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DEVELOPERS NEWS
UAE

REDEFINING REAL ESTATE, ONE BOLD IDEA AT A TIME

Unveiling the Strategy Behind Handing Over 11 Danube Projects in 11 Months

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Founder & Chairman of Danube Group

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DEVELOPERS NEWS

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Welcome to this special edition of Developers News Magazine (DNM), published at a particularly significant moment for Dubai and the UAE's real estate market.

As summer draws to a close, Dubai's real estate market is entering a new phase shaped by evolving regional and global dynamics. This edition of Developers News Magazine looks beyond market headlines to examine the fundamentals influencing the sector, bringing together data-driven research, expert insights, investor guidance and perspectives from leading UAE developers.

A key highlight is our exclusive interview with **Mr. Rizwan Sajan, Founder and Chairman of Danube Group**. In this exclusive conversation, from humble beginnings to building one of the region's most recognised business empires, he shares his remarkable journey and offers valuable insights into the vision, determination and entrepreneurial spirit behind his success.

Our featured report explores the next three years of Dubai's property market, supported by market intelligence from our strategic research partner **REIDIN**. It examines the key forces expected to shape future market performance, alongside perspectives from leading industry figures.

The Market Insights section presents the latest research, reports and key market indicators through July 2026, providing readers with a timely view of market trends.

We also feature **REIDIN's Q2 2026 Dubai Residential Project Launch Tracker,** highlighting the latest development activity and notable project launches across the entire emirate.

Through this edition, Developers News Magazine continues to deliver credible market intelligence and informed perspectives to help investors and industry professionals navigate Dubai's evolving real estate landscape.

Warm regards,

TARIQ RAMADAN

Editor-in-Chief
Developers News Magazine

FEATURED INTERVIEW

MR. RIZWAN SAJAN, FOUNDER AND CHAIRMAN OF DANUBE GROUP

REDEFINING REAL ESTATE, ONE BOLD IDEA AT A TIME

MR. RIZWAN SAJAN, FOUNDER AND CHAIRMAN OF DANUBE GROUP

REDEFINING REAL ESTATE, ONE BOLD IDEA AT A TIME

Unveiling the Strategy Behind Handing Over 11 Danube Projects in 11 Months

By Tariq Ramadan

In an industry defined by vision, ambition and constant transformation, few leaders have made an impact as distinctive as **Mr. Rizwan Sajan, Founder & Chairman of Danube Group.** His journey from humble beginnings to building one of the UAE's most recognized real estate development businesses is a compelling story of entrepreneurial determination, innovation and an unwavering commitment to delivering value.

If the real estate industry had its own constellation of stars, Mr. Sajan would undoubtedly rank among its brightest. Beyond his success as a developer, he has emerged as a prominent industry voice and a leader known for challenging conventional thinking and introducing innovative approaches to the market.

Among his many contributions to Dubai's real estate landscape is the introduction of the **1% payment plan**, an innovative financing concept that helped make property ownership more accessible to a broader segment of investors and end users. His ability to identify market opportunities and translate them into compelling propositions has become a defining characteristic of the Danube Group brand.

Mr. Sajan has also demonstrated a unique ability to combine real estate with entertainment and popular culture. The association with Bollywood superstar **Shah Rukh Khan** to launch **Shahrukhz by Danube**, a landmark commercial tower in Dubai, exemplifies this approach. The project, world's first celebrity named tower constructed by Danube Properties, achieved an extraordinary milestone by selling out on its launch day, reinforcing Danube Properties' ability to create projects that capture both market attention and investor confidence.

I have had the pleasure of meeting **Mr. Sajan** on several occasions, most recently during the groundbreaking ceremony for the **Rizwan Askerali Sajan Masjid in Dubai Silicon Oasis**. The occasion offered another glimpse into the personality behind the business success—a leader who continues to demonstrate a strong commitment to giving back to the community and creating a lasting social legacy.

For me, the story of **Mr. Rizwan Sajan** extends well beyond real estate and business achievements. It is a story of determination, resilience, innovation and the ability to build an extraordinary business empire from the ground up.

In this exclusive interview, **Mr. Sajan** shares his journey, the principles that have shaped his success, and the strategies behind Danube Properties' ambitious plans to hand over **11 projects within the next 11 months**. More importantly, he offers valuable lessons and insights for entrepreneurs, investors and real estate professionals seeking to understand what it takes to build, scale and sustain a successful business in one of the world's most dynamic property markets.

I am pleased to share this conversation with our readers as we explore the man, the entrepreneur and the vision behind one of Dubai's most prominent real estate success stories.

1. Your journey to building your business empire was not easy. Please take us through this successful journey?

My journey has been a very long one, and honestly, it was not easy. I lost my father when I was only 16, so from a very young age I understood what responsibility means. I had to support my family, and I started looking at different ways of earning and doing business. I started very small. I got into trading and gradually moved into building materials. When I came to Dubai, I had very limited resources, but I had a lot of determination. I started Danube as a small trading business, and over the years we expanded into building materials, home improvement, home furnishing and eventually real estate. One thing I have always believed in is that you don't need to start big. You need to start with the right attitude, work hard, understand your customers and, most importantly, keep your word. We entered real estate in 2014, but we did not enter the market just because everybody else was doing it. We waited for the right opportunity.

We wanted to create something different, particularly for people who were living in Dubai for many years but still could not afford to own a home. That thinking eventually led us to the 1% payment plan and to the concept of affordable luxury. Today, when I look back, I feel very grateful. There were many challenges, but every challenge taught us something. For me, success is not only about how much you build. It is about the trust you build along the way.

Dreamz by Danube

2. Tell us about your first project for Danube Properties

Our first project was **Dreamz by Danube** in Al Furjan, which we launched in 2014. We focused on three things: the right location, the right price and the right product. We wanted to offer quality homes with a luxury feel, but at a price that was affordable. The response was tremendous. Dreamz sold out at launch, and that gave us tremendous confidence that our philosophy was right. More importantly, it established something that became very important to Danube Properties - we wanted to launch a project, sell it, build it and deliver it. We did not want to just keep launching projects without completing what we had promised.

It is because of these principles and our unwavering commitment to our customers that we are able to hand over 11 Danube projects in the next 11 months. While the industry as a whole has been facing some challenges over the past few months, including a significant rise in construction material costs, we have remained focused on delivering on our commitments to our clients. I am proud and happy that, despite these challenges, we were able to stay true to our commitments and deliver on our promises.

Serenz by Danube

3. In today's time, when a lot of developers are struggling to complete their projects, how did you manage to line up 11 project handovers?

The answer is discipline. We have been in the building materials business for more than three decades, so construction is not new to us. We understand the materials, the contractors, the procurement process, and the entire construction ecosystem. We also follow a very important philosophy: we do not believe in over-leveraging ourselves. We plan our projects carefully, monitor construction closely, and ensure that the financial side of every project is managed prudently. In fact, I may be the only Founder-Chairman in Dubai who visits his construction sites every Saturday to personally monitor the progress. For me, this is not just about business - it comes from my passion for what I do and, more importantly, my commitment to my customers. When you have personally committed to delivering something to your customers, you have to be there, stay involved, and make sure that commitment becomes a reality. Our philosophy has always been one project at a time - sell it, build it and deliver it. As we have grown, we have developed the systems, teams and experience to manage multiple projects simultaneously without losing that discipline.

The 11 projects in 11 months commitment is therefore not something that happened overnight. It is the result of years of building the right team, working with the right contractors, managing our cash flows carefully and keeping construction moving. And ultimately, our customers are the reason we do it. If somebody has invested their hard-earned money with us, we have a responsibility to give them the keys on time.

Read full report on www.DevelopersNewsMagazine.com









FEATURED REPORT

IS DUBAI PROPERTY MARKET AT A TURNING POINT

Leaders Share Their Views on Dubai's Real Estate Market Through 2029

By Mr. Tariq Ramadan

Editor in Chief - Developers News Magazine (DNM)

Dubai's property market is entering a new phase. After several years of exceptional transaction growth, price appreciation and project launches, the market is moving toward **measured growth, greater selectivity and a closer alignment between supply and underlying demand.**

This three-year outlook, supported by market data from reliable industry sources including **DNM's strategic research partners REIDIN**, together with insights from leading market leaders, examines the forces likely to shape Dubai real estate through 2028.

Mr. Tariq Ramadan
Editor-in-Chief, Developers News Magazine

The immediate data points to moderation rather than contraction. REIDIN recorded **AED87.94 billion in residential sales across 36,620 transactions in Q2 2026,** representing quarterly declines of 36% in value and 19% in volume. Yet June prices remained **1.2% higher year-on-year for apartments and 5.7% higher for villas.**

July provided an early sign of stabilization. Residential transactions increased **2% month-on-month**, while transaction value rose around 3%, although activity remained below the exceptional levels of 2025.

Price Resilience: A Defining Characteristic

Perhaps the most important feature of the current market is that prices have remained comparatively resilient despite falling transaction activity.

REIDIN reported that Dubai's residential sales price index declined only **0.65% month-on-month in July while remaining 0.55% higher year-on-year.**

Another DLD-based index recorded a July residential price decline of 2.6% year-on-year, illustrating differences between methodologies, but both datasets point toward **moderation rather than a dramatic price correction.**

This resilience suggests that the current adjustment is being driven more by transaction volumes and buyer caution than by a broad-based collapse in property values.

Figure 1. Citywide average residential sales price, 2003 to H1 2026. The long-cycle annotations are retained and the 2026 endpoint is updated.

A Market at an Inflection Point

The July figures are particularly significant because they suggest that the market may be moving beyond its recent “wait-and-see” phase.

The improvement remains modest, but it follows a period of substantially weaker activity. The more important statistic is that the monthly recovery occurred while annual comparisons remained challenging: July transaction volumes were **32% below July 2025**, while total transaction value was **49% lower year-on-year.**

REIDIN’s H1 data also shows the scale of the adjustment. Total residential sales value reached **AED225.7 billion in H1 2026,** down 16% year-on-year, with off-plan transactions accounting for **AED168.2 billion.**

The evidence therefore points to a market undergoing **rebalancing rather than a fundamental breakdown.**

The Long-Term Demand Engine: D33

Dubai’s property market cannot be separated from the emirate’s broader economic transformation.

The **Dubai Economic Agenda D33** aims to double the size of Dubai’s economy over the coming decade while strengthening its position as a global business, investment, technology and trade hub.

For real estate, the implications are substantial. Economic expansion generates companies, employment, entrepreneurs, international talent and investment - all of which create demand for residential, commercial and mixed-use property.

This provides a fundamentally different source of demand from short-term speculation: **economic growth creates recurring end-user and occupier demand.**

Dubai 2040: Population Growth Supports Housing Demand

Population growth is arguably one of the strongest structural indicators for the property market.

Dubai's population reached approximately **4.74 million by the end of July 2026**, an increase of around **156,000–157,000 residents since the beginning of the year,** equivalent to growth of approximately 3.4%.

The longer-term target is even more significant.

Dubai's 2040 Urban Master Plan projects the resident population rising from **3.3 million in 2020 to 5.8 million by 2040.** Daytime population is projected to rise from 4.5 million to **7.8 million**.

The implications are substantial. Reaching 5.8 million residents would mean accommodating roughly **2.5 million additional residents compared with the 2020 baseline.**

This creates long-term demand not only for housing, but also for schools, healthcare, offices, retail, hospitality, leisure and community infrastructure.

The property market therefore benefits from a structural demand base that extends well beyond investment transactions.

Demand Remains Broad-Based

While Dubai's luxury market continues to attract international capital, the three-year outlook should not be defined by luxury property.

The larger opportunity lies in **mid-market and mid-high-end residential developments,** particularly those combining affordability, quality, location and lifestyle.

REIDIN data illustrates the importance of apartments to the wider market. In Q2, apartment transaction values declined 23.8% quarter-on-quarter, compared with a much sharper **51.1% decline for villas.**

July also demonstrated stronger apartment activity, with apartment transactions rising **5% month-on-month**, while villa and townhouse transactions declined 12%.

These figures reinforce the importance of correctly positioned, accessible residential products as Dubai's population continues to expand.

Quality Still Matters - But Value Matters More

The rapid sell-out of **Imtiaz Developments**' projects, including Raw District, demonstrates that demand remains available for projects offering the right combination of **location, quality, pricing and lifestyle.** This is increasingly becoming the defining characteristic of the market.

Buyers have not necessarily disappeared; they have become more selective.

The next cycle is therefore likely to favour projects that provide genuine value rather than simply relying on market momentum.

Supply: The Missing Piece of the Equation

Supply represents the greatest uncertainty in Dubai's three-year outlook.

REIDIN recorded **141 residential project launches comprising 50,935 units during H1 2026.** However, launch activity slowed sharply in July, when only **15 projects comprising 3,397 units** were launched. Apartments accounted for 96.2% of July's new units. The reduction in new launches is important because today's launches determine tomorrow's supply.

Regional tensions and **disruption to construction-material supply chains** have also increased costs and delivery uncertainty. Developers that have launched projects but not yet commenced construction may therefore extend timelines while waiting for greater cost stability. This could spread anticipated 2027–2028 deliveries over a longer period, reducing the risk of a sudden concentration of supply.

2026–2028: Three Years of Rebalancing

2026: Stabilization and Selectivity

The remainder of 2026 is likely to be characterized by cautious investment decisions, with buyers assessing geopolitical conditions, prices and future supply.

The July **2% increase in transactions and 3% rise in transaction value** provide an early indication of stabilization.

2027: Demand Meets Supply

2027 could become the most important year for the supply equation.

Project completions and delayed construction could increase available inventory, placing localized pressure on prices and rents in areas experiencing concentrated handovers. However, reduced launches in 2026 could moderate the volume of new inventory entering the pipeline.

2028: A More Mature Market

By 2028, Dubai could have moved into a more balanced market in which growth is increasingly linked to **population, employment, economic expansion and genuine end-user demand** rather than speculative momentum. The result is likely to be slower growth - but potentially healthier and more sustainable growth.

The New Definition of Value

Over the next three years, buyers are likely to place greater emphasis on:

- Location and connectivity
- Affordability
- Quality and design
- Developer track record
- Delivery performance
- Lifestyle and community infrastructure
- Technology and efficiency
- Rental and resale potential
- Long-term value
- The market is moving from a period in which momentum could lift a broad range of projects toward one where fundamentals determine performance.

The market is moving from a period in which momentum could lift a broad range of projects toward one where fundamentals determine performance.

Conclusion: Dubai's Next Property Cycle

Dubai's next property cycle could ultimately be defined by one fundamental shift:

From rapid expansion to sustainable growth.

The market is becoming more selective, and that is likely to benefit both investors and end-users.

For developers, success will increasingly depend on delivering the right product at the right price and in the right location.

For investors, the focus will shift from short-term appreciation toward fundamentals, liquidity, rental potential and long-term value.

And for Dubai, the property market will remain closely connected to the emirate's broader economic and demographic transformation.

With the population already approaching 4.75 million, a long-term target of 5.8 million residents, D33 driving economic expansion and new supply becoming more measured, the fundamental demand equation remains strong.

Dubai is not running out of growth. It is growing into a more mature property market - one where resilience, quality and sustainable demand are likely to define the next three years.

Against this backdrop, leading real estate development executives and market experts share their outlook on where Dubai's property market is heading.

Mr. Faris Saeed
Founder and Chairman, SEE Holding

A Market Shaped by the Future

Mr. Faris Saeed,
Founder and Chairman, SEE Holding

"Dubai has always been a city that anticipates and actively shapes the future rather than responds to it. Over the years, the property market will increasingly reflect a stronger focus on efficiency, technology and long-term liveability. As supply matures, value will increasingly be defined by quality of life, walkability, wellbeing, longevity, efficiency, and the seamless integration of technology and AI. This direction is already evident in Dubai's ambitious urban vision and forward-looking initiatives. Real estate will respond through more adaptive, human-centric design, communities that use resources intelligently, enhance everyday life, and remain resilient over time. These priorities will increasingly influence how projects are planned, designed and delivered across locally, and globally"

Mr. Andrea Nucera
Group Managing Director, Reportage Group

Differentiation Will Define the Winners

Mr. Andrea Nucera,
Group Managing Director, Reportage Group

"I believe the next phase of Dubai's real estate market will be defined less by overall market direction and more by differentiation. A large delivery pipeline does not necessarily mean a weak market; it means buyers will become more selective. Projects with the right location, competitive pricing, strong developers and a clear value proposition will continue to perform, while weaker or overpriced projects may face pressure. Dubai's population growth, international capital inflows and expanding role as a global business hub continue to create real underlying demand. Therefore, rather than expecting a broad correction, I see a period of normalization in which quality, affordability and execution will determine the winners."

Mr. Hamad Al Abbar,
Managing Partner at LMD Development

Dr. (CA) Ankur Aggarwal,
Chairman & Founder, BNW Developments

Quality, Location and Long-Term Relevance

Mr. Hamad Al Abbar
Managing Partner at LMD Development

"Dubai's property market is moving into a more mature stage, and over the next three years we expect buyers to become increasingly selective as new supply comes to market. That will place greater emphasis on location, product quality and developments that respond to how people want to live. At LMD, we see this first-hand in the importance of selecting the right locations and creating projects with long-term relevance. Previous cycles have shown the importance of understanding real demand, and while regional events may affect sentiment in the short term, Dubai's population growth, international investment and diversified economy continue to support a positive long-term outlook."

A More Disciplined Market

Dr. (CA) Ankur Aggarwal,
Chairman & Founder, BNW Developments

"Looking at Dubai's past cycles, corrections have historically followed periods of unchecked speculative supply, not genuine demand erosion. That's not what we are seeing today. Pre-conflict demand fundamentals, including population growth, investor confidence, and end-user absorption, remain firmly intact and, in many segments, are strengthening. Over the next three years, we anticipate measured, sustainable appreciation rather than the sharp volatility of previous cycles, as developers have adopted more disciplined, phased delivery models. Supply is finally catching up to demand in a structured way, which should support price stability and reward long-term investors over speculative short-term players."

Mr. Masih Imtiaz,
CEO, Imtiaz Developments

Normalisation Rather Than Contraction

Mr. Masih Imtiaz,
CEO, Imtiaz Developments

"Dubai's property market is entering a phase of healthy normalisation rather than contraction. Over the next three years, we expect sustainable growth to be driven by population expansion, international wealth migration, economic diversification and continued end-user demand. The strong market response to RAW District has further reinforced our confidence that buyers are increasingly responding to well-conceived, design-led communities with a clear identity and long-term value proposition. While new supply will moderate price growth in certain segments, demand should remain resilient. We believe quality, delivery, location and differentiation will increasingly determine performance as Dubai's real estate market continues to mature."

Mr. Mohammed Al Sheikh,
CEO & Partner of JAD Global Development

Stronger Fundamentals Than Previous Cycles

Mr. Mohammed Al Sheikh,
CEO & Partner of JAD Global Development

"I'm very positive about Dubai's property market over the next three years. We may see the pace of growth become more measured as new supply comes to market, but demand remains strong. Dubai's population has grown to more than 4.5 million, and over 129,000 new investors entered the property market last year alone. What is also encouraging is how different today's market is from previous cycles. In 2008, 25% of homes were resold within a year. In 2025, that figure was just 4%. Dubai is still attracting people, businesses and investment from around the world, and that gives the market a very solid foundation."

Mr. Farhad Azizi,
Group CEO of Azizi Group

Mr. Naresh Perwani,
Founder and Chairman, Neoterra Developments

Resilience Across Market Cycles

**Mr. Farhad Azizi,
Group CEO of Azizi Group commented:**

"Our outlook for Dubai over the next three years and beyond is confident and grounded. The past few months have reaffirmed what we have long known: this is a market defined by unparalleled resilience. The softening due to regional uncertainties was concentrated in speculative and ultra-luxury stock, while quality, well-located ready, mid-market homes held firm and end-user confidence continues to underpin the market. We have seen this firsthand, having been the city's top-selling developer over the past three months. Past cycles have taught us that Dubai's fundamentals hold through every phase and remain as compelling as ever: the safety and stability of the UAE, a now-mature pro-investment tax-free environment, world-class infrastructure, and an opportunity-rich landscape few cities can match. We expect measured, sustainable growth ahead."

Buyers Becoming More Discerning

Mr. Naresh Perwani, Founder and Chairman, Neoterra Developments

"We remain positive on Dubai's property market over the next three years. Continued population growth, international investment, economic diversification and Dubai's position as a global lifestyle and business hub should continue to support underlying demand. At the same time, we expect the market to become increasingly selective. Buyers are looking beyond just the headline price or amenities and placing greater importance on how a home fits into their everyday lives. Compared with previous cycles, today's market is supported by a broader and more diversified demand base, including end-users, long-term residents and international investors. Investor sentiment remains positive, although buyers are becoming more discerning and value-conscious. We expect price and rental growth to moderate from the exceptional levels seen recently, with performance increasingly varying by location, product quality and overall value proposition.

Mr. Luthfulla K,
Director, Casagrand Dubai

Stronger Foundations for Sustainable Growth

Mr. Luthfulla K,
Director, Casagrand Dubai

"Having seen multiple troughs and peaks over the last decade, Dubai's property market is entering a more mature phase. Over the next three years, we expect growth to continue at a healthier and more sustainable pace. Unlike previous cycles, today's market is supported by stronger regulations, long-term residency initiatives, infrastructure investment, and a more diversified buyer base. While new supply will continue to enter the market, demand fundamentals remain robust, particularly among end users and international investors seeking stability, lifestyle, and long-term value. We expect well-located, high-quality developments by legacy developers to continue outperforming in the broader real estate landscape."

Mr. Ali Siddiqui,
Research Manager, Cavendish Maxwell

A More Balanced Market Ahead

Mr. Ali Siddiqui,
Research Manager, Cavendish Maxwell

"Dubai's residential market is now in a more measured position following sustained price and transaction growth. Price growth began moderating in Q4 2025 with subsequent regional uncertainty contributing to greater buyer caution and longer decision timelines. In July, average prices were AED1,636 psf, up 0.7% year-on-year but double October 2020 levels. Over the next year, we expect prices to remain under modest pressure as new stock improves buyer choice, particularly in apartment-led locations. In the 3 years ahead, the substantial development pipeline should mean more balanced conditions, with performance differentiated by location, property type and project quality. We expect slower, more differentiated price growth, with new supply, underlying demand and credit conditions shaping market performance."

FEATURED PROJECT

GREENZ BY DANUBE PROPERTIES

GREENZ BY DANUBE PROPERTIES

LOCATED IN DUBAI INTERNATIONAL ACADEMIC CITY, NEAR DUBAI SILICON OASIS

Greenz by Danube marks Danube Properties' first master villa and townhouse community, offering a thoughtfully designed selection of 3- and 4-bedroom townhouses, 5-bedroom semi-detached villas, and 5-bedroom twin villas.

Starting from AED 3.5 million, the residences are available with Danube's flexible 1% monthly payment plan, making Greenz Dubai's first fully furnished master villa and townhouse offering to feature this payment structure. **The villas come fully furnished with premium Dolce Vita furniture** and are thoughtfully designed to provide comfort, space, and contemporary family living.

The community will **feature more than 50 lifestyle amenities spread across five dedicated hubs**, including beach-inspired leisure spaces, sports courts, fitness and recovery zones, beautifully landscaped green areas, and family-focused facilities.

Construction is expected to be completed within 36 to 40 months, with handover scheduled for Q4 2029.

Strategically located in Dubai International Academic City, near Dubai Silicon Oasis, Greenz sits within one of Dubai's most promising future growth corridors.

MARKET INSIGHTS

DUBAI PROPERTY MARKET – BUILT TO RECOVER REPORT H1 2026 BY REIDIN

REIDIN Data Analytic

Four cycles of data reveal a market that has repeatedly recovered from disruption, each time with greater depth and resilience. Through H1 2026, the evidence points to a market that remains strong but is entering a more measured phase.

Mr. Misbahuddin Saba,
Research Analyst Specialising in real estate strategy and Market Intelligence at Reidin

Dubal's real estate cycles, a data led view

Dubai's residential market has now lived through four distinct chapters, and REIDIN's historical indices let us read them as one continuous story rather than a sequence of unrelated events. Citywide average sales prices climbed from roughly AED 500 per square foot in 2003 to a 2008 peak near AED 1,234, corrected sharply through the global financial crisis to a 2011 annual average around AED 843, then reached a 2014 peak of AED 1,487 per square foot. The post 2014 cooling and the COVID trough of 2020, when prices eased to roughly AED 1,025 per square foot, completed the pattern. Each correction bottomed at a higher level, and each recovery carried prices to a new high. By December 2025, the index had reached AED 1,911 per square foot. It climbed further to AED 1,939 in February 2026 before easing to AED 1,856 in June. The June reading was still 1.9% higher than a year earlier, but 4.0% lower than in the previous quarter, suggesting that the market had entered a more measured phase.

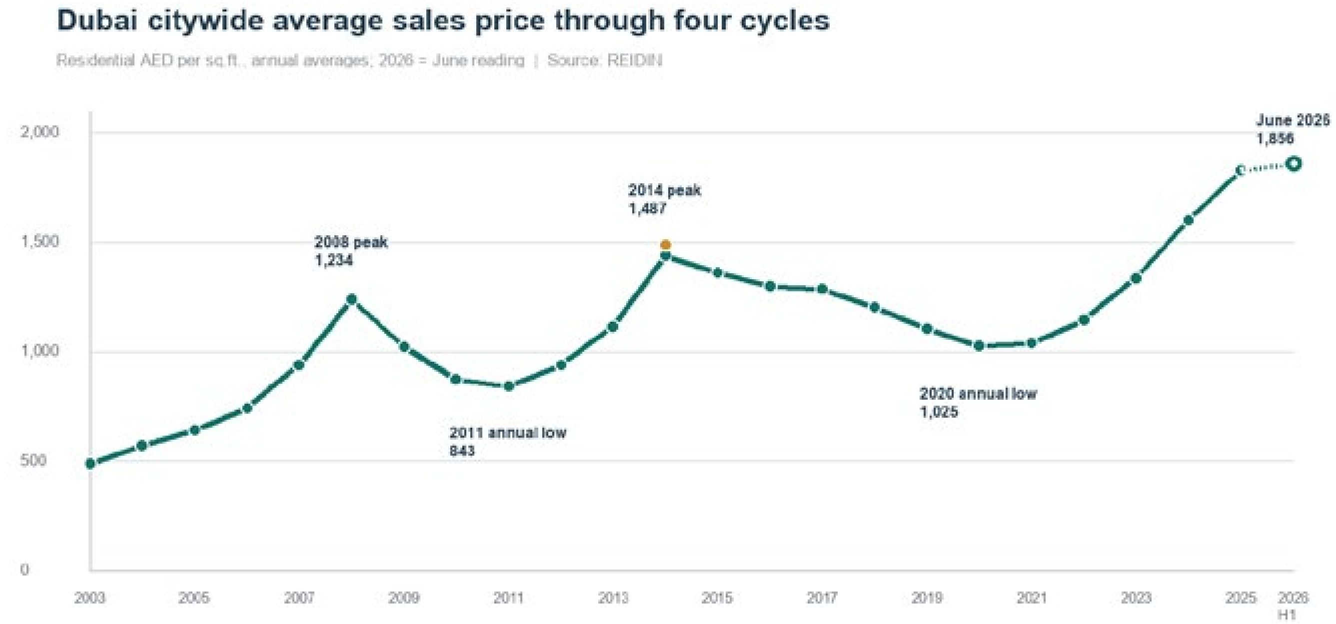


Figure 1. Citywide average residential sales price, 2003 to H1 2026. The long-cycle annotations are retained and the 2026 endpoint is updated.

Transaction resilience after disruption

Prices tell only half the story; activity tells the rest. Residential sales volumes fell to 31,936 deals in the 2020 disruption. By 2025 the market recorded 206,165 sales, rebuilding activity to a scale far beyond the previous cycle. H1 2026 added 81,861 transactions worth AED 225.7 billion. The half year total should not be compared mechanically with a full year, but it confirms that the market remains deep even as the monthly pace becomes less uniform.

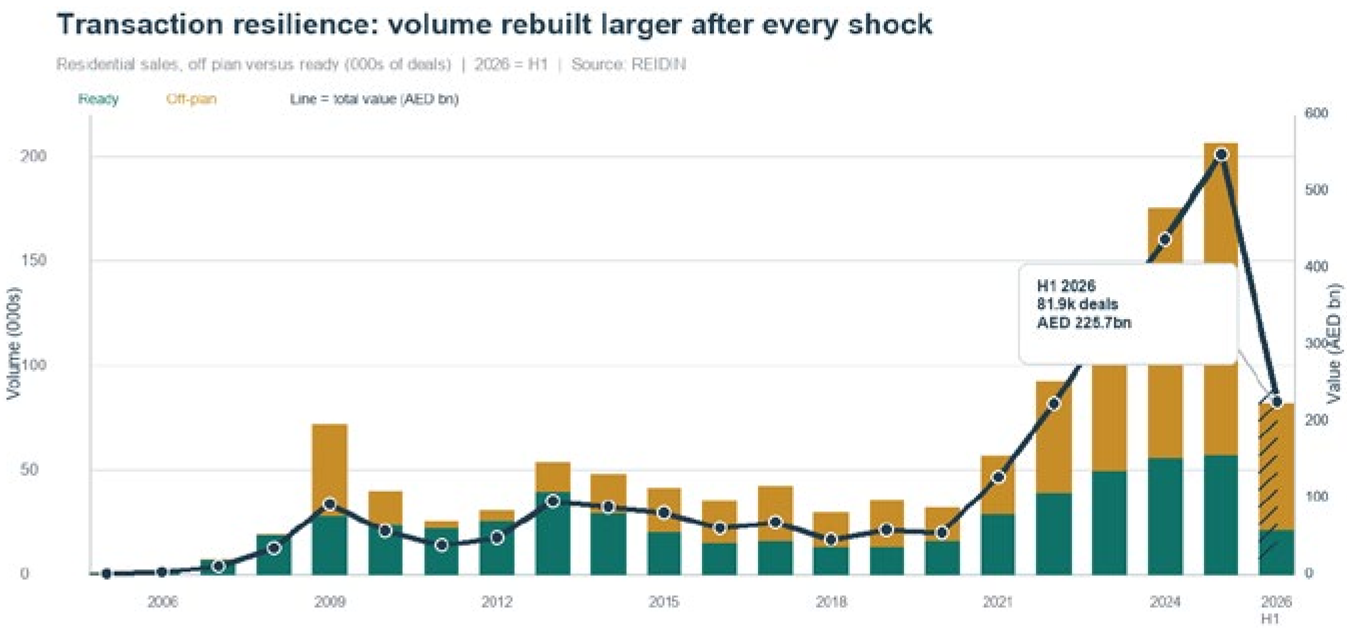


Figure 2. Sales volume (stacked bars) and total value (line), with H1 2026 shown as the hatched YTD observation.

Read full report on
www.DevelopersNewsMagazine.com

TOP 20 DEVELOPERS IN DUBAI H1 2026

According to REIDIN's insights for the first half of 2026, Emaar came in first place in terms of sales volume with AED 29.2 billion while Damac came in second place with AED 15.3 billion.

However, notably, in terms of number of transactions, Azizi came in first with 6,071 transactions followed by Damac at 5,648 transactions. As for number of units launched, BinGhatti came in first with 17,952 units followed by Emmar with 3,335 units.

While sales values and number of transactions have declined due to the regional conflict, prices are showing strong resilience and are relatively stable. However, developers are starting to make attractive offers to potential buyers including 20/80 payment plans, DLD transfer fee waivers, cash discounts, and other offers. At the same time, new project launches are down around 70 % which is an indication that developers are holding off on launching new projects to control supply and keep prices steady.

Developer	Sales value (AED bn)
Emaar	29.2
Damac	15.3
Meraas	7.8
H&H	7.8
Binghatti	6.9
Ellington	6.6
Nakheel	5.7
Azizi	5.3
Wasl	4.9
Sobha	4.3
Beyond	4.2
Zaya	2.8
Omniyat	2.4
Imtiaz	2.3
Aldar	2.0
Danube	1.8
Reportage	1.7
Samana	1.6
Dubai South	1.5
Arada	1.3

Source: REIDIN, Off-Plan Primary Sales, H1 2026.

Developer Performance: Transaction Volume

The table shows developers by off-plan, primary-market sales count during the same period.

Sl.	Developer	Transactions
1	Azizi	6,071
2	Damac	5,648
3	Emaar	5,300
4	Binghatti	4,672
5	Ellington	2,368
6	Sobha	1,551
7	Samana	1,520
8	Reportage	1,372
9	Imtiaz	1,363
10	Wasl	1,104

Sl.	Developer	Transactions
11	Meraas	1,067
12	Danube	1,017
13	Beyond	778
14	Deyaar	683
15	Vision	586
16	Iman	573
17	Leos	532
18	Aldar	523
19	Nshama	497
20	Hijazi	477

Source: REIDIN, Off-Plan Primary Sales, H1 2026.

Developer tables: H1 launch activity

The tracker table shows how much was launched, where, and at what price position.

Sl.	Developer	Projects	Units	Avg. Launch AED/sq.ft.	Location
1	Binghatti	7	17,952	2,548	Majan
2	Emaar	11	3,335	1,913	Emaar South
3	Azizi	5	3,220	2,101	Al Jaddaf
4	Danube	2	1,989	1,898	JVC
5	Damac	3	1,520	1,670	Damac Lagoons
6	Imtiaz	3	1,263	1,745	Dubai South
7	Ellington	2	1,112	3,109	Dubai Islands
8	Mr. Eight	1	1,078	1,715	Dubailand Residence Complex
9	Sobha	5	977	1,869	Al Yufrah 1
10	Palma	1	809	2,609	Jumeirah Islands
11	Aldar	1	740	1,694	Dubailand
12	Avenew	2	739	1,854	Dubai Islands
13	Zoya One	6	721	1,523	Dubai South
14	Holm Avenue	2	674	2,683	Al Satwa

Source: REIDIN H1 2026 Launch Tracker.

Read full report on www.DevelopersNewsMagazine.com

DUBAI PROPERTY SALES REACH AED 34.9 BILLION IN JULY AS BUYERS STEP BACK IN, PROPERTY FINDER ANALYSIS SHOWS

- SECONDARY SALES JUMP 18% AS SELLERS PAUSE PRICE CUTS.
- 68% OF VILLA SALES ARE MORTGAGED, COMPARED WITH 20% FOR APARTMENTS.

Dubai's residential market strengthened through July 2026, with sale transactions rising, seller price reductions pausing and buyers moving back into the ready market, according to the latest data from Property Finder and Mortgage Finder. Activity concentrated in the secondary segment and in apartments, where value-seeking investors re-entered through the mid-market and buyers moved to secure homes before pricing firms further.

Sale transaction volumes rose from 8,877 in June to 9,217 in July, up 3.8%, while transaction value climbed from AED 33.2 billion to AED 34.9 billion, up 5.2%.

Mr. Cherif Sleiman,
Chief Revenue Officer at Property Finder

The increase came almost entirely from the secondary market, where volumes grew roughly 18%, from 4.1k to 4.8k, pointing to stronger appetite for ready stock. Commercial activity rose alongside it, with volumes up 24.8% to 397 deals and value reaching AED 5.8 billion. **Read full report on www.DevelopersNewsMagazine.com**

DUBAI'S OFF-PLAN MARKET ATTRACTS BUYERS ACROSS EVERY PRICE SEGMENT, BAYUT DATA SHOWS

From affordable apartments priced close to half a million to whopping mansions exceeding AED 30M, buyer priorities are becoming increasingly diverse when it comes to Dubai's off-plan marke

Dubai's off-plan property market is attracting buyers across the residential spectrum, with Bayut's H1 2026 Dubai Sales Market Report highlighting diverse demand for properties ranging from affordable apartments to ultra-luxury mansions.

Dubai's off-plan market is attracting a broad and increasingly diverse pool of buyers, with demand spanning different price points, locations and property types. This diversity reflects a more informed and deliberate buyer base, with location, connectivity, community appeal and long-term value becoming increasingly important considerations alongside price and payment flexibility. As buyers assess off-plan opportunities, the decision is increasingly shaped by the overall proposition of a project, from its location and surrounding infrastructure to its lifestyle offering, developer reputation and potential for future value.

Off-Plan Demand Spans Dubai's Entire Price Spectrum

Bayut's H1 2026 data highlights the breadth of Dubai's off-plan market, with average prices for popular off-plan apartment projects ranging from just over AED 600,000 at Dubai Investment Park 1 in the affordable segment to nearly AED 12 million at The Crescent in Palm Jumeirah in the ultra-luxury segment.

The range is even wider in the villa market, with Verdana 2 in Dubai Investment

Read full report on www.DevelopersNewsMagazine.com

DUBAI RESIDENTIAL SALES RISE 2% IN JULY, LUXURY TRANSACTIONS CLIMB 22%

دائرة الأراضي والأملاك
Land Department

Dubai's residential property market recorded a modest improvement in July, with overall sales transactions rising 2% and total transaction value increasing 3% month-on-month, according to Dubai Land Department (DLD) transaction data.

The improvement follows a softer period earlier in the year, when heightened regional uncertainty weighed on market activity.

The gain was led by apartment sales, while activity above AED15 million rose 22%, pointing to stronger performance across selected segments rather than a broad-based rise across the market, said betterhomes.

The annual comparison remains softer, with overall transaction volumes 32% lower than in July 2025 and total transaction value down 49% year-on-year, it said.

Apartment sales drive July increase

Apartment transactions were the main contributor to July's month-on-month growth, rising 5% from June.

Villa and townhouse transactions moved in the opposite direction, declining 12% over the same period and highlighting a more uneven pattern of activity across property types.

Average transaction value was 26% below July 2025 levels. The contrast between improving monthly activity and weaker annual figures suggests the market is steadying following that earlier disruption, while remaining below the higher transaction volumes recorded a year ago.

Read full report on www.DevelopersNewsMagazine.com

DUBAI'S READY RESIDENTIAL PROPERTY SALES JUMP NEARLY 20% TO REACH HIGHEST MONTHLY LEVEL SINCE REGIONAL TENSIONS BEGAN, SAYS CAVENDISH MAXWELL

Cavendish Maxwell

Sales of ready homes in Dubai jumped almost 20% in July 2026 to reach their highest monthly level since February, says leading real estate advisory and property consultancy, Cavendish Maxwell.

More than 3,400 ready residential properties, with a sales value of AED9 billion were purchased in July, compared to around 2,870 sales worth AED7.5 billion in June. Total ready and off-plan sales in July approached 12,860, with sales worth AED26.1 billion, the company said.

New insight from Cavendish Maxwell reveals that Dubai's total off-plan and ready home sales values topped AED247.2 billion across 92,130 transactions from January to July 2026 – a drop of 21% and 17% respectively on the same period last year.

Mr. Ronan Arthur,
Director, Head of Residential Valuation at Cavendish Maxwell

The off-plan sector continues to dominate residential sales, consistently accounting for around 74% of monthly transactions so far this year.

Mr. Ronan Arthur,
Director, Head of Residential Valuation at Cavendish Maxwell: "The market rebound that we saw in June has also been reflected in July's figures, indicating a continuation of the more measured market conditions that have emerged this year. While residential sales activity improved modestly from June, supported by the ready market, overall transactions remained lower than a year earlier as the market continues to transition following an extended period of exceptional activity."

DUBAI OFFICE SALES CLIMB 200% YEAR-ON-YEAR TO AED15.8BLN IN H1 2026 – CAVENDISH MAXWELL

Cavendish Maxwell

Surge in high value office purchases with 220 sales above AED20 million

Transactions rise nearly 40% to 2,600; off-plan sales take two thirds of market share

Dubai's office market recorded AED15.8 billion worth of sales in H1 2026, a year-on-year rise of almost 200% and double the total sales values of H2 2025, says leading real estate advisory and property consultancy, Cavendish Maxwell.

The number of transactions from January to June 2026 climbed more than 38% compared to the same period last year to reach 2,600, with the off-plan sector accounting for 65% of deals, according to Cavendish Maxwell's latest Dubai's office market performance report.

The surge in sales values was driven by a rise in high value transactions, which reached their highest levels on record in H1. More than 220 purchases were for offices with a price tag of more than AED20 million – a dramatic increase from the 20 transactions in both halves of last year. 95% of the AED20million+ deals were off-plan.

Off-plan buyers paid an average of AED8.3 million for their office premises in H1 2026, a rise of 133% on the H1 2025 average price of AED3.5 million. Ready office prices rose just shy of 14% to AED3 million, compared to AED2.6 million a year ago.

While overall H1 activity was higher than 12 months before, market momentum softened in Q2 with almost 36% fewer transactions than in Q1 and a slight moderation in sales prices and rental rates. The slowdown primarily affected the ready segment, reflecting seasonal factors alongside regional uncertainty, which contributed to some investors taking a more cautious approach, Cavendish Maxwell added.

Ms. Vidhi Shah,
Head of Commercial Valuation at Cavendish Maxwell

Vidhi Shah, Director, Head of Commercial Valuation at Cavendish Maxwell, said: "Year-on-year indicators remained positive in H1 2026, but quarterly trends suggest a moderation in office market momentum. While the structural foundations of Dubai's office real estate sector – including a diversified economy, strategic location and pro-business regulatory environment – remain very much intact, the market has entered H2 in a more uncertain environment.

Read full report on www.DevelopersNewsMagazine.com

GROWING DEMAND FOR PREMIUM WORKSPACES SEES DOUBLE-DIGIT RENT ESCALATIONS ACROSS THE UAE IN Q2: JLL

Surging demand for prime inventory in Dubai push Grade A and B rents up by 26.2% and 31.5% respectively

Abu Dhabi's prime office space availability as low as 0.1% with overall average vacancy at just 1.4%

Retail developers actively future-proof portfolios and align with evolving consumer preferences to prioritise tenant mix diversification

Mr. Mouhammad Takieddin,
CEO of Middle East and Africa at JLL

The UAE's commercial real estate sector demonstrated increasing maturity in the second quarter of 2026, with rapid rental escalations in a supply-constrained prime office market and a strategic pivot toward community-led retail formats, according to JLL's latest Q2 market reports.

Despite global macroeconomic and geopolitical uncertainties, business confidence across Dubai and Abu Dhabi remained strong. Corporates continue to execute long-term real estate strategies, while proactive retail developers are successfully driving performance through deeper domestic consumer engagement.

Mouhammad Takieddin, CEO of Middle East and Africa at JLL said: "The sustained momentum despite regional volatility reveals the increasing maturity and agility in the UAE's commercial real estate market. Quality upgrades and delivery pressures are shaping the pipeline dynamics in a highly supply-constrained office market, while retail developers, who are actively future-proofing their portfolios with a domestic-first strategy, are well-positioned to capture the most significant long-term value. Moving forward, the ability to rapidly align asset management strategies with these shifting occupier and consumer demands in an evolving landscape will be crucial in driving sustained portfolio performance."

Demand for prime spaces drives the office market

The UAE's office market maintained strong momentum in Q2 with low vacancy levels and a growing appetite for flexible workspaces. Driven primarily by new contracts, Dubai's rental contract registrations surged 24.6% year-on-year and 15.1% quarter-on-quarter.

Read full report on www.DevelopersNewsMagazine.com

DUBAI ADDS 24,800 NEW RESIDENTIAL UNITS IN H1 2026 AS MARKET SHIFTS FROM LAUNCH-LED TO DELIVERY DRIVEN, SAYS CAVENDISH MAXWELL

Cavendish Maxwell

Half-year sales values reach AED221.4 billion across 79,300 transactions

Quarterly sales prices and rental rates down 2.5%

Dubai added 24,800 new units to its residential real estate inventory in H1 2026, a rise of nearly 38% compared to the same period last year and 12% more than in H2 2025, according to leading real estate advisory and property consultancy, Cavendish Maxwell.

The sharp rise in completions – the strongest half-yearly delivery period in several years – suggests that Dubai's residential property sector is transitioning from a launch-led cycle to a delivery-driven one as projects launched in recent years come to fruition and are handed over, the company said.

While year-on-year deliveries climbed in H1, the number of new projects declined, with 28,000 new units across 124 launches compared to 102,000 units across 410 launches in H1 last year. The moderation preceded the onset of regional tensions, with Q1 seeing notably fewer launches, suggesting that developers had adopted a more measured approach following record launch volumes in 2024 and 2025. The pullback intensified in Q2, when heighted regional uncertainty prompted some developers to defer new projects,

Mr. Ronan Arthur,
Director, Head of Residential Valuation at Cavendish Maxwell

Cavendish Maxwell added.

Cavendish Maxwell's latest analysis of Dubai's residential real estate market reveals that there were 79,300 sales transactions in H1 2026, a drop of nearly 14% year-on-year and 27% lower than the record levels of H2 2025. The slowdown was reflected in both the off-plan and ready segments which were down by nearly 9% and nearly 26% respectively. Off-plan sales accounted for almost 75% of all transactions.

Residential sales values reached AED221.4 billion in H1, down nearly 16% year-on-year and 20% lower than H2 2025. Off-plan sales values,

Read full report on www.DevelopersNewsMagazine.com

UAE REAL ESTATE MARKET REVIEW Q2 2026

Macro Growth Outlook Moderates Amidst Current Regional Conditions

Read CBRE's UAE Real Estate Market Review – Q2 2026 for our latest macroeconomic and real estate market overview and outlook, covering UAE's estate sectors.

Mr. Matthew Green,
Head of Research - MENA

Key takeaways from the report include:

- The UAE real estate market continued to show durability in Q2 2026 despite a challenging macroeconomic backdrop and ongoing regional disruptions, with office and industrial markets sustaining growth amid supply constraints and resilient occupier demand.
- The country's 2026 growth outlook has been revised down, with a marginal GDP contraction of 0.04% forecast this year, reflecting disruption to trade, tourism, aviation and other consumer-facing sectors, though a strong recovery is expected in 2027 as conditions stabilize.
- Office market fundamentals remained robust across Dubai and Abu Dhabi. Dubai office rents rose by 13% year-on-year, with prime rents up 16% and occupancy at approximately 94%, while Abu Dhabi rents increased by nearly 16% and occupancy reached around 96%.
- Dubai's residential market moderated during the quarter as demand softened, transaction activity declined and new supply helped ease pricing pressures, while Abu Dhabi's residential sector continued to outperform, supported by strong domestic demand, investor confidence, and sustained off-plan activity.
- Hospitality markets faced pressure from weaker international travel demand and airline disruptions, with UAE hotel occupancy and RevPAR declining sharply year-on-year through June, although operators are responding through domestic tourism campaigns, staycation offers and refurbishment programs.
- Retail markets remained under pressure from softer tourism flows and changing consumer spending patterns, but occupancy levels stayed exceptionally strong across major malls at around 98% in Dubai and 95% in Abu Dhabi.

Read full report on www.DevelopersNewsMagazine.com

KNIGHT FRANK: ABU DHABI RESIDENTIAL PRICES RISE, WHILE OFFICE LEASING MOMENTUM EASES IN H1 2026

Apartment prices on Yas Island and Al Reem Island rose approximately 18% year-on-year to June 2026

- Apartment prices on Yas Island and Al Reem Island rose approximately 18% year-on-year to June 2026, while Al Saadiyat Island retained its position as the emirate's most premium address at AED 43,100 psm.
- Villas on Al Jubail Island lead in annual price growth of approximately 40%, while Al Saadiyat Island remains the most expensive villa location at AED 26,500 psm as of June 2026.
- Office leasing transactions fell 13% in the year to June 2026, the first annual contraction of the current cycle.
- Approximately 428,000 sqm of new office space is due to enter the market by the end of 2028.

Abu Dhabi's residential market continued to post robust price growth in the year to June 2026, even as the emirate's office leasing market showed its first signs of cooling since the current growth cycle began, according to the latest Abu Dhabi Residential and Office Market Review from global property consultancy Knight Frank.

Mr. Faisal Durrani,
Partner – Head of Research, MENA

Mr. Faisal Durrani,
Partner – Head of Research, MENA, said: "Despite the geopolitical challenges posed by the ongoing regional conflict, Abu Dhabi's residential market continues to be supported by robust domestic demand, with prime waterfront communities such as Al Saadiyat and Yas Island leading the emirate's price growth. The breadth of price appreciation across both apartments and villas reflects this. Aiding this positive momentum of course is the emirate's relative affordability, when compared to Dubai, with prices on average 10% lower than Dubai."

Read full report on
www.DevelopersNewsMagazine.com

SHARJAH RESIDENTIAL SALES MORE THAN DOUBLE IN H1 2026 AS MARKET BROADENS BEYOND VILLAS

savills

Savills research points to resilient demand, stronger mortgage activity and a growing pipeline of waterfront apartments and mixed-use developments

- Residential sales reached 13,081 in H1 2026, up 113% from 6,140 in H1 2025.
- Q2 recorded 5,357 sales – 30.5% lower quarter-on-quarter but 58.6% higher year-on-year.
- Mortgage registrations rose to 1,555, increasing 51% quarter-on-quarter and 30% year-on-year.
- Apartment asking prices averaged AED 1,010 per sq ft, while villa asking prices averaged AED 970 per sq ft.

Residential sale transactions totalled 5,357 during Q2, representing a 30.5% decline from Q1 but remaining 58.6% above Q2 2025. Across the first half of the year, sales more than doubled to 13,081, from 6,140 in H1 2025. Savills said the quarterly moderation reflected Sharjah's typical seasonal pattern after Q1 benefited from major project launches, the ACRES exhibition and registration fee incentives, rather than a deterioration in underlying demand.

Mr. Shane Breen,
Head of Sharjah & Northern Emirates at Savills Middle East

Mr. Shane Breen, Head of Sharjah & Northern Emirates at Savills Middle East said, "The Q2 figures show a market moving into a more sustainable phase after an exceptional first quarter. The year-on-year growth in sales and the continued rise in mortgage registrations point to resilient demand, while buyers are becoming more selective on quality, location and value. Sharjah is also seeing a meaningful broadening of its residential offer, with waterfront apartments and mixed-use communities complementing its established villa-led market"

Read full report on www.DevelopersNewsMagazine.com

AJMAN RECORDS AED1.65 BILLION REAL ESTATE TRANSACTIONS IN JULY

دائرة الأراضي والتنظيم العقاري
Department Of land & Real Estate Regulation

The total number of real estate transactions in the Emirate of Ajman during July reached 1,517, with a combined value of AED1.65 billion.

Mr. Ahmed Khalfan Al Shamsi, Director of the Real Estate Registration Department at the Ajman Department of Land and Real Estate Regulation, said the trading volume amounted to AED1.08 billion across 1,296 transactions.

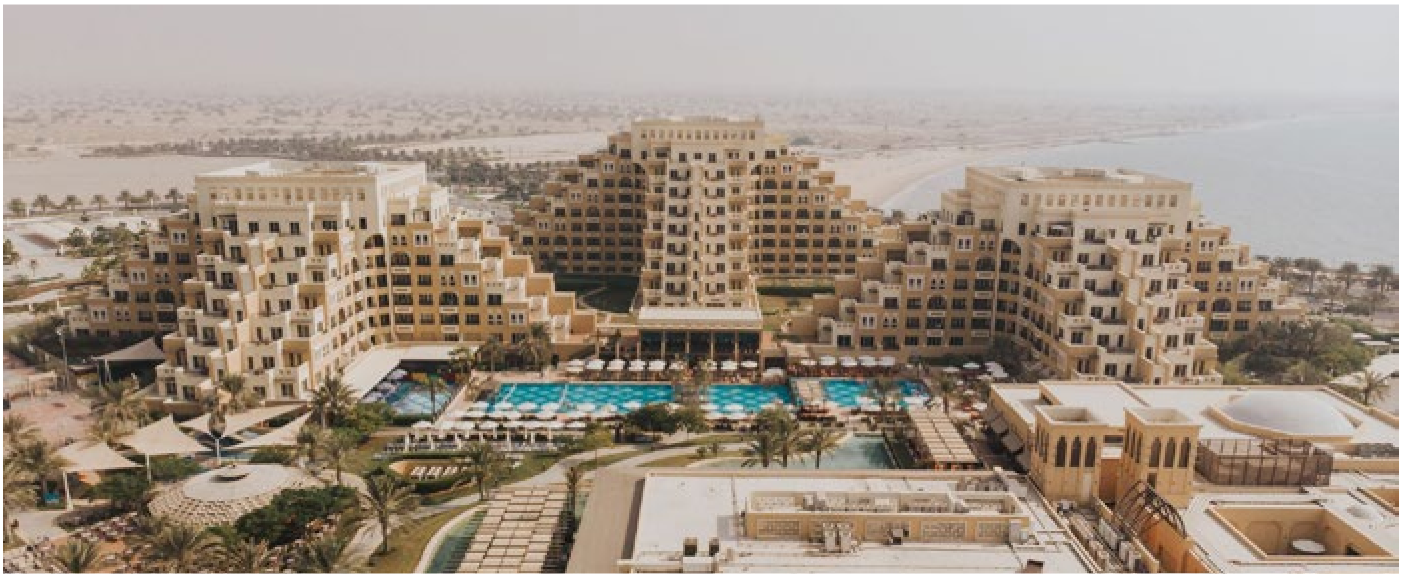
He added that 138 mortgage transactions were recorded with a total value of AED341 million, with Al Jurf Industrial 1 registering the highest single mortgage transaction at AED20.9 million.

Mr. Al Shamsi said the figures reflect the upward trajectory of Ajman's real estate sector, with the market maintaining its positive momentum and witnessing exceptional activity across several property developments, driven by diverse investment opportunities and growing direct demand for properties of various types across the emirate.

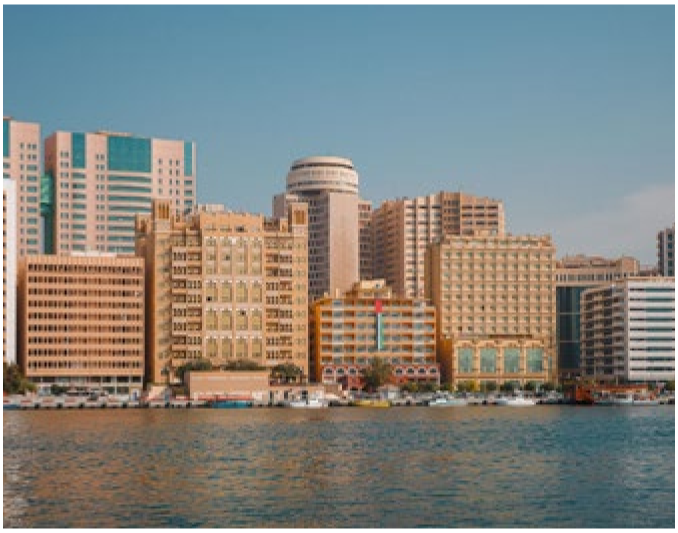
He noted that Ajman Uptown topped the list of the most traded major projects, followed by Ajman One and Emirates City.

Al Helio 2 led the list of the most traded neighbourhoods, followed by Al Helio 1 and Manama 14, while Al Jurf Industrial 1 recorded the highest single sale transaction at AED22.5 million.

RAS AL KHAIMAH REAL ESTATE TRANSACTIONS REACH AED2.89 BILLION IN H1 2026



The Lands and Properties Sector at Ras Al Khaimah Municipality recorded real estate transactions worth around AED2.89 billion from January to June 2026, comprising sales, mortgages and waivers.



Data showed that property sales reached AED1.353 billion across 1,274 transactions, while registered mortgages totalled around AED1.160 billion across 463 transactions.

The estimated waiver market value, involving ownership transfers between parties without financial consideration, reached around AED380 million across 348 transactions.

February recorded the highest monthly property sales value in the first half at AED371 million, while June posted the highest mortgage value at around AED418 million. April recorded the highest waiver market value at around AED152 million.

The figures reflect diversified activity across Ras Al Khaimah's real estate market during the first half of the year.

COLLIERS REPORT: UAE REAL ESTATE MARKET DEMONSTRATES RESILIENCE AMID EVOLVING MARKET DYNAMICS IN Q2 2026

The report provides insight into key real estate trends across Abu Dhabi, Dubai, the Northern Emirates and Al Ain, where performance is increasingly influenced by sector, location, product quality and pricing

Colliers' UAE Real Estate Market Report for Q2 2026 highlights the continued evolution of the market towards a more balanced phase following an extended period of exceptionally strong growth, supported by market fundamentals, ongoing investment and economic diversification initiatives. The report provides insight into key real estate trends across Abu Dhabi, Dubai, the Northern Emirates and Al Ain, where performance is increasingly influenced by sector, location, product quality and pricing.

Abu Dhabi Residential and Office Market

Abu Dhabi's real estate market demonstrated signs of normalisation during Q2 2026 following an extended period of exceptionally strong growth. On the supply side, approximately 2,200 residential units were delivered across established and emerging communities, with new handovers primarily concentrated in Al Shamkhah (Reeman Living), Yas Island, Bloom Living in Zayed City and Al Raha Beach. Looking ahead, an estimated 3,200 units are scheduled for delivery during the remainder of 2026.

Following strong rental growth throughout 2025 and early 2026, Abu Dhabi's residential leasing market entered a softer phase during Q2.

Read full report on www.DevelopersNewsMagazine.com

EXPERT INSIGHTS

DUBAI REAL ESTATE: A FIVE-ARTICLE INVESTOR INTELLIGENCE SERIES

In this five-part series, I examine Dubai real estate through a disciplined investor lens: confidence and governance, historical market design, crisis resilience, asset scarcity, and execution. Each article stands independently while contributing to one coherent thesis – durable returns are created when institutional strength, urban direction, asset quality, and financial discipline reinforce one another.

Dubai's investment case rests on five connected strengths: an enforceable regulatory framework, deep and visible transaction liquidity, continuous infrastructure delivery, population and business expansion, and a diversified range of assets and price points. These strengths do not make every property attractive or eliminate market cycles. They make Dubai a market in which disciplined investors can assess demand, protect rights, measure risk, and plan an exit with greater confidence. The practical conclusion of this series is therefore selective rather than promotional: invest where the city's long-term direction, the micro-market's real demand, the asset's operating quality, and the deal's financial resilience all support the same decision.

Ms. Asia Al-Qurashi,
Real Estate Investment Consultant Academic at the Real Estate Innovation Experts Institute Certified Assessor in Innovation, Global Innovation Institute Consultant in Quality, Design, and Development

ARTICLE ONE – THE CONFIDENCE CAPITAL Why Dubai's Safety, Governance, and Liquidity Make Its Real Estate Market Investable

Professional perspective: I approach investor confidence as a measurable outcome of governance, liquidity, infrastructure, and the city's capacity to convert strategy into sustained demand.

Dubai real estate stands out because it combines qualities that rarely coexist at scale: regulatory structure, market liquidity, infrastructure depth, and long-term strategic planning. In many markets, investors are forced to choose between safety and upside. More mature markets may offer stronger legal clarity but limited growth, while faster-growing markets may offer appreciation potential with weaker transparency or contract enforcement. Dubai has increasingly positioned itself between those extremes. Official data released by the Dubai Land Department on 9 April 2026 shows that total real

estate transactions reached AED 252 billion in Q1 2026, up 31% year on year by value, while volume rose 6%, with 60,303 transactions recorded within 718,160 real estate procedures. Investments reached AED 173 billion across 57,744 investments, and the investor base expanded to 48,448, including 29,312 new investors. Foreign investment reached AED 148.35 billion, while luxury real estate investment reached AED 87.71 billion. For investors, these are not just headline figures. They point to transaction depth, recurring capital inflow, and confidence from both existing and first-time participants. When a market remains liquid, transparent, and capable of attracting new capital, it becomes easier to enter, hold, refinance, and eventually exit with less friction.

Reading Transactions as Evidence, Not Promotion

Registered transactions are especially valuable because they record completed market activity rather than expectations. Dubai Land Department's official Real Estate Transactions service allows users to monitor transaction values and activity across sales, mortgages, and gifts, with visibility into existing and off-plan property. Each category answers a different investment question: sales reveal effective demand and capital circulation; mortgages indicate the role of financing and the breadth of the buyer base; and gifts show non-sale transfers of accumulated property wealth. Read together—not in isolation—these categories help investors distinguish headline enthusiasm from the actual depth and composition of market activity.

Daily visibility is itself part of the market infrastructure. When investors can review official activity by transaction type, value, property status, area, and other characteristics, uncertainty is reduced and comparisons become more disciplined. The practical advantage is not that data chooses the property; it is that data improves the questions an investor asks about timing, segment, liquidity, financing, and exit depth.

The July snapshot reinforces this distinction. Dubai recorded AED 55.73 billion in real estate dispositions across 784,394 procedures during the month.

Read full report on www.DevelopersNewsMagazine.com

LUXURY PROPERTIES

DUBAI'S ULTRA-PRIME PROPERTY MARKET HITS NEW HIGH IN H1 AS COMMERCIAL INVESTMENT SURGES, ENGEL AND VÖLKERS REPORTS

320 RESIDENTIAL TRANSACTIONS ABOVE US$10 MILLION, UP 23% YEAR-ON-YEAR, WITH TOTAL SALES VALUE REACHING US$6.0 BILLION

- US$10 MILLION+ PROPERTIES ACCOUNTED FOR 9.7% OF DUBAI'S TOTAL RESIDENTIAL SALES VALUE, HIGHLIGHTING THE GROWING SIGNIFICANCE OF ULTRA-PRIME REAL ESTATE
- COMMERCIAL SALES REACHED AED 62.2 BILLION ACROSS 6,470 TRANSACTIONS, THE HIGHEST SALES VOLUME AND VALUE RECORDED IN THE FIRST HALF
- OFF-PLAN COMMERCIAL SALES VALUE SURGED TO AED17.0 BILLION, ALMOST SIX TIMES THE AED3.0 BILLION RECORDED IN H1 2025, AS INVESTORS TARGETED THE NEXT GENERATION OF OFFICE AND RETAIL DEVELOPMENTS

Dubai's ultra-prime residential property market reached new heights during the first half of 2026, while investment in the emirate's commercial real estate sector continued to expand, according to the latest market analysis from Engel & Völkers Middle East.

A total of 320 residential properties valued above US$10 million were sold during the six-month period, an increase of 23% year-on-year, with combined transaction value reaching US$6.0 billion. Ultra-prime properties accounted for 9.7% of Dubai's total residential sales value, demonstrating the increasingly significant role of high-value real estate within the wider market.

The performance came despite a more measured period for Dubai real estate

Mr. Daniel Hadi
CEO of Engel & Völkers Middle East

overall. Following a strong start to the year, regional uncertainty from late February contributed to buyers and investors taking longer to make decisions, with transaction activity moderating through the middle of the half. As conditions improved, activity began to recover, reinforcing the resilience of underlying demand.

The ultra-prime performance came within a wider residential market that remained highly active during the first half of the year. Dubai recorded 80,509 residential sales with a combined value of AED226.5 billion, with activity spanning a broad range of price points and continuing to attract both domestic and international buyers.

Market conditions varied considerably over the six-month period. January and February began strongly, with transaction volumes ahead of the same period in 2025, before heightened regional uncertainty from late February contributed to more cautious buyer behaviour and lower activity through the following months. As conditions gradually improved, transaction volumes recovered in June, reinforcing the continued depth of demand across the market.

Despite the moderation in sales activity, property values remained resilient across much of Dubai. Performance was particularly strong within established villa communities and the prime residential segment, while buyers increasingly took a more considered approach to purchasing decisions, placing greater emphasis on property quality, location, developer reputation and long-term value.

Daniel Hadi, CEO of Engel & Völkers Middle East, said: “The first half of 2026 demonstrated the resilience and increasing maturity of Dubai’s real estate market. We saw buyers become more considered during the period of regional uncertainty, but importantly, demand remained present and activity began to strengthen again as conditions improved. What continues to give us confidence is the depth of the market, from growing international demand for exceptional ultra-prime homes to sustained activity across the wider residential sector.”

At the top end of the market, major transactions continued to take place across some of Dubai’s most prestigious established and emerging locations. High-value sales across Jumeirah, Jumeirah Asora Bay and the Dubai Water Canal reflected continued demand for exceptional residences offering waterfront locations, privacy, architectural quality and access to world-class amenities.

Read full report on www.DevelopersNewsMagazine.com

DUBAI'S LUXURY OFF-PLAN HOMES BRING $1.01BN JUNE SALES

The Dubai luxury real estate market continued to attract a steady flow of investment in June, with developers generating sales transactions worth AED3.72 billion ($1.01 billion) for off-plan homes priced above AED5 million.

A market analysis from the Keturah luxury brand revealed that villa buyers accounted for AED1.61 billion across 141 off-plan transactions last month, while apartment sales reached AED2.12 billion from 166 deals – an average of AED 12.1 million per home.

The strongest villa activity came in the AED5-10 million bracket, where 99 transactions generated AED639.2 million in developer off-plan sales, with a further 30 deals worth AED415.6 million recorded in the AED10-20 million range, the report said.

Data from DXBinteract shows that apartment sales were concentrated in the AED5-10 million bracket, with 111 transactions worth AED722.3 million, followed by 33 deals worth AED475.7 million in the AED10-20 million range.

Added to the 307 off-plan transactions last month, developers recorded another AED1.01 billion in sales of 58 ready properties above AED5 million at an average of AED17.4 million each.

"The premium end of the property market keeps proving its durability," said Talal M Al Gaddah, CEO and Founder of the Keturah luxury brand. "Investors are continuing to back Dubai's long-term trajectory as one of the world's leading real estate destinations."

The company currently has two luxury communities under development in Dubai – Keturah Reserve, the AED5.7 billion bio-living community in Mohammed Bin Rashid City's District 7, and the Ritz-Carlton Residences at Keturah Resort, on the shores of Dubai Creek, adjacent to the Ras Al Khor Wildlife Sanctuary.

Both developments sit within the top tier of the market, which last month saw seven villa sales in the AED20-50 million range for a total of AED207.9 million, and five deals in the AED50-100 million range worth AED344.9 million.

Meanwhile, 18 apartment sales in the AED20-50 million range amounted to AED521.5 million and three deals in the AED50-100 million sector totalled AED197 million, while a penthouse in Business Bay sold for AED200 million. Dubai Islands was the area recording the highest number of off-plan transactions above AED5 million last month with 48 sales, followed by Dubai South with 39, and Palm Jumeirah with 22, the report said.

WHAT'S DRIVING RECORD-BREAKING SALES AND RENTAL DEALS IN DUBAI'S ULTRA-LUXURY PROPERTY MARKET?

From landmark waterfront villas to branded residences, Bayut's H1 2026 market data shows that today's ultra-high-net-worth buyers and tenants are prioritising lifestyle, privacy, and exclusivity.

Dubai's ultra-luxury residential market continues to set new benchmarks, with record-breaking transactions reflecting a broader shift in what the world's wealthiest buyers and tenants are looking for when choosing a home.

While headline-grabbing deals often focus on the price tag, Bayut's H1 2026 Dubai Residential Market Report suggests the real story lies behind the numbers. Demand across the emirate's most prestigious communities remains exceptionally strong, driven by buyers and tenants seeking privacy, exclusivity, waterfront living, and long-term lifestyle value.

The trend is being reflected across the market through several high-profile transactions, including Driven Properties' recently announced AED 17 million annual mansion lease in Emirates Hills, Dubai, one of the highest-value residential rental agreements recorded in Dubai, and Metropolitan Premium Properties's sale in the highly anticipated Palm Jebel Ali for AED 34M.

Mr. Abdullah AlAjaji, CEO of Driven Forbes Global Properties, commented on the shift: "Selectivity is the whole game in Dubai now. The market stopped being index-moving some time ago, and the areas I keep coming back to are the ones with no future supply; where there's no more land left to develop. Emirates Hills is one of those. A villa there just leased at AED 17 million a year, a reported record for a Dubai home, on both sides by our team at Driven. There is one of that address, and there will never be another."

According to Bayut's latest market data, Palm Jumeirah continued to rank among the most searched communities for ultra-luxury apartments and villas during the first half of 2026, while prestigious destinations including Bluewaters Island, Emirates Hills, District One, Jumeirah Bay Island, and Al Barari continued attracting sustained buyer and tenant interest.

Mr. Marcus Andersson – Head of Sales at penthouse.ae, a luxury division of Metropolitan Premium Properties, said: "We are seeing strong momentum across Dubai's luxury and premium real estate market, particularly within the secondary segment. Demand is increasingly focused on ready properties and off-plan developments approaching handover within the next six months. This activity is being driven by a healthy mix of motivated buyers seeking immediate opportunities and sellers responding to favourable market conditions. The trend reflects growing confidence in high-quality, tangible assets and a clear preference for properties that offer near-term occupancy or investment returns."

The data suggests that today's ultra-prime clients are making decisions based on far more than location alone. Privacy, limited inventory, architectural quality, branded residences, waterfront access, wellness-focused amenities, and lifestyle-driven communities are increasingly influencing purchasing and leasing decisions.

Ms. Fibha Ahmed, **VP of Property Sales at Bayut and dubizzle**, said: "Dubai's ultra-luxury market has evolved significantly over the past few years. While exceptional homes have always attracted global attention, today's buyers and tenants are placing greater emphasis on the overall lifestyle a property offers.

They're looking for exclusivity, privacy, world-class amenities and communities that deliver a complete living experience. Our latest market data indicates that these lifestyle considerations are increasingly shaping demand across Dubai's highest-value residential segment."

Read full report on www.DevelopersNewsMagazine.com

INTERNATIONAL PROPERTIES

FEATURED COUNTRY: PORTUGAL

Mr. Antonio Barbosa

Buying property in Portugal has become increasingly attractive for international investors, lifestyle buyers, and second-home seekers. The country combines economic stability, investor-friendly regulations, and a high quality of life, making it one of Europe's most compelling real estate markets. Below is a structured explanation of why to buy property in Portugal followed by a clear outline of the legal process involved.

Why Buy Property in Portugal

1. Strong Lifestyle Appeal

Portugal offers a high standard of living at a relatively moderate cost compared to other Western European countries. Cities like Lisbon and Porto provide vibrant urban environments, while regions such as the Algarve are known for beaches, golf resorts, and relaxed coastal living. The climate is another major advantage, with over 300 days of sunshine annually in many areas.

2. Stable and Growing Real Estate Market

The Portuguese property market has demonstrated resilience and steady appreciation over the past decade. Demand is driven by both domestic buyers and international investors, particularly from Europe, the Middle East, and North America. Limited supply in prime areas has contributed to consistent price growth, making property ownership a potentially strong capital appreciation play.

3. Residency and Investment Incentives

Portugal has historically offered residency-by-investment programs, such as the Golden Visa (though subject to regulatory changes). Even beyond such programs, property ownership can support residency applications, particularly for retirees or individuals with passive income through the D7 visa. These frameworks make Portugal appealing for those seeking EU access or relocation.

4. Favorable Tax Environment

Portugal offers various tax advantages, particularly for foreign residents. Programs such as the Non-Habitual Resident (NHR) regime (subject to evolving policies) have historically provided tax incentives on foreign income. Property taxes, including IMI (municipal property tax), are relatively moderate compared to many European jurisdictions.

5. Tourism-Driven Rental Income

Portugal is one of Europe's top tourist destinations, which supports strong short-term rental demand, especially in Lisbon, Porto, and the Algarve. Investors can benefit from attractive rental yields, particularly in well-located properties. However, local regulations on short-term rentals (Alojamento Local licenses) must be carefully assessed.

6. Transparent Legal System

Portugal operates under a civil law system with clear property ownership regulations. Title registration is centralized and reliable, reducing the risk of disputes. Foreign buyers enjoy the same property rights as Portuguese nationals, with no restrictions on ownership.

7. Accessibility and Connectivity

Portugal is well connected internationally, with major airports in Lisbon, Porto, and Faro. For investors based in the UAE or elsewhere, direct flights and time zone compatibility make it a practical destination for both investment oversight and personal use.

Read full report on www.DevelopersNewsMagazine.com

PARTNERS NEWS

CAN IPS 2026 IGNITE THE UAE'S NEXT PROPERTY CYCLE?

Dubai's flagship property investment platform returns with global capital, PropTech and public-private collaboration at the heart of its agenda

The UAE's real estate market is entering a more sophisticated phase—one where investors and developers are looking beyond short-term cycles and placing greater emphasis on transparency, quality, infrastructure, technology and long-term returns. Against this backdrop, International Property Show (IPS) 2026 is positioning itself as more than a property exhibition: it aims to become a strategic platform connecting real estate opportunities with global capital and the decision-makers shaping the industry's future.

Now in its 22nd edition, IPS has evolved considerably since its launch in 2001, when Dubai's property sector was beginning to establish itself on the international stage. Today, the event brings together developers, investors, government authorities, institutions, consultants, PropTech companies and other industry stakeholders within a single investment ecosystem.

According to IPS Congress, the event's core role now sits at the intersection of real estate, capital, policy, innovation and global market access. Its objective is to create an environment where discussions can translate into project launches, investment opportunities, partnerships, policy dialogue and cross-border market access.

A Strategic Partnership with DLD

A major feature of IPS 2026 is its strategic partnership with the **Dubai Land Department (DLD)**, reinforcing the event's institutional positioning within Dubai's real estate landscape.

The partnership reflects a shared focus on market transparency, investor confidence and strengthening Dubai's position as a premier global real estate destination. It also gives IPS additional institutional depth at a time when regulation, transparency and investor protection are increasingly important factors in international property investment.

Another defining element is IPS's **co-location with AIM Congress**, creating a wider platform where real estate intersects directly with global investment, institutional capital and cross-sector opportunities.

This combination gives IPS an opportunity to move beyond the traditional property exhibition model and position itself as a gateway between real estate markets and international capital.

40,000 Visitors and 300 Exhibitors Expected

The scale of IPS 2026 reflects the growing international interest in the UAE and regional real estate markets. The upcoming edition is expected to attract **more than 40,000 visitors and 300 exhibitors**, creating a significant marketplace for project showcasing, investment discussions and international business development.

The event's agenda reflects a market increasingly driven by population growth, infrastructure expansion, digital transformation and investor confidence. Rather than focusing exclusively on property sales, IPS is addressing the broader real estate value chain—including financing, regulation, technology, development, market entry and asset value.

The event also aligns with the ambitions of the **Dubai Real Estate Sector Strategy 2033**, particularly its emphasis on transparency, innovation, sustainable growth and attracting international investment.

Read full report on www.DevelopersNewsMagazine.com

NEW PROJECTS

DUBAI RESIDENTIAL NEW PROJECT LAUNCH TRACKER H1 2026 BY REIDIN

Launch activity by month, January through June 2026

141	50,935	AED 1,972	AED 1,725
PROJECTS	TOTAL UNITS	AVG LAUNCH PSF	MEDIAN LAUNCH PSF

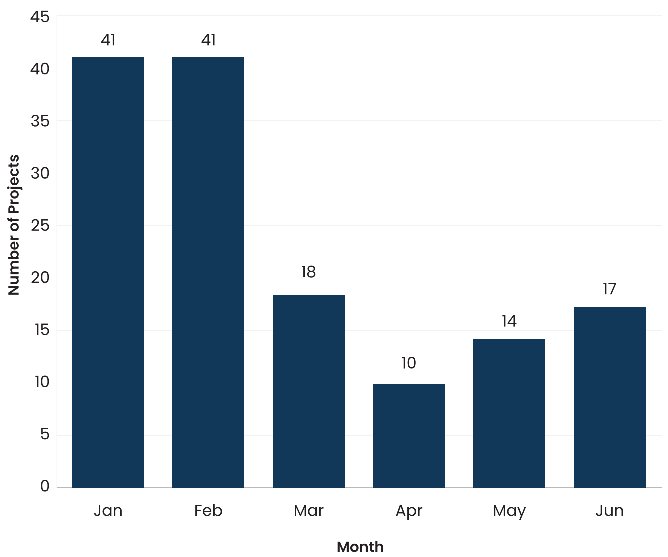
Launch activity was concentrated at the start of the year, with 41 projects launched in both January and February. The monthly count declined to 10 projects in April before increasing to 17 in June, remaining below January and February levels.

JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE
41 PROJECTS	41 PROJECTS	18 PROJECTS	10 PROJECTS	14 PROJECTS	17 PROJECTS
21,771 Units	12,280 Units	6,746 Units	3,183 Units	2,942 Units	4,013 Units

January's launched-unit total was heavily influenced by Mercedes-Benz Places, which accounted for 12,814 units, or 58.9% of the month's total. Excluding this project, January recorded 8,957 launched units, 27.1% fewer than February, indicating that the headline total overstated the breadth of launch activity during the month.

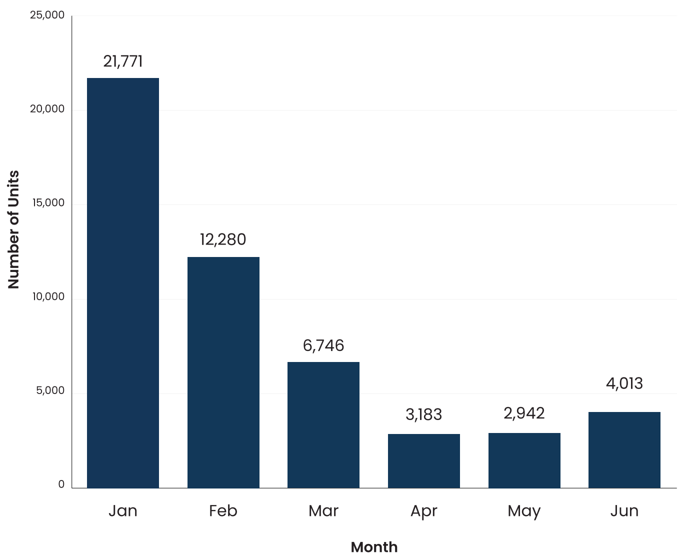
MONTHLY PROJECT LAUNCHES, CONCENTRATED IN JANUARY AND FEBRUARY.

Project launches per month across H1 2026



MONTHLY UNITS RELEASED

Units launched by month. Mercedes-Benz Places accounted for 58.9% of January's total.



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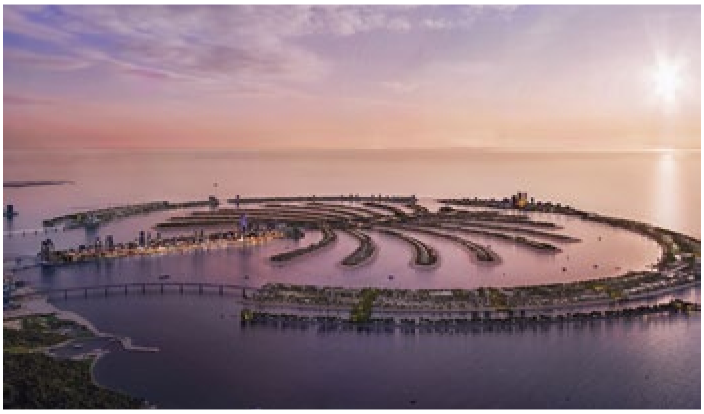
FEATURED NEW PROJECTS

Global Partners unveils two Marriott residential projects in Dubai Creek

Object 1 launches Sky Level 1, expanding its JVC residential portfolio

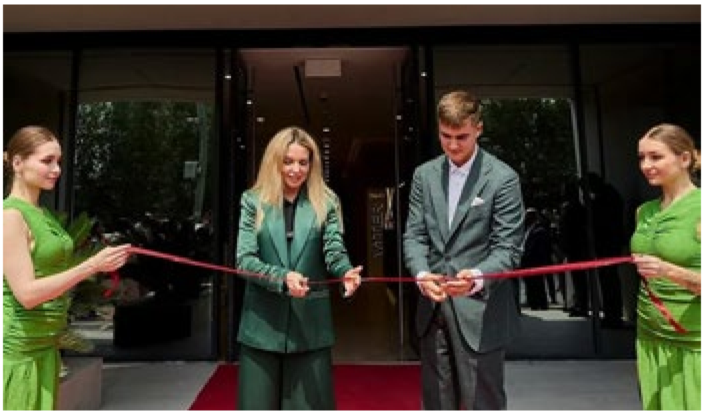


Nakheel unveils limited collection of 44 beachfront villas on Palm Jebel Ali's Frond F

ORA unveils boutique residential collection within flagship UAE project

BNW in deal to develop world's first Dolce Residences by Wyndham in RAK

Signature Developers and Betterhomes release select units with exclusive offers at W Residences Dubai – Jumeirah Lakes Towers



Object 1 expands Dubai pipeline with V1TER Residence launch in JVC

Imtiaz Records Another Launch-Day Sell-Out with AED 1.5 Billion RAW District 2

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