

Property Beat

Monthly MENA sector review



Dubai back in play

October 2009

- **Consensus supply expectations are overstated in our opinion. We see only 60K additional units into 2011e, cross checked against industry balance sheet**
- **Agreed prices +9% since April 09 bottom, following a 30% peak to trough drop. Consensus estimates still call for a peak to trough drop of 40%-60% and no recovery prior to 2010/2011.**
- **Rentals down -38% YTD, yield compression from 7% in March 09 to 5.6% in October 09, implies upward revision of sector NAVs**

Dubai consensus supply forecasts inflated, we estimate an additional 60K units to come to the market by 2011e. We cross check our numbers by working backwards from the industry balance sheets (Nakheel, Dubai Holding, Emaar, UP and Deyaar), using development properties and land receivables as a proxy for upcoming supply, covering both master and single property developers (please refer to page 03).

Our Transaction Price Index suggests that the Dubai property market bottomed out in April 09 and has since rebounded by 9%, following a 30% peak to trough drop. There appear to be several factors at play, including: 1) improving sentiment and risk appetite, 2) a negative real interest environment, 3) steady volumes, and 4) attractive rental yields.

Mortgage values and volumes have steadily recovered to pre-crisis levels, reaching 24% and 14% in October 09, respectively, compared to 7% and 6% in April 09. In absolute terms, mortgages in freehold areas increased to AED340m in October 09 from a low of AED190m in April 09, while volumes hit a two year high of 374 units in August 09 (Oct 09 at 191). Liquidity returning to the system appears to be the driver of renewed interest. Mortgage providers have more recently raised their LTVs, relaxed their credit norms, and lowered their rates in line with a downward trending EIBOR.

A steady decline in the available for sale stock along with steady volumes resulted in a drop-off in the take-up ratio from a high of 10.8 months in December 08 to 4.4 months in Oct 09. Dubai advertised listings saw a 54% decline from 5,862 listings in January 09 to 2,676 in October 09, despite more stock being added. We feel this indicates that the stock is clearing and/or listings are being pulled off the market. In any case, the distressed stock seems to have mostly cleared, which is supportive of pricing.

Asking rentals in Dubai have retreated for nine months in succession since the start of the year, dropping 38% YTD, but the pace of the decline seems to be slowing (-2% in Sep 09 and Oct 09). Consequently, rental yields compression persisted over the past few months (down from 7% in March 09 to 5.6% in September 09) as rental declines outpace those of prices.

Yield compression against an improving macro backdrop implies potential upward revision of sector NAVs. The likely winners are those developers with a strong investment portfolio that were able to maintain their occupancy levels and rental returns. Emaar stands out, in our view, with rental income increasing by 68% in 1H09 compared to 2H08 (3Q09 revenue breakdown still not available).

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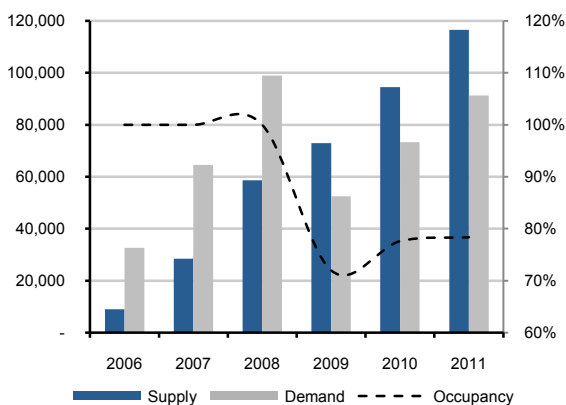
* Disclaimer: See Page 11

Supply concerns overstated

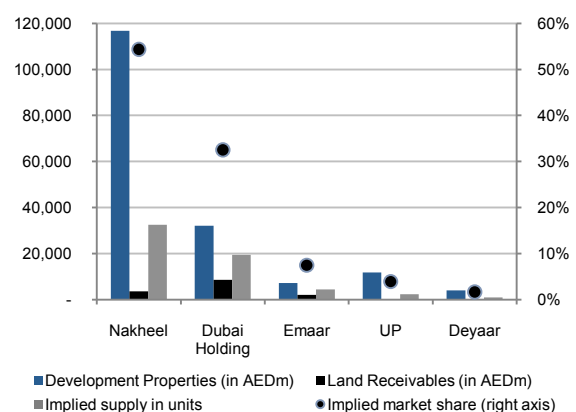
- We see c60,000 additional units by 2011e, versus street estimates ranging from 90,000 – 140,000
- We cross check our numbers against industry financials, using development properties and land receivables as a proxy for upcoming supply, covering both master and single property developers
- Overspill from Abu Dhabi gaining momentum, we estimate a cumulative shortage for both cities of 60,000 units by the end of 2011e

Chart 1

Dubai cumulative housing supply/demand (Units)



Industry balance sheet implies supply of 60K units (09-11e)



Source: Better Homes, HC estimates

Source: Company data, HC estimates

While most investors are comfortable with the property market fundamentals in Abu Dhabi, Riyadh, and Cairo, they remain justifiably concerned about a potential oversupply in Dubai. Dubai's services based economy is the most correlated to the global economy and as such was hardest hit by the crisis. The fallout of which was mass layoffs as companies looked to reduce their overheads and consolidate their activities, leading to an expatriate exodus. This, along with stock additions, the legacy of an overbuild period driven by speculative demand and hot money, has resulted in a rapid drop-off in occupancy levels, and hence rental yields.

On the other hand, however, the pace of construction has also slowed as developers continue to put on hold or delay projects. Also, weakening demand in Dubai has been helped by a significant spill-over from Abu Dhabi, and even Sharjah and Ajman, driven by relatively attractive rentals. Also, it is important to mention that several Dubai residents who lost their jobs were able to find opportunities in Abu Dhabi, thus maintaining their residence.

Although prices have started to see initial signs of recovery, rentals have continued to slide with no clear direction in sight. We believe that rentals are a pure reflection of demand and supply dynamics which suggests that the market is still adjusting. Nonetheless, following a 38% drop, the pace of decline has slowed in recent months (-2% in Sep 09 and Oct 09). The full impact of the anticipated exodus remains to be seen following the summer months. That said, the first signs of stabilization in the job market are starting to emerge as companies move to take advantage of cost benefits. Monster.com (the online global recruitment agency) has highlighted an 18% MoM jump in job listings in June across the Gulf. This should help or at least put a floor underneath rentals going forward. Early anecdotal evidence suggests that the expatriate exodus was less meaningful than previously expected. Schools across the UAE, for instance, have seen growth in demand for places over last year.

As highlighted in the top left chart, we expect occupancy levels in Dubai to decline to around 70% this year, before starting to recover, reaching c78% in 2010e and 2011e. This analysis assumes no spill-over from neighboring emirates. Our demand forecasts are based on population levels in Dubai facing strong headwinds in 2009, but starting to turnaround in 2010 onwards as companies resume hiring. We exclude pent-up demand, as in the current environment it appears unlikely tenants will look to upgrade their accommodation. Also, to be conservative, we do not assume any replacement demand and factor in only 5% foreign and investor demand.



In order to gauge future supply in Dubai we analyze the off-plan market, which in our opinion, is the best indicator of forthcoming supply given that: (1) most developments are typically pre-sold before construction breaks ground, and (2) construction work takes three years to complete, on average. Therefore, it is safe to assume that developments that have not yet been launched are unlikely to be delivered prior to 2011.

Accordingly, we look at off-plan listings by Better Homes (the leading real estate broker in Dubai), and based on its market share work out total potential deliveries over 2009-2011. Taking into account projects delays and cancellations (estimated at around 30% by Prolead, a leading market research company, in its latest study released in September 09), we estimate that just under 60,000 residential units are likely to hit the market between 2009-2011e, against consensus estimates ranging from c90,000 to 140,000. We also crosscheck our findings with Gulf News.

Table 1

December 2008	Nakheel	Dubai Holding	Emaar	Union Properties	Deyaar	Total
Development properties in AEDm	116,796	32,467	19,178	11,832	4,241	184,513
Asset segmentation: % domestic	100%	99%	38%	100%	96%	93%
Domestic DP in AEDm	116,796	32,142	7,288	11,832	4,072	172,129
Land receivables in AEDm	3,627	8,701	2,048	112		14,488
Average construction cost BUA AED/m ²	8,000	8,000	8,000	15,000	10,000	8,306
Average land sale price BUA AED/m ²	4,000	4,000	4,000	4,000		4,000
DP total implied BUA in m ²	14,599,450	4,017,779	910,948	788,771	407,160	20,724,108
Land total implied BUA in BUA AED/m ²	906,650	2,175,325	511,918	28,000	-	3,621,893
Grand total implied BUA in m ²	15,506,100	6,193,104	1,422,865	788,771	407,160	24,318,001
% residential	90%	90%	90%	60%	50%	88%
Total residential BUA in m ²	13,955,490	5,573,793	1,280,579	473,263	203,580	21,486,705
% delayed or on hold	30%	30%	30%	0%	0%	29%
Total ongoing residential BUA in m ²	9,768,843	3,901,655	896,405	473,263	203,580	15,243,746
Average unit size in m ²	300	200	200	200	200	200
Total implied supply 2008-2011 (units)	32,563	19,508	4,482	2,366	1,018	59,937
Implied market share	54%	33%	7%	4%	2%	100%

Source: company data, HC estimates

Furthermore, since it is crucial to get the supply figures in Dubai right, we double check our number by working backwards from the industry financials. We use the 2008 financial results for Nakheel and Dubai Holding, without which this exercise would have proved fruitless, as they are by far the largest players. As shown in the table above, we analyze the balance sheets of the big five; combined, we believe they control roughly 95% of the market. Considering that a typical construction cycle is roughly three years, we feel looking at the 2008 numbers, gives an accurate indication of the pipeline over 2009-2011. We examine both development properties and receivables from plot sales, and as such capture the activities of master developers as well as private developers to whom the land was sold.

To be conservative, we assume that 90% of the companies' portfolios are residential. We also assume that 30% of projects have since been pushed back or put on hold, in line with Prolead's findings. Continuing to be conservative, we then assume an average unit size on a BUA basis of 200 sq m or 150 sq m on a NSA basis (for residential NSA/BUA is typically 75%). For Nakheel, however, we use a higher unit size (BUA of 300 sq m or NSA of 225 sq m) as its developments are mostly low density, comprising of villas and townhouses (e.g. Palm Jumeirah, Palm Jabal Ali, The World, Jumeirah Village, Dubai Waterfront, etc.). On these assumptions, we estimate that just under 60,000 units are likely to be delivered between 2009-2011e, in line with our previous estimate of c58,000 units (from our off-plan listings analysis). Based on the above, Nakheel and Dubai Holding have the largest exposure to the Dubai market, combined they control roughly 85% of supply as master developers.

Please note that even those supply estimates are likely overstated, as, for instance, Nakheel clearly states in its financials that its development properties represent projects with delivery schedules stretching to 2027. Also, as we discussed earlier, advertised listings in Dubai have seen steady declines since January 09, despite new additions (please refer to page 03). This indicator is more relevant for pricing than supply, in our opinion on, as it reflects the actual available for sale stock which ultimately drives prices. In anticipation of a turnaround, many property investors (who could afford to do so) have pulled their properties off the market or put them up for lease, allowing for the emerging price recovery.

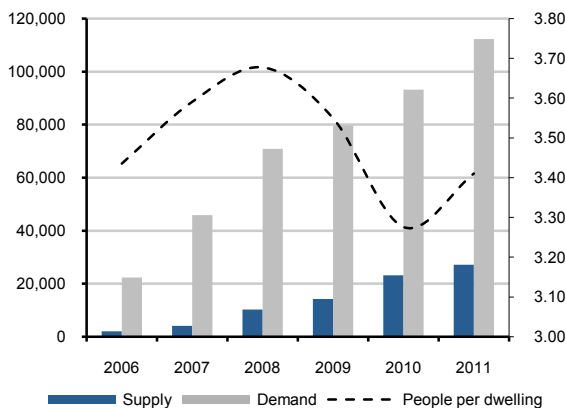
Abu Dhabi fundamentals strong, but rental weakness suggest overspill into Dubai gaining momentum

Market fundamentals in Abu Dhabi, on the other hand are favorable with an undersupply of 75,000 units by 2011, on our estimates. Despite this acute shortage, though, rentals in Abu Dhabi have weakened since the start of the crisis (albeit at a slower pace than Dubai). We believe this is evidence of the strong correlation between the property markets in the Emirates. Attractive rentals in Dubai have added momentum to the overspill from Abu Dhabi (which we first highlighted in early 2008) driven by the shortage as well as record high rentals. They have also drawn back demand from the Northern Emirates, primarily Sharjah and Ajman. Former Dubai residents driven away by high rentals are now starting to return. A similar trend was observed during the 2001 crisis, as rentals in Dubai dropped to more attractive levels.

Since it is difficult to quantify this overspill, we feel that looking at both markets combined should provide a better indication of total housing needs. The right chart below shows our collective demand and supply forecasts for Dubai and Abu Dhabi. We estimate a cumulative shortage of c60,000 units by the end of 2011e. While the charts below suggest occupancy levels in excess of a 100%, which is unviable, the difference is typically reflective of shared accommodations and hence a higher people per dwelling ratio.

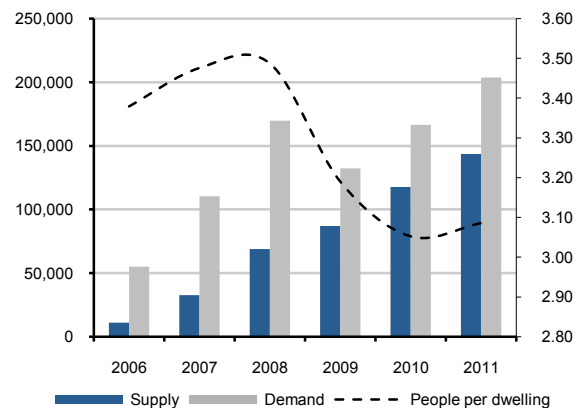
Chart 2

Abu Dhabi cumulative housing supply/demand (Units)



Source: Colliers International, HC estimates

Dubai & AD combined cumulative supply/demand (Units)



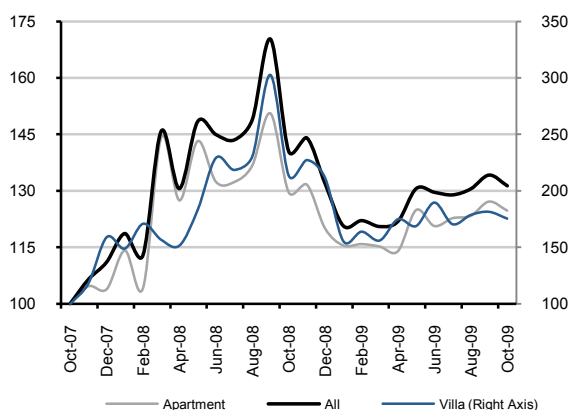
Source: Better Homes, Colliers International, HC estimates

Initial signs of a turnaround emerging

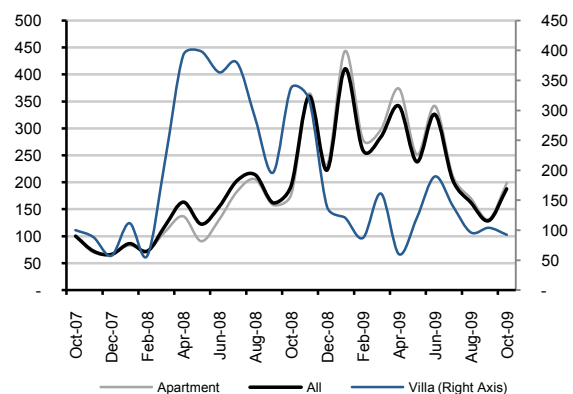
- Asking prices +9% since April 09 bottom, following a 30% peak to trough drop. Consensus estimate still call for a peak to trough drop of 40%-60% and no recovery prior to 2010/2011
- Recovery mainly driven by resumption of mortgage lending, up from 7% of total transaction value in April 09 to 24% in October 09
- Take-up rate progressively trending downwards (from 10.8 months in Dec 08 to 4.4 months in October) as available for sale stock decline to lowest levels since Sep 08

Chart 3

Dubai Trans. Price Index: +9% since Apr 09 Trough



Dubai Trans. volumes average 1,900 in off season



Source: Government of Dubai, HC Research

Source: Government of Dubai, HC Research

Although the MENA region is not homogeneous, Dubai is often viewed by foreign investors as a proxy for the wider region, particularly its real estate sector which has captured the headlines and, arguably, was hardest hit by the global downturn. Accordingly, in this note we focus our analysis on Dubai, whereby we examine property market data which we feel are likely to prove to be lagging indicators for the rest of the region.

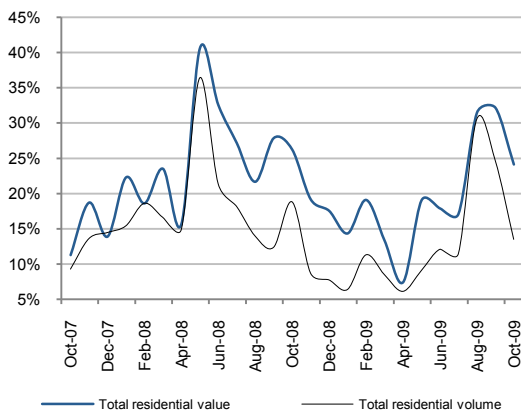
Our Transaction Price Index suggests that the property market in Dubai bottomed out back in April 09, with initial signs of a turnaround emerging as prices have since rebounded by 9%. The recovery underway follows a 30% peak to trough drop in agreed prices and a 65% fall when compared to peak advertised prices. There appear to be several factors at play, including: 1) improving sentiment and risk appetite, 2) a negative real interest environment as deposit rates have come off their highs at the beginning of the year, and short-term high yielding TDs have mostly matured, 3) volumes are still robust despite the off season (averaging 1,900 transactions in June – August 09), and 4) rental yields remain attractive.

Nonetheless, the main catalyst seems to be credit returning to the market as mortgage providers raise their LTVs, relax their credit norms, and lower their rates in line with a downward trending EIBOR (down from 3.87% in Jan 09 to 1.95% in Oct 09). After dropping to a two year low of 7% and 6%, mortgage values and volumes as a percentage of total transactions have since steadily recovered to pre-crisis levels, reaching 24% and 14% in October 09, respectively. During the month, mortgages in freehold areas (ex. plots) increased to AED340m from a low of AED190m in April 09. Mortgage volumes have also recorded strong growth in recent months, reaching a two year high of 374 units in August 2009 (at 191 units in Oct 09), as prices drop to attractive levels. Please refer to Chart 4 overleaf.

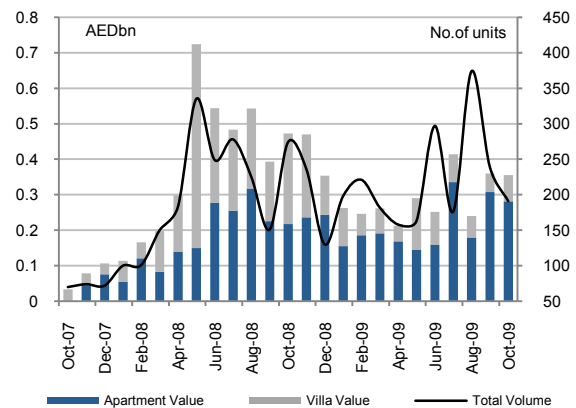
While the Dubai property market is perhaps the most fragile among its regional peers considering the high level of speculation and leverage, our transaction data suggests that it is still dominated by cash buyers, averaging 79% and 85% of transaction values and volumes in freehold areas, respectively, since October 07. We believe that this may have somewhat counteracted the deleveraging effect, resulting in a narrower than expected correction and a faster recovery. Consensus estimates, however, still call for a peak to trough drop of 40%-60% and no recovery prior to 2010/2011. Accordingly, we feel that street forecasts are likely to be revised upwards going forward.

Chart 4

Mortgage as a % of total transactions back at pre-crisis levels



Mortgages extended in freehold areas (ex. plots)



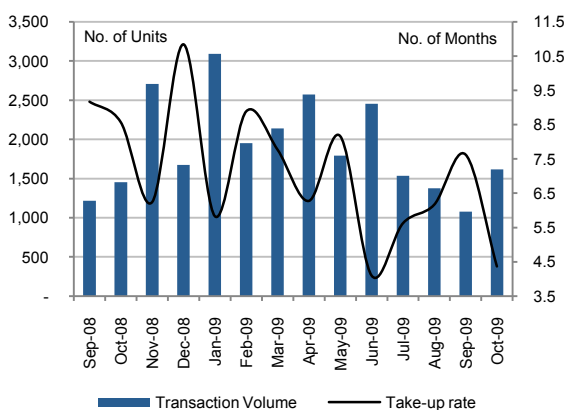
Source: Government of Dubai, HC Research

Source: Government of Dubai, HC Research

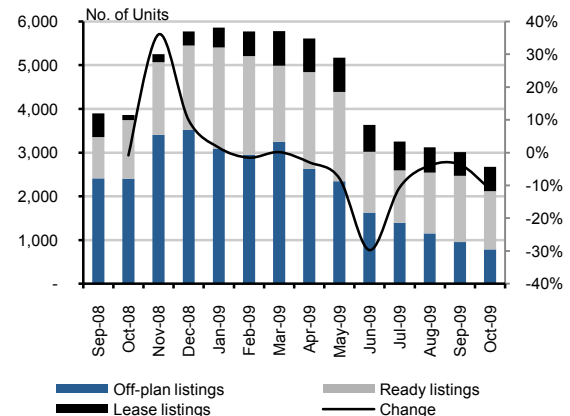
That said, though, the relatively high cash component is likely the reflection of the off-plan sales model adopted by most developers, whereby units are financed through easy installments on a percentage of completion during the construction cycle. This means default exposure is shared by both developers and banks. However, given that a typical construction cycle is three years, the installment period is much shorter than that of a mortgage, which means faster cash collection and higher buyer equity, thus fairly mitigating default risk for the developers. Also, considering that off-plan units make up roughly 50% of the total stock (according to Better Homes data), the cash component of 85% still appears high when compared to more mature property markets.

Chart 5

Take-up steadily declining since Dec. 08 peak at 10.8 months



Available for sale/lease stock at lowest level since Sep 08



Source: Government of Dubai, Better Homes, HC Research

Source: Better Homes, HC Research

As highlighted in the above chart, the take-up rate (ratio of available for sale stock to monthly home sales), a key property market indicator, has been progressively trending downwards since it peaked in December 08 at 10.8 months to clear available stock. The take up rate has since dropped to a 4.4 month low in October 09. Our data suggests that there is an inverse relationship between prices and take-up ratio, which means that if this trend persists, prices are likely to see further gains.

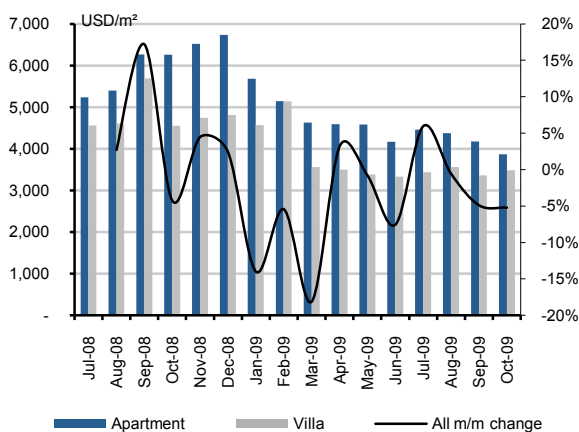
The decline in the take-up rate seems to have primarily been driven by a drop-off in the available for sale residential stock, but also a pick-up in transaction volumes. The chart on the right shows the monthly progression of advertised listings (or available for sale/lease stock) broken down by type. Please note that our total available for sale stock numbers are extrapolated from Better Homes data on the assumption that they control a 30% market share in Dubai and is crosschecked with Gulf News property classifieds, the most extensive source of secondary market listings. That said, however, what's important and what we are after is the general trend and not the duration it takes to clear stock.

Dubai advertised listings saw a gradual decline since the start of the year despite more stock being added. Available for sale/lease stock has declined by 54% from 5,862 listings at the peak in January 09 to 2,676 in October 09. We feel this indicates that stock is clearing and/or listings are being pulled off the market. In any case, the distressed stock seems to have all but cleared, which is supportive of pricing.

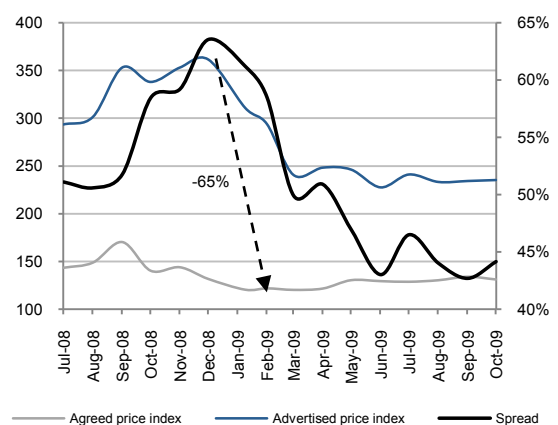
Breaking it down further, off-plan listings saw a 75% drop from 3,091 listings to 788 over the same period. We believe this is partly a reflection of projects put on hold, deliveries taken place during the period, and weak demand for unready units. On the other hand, ready listings declined at a slower pace (43% from 2,317 in Jan 09 to 1,332 in October 09), while lease advertisements increased by 22% as able investors increasingly choose to hold their property. Lease units currently represent 21% of total listings, up from a low of 6% back in December 08, and slightly higher than pre-crisis levels of around 14%. This, of course, is putting pressure on rentals and yields (please refer to the rental section below).

Chart 6

Dubai asking prices still adjusting downwards



Bid /Ask spread narrowing a sign of abating volatility



Source: Better Homes, HC Research

Source: Government of Dubai, Better Homes, HC Research

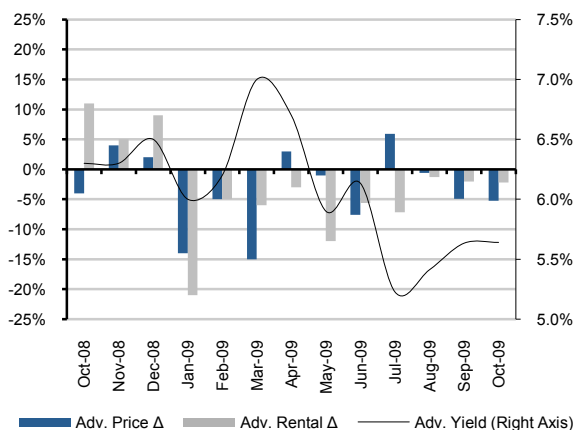
While agreed prices in Dubai have exhibited initial signs of a recovery, asking prices continue to adjust downwards. Headline prices have corrected by 40% so far from their December 08 peak, with no clear direction in sight. This comes as no surprise, since transaction prices naturally lead advertised aspirations. Also, asking prices tend to be more rigid (on the way up and down) as they are not updated frequently enough to reflect a real time trend. Regardless, as highlighted in the above chart, the bid/ask spread continues to narrow (from a high of 63% in December 08 to 44% in Oct 09), a sign that volatility is abating.

Yield compression implies upward revisions of sector NAVs

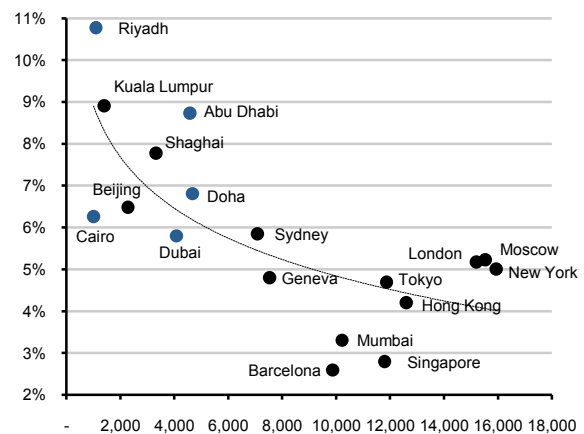
- **Dubai rentals down for eight months in succession (-38% YTD), however pace of decline narrowing as job market stabilizes**
- **Yield compression (down from 7% in March 09 to 5.6% in Oct 09) against an improving macro backdrop imply upward revisions of sector NAVs**
- **Likely winners are developers with a strong investment portfolio that were able to maintain their occupancy levels & rental returns. Emaar stands out with rental income rising by 68% in 1H09 vs. 2H08**

Chart 7

Yield compression persist as rental declines outpace prices



Global res. Yields (y-axis) vs. prices USD/m² (x-axis)



Source: Government of Dubai, Better Homes

Source: Better Homes, HC Research, Colliers International, Global Property Guide

Asking rentals in Dubai have retreated for nine months in succession since the start of the year, dropping 38% YTD. Whereas prices are a reflection of several factors (including speculative, investor, and foreign demand, as well as liquidity and affordability), rental rates are a pure play on demand and supply dynamics. More specifically, occupancy levels have been driven down by an expatriate exodus as well as stock additions (please refer to the supply/demand analysis section on page 02). Nonetheless, the pace of the decline seems to be slowing (-2% in September 09 and October 09) as the full impact of the anticipated exodus is assessed following the summer months.

Consequently, rental yields compression persisted over the past few months (down from 7% in March 09 to 5.6% in October 09) as rental declines outpace those of prices. It is important to note here that advertised rentals on agreed sale prices result in yields that are higher, upwards of 10% in October 09. Nonetheless, considering that there is a large bid/ask spread on prices, we would imagine that rentals are no different. Since there is no data available on actual agreed rentals, to derive agreed yields (agreed rentals on agreed prices) we apply the same bid/ask spread to advertised rentals. Accordingly, we estimate that agreed rental yields have compressed from a high of 8.6% in November 08 to around 5.7% in October 09.

Since rentals in Dubai continue to slide with no clear direction in sight, we look at the global picture for clues. As shown in the bottom right chart on the previous page, we run a regression of rental yields against prices for a wide sample of global cities. Our analyses suggest that rental in Riyadh, Abu Dhabi, and Doha, seem to have outperformed those in Dubai. Given that rentals are driven by occupancy, in Riyadh and Abu Dhabi they outperformed prices, resulting in yield expansion, while in Dubai rentals lagged prices resulting in yield compression.

Going forward, since prices in Dubai have started to recover, we feel that yield expansion (implied by our regression analysis) is likely to be driven by rental growth as the city attracts more residents from neighboring emirates (e.g. Abu Dhabi and Sharjah). On the other hand, given the high occupancy levels in Riyadh and Abu Dhabi, rental compression is likely to come through capital appreciation rather than rental weakness until more supply comes on the market. However, in Riyadh asset inflation seems to be held back by the limited availability of finances (and thus affordability), which explains, in our view, the exceptionally high yields (c11%).

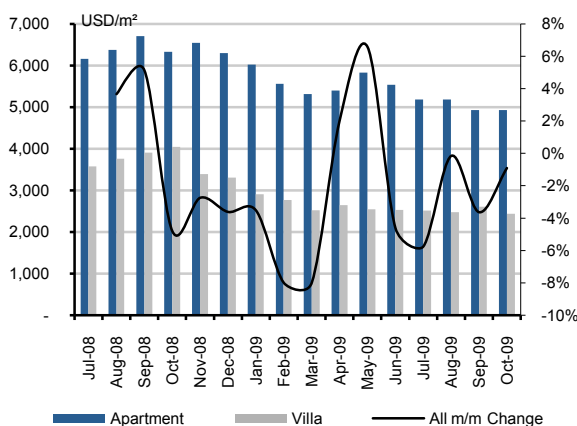
In conclusion, we believe that narrowing rental declines and yield compression in Dubai, against an improving macro backdrop, are positives as investors start to position themselves for potential upward revisions of sector NAVs. The likely winners are those developers with a strong investment portfolio that were able to maintain their occupancy levels and rental returns. Emaar stands out, in our view, with rental income increasing by 68% in 1H09 compared to 2H08.

Dubai likely a lagging indicator for the wider region

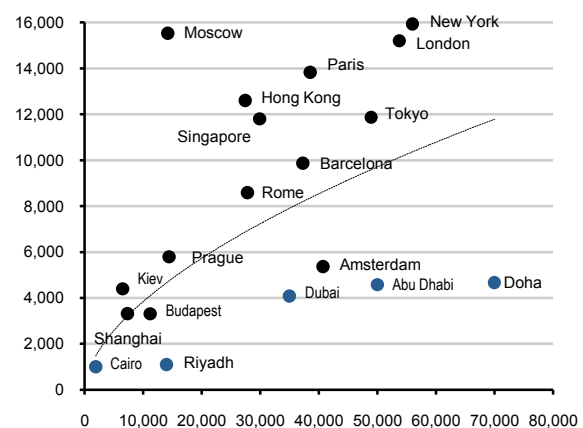
- Since Dubai's real estate sector was arguably hardest hit by the global downturn, we feel that it is likely to prove a lagging indicator for the wider region
- Abu Dhabi asking price outperform those in Dubai, despite c90% of listings being off-plan
- Pricing power likely to return in 2010e, driven by a combination of steadily high and rising oil prices and very low interest rates

Chart 8

Abu Dhabi asking prices -31% since peak vs. -40% in Dubai



Res. prices USD/m² (y-axis) vs. GDP/capita in USD (x-axis)



Source: Better Homes, HC Research

Source: Better Homes, HC Research, Colliers International, Global Property Guide

As we mentioned earlier, since Dubai's real estate sector is perhaps the most fragile and was arguably the hardest hit by the global downturn, we feel that it is likely to prove a lagging indicator for the wider region. Considering that the first signs of green shoots are starting to emerge in Dubai, it is probable that the other market have witnessed similar trends, conceivably even sooner.

Abu Dhabi asking price outperform those in Dubai, despite c90% of listings being off-plan

Looking at Abu Dhabi, for instance, shows that the property market there has indeed weathered the crisis better. While data on actual transactions are scarce, our survey of advertised listings suggests that prices have thus far fallen by 31% since the peak in September 08, outperforming prices in Dubai which retreated by 40% over the same period. This is despite the fact that c90% of listings in Abu Dhabi are off-plan (more speculative) compared to 45% in Dubai. Given the acute shortage and excessive rentals in Abu Dhabi, there has been some renewed interest in recent months, especially for developments that are nearing completion (e.g. Al Reem Island and parts of Al Raha Beach) with expected yields of up to 14%.

Prices across the region have dropped to relatively attractive levels

In order to gauge affordability we run a regression of price per sqm against GDP per capita for a wide sample of global cities. As highlighted in the above right chart, prices across the region have dropped to more attractive levels over the past year relative to affordability. Of course, Dubai remains the weakest link with uncertainty about supply/demand dynamics (please refer to page 02 for an in depth analysis). Nonetheless, even in Dubai there are initial signs of pricing recovery emerging as liquidity slowly returns to the market and take-up improves.



We understand that GDP per capita may not be the best indicator of affordability in this region as the domestic economy in most cases cannot entirely absorb the oil driven surpluses. As such, using GDP per capita overestimates current domestic wealth as large parts of these petro-dollars are being recycled overseas. Also, the uneven income distribution further challenges the comparison (unfortunately no data is available on this indicator). Nonetheless, these factors may be mitigated by the fact that affordability is boosted by the lack of taxation, which has a direct effect on disposable income. Furthermore, the GDP numbers include laborers, which represent a significant portion of the population, and if excluded would significantly increase GDP per capita.



Table 2: Dubai advertized price survey

September 2009										October 2009										m/m	m/m
Apartment	% of Total	Av. Unit price USD	Av. Price USD/sq m	Av. Apt. size/sq m	Down-pmt USD	Monthly pmt USD	Av. Monthly rental USD	Av. Rent USD/sq m	Rental yield	% of Total	Av. Unit price USD	Av. Price USD/sq m	Av. Apt. size/sq m	Down-pmt USD	Monthly pmt USD	Av. Monthly rental USD	Av. Rent USD/sq m	Rental yield	price Δ	rental Δ	
Dubai Investment Park	3%	274,475	2,700	102	68,619	1,786	1,763	208	7.7%	2%	359,510	2,615	137	89,878	2,340	2,458	215	8.2%	-3%	3%	
Impz	2%	208,053	3,339	62	52,013	1,354	1,058	204	6.1%	2%	334,444	2,338	143	83,611	2,177	2,373	199	8.5%	-30%	-2%	
Downtown Jebel Ali	1%	430,563	4,511	95	107,641	2,802	-	-	0.0%	0%	688,068	6,471	106	172,017	4,478	-	-	0.0%	43%	-	
International City	2%	148,041	1,780	83	37,010	964	1,219	176	9.9%	2%	128,306	1,715	75	32,077	835	1,030	165	9.6%	-4%	-6%	
Jumeirah Village	6%	297,119	3,735	80	74,280	1,934	-	-	0.0%	5%	177,649	2,250	79	44,412	1,156	-	-	0.0%	-40%	-	
Dubailand	14%	277,765	2,926	95	69,441	1,808	1,206	152	5.2%	13%	343,274	2,846	121	85,818	2,234	1,298	129	4.5%	-3%	-15%	
Dubai Silicon Oasis	3%	256,688	2,741	94	64,172	1,671	1,396	179	6.5%	3%	257,994	2,864	90	64,499	1,679	1,356	181	6.3%	4%	1%	
Jumeirah Lake Towers	10%	323,795	3,163	102	80,949	2,107	2,250	264	8.3%	10%	290,537	3,088	94	72,634	1,891	1,862	237	7.7%	-2%	-10%	
The Greens	2%	421,426	3,871	109	105,357	2,743	2,408	265	6.9%	2%	422,471	3,800	111	105,618	2,750	2,566	277	7.3%	-2%	4%	
Emirates Living	3%	501,881	4,093	123	125,470	3,267	2,936	287	7.0%	5%	454,897	4,139	110	113,724	2,961	2,605	284	6.9%	1%	-1%	
Dubai Marina	25%	598,520	4,072	147	149,630	3,896	3,160	258	6.3%	27%	619,174	4,146	149	154,793	4,030	3,409	274	6.6%	2%	6%	
DIFC	2%	900,899	7,992	113	225,225	5,864	3,830	408	5.1%	2%	584,260	6,626	88	146,065	3,803	2,161	294	4.4%	-17%	-28%	
Culture Village	1%	2,840,068	16,509	172	710,017	18,485	-	-	0.0%	0%	890,919	6,858	130	222,730	5,799	-	-	0.0%	-58%	-	
Business Bay	4%	552,995	4,231	131	138,249	3,599	2,523	232	5.5%	4%	557,355	4,166	134	139,339	3,628	3,446	309	7.4%	-2%	-	
Downtown Burj Dubai	14%	675,822	6,698	101	168,955	4,399	2,465	293	4.4%	13%	677,414	6,523	104	169,353	4,409	2,410	279	4.3%	-3%	-5%	
Palm Jumeirah	7%	1,013,292	5,266	192	253,323	6,595	4,514	281	5.3%	6%	656,316	4,440	148	164,079	4,272	2,816	229	5.1%	-16%	-19%	
Weighted average		508,784	4,175	122	127,196	3,312	2,863	258	5.7%		472,332	3,871	122	118,083	3,074	2,670	248	5.8%	-7%	-4%	
Villas																					
Dubai Marina	1%	708,447	3,070	231	177,112	4,611	5,188	270	8.8%	0%	1,038,420	5,149	202	259,605	6,759	4,533	270	5.2%	68%	0%	
Jumeirah Village	11%	527,064	2,146	246	131,766	3,430	2,834	138	6.5%	12%	550,828	2,217	249	137,707	3,585	3,611	174	7.9%	3%	26%	
Al Furjan	4%	2,040,665	4,697	434	510,166	13,282	-	-	0.0%	4%	2,040,665	4,697	434	510,166	13,282	-	-	0.0%	0%	0%	
Dubai Investment Park	4%	1,131,026	2,185	518	282,757	7,361	5,691	132	6.0%	3%	1,165,518	2,209	528	291,380	7,586	5,738	131	5.9%	1%	-1%	
Jumeirah Park	8%	1,054,074	3,161	334	263,518	6,861	-	-	0.0%	8%	1,054,074	3,161	334	263,518	6,861	-	-	0.0%	0%	0%	
Jumeirah Golf Estates	4%	2,121,665	5,099	416	530,416	13,809	-	-	0.0%	5%	2,121,665	5,099	416	530,416	13,809	-	-	0.0%	0%	0%	
Dubailand	24%	1,250,127	3,345	374	312,532	8,137	4,989	160	4.8%	21%	1,108,159	2,911	381	277,040	7,213	6,418	202	6.9%	-13%	26%	
Arabian Ranches	12%	1,079,875	3,307	327	269,969	7,029	4,547	167	5.1%	11%	1,061,125	3,260	325	265,281	6,907	5,163	190	5.8%	-1%	14%	
Emirates Living	24%	933,592	3,175	294	233,398	6,076	4,238	173	5.4%	27%	1,235,794	3,729	331	308,949	8,043	4,778	173	4.6%	17%	0%	
Palm Jebel Ali	1%	3,407,206	5,788	589	851,802	22,176	-	-	0.0%	3%	3,407,206	5,788	589	851,802	22,176	-	-	0.0%	0%	0%	
Palm Jumeirah	4%	2,310,717	4,647	497	577,679	15,040	8,383	202	4.4%	5%	3,181,491	5,486	580	795,373	20,707	11,285	233	4.3%	18%	15%	
Dubai Waterfront	2%	2,941,388	5,011	587	735,347	19,145	-	-	0.0%	0%	2,941,388	5,011	587	735,347	19,145	-	-	0.0%	0%	0%	
Weighted average		1,233,784	3,360	367	308,446	8,030	4,987	175	5.3%		1,321,723	3,484	379	330,431	8,603	5,543	188	4.9%	4%	7%	
Total weighted average		677,121	3,986	170	169,280	4,407	3,222	244	5.6%		677,879	3,777	179	169,470	4,412	3,124	239	5.6%	-5%	-2%	

Source: Better Homes, HC Research



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