DEVELOPERS NEWS UAE

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THE ARCHITECT OF INTELLIGENT LIVING

Redefining Real Estate Through AI, Vision, and Cultural Influence

Ali Al Gebely

Founder & Chairman of ONE Development

What's Next?
Dubai's Property Market Outlook Report by Tariq Ramadan

Featured Project
An introduction to the DIFC Zabeel District extension

EDITOR'S MESSAGE

DEVELOPERS NEWS

Greetings from Dubai,

The February edition of Developers News Magazine UAE marks a refined evolution of our brand presented through a more modern and elegant identity that reflects the sophistication of the industry we serve.

In this issue, we are privileged to feature an exclusive conversation with Mr. Ali Al Gebely, Founder and Chairman of One Development, whose forward-thinking approach offers a compelling perspective on leadership, innovation, and the future of real estate. Complementing this, we examine Dubai's property market outlook for 2026 and beyond, enriched by insights from leading experts and key voices shaping the sector.

Our editorial coverage also highlights DIFC's landmark Zabeel District development, alongside a comprehensive review of the UAE real estate market's performance in 2025. In collaboration with Innovation Experts Real Estate Institute, we present strategic investor guidance designed to support informed decision-making in an increasingly dynamic environment.

This edition further explores the UAE's luxury property segment, while our alternative investments section places a spotlight on fractional ownership platform Prypco. Internationally, we turn our attention to Mauritius as our featured destination and present an overview of MAG's flagship Riviera Heights project in Al Aqaba, Jordan.

In addition, we are pleased to introduce the Dubai Residential Project Launch Tracker by REIDIN – an intelligent platform that signals the beginning of our expanded coverage of new project launches and latest market news.

We trust this edition delivers both depth and relevance. As always, your feedback remains invaluable as we continue to evolve and elevate our editorial offering.

Warm regards,

TARIQ RAMADAN

Editor-in-Chief
Developers News Magazine

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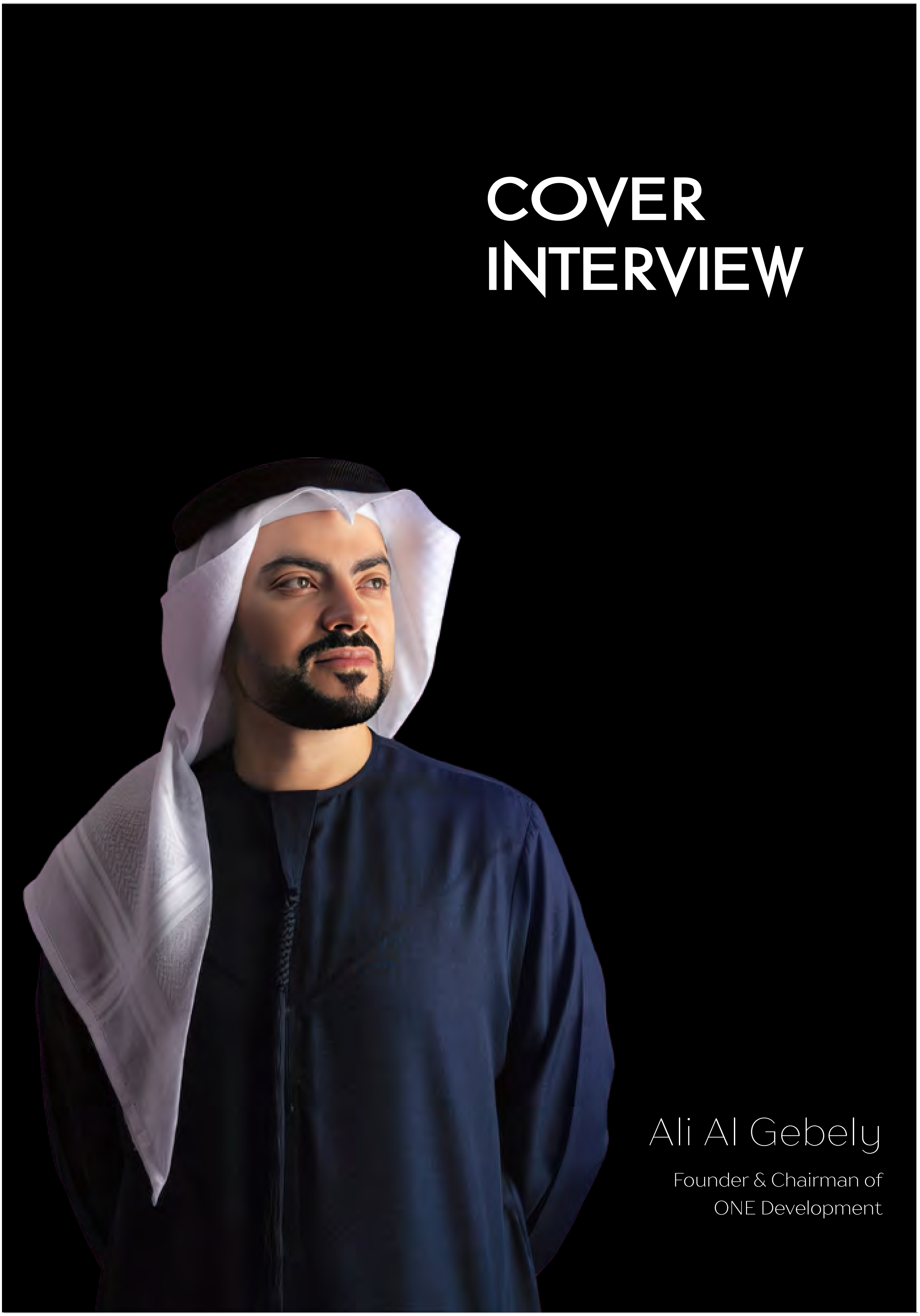
TABLE OF CONTENT

COVER INTERVIEW



Ali Al Gebely

Founder & Chairman of
ONE Development

INTERVIEW WITH MR. ALI AL GEBELY, FOUNDER AND CHAIRMAN OF ONE DEVELOPMENT

It is increasingly uncommon particularly at this stage in one's career to encounter new individuals who quickly earn the distinction of being called a friend. Yet meeting Ali Al Gebely was a genuine pleasure. He presents a rare balance of being approachable and grounded in demeanor, while maintaining a sharp, highly professional edge.

Despite his relatively young age, the influence of a strong family business legacy is evident. It has shaped him into a composed and perceptive leader, one who demonstrates both strategic maturity and a clear ability to identify and empower the right talent to drive success.

We had the opportunity to conduct a brief interview with Mr. Ali, and what follows are the key highlights from that conversation.

1. While One Development is a relatively new entrant to the market, you also lead several established groups with long-standing operations across diverse industries. Could you share more about your entrepreneurial journey and the core businesses that laid the foundation for your leadership today?

I was fortunate to grow up within a 43-year legacy built through Al Gebely Holding, a family enterprise that shaped industries and operated with discipline across generations. That foundation instilled in me structure, resilience, and long-term thinking. But I've always believed each generation must define its own chapter.

ONE Development was inspired by the people we build for. At its core, we design stories, from skyline-defining architecture to communities that connect with the soul. As technology and lifestyle expectations evolve, real estate is no longer just construction; it is a platform for experience, intention, and meaning. This belief shaped the creation of ONE Development: a company built on intelligence, culture, and human-centered design, where every space reflects how people want to live, work, and invest today and tomorrow.

2. Tell us more about One Development – its vision, long-term ambition, and defining philosophy. In a highly competitive real estate landscape, how do you differentiate your brand?

We don't compete on volume; we compete on vision. Our differentiation lies in how we integrate artificial intelligence across the lifecycle of development, from predictive planning and design optimisation to operational efficiency and post-handover services. AI is not an add-on for us; it is infrastructure.

We also invest heavily in talent density, bringing together designers, technologists, and operators who think beyond conventional development models. Combined with modular construction, sustainability frameworks, and disciplined capital structuring, this allows us to operate with the speed of a tech company and the governance of a legacy institution.

In projects like ONE Residence, we apply this philosophy to the future of mobility, integrating infrastructure for flying taxis and delivery drones, anticipating how cities will move and connecting residents seamlessly to urban life.

3. Last year, you unveiled your flagship AED 2.3 billion Laguna Residence with a landmark launch event at Coca-Cola Arena. Could you elaborate on the project's concept, positioning, and the market response so far? Where do you currently stand in terms of sales performance and construction progress?

Laguna Residence represents our benchmark for intelligent real estate. It is the region's first AI-integrated development and is centered around Dubai's largest lagoon on a podium, complemented by over 40 lifestyle and wellness amenities.

The project was launched through a landmark event at Coca-Cola Arena, reflecting strong market confidence. Sales momentum has been robust, and


Do Dubai Islands

construction is progressing in line with planned milestones.

It also introduces digital-first tools for residents, including AI-enabled infrastructure, smart connectivity, and even crypto payment options reflecting our commitment to innovation and investor flexibility.

More than a residential project, Laguna is a statement, that modern communities must be intelligent, sustainable, and emotionally resonant.

4. Your collaboration with global music icon Amr Diab led to the creation of One/AD Development, a boutique hospitality concept blending AI, music, and wellness. How did this partnership originate, and how is the vision translating into tangible progress today?

The partnership stemmed from a shared inspiration: at ONE Development, we create experiences that are inspired by people, where every space, detail, and moment carries meaning.

Amr Diab represents cultural influence across the region, and together we envisioned DO Hotels & Residences, the world's first themed hospitality concept blending AI, music, and wellness.

Today, that vision is materializing through projects in Dubai Islands and New Cairo. This is not celebrity endorsement; it is experiential integration.

Music, wellness, and technology are embedded into spatial design and guest experience.

5. Dubai's real estate market has delivered yet another record year in transaction value and volume in 2025. In your view, what are the fundamental drivers behind this sustained performance? How would you characterize the current stage of the market cycle?

Dubai's strength is structural. Regulatory transparency, long-term residency initiatives, infrastructure investment, and global capital inflows have transformed the market from speculative cycles into disciplined growth. The buyer base is increasingly diversified and end-user driven. We are in a mature growth phase; one supported by global positioning rather than short-term momentum.

6. Looking ahead over the next three years, what is your outlook for Dubai's property sector? Which structural trends whether demographic, regulatory, technological, or lifestyle-driven do you believe will most significantly shape its trajectory?

AI will become standard rather than optional. Branded hospitality will continue expanding, while sustainability will move from marketing language to regulatory requirements. Demographically, the region is attracting entrepreneurs, innovators, and long-term residents who prioritise lifestyle and smart infrastructure, and developers who combine data precision with authentic design will define the next cycle.

7. With an increasing number of developers and projects entering the UAE market, what guidance would you offer to investors and end-users? What critical factors should inform a prudent and strategic purchasing decision?

With more developers and projects entering the UAE market, investors and end-users need to make careful and informed decisions. It is essential to evaluate the developer's governance, delivery track record, financial discipline, and design longevity. Strong governance ensures transparency and reliability, while a proven track record shows the ability to deliver on promises. Sound financial management reduces risks of delays or compromises, and lasting, well-thought-out design helps maintain value over time.

Do Dubai Islands

8. In your opinion, what are the critical success factors for a real estate developer in today's market? How can companies meaningfully differentiate themselves in an increasingly saturated sector?

Capital management is equally crucial. Real estate offers strong returns, but liquidity mismanagement, cost volatility, and construction delays remain real risks. Developers must adopt phased funding models, diversified contractor networks, and data-driven forecasting to mitigate exposure.

In today's market, success belongs to those who operate with conviction and precision.

9. While real estate development offers compelling returns, it also carries considerable risk. What key risks should developers be most mindful of, and what frameworks or safeguards are essential to mitigate challenges such as construction delays, cost overruns, and market fluctuations?

The biggest risks today are construction cost volatility, supply chain disruption, liquidity misalignment, and market timing errors. Developers must approach risk structurally rather than reactively. At ONE Development, we address these proactively. We use AI-driven forecasting to anticipate costs and demand, modular construction to reduce delays and waste, and phased capital deployment that aligns funding with project milestones. Strong governance, disciplined contractor alignment, and diversified supplier networks are equally critical.

Ultimately, success comes from balancing agility with structure. Speed without discipline increases exposure; discipline without flexibility limits opportunity. By combining both, we create projects that are resilient, timely, and aligned with market needs.

10. What is next for ONE Development?

We are expanding DO Hotels regionally and preparing a flagship launch in Abu Dhabi, alongside continued growth in Dubai and Egypt.

Over the next five years, I see ONE Development operating as a global developer with strong roots in the UAE and Egypt and strategic expansion into Saudi Arabia and Europe. Our ambition is to build the smartest developments.

As I often say: technology can tell us how people live. Vision tells us why. And that distinction will define the next era of real estate.

Do New Cairo

FEATURED REPORT

DUBAI PROPERTY MARKET OUTLOOK 2026 AND BEYOND

By Tariq Ramadan

Celebrating yet another record year for Dubai's property market in 2025 many questions are arising about the outlook of the market taking into consideration the number of projects introduced in past two years leading to large supply of units, and at the same time, government initiatives targeting 5.8 million in population by 2040 – Up from 4 million in 2024.

While some experts are projecting more normalized market growth, other experts are more optimistic about the market performance sighting a long history of delays in project delivery which will spread supply over more years allowing demand to catch up, especially in mature areas with limited supply.

In this report we explore expert opinions on Dubai's property market outlook to decide what market cycle are we at or are the new prices and new reality for the market

A recent report by leading research company REIDIN Looks ahead to 2026 and 2027, as the market narrative shifts meaningfully. While the current cycle has been driven primarily by off-plan activity, future performance will increasingly depend on job creation translating into sustained population growth and end-user absorption. Importantly, a substantial volume of supply launched between 2023 and 2025is scheduled for delivery over the next two years. Around 397,000 residential units are expected to be completed through 2028, with nearly 70% concentrated in 2026–2027, introducing a clear inflection point for supply dynamics.

This upcoming delivery wave is expected to place pressure on price growth, particularly in high-volume apartment corridors where competing projects overlap. However, this should not be interpreted as a uniform market correction. Delivery remains geographically concentrated, developers retain flexibility in phasing, and demand depth varies materially by location and price band.

Mr. Ozan Demir,
Director – Operations & Research at REIDIN

Commenting on the outlook, **Mr. Ozan Demir, Director – Operations & Research at REIDIN** said: "While some market commentators express concerns around a renewed supply-led downturn, the data points toward normalisation rather than oversupply. The next phase of the cycle will be defined less by headline launch volumes and more by execution quality, pricing discipline, and the ability of locations to absorb delivered stock. As Dubai moves into 2026–2027, differentiation across assets and communities will widen, with demand-led, liveable, and well-located projects outperforming purely volume-driven supply".

Mr. Rizwan Sajan, Founder and Chairman of Danube Group said, "Dubai's property market is strong and continues to attract buyers from around the world. The growth we are seeing is not just short-term – it shows steady demand, strong interest from international investors, and clear regulations that give people confidence to invest for the long term. In addition to world-class infrastructure, an enhanced lifestyle offering, quality healthcare, a strong education system, and favorable tax policies, affordability remains one of Dubai's key attractions. Compared to other major global cities, Dubai stands out as a highly attractive destination for both end-users and investors alike. Combined with our signature 1% per month payment plan, fully furnished apartments, and ahead-of-schedule project delivery, we position ourselves as a one-stop destination for real estate in Dubai. I remain optimistic about the opportunities ahead – not only through 2026, but for many years to come."

Mr. Rizwan Sajan,
Founder and Chairman of Danube Group

Another report by Cavendish Maxwell on the defining characteristic of the UAE residential property market in 2026 is that demand dynamics are expected to differ significantly, marking a departure from the more uniform growth seen in 2025.

Each emirate will have its own unique drivers and trends shaping demand. Dubai is expected to see the most pronounced shift, with around 108,000 units scheduled for delivery in 2026, and early indications suggest that sales prices and rental growth are moderating.

Mr. Ali Siddiqui – Research Manager at Cavendish Maxwell said:

"Looking ahead, near-term demand is expected to remain solid, supported by population growth and the continued influx of new companies, which in turns creates job opportunities and the need for more accommodation.

As a result, sales prices and rental rates are likely to continue rising, but the pace of growth will vary across emirates and between communities within each emirate".

Mr. Ali Siddiqui,
Research Manager at Cavendish Maxwell

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

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

"After another record-breaking year, Dubai's residential market is beginning to show signs of normalisation, with rising supply and slowing price growth pointing towards more balanced conditions in 2026.

Performance will increasingly depend on absorption rates, buyer sentiment and the market's ability to digest upcoming completions."

Mr . Farhad Azizi, Group CEO of Azizi Group, added:

"We see the market continuing on its strong momentum, with demand now increasingly driven by underlying fundamentals and end-user and long-term investor requirements, rather than short-term speculation. This shift is reflected in healthier absorption rates, more disciplined leverage, longer holding horizons, and a growing share of transactions supported by genuine occupancy and yield considerations — all clear indicators of a maturing market cycle.

While minor price adjustments may occur in select segments or micro-markets over the course of the year, any such corrections are likely to be limited and short-lived. Structurally, Dubai's real estate offering remains compelling relative to other global metropolitan centres, underpinned by a favourable tax environment, strong population and employment growth, world-class infrastructure, regulatory transparency, and pricing that continues to offer a meaningful discount on a price-per-square-foot basis, while delivering superior net yields. These fundamentals provide resilience and long-term support for the market."

Mr. Farhad Azizi,
Group CEO of Azizi Group

Mr. Shehzad Jamal,
Partner – Real Estate Consultancy, MENA

A report by **Knight Frank** showed that the registered projects pipeline, as tracked by Knight Frank suggests an influx of inventory in 2026. Indeed, over 160,000 units could enter the market this year.

However, according to **Mr. Shehzad Jamal, Partner – Real Estate Consultancy, MENA** at Knight Frank,

"When it comes to new housing supply, the reality is that the completion rate is likely to be far lower than what the data suggests. Developers have been unable to meet completion obligations throughout this property cycle, with the total proportion of homes completed on time last year improved to 64% in 2025 of 39,700 units, which is just-above the long-term delivery rate of 36,000 homes per year over the last 20 years. This follows a 50% completion rate in 2024 of just 30,500 units,".

Mr. Faisal Durrani, Partner – Head of Research, MENA at KNight Frank, said: "We expect to see an overall moderation in the pace of house price growth as supply increases and the natural progression of the property cycle plays out. However, the structural drivers of demand in Dubai – population expansion, wealth migration and economic diversification – remain firmly intact. While the rate of house price growth may be demonstrating signs of slowing, crucially it remains positive, underpinned by robust international HNWI demand for premium homes, continued inflows of global wealth and a deepening pool of resident investors. Overall, our expectation for 2026 is for price rises of around 3% in the prime segment, while the growth in the mainstream market is likely to average around 1% by the time we get to the end of December 2026."

Mr. Faisal Durrani,
Partner – Head of Research,
MENA at Knight Frank

Mr. Moafaq Al Gaddah,
Chairman of MAG Group Holding

In an earlier interview with Mr. Moafaq Al Gaddah – Chairman of MAG Group Holding – shared his view on Dubai's market outlook by saying: "Over the coming three years, we expect Dubai's real estate market to maintain a strong and stable growth trajectory, supported by population growth, tourism, and the UAE's broader economic vision.

Key trends shaping the sector will include sustainability, wellness-focused design, smart technology integration, and community-driven developments. Developers who prioritize quality, authenticity, and long-term value creation will be best positioned to succeed"

Mr. Matthew Green, Head of Research at CBRE MENA added: "The UAE Real Estate market continues to demonstrate remarkable resilience across all major sectors.

Demand fundamentals remain exceptionally strong, supported by ongoing economic diversification, robust population growth, and rising investor confidence. Supply constraints are a common theme across office, industrial, and select residential sub-markets, and this imbalance will continue to shape performance through 2026."

Matthew Green,
Head of Research at CBRE MENA

FEATURED PROJECT

THE EXTENSION OF DIFC INTO THE NEW ZABEEL DISTRICT

The extension of DIFC into the new Zabeel District is a long-term statement of confidence in Dubai's role in shaping global finance and in the need to plan decisively for what comes next. The Zabeel District positions DIFC as the region's driver behind a new era of global finance.

Since its establishment in 2004, the DIFC Gate District has grown from a purpose-built financial free zone into a globally recognised centre for banking, capital markets, private wealth, and innovation. That growth has created an ecosystem that continues to attract institutions, capital, and talent from around the world.

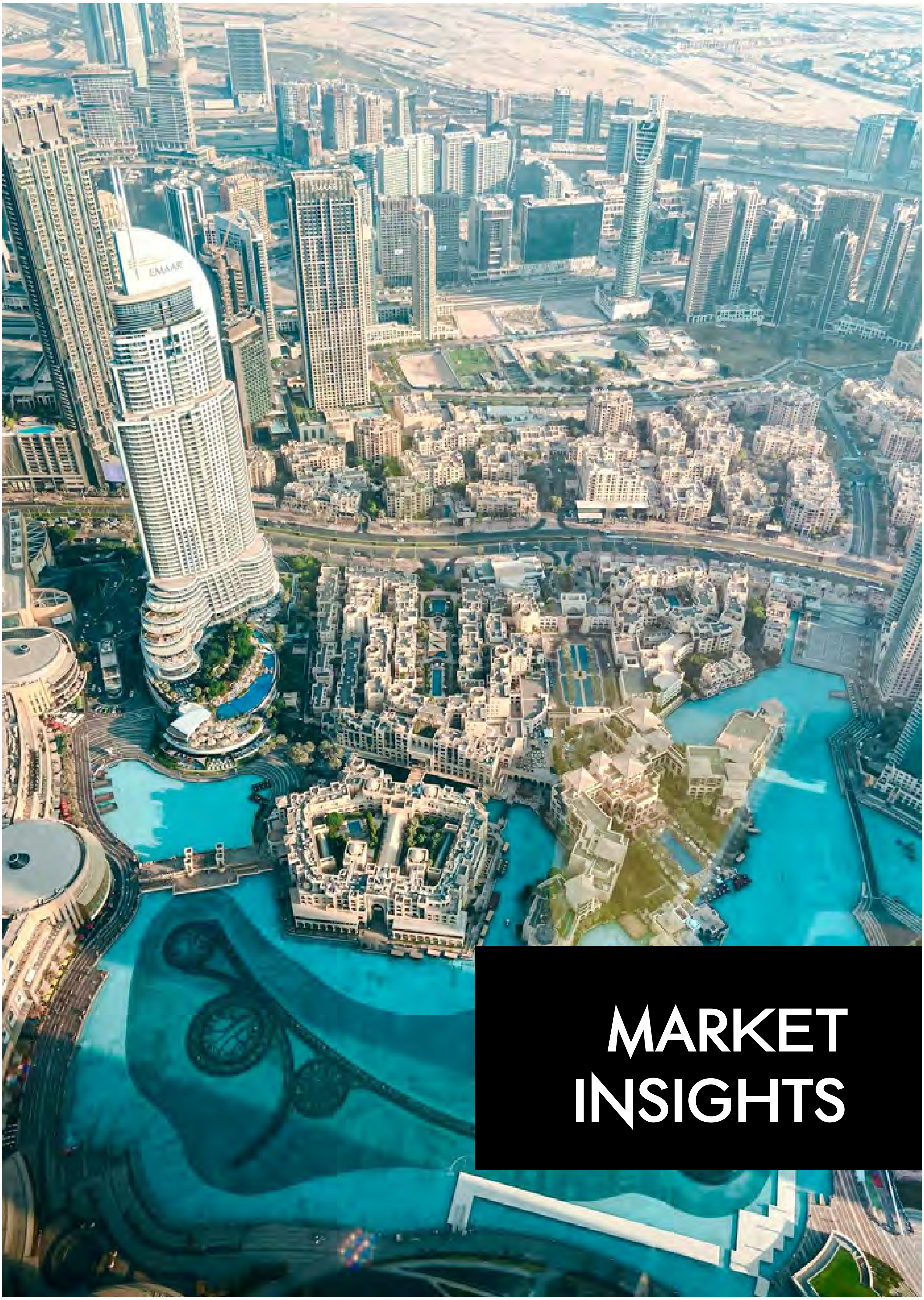
DIFC Zabeel District builds on this momentum by strengthening the conditions that global finance is increasingly demanding, through the deliberate expansion of infrastructure, connectivity, and capacity in alignment with those conditions. The expansion is designed to ensure DIFC remains large and connected enough to anchor the world's leading financial institutions, whilst retaining the trust and safety that can continue to support innovation across areas such as AI. In this sense, DIFC Zabeel is not about responding to short-term market changes, but about preparing to support how global finance will evolve in the long-term. The extension is designed for companies and people who will take the industry forward for decades to come.

In an increasingly complex and uncertain global environment, DIFC Zabeel reinforces DIFC's role as a gateway linking the MEASA region with global markets, whilst deepening Dubai's position as a place where global institutions can commit with confidence and plan for the long term.

The masterplan offers a balanced land use integrating offices, residences, retail, hospitality, culture, and education creating a district that grows organically with the rhythm of Dubai. In summary, the DIFC Zabeel District will shape "the next chapter of Dubai's story," and represent a modern ecosystem where business, lifestyle, and creativity converge.

Key facts

- AED 100+ billion estimated gross development value
- Capacity to support over 42,000 companies
- Workforce infrastructure designed for more than 125,000 professionals
- 1mn sq.ft. dedicated to the future of technology, including the world's largest Innovation Hub and first purpose-built AI Campus, with a capacity for at least 6,000 businesses and 30,000 technology workforce
- 10-fold growth in DIFC Academy space to 370,000k sq.ft. that will grow the number of annual learners from 10,000 to 50,000
- Total site area: 7.1 million ft^2
- Total GFA: 17.7 million ft^2 across office, residential, hospitality, retail, cultural, and educational uses.
- 4,000+ residential units across 6.2 million sq. ft of residential and 1 million sq. ft of retail
- Composition: Office: 44%; Residential: 35%; Hospitality: 8%, Retail: 6%; Community facilities & Culture: 7%



MARKET INSIGHTS

UAE REAL ESTATE MARKET ENDS 2025 A HIGH NOTE WITH STRONG PERFORMANCE ACROSS KEY SECTORS

CBRE releases its UAE Q4 Real Estate Market Review

CBRE Middle East, the global leader in commercial real estate services, released its UAE Real Estate Market Review for the fourth quarter of 2025. The report reveals that the country's real estate markets have continued to expand at pace through the final quarter of the year, supported by resilient non-oil economic activity, strong population growth, and sustained domestic and international investment appetite. Despite a slight moderation of the UAE's macroeconomic forecasts for H2 2025 and for 2026 due to weaker-than-expected oil sector performance, growth across the commercial, residential, hospitality, retail, and industrial sectors remained robust, highlighting the depth and diversification of the national economy.

The UAE's economic outlook for 2025 and 2026 anticipates a measured pace of growth, driven primarily by the robust expansion of non-oil sectors. This is supported by significant foreign investment, a continually improving business environment, and positive trends in the labor market. While the hydrocarbon sector is experiencing a period of adjustment, its overall impact is moderate. Inflation remains under control, and the US Federal Reserve's anticipated rate cuts are expected to further stimulate activity in the real estate sector.

Office markets across Dubai and Abu Dhabi continued to outperform, with rental growth accelerating in both emirates as occupancy levels climbed to record highs. In Dubai, average rents rose by 18% year-on-year, driven by a sharp imbalance between available supply and rapidly expanding occupier requirements. Average occupancy reached nearly 95%, supported by limited new completions and growing interest from both regional and international firms. Momentum behind new strata office launches has continued, with IRTH Group's most recent project maintaining activity across the Business Bay sub-market, , while upcoming completions from single landlord properties across key freezones continue to attract significant pre-leasing interest, underscoring ongoing supply constraints.

Abu Dhabi's office market recorded an equally impressive performance, with average rents increasing 12% year-on-year, whilst average occupancy rates have reached close to 98%. Appetite remains particularly strong for the ADGM Freezone, where demand continues to outstrip available Grade A supply. However, a series of new development initiatives, including the Mubadala-Aldar joint venture at Maryah East and continued progress on One Maryah Place, signal developer's strong confidence in the long-term prospects of the capital's commercial sector.

Dubai's Residential market sustained its upward trajectory through the end of 2025, supported by healthy demand fundamentals, albeit against a very significant pipeline of future supply. While rental growth has cleared moderated and plateaued on a quarterly basis, annual rents were still up by around 6%, with apartments increasing 7% and villas 1%. Sales prices, meanwhile, continued to grow, posting a 13% year-on-year increase, reflecting solid buyer activity and robust investor sentiment. However, performance levels have varied across communities, with emerging areas such as Dubai Silicon Oasis and Town Square significantly outperforming more mature districts. Transaction activity also reached new highs, with over 206,000 residential transactions recorded in 2025, up 18% year-on-year, and with off-plan sales representing nearly three-quarters of all activity.

Abu Dhabi's residential sector delivered one of its strongest years on record, with transactions surging 50% and values rising 61% versus 2024. Off-plan sales dominated activity and contributed to the exceptional price growth, with overall residential values up nearly 32% year-on-year. Apartments increased by close to 35%, outperforming villas, which grew by nearly 14%. The rental market followed a similar trend, with average rents rising 22% annually. Persistently tight supply conditions and structural demand expansion continue to underpin the capital's residential momentum heading into 2026.

The UAE's Hospitality sector continued to post outstanding results, buoyed by strong

tourism inflows across all major markets. Dubai welcomed 17.55 million international visitors during the first 11 months of 2025, while Abu Dhabi and Ras Al Khaimah also recorded year-on-year increases in visitation. Hotel performance improved accordingly, with Dubai achieving 80.4% occupancy, accompanied by growth in both ADR and RevPAR. Abu Dhabi mirrored this momentum, reporting 80% occupancy and a 22% increase in RevPAR, driven by rising demand for luxury offerings and cultural experiences. RAK delivered its strongest year on record, supported by business tourism and large-scale events. Nationally, Co-Star data confirmed the upward trend, with UAE-wide occupancy rising over 80%, ADRs increasing over 10%, and RevPAR up over 14%.

Retail performance remained steady, supported by strong population growth, sustained tourism activity, and rising consumer spending. With occupancy levels reaching 98% in Dubai and 95% in Abu Dhabi, landlords continued to hold significant negotiating leverage, keeping rental rates elevated across prime assets. Dubai's retail rents rose close to 6% year-on-year, while Abu Dhabi posted a more moderate 2% increase as the market continued to stabilize. Limited new supply in the immediate term is likely to preserve current market dynamics.

Industrial and logistics market recorded another year of rapid expansion, driven by strong occupier demand, growing non-oil exports, and limited availability of quality space. In Dubai, warehousing rents rose 13% year-on-year, reflecting persistent undersupply and rising demand from e-commerce, manufacturing, and third-party logistics operators. Major projects such as Terralogix in Warsan and Brookfield's new Grade A development are expected to alleviate some pressure, though not enough to fully rebalance the market in the near term. Abu Dhabi's industrial landscape also strengthened, supported by rising exports, expanded SME activity, and the ongoing implementation of the Abu Dhabi Industrial Strategy 2031, which aims to double the sector's contribution to GDP. Industrial rents in KEZAD Al Ma'moura A have surged more than 50% over the past two years, demonstrating the depth of occupier demand and tightness of available supply.

DUBAI'S RESIDENTIAL PROPERTY MARKET SECURES RECORD-BREAKING 200,000 SALES WORTH AED541.5 BILLION IN 2025, SAYS CAVENDISH MAXWELL

Transactions up nearly 19%; values up 27% year-on-year as off-plan dominates market activity. Construction timelines cut by 37% since 2021

Dubai, 10 February 2026 – Dubai's residential property market hit new all-time records in 2025, with more than 200,000 transactions totalling AED541.5 billion, says leading real estate advisory and property consultancy, Cavendish Maxwell.

Sales rose by almost 19% compared to 2024, with transaction values up 27%, according to Cavendish Maxwell's 2025 Dubai Residential Market Performance Report, released today (10 February) at the company's Dubai Real Estate Market Update event.

The off-plan segment continues to dominate sales activity, accounting for 73% of sales last year, up from 69% in 2024. Off-plan secured AED395.7 billion worth of sales – almost a third (32%) higher than the previous year.

Around 40,400 new residential units were delivered during 2025, against earlier predictions of 82,600. Some 110,500 units are forecast to be delivered this year, but, given historical completion rates, this figure may range from 33,000 to 50,000, according to the report.

Construction timelines have reduced by nearly 37% since 2021, as developers speed up construction work to trigger post-handover payments, says Cavendish Maxwell. Last year, units took an average 942 days (2.6 years) to complete, compared to 1,494 days (4.1 years) five years ago.

Ronan Arthur, MRICS, Director, Head of Residential Valuation at Cavendish Maxwell said: "After another record-breaking year, Dubai's residential market is beginning to show signs of normalisation, with rising supply and slowing price growth pointing towards more balanced conditions in 2026. Performance will increasingly depend on absorption rates, buyer sentiment and the market's ability to digest upcoming completions."

Apartments Dominate

More than 83% of off-plan sales were for apartments, up from 80% in 2024, with apartments accounting for nearly 88% of new project launches. While the total number of villa and townhouse sales grew, their market share was down from 19.3% in 2024 to 16.7% last year, driven by a slowdown in new projects.

Apartments also secured the majority of sales in the ready property segment, with nearly 82% of sales. 44,000 ready apartments were purchased last year, up from 42,400 in 2024. Ready townhouse and villa sales also rose to 6,400 and 3,600 respectively.

Top 5 locations

Jumeirah Village Circle and Business Bay took first and second place for both off-plan and ready apartment transactions in 2025.

In the off-plan segment 12,261 apartments were sold at JVC and 8,626 at Business Bay. Dubai South took third place (6,757), followed by Dubai Residences Complex (6,657) and Dubai Science Park (5,155). Meanwhile, 5,301 investors bought 5,301 ready apartments at JVC, 3,247 at Business Bay, 2,526 at Dubai Marina, 2,100 at Downtown Dubai and 1,832 at International City.

The top five location for off-plan villa and townhouse sales were DAMAC Islands (4,845), The Valley (2,936), Grand Polo Club and Resort (2,521), Dubai South (,621) and DAMAC Hills 2 (1,504). In the ready segments, DAMAC Hills 2 was top of the sales chart (1,066) followed by Al Furjan (610), Dubai South (512), The Springs (463) and Town Square (369).

The life of luxury

Dubai's luxury and ultra-luxury property segment saw strong growth in 2025. Sales of luxury homes (worth AED20 million to 50 million) increased by more than 47% year-on-year, with 2,500 transactions – more than 70% of which were off-plan. Transactions for ultra-luxury homes (priced at AED50 million and above) also reached new highs, with nearly AED28 billion worth of sales across 302 properties – a 54% increase in values and 32% jump in volumes.

Sales and rental prices

Dubai residential property prices saw an average annual increase of 12.1% last year, reaching AED1,673 per square foot. However, the pace of growth moderated from 16.5% in 2024 and 17.6% in 2023, signalling a gradual cooling from the market's peak momentum. Price rises varied across the city, with double-digit growth in Discovery Gardens, Dubai Marina, Arabian Ranches 2 and Dubai Hills Estate, while locations including Jumeirah Lakes Towers, Downtown Dubai, Dubai Creek Harbour and Business Bay all saw single-digit increases.

The cost of renting a home in Dubai rose by an average 11% in 2025 to just under AED76

per square foot, with the pace of growth easing from the 13-15% range recorded earlier in the year, reflecting a gradual rebalance in the market. Cavendish Maxwell expects further moderation as new supply comes to the market, giving tenants more options and reducing upward rent pressure.

Over 590,000 rental contracts were registered last year, with renewals accounting for nearly two-thirds.

Rental yields

Gross rental yields averaged 7% for apartments in 2025, with some areas commanding well over 8%. Top of the chart was International City at 8.9%, followed by Downtown Jebel Ali and Dubai Production City at 8.3%. DAMAC Hills 2, Dubai Silicon Oasis and Dubai Studio City secured 8.2%.

Rental yield for villas and townhouses averaged 4.8%, with wide variations depending on location. Yields reached almost 7% at Al Barari, 6% at Dubai Industrial City and 5.7% at DAMAC Hills 2 and International City.

Project deliveries

40,400 new properties were delivered in 2025 – less than the initial projection of 82,600, resulting in a materialisation rate of just under 49%. Despite lower-than-predicted deliveries, the figure was 16.4% higher than in 2024, when 34,700 units were completed.

Apartments made up most of the 2025 completions, accounting for 32,500 units, up 24% on 2024. By contrast villa and townhouse deliveries declined by nearly 7% to 7,900 units.

JVC, Arjan, Business Bay, Sobha Hartland and Dubia Creek Harbour accounted for 42% of all completions.

Upcoming supply

685 new projects, with a combined 174,900 units, were launched in 2025 – equivalent to 479 per day. New projects were dominated by apartments, which accounted for nearly 88%. This trend highlights developers' preference for apartments because of faster sales cycles and a broader appeal to investors and end users.

Around 110,500 units are projected for delivery this year, with the bulk of new properties hitting the market in Q4. Historical trends suggest that actual deliveries could be lower. Currently, around one third of the units in 2026's delivery pipeline are in the early stages of construction (less than 25% completion) with one quarter reaching 75% completion or more, signalling potential delays.

A further 133,300 units are scheduled for 2027 and another 101,500 in 2028, with apartments representing more than 84%. JVC, Dubai South, Business Bay, Dubai Residential Complex and DAMAC Lagoons are expected to account for nearly a third of new supply across the two years.

SHARJAH REPORTS 2.53 BLN IN REAL ESTATE TRANSACTIONS IN JANUARY

A total of 10,333 transactions were executed during the month

Sharjah's real estate sector began 2026 with strong momentum, recording transactions worth AED9.3 billion in January, up 34.8 percent from AED7 billion in January 2025.

A total of 10,333 transactions were executed during the month. The total area traded in sales transactions reached approximately 23.8 million square feet, reflecting sustained growth and investor confidence at the start of the year.

Sharjah's real estate market continues to show growing maturity and a diversified investor base.

Government policies, legislation and strategic urban planning have strengthened the emirate's position as a long-term investment destination, while major development projects and infrastructure expansion have supported local and foreign capital inflows.

The Sharjah Real Estate Exhibition (ACRES) further boosted activity, recording sales worth AED5 billion and contributing to higher transaction volumes.

A total of 4,868 sales transactions were recorded across 129 areas in Sharjah's cities and regions, covering residential, commercial, industrial and agricultural properties. By property type, 2,101 transactions involved units in towers, 1,672 were for land, and 1,095 for built-in land.

Al-Khan recorded the highest transaction for built-in land at AED90 million, while Al-Tay West registered the largest land mortgage at AED240 million.

In Sharjah City, 4,061 sales transactions were recorded. Muwaileh Commercial led with 787 transactions, followed by Al-Khan (442), Al-Mamzar (334) and Al-Hamriyah West (293).

In terms of trading value, Muwaileh Commercial ranked first at AED1.1 billion, followed by Al-Khan at AED718 million, Al-Hamriyah West at AED714.6 million and Rawdat Al-Sidr at AED567.5 million.

In the Central Region, 753 sales transactions were recorded, with Al-Belaida accounting for 433 transactions and the highest trading value at AED649.8 million.

In the Eastern Region, 54 sales transactions took place. Hay Al-Gharb led with 11 transactions and recorded the highest trading value in the region at AED24.9 million.

ADREC RELEASES ABU DHABI REAL ESTATE MARKET REPORT 2025

Highlighting Structural Demand Strength and Long-Term Growth Outlook Through 2030

- Abu Dhabi's real estate market achieves 44% growth in transaction values hitting record levels of AED 142 Bn in 2025 as population growth drive historic performance across all property sectors, quadrupling since 2022
- Real estate sales drove the overall sector, accounting for a record-high AED 93 Bn in 2025, with residential units sales jumping 67% to AED 76 billion
- 87% of residential units sales value in 2025 was registered as cash transactions
- Foreign buyers drive 62% of y-o-y market growth in residential units sales
- Abu Dhabi maintains exceptional market stability with as overall retail occupancy reaches a five-year high of 94% and office occupancy remained above 95%

Abu Dhabi, The Abu Dhabi Real Estate Centre (ADREC), the custodian and regulator of Abu Dhabi's real estate sector, has released the latest Real Estate Market Report 2025 providing comprehensive analysis of supply and demand dynamics, pricing behaviour, investment patterns, and forward-looking projections that define the emirate's evolving real estate landscape. The report represents the latest iteration in a bi-annual series of comprehensive market analyses, positioning Abu Dhabi as a regional leader in data-driven decision making in real estate.

ADREC's flagship report serves as the definitive source for transparent real estate insights, featuring market values reaching historic highs driven by sustained economic growth, robust population expansion of 7.5% in 2024, and foreign investor confidence. The report encompasses detailed supply and demand analytics, transaction performance metrics, geographic distribution patterns, and forward-looking projections through 2030.

"The report demonstrates Abu Dhabi's position as a global real estate destination of choice, with a sector defined not only by growth, but by stability, transparency, and long-term confidence." said H.E Rashed Al Omaira, Director General of ADREC. " The data confirms that demand fundamentals remain strong, supply expansion is disciplined, and price movement is occurring in an orderly and sustainable manner. These dynamics reflect the strength of Abu Dhabi's economic foundation and the effectiveness of a regulatory framework designed to safeguard investors while enabling responsible development."

"As we look towards 2030, continued planning discipline, advanced digital infrastructure, and strengthened governance will remain central to shaping a resilient real estate ecosystem that supports Abu Dhabi's position as a leading global destination to live, invest, and thrive."

Transaction Values Reach Historic Peaks Across All Sectors

The 2025 transaction performance establishes new benchmarks for market activity, with total real estate values hitting AED 142 billion, representing a remarkable 44% acceleration from 2024 levels. Real estate sales dominated market activity, accounting for a record-high AED 93 billion and representing 66% of total transacted value, signalling exceptional market health and transaction robustness.

Residential unit sales emerged as the primary growth driver, expanding from approximately AED 19 billion in 2022 to AED 76 billion in 2025, representing a fourfold increase driven by off-plan sales growth and master-planned community development. The market's international appeal is demonstrated through foreign investment patterns, with resident expatriates and non-resident foreign investors driving 62% of total 2025 residential sales value. Top 10 developers capture 91% of residential off-plan primary sales value totalling AED 50 billion, while the top 10 projects contributed 32% of total sales at AED 24 billion.

Supply and Demand Dynamics Drive Exceptional Price Performance

Abu Dhabi's real estate market establishes fundamental strength through sustained demand-supply imbalances across all sectors. The emirate's residential inventory reached 401,000 units in 2025, with occupied units growing at 6.6% annually compared to supply growth of 2.8% since 2022, creating conditions for accelerated price appreciation. Apartment prices recorded their sharpest annual increase in recent years, with sale prices rising 19% and new lease prices climbing 16% between 2024 and 2025.

Villa performance mirrored this strength, with sales prices increasing 13% and rental yields demonstrating robust 14% growth in investment zones. The market's structural health is evidenced by rental units comprising 71% of total occupied units, driving strong rental yields across the emirate. Future supply projections indicate continued momentum, with residential stock expected to grow 2.9% annually through 2030, supported by 43,000 new units anticipated from investment zones where 98% of new apartments will be delivered.

Commercial Real Estate Achieves Peak Occupancy and Pricing Power

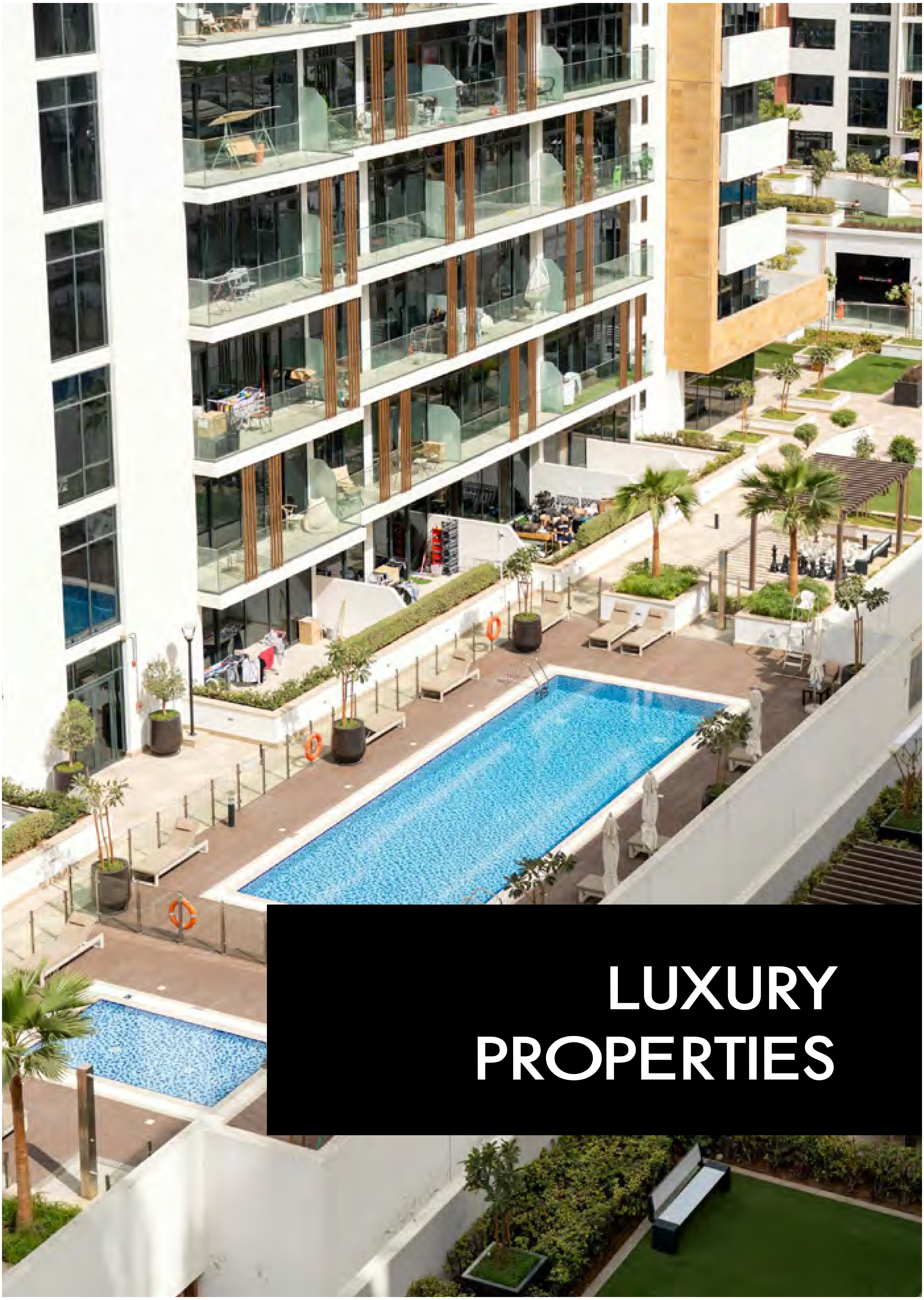
Abu Dhabi's commercial sectors demonstrate exceptional performance, with retail and office markets reaching multi-year occupancy highs driven by economic expansion and constrained supply growth. The retail sector achieved total supply of 3.8 million square meters by 2025, with street retail and community malls forming the market backbone at 44% of total gross leasable area. Overall retail occupancy surged to 94% in 2025, reaching a five-year peak supported by demand growth outpacing 2.3% annual supply increases, resulting in new lease prices accelerating 8% year-over-year.

Office market performance proved equally robust, with total supply reaching 3.4 million square meters and occupancy maintaining structural strength above 96%. Supply growth of less than 2% compared to 2024, combined with 9% job growth and 6.4% expansion in professional roles, drove new office lease prices up 11% in 2025. Yas Island emerged as the leading office destination, driving 20% of new supply between 2022 and 2025, highlighting geographic diversification within the emirate's commercial landscape.

ADREC's technological advancement of digital real estate services, including virtual transaction capabilities, enhanced analytical tools, and expanded market transparency aligned with the Abu Dhabi Government Digital Strategy 2025-2027. Robust data methodologies including price-range validation, transaction filtering, and geographic stratification ensure analytical accuracy and support informed decision-making across the sector.

About The Abu Dhabi Real Estate Centre (ADREC)

The Abu Dhabi Real Estate Centre (ADREC) was established in November 2023 as an affiliate under the Department of Municipalities and Transport with the mission to accelerate growth across the real estate ecosystem in the emirate. ADREC unifies and strengthens the real estate sector in Abu Dhabi through a comprehensive regulatory framework to further enhance the efficiency of real estate and strengthen oversight, as well as increase transparency and support for residents, investors, real estate companies and professionals. ADREC's strategy is centred around enhancing supply and growing demand through its four key sectors: Real Estate Strategy, Real Estate Promotion, Real Estate Regulation, and Real Estate Transactions Management.



LUXURY PROPERTIES

UAE SOARS AS GLOBAL LEADER IN LUXURY BRANDED RESIDENCE, FUELED BY WEALTH MIGRATION AND RECORD GROWTH

CBRE releases its UAE Branded Residences Report 2025

CBRE Middle East, the global leader in commercial real estate services, released its latest UAE Branded Residence Report, highlighting the country's growing prominence as a global magnet for luxury living and branded real estate. The report underscores a surge in demand driven by strong economic fundamentals, international wealth migration, and an expanding pipeline of branded projects across **Dubai, Abu Dhabi, & Ras Al Khaimah**. The UAE economy continues to provide a robust backdrop for real estate investment, with GDP growth forecast at 5.3% in 2025, supported by diversification into non-oil sectors and sustained investor confidence. This strength has coincided with record inflows of high-net-worth individuals (HNWIs), positioning the Emirates as the world's leading destination for wealth migration. Branded residences have emerged as a preferred asset class for these investors, offering globally recognized quality, security, and convenience.

The report highlights the growing importance of the "Everyday Millionaire" (EMILLI) segment, a group with assets between $1 million and $5 million who are increasingly driving real estate growth. Branded residences, with their convenient amenities and association with trusted brands, serve as an attractive entry point for both HNWIs and EMILLIs. Dubai, Abu Dhabi, and Ras Al Khaimah each offer unique value propositions to cater to these different wealth segments and investment strategies.

Dubai remains the epicenter of the branded residences market, recording a 26% year-on-year increase in transaction volumes and a 51% rise in value during the first nine months of 2025. Investors are paying an average premium of 64% for branded units as compared to non-branded properties. Dubai's appeal lies in its brand prestige, lifestyle integration, investor confidence, safe-haven status, and tax benefits. While off-plan sales dominate, ready-to-move units are limited and concentrated in established areas. The city's pipeline is equally impressive, with over 31,000 units scheduled for delivery by 2030, representing 8% of total new residential supply.

Abu Dhabi is rapidly emerging as a power house in its own right with transaction volumes soaring 126% year-on-year in 2025. Branded residences in the capital command an average premium of 87%, reflecting both scarcity and the appeal of globally renowned hospitality and lifestyle brands. The segment's share of new supply deliveries is projected to reach 18% during 2029, supported by landmark projects on Saadiyat and Yas Islands. Branded residences have seen a dramatic increase in market share, fueled by positive market dynamics, rising foreign investment, and further supported by major news announcements such as the planned opening of Disneyland. The future pipeline includes over 2,700 branded units across more than 20 projects, featuring a mix of hospitality and non-hospitality brands, which will significantly elevate Abu Dhabi's luxury offerings and further attract foreign investment.

Ras Al Khaimah (RAK) is rapidly becoming one of the fastest-growing segments in the UAE's branded residence market, driven by strong recent economic growth and a clear tourism strategy focused on leveraging adventure and the Emirate's natural assets. RAK has undergone a major transformation, shifting from a value-driven market to a luxury destination. The catalyst for this change has been the Wynn Al Marjan resort announcement, which has created a strong demand driver and fueled a construction boom. Accordingly, the supply pipeline is surging, with branded units projected to significantly increase their contribution to new supply. A key development is the rising prominence of non-hospitality branded residences, signaling the market's maturation and appeal to a diverse range of international investors.

BRANDED RESIDENCES SURGE ACROSS THE MIDDLE EAST AS DUBAI AND THE WIDER GULF LEAD GLOBAL GROWTH, SAVILLS FINDS

The branded residences sector across the Middle East continues to gather momentum, with Dubai and the wider Gulf emerging as key drivers of global expansion, according to Savills Global Residential Consultancy's Branded Residences 2025/2026 report.

Savills analysis shows that the Middle East & North Africa region has recorded one of the fastest growth rates worldwide over the past five years, rising by 187%, supported by strong development pipelines across Dubai and the wider Gulf. Globally, the number of branded residential schemes is expected to reach 910 by the end of 2025, representing 19% year on year growth, with more than 220 new projects added to the pipeline in 2025 alone. Within MENA, Dubai alone accounted for 64 completed schemes and 87 in the pipeline.

Dubai continues to cement its position as a global hub for branded residences, ranking as the world's leading city by number of completed and pipeline schemes. Other Middle Eastern markets are also gaining traction, with Cairo emerging as a growing urban destination and Ras Al Khaimah featuring prominently in the future development pipeline, reflecting rising investor interest in both established and emerging lifestyle-led locations across the UAE and Egypt.

The report highlights that branded residences are increasingly concentrated in internationally connected cities and resort destinations that offer capital security and strong lifestyle infrastructure. The waterfront appeal of Dubai and Ras Al Khaimah's projects, as well as expanding luxury and hospitality offerings, position the UAE and neighbouring Gulf markets alongside mature global gateways such as London, Miami and New York.

Looking ahead, Savills anticipates continued diversification across the branded residential sector, with hotel brands maintaining dominance in delivery while non-hotel brands, including design, fashion and lifestyle labels, steadily increase their market share. The Middle East is also expected to benefit from this evolution, supported by ongoing development activity in Dubai, Ras Al Khaimah and key regional cities, as well as rising interest from international investors seeking stable, lifestyle-oriented real estate markets.

Commenting on the regional outlook, Andrew Cummings, Head of Residential Agency, Savills Middle East said, “Dubai’s continued appeal as a global lifestyle and investment destination is placing it firmly at the centre of branded residential growth. We are seeing sustained demand from international buyers drawn by the city’s connectivity, capital security and depth of luxury product, while emerging destinations such as Ras Al Khaimah and Abu Dhabi are gaining momentum as developers look to diversify beyond core urban markets. Across the wider Gulf, branded residences are increasingly being viewed as a long-term value play, combining strong lifestyle appeal with resilient investment fundamentals.”

INVESTOR TIPS

WHAT AI ACTUALLY DOES FOR PROPERTY INVESTORS (AND WHAT IT DOESN'T)

Kelly Jenkins,

Speaker, Innovation Experts Real Estate Institute. Strategy and Commercial head at SOULATICS.

Walk into any property exhibition in Dubai today and you will hear the words

"AI-powered" attached to everything from valuation tools to tenant screening. The technology has become a fixture of real estate marketing. But for investors making decisions about where to deploy capital, the more useful question is not whether AI exists in real estate—it clearly does—but what it actually does, and where it falls short.

The answer matters because AI in real estate operates very differently from AI in other industries. Understanding that difference can sharpen how investors evaluate deals, assess developers, and manage their portfolios.

The Core Difference: AI Cannot See Properties

In industries like finance or healthcare, AI systems work with structured, standardised data. A blood test returns the same format whether taken in Dubai or Delhi. Stock prices flow through regulated exchanges with millisecond precision.

Real estate does not work this way. Every property is unique. Two apartments in the same building can have materially different values based on floor height, view orientation, or the quality of finishes that no database captures. A villa's true condition—whether the AC system is aging, whether there's moisture behind the walls—exists in physical space, not in data fields.

This is not a limitation that better technology will solve. It is the nature of the asset class. AI can process information about properties, but it cannot inspect them. The investor or their advisor still needs to stand in the unit, assess the neighbourhood at different times of day, and make judgments that no algorithm can replicate.

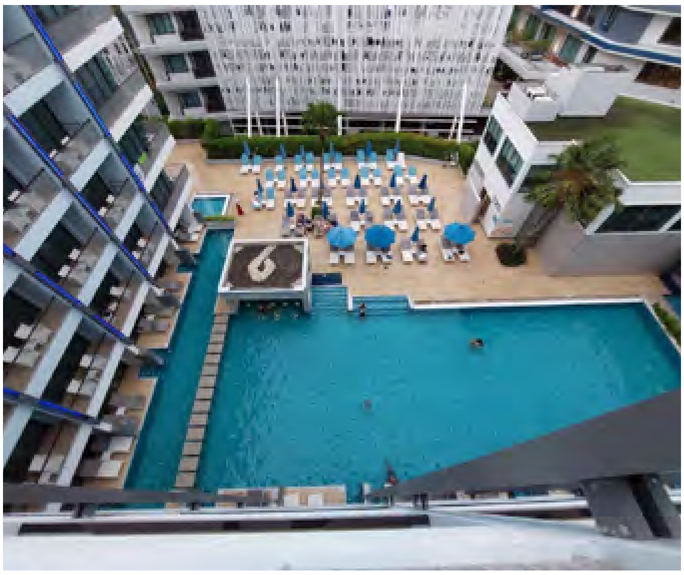
Where AI Adds Real Value

That said, AI has become genuinely useful in several areas that matter to investors.

Market pattern recognition. The Dubai Land Department now provides transaction data with remarkable transparency. AI tools can identify micro-trends within this data—which unit types in which buildings are transacting fastest, how price-per-square-foot has moved across specific corridors, where rental yields are compressing or expanding. For investors evaluating multiple opportunities, this analysis that once took weeks now takes minutes.

Document processing at scale. Off-plan investors often review multiple SPAs, payment plans, and developer disclosures simultaneously. AI can extract and compare key terms across documents—completion dates, penalty clauses, handover specifications—highlighting inconsistencies or unusual provisions. This does not replace legal review, but it focuses attention where it matters.

Rental market monitoring. For landlords managing multiple units, AI can continuously scan listing platforms to flag when comparable



properties change asking rents, when vacancy periods extend beyond norms, or when new supply enters the immediate competitive set. This passive intelligence keeps investors informed without constant manual effort.

The Valuation Problem

Perhaps the most oversold application of AI in real estate is automated valuation. The technology can generate estimates, but investors should understand what those estimates actually represent.

Automated valuation models work by finding comparable transactions and adjusting for differences. The challenge in Dubai's market is that "comparable" often means something very different than in mature Western markets. A branded residence and a non-branded unit in adjacent towers may share similar specifications but trade at dramatically different premiums. A developer's reputation, the quality of facilities management, the specifics of a master community's covenant—these factors drive value but resist quantification.

The practical takeaway: use AI valuations as one input among several, not as the answer. They are most reliable for commodity product in mature communities with deep transaction history. They are least reliable for unique properties, new areas, or anything where qualitative factors dominate.

What Changes in 2026

The more interesting development is not smarter valuations but what might be called

"AI as analyst"—systems that can synthesise multiple information sources into coherent investment views.

Consider a scenario where an investor asks: "Show me buildings in JVC where average rental yields exceed 7%, construction completed within the last three years, and service charges remain below AED 15 per square foot." A year ago, answering this required manually pulling data from multiple sources. Today, properly configured AI can return this analysis in seconds, with source citations an investor can verify.

This capability does not make decisions. It accelerates the filtering process that precedes decisions. For investors reviewing numerous opportunities, this compression of research time is the genuine productivity gain—not artificial intelligence, but analytical leverage.

A Framework for Evaluation

When developers or platforms promote AI capabilities, investors benefit from asking three questions.

First, what data does this system actually access? AI is only as good as its inputs. A valuation model trained on off-market transaction data will outperform one relying solely on listed prices. A tenant screening tool with access to court records provides more signal than one limited to self-reported history.

Second, what decisions does this replace versus inform? The most honest AI applications position themselves as decision support, not decision makers. Anything claiming to automate the investment decision itself should be treated with scepticism.

Third, what happens when the system is wrong? In real estate, errors compound. A flawed valuation can lead to overleveraging. A missed lease clause can trigger costly disputes. Understanding how AI systems handle uncertainty—and whether they communicate confidence levels alongside outputs—separates useful tools from impressive demonstrations.

The Human Element Remains

Dubai's real estate market continues to mature in ways that favour informed investors. Transparency has increased. Data accessibility has improved. AI tools have become genuinely useful for specific tasks.

But the fundamentals of successful property investment have not changed. Location judgment, developer assessment, timing decisions, and the physical reality of individual assets still require human evaluation. The investors who will benefit most from AI are not those who delegate decisions to it, but those who use it to make better decisions faster—while keeping their feet firmly on the ground, often literally, walking the properties they intend to own.

DECODING A PROPERTY INVESTOR'S DNA

Hiba Jaber,
Innovation Experts Real Estate Institute Senior Advisor & Trainer

Dubai's real estate market continues to attract local, regional and international investors, but successful property investment goes far beyond identifying an attractive price point. Understanding an investor's "DNA" (their objectives, risk tolerance, and time horizon) is key to making sound decisions in such competitive market.

At the core of every investment purchase are several fundamental considerations: type of project (residential, commercial or industrial),

developer credentials and credibility (strong financial health, a proven track record of successful projects, and compliance with quality/sustainability standards), property size, connectivity and transportation link, project current status (ready, off-plan, expected completion and handover dates), amenities, area current and future developments, budget, expected return, holding period, and financing strategy.

Each investor must also account for the purchase transaction and ownership costs, including Dubai Land Department (DLD) registration and administrative fees, Trustee fee, initial down payment and subsequent payments, brokerage commission, service charges, maintenance costs, housing fee, home insurance premium and, where applicable, mortgage related costs and legal fees. The above listed factors directly impact net yield and long-term profitability.

Off-Plan vs. Ready Assets: Yield vs. Timing

As mentioned above, an important strategic decision investors face is choosing between off-plan and ready properties.

Off-plan investments are often driven by capital appreciation. Developers in Dubai frequently offer extended post-handover payment plans, allowing investors to preserve liquidity while benefiting from price growth during the construction phase. However, returns depend heavily on the developer's credibility and project execution. Investors should always assess the developer's track record, delivery history, and build quality before committing.

Dubai's regulatory framework provides safeguards for off-plan buyers. Under Law No. 8 of 2007, developers must place all buyers' payments into a project-specific escrow account regulated and monitored by the Real Estate Regulatory Agency (RERA). Transactions must also be registered in

the Interim Real Estate Register (Oqood), ensuring transparency and legal protection.

Ready properties, by contrast, appeal to income-focused investors seeking immediate rental returns. These assets allow for clearer cash-flow projections, reduced development risk, and faster market entry: often at a higher upfront cost.

Location: The Primary Driver of Performance

For investors, location is the single most influential factor affecting both rental demand and capital appreciation. Communities with strong infrastructure, lifestyle amenities, and

accessibility tend to outperform over time. Proximity to business districts, transportation links, schools, retail, and leisure facilities directly influences occupancy rates and tenant retention.

Asset Selection and Exit Strategy

Property type and layout should align with target tenant demographics and resale potential. Apartments in high-demand communities typically offer greater liquidity, while villas may provide stronger long-term appreciation in family-oriented neighborhoods.

Equally important is having a clear exit strategy. Whether the goal is short/medium-term resale or long-term income generation, investors should assess how market cycles, supply pipelines, and regulatory changes may affect future value.

Final Takeaway

Successful property investment in Dubai is driven by data, discipline, and due diligence. Investors, who clearly define their objectives, understand regulatory protections, and select assets aligned with market fundamentals are best positioned to achieve sustainable returns in one of the region's (even world) most dynamic and rewarding real estate markets.

FUTURE-PROOFING WEALTH: HOW SMART INVESTORS ARE PROTECTING DUBAI REAL ESTATE INVESTMENTS IN 2026

Jalpa Gajria
Senior Real Estate Consultant and Instructor – Innovation Experts Real Estate Institute, Dubai UAE
Managing Partner - Luxe Finder Real Estate LLC, Dubai

Dubai, UAE - As global investors look to capitalise on dynamic urban markets, Dubai's real estate arena continues to stand out in 2026 for its innovation, resilience, and unparalleled returns. With a constantly evolving economic landscape, adopting forward-thinking protection strategies can safeguard wealth, enhance returns, and ensure sustainable growth - whether you're a seasoned investor or exploring property as your first asset.

Here's how you can protect and maximise the value of your Dubai real estate investments in 2026:

1. Understand the Market's New Normal

Dubai's real estate market in 2026 is characterized by steady, sustainable growth rather than speculative spikes. After years of strong momentum, price movements are becoming measured and driven by fundamentals such as population growth, infrastructure expansion and changing demand patterns.

Analysts anticipate moderate but positive price increases across segments, driven by healthy demand and controlled supply. Rental rates are also stabilising, with forecasts pointing to moderate increases supported by population influx and end-user demand, offering investors dependable income streams.

Investor Takeaway: Long-term prospects are strong. Prioritize fundamentals — such as location, build quality, and tenant demand — over short-term price swings.

2. Diversify Across Asset Types and Segments

One of the most powerful risk-mitigation strategies is diversification within real estate:

a. Residential Properties

From apartments in vibrant downtown hubs to family villas in suburban master-planned communities, residential properties remain a core source of rental yields and capital appreciation. Key communities like Downtown Dubai, Dubai Marina, Jumeirah Village Circle, and Dubai Hills Estate continue to draw demand from expatriates and long-term residents alike.

b. Off-Plan and Ready Properties

Off-plan investments remain popular due to attractive payment plans, early-entry pricing and strong appreciation on completion. That said, balancing off-plan holdings with completed or near-completion assets can provide rental income while an off-plan project matures.

c. Luxury & Branded Residences

The luxury segment — especially branded residences affiliated with global hospitality names — continues to draw high-net-worth buyers seeking prestige, lifestyle amenities and strong resale value.

d. Commercial & Mixed-Use

Commercial real estate, especially well-located Grade A office space and mixed-use developments, can offer defensive value with steady long-term leases as businesses expand in Dubai's diversified economy.

Investor Takeaway: A balanced portfolio with a mix of property types spreads risk and enhances resilience against cyclical shifts.

3. Choose Prime Locations Anchored by Infrastructure

Location remains a timeless investment tenet — and in Dubai it's more vital than ever. Properties near

major transportation links, business hubs, and lifestyle destinations consistently outperform in both rental demand and price appreciation:

a. Metro-connected communities

b. Areas near major highways and airports

c. Master-planned lifestyle hubs with schools and healthcare

d. Waterfront developments and leisure-centric zones

Future infrastructure projects and urban planning initiatives under Dubai's strategic 2040 plan enhance the long-term appeal of well-connected neighbourhoods.

Investor Takeaway: Buying with an eye on confirmed infrastructure expansion — not just speculative plans — preserves capital and strengthens future liquidity.

4. Embrace Innovation:

Technology, Sustainability & Smart Homes In 2026, technology is integral to market resilience. Properties that leverage smart home features, AI-enabled building management, and energy-efficient systems are increasingly attracting tenants and buyers alike. Developers are integrating IoT systems, sustainability measures and digital access technology across new developments — boosting appeal and cutting operating costs. Eco-friendly homes that deliver lower utility costs and reduced environmental impact hold strong appeal for both tenants and future buyers — contributing to long-term value retention.

Investor Takeaway: Prioritize properties featuring technology and green design — these are the assets that command premium rents and resilient demand.

5. Use Legal Frameworks to Your Advantage

Dubai's regulatory environment supports transparency and investor protection through agencies such as the Real Estate Regulatory Agency (RERA) and the Dubai Land Department (DLD), ensuring secure transactions and clear title processes. Best practices apply routinely include:

a. Conducting thorough due diligence on title deeds and developer track records.

b. Use escrow-protected off-plan payment structures.

c. Engaging RERA-registered brokers and legal advisors at every stage.

These safeguards reduce risk and preserve capital — especially important for international investors navigating cross-border transactions.

6. Maximise Tax-Efficient Structures

Dubai's tax-friendly environment — including no property tax and no capital gains tax on real estate — enhances net investor returns compared to many global markets. For larger portfolios, consider options such as:

a. Real Estate Investment Trusts (REITs):
With recent regulations clarifying tax exemptions for qualifying REITs, this can be a compelling passive income model.

b. Free Zone Entities:
Structuring investments via free zone companies can further optimise returns due to 0% corporate tax on qualifying income in many jurisdictions.

Investor Takeaway: Effective corporate and trust structures — aligned with UAE tax regulations — can maximise after-tax returns, especially for institutional and diversified investors.

7. Focus on Quality, Delivery Confidence & Developer Reputation

Not all real estate assets are created equal. Choosing properties from developers with strong track records in delivery, build quality and after-sales service protects value and avoids pitfalls associated with delays or unfinished projects. With new supply entering

the market, particularly in emerging areas, product quality and long-term usability are increasingly defining which properties hold and grow value over the next decade.

Investor Takeaway: Strong developer credentials and high construction standards are non-negotiable criteria for sustainable investment.

8. Leverage Data and Market Intelligence

In a competitive market, real-time data is one of your strongest allies. Using advanced property platforms, analytics tools, and market reports can help you:

a. Track pricing trends

b. Evaluate rental yield differences

c. Assess project delivery timelines

d. Compare demand across communities

Platforms backed by big data empower smarter decisions and can reveal opportunities that traditional intuition might miss.

Investor Takeaway: Treat data as a core investment tool — not an optional add-on.

9. Plan With Time Horizons in Mind

Avoid short-term speculation. Dubai's real estate market rewards patient capital committed over meaningful time horizons. Whether it's capturing off-plan appreciation at handover or building reliable rental income streams, having a horizon of 5–10+ years aligns you with growth drivers like population expansion, visa reforms and strategic urban planning.

Investor Takeaway: Long horizon investing smooths volatility and focuses returns on structural value rather than cyclical noise.

10. Build Strong Local Partnerships

Finally, local expertise matters. Working with licensed real estate advisors, legal counsel, property managers and tax specialists can be the difference between a good investment and a great one. Local professionals help navigate regulations, optimise structures and keep you ahead of emerging market dynamics.

Investor Takeaway: Knowledgeable local partners augment your insights and protect your interests across every stage of ownership.

Conclusion: Dubai's Property Market — Poised and Protected

Dubai in 2026 presents a compelling mix of innovation, stability and global appeal. With a robust regulatory environment, strong demand drivers, and forward-looking urban planning, real estate remains one of the most attractive asset classes for investors seeking both income and long-term capital growth.

By anchoring decisions in data, diversifying intelligently, leveraging technology and legal frameworks, and adopting a long-term mindset, investors — both new and seasoned — can not only protect their wealth but position it to flourish in one of the world's most dynamic real estate hubs.

ALTERNATIVE INVESTMENTS

REWRITING PROPERTY OWNERSHIP: HOW PRYPCO IS POWERING THE UAE'S NEW REAL ESTATE ERA

Real estate is entering a new phase, one shaped by technology, regulation, and a growing demand for more accessible ways to invest in property ownership. Across global markets, the industry is moving beyond traditional, capital-heavy and complex ownership models toward more flexible and digitally enabled pathways. In the UAE, this transformation is happening quickly, supported by forward-looking regulation, strong real estate fundamentals, and a national focus on innovation.

Reshaping access to real estate in the region

At the centre of this shift is PRYPCO, the region's leading PropTech platform, focused on simplifying access to property and reshaping how individuals invest in real estate.

PropTech is no longer limited to search platforms or digital listings. It now plays a role across the entire property lifecycle, from discovery and financing to ownership and investment participation. As the sector matures, the focus is moving from digitizing existing processes to building new infrastructure that enables people to engage with property in a more structured and accessible way. PRYPCO is building within this space, combining property, finance and technology into a platform designed to support the full ownership journey.

A key driver behind this transformation is the emergence of new ownership models, particularly fractional ownership. Traditionally, investing in real estate required significant upfront capital and long-term commitment, limiting participation to a smaller segment of investors. Fractional ownership introduces a more flexible model, allowing property assets to be structured into smaller investment opportunities. This expands access, supports diversification and introduces a more modern, structured pathway into property investment. It reflects a broader shift from ownership being exclusive to becoming more inclusive and accessible to all.

The UAE provides a strong foundation for this evolution. Regulatory alignment and a national ambition to lead in digital transformation have created the conditions for new ownership models to emerge responsibly. Within this environment, PRYPCO is working closely across the real estate and financial ecosystem to support the development of structured and credible pathways into property participation, with the Marketplace forming part of a broader shift toward digitally enabled ownership infrastructure.

"The UAE has created the ideal environment for innovation in real estate. We are focused on building the infrastructure that allows more people to access property in a regulated, transparent and future ready way," said Essa Ibrahim, Co-founder and President of PRYPCO.

Future plans of PRYPCO

Looking ahead, PRYPCO's focus is on strengthening its role as a leading ownership platform by continuing to expand access to property, advancing fractional and structured ownership models, and supporting cross-border investor access.

The future of real estate will be defined by accessibility, infrastructure and ownership access. Ownership will become more flexible, investment more structured, and technology will form the foundation through which people interact with property. In this environment, the companies that will shape the next phase of the sector are those building long-term platforms rather than standalone solutions.

INTERNATIONAL PROPERTIES

MARSA ZAYED: A TRANSFORMATIONAL WATERFRONT DEVELOPMENT IN AQABA, JORDAN

Marsa Zayed is a large-scale mixed-use waterfront development located along Jordan's Red Sea coastline in Aqaba. Spanning approximately 320 hectares (3.2 million square meters), the project is envisioned as a future tourism, residential, and business destination, positioned as a southern gateway to some of Jordan's most iconic attractions, including the UNESCO World Heritage Site of Petra and the Wadi Rum Protected Area.

The development is designed to contribute to the long-term positioning of Aqaba as a regional tourism and lifestyle destination, benefiting from its strategic location on the Red Sea and its role as a key entry point for visitors to southern Jordan.

Marsa Zayed is being developed through a collaboration involving regional stakeholders and is supported by both UAE and Jordanian entities. MAG Group Holding has been selected as the lead developer for the project by AD Ports Group, the landowner of the site. AD Ports Group is an Abu Dhabi–based integrated trade, transport, and logistics group, which has also developed and operates the Aqaba Cruise Terminal, opened in January 2023, under an agreement with the Aqaba Development Corporation.

MAG Group Holding is responsible for overseeing and managing the development of Phase 1 of Marsa Zayed, including investor engagement and delivery planning.

Phase 1: Riviera Heights and the Waterfront District

Phase 1 of Marsa Zayed extends along approximately 1.2 kilometers of Red Sea beachfront and includes a mix of residential, hospitality, retail, and leisure components. A key residential element of this phase is Riviera Heights, which comprises four residential towers forming part of an integrated waterfront district.

In addition to Riviera Heights, Phase 1 is planned to include:

- A marina precinct with residential and retail components
- A hotel and hotel apartments with associated beach club facilities
- A traditional-style souq featuring retail outlets
- Restoration of the historic Aqaba Minaret
- A yacht club and marina facilities
- A visitors' center

Riviera Heights: Coastal Living in Aqaba

Riviera Heights is the first residential phase within the Marsa Zayed master development. The project consists of four towers offering a range of residential units, including:

- **One-, two-, and three-bedroom apartments**
- **Two- and three-bedroom duplex apartments**

The development is planned to include family-oriented amenities and recreational facilities, with retail spaces located on the lower levels of the buildings. The towers are designed to maximize views of the Red Sea, with layouts intended to enhance natural light, ventilation, and connection to the surrounding coastal environment.

Architecturally, the podium of Riviera Heights features a stepped, terraced form inspired by natural desert erosion patterns. These layered geometries aim to visually anchor the towers while creating usable outdoor spaces that integrate with the broader waterfront setting.

The towers are oriented to optimize sea views and capture coastal breezes, contributing to indoor comfort and an enhanced seaside living experience. Retail and lifestyle offerings along the beachfront are intended to support an active and vibrant community environment for residents and visitors alike.

Sustainability and Construction Progress

Riviera Heights officially commenced construction with the laying of the foundation stone in February 2025. This phase focuses on establishing the project's core residential and waterfront components.

Environmental considerations form part of the project's planning approach, including initiatives aimed at beach rehabilitation and shoreline protection, using contemporary engineering and environmental management techniques.

REAL ESTATE IN MAURITIUS: A STRUCTURED PLATFORM FOR LONG-TERM CAPITAL

Mauritius at a Glance

Mauritius sits in the Indian Ocean, strategically positioned between Asia, Africa, and Australia. The island has built a reputation as an investment platform supported by a diversified economy and a stable democratic system based on the Westminster model. With a population of 1.3 million and a GDP per capita of USD 11,102 in 2024, the country has pursued reforms aimed at strengthening resilience and diversifying its economic base.

The economy extends well beyond tourism. Key clusters include ICT, manufacturing, logistics, financial services, life sciences, hospitality, and property development. The legal system combines civil law and common law traditions, with the Judicial Committee of the Privy Council in London serving as the ultimate court of appeal. A banking sector comprising 21 banks supports fund administration, investment banking, private client activities, and international portfolio management.

Mauritius presents itself as safe, stable, and predictable. That positioning underpins its real estate strategy.

Why Mauritius Has Become a Serious Real Estate Play

Real estate in Mauritius operates within a regulated framework supported by tax clarity, structured residency pathways, and strong institutional backing.

Fiscal framework

Investors benefit from a clearly defined tax environment:

- Income tax at 15 percent
- Corporate tax at 15 percent
- VAT at 15 percent
- No tax on dividends
- No capital gains tax
- No wealth tax
- No inheritance tax for direct descendants
- No exchange controls with free repatriation of funds, capital gains, and dividends
- 5 percent registration duty on the purchase of immovable property
- 100 percent foreign ownership permitted

Residency-linked investment

Property acquisition can lead to residency under approved schemes:

- Acquisition under IRS, RES, PDS, and Smart City Scheme
- Purchase above USD 375,000 grants a residence permit to the owner, spouse, and dependents
- Apartments in G+2 buildings are available from at least USD 145,000
- Residency granted for apartments above USD 375,000

Projects under these schemes are developed within a regulated legal framework approved by the Economic Development Board, with promoters required to provide management services, including maintenance and security.

Market performance

The Real Estate, Construction, and Hospitality sector contributed 18 percent to GDP in 2025, with gross value addition of

approximately USD 2.5 billion. Foreign direct investment in the sector increased from USD 46 million in 2006 to nearly USD 658 million in 2024. Domestic and foreign investment has enhanced infrastructure and amenities, supporting upscale residential units, resorts, golf developments, shopping malls, and grade A office buildings.

More than 120 residential projects are available, with around 1,200 units currently for sale. Prices range from USD 200,000 to USD 2 million, with an average selling price of approximately USD 2,500 per square metre. Investors may also participate in rental pool arrangements linked to hospitality facilities managed by established hotel brands.

Smart city development

Eighteen smart cities have been approved for development. These projects are designed as mixed-use, integrated environments supported by infrastructure, transport connectivity, educational institutions, and healthcare services.

Smart cities are structured around coherent urbanisation principles and next-generation infrastructure, providing space for investors to establish and operate businesses within the same ecosystem. Provisions are made for ICT, manufacturing, healthcare, financial services, logistics, education, and creative arts.

Treaty-Backed Investment Ecosystem

Mauritius supports its investment climate through an extensive treaty network:

- 45 bilateral investment treaties globally, including 24 with African states
- 52 double taxation agreements globally, including 21 with African states
- Membership in ICSID under the World Bank framework

These agreements provide mechanisms for investment protection, dispute resolution, and free repatriation of capital.

Where UAE Investors Can Deploy Capital

Investment opportunities extend across residential, tourism, healthcare, and commercial segments identified in the national development strategy.

Smart city residential mixed-use

Smart cities allow the acquisition of residential units under regulated schemes while offering integrated commercial and business space within the same master plan. Developments are required to include high-standard public spaces, sustainability measures, and smart infrastructure.

Waterfront regeneration

The Les Salines Waterfront in Port Louis covers 20 hectares and is planned as a mixed-use integrated development comprising retail, residential, office, hotel, and leisure facilities. Construction of a passenger cruise terminal is underway as part of the project.

Marina development

Mauritius is seeking to develop commercial marina projects to complement its tourism sector. A marina may form part of an integrated development including a hotel, shopping mall, and related facilities, providing secured mooring areas and marine services.

Retirement living

The government intends to attract at least 50,000 foreign retirees annually and position Mauritius as a prominent retirement destination. Opportunities include the development of luxury senior residences, multi-specialty clinics, and wellness facilities.

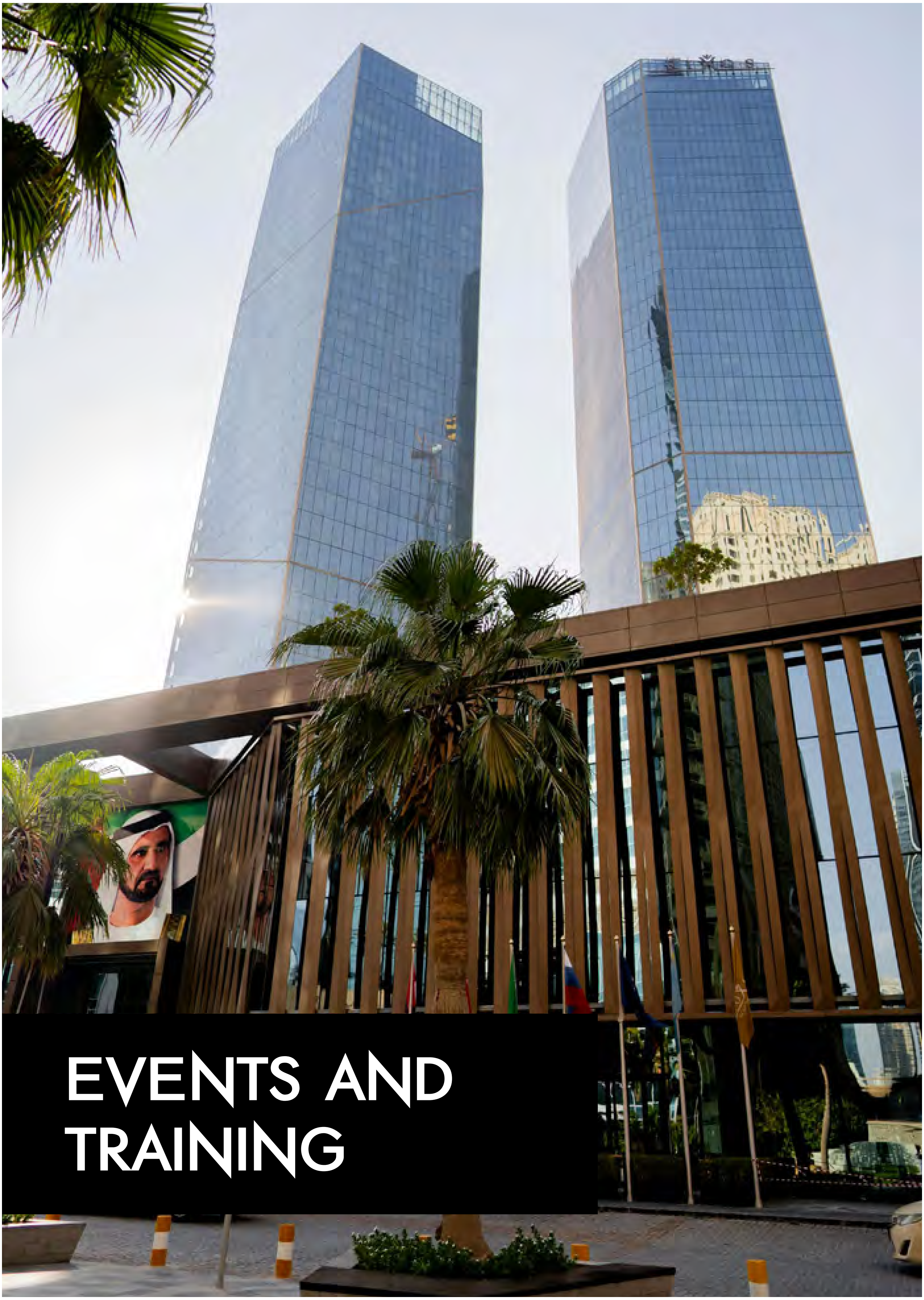
Commercial industrial

Investment prospects also include industrial parks, commercial complexes, office spaces, logistics facilities within the Freeport, high-class business hotels, and MICE infrastructure. The broader manufacturing and logistics ecosystem strengthens demand for such assets.

Conclusion: A Regulated Pathway into Property Investment

Mauritius has structured its real estate market within a stable legal framework, supported by tax clarity, residency pathways, and an extensive network of international treaties. The sector's contribution to GDP, rising foreign direct investment, and pipeline of regulated developments reflect a coordinated national strategy rather than isolated projects.

For UAE investors seeking exposure within a predictable regulatory environment, Mauritius presents a property market aligned with economic diversification, infrastructure development, and long-term planning.



EVENTS AND TRAINING

INTERVIEW WITH MOHAMMAD MOUSA SHANAAH, CEO OF INNOVATION EXPERTS REAL ESTATE INSTITUTE (IEREI)

Q: Mr. Mousa, can you tell us about Innovation Experts Real Estate Institute and how it began?

Innovation Experts Real Estate Institute was founded on experience and responsibility. Our team includes former Dubai Land Department professionals, bringing over 30 years of hands-on experience in Dubai's real estate sector.

We launched IEREI in January 2021, shortly after the Dubai Real Estate Institute closed in December 2020. DREI shaped real estate education in Dubai, and we continue that legacy.

For us, it was never about starting over, but moving forward — preserving the values and credibility that built the market while evolving to meet the needs of a new generation of professionals.

Q: What makes IEREI different from other real estate training institutes?

IEREI stands out for its strong foundation, scale, and real-world expertise.

We are authorized by the Dubai government to deliver up-to-date knowledge of laws, regulations, procedures, ethics, and market insights, ensuring our programs align with current regulatory developments and industry standards.

We are the region's leading institute in faculty strength and collective industry experience. Our team includes experienced professionals, regulatory experts, and active practitioners who bring decades of experience to the classroom.

We don't just teach theory — we deliver practical knowledge, tools, and market-driven strategies professionals can apply immediately.

At IEREI, regulatory authority, market leadership, and faculty experience create a learning experience that leads the industry.

Q: What is your broader vision for IEREI?

Our vision is to advance the real estate industry — in Dubai and globally. We believe education is the cornerstone of professionalism and ethical growth. By raising standards, embracing innovation, and maintaining integrity, we aim to shape a smarter, more transparent, sustainable sector. We are building the future of real estate.

Q: How important is training for property buyers and investors?

Training is vital. As I always say, knowledge is power. In a complex, fast-paced, high-stakes environment, buyers and investors cannot rely on assumptions or speculation.

Training strengthens decision-making, mitigates risk, and maximizes ROI. It helps investors—new or experienced—understand market trends, strategies, and investment models, empowering them to make informed decisions aligned with long-term financial goals.

Q: What courses do you offer to investors, and are you planning to expand?

We offer programs for property buyers and investors, from local certifications and advanced courses to internationally recognized executive programs.

Our most popular programs include:

- The Right Way to Invest in Real Estate
- Invest Smartly in Real Estate Workshop
- Executive Certificate in Real Estate Finance and Investments (in partnership with the University of Denver)

We also offer a women-focused course, Women of Vision – Your Journey to Financial Independence, empowering women to build strong financial futures through real estate.

Our Real Estate Investment Consultation program provides financial planning, portfolio management, risk assessment, and market analysis. We continuously enhance our programs based on market demands. As the real estate landscape evolves, so does our curriculum.

Q: Are you offering online training or just in-person programs?

We provide a flexible model combining in-person interaction with online convenience. Most programs follow a hybrid format, offering face-to-face engagement and live online sessions.

Our sessions are live, encouraging real-time interaction, clarification, and networking.

Q: What is your ultimate vision, and how will you achieve it?

Our vision is to foster a future-ready learning environment that empowers stakeholders to reach their potential. We promote lifelong learning, encourage innovation, and develop professionals who uphold world-class standards of excellence and ethics.

With visionary leadership and a committed team—faculty, staff, and partners—we drive innovation and transformation. With the right mindset, values, and continuous development, anything is achievable.

Q: What is your concluding statement?

Essential real estate knowledge is fundamental. It safeguards ethics, protects reputations, ensures legal compliance, and mitigates risk.

Education must be mandatory for the sustainable growth and success of the industry.

At IEREI, we are proud to be part of this transformation.

NEW PROJECT TRACKER

DUBAI RESIDENTIAL LAUNCH ACTIVITY JANUARY 2026, REPORT BY REIDIN

Dubai's residential market opened 2026 on a steady footing, with developers introducing 26 projects and 8,758 units during January, according to REIDIN analysis.

New launches entered the market at an average price of AED 2,062 per sq.ft, placing most fresh inventory within the mid to upper price segment rather than entry level stock.

One of the defining themes of the month was the continued expansion of branded residences. The debut of Maybach 6 by Binghatti in partnership with Mercedes Benz reflects a broader shift in Dubai's residential positioning toward lifestyle driven global products. REIDIN data shows branded homes remain a niche but steadily expanding segment as developers increasingly use international affiliations to strengthen differentiation and attract international buyers.

Launch activity also highlighted the role of established developers in shaping supply patterns. Nearly 60% of newly introduced units came from a limited number of major market participants, reinforcing a structured expansion in the primary market.

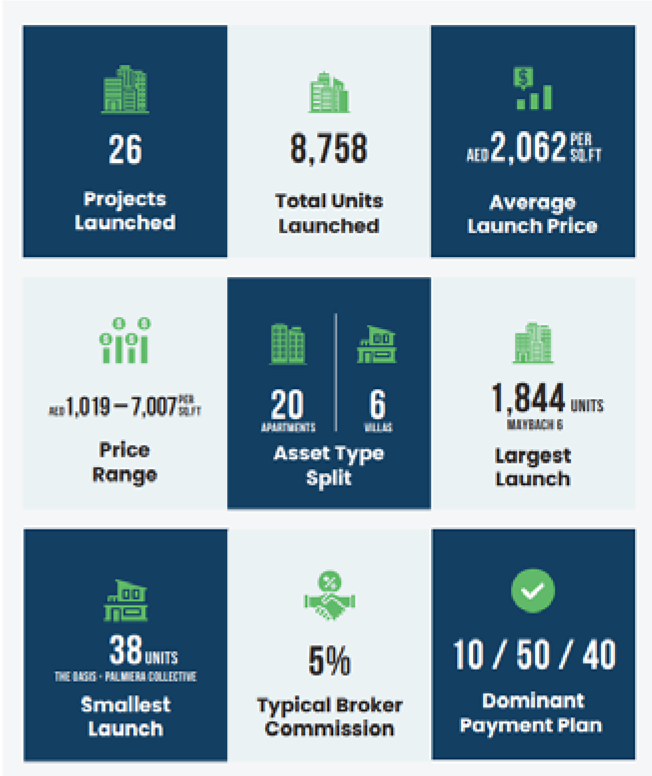
Geographically, REIDIN tracking indicates supply clustering across select growth corridors. Meydan recorded the largest addition, followed by The Heights and Dubai Production City, while Al Yufrah 1 and Jebel Ali First also contributed meaningful volumes, reflecting targeted expansion in emerging residential districts.

Payment structures remained broadly consistent. Most projects launched with a 10% down payment, while the dominant 10/ 50/ 40 payment plan continues to support market absorption by balancing buyer accessibility with developer discipline.

Pricing showed a wide spectrum ranging from AED 1,019 to AED 7,007 per sq.ft. Apartments accounted for the majority of launches, reaffirming the apartment led nature of Dubai's current residential expansion cycle.

Overall, REIDIN data shows the start of 2026 reflects measured growth, characterised by selective locations, structured payment schemes and increasing product differentiation.

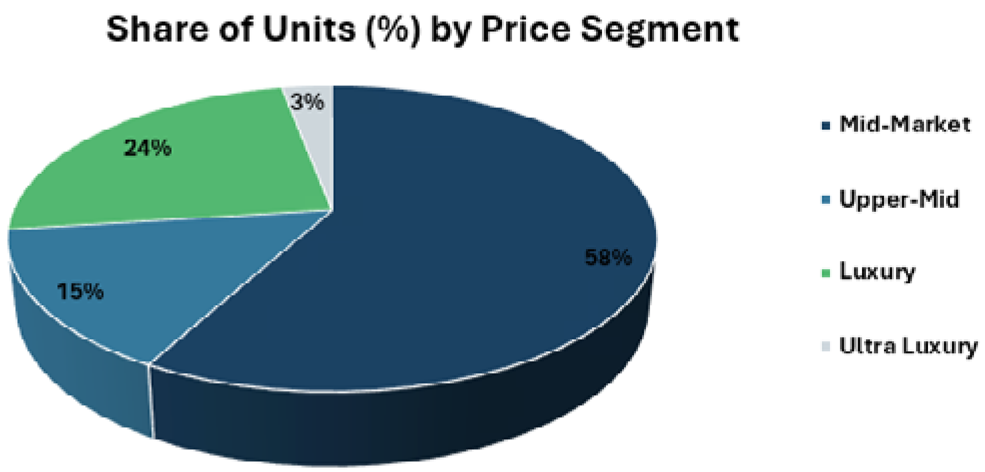
Market Summary Metrics



Top 5 Communities by Units Launched – January 2026

Community	Units	Avg Launch Price (AED/Sq.Ft)	Projects
Meydan	2,049	2,909	3
The Heights	1,263	1,793	2
Dubai Production City	740	1,406	3
Al Yufrah 1	591	1,749	1
Jebel Ali First	500	1,723	1

Launch Distribution by Price Segment – January 2026.




NEW PROJECTS

Avenew, Kora JV to deliver integrated commercial district in Dubai Motor City

DMCC opens The Plaza at Uptown Dubai in next phase of district growth

Janu Residences, Dubai: A New Rhythm of Living

Azizi Developments Launches Azizi Jaddaf Beach Oasis in Al Jaddaf

Blue Square enters UAE with new Dubai Islands residential project

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