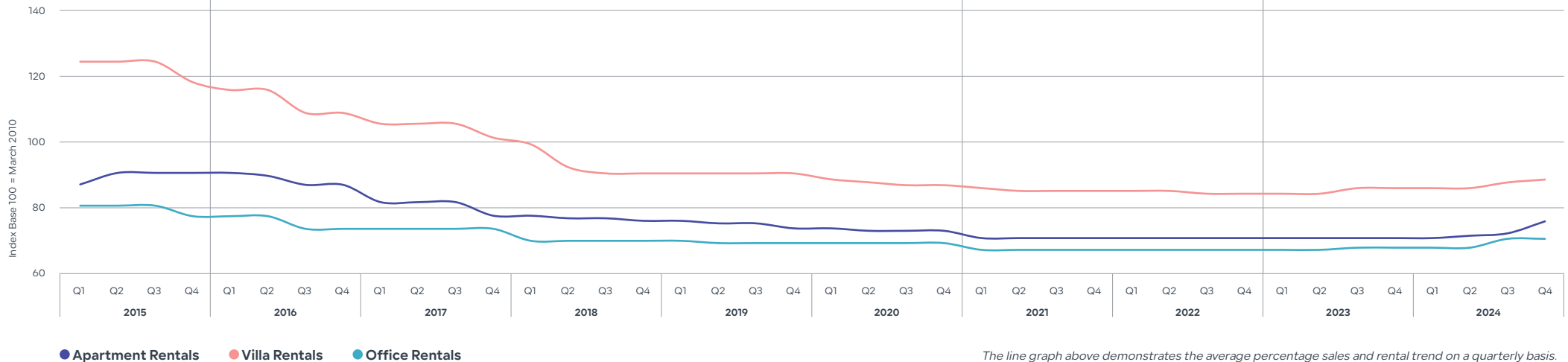
- Whilst the Al Ain real estate market exhibited relatively subdued performance between 2016 and 2020, COVID-19 related economic implications exacerbated the effect on transaction activity/volumes and demand.
- Due to conditions at the time, some tenants downsized or repatriated, leading to adjustments in rental and occupancy rates.
- However, quality residential communities with supporting facilities enjoyed healthy demand levels translating into higher occupancy rates.
- A number of residential and commercial buildings were delivered in different areas across Al Ain, including villas under the Ain Al Faida Development, the Al Jimi Mall extension, as well as the Hazza Bin Zayed Stadium Development, which comprises residential, office and retail components.

Stabilisation 2021-2022

- The Al Ain market remained relatively stable across all asset classes.
- There was some movement in rental rates within specific developments, with marginal upward or downward adjustments in line with current market ranges.
- Positive activity was recorded as a result of an internal migration with tenants taking advantage of the attractive rental rates.

Recovery and Growth 2023-2024

- Following a period of sustained price stability, the Al Ain real estate market exhibited signs of a rebound in 2024, featuring an upward trend across all asset classes, with apartment rentals experiencing the most significant increases.
- Whilst good-quality commercial assets have contributed to a gradual rise in office rental rates, Asteco also noted a growing trend of occupiers seeking to relocate and upgrade to larger office spaces.



The line graph above demonstrates the average percentage sales and rental trend on a quarterly basis.

Al Ain

Highlights and Outlook

	2024 Highlights	2025 Outlook
Supply*	<ul style="list-style-type: none">• Whilst no major projects were completed in Al Ain during the year, several individual residential buildings were delivered in Kubaisi, Al Jimi, Town Center, Manaseer and Al Mutarid. Additionally, a number of villas were handed over in Falaj Hazza, Zakher and Al Tiwayya.• The Senaya area recorded the completion of several G+1 buildings, featuring retail space on the ground and office units on the first floor.• Furthermore, a new residential development, Arabian Hills Estate, was launched in the Al Faqaa' area, north of Al Ain City, near the Dubai border. This expansive project is planned to cover an estimated total area of 23 million sq.m.	<ul style="list-style-type: none">• New residential supply in Al Ain, primarily fuelled by local demand, will be limited to a few projects in 2025.• However, two retail assets are scheduled for completion this year.<ul style="list-style-type: none">- The first is the expansion of Al Jimi Mall, due in H2 2025, which will increase the total leasable area by 20% to 88,000 sq.m. Gross Floor Area (GFA).- The second, Al Mutarid Lifestyle Centre, with a Gross Floor Area (GFA) of approximately 12,000 sq.m., is expected to be completed by the end of 2025.
Rental Rates	<ul style="list-style-type: none">• Apartment rental rates increased by up to 10% annually, whilst the villa sector experienced a more modest annual growth rate of 4%.• The office market remained buoyant, fuelled by steady demand, with growth rates in select business and office districts ranging from 1% to 5%.• Whilst organised retail centres, including well-maintained community centres and shopping malls, experienced a slight increase in leasing rates year-on-year, prominent street retail locations saw more significant growth, with rental rates rising by as much as 3% annually.	<ul style="list-style-type: none">• Sustained demand for quality real estate in both the residential and commercial sectors, combined with constraints on supply, are projected to maintain a positive trajectory for the overall market.• The short- to medium-term outlook for Al Ain is favourable, underpinned by positive economic sentiment. This optimistic climate is projected to stimulate demand across diverse asset classes, underscoring the city's resilience and appeal to a broad spectrum of stakeholders.

* It is important to note that whilst a number of projects may have received completion certificates, Asteco does not consider a project delivered until the handover process has been initiated, or the units are available for lease in the open market.





Al Ain

Apartment Rental Rates ↗

(All figures in AED 000's p.a.)

	1 BEDROOM									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
MATURE BUILDINGS	33	31	27	25	22	22	24	24	24	28
NEW BUILDINGS	38	36	31	31	27	27	28	28	28	30
PRIME COMPOUNDS	43	42	38	36	36	36	33	33	33	33
AL AIN AVERAGE	38	36	32	31	28	28	28	28	28	30
ANNUAL % CHANGE	0%	-4%	-12%	-4%	-8%	0%	0%	0%	0%	5%
% CHANGE SINCE PEAK (2008)	-46%									
% CHANGE SINCE MARKET LOW (2012)	17%									
% CHANGE SINCE 2ND PEAK (2015)	-21%									

	2 BEDROOMS									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
MATURE BUILDINGS	45	43	36	35	31	31	33	33	33	36
NEW BUILDINGS	52	45	41	38	36	34	35	35	35	39
PRIME COMPOUNDS	60	58	51	48	48	48	43	43	45	45
AL AIN AVERAGE	52	49	43	40	38	38	37	37	38	40
ANNUAL % CHANGE	4%	-7%	-12%	-5%	-5%	-2%	-2%	0%	2%	6%
% CHANGE SINCE PEAK (2008)	-45%									
% CHANGE SINCE MARKET LOW (2012)	0%									
% CHANGE SINCE 2ND PEAK (2015)	-24%									

	3 BEDROOMS									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
MATURE BUILDINGS	56	54	48	48	43	43	45	45	45	48
NEW BUILDINGS	68	67	61	58	54	54	57	57	57	58
PRIME COMPOUNDS	78	78	77	74	74	74	70	70	70	70
AL AIN AVERAGE	67	66	62	60	57	57	57.3	57.3	57.3	59
ANNUAL % CHANGE	3%	-1%	-7%	-3%	-5%	0%	1%	0%	0%	2%
% CHANGE SINCE PEAK (2008)	-37%									
% CHANGE SINCE MARKET LOW (2012)	11%									
% CHANGE SINCE 2ND PEAK (2015)	-13%									



Al Ain **Villa Rental Rates**

(All figures in AED 000's p.a.)

		3 BEDROOMS									
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
MATURE VILLAS	Al Jimi, Town Center Zaker, Others*	78	68	62	56	54	49	46	46	46	47
	Al Towayya	80	73	70	67	67	67	65	65	65	65
	Prime Compounds	93	93	92	88	88	83	78	78	83	88
RECENT BUILD	Al Jimi, Town Center Zaker, Others*	83	78	70	66	65	62	60	60	60	59
	Al Towayya	93	93	88	78	77	77	74	74	75	75
	Prime Compounds	104	103	102	98	98	93	88	88	90	90
AL AIN AVERAGE		81	79	73	68	67	64	60	60	61	61
ANNUAL % CHANGE		-4%	-3%	-7%	-7%	-2%	-5%	-5%	0%	1%	1%
% CHANGE SINCE PEAK (2008)		-33%									
% CHANGE SINCE MARKET LOW (2012)		10%									
% CHANGE SINCE 2ND PEAK (2015)		-25%									

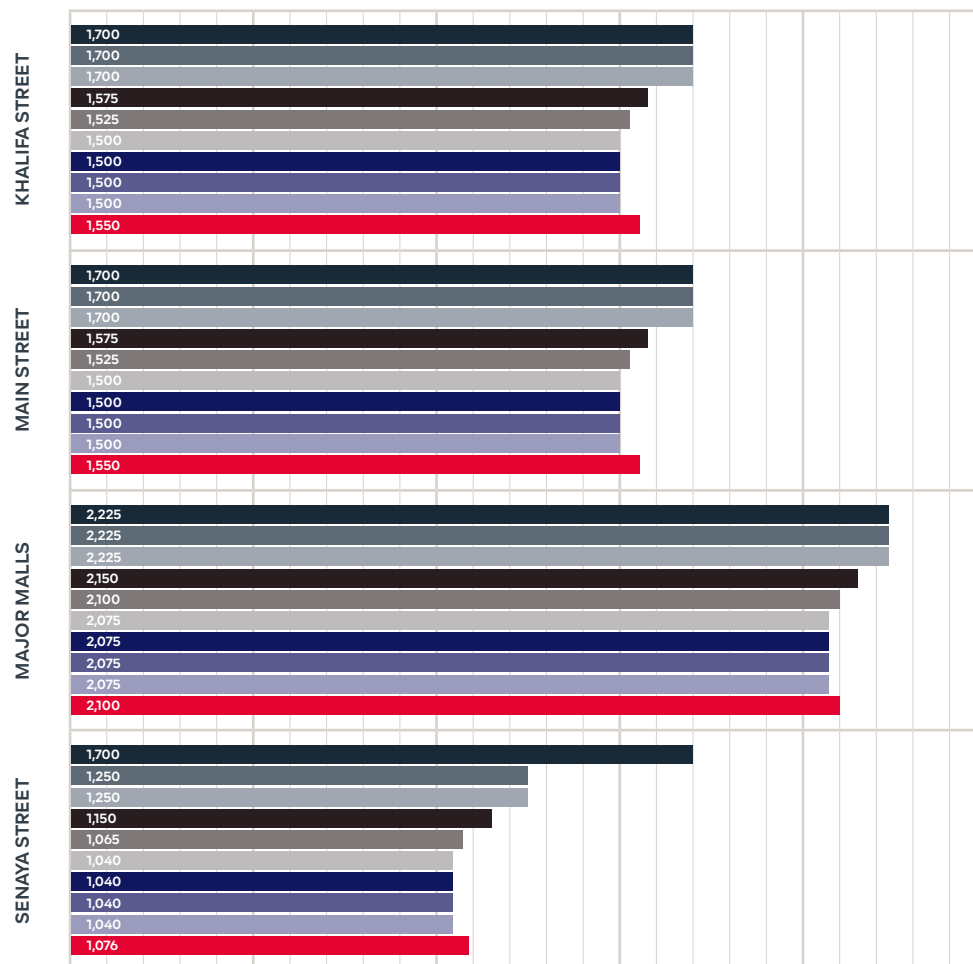
		4 BEDROOMS									
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
		90	83	78	71	71	68	68	68	68	68
		93	93	93	87	87	87	88	88	88	88
		113	104	102	101	101	99	97	97	99	99
		105	98	91	80	80	78	77	77	77	74
		105	98	98	94	94	88	88	88	95	95
		133	120	114	110	110	105	108	108	128	128
		96	93	90	83	83	80	80	80	82	81
		-4%	-2%	-3%	-8%	0%	-3%	-1%	0%	3%	-1%
		-21%									
		11%									
		-15%									

		5 BEDROOMS									
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
		122	113	102	90	90	87	87	87	87	90
		115	110	105	99	98	93	93	93	95	95
		134	129	126	123	123	118	118	118	118	118
		145	135	125	103	102	100	100	100	100	110
		150	150	137	110	110	108	108	108	115	115
		168	160	151	145	145	133	133	133	135	135
		130	127	119	104	104	100	100	100	101	105
		-4%	-2%	-6%	-13%	0%	-4%	0%	0%	1%	4%
		-10%									
		13%									
		-19%									



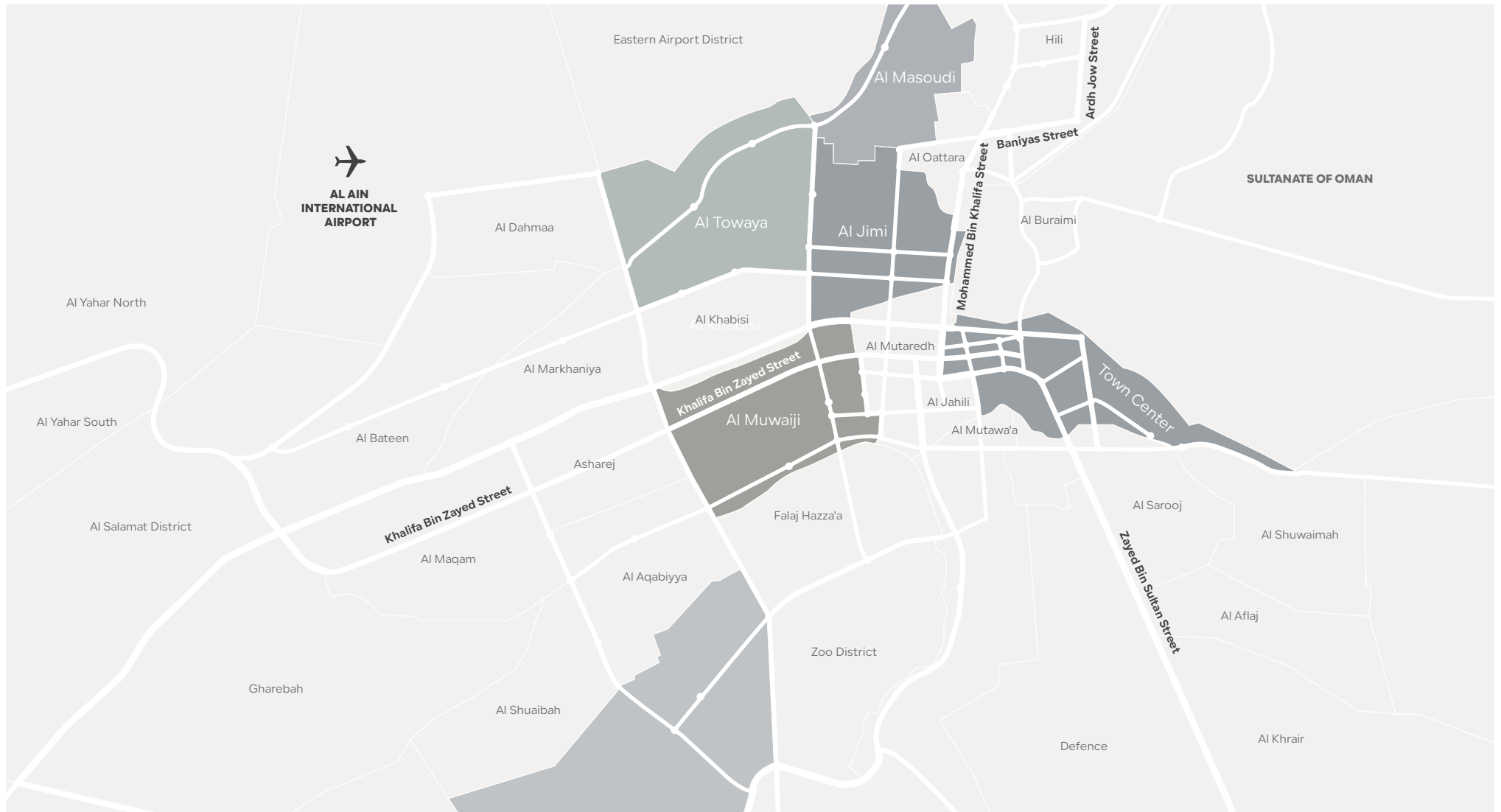


AED per sq.m.



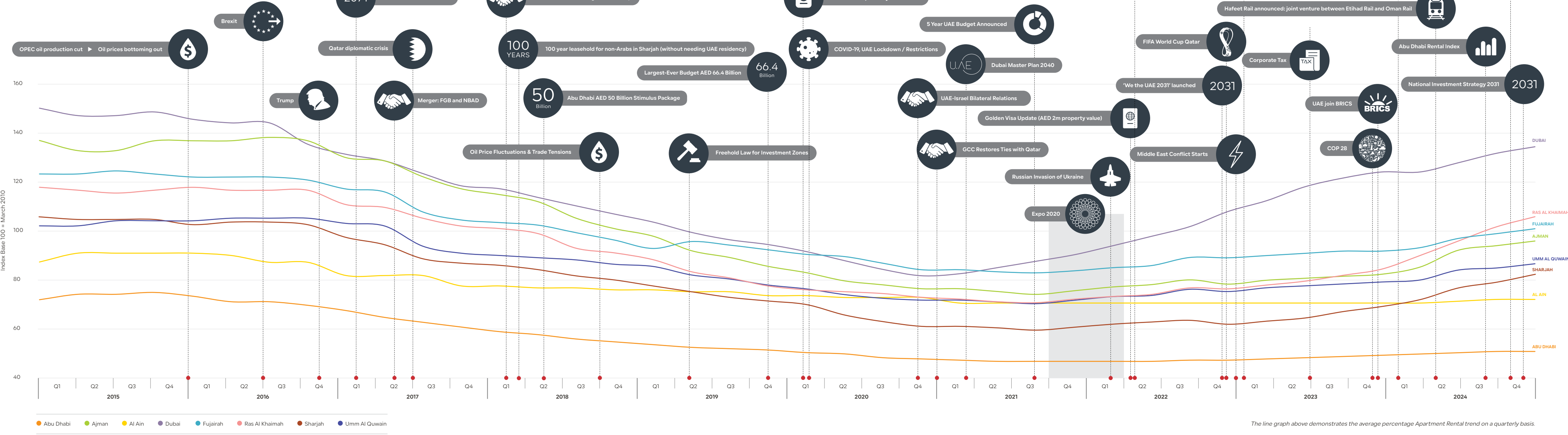
Al Ain

Property Map



UAE PRICE COMPARISON

PRICE MOVEMENT FROM 2015



Global growth held steady in 2024 as some major economies like the US beat expectations for a material slowdown while other markets, like the Eurozone, saw growth stabilize. Emerging economies led the way but China's economy remains a source of concern as consumption and investment activity remain soft while India's economy is showing signs of cooling. Inflation has receded as a threat to many markets thanks to aggressive monetary tightening but the risk of prices reigniting will temper how quickly central banks can adjust policy on the way down.

The UAE recorded real GDP growth of 3.6% y/y in the first half of 2024 according to preliminary national accounts data from the FCSC, with Q2 growth of 3.9% y/y following the 3.4% recorded in the first quarter. Non-oil GDP outpaced the oil sector as it expanded by 4.8% in Q2, an acceleration on the 4.0% in Q1, while ongoing OPEC+ oil production curbs kept hydrocarbons growth at more moderate 1.2% y/y, down slightly from 1.4% growth in the previous quarter but an acceleration on the 3.1% contraction seen in 2023. As a result, the non-oil economy accounted for a historically high 74.9% of GDP in the second quarter, testament also to ongoing diversification efforts and the growth of new and established non-oil sectors.

In Dubai, real GDP growth was 3.3% y/y in the second quarter, an acceleration on the 3.2% for Q1. The growth drivers were broad based across a range of sectors, testament to the ongoing diversification efforts in the economy, and this should mean increased resilience to any external shocks in the coming years. A larger economic base following several years of strong growth means that the pace of expansion has moved to a more sustained level, with expansion of more than 3% y/y for the last six quarters.

We anticipate that GDP growth in the UAE will strengthen in 2025 as activity in the oil sector picks up while the non-oil sector maintains its robust pace of growth. We forecast a headline expansion rate of 5.0% this year, following an estimated 3.7% expansion in 2024, with both the oil and non-oil sectors set to grow at the same 5.0% pace. For Dubai, we expect growth will accelerate to 3.7% in 2025 from estimated growth of 3.2% in 2024, supported by an expansionary government budget.



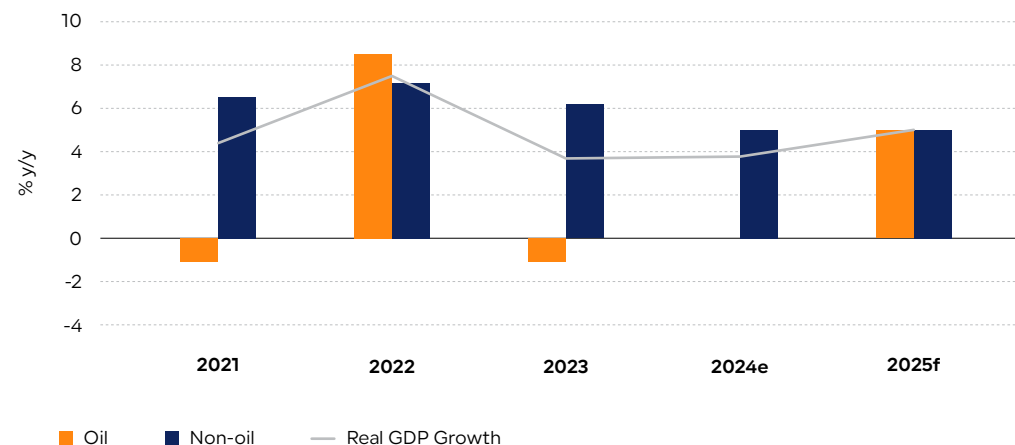
A revised production quota and gradual easing of OPEC+ production curbs, alongside ongoing investment in the sector will be supportive of growth in hydrocarbons activity this year. Looking at the GDP data available so far, the risks to our estimate of no growth in the oil sector in 2024 are to the upside given that Abu Dhabi reported 1.6% oil GDP growth over the first three quarters of the year. This GDP expansion likely reflects ongoing investment in the sector alongside growth in condensates production, which are not covered by the OPEC+ agreement, and natural gas. In 2025 we forecast production growth of 3.2% y/y, supporting our forecast for 5.0% growth in hydrocarbons GDP.

The outlook for the non-oil sector is also positive, with a robust pace of growth anticipated in both Abu Dhabi and Dubai. In Abu Dhabi, the rapid growth of the financial services and the transport and logistics sectors are particular bright spots.

Dubai's economy is in a strong position to record faster growth in 2025, even amid a larger base and some increased external uncertainties. Ongoing government reforms and targeted investment has made Dubai a more attractive place for international investment, with FDI inflows into an increasingly broad spectrum of industries supporting large levels of government investment into infrastructure. Ongoing population growth, even if not at the same pace as the last couple of years, will also be supportive of increased output as the target of 5.8mn inhabitants by 2040 is neared. Easing interest rates as the Federal Reserve has embarked on its rate-cutting should also give support to growth, especially if it encourages increased borrowing and investment by businesses.

Dubai's annual CPI inflation has averaged 3.3% in 2024, the same pace as seen in 2023. This year we forecast that price growth will slow to an average 2.8% y/y, with transport set to remain a drag on the headline measure but housing remaining the key driver.

Non-oil sector drives Real GDP growth in 2024



Source: FCSC, Emirates NBD Research

Asteco is a major regional and international award-winning full-service real estate services company that was formed in 1985 and has gained enormous respect for consistently delivering high quality, professional, value-added real estate services in a transparent manner. The company is also widely recognised for its involvement with many of the projects that have defined the landscape and physical infrastructure of the United Arab Emirates.

The world-class company has a distinguished and important combination of local knowledge and international expertise and has been renowned for its application of the latest technological tools and innovations, its commitment to transparency, winning strategies, and human expertise.

Undisputed Real Estate experts with a regional presence to serve its customers, Asteco proudly represents a significant number of the region's top property Owners, Developers, and Investors.

Asteco offers a wide range of services and solutions to its clients from Valuation Advisory and Building Consultancy to Property Management and Sales & Leasing. The company applies innovative solutions and cutting-edge technology to add tangible value for its Clients at every stage of the property lifecycle and to continuously elevate customer experiences.

VALUATION & ADVISORY

Our professional advisory services are conducted by suitably qualified personnel all of whom have had extensive Real Estate experience within the Middle East and internationally.

Our valuations are carried out in accordance with the Royal Institution of Chartered Surveyors (RICS) and International Valuation Standards (IVS) and are undertaken by appropriately qualified valuers with extensive local experience.

The Professional Services Asteco conducts throughout the region include:

- Consultancy & advisory services
- Market research
- Valuation services

SALES

Asteco has a large property Sales division with multi-lingual representatives based all over the UAE. Our Sales teams have extensive experience in the negotiation and sale of a variety of assets.

LEASING

Asteco has been instrumental in the Leasing of many high-profile developments across the GCC.

PROPERTY MANAGEMENT

Asteco provides comprehensive Property Management services to all property Owners, whether a single unit (IPM) or a regional mixed-use portfolio. Our focus is on maximising value for our Clients.

BUILDING CONSULTANCY

The Building Consultancy Team at Asteco have a wealth of experience supporting their Clients throughout all stages of the built asset lifecycle. Each of the team's highly trained surveyors have an in-depth knowledge of construction technology, building pathology and effective project management methods which enable us to provide our Clients with a comprehensive building consultancy service.

John Allen
BSc, MRICS

+971 4 403 7777
JohnA@Asteco.com

James Joughin
BSc (Hons), MRICS

Executive Director -
Valuation & Advisory
+971 4 403 7777
JamesJ@Asteco.com

Rober Snook
BSc (Hons), MRICS AAPS

Director – Building Consultancy
+9714 403 7777
RobertS@asteco.com

Ghada Amhaz
MSc, MRICS

Associate Director -
Research & Advisory, Abu Dhabi
+971 2 626 2660
GhadaA@asteco.com

Jenny Weidling
BA (Hons)

Associate Director -
Research & Advisory
+971 4 403 7777
JennyW@Asteco.com

Tamer Ibrahim Chaaban
BE

Associate Director /
General Manager - Al Ain
+971 3 766 6097
TamerI@asteco.com