DEVELOPERS NEWS
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BEYOND THE SKYLINE

How Azizi Group Is Building a Legacy Through Vision, Vertical Integration and Delivery

Farhad Azizi
Group CEO, Azizi Group

Featured Report
Can Dubai Turn Short-Term Supply Challenges into Long-Term Investor Opportunities?
by Tariq Ramadan

Featured Project
Azizi Florence by Azizi Developments

DEVELOPERS NEWS

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47 **New Projects**

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.

In this edition of Developers News Magazine, we are privileged to feature an exclusive interview with Mr. Farhad Azizi, CEO of Azizi Group, who takes us through the group's remarkable journey from humble beginnings to becoming one of Dubai's leading real estate developers. His story offers valuable insights into the vision, determination, and ambition that drive long-term success in the UAE's dynamic real estate sector.

Property cycles are an inherent feature of every real estate market and play an essential role in fostering long-term sustainability. Our featured report examines Dubai's market performance across multiple cycles, exploring how periods of expansion and consolidation have shaped the market's resilience and evolution. We also bring together the perspectives of leading real estate developers to assess the short-term and long-term implications of upcoming supply and its potential impact on market performance.



Our Market Insights section presents the latest UAE real estate reports from leading market intelligence companies, with a particular focus on Q3 2026 performance. Complementing the data, we share expert perspectives that offer a deeper understanding of current market dynamics and emerging opportunities.

We conclude this edition with a roundup of the latest project launches over recent months, highlighting renewed development activity and the continued confidence of developers in UAE's real estate market.

As always, our aim is to provide our readers with reliable market intelligence, informed perspectives, and valuable insights to support better investment and business decisions.

Sincerely,

TARIQ RAMADAN

Editor-in-Chief
Developers News Magazine



FEATURED INTERVIEW

FARHAD AZIZI,

Group CEO of Azizi Group

FEATURED INTERVIEW WITH

FARHAD AZIZI,
GROUP CEO OF AZIZI GROUP
BY TARIQ RAMADAN



In an industry defined by ambition and larger-than-life projects, **Farhad Azizi** stands out for combining remarkable achievements with a down-to-earth personality and an approachable leadership style. As **Group CEO of Azizi Group**, he has helped drive Azizi Developments' expansion, with more than 45,000 homes delivered and over 150,000 homes under development, including the landmark Burj Azizi. A finance and business expert with an international outlook, Farhad remains focused on customer satisfaction, quality, and innovation. Beyond business, his commitment to philanthropy reflects a belief that success carries a responsibility to create lasting value for society.

1. BUILDING THE FOUNDATIONS OF AZIZI GROUP

Azizi Group has grown through multiple economic cycles and market challenges. Could you take us back to the beginning of this journey and explain how the business evolved into the diversified development group it is today?

From the very beginning, we believed that a handshake is a balance sheet of its own. Integrity and financial discipline were never values we talked about; they were simply how we operated, and ego always came last. When we entered Dubai real estate, we understood very quickly that a developer who outsources the building is not really a developer. He is a broker of promises, and you cannot build a legacy on promises someone else has to keep. So, one step at a time, we brought the entire cycle under our own roof. Our own architectural design studio designs our communities. Our own factories manufacture what goes into them, from steel, aluminium and marble to concrete, joinery, HVAC,

precast, GRC and pods. Our own dedicated contracting partner builds them. Our mortgage arm helps clients finance their homes, our brokerage leases and resells them, and our facility management company looks after the communities long after handover, from maintenance and security to cleaning and lifeguards. Around that core, the Group has grown into energy, hospitality, hotel management, materials trading, transportation, travel, car rental, IT, and more. More than 45,000 homes later, delivered to families from over 100 nationalities, the principle has not changed: whoever controls the site controls the reputation.


Azizi Florence

2. BEYOND BUSINESS: A LEGACY OF GIVING BACK

Successful businesses are often measured not only by what they build, but also by the impact they create for society. How has Azizi Group approached its social responsibility, and what causes are particularly important to the Group and your family?

Philanthropy was never a department in our family; it was a dinner table conversation. Today our giving spans sustainability, equality, health and education, in the UAE and beyond. Over the years, we have donated AED 3 billion to the Fathers' Endowment and AED 600 million to the Mothers' Endowment under the Mohammed bin Rashid Al Maktoum Global Initiatives, AED 100 million to the 1 Billion Meals initiative and AED 10 million to the Al Jalila Foundation. We have stood beside the Rashid Centre for the Determined Ones for eight consecutive years, alongside the Dubai Autism Center, the Special Needs Future Development Center and the AccessAbilities Expo. We have granted thousands of scholarships, distributed 1.5 million food and necessity parcels across the UAE, and we are proud to be pillar partner of the Dubai World Cup for the ninth consecutive year. In Afghanistan, we built 300 homes for earthquake victims and are investing USD 300 million in a cancer centre, a hospital, a dialysis centre and the country's largest orphanage. That work matters deeply, and I believe a company's conscience is measured just as much by how it treats the people it depends on. The men building our towers in forty-degree heat are not a line item. They are the foundation beneath the foundation. That is why we are investing in purpose-built communities for nearly

30,000 workers across Dubai and Sharjah, with five on-site medical clinics, vocational academies, gyms, landscaped courtyards and the simple dignity of choosing how they eat. A skyline is only as admirable as the way it was built.

3. BUILDING AGAINST THE CYCLE

At a time when some developers are adopting a more cautious approach to new launches, Azizi Group is moving ahead with one of its most ambitious communities. What gives you the confidence to launch at this scale, and what does this tell us about your reading of the market?

Caution is often mistaken for wisdom. In most cases, the developers who hesitate are not reading the market better than we are; they are reading their debt schedules. We run Azizi on fundamentals, not sentiment. The UAE is no longer attracting capital that visits. It is attracting capital that stays: families relocating, global businesses moving their headquarters, wealth that intends to be here for generations. Azizi Florence is our answer to that demand. It is our largest master community to date and the largest master-planned community Sharjah has seen, an AED 30 billion development spanning 30 million square feet in Umm Fannain. It will deliver more than 10,600 freehold homes, from 1,130 villas and over 6,000 townhouses to 3,500 apartments, organised into six residential clusters around a 1.7 million square foot Central Park. Around those homes sits a complete town: a community mall, a five-star boutique hotel, a 1,000-pupil school, two Jumma mosques, 12 kilometres of jogging and cycling tracks, a cinema, a 3,000-seat amphitheatre, an Art and Culture Plaza and a 1,000-seat ballroom. And it is backed by our own capital. When you self-fund, hold healthy reserves and build what people genuinely want to live in, the cycle stops being a threat and becomes an opportunity. Breaking ground on Azizi Florence is not a bet against the market. It is a reading of it.

Read full interview on www.DevelopersNewsMagazine.com


Azizi Florence



FEATURED REPORT

CAN DUBAI TURN SHORT-TERM SUPPLY CHALLENGES INTO LONG-TERM INVESTOR OPPORTUNITIES?

WILL THE NEW CYCLE CONTINUE THE UPWARD LONG-TERM TREND?

By Mr. Tariq Ramadan
Editor in Chief - Developers News Magazine (DNM)

EDITOR'S INTRODUCTION

Property cycles are a natural and essential feature of a maturing real estate market. Periods of expansion, consolidation and renewed growth allow supply and demand to realign, encourage more disciplined development and lay stronger foundations for sustainable, long-term investment.

Dubai's property market offers a compelling example. Historical price trends, spanning three major crises since 2008, reveal a remarkable upward trajectory, with the market emerging stronger after each downturn. Yet, as regional tensions test market sentiment and an unprecedented pipeline of new supply approaches, a critical question arises: Will Dubai's property market continue its upward trajectory, and what will the next cycle look like?

Dubai's real estate market is entering a decisive new phase, shifting from rapid project launches towards delivery, execution and sustainable growth. Between January and September 2026, residential launches fell 44% year-on-year to 52,959 units, while completions rose 37% to 40,489 units. With approximately 213,000 homes due between October 2026 and



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

September 2027, the coming year will test developers' ability to transform ambitious pipelines into completed properties.

Can Dubai turn its delivery and supply challenges into an opportunity to build a stronger, more balanced and resilient property market? The following report by our strategic partners **REIDIN** examines the latest data and the forces shaping the emirate's next real estate cycle (Full report available under Market Insights section on website).

Historically, Prices Have Recovered to Higher Levels

Dubai's citywide residential sales price averaged AED 843 per sq ft in 2011. Prices subsequently reached AED 1,487 per sq ft in October 2014 before declining to an annual average of AED 1,025 in 2020. The market then recovered strongly, reaching AED 1,939 per sq ft in February 2026. After moderating during the following months, prices stood at AED 1,847 per sq ft in September 2026, around 80% above the 2020 annual average.

September's slight monthly rise followed declines from February through August. The reading was 0.25% above August but 1.27% below September 2025, showing that prices remained near the cycle high even as momentum moderated.



Figure 1. Dubai citywide average residential sales price from 2003 to September 2026.



Developers Shift from Launches to Delivery

Dubai's development cycle is shifting from new launches towards project delivery. From January to September 2026, developers launched 52,959 residential units and completed 40,489, while approximately 213,000 units are due over the following 12 months. The next phase will depend on how efficiently developers convert this pipeline into completed residential units. The market is therefore moving from rapid launches towards the harder task of delivering projects already sold.

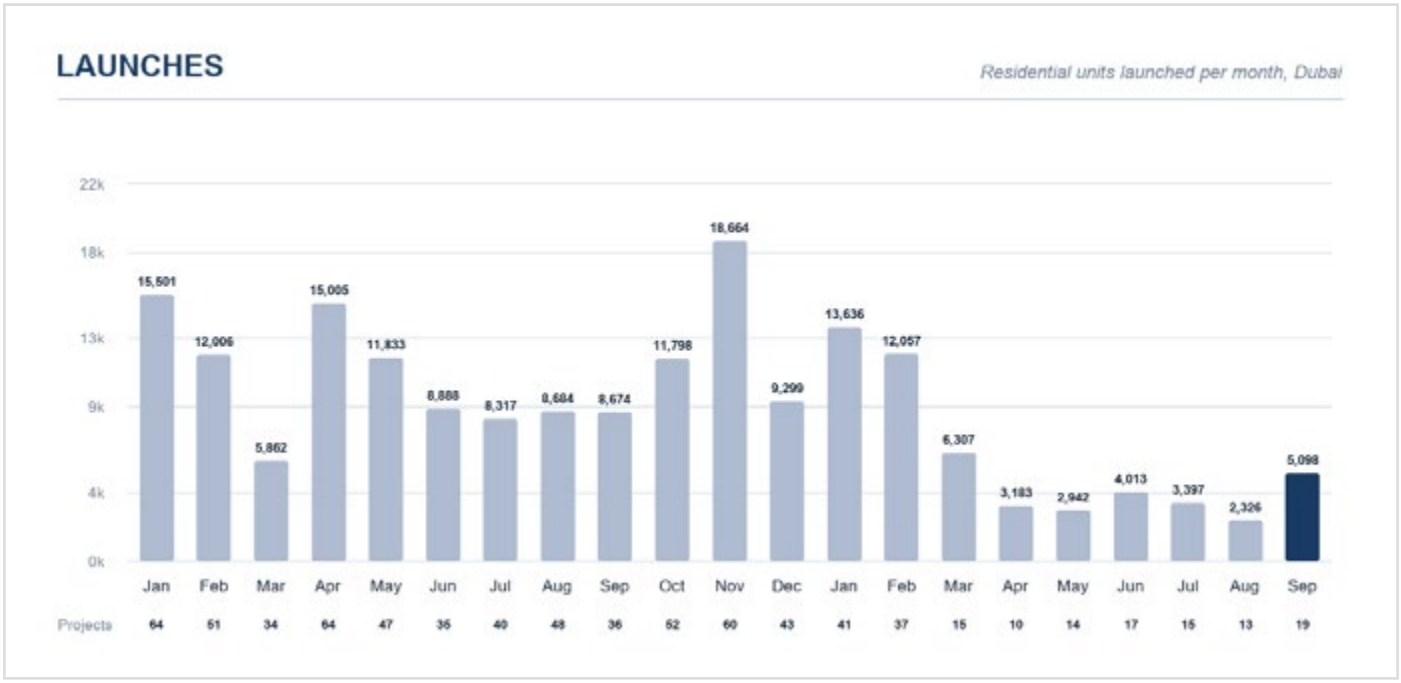


Figure 2. Monthly residential launches in Dubai, January 2025 to September 2026.



Dubai completed 4,953 residential units in September, 22% more than in August and nearly four times the September 2025 total of 1,290 units. The September increase extended the recovery from 3,913 units in July and 4,066 in August.

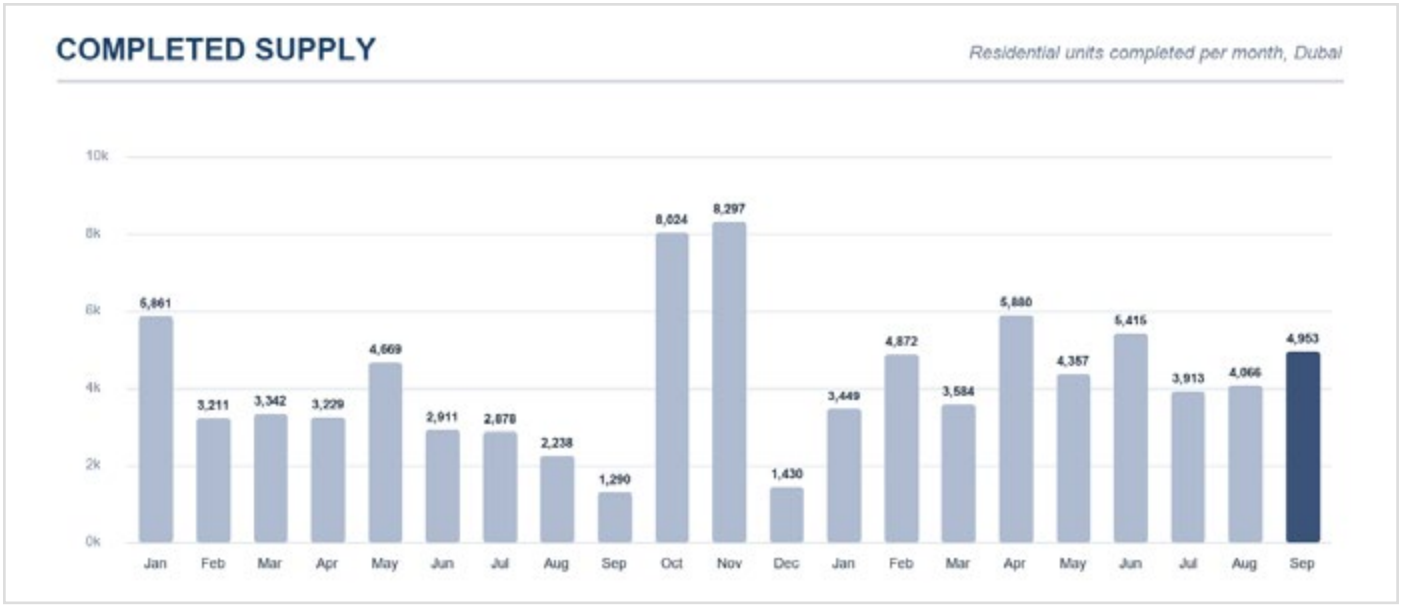


Figure 3. Residential units completed per month in Dubai, January 2025 to September 2026.

The under construction pipeline remains large after excluding projects classified as under planning or on hold. Based on current due dates, 58,581 residential units are scheduled for completion in the final quarter of 2026, and roughly 284,000 are due by the end of 2027. The under construction pipeline scheduled through 2029 totals approximately 496,000 units. Due dates may change, but delivery of even part of this pipeline would increase competition among landlords and developers.





Figure 4. Completed and upcoming residential supply.



What do the experts say?

Taking into account the latest market data, upcoming supply and evolving economic conditions, we asked leading real estate developers and industry experts to share their perspectives on the road ahead. From short-term market adjustments over the next three years to long-term growth prospects, their insights explore the challenges, opportunities and investment strategies that could shape Dubai's next property cycle.



MR. MADHAV DHAR
Co-Founder & CEO of ZāZEN Properties

"Dubai's real estate market is entering a phase where delivery matters as much as launches. With more homes approaching completion, the focus should be on execution, construction quality and the long-term value they bring to residents. Building for end-users, with an emphasis on thoughtful design, has always been a priority at ZāZEN Properties, alongside quality construction and timely delivery. As the market matures, developers who consistently deliver homes that meet buyers' expectations and support everyday living will be better positioned to sustain demand, strengthen investor confidence and contribute to Dubai's long-term growth."



DR. (CA) ANKUR AGGARWAL
Chairman & Founder, BNW Developments

"When someone invests in a home, they trust us with money they have worked hard to earn. That responsibility does not change when the market becomes more demanding. Dubai can turn supply challenges into lasting opportunities if developers focus on delivery, quality and realistic pricing. More choice gives buyers the chance to ask better questions about construction progress, neighbourhood demand and value. At BNW, we have kept our people and construction at the centre of our decisions. Investor confidence comes from seeing promises honoured. The opportunity is to build homes people want to live in and remain proud to own."



MR. IGOR KARPIKOV
Chief Commercial Officer at R.Evolution

"As Dubai's luxury market matures, buyers will become more selective about which developments deserve a premium. I expect the next phase to reward developers who deliver distinctive architecture and sustain quality after handover. Wellness is becoming part of how buyers assess residential value, extending expectations beyond location and visual appeal. This shift requires longevity to be embedded in how buildings function, with healthier indoor environments and efficient resource use. For investors, a project's resilience will depend on whether those benefits endure. A premium supported by sustainable building performance has a stronger foundation than one dependent on continued market-wide price growth."



MR. ALI MUSSALLAM ABU MANSOUR
Managing Director at Object 1

"Dubai's real estate market is entering a new phase where successful project delivery is becoming more important than the volume of new launches. With more homes approaching completion, the focus must shift towards meeting construction timelines, maintaining quality and fulfilling commitments to buyers. For investors, timely handovers and long-term property value will become increasingly important when making purchasing decisions. This transition also presents an opportunity for developers to strengthen their delivery capabilities and adopt more disciplined approaches to growth. Ultimately, developers who consistently deliver on their promises will be better positioned to sustain investor confidence and support market stability."



MR. FARHAD AZIZI
Group CEO of Azizi Group

"The 213,000 homes due between October 2026 and September 2027 reflect a city that has always built for the population it is growing into. Few cities have made bolder promises than Dubai, and fewer still have consistently delivered on - and exceeded - them. This delivery cycle is the latest chapter in that story. In real estate, a launch is a promise. A completion is proof. Investors understand the difference, and increasingly, they invest in proof. That is where the long-term opportunity sits: in what is delivered, and in communities that keep growing in value long after handover."



MR. RAKESH MAVATH
CEO & CO-Founder of Takeem

"Launches are slowing and handovers are catching up but what matters is whether the numbers still work for the person writing the cheque. Investor-led projects get bought on yield. Where rents soften or ownership costs rise, the selling price has to make sense against the net return, and that is what a developer's build cost has to fit inside. Work backwards from the yield and the project stacks up. Start from the build cost and you may find the buyer isn't there. Supply and demand both matter. Absorption decides who gets through."



MR. LUTHFULLAH K.
Director, Dubai, Casagrand

"Dubai's market is moving from launches to delivery, and that shift favours developers with a proven record of execution. With around 213,000 homes due over the next year, buyers and investors will rightly ask who can deliver on time and to the promised quality. At Casagrand, 22 years and over 180 completed projects have taught us that disciplined execution and timely handover build lasting trust. A more measured pipeline supports healthier, more sustainable growth, and for long-term investors it offers a clearer basis for choosing the right projects and partners."



DR. MOHANAD ALWADIYA
CEO, Harbor Real Estate

"Dubai's real estate market is not slowing down; it is becoming more selective and competitive. As highlighted in Harbor Real Estate's Q3 2026 report, the market recorded AED 93 billion in property sales despite regional uncertainties. Increased supply is shifting bargaining power towards buyers, encouraging developers to compete on quality, pricing, delivery and value rather than launches alone. For investors, the opportunity is no longer simply buying into Dubai's growth, but identifying the right property, in the right location, at the right price. This is not necessarily a market correction; it is a market evolution."

FEATURED PROJECT

AZIZI FLORENCE BY AZIZI





AZIZI
FLORENCE
The eternal art of living

VILLAS AND TOWNHOUSES IN SHARJAH

Azizi Florence unfolds along Sheikh Mohammad Bin Zayed Road (E311), emerging as Sharjah's largest master-planned community. **A destination where nature, family, architecture and a sense of belonging come together** to create a life designed for lasting memories.

Spanning **30 million sq. ft., the community is anchored by the 1.7 million sq. ft. Azizi Bardini Park, along with 100+ world-class amenities** and an exceptional collection of **apartments, townhouses and villas**.









Rooted in Nature... Built for Generations

A place shaped by nature, inspired by community, and designed for generations to come.

Everything a city promises, brought together in one extraordinary destination. Azizi Florence, Sharjah's largest master planned community, where the timeless art of living unfolds through thoughtful design, expansive green landscapes, and a lifestyle crafted for families to thrive.

Spanning 30 million sq. ft., the community features a 1.7 million sq. ft. Signature Central Park, over 100 world-class amenities, and a diverse collection of apartments, townhouses and villas, uniting every dimension of modern living into one iconic address.



AZIZI DEVELOPMENTS BREAKS GROUND ON AED 30 BILLION AZIZI FLORENCE IN SHARJAH



Azizi Developments, a leading private developer in the UAE, has celebrated the **groundbreaking of Azizi Florence**, its **AED30 billion** master-planned community in **Sharjah**.

The milestone marks the commencement of construction on the development, following its official launch in September.

The groundbreaking ceremony was attended by **Mirwais Azizi, Founder & Chairman of Azizi Group, Farhad Azizi, Group CEO of Azizi Group, Fawad Azizi, Deputy Group CEO of Azizi Group**, alongside senior members of Azizi's management team, consultants, contractors and project partners.





MARKET INSIGHTS

HARBOR Q3 2026 REAL ESTATE MARKET REPORT

DUBAI REAL ESTATE... THREE MARKETS WITHIN ONE MARKET

By the end of the third quarter of 2026, Dubai's real estate landscape reveals a market that is not moving at a single pace, but rather taking shape along three main tracks, each with its own dynamics and demand drivers.

The first track is the broad residential market, which has become more sensitive to prices, the volume of supply, and the level of competition among projects. The second track is the off-plan property market, which continues to attract a large number of transactions, benefiting from the diversity of projects and payment plans that give buyers greater flexibility in making decisions.

By contrast, the luxury market moves according to different criteria, most notably global wealth flows, product scarcity, the quality of developments, and prime locations. Despite continued demand in this segment, higher levels of selectivity have begun to emerge, particularly in the higher price brackets.

This divergence explains how the market can, at the same time, witness a slowdown in some transaction indicators, while prices remain resilient in other segments and investment continues to flow toward specific projects and assets.

For investors, perhaps the most prominent feature of the current phase is the widening



Dr. Mohanad Alwadiya,
CEO of Harbor Real Estate

range of choices. Increased supply, diverse payment plans, price differences between areas, and varying levels of demand are all factors that give investors the opportunity to compare a greater number of alternatives.

For this reason, the question is no longer simply whether Dubai's real estate market is rising or falling; rather, it has become more important to determine which market, which area, and which type of asset we are talking about.

Geopolitical developments in the region have also prompted some investors to reassess risks and the allocation of capital, which could support demand for Dubai among segments seeking a regional hub for business, residence, and investment.

Read full report on www.DevelopersNewsMagazine.com

DUBAI RESIDENTIAL SALES VALUES TOP AED72.6 BILLION IN Q3 2026 – CAVENDISH MAXWELL

More than AED72.6 billion worth of homes were sold in Dubai in Q3 2026, with transaction volumes reaching 34,000, according to leading real estate advisory and property consultancy, Cavendish Maxwell.

Total sales values were down 47% while transactions dropped 38% compared to Q3 last year, the company said, adding that the declines now reflect the impact of reduced activity as the lag in property sales registrations begins to clear.

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

"The Q3 2026 data captures a mix of recent and earlier buying activity, reflecting the time between a purchase being agreed and formally registered as a sale. This confirms what we have suggested before: purchasing activity became more measured, with buyers being more cautious in the weeks and months following the start of the conflict.

"While the fundamentals driving Dubai real estate demand remain, near-term activity will continue to be shaped by a number of factors, including the frequency and number of launches, regional uncertainty and a broader normalisation in buyer activity," he added.



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

Cavendish Maxwell data shows that residential sales values reached nearly AED23.2 billion across 10,300 transactions September 2026, with year-to-date values at AED292 billion from 112,580 property purchases. Compared to the first 9 month of last year, sales values are down 27% and volumes have dropped 23%.

DUBAI RESIDENTIAL MARKET ENTERS PERIOD OF STABILISATION AS BUYER SELECTIVITY INCREASES, SAYS SAVILLS

Dubai's residential property market is entering a period of stabilisation, with transaction volumes, pricing and new project launches moderating as the market moves towards a more sustainable balance, according to Savills Middle East's latest Dubai Residential Market in Minutes Q3 2026 report.

The report recorded approximately 34,500 residential transactions during the third quarter, down 4% quarter-on-quarter (QoQ) and 38% year-on-year (YoY). Total transaction value reached AED 70.8 billion, representing a 14% quarterly decline. However, Savills notes that the moderation was largely concentrated in the off-plan segment, reflecting fewer new project launches rather than a broad-based weakening in demand.

Only around 5,000 residential units were launched during Q3, compared with approximately 36,400 in the previous quarter. Meanwhile, the ready-property market demonstrated stronger momentum, with transaction values increasing from AED 21.3 billion in Q2 to AED 25.1 billion in Q3, highlighting



Mr. Andrew Cummings
Head of Residential Agency, Savills Middle East

continued demand for completed homes.

Average apartment prices stood at AED 1,817 per sq ft, down 4.8% QoQ, while villa and townhouse prices averaged AED 1,523 per sq ft, a decline of 3.3%. However, like-for-like analysis revealed more resilient underlying performance, with apartment prices declining by just 1.7% and villa and townhouse prices remaining unchanged. This suggests that headline price movements are partly driven by changes in the type and value of properties being transacted.

Read full report on www.DevelopersNewsMagazine.com

DEVELOPERS SHIFT FROM LAUNCHES TO DELIVERY

REIDIN Data Analytic



Mr. Misbahuddin Saba
Research Analyst specialising in Real Estate Strategy & Market Intelligence at REIDIN

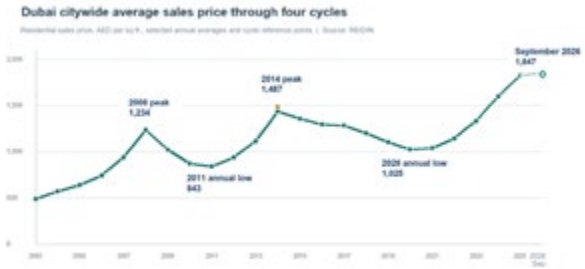
Dubai's residential market has now lived through four distinct chapters, and REIDIN's historical indices let us read them as one continuous story rather than as a sequence of unrelated events.

The latest cycle has carried citywide residential prices well above the previous downturn, with the average sales price reaching AED 1,847 per sq ft in September 2026, around 80% above the 2020 average. This price recovery is now being tested by a shift in development activity from new launches to project delivery. From January to September 2026, developers launched 52,959 residential units and completed 40,489, while approximately 213,000 units are due over the following 12 months. The next phase will depend on how efficiently developers convert this pipeline into completed residential units without weakening price resilience.

1- PRICES RECOVER TO HIGHER LEVELS

Dubai's citywide residential sales price averaged AED 843 per sq ft in 2011. Prices subsequently reached AED 1,487 per sq ft in October 2014 before declining to an annual average of AED 1,025 in 2020. The market then recovered strongly, reaching AED 1,939 per sq ft in February 2026. After moderating during the following months, prices stood at AED 1,847 per sq ft in September 2026, around 80% above the 2020 annual average.

September's slight monthly rise followed declines from February through August. The reading was 0.25% above August but 1.27% below September 2025, showing that prices remained near the cycle high even as momentum moderated.



Read full report on www.DevelopersNewsMagazine.com

ABU DHABI STRENGTHENS ITS POSITION AS A GLOBAL FINANCIAL AND AI HUB AS DEMAND FOR PRIME OFFICE SPACE ACCELERATES

Abu Dhabi's has bolstered its position as a global financial and technology hub, supported by expanding financial services activity, strong investment inflows and sustained demand for prime office space.

This is according to CBRE Middle East, a global leader in commercial real estate services, which has released its latest Abu Dhabi Finance Sector Report 2026.

Financial services continue to play an increasingly important role in the UAE's economic diversification, with the sector recording growth of 14.8% in 2026.

INCREASE IN ASSETS

At the centre of this momentum is Abu Dhabi Global Market (ADGM), which recorded a 54% year-on-year increase in assets under management during H1 2026, while active licences reached 13,974 and the workforce across Al Maryah and Al Reem Islands surpassed 49,000 professionals.

The report also highlights Abu Dhabi's emergence as a leading destination for AI and technology investment. Supported by sovereign-backed initiatives and major digital infrastructure projects, the emirate continues to attract investment across AI infrastructure, cloud computing and data centers. The UAE currently leads the world in generative AI adoption, with 73.3% of its working-age population using generative AI tools.



Mr. Matthew Green,
Head of Research - MENA

This growing appeal is reflected in Abu Dhabi's international standing. The emirate climbed to 13th place in the Global Financial Centres Index and ranks among the world's top five cities in the IMD Smart Cities Index, reinforcing its attractiveness to investors, businesses and global talent.

QUALITY OFFICE SPACE

As financial and technology firms continue to expand, demand for high-quality office space is intensifying. Average office rents across Abu Dhabi increased by 20.1% year-on-year in Q3 2026, while Prime office rents rose by 28.8% to AED3,400 ($926) per sq m per annum.

Read full report on www.DevelopersNewsMagazine.com

ABU DHABI RESIDENTIAL SALES REACH AED 21.5BLN IN Q3 2026 AS LUXURY DEMAND STRENGTHENS, SAYS SAVILLS

Off-plan transactions account for 81% of sales, while transactions above AED 10 million more than double year-on-year

Abu Dhabi's residential property market maintained its resilience in the third quarter of 2026, recording 6,085 transactions worth AED 21.5 billion, according to the latest Market in Minutes report from Savills Middle East.

While transaction volumes declined by 19% quarter-on-quarter and 7% year-on-year, total sales value remained 32% above Q3 2025 levels, reflecting continued demand for higher-value properties.

Off-plan properties accounted for 81% of residential transactions during the quarter, reinforcing their dominant position in the market. The average off-plan transaction value reached AED 5 million, increasing by 15% quarter-on-quarter and 40% year-on-year, while the average ready-property transaction stood at AED 2.8 million.

LUXURY RESIDENTIAL MARKET SEES RENEWED MOMENTUM

The luxury segment recorded particularly strong activity, with 582 transactions exceeding AED 10 million during Q3 2026, representing a 35% quarterly increase and a 104% rise compared with the same period last year. Off-plan properties accounted for 95% of these transactions.



Mrs. Rachael Kennerley
Director of Research at Savills Middle East

"Buyers are becoming increasingly selective, with greater emphasis on location, quality and long-term value. Abu Dhabi's expanding lifestyle offering, infrastructure investment and growing international profile continue to support interest from both local and overseas buyers."

Read full report on www.DevelopersNewsMagazine.com

SHARJAH REAL ESTATE ATTRACTS 9,891 NEW INVESTORS IN 9 MONTHS

حكومة الشارقة
دائرة التسجيل العقاري
Government of Sharjah
Real Estate Registration Department

Sharjah's real estate market attracted 9,891 new investors in the first nine months of 2026, with buyers from 130 nationalities trading 46,125 properties, according to data released by the Sharjah Real Estate Registration Department.

Of the new investors, 4,526 were from foreign countries, followed by 2,494 from Arab countries, 2,453 UAE nationals and 418 from other GCC countries.

Alongside this growing investment momentum, Sharjah continues to solidify its position as a preferred global destination for investors, driven by its flexible legislative frameworks. The total number of real estate projects approved for freehold ownership by non-citizens and foreign investors has reached 52 since the issuance of Executive Council Resolution No. (30) of 2022 concerning real estate ownership for non-citizens.

The current year witnessed a strong push with the approval of eight new high-quality projects by the end of September 2026. These developments play a pivotal role in attracting foreign capital and expanding residential and commercial options for diverse nationalities, reflecting Sharjah's economic openness and enhancing its strategic status on the international real estate investment map.



Mr. Abdul Aziz Ahmed Al Shamsi
Director General of the Sharjah Real Estate Registration Department

Mr. Abdul Aziz Ahmed Al Shamsi, Director General of the Sharjah Real Estate Registration Department, said

"The addition of nearly 10,000 investors from a broad range of nationalities reflected the strength of Sharjah's investment environment and confidence in its property market".

He attributed the growth to regulatory reforms, expanded property ownership opportunities, economic stability and an attractive investment environment.

Al Shamsi said "the diversity of investors and the expansion of residential, commercial and industrial projects were strengthening Sharjah's position as a regional destination for real estate investment".

Read full report on www.DevelopersNewsMagazine.com

SHARJAH RECORDS AED 46.8 BILLION IN PROPERTY DEALS, SIF 2026 HEARS



Sharjah has recorded AED 46.8 billion in real estate transactions during the first nine months of 2026, attracting approximately 10,000 new investors from more than 130 nationalities, while the emirate's rental yields estimated at 8% to 12% are strengthening its investment appeal.

Industry leaders at the ninth Sharjah Investment Forum (SIF 2026) highlighted growing demand for off-plan properties, integrated residential communities and long-term rental income, alongside the importance of development quality, supporting infrastructure and regulatory clarity in sustaining investor confidence.

The discussion, held during a panel titled 'Real Estate as an Economic Engine', brought together Yousif Ahmed Al Mutawa, Chief Real Estate Officer at Sharjah Investment and Development Authority (Shurooq); Eng. Raymond Khouzami, Vice Chairman of Al Thuriah Properties; and Obaid Abdulrahman Al Madhloum, Director of the Real Estate Projects Regulation Department at the Sharjah Real Estate Registration Department (SRERD). Moderated by Hazza Ebrahim Al Mansoori, CEO of MAL Properties and Group Business Development Director at Yas Holding Technology, the session also examined the shift towards property ownership and longer-term rental income as investors increasingly prioritise sustained value.

Obaid Abdulrahman Al Madhloum emphasised that investors look for security, stability and clear legislation before assessing potential financial returns. "Transparency is fundamental to building confidence and supporting sustainable investment. Investors want security first. They want to know that their investments are protected and that clear regulations are in place. Once they have that assurance and a sense of stability, they can assess the potential financial returns," he said.

Read full report on www.DevelopersNewsMagazine.com

AJMAN REAL ESTATE TRANSACTIONS HIT AED1.9 BILLION IN SEPTEMBER



The Emirate of Ajman recorded 1,143 real estate transactions worth AED1.9 billion in September 2026, the Ajman Land and Real Estate Regulation Department said.

Engineer Omar bin Omair Al Muhairi, Director-General of the Department, said property sales saw strong activity during the month, reflecting investor interest in opportunities across the emirate.





The total trading value reached AED1.44 billion across 879 transactions, with Al Nakheel 2 recording the highest-value sale at AED198 million.

September also saw 153 mortgage transactions worth AED207 million, with Al Jurf Industrial 1 recording the highest-value mortgage at AED15 million.

Emirates City was the most-traded major project during the month, followed by Azha Community and Ajman One, while Al Helio 2 led the most-traded neighbourhood, ahead of Al Helio 1 and Al Zahya.

AL MARJAN ISLAND CAPTURES NEARLY TWO-THIRDS OF OFF-PLAN APARTMENT INTEREST IN RAS AL KHAIMAH

Al Marjan Island accounted for nearly two-thirds (64.4%) of all views for off-plan apartments in Ras Al Khaimah as per the region's leading property portal, Bayut. This is based on an analysis of searches between March and August 2026, highlighting the strong appeal of waterfront and branded developments among buyers exploring the emirate's new residential supply.

This concentration was also evident at the project level. The five most-viewed off-plan apartment projects were all located on Al Marjan Island and collectively attracted approximately 64% of project views during the period.

While Al Marjan Island dominated the off-plan segment, completed properties continued to attract the broadest base of interest across Ras Al Khaimah. Ready homes accounted for 59.4% of residential sales views on Bayut, compared with 40.6% for off-plan properties.

Fibha Ahmed, VP of Property Sales at Bayut. said "The data reveals two distinct dynamics within Ras Al Khaimah's residential market. Ready homes continue to attract the majority of overall interest, reflecting demand from buyers looking for established communities and properties available today. In the off-plan segment, however, interest is strongly concentrated



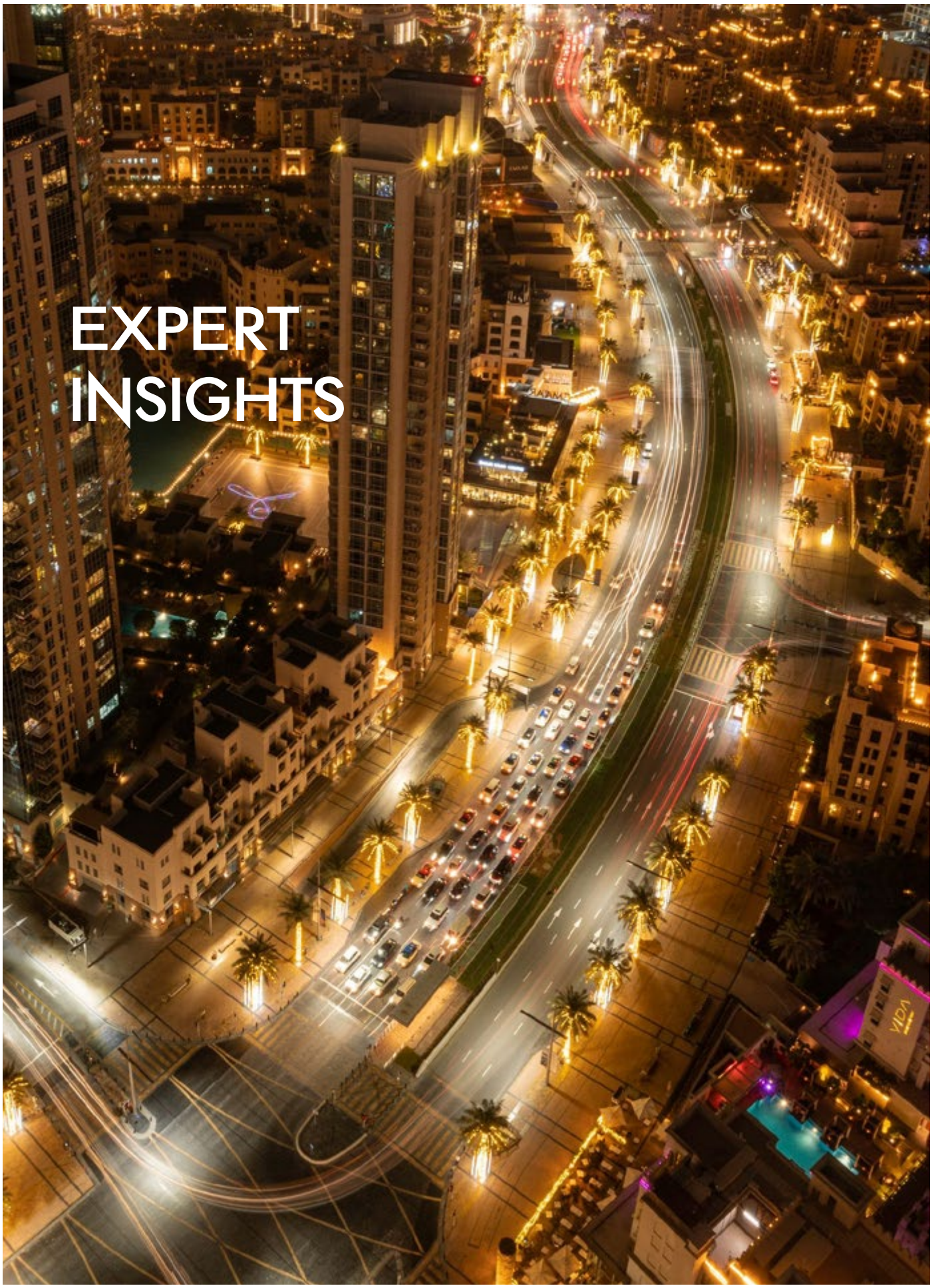
Ms. Fibha Ahmed
VP of Property Sales at Bayut

around Al Marjan Island and projects offering waterfront locations, branded residences and lifestyle-led experiences. This suggests that new development alone is not the primary draw; buyers are responding to projects with a clear destination and lifestyle proposition,"

WATERFRONT PROJECTS LEAD OFF-PLAN DEMAND

Al Marjan Island was the clear leader for off-plan apartment interest, accounting for 64.4% of views and recording an average advertised price of approximately AED 2.98 million.

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EXPERT
INSIGHTS

DUBAI SETS CLEAR RULES FOR CORPORATE PROPERTY OWNERSHIP



Mr. Mohammed Kawasmi
Partner in Al Tamimi & Company



Ms. Kirsty de Sousa
Senior knowledge lawyer in Al Tamimi & Company

What you need to know about Corporate Property Ownership in Dubai.

Dubai's property market runs on international capital, much of it invested through companies rather than individuals. Until now, the rules on how these companies may own property, and what happens when their shareholders change, have been spread across different sources and rely mainly on unwritten policy of the Dubai Land Department (DLD).

From our experience in dealing with the DLD we have summarised DLD policy to help investor companies understand the DLD policies. For developers, funds and foreign groups, this article answers three practical questions: who can own, what it costs when ownership changes, and how quickly the DLD must be told.

Foreign Companies: Set Up Locally First

The headline point for overseas investors is simple. A foreign company cannot hold Dubai property directly through its home-country entity. Under Law No. 7 of 2006, the emirate's real estate registration law, foreign companies may own property in Dubai directly, but the DLD has policy requiring foreign companies to establish a company in Dubai or another emirate, either with the Department of Economy or in a free zone that the DLD recognises.

Registration does not stop there. Every company that wants to own property in Dubai must register with the DLD's Registrar and obtain a unique registration number.

Read full report on www.DevelopersNewsMagazine

SEPTEMBER IN DUBAI: WHERE ECONOMIC STRENGTH, INFRASTRUCTURE AND GLOBAL OPPORTUNITY REINFORCE REAL ESTATE INVESTMENT

September 2026 offers a concentrated view of Dubai's role in the global economy. In one month, the city welcomes leaders and professionals from energy, investment, real estate, medicine, tourism, media, cybersecurity, financial markets, industrial technology, cloud computing and artificial intelligence. These gatherings are not isolated occasions; they show how Dubai converts international engagement into business activity, knowledge transfer and long-term demand.

For real estate investors, the central message is clear: property gains strength when it is supported by a strong, diversified and stable economy. The UAE combines pro-business policies, global connectivity and institutional confidence with sustained investment in transport, utilities, digital networks, communities and commercial districts. This infrastructure enables people and companies to operate efficiently, encourages them to establish a lasting presence and gives investment decisions a stronger foundation.

Dubai's September calendar therefore reflects something larger than an events season: it demonstrates the UAE's ability to bring together capital, knowledge, technology and cultures, then support them with the physical and digital infrastructure needed to turn opportunity into sustainable economic value.



Ms. Asia Al-Qurashi
Certified real estate consultant from the Dubai Land Department,
Certified Innovation Assessor from the Global Innovation Institute,
Quality and Development Consultant,
Certified entrepreneurial trainer,
Lecturer at
Innovation Experts Real Estate Institute **IEREI**

People, business and infrastructure form one investment cycle.

Offices gain value because companies need places to operate. Homes gain value because professionals and families seek well-connected communities.

Read full report on www.DevelopersNewsMagazine

DUBAI'S MORTGAGE GROWTH SIGNALS A MORE MATURE REAL ESTATE MARKET

The significant growth in mortgage activity in Dubai during the first half of 2026 reflects a qualitative shift in the emirate's real estate market. The market is becoming increasingly mature, with investment decisions driven not only by purchasing power, but also by the efficient management and allocation of capital.

In the past, mortgage financing was often perceived as an option primarily used by buyers who did not have sufficient liquidity to purchase a property outright. Today, that perception is changing. An increasing number of investors, including those with the financial capacity to pay in cash, are choosing bank financing as a strategic tool to preserve liquidity and diversify their investments across multiple assets.

This shift reflects a more sophisticated approach to real estate investment. Rather than committing a large amount of capital to a single property, investors are increasingly considering how financing can help them maintain liquidity, manage risk and potentially expand their investment portfolios.

Dubai's continued population growth has also contributed to rising demand for mortgage financing. As the emirate continues to attract residents, professionals and investors from around the world, property ownership is becoming an increasingly attractive alternative to renting for many buyers. This trend has been supported by a stable economic environment and a growing range of financing solutions offered by local and international banks.



Mr. Mohamed Shaat
CEO & Co-Founder ProPoint Properties
Lecturer at Innovation Experts Real Estate Institute IEREI

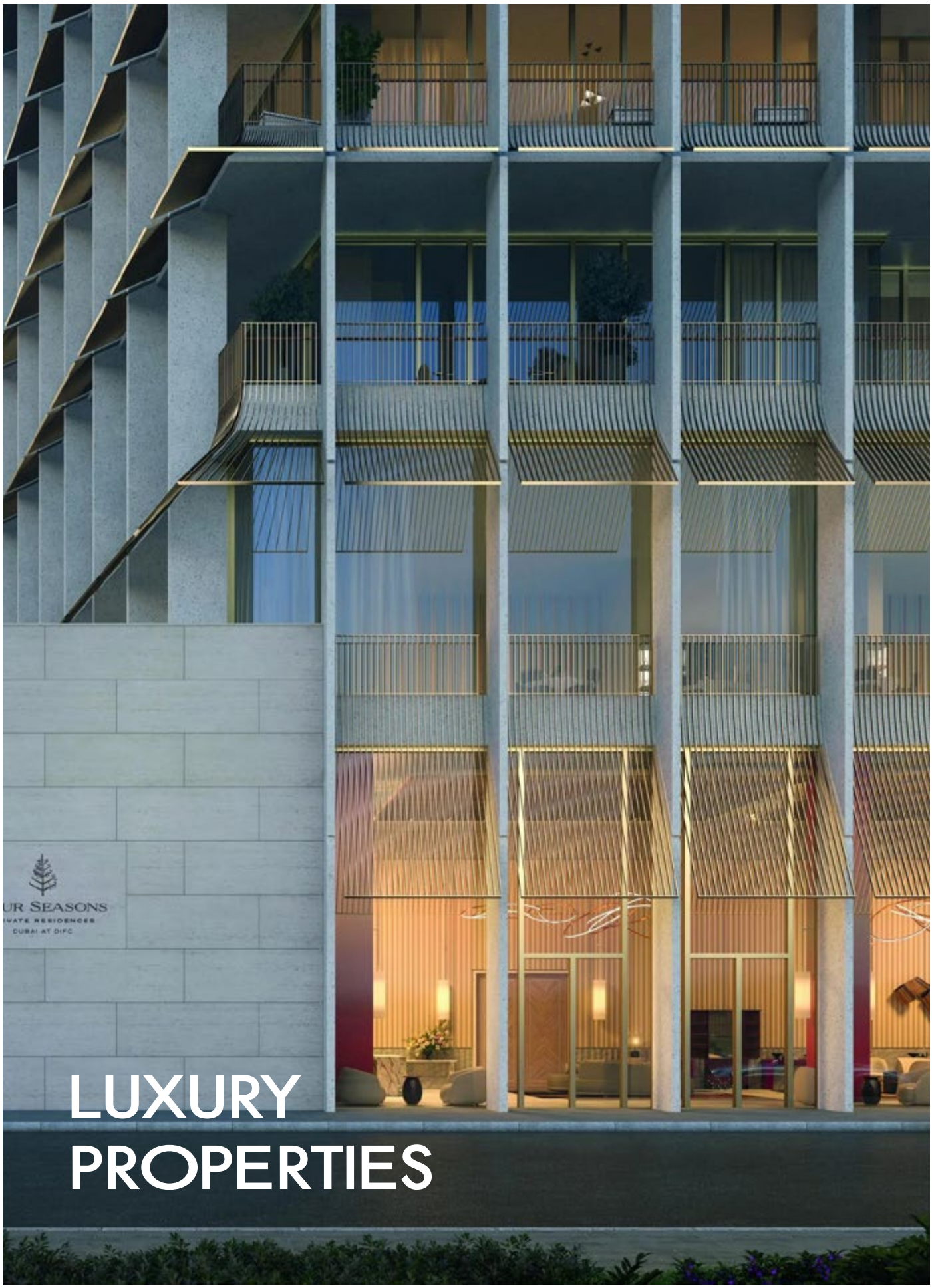
Competition among banks has also played an important role. More flexible financing structures, faster approval processes and increasingly tailored mortgage solutions have helped strengthen buyer confidence and make the transition from renting to home ownership more accessible.

A More Selective Market in the Second Half of 2026

Looking ahead to the second half of 2026, Dubai's real estate market is expected to maintain its positive momentum, although at a more balanced and sustainable pace.

The focus is likely to shift further from sales volume to asset quality, investment returns and long-term value.

Read full report on www.DevelopersNewsMagazine



LUXURY PROPERTIES

KNIGHT FRANK: 412 $10MLN+ HOMES SELL IN DUBAI FOR $ 6.7BLN BETWEEN Q1-Q3 2026



Mr. Louis Harding,
Partner – Head of UAE Residential



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

Dubai recorded 86 residential transactions valued at US$10 million or more during Q3 2026, including 13 deals above US$ 25 million, according to the latest analysis from global property consultancy Knight Frank. Sales during July–September totalled AED 5.77 billion (US$ 1.57 billion), bringing the number of qualifying transactions during the first nine months of the year to 412.

Q3 US$ 10 million+ transaction volumes were 34% below the 131 sales recorded in Q2 2026 and is also lower than the 103 sales registered in this price bracket in Q3 2025. Nevertheless, the additional US$ 1.57 billion in sales took the combined value for January–September to approximately US$ 6.67 billion.

Knight Frank's analysis shows that there have been 412 US$ 10 million+ sales between January and September, compared to 357 deals over the same period last year..

Mr. Faisal Durrani, Partner – Head of Research, MENA, said: "Despite the exceptional geopolitical backdrop across the region, Dubai's luxury homes market has continued to record high volumes of sales during Q3, albeit these are lower than this time last year. The biggest drag at the moment on overall market activity is the ongoing regional conflict..."

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HIGHEST VALUE UAE PROPERTY SALES TRANSACTIONS IN 2026

The UAE's highest-value transactions in 2026 point to a market where the very top is both deeper and more concentrated than before. Dubai leads on every measure. Its strongest apartment records run from AED 60 million to AED 98 million, led by Palm Jumeirah; villas from AED 70 million to AED 170 million, again on Palm Jumeirah; and land from AED 70 million to a market-leading AED 147.13 million plot in Jumeirah. What stands out is the breadth; these figures come from several prime communities at once, not a single standout deal.



Abu Dhabi is Dubai's closest rival at the premium end, particularly in villas, where its leading records reach into nine figures. Saadiyat Island anchors the apartment segment at AED 45 million, while the highest land values cluster on Yas Island and Al Reem Island at AED 50 million each.

Ras Al Khaimah shows the widest internal spread. A small number of standout coastal records: Al Marjan Island at AED 34 million for apartments and Mina Al Arab at AED 17 million for villas, sit well above the rest of the field, a sign of how quickly the emirate's prime waterfront is repricing even as the wider market stays more accessible.



Mr. Cherif Sleiman
Chief Revenue Officer at Property Finder

Sharjah has the most tightly grouped top tier, with modest gaps between its leading areas. Apartments peak at AED 5.8 million, villas at around AED 12 million and land at AED 12 million, with Tilal City leading both the apartment and villa segments.

Taken together, villas deliver the largest single records nationally, followed by land and then apartments — with Dubai's apartment market the clear exception, trading at levels that rival villas elsewhere. Prime islands, waterfront and master-planned communities dominate the leaderboard throughout. These records represent the ceiling of the market, not its midpoint — a measure of where the UAE's most exceptional deals are being done, rather than of everyday prices.

Read full report on www.DevelopersNewsMagazine

EMAAR UNVEILS NEW ULTRA-LUXURY, HIGH-RISE WATERFRONT PROJECT IN DUBAI



Dubai master-developer Emaar Properties has announced the launch of its new ultra-luxury, high-rise waterfront development – Address The Bay at Emaar Beachfront – in the heart of Dubai Harbour. Set to open in 2027, the 182-key hotel will bring a new five-star stay to one of Dubai's most sought-after waterfront addresses.

The new property will feature a 523-sq-m main pool deck with cabana seating, creating a relaxed setting for long days by the water, while six dining and lounge concepts will offer everything from all-day dining to poolside drinks and a club lounge experience.

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KARIM BENZEMA LEADS GROWING WAVE OF FOOTBALL STARS INVESTING IN DUBAI REAL ESTATE



Neymar, Laporte and Bellarabi are among the football stars who have chosen Binghatti developments for luxury property ownership.

Global football star Karim Benzema is leading a growing wave of interest among prominent footballers in Dubai's real estate market after acquiring several residences at Mercedes-Benz Places | Binghatti City, along with a luxury residence at Vision Iconic. The acquisitions add Benzema to a growing list of international football stars who have chosen Binghatti developments for luxury property ownership in the emirate.

Read full report on www.DevelopersNewsMagazine

SAMANA ENTERS PREMIUM LIFESTYLE PROPERTY MARKET WITH NEW BRAND



UAE-based Samana Developers has announced the launch of its new real estate brand, Samana Collecta, thus marking the next phase of the company's growth and its expansion into premium, lifestyle-led development.

A major player in the UAE's real estate sector, Samana is now creating a dedicated platform for a more selective portfolio of developments defined by distinctive locations, state-of-the-art design, international brand collaborations and highly curated residential experiences.

Samana Collecta is built around a "life first" philosophy – choosing locations not simply for their address, but for the life they can enable. The company plans to establish the brand through a pipeline of destinations in Dubai and International markets.

Read full report on www.DevelopersNewsMagazine

FOUR SEASONS AND H&H DEVELOPMENT BRING A NEW DIMENSION TO DUBAI'S LUXURY RESIDENTIAL LANDSCAPE



The luxury branded residential leader will bring 52 exceptional homes to the vibrant Dubai International Financial Centre (DIFC), one of Dubai's most sought-after lifestyle destinations, steps from the existing Four Seasons Hotel DIFC, and featuring panoramic views of the Burj Khalifa and Downtown Dubai skyline.

H&H Development, known for its leadership in real estate throughout the United Arab Emirates (UAE), will oversee the development of the second standalone and new-build Four Seasons residential offering in Dubai.

The 52 luxury homes at Four Seasons Private Residences Dubai at DIFC will enhance the city's famed skyline with four aligned towers as part of the visionary...

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PARTNERS NEWS



FUTURE PROPTECH SUMMIT DUBAI 2026 ENTERS FINAL COUNTDOWN



With just days to go before its opening on 3 November, the third edition of Future PropTech Summit Dubai 2026 is bringing together an expanded line-up of industry leaders, technology specialists and real estate professionals for two days of discussions on the technologies, investment models and business strategies shaping the future of the built environment.

Taking place on 3-4 November at Mövenpick Grand Al-Bustan, Dubai, the summit continues to strengthen its programme with new speaker additions, specialist masterclasses and industry-led discussions, refl ecting the growing intersection of real estate, fi nancial technology, artifi cial intelligence and digital infrastructure.

Among the latest additions to the speaker line-up are **Sandra Louw of RAK International Corporate Centre (RAK ICC)** and **Nabil Arnous of Innovation City**, bringing further perspectives from the UAE's evolving business, investment and innovation ecosystem.

The summit will also feature the **International Real Estate Institute (IEREI) as its Knowledge Partner**, contributing to the programme through speaker participation and a dedicated masterclass titled The Tokenized Developer: Reinventing Real Estate Financing, Sales & Investment. The session will examine how tokenization is infl uencing conventional real estate fi nancing and ownership structures, while opening new possibilities for property sales, investment participation and capital formation.

Industry participation will extend beyond the conference stage, with OpenSpace and Facade AI joining as sponsors. OpenSpace will also host a dedicated roundtable, creating a focused setting for industry professionals to exchange perspectives and discuss challenges and opportunities surrounding technology adoption in the built environment.

Read full report on www.DevelopersNewsMagazine

IREIS 2026 RETURNS TO ABU DHABI AS REAL ESTATE TRANSACTIONS TOP $48BN



The International Real Estate and **Investment Show (IREIS) 2026** will returns to Abu Dhabi next month bringing together leading property developers, investors, real estate experts and homebuyers for one of the UAE's most prominent dedicated real estate sales exhibitions.

The news comes as Abu Dhabi continues to strengthen its position as a global investment destination, supported by economic diversification, population growth, major infrastructure development and long-term development strategies.

The UAE capital's total real estate transaction value for the first nine months soared to AED175.7 billion ($48 billion), according to Abu Dhabi Real Estate Centre (ADREC).

The emirate's expanding business, tourism, cultural and lifestyle ecosystem is generating new demand for residential, commercial, hospitality and mixed-use real estate.

Residential unit sales in Abu Dhabi reached AED70.4 billion in the first six months of 2026, with off-plan accounting for 89% of sales value. Ten leading developers accounted for 90% of off-plan primary sales at AED51 billion, and 10 projects accounted for 43% of residential unit sales at AED30 billion. In the ready market, 61% of purchases were completed in cash, stated ADREC.

Emirati buyers committed AED21 billion, against AED8.9 billion in H1 2025, while resident expatriates and non-resident foreign buyers together accounted for 70% of residential sales value.

Hudayriyat Island recorded AED19 billion, 27% of residential sales value, followed by Saadiyat Island at AED13.3 billion, Al Reem Island and Al Maryah Island (operated by the Abu Dhabi Global Market area) at AED10.5 billion, and Yas Island at AED7.3 billion.

Read full report on www.DevelopersNewsMagazine

IPS 2026 CONCLUDES AS RECORD-BREAKING GLOBAL REAL ESTATE INVESTMENT SUMMIT



International Property Show delivers unprecedented engagement between institutional capital and Dubai's leading developers; 48,716 visitors and 140 speakers

The 22nd edition of IPS concluded at Dubai World Trade Centre, establishing new benchmarks for institutional investor engagement and deal-making activity across the global real estate sector.

The three day summit, held from 7 to 9 September under the strategic partnership of the Dubai Land Department, brought together 48,716 visitors and 140 speakers alongside key exhibitors, policymakers, and investment decision-makers seeking direct access to Dubai's most significant development portfolios.

Mr. Majid Al Marri, CEO of Corporate Real Estate Sector at Dubai Land Department, said: "The strategic partnership between Dubai Land Department and the International Property Show reflects the value of collaboration among regulators, developers, investors and stakeholders across the real estate ecosystem. Over three days, the exhibition provided an important platform for direct engagement, showcasing opportunities in Dubai's real estate market and highlighting the continued evolution of its services, digital solutions, and market data to the global investment community. We remain committed to working with our partners to advance an efficient and transparent real estate ecosystem that strengthens investor confidence and creates broader opportunities for investment, partnership and sustainable growth, in line with the objectives of the Dubai Real Estate Strategy 2033 and the Dubai Economic Agenda D33."

Read full report on www.DevelopersNewsMagazine

DUBAI LAND DEPARTMENT HIGHLIGHTS REAL ESTATE MARKET COMPETITIVENESS AND GLOBAL INVESTMENT APPEAL AT RISE 2026



Dubai Land Department (DLD) participated as a strategic government partner in the RISE 2026 summit, held at Dubai World Trade Centre under the official slogan 'Recharging Momentum in Global Economies.' The summit brought together more than 300 international institutional investors, representatives of sovereign wealth funds, government leaders, developers and decision-makers, with His Excellency Omar Hamad BuShehab, Director General of Dubai Land Department, delivering the official opening address.

DLD's participation highlighted its role in strengthening Dubai's real estate sector competitiveness and reinforcing the emirate's position as a global investment destination. DLD showcased the strengths of Dubai's real estate ecosystem, including its advanced regulatory framework, world-class infrastructure, digital services and market data, while expanding engagement with the international investment community.

The summit also provided a platform to discuss shifts in global capital flows and their implications for the future of cities and real estate markets, supporting the objectives of the Dubai Economic Agenda D33 and the Dubai Real Estate Sector Strategy 2033.

In his opening remarks, **His Excellency Omar Hamad BuShehab, Director General of Dubai Land Department**, emphasised Dubai's ability to attract investment and translate opportunity into sustainable growth.

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LMD
NEW
PROJECTS

FEATURED NEW PROJECTS



LMD launches Christian A. Rockefeller Business Tower, bringing 'hotelification' to Sheikh Zayed Road



Zimaya Properties' fifth residential project brings golf course views to its growing Dubai portfolio



ATARA introduces Velora Residence, reframing waterfront living at Dubai Islands



Sugee Group and Wyndham Hotels & Resorts partner to develop the world's first Vienna House Residences by Wyndham on Al Marjan Islands, Rak



Nakheel releases next phase of Palm Central Private Residences amid accelerating demand for beachfront living on Palm Jebel Ali



10+ Projects launched in just two years: Zoya Developments adds Elvora to its growing Dubai portfolio



150% in EOI for 862 homes at new Sharjah waterfront project in less than an hour of launch



Ellington Properties and Al Hamra Group unveil their largest commercial project to date in Business Bay, valued at AED 2.8bln



AHS Properties to launch $1.3bln AHS Twin Towers, a Grade A commercial office building on Sheikh Zayed Road



Cosmo Developments unveils Marlin Icon, a new expression of waterfront living on Abu Dhabi's Al Reem Island



HOLM Developments unveils HOLM Central in Jumeirah Garden City



Missoni and Emirates Developments partner to launch Waterfront by Missoni, the house's first branded residence in Abu Dhabi



Shah Rukh Khan and Rizwan Sajan reunite For Shahrukhz Residences by Danube with Gauri Khan-designed penthouses



KASCO Developments launches FALA by KASCO: A home that flows with life



TARAF and Marriott International sign agreement to launch JW Marriott Residences Abu Dhabi, Yas Island



H&H Launches Water Gardens, Reimagining Public Space in the Heart of Dubai's Financial District

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