

Dubai Property Tracker

1Q25: Healthy residential market activity, driven by resilient off-plan sales

Industry Update

Real Estate & Hospitality UAE

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Development market activity remains strong; avg. prices drop Q-o-Q

Total market activity was up 7% Y-o-Y in 1Q25, with total transactions' value coming in at AED179bn (USD49bn). Residential transactions' value increased 23.2% Y-o-Y and was down 7.5% Q-o-Q to AED128.6bn, while accounting for 72% of total transactions' value. Primary sales grew 27% Y-o-Y, with developers launching more new projects (vs 14% Y-o-Y increase in the resale market). Off-plan sales activity was up 28% Y-o-Y and came in flat Q-o-Q, while mortgage transactions grew 30% Y-o-Y and fell 29% Q-o-Q, albeit decreasing from an exceptionally high base in 4Q24. Average selling prices eased down 2% Q-o-Q to an average of AED2,075/sqft. New project offerings were led by Emaar, which launched projects across its communities' portfolio. Land sales were down 26% Y-o-Y and 20% Q-o-Q, falling behind in contribution to total market activity vs their historical levels. Transactions in the office segment recorded their highest level in the past 10 years.

1Q25: Emaar launches a few projects across its communities

Emaar launched 12 projects in 1Q25, according to our market knowledge: three in Emaar South (Golf Edge, Golf Verge, and Greenspoint), three in The Valley (Elea, Elva, Kaia), two in The Oasis (The Address villas – Tierra, Palace villas - Ostra), a project in Dubai Hills Estate (Parkwood), one in Dubai Creek (Alberto), one in Emaar Beachfront (The Bristol Luxury Hotels & Resorts) and one in Dubai Hills (Parkwood). We estimate Emaar's total sales for 1Q25 at AED13.5bn, representing 18% of the market's total primary sales during the quarter. We highlight that Emaar has launched several projects that offer branded units, indicating a trend that the company might be launching a fewer number of projects, yet higher-priced units. New offerings in The Oasis had a starting price of AED13mn for a four-bedroom standalone unit.

Lease market: KPIs show stability in 1Q25

We highlight that c10,515 units were added to the market in 1Q25, with Binghatti Holding in the lead in terms of new supply. In 1Q25, the total number of residential lease contracts was down only 1% Q-o-Q, with a drop in new lease contracts concluded during the quarter, while renewal rental contracts increased Q-o-Q; hence, the value of rentals was almost flat Q-o-Q, at AED11.9bn. Rental yields in Dubai were relatively stable in 1Q25, with an average of 6.1%, while the highest average net rental yield was recorded in Discovery Gardens and Al Furjan. Average occupancy rates maintained their level.

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Macro data

- ≡ 3m EIBOR (Jan 2025): 4.29% (-4bps M-o-M)
- ≡ New additional supply (1Q25): 10,515 units

Development market (1Q25)

- ≡ Total market transactions value: AED179bn
- ≡ Land transactions: AED41bn (-26% Y-o-Y)
- ≡ Total residential transactions value: AED128.6bn (72% of total)
- ≡ Sales in primary market: +27% Y-o-Y
- ≡ Off-plan sales value: AED74.2bn (+28% Y-o-Y)
- ≡ Ready-for-sale unit sale value: AED32bn
- ≡ Mortgage sales transactions: AED17bn (14% of total)
- ≡ Office sales transactions: AED3.4bn

Lease market (1Q25)

- ≡ Total number of residential contracts: 135,456*
- ≡ Total annual rental: AED11.9bn (+21.4% Y-o-Y)
- ≡ Rental yield (avg.): 6.1%
- ≡ Highest net rental yield (location): Discovery Gardens and Al Furjan
- ≡ Highest occupancy rate (location): Mudon – 96%
- ≡ Highest number of listings (location): Dubai Marina

*Subject to restatements

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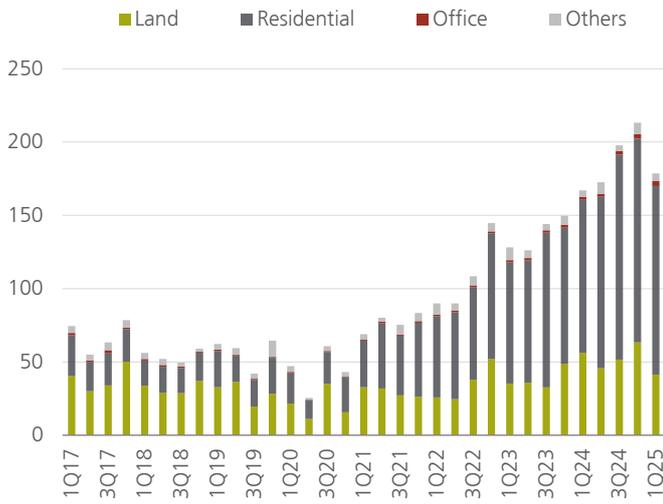
1. Development market

1Q25 – a strong quarter for Dubai’s property market; residential segment still dominates market activity

- ≡ **Aggregate market sales value came in at AED179bn (+6.9% Y-o-Y);** this was driven primarily by a Y-o-Y surge in residential transactions during the quarter, which represented 72% of total market value. Land transactions were down 26.4% Y-o-Y
- ≡ **Residential transactions were up 23% Y-o-Y, albeit down 8% Q-o-Q to reach AED128.6bn,** with c49,630 units exchanging hands during the quarter. Off-plan sales grew 28% Y-o-Y, coming in flat Q-o-Q
- ≡ **Average selling prices for residential units down 2% Q-o-Q,** with average prices in Palm Jebel Ali and Business Bay showing the most significant decrease

Figure 1: Total market transactions were up 7% Y-o-Y, albeit down 10% Q-o-Q, coming in at AED179bn

In AEDbn



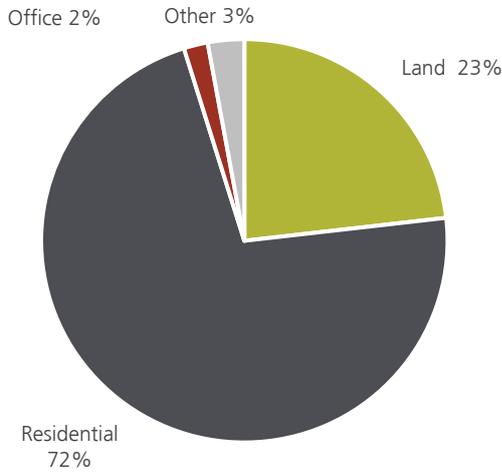
Source: REIDIN, EFG Hermes estimates

Figure 2: Land transactions registered the only annual decrease in 1Q25



Source: REIDIN, EFG Hermes estimates

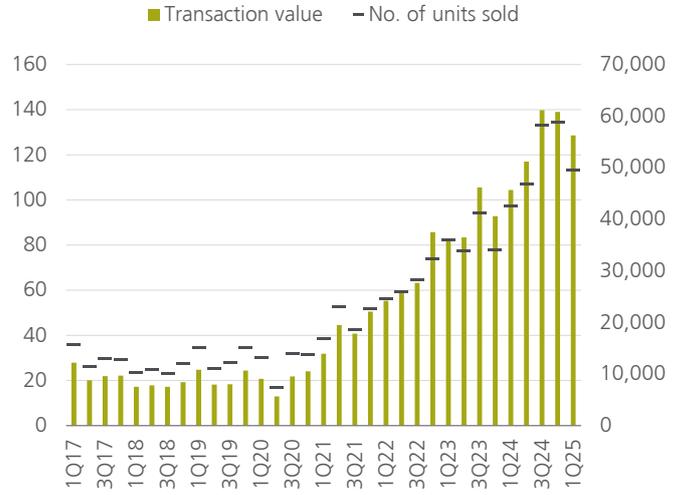
Figure 3: Aggregate activity in 1Q25 was driven mainly by the residential segment, which represented 72% of total transactions during the quarter



Source: REIDIN, EFG Hermes estimates

Figure 4: Residential transactions came in at AED128.6bn in 1Q25, up 23% Y-o-Y and down 8% Q-o-Q, with c49,630 housing units exchanging hands

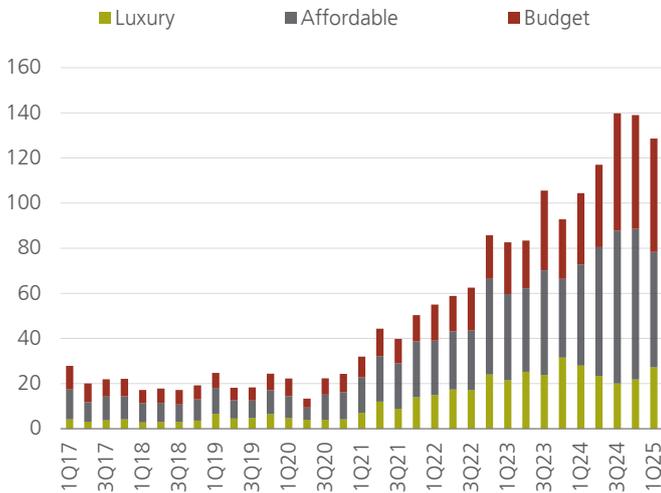
In AEDbn



Source: REIDIN, EFG Hermes estimates

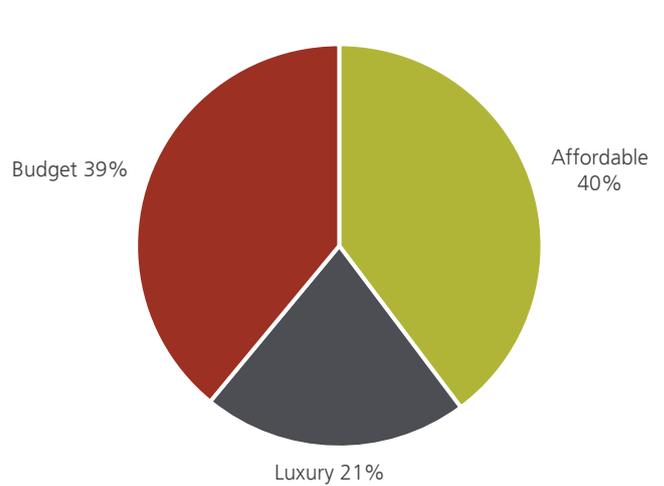
Figure 5: The highest Y-o-Y increase in transaction value was in the budget segment (+59.0%), while the value of activity in the luxury segment witnessed the only drop (-2.7% Y-o-Y)

In AEDbn



Source: REIDIN, EFG Hermes estimates

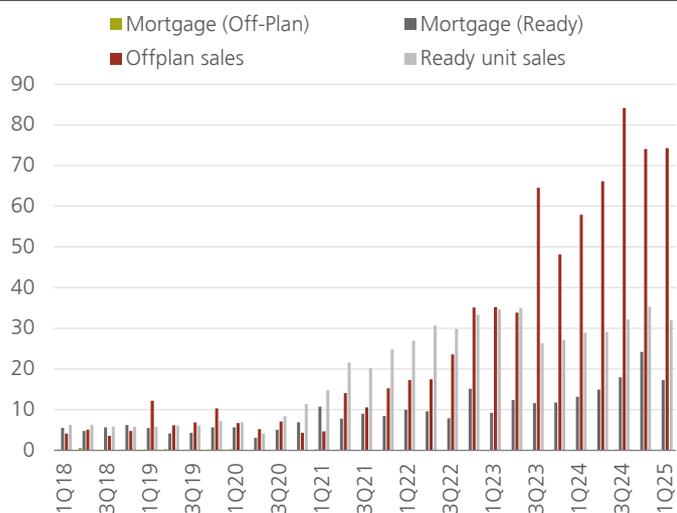
Figure 6: Market activity was skewed towards transactions in the affordable segment; budget segment representation increased vs the past eight-quarter average



Source: REIDIN, EFG Hermes estimates

Figure 7: Off-plan sales in 1Q25 were up 28% Y-o-Y and flat Q-o-Q

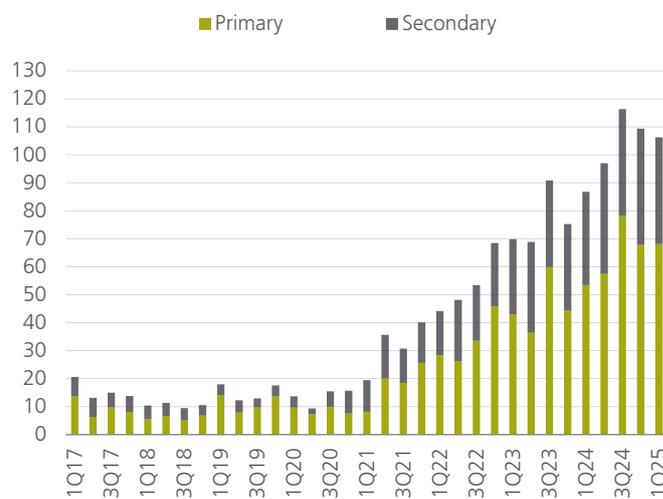
In AEDbn



Source: REIDIN, EFG Hermes estimates

Figure 8: Sales in primary market, first-time sales usually from developers, and secondary sales (resale) increased 27% Y-o-Y and 14%, respectively, in 1Q25

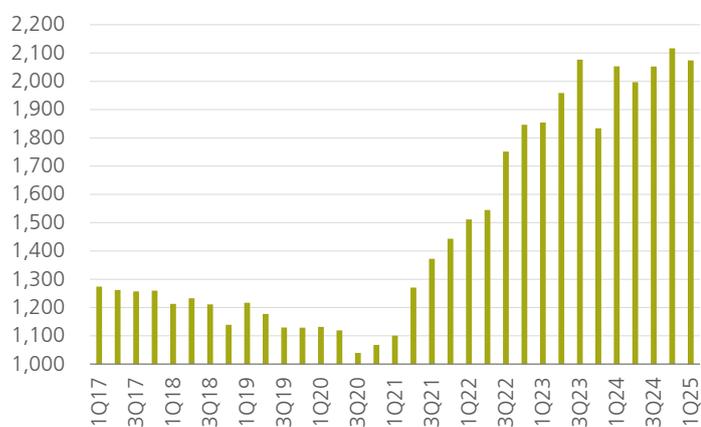
In AEDbn



Source: REIDIN, EFG Hermes estimates

Figure 9: Average selling prices for both off-plan sales and ready units' sales down 2% Q-o-Q to AED2,075/sqft...

In AED per sqft



Source: REIDIN, EFG Hermes estimates

Figure 10: ...pressured, in part, by lower prices in Palm Jebel Ali and Business Bay

In AED per sqft

	1Q24	4Q24	1Q25
Palm Jebel Ali	2,740	3,043	2,644
Palm Jumeirah	3,885	3,853	3,946
The Valley	1,063	1,207	1,256
Business Bay	2,141	2,305	2,125
Jumeirah Village	1,088	1,170	1,205
Dubai Hills Estate	2,453	2,422	2,290
Dubai Marina	1,783	1,892	1,940
Damac Hills	1,085	974	958
Dubai Harbour	4,026	4,131	4,078
Emaar South	798	1,189	1,542
Downtown Dubai (HS)	2,551	2,691	2,689
Villanova	-	1,205	1,271
Al Furjan	1,032	1,178	1,300
Sobha Hartland	1,796	2,054	2,338

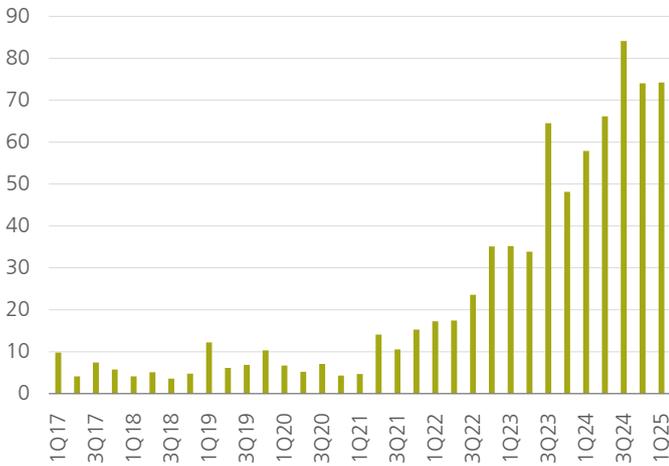
Source: REIDIN, EFG Hermes estimates

Off-plan sales remain strong in 1Q25; Palm Jebel Ali is the preferred community

- ☰ Off-plan sales were up 28% Y-o-Y in 1Q25, coming in at AED74.2bn; sales were driven by apartment sales, which constituted 53% of total transactions
- ☰ Primary sales by developers (first-hand sales) dominated total transactions in the off-plan sales market, with sales in Palm Jebel Ali and The Valley coming in as the most communities attracting demand. We attribute such a hike in activity to the increased number of new projects launches by developers Y-o-Y
- ☰ Resale of off-plan units was concentrated in Emaar’s community Dubai Hills Estate

Figure 11: Off-plan sales up 28% Y-o-Y in 1Q25, reaching a total of AED74.2bn (flat Q-o-Q)...

In AEDbn



Source: REIDIN, EFG Hermes estimates

Figure 12: ...driven mainly by apartment sales, which constituted 53% of total sales

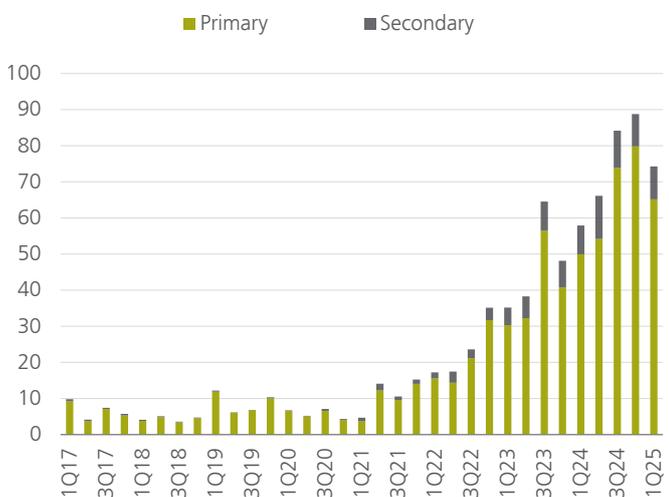
In AEDbn



Source: REIDIN, EFG Hermes estimates

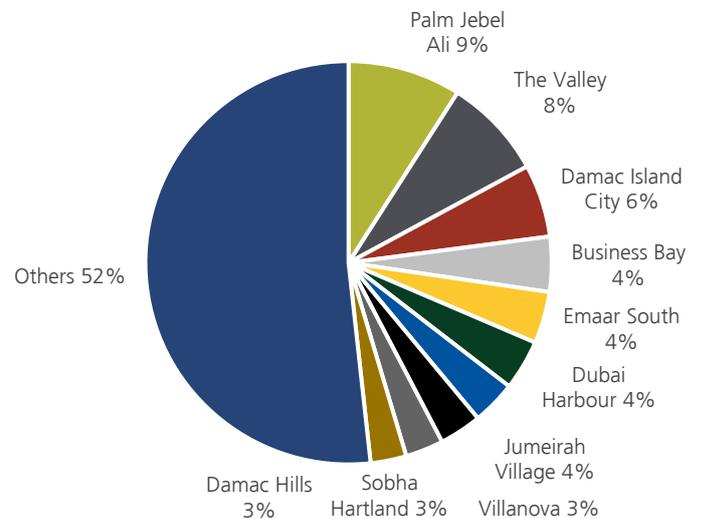
Figure 13: Sales in primary market constituted the bulk of off-plan sales (88% of total)

In AEDbn



Source: REIDIN, EFG Hermes estimates

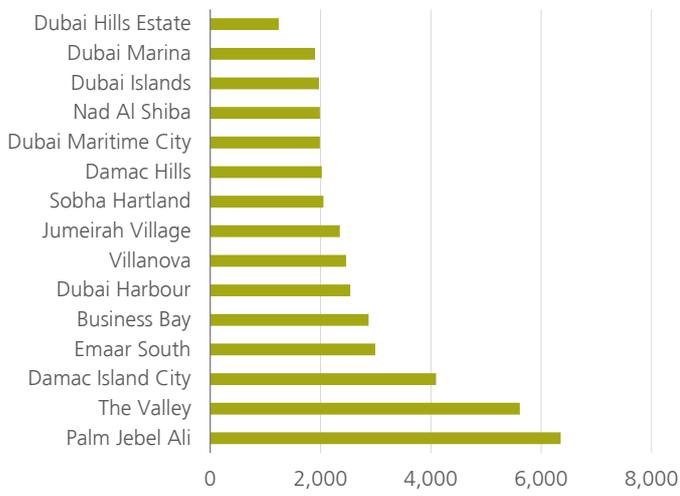
Figure 14: Transactions in Palm Jebel Ali and The Valley represent 17% of off-plan sales activity in 1Q25



Source: REIDIN, EFG Hermes estimates

Figure 15: Primary market off-plan sales transactions in Palm Jebel Ali came in at AED6bn in 1Q25...

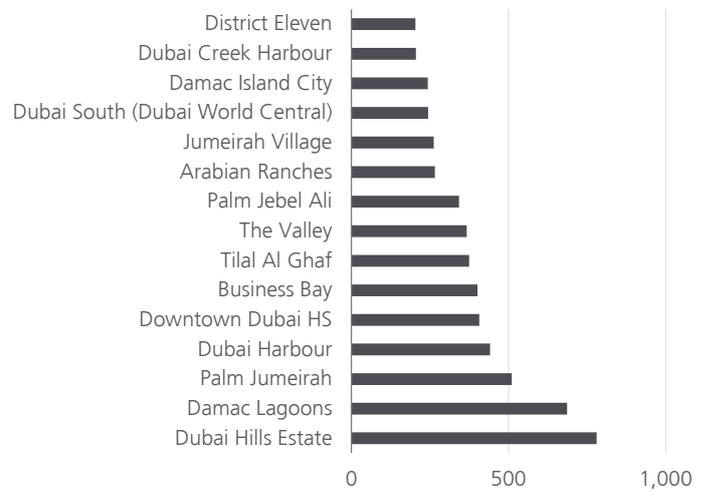
In AEDmn



Source: REIDIN, EFG Hermes estimates

Figure 16: ...while resale activity is more concentrated in Emaar's Dubai Hills Estate

In AEDmn



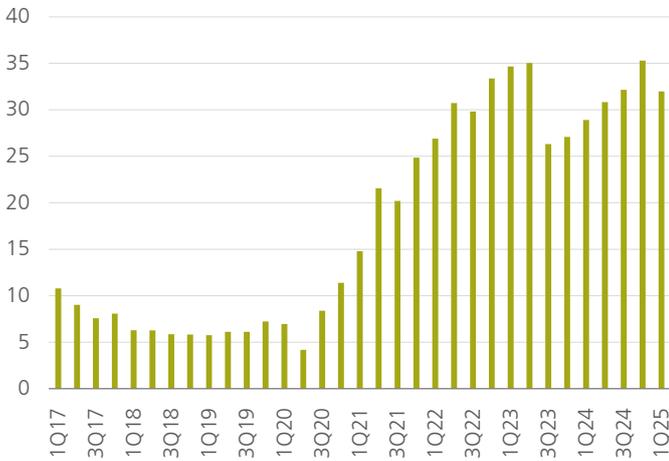
Source: REIDIN, EFG Hermes estimates

Sales of ready units still at healthy levels; focused on apartment sales

- ☰ Demand for ready-for-sale units was healthy in 1Q25, continuing the positive trend that started in 2021. Buyers preferred ready-for-sale apartments, which constituted 53% of sales
- ☰ Sales in resale market maintained its high representation in total sales during the quarter (91% vs 91% in 4Q24 and 88% in 1Q24)
- ☰ Palm Jumeriah, Downtown Dubai (luxury), Dubai Marina and Jumeirah Village contributed one-quarter of ready-for-sale market transactions

Figure 17: Sales of ready units increased 11% Y-o-Y and were down 9% Q-o-Q to reach AED32bn in 1Q25

In AEDbn



Source: REIDIN, EFG Hermes estimates

Figure 18: Buyers preferred ready-for-sale apartments vs villas, a trend that has prevailed over the past six quarters, with total apartments' transactions coming in at AED17bn in 1Q25

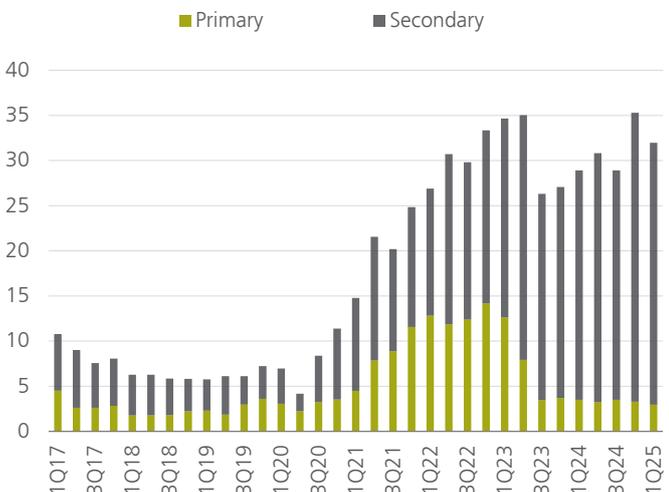
In AEDbn



Source: REIDIN, EFG Hermes estimates

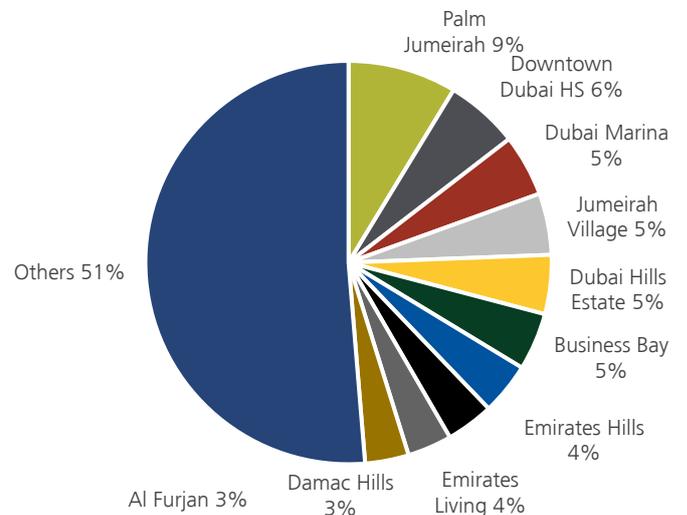
Figure 19: Sales in secondary (resale) market constituted the bulk of ready-unit sales (91% of total)

In AEDbn



Source: REIDIN, EFG Hermes estimates

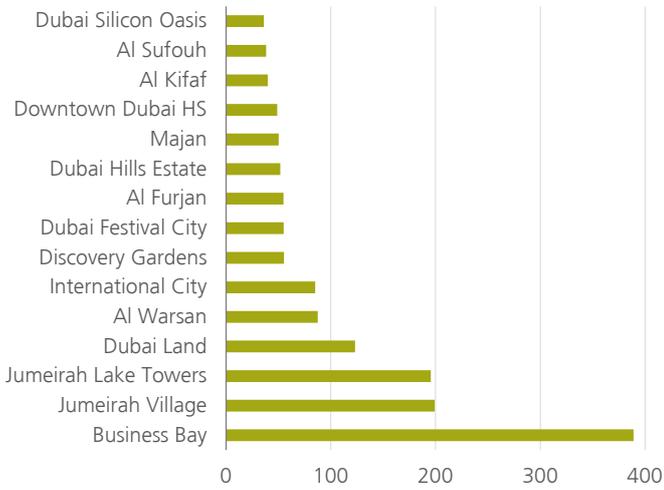
Figure 20: Palm Jumeirah, Downtown Dubai (luxury), Dubai Marina and Jumeirah Village constitute one-quarter of ready-for-sale market transactions



Source: REIDIN, EFG Hermes estimates

Figure 21: Sales in Business Bay attracted the most attention, with buyers purchasing first-hand from the developer...

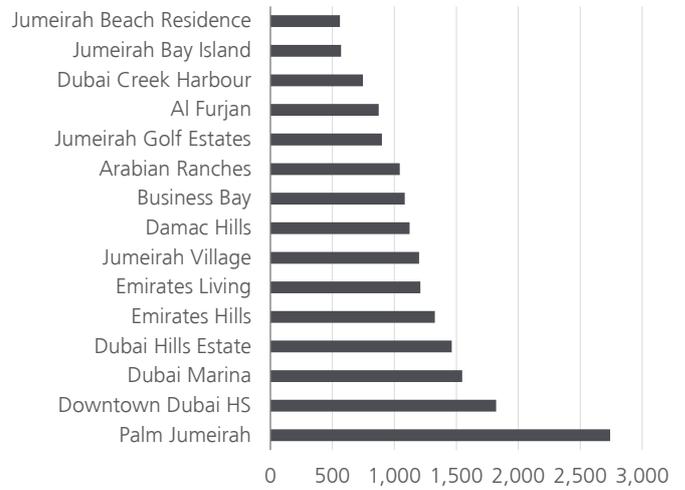
In AEDmn



Source: REIDIN, EFG Hermes estimates

Figure 22: ...while resale activity (secondary market transactions) was focused on Palm Jumeirah and Downtown Dubai

In AEDmn



Source: REIDIN, EFG Hermes estimates

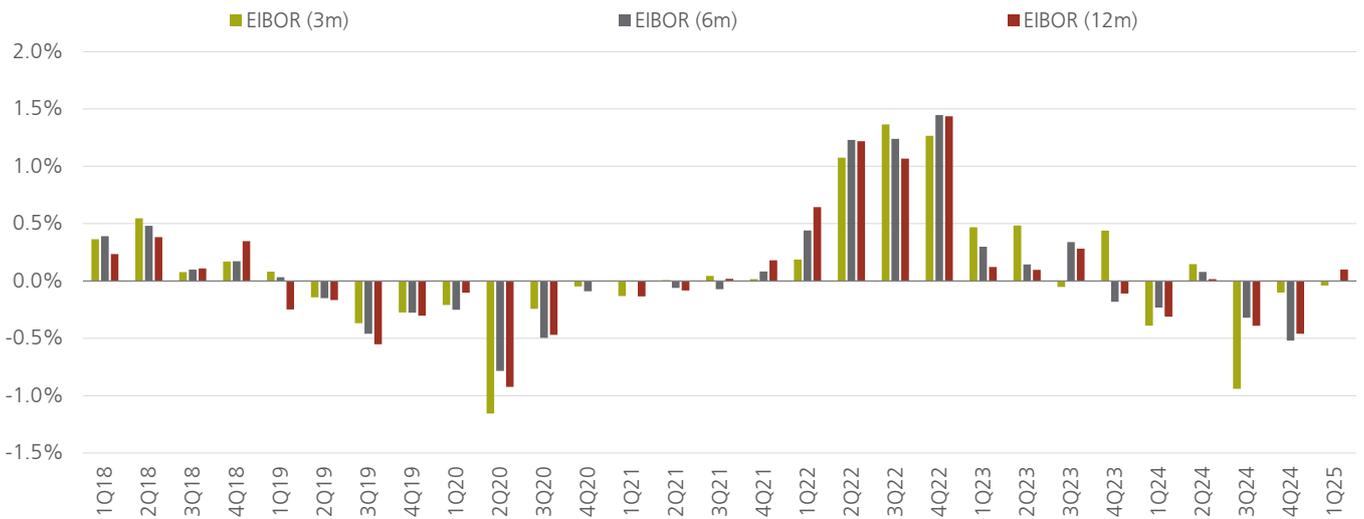
Mortgage transactions surge Y-o-Y in 1Q25

3m EIBOR in Jan 2025 recorded their lowest levels since Oct 2024; yet 12m rates increased 10bps M-o-M

Mortgage transactions increased in value 30.0% Y-o-Y to AED18.2bn in 1Q25 (-28.6% Q-o-Q), to represent 14% of total transactions in 1Q25

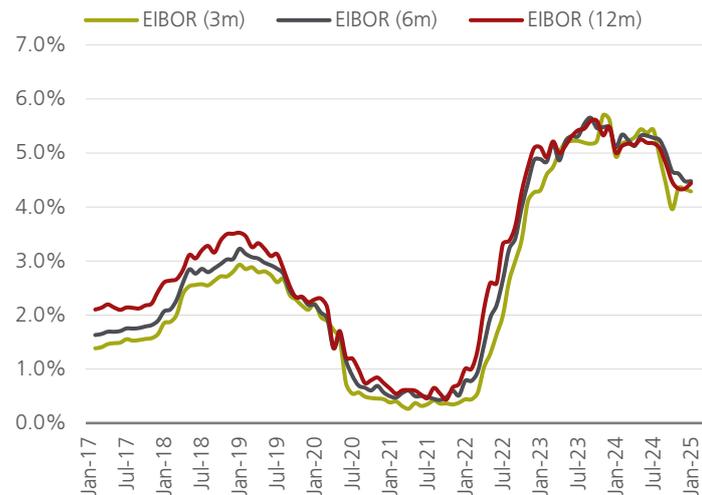
FAB offered the most attractive mortgage rate in 4Q24 amongst financial institutions (that we monitor) offering mortgages, while Amlak Finance recorded the least favourable rate in Dec

Figure 23: Jan* 2025 saw a decrease in 3m EIBOR vs Dec 2024 rates, while 12m rates widened 10bps M-o-M



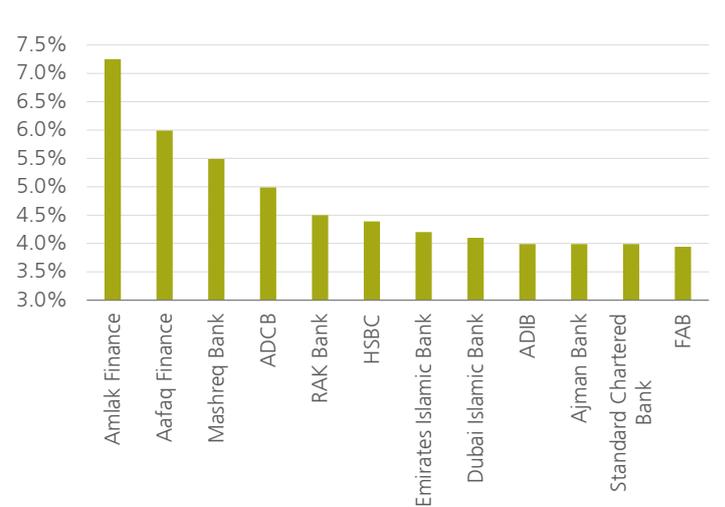
*Latest published data in REIDIN
 Source: REIDIN, EFG Hermes estimates

Figure 24: 3m EIBOR in Jan 2025 recorded their lowest levels since Oct 2024



Source: REIDIN, EFG Hermes estimates

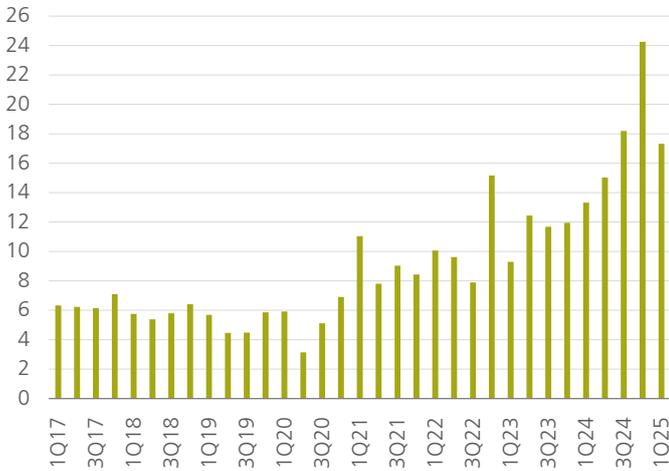
Figure 25: Dec 2024 - FAB offers the most attractive mortgage rate, while rates by Amlak Finance were higher than market average



Source: REIDIN, EFG Hermes estimates

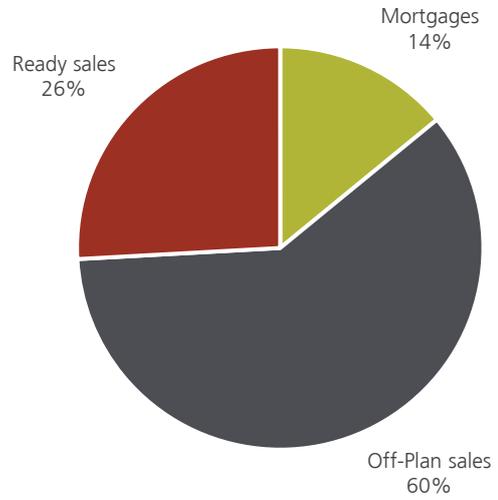
Figure 26: Mortgage transactions were up 30% Y-o-Y albeit down 29% Q-o-Q...

In AEDbn



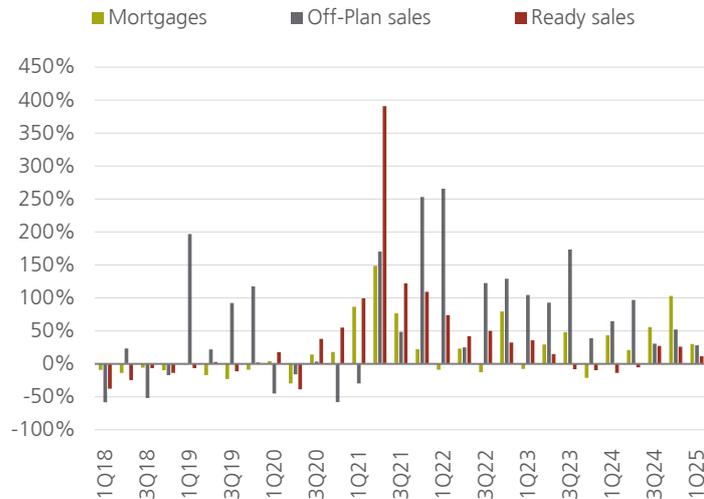
Source: REIDIN, EFG Hermes estimates

Figure 27: ...representing 14% of total transactions in 1Q25



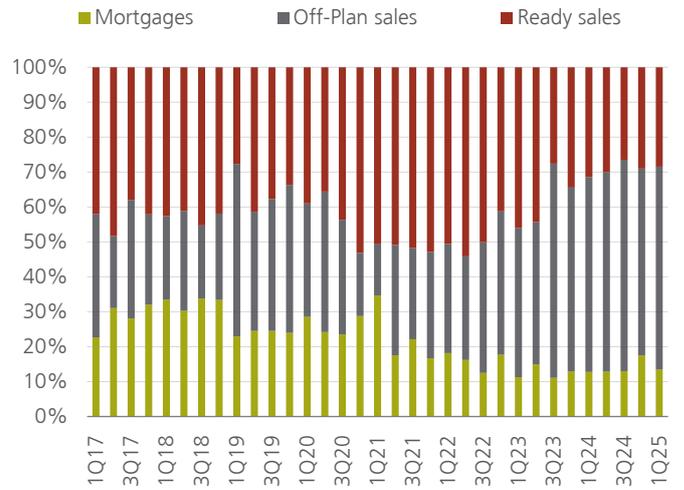
Source: REIDIN, EFG Hermes estimates

Figure 28: 1Q25 saw a surge in mortgage activity Y-o-Y, reflecting a declining interest rate environment



Source: REIDIN, EFG Hermes estimates

Figure 29: Mortgages maintained their representation of 14% in total market transaction size compared to 1Q24 levels

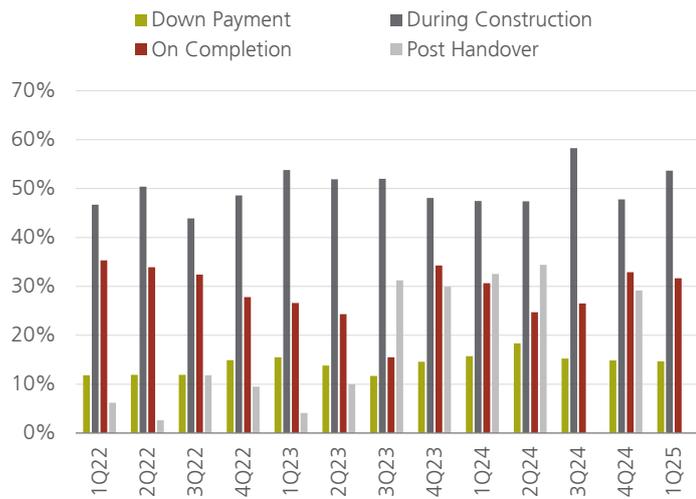


Source: REIDIN, EFG Hermes estimates

New project launches did not offer post-handover payments in 1Q25

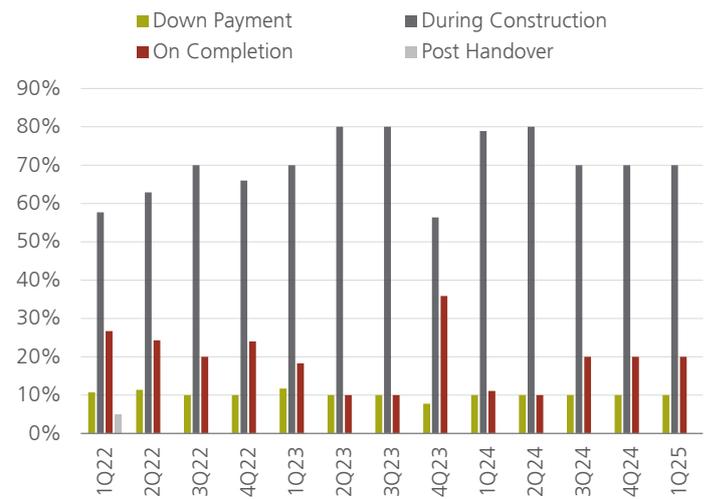
- ≡ **No post-handover payments for the general market;** developers did not offer post hand-over payments for new project launches in 1Q25
- ≡ **Emaar managed to maintain its self-financing business model** during the construction phase throughout the past few years; yet, it has surprisingly managed to increase its sales significantly, while offering the majority of its new launches, with no payment terms offered beyond the handover date

Figure 30: There were no post-handover payments in 1Q25 for new launches vs an average of 29% in previous quarter



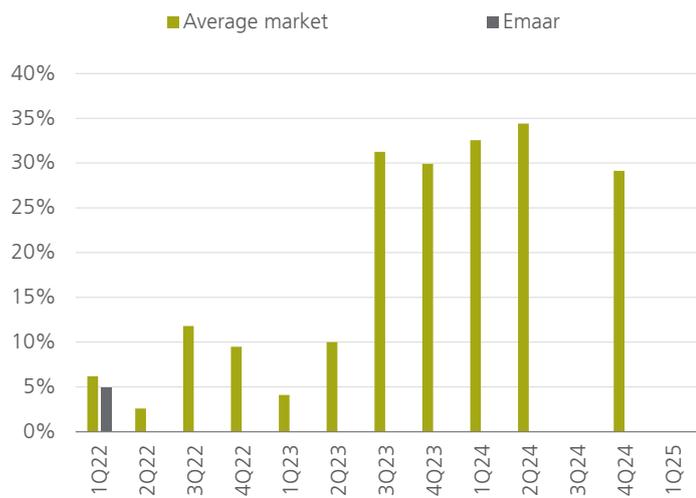
Source: REIDIN, EFG Hermes estimates

Figure 31: Emaar continued to offer new projects, with no post-handover payments



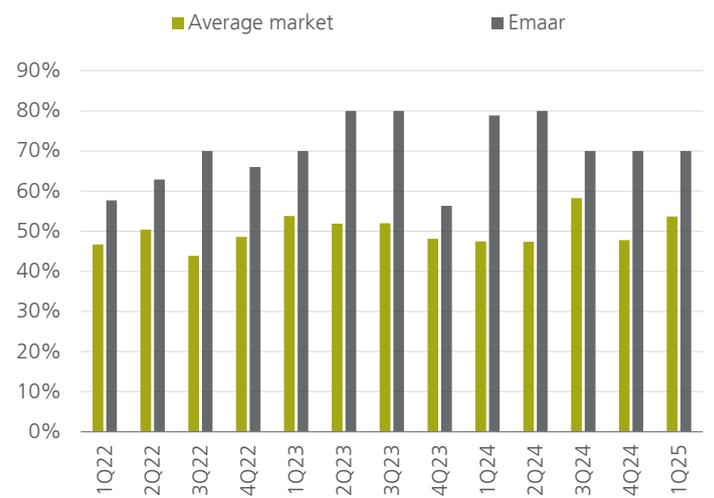
Source: REIDIN, EFG Hermes estimates

Figure 32: Post-handover payment terms for overall market launches diminished in 1Q25 launches



Source: REIDIN, EFG Hermes estimates

Figure 33: 1Q25 new launches entailed an average of 54% to be collected during the construction phase for the average market vs 70% for Emaar



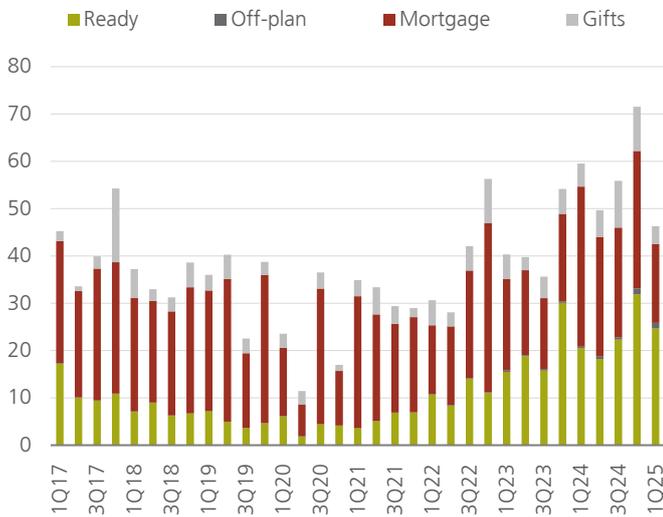
Source: REIDIN, EFG Hermes estimates

Non-residential segment – land is still the most significant component

- ≡ **Land still constitutes the bulk of non-residential transactions.** Total non-residential transactions came in at AED46bn in 1Q25, down 22% Y-o-Y, yet higher than the 2015-17 average transaction value. Land transactions dropped 26% Y-o-Y and 35% Q-o-Q, yet is still the main contributor (89%) to total non-residential transactions in 1Q25, in line with historical average contribution
- ≡ **Residential land contributed 23% of land transactions,** while Dubai South, Al Sufouh and Trade Center came in as the most demanded areas
- ≡ Office transactions were still dominated by ready-for-sale offices, with a relatively higher off-plan office units' contribution to the total transactions' value vs 2021-22 levels. **Office units in Business Bay, JLT and Downtown Dubai attracted the highest demand**

Figure 34: Total non-residential transactions fell 22% Y-o-Y and 35% Q-o-Q in 1Q25...

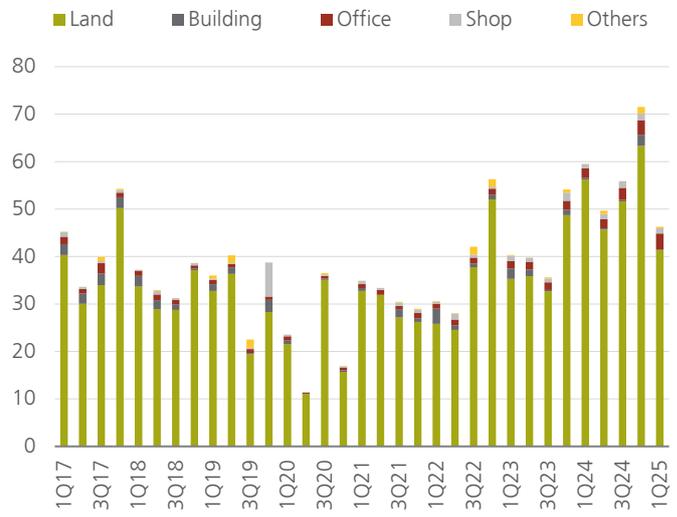
In AEDbn



Source: REIDIN, EFG Hermes estimates

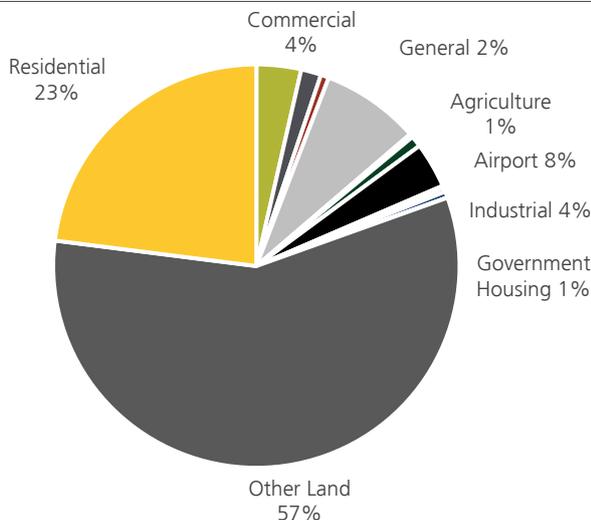
Figure 35: ...on lower land transactions that still represent the majority of non-residential transactions

In AEDbn



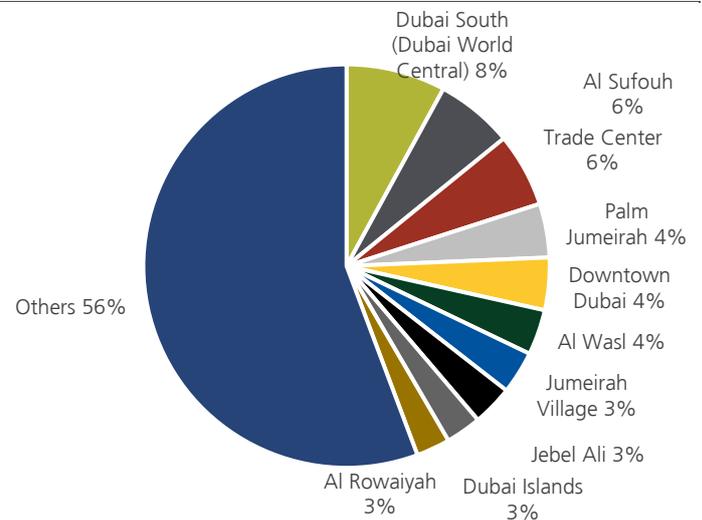
Source: REIDIN, EFG Hermes estimates

Figure 36: Residential land sales represented 23% of total land transactions in 1Q25...



Source: REIDIN, EFG Hermes estimates

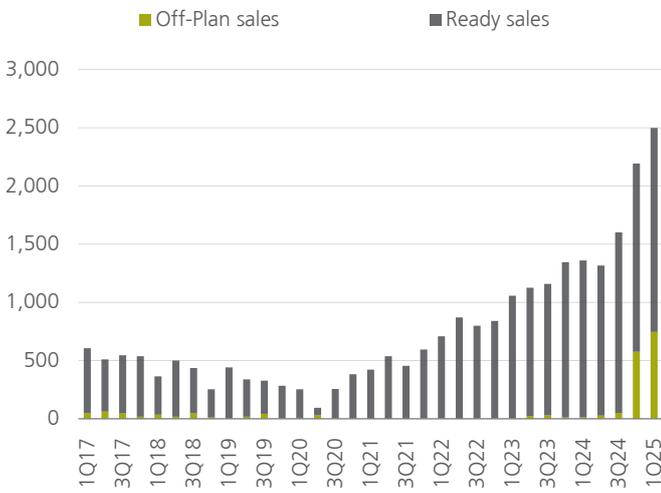
Figure 37: ...with transactions in Dubai South, Al Sufouh and Trade Center coming in as the three top locations attracting demand



Source: REIDIN, EFG Hermes estimates

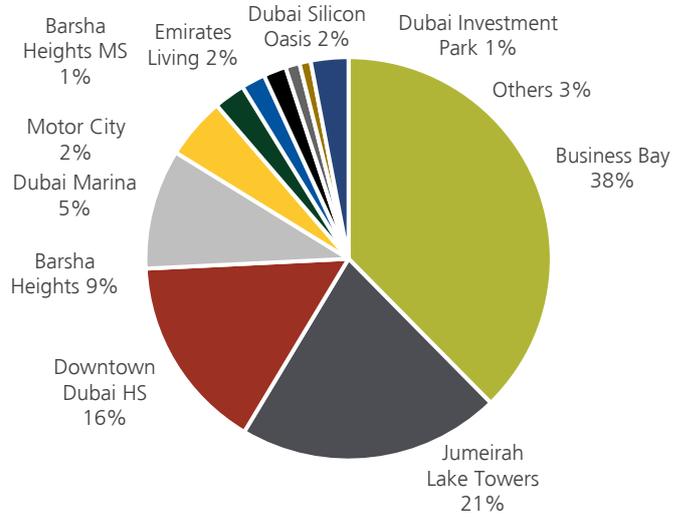
Figure 38: Office transactions are dominated by sales of ready units despite higher representation of off-plan sales...

In AEDmn



Source: REIDIN, EFG Hermes estimates

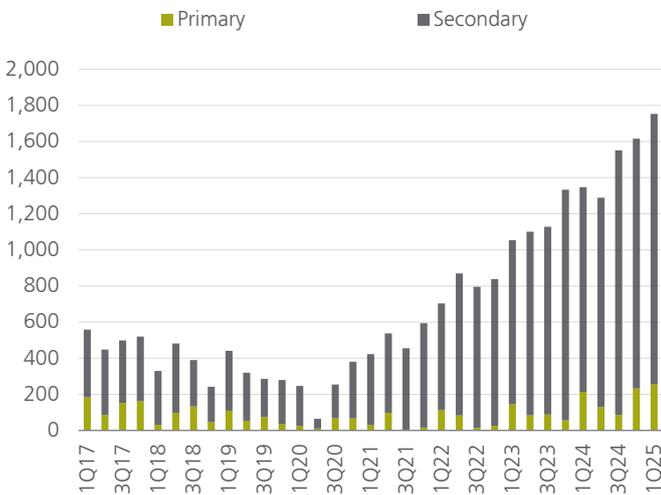
Figure 39: ...with sales in Business Bay, JLT and Downtown Dubai contributing almost three-quarters to total transactions, making them the three favourite communities for office space



Source: REIDIN, EFG Hermes estimates

Figure 40: Ready-for-sale office units are still much more active in the resale market, with buying directly from developers being minimal

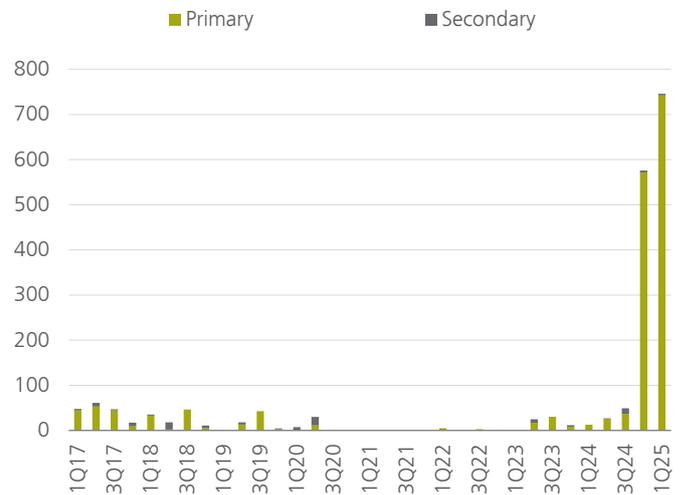
In AEDmn



Source: REIDIN, EFG Hermes estimates

Figure 41: Developers' role in the off-plan sales market was relatively strong, as the off-plan sales market reported record sales during 1Q25 supported by sales of "Enara by Omniyat" in Business Bay and "Capital One" in Motor City

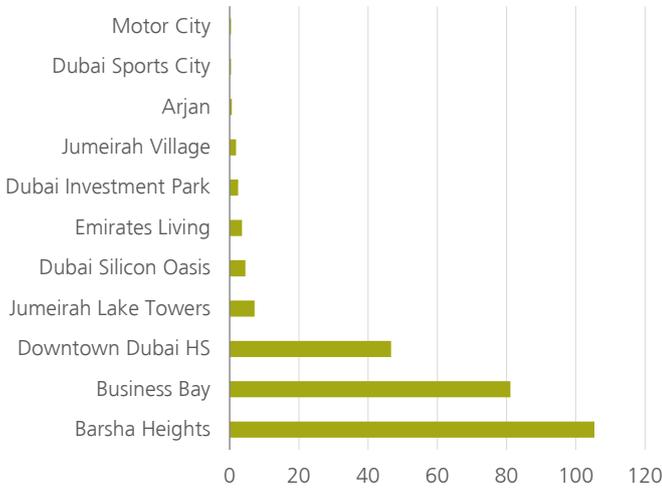
In AEDmn



Source: REIDIN, EFG Hermes estimates

Figure 42: Ready-for-sale office units' activity from developers was concentrated mainly in Barsha Heights and, to a lesser extent, Business Bay and Downtown Dubai

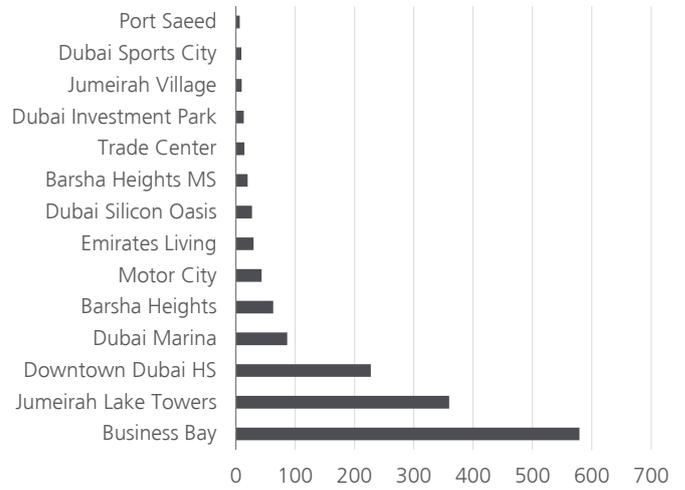
In AEDmn



Source: REIDIN, EFG Hermes estimates

Figure 43: Business Bay and JLT attracted the highest level of investment in the resale office market in 1Q25

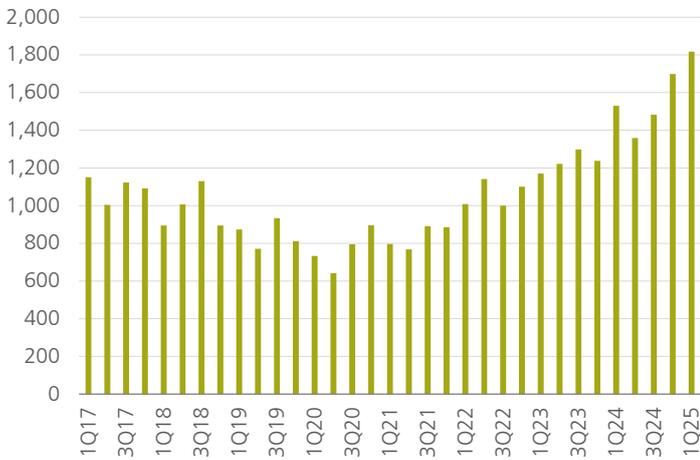
In AEDmn



Source: REIDIN, EFG Hermes estimates

Figure 44: 1Q25 – average selling prices for ready-for-sale office space grew 7% Q-o-Q...

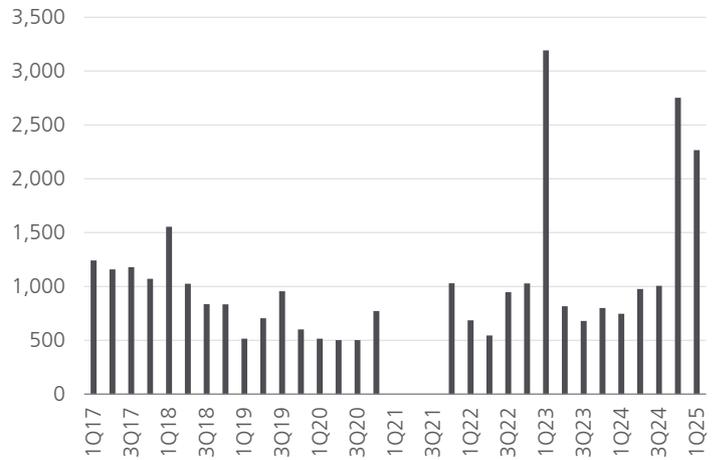
In AED per sqft



Source: REIDIN, EFG Hermes estimates

Figure 45: ...while average selling prices for off-plan sale market were down 18% Q-o-Q, albeit from an exceptionally high base

In AED per sqft



Source: REIDIN, EFG Hermes estimates

Figure 46: Average selling prices for office space indicate general Y-o-Y increase in prices across most major areas, except for Downtown Dubai, Barsha Heights and Port Saeed

In AED per sqft

	1Q24	4Q24	1Q25
Business Bay	1,717	1,760	2,192
Jumeirah Lake Towers	1,320	1,554	1,518
Downtown Dubai HS	4,714	4,864	4,358
Barsha Heights	1,191	1,264	1,167
Dubai Marina	2,023	2,575	2,452
Motor City	897	978	1,125
Emirates Living	2,006	2,990	2,309
Dubai Silicon Oasis	592	714	718
Dubai Investment Park	372	516	452
Trade Center	-	-	1,645
Dubai Sports City	842	1,247	1,264
Port Saeed	1,704	1,472	1,298
Arjan	785	665	927

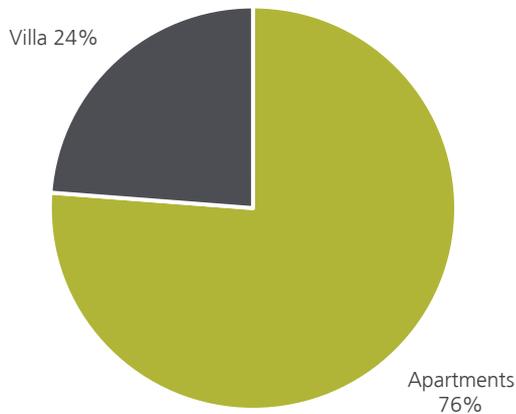
Source: REIDIN, EFG Hermes estimates

2. Lease market

Supply tracker: 1Q25 additional supply led by Binghatti Holding

- ▮ In 1Q25, total units' supply came in at c10,515, with apartments dominating units' delivery...
- ▮ ...with bulk of deliveries from projects launched in 2022
- ▮ Binghatti Holding contributed 17% to total supply in 1Q25, with its handovers concentrated in its "Binghatti Onyx" development at JVC and "Trillionaire Residences" development in Business Bay

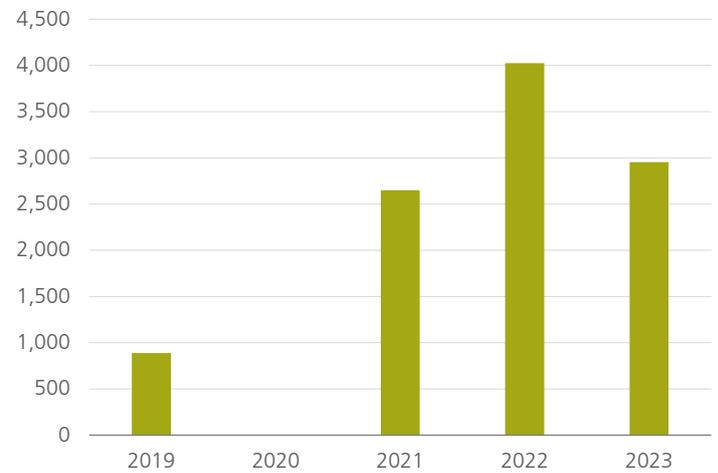
Figure 47: Dubai witnessed additional supply of c10,515 units in 1Q25, which are mostly apartments...



Source: REIDIN, EFG Hermes estimates

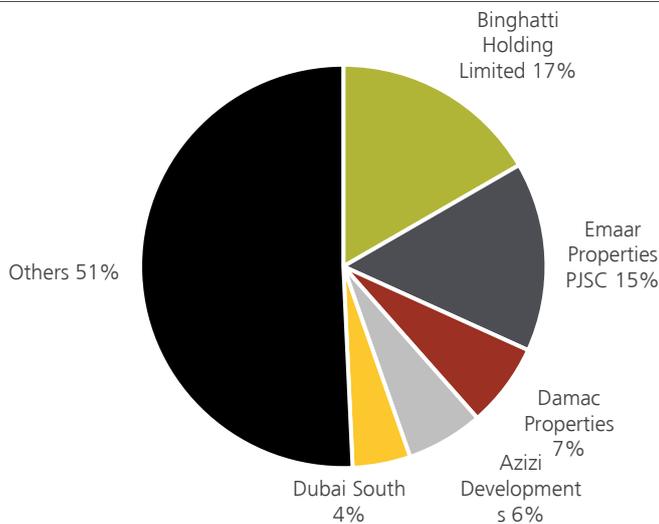
Figure 48: ...with bulk of handovers being from 2022 project launches

Number of units



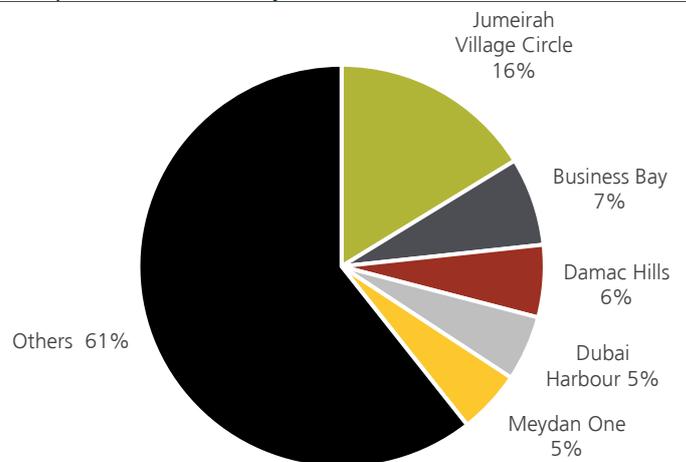
Source: REIDIN, EFG Hermes estimates

Figure 49: Binghatti Holding Limited contributed to 17% of units' delivery in 1Q25...



Source: REIDIN, EFG Hermes estimates

Figure 50: ...with its handovers concentrated mainly in its "Binghatti Onyx" development at JVC and "Trillionaire Residences" development in Business Bay



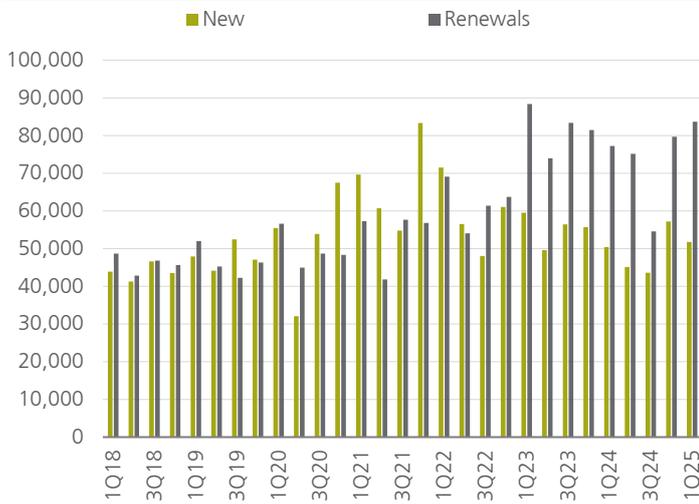
Source: REIDIN, EFG Hermes estimates

Residential lease market – average rental yields continue to show stability in 1Q25

- ≡ Number of total lease contracts were up 6.1% Y-o-Y and down 1.1% Q-o-Q in 1Q25. Residential lease contracts came in at 135,456 contracts in 1Q25, with a total rental value of AED11.9bn (AED9.8bn in 1Q24)
- ≡ New leases for apartments dropped 9.9% Q-o-Q, while lease renewals increased 4.9%; new leases and lease renewals for villas decreased Q-o-Q, indicating lower demand
- ≡ Jumeirah Village Circle (JVC) attracted the highest number of new leases in 1Q25, while lease renewals were most active in Al Karama
- ≡ Average rental yields continue to show stability throughout 1Q25. Yields in Abu Dhabi during Feb and Mar 2025 were at a premium vs that of Dubai, for the first time since Mar 2022

Figure 51: New rental contracts were down 10% Q-o-Q in 1Q25, which were offset by an increase in renewal rental contracts that were up c.5%...

Number of contracts

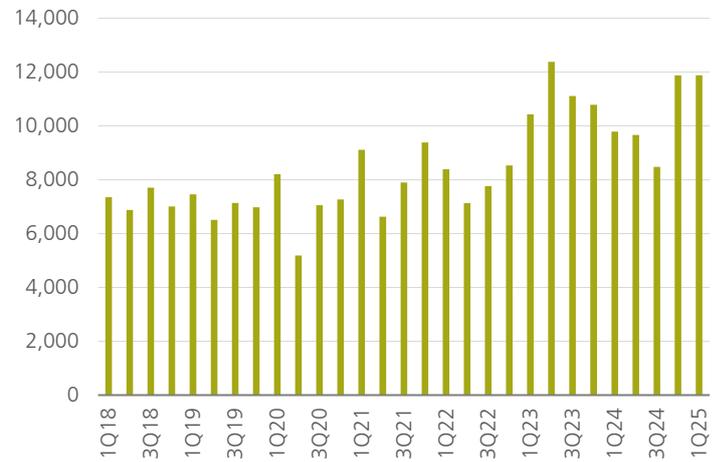


*Subject to restatements

Source: REIDIN, EFG Hermes estimates

Figure 52: ...hence, the total value of residential rentals was almost flat Q-o-Q in 1Q25

In AEDmn

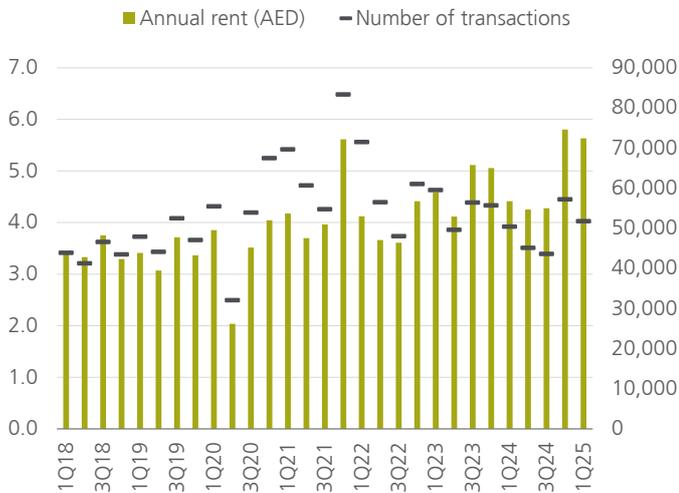


*Subject to restatements

Source: REIDIN, EFG Hermes estimates

Figure 53: Number of new rental contracts decreased 10% Q-o-Q in 1Q25, which reflected on the value of annual rentals

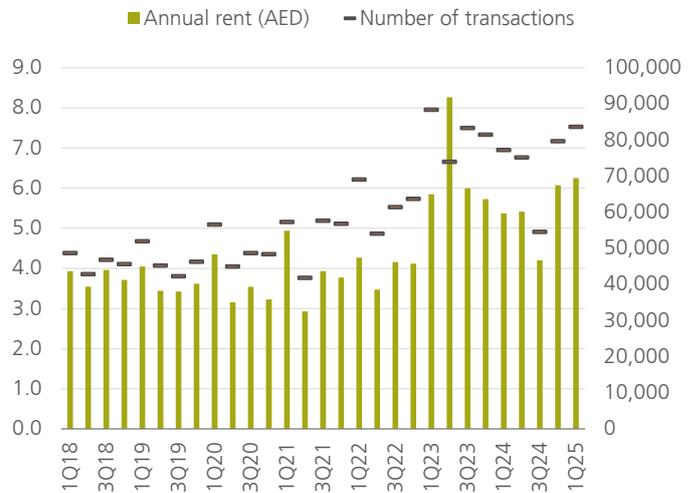
In AEDbn



Source: REIDIN, EFG Hermes estimates

Figure 54: Value of annual rentals for renewal contracts was up 3% Q-o-Q, due to higher number of contracts

In AEDbn



Source: REIDIN, EFG Hermes estimates

Figure 55: Number of apartment transactions for new leases saw a 9.9% Q-o-Q decline...

Number of transactions



Source: REIDIN, EFG Hermes estimates

Figure 56: ...while number of lease renewals for apartments grew 4.9% Q-o-Q

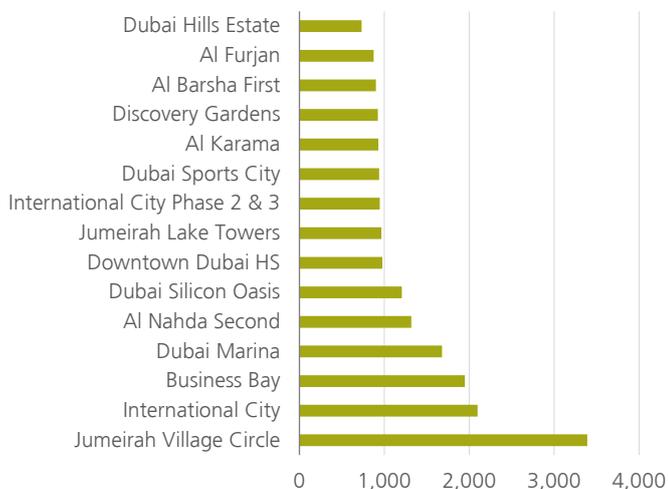
Number of transactions



Source: REIDIN, EFG Hermes estimates

Figure 57: JVC attracted the highest number of new lease contracts in 1Q25...

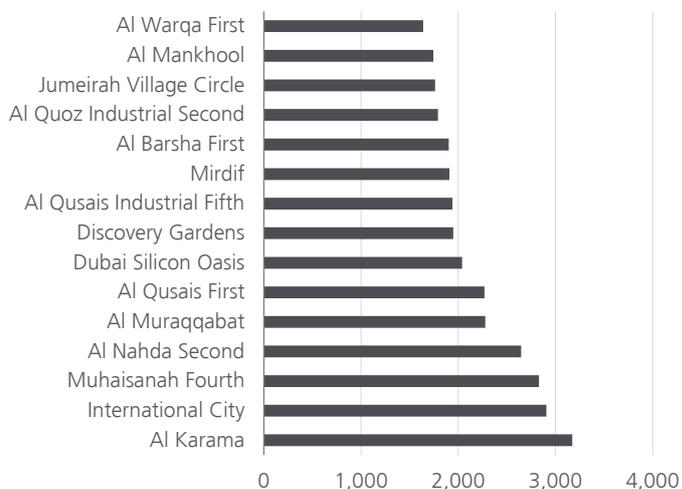
Number of transactions



Source: REIDIN, EFG Hermes estimates

Figure 58: ...while lease contract renewals reported the highest level in Al Karama

Number of transactions



Source: REIDIN, EFG Hermes estimates

Figure 59: Areas that attracted the most demand for new lease contracts...

In AED

	Number of transactions	Avg. annual rent	Avg. annual rent/sqft
Jumeirah Village Circle	3,390	79,751	96
International City	2,097	41,107	61
Business Bay	1,949	111,839	130
Dubai Marina	1,680	143,188	125
Al Nahda Second	1,317	53,897	323

Source: REIDIN, EFG Hermes estimates

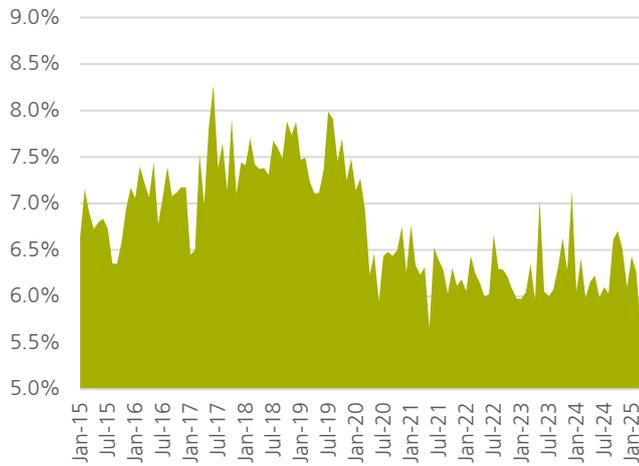
Figure 60: ...while Al Karama surpassed International City to record the highest number of renewal contracts

In AED

	Number of transactions	Avg. annual rent	Avg. annual rent/sqft
Al Karama	3,173	66,687	269
International City	2,906	35,351	53
Muhaisanah Fourth	2,830	37,405	206
Al Nahda Second	2,647	49,579	527
Al Muraqqabat	2,278	71,147	759

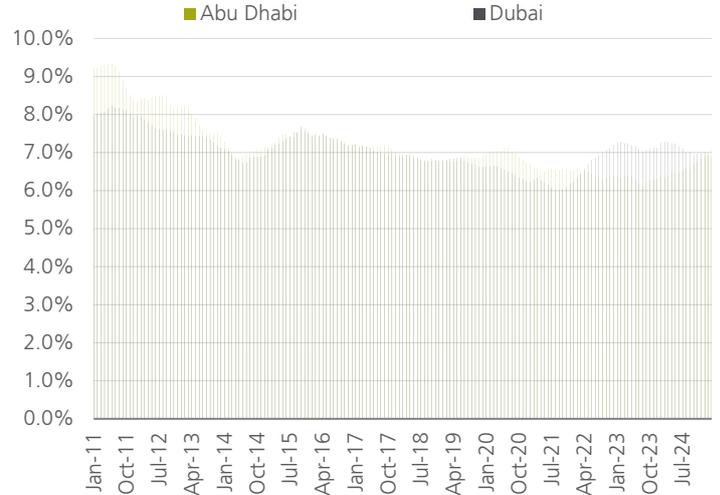
Source: REIDIN, EFG Hermes estimates

Figure 61: Average rental yields have been relatively stable since mid-2021 and surged in Jan, indicating a healthy rental market



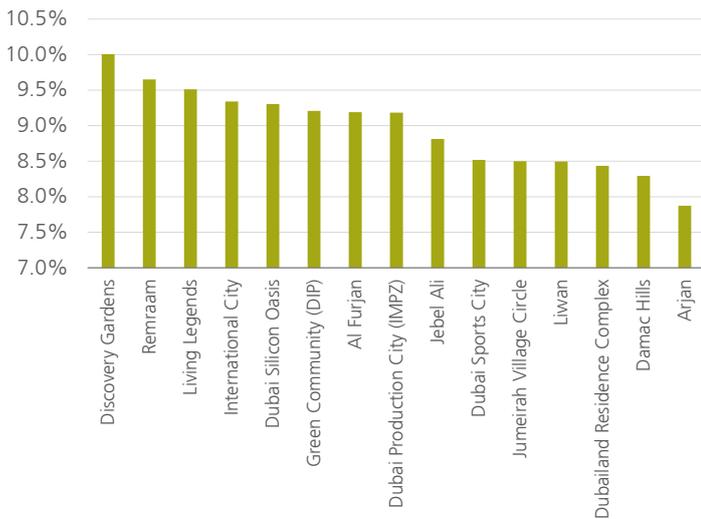
Source: REIDIN, EFG Hermes estimates

Figure 62: Yields in Abu Dhabi during Feb and Mar 2025 were at a premium vs that of Dubai, for the first time since Mar 2022



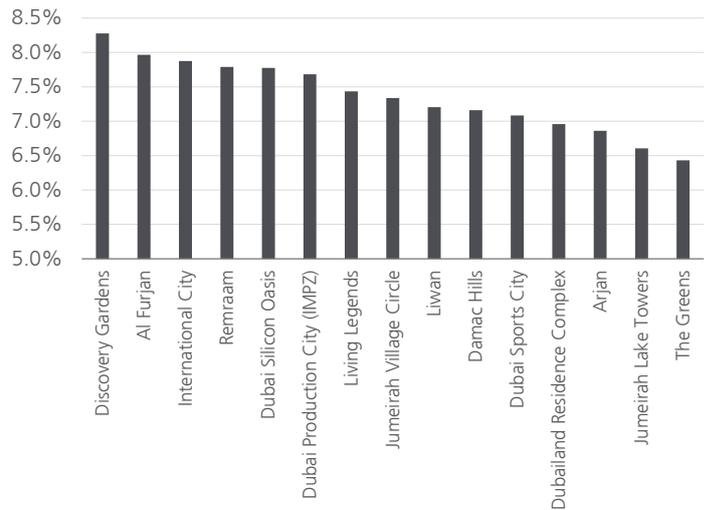
Source: REIDIN, EFG Hermes estimates

Figure 63: Feb 2025 – gross rental yield was the highest in Discovery Gardens, with yields reaching 10.0%



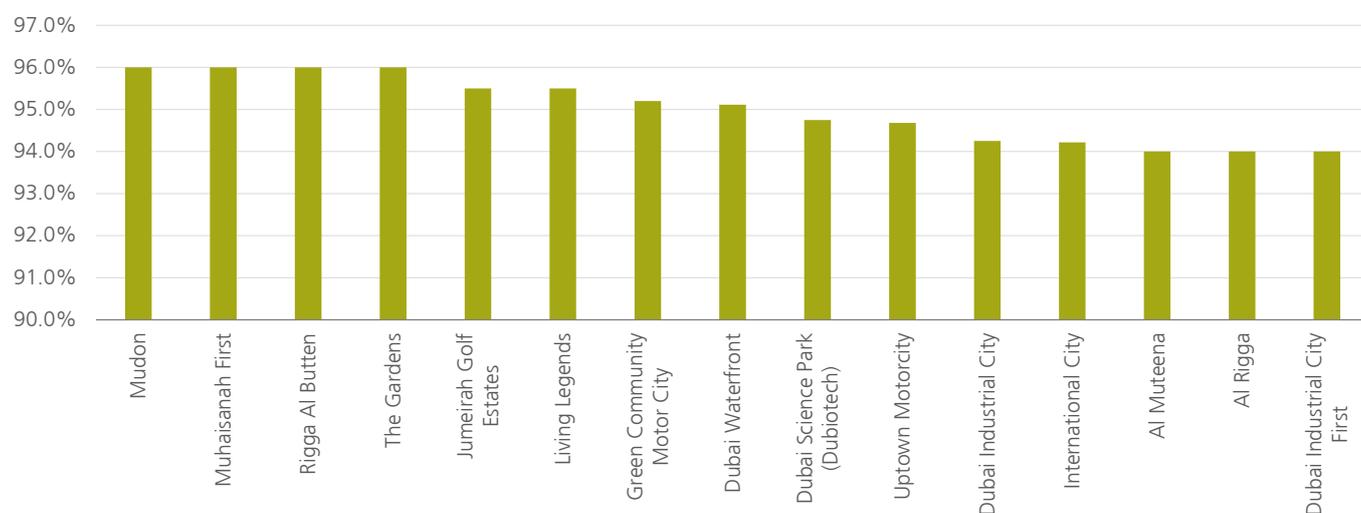
Source: REIDIN, EFG Hermes estimates

Figure 64: Net yields of 8.3% and 8.0% in Discovery Gardens and Al Furjan, respectively



Source: REIDIN, EFG Hermes estimates

Figure 65: Highest average occupancy rate in Mudon, Muhaisanah, Rigga Al Butten and The Gardens in 2H24



Source: REIDIN, EFG Hermes estimates

Figure 66: No price change was dominant for the majority of listings during the quarter, with Dubai Harbour recording the largest decline of only 2.4%; Dubai Marina attracted the highest number of listings in 1Q25

	Number of listing	% of active listing	Listings with prices up (%)	Listings with no price change (%)	Listings with prices down (%)	Avg. size (sqft)	Avg. lease price (AED)	% Change
Arabian Ranches	2,313	22.0%	4.0%	76.0%	20.0%	3,691	308,000	-0.9%
Business Bay	12,100	21.0%	3.0%	75.0%	22.0%	1,029	140,900	-1.4%
Discovery Gardens	676	12.0%	9.0%	79.0%	12.0%	720	59,000	0.6%
Downtown Dubai	11,000	23.0%	3.0%	74.0%	23.0%	1,280	260,000	-1.4%
Dubai Creek Harbour	3,200	24.0%	4.0%	69.0%	27.0%	1,099	174,000	-1.8%
Dubai Harbour	1,499	31.0%	3.0%	65.0%	32.0%	1,190	267,000	-2.4%
Dubai Marina	14,100	24.0%	3.0%	71.0%	26.0%	1,387	191,000	-1.7%
Dubai Silicon Oasis	2,700	14.0%	8.0%	81.0%	11.0%	1,087	82,000	-0.1%
Dubai Sports City	2,086	18.0%	6.0%	72.0%	22.0%	1,450	116,000	-1.1%
International City	3,189	12.0%	5.0%	90.0%	5.0%	843	56,400	0.1%
JLT	3,893	20.0%	4.0%	72.0%	24.0%	1,038	128,000	-1.4%
Palm Jumeirah	4,660	26.0%	3.0%	78.0%	19.0%	2,940	667,500	-1.1%

Source: REIDIN, EFG Hermes estimates

Figure 67: Actual rental value is 28%, on average, less than the listing rates, with Palm Jumeirah and Dubai Sports City witnessing the widest variation

In AED

	Number of actual rent transactions	Actual transaction/ number of listings (%)	Avg. listing price	Avg. rental value	% difference
Arabian Ranches	241	10%	308,000	305,196	-1%
Business Bay	3,502	29%	140,900	108,544	-23%
Discovery Gardens	2,871	425%	59,000	50,889	-14%
Downtown Dubai	611	6%	260,000	138,351	-47%
Dubai Creek Harbour	1,074	34%	174,000	144,926	-17%
Dubai Harbour	126	8%	267,000	230,861	-14%
Dubai Marina	3,114	22%	191,000	135,965	-29%
Dubai Silicon Oasis	3,246	120%	82,000	57,987	-29%
Dubai Sports City	1,766	85%	116,000	53,770	-54%
International City	7,190	225%	56,400	39,876	-29%
JLT	1,711	44%	128,000	98,488	-23%
Palm Jumeirah	874	19%	667,500	300,135	-55%

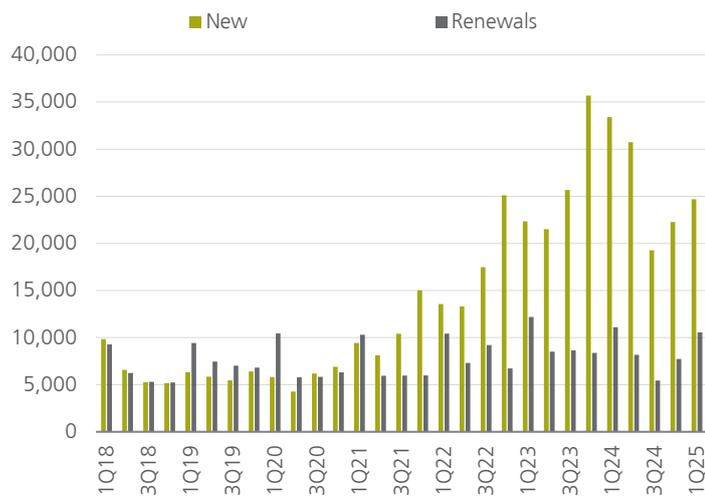
Source: REIDIN, EFG Hermes estimates

A surge in office space leases in 1Q25

- Office lease number of contracts up 17.5% Q-o-Q in 1Q25 to come in at 35,250, with new leases constituting 70% of total number of contracts...
- ...which resulted in an increase in the value of rentals to AED2.4bn (+21% Q-o-Q)
- Number of listings indicate that Business Bay and Jumeirah Lake Tower (JLT) are the most demanded office destinations, while Dubai Hills Estate and Downtown Dubai have the highest offered lease rates

Figure 68: 1Q25 – an increase in new contracts for office space Q-o-Q, and - to a larger extent - renewal lease contracts

Number of transactions

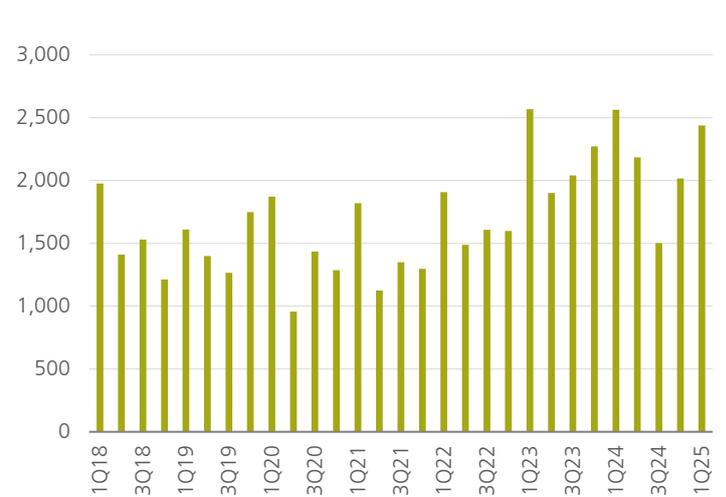


*Subject to restatement

Source: REIDIN, EFG Hermes estimates

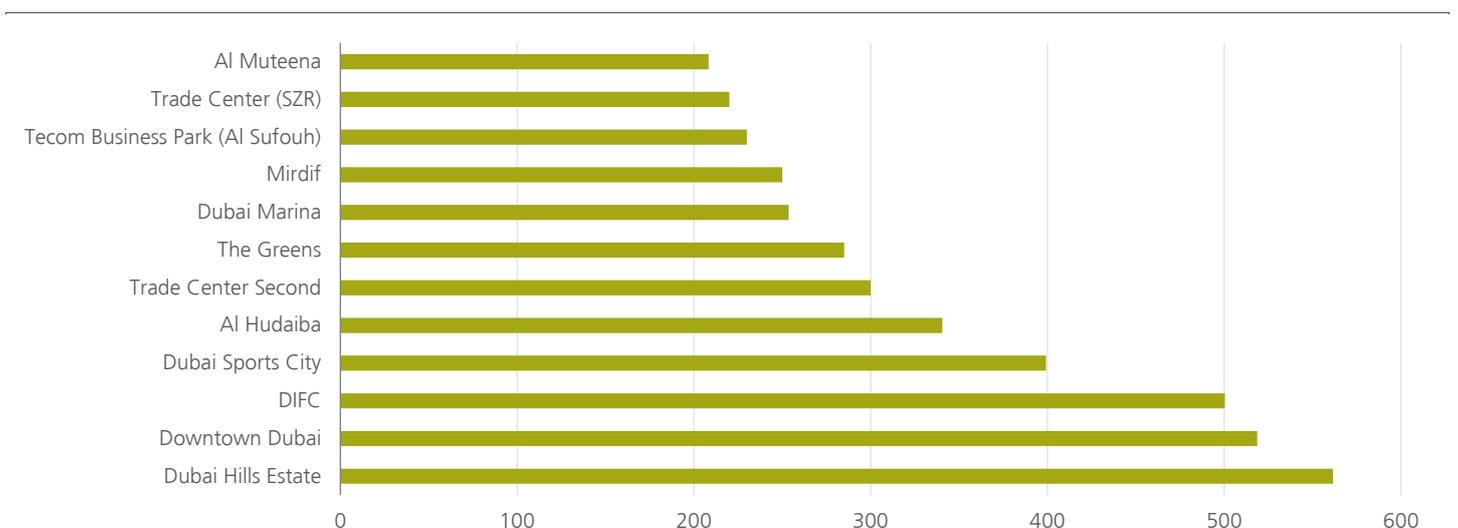
Figure 69: Total value of rentals for office space surged 21% Q-o-Q in 1Q25, reflecting the increase in number of lease contracts

In AEDmn



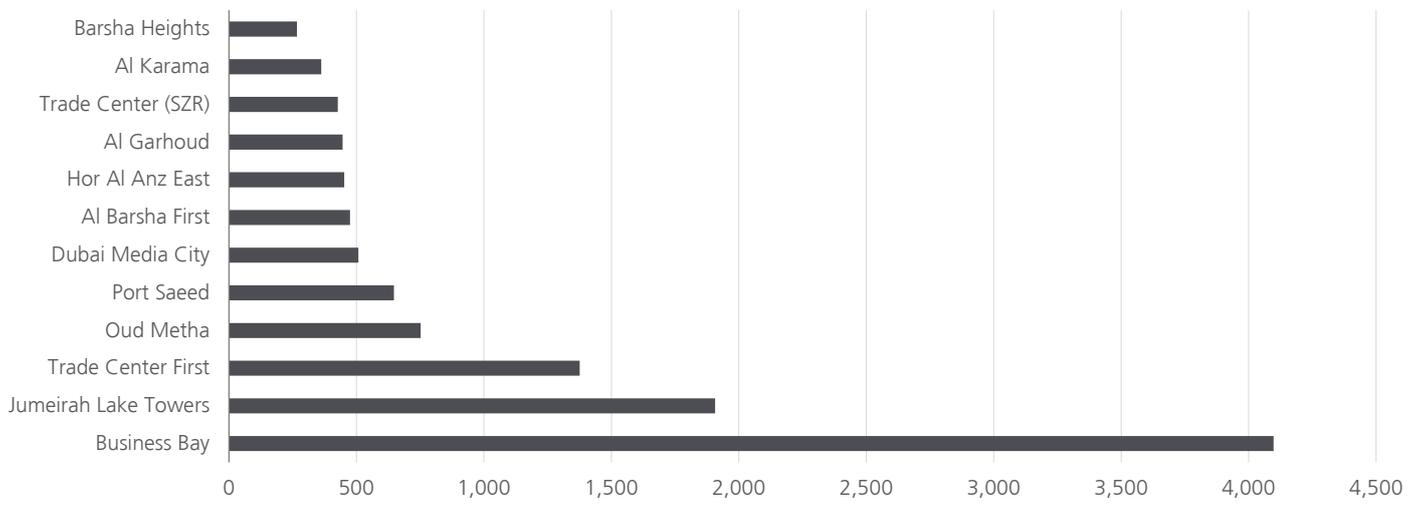
Source: REIDIN, EFG Hermes estimates

Figure 70: Office Lease rates in Dubai Hills Estate and Downtown Dubai came in at a premium to average market rates in 1Q25...



Source: REIDIN, EFG Hermes estimates

Figure 71: ...while the number of listings is the highest in Business Bay, followed by JLT for the quarter



Source: REIDIN, EFG Hermes estimates

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Primary Analyst Coverage (Mai Attia)

Company (Reuters/Bloomberg)	Last Rating	Price (28 Apr 2025)
Al Akaria (4020.SE/SRECO AB)	Buy	SAR23.72
Aldar Properties (ALDAR.AD/ALDAR UH)	Buy	AED8.32
Cenomi Centers (4321.SE/CENOMICE AB)	Buy	SAR20.16
Combined Group Contracting (CGCK.KW/CGC KK)	Neutral	KWD0.62
Dar Al Arkan (4300.SE/ALARKAN AB)	Neutral	SAR23.16
DEPA (DEPA.DI/DEPA DU)	Buy	AED0.35
Emaar (EMAR.DU/EMAAR UH)	Buy	AED13.15
Emaar Development (EMAARDEV.DU/EMAARDEV UH)	Buy	AED12.75
Emaar Misr (EMFD.CA/EMFD EY)	Buy	EGP8.92
Emirates REIT (REIT.DI/REIT DU)	Buy	USD0.45
Galfar (GECS.OM/GECS OM)	Sell	OMR0.07
Giza General Contracting (GGCC.CA/GGCC EY)	Sell	EGP0.45
Mabaneer (MABK.KW/MABANEE KK)	Buy	KWD0.78
Orascom Construction PLC (ORAS.CA/ORAS EY)	Buy	EGP274.10
Orascom Development Egypt (ORHD.CA/ORHD EY)	Buy	EGP24.14
Palm Hills (PHDC.CA/PHDC EY)	Buy	EGP6.84
Parkin (PARKIN.DU/PARKIN UH)	Neutral	AED5.38
Porto Group (ARAB.CA/ARAB EY)	Neutral	EGP0.24
RAK Properties (RAKPROP.AD/RAKPROP UH)	Buy	AED1.25
Retal Urban Development (4322.SE/RETAL AB)	Buy	SAR17.62
SODIC (OCDI.CA/OCDI EY)	Buy	EGP63.01
TMG Holding (TMGH.CA/TMGH EY)	Buy	EGP50.38
Upper Egypt Contracting (UEGC.CA/UEGC EY)	Sell	EGP1.05

Analyst Coverage (Shaza Shaker)

Company (Reuters/Bloomberg)	Last Rating	Price (28 Apr 2025)
Egyptian Resorts Company (EGTS.CA/EGTS EY)	Neutral	EGP7.90
Heliopolis Housing (HELI.CA/HELI EY)	Buy	EGP11.22