

DIFC AREA REPORT

RESIDENTIAL AND OFFICE
MARKET INSIGHTS - APRIL 2026



MARKET FUNDAMENTALS

REIDIN APARTMENT
SALES PRICE



AED
3,052
AED/sq.ft

SALES
MoM



▲ **+2.5%**
MoM
vs Mar 2026

SALES
YoY



▲ **+16.8%**
YoY
vs Apr 2025

RESIDENTIAL
COMPLETED



2,868
Units

RESIDENTIAL
UNDER CONSTRUCTION



1,081
Units

REIDIN APARTMENT
RENT PRICE



AED
152
AED/Sq.Ft
Per Annum

RENT
MoM



▼ **-2.5%**
MoM
vs Mar 2026

RENT
YoY



▲ **+2.1%**
YoY
vs Apr 2025

OFFICE
COMPLETED



717,116
SQM

OFFICE
UNDER CONSTRUCTION



5,444
SQM

RESIDENTIAL SUPPLY BY PROPERTY

COMPLETED SUPPLY					
Property	Developer	Start Date	Due Date	Total	
Burj Daman (Buildings By Daman)	Daman Real Estate Capital Partners Limited	2010 Q1	2014 Q2	230	
Central Park Residential Tower (Arady Tower)	Arady Developments	2007 Q1	2015 Q1	426	
Index Tower (One Central Park)	Union Properties	2005 Q1	2011 Q1	520	
Liberty House Tower	ETA STAR Property Developers L.L.C	2006 Q2	2009 Q2	220	
Park Tower 1	Damac Properties	2009 Q1	2011 Q1	216	
Park Tower 2	Damac Properties	2009 Q1	2012 Q1	216	
Ritz Carlton and Limestone House	Union Properties	2008 Q1	2011 Q1	465	
Skygardens	Al Mazaya Real Estate Development	2005 Q1	2008 Q1	575	
TOTAL COMPLETED UNITS				2,868	

UNDER CONSTRUCTION					
Property	Developer	Start Date	Due Date	Total	
DIFC Heights Tower	Dubai International Financial Center	2025 Q1	2029 Q1	366	
DIFC Living and Innovation Two	Dubai International Financial Center	2023 Q4	2026 Q4	153	
Eden House DIFC	H&H Investment and Development	2024 Q4	2027 Q4	0	
Four Seasons Private Residences DIFC	H&H Investment and Development	2024 Q3	2027 Q1	59	
Janu Dubai	H&H Investment and Development	2025 Q2	2028 Q3	0	
The Carlyle Residences	H&H Investment and Development	2025 Q4	2029 Q1	40	
The Residences DIFC Zabeel	Dubai International Financial Center	2026 Q1	2029 Q4	463	
TOTAL UNDER CONSTRUCTION UNITS				1,081	

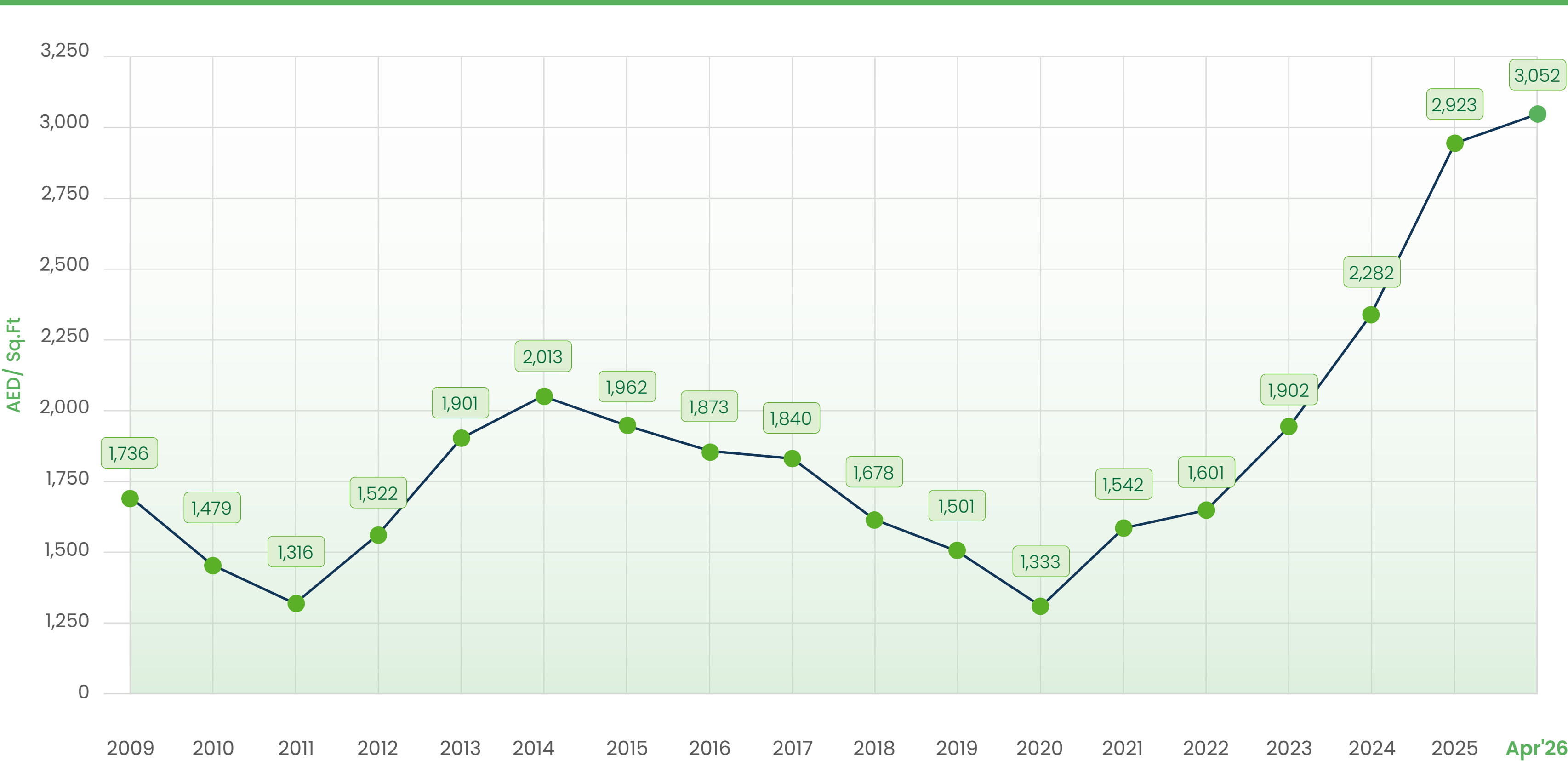
OFFICE SUPPLY BY PROPERTY

COMPLETED SUPPLY							
Property	Start Date	Due Date	Completed (SQM)	Property	Start Date	Due Date	Completed (SQM)
Al Fattan Currency House Office Building	2005 Q1	2009 Q4	21,027	The Gate Precinct 03	2003 Q1	2005 Q1	23,800
Al Fattan Currency House Office Tower	2005 Q1	2009 Q1	36,072	The Gate Precinct 04	2003 Q1	2005 Q1	23,800
Burj Daman (Buildings By Daman)	2010 Q1	2014 Q2	62,470	The Gate Precinct 05	2003 Q1	2005 Q1	16,000
Central Park Office Tower (Arady Tower)	2007 Q1	2015 Q1	81,476	The Gate Precinct 06	2003 Q1	2005 Q1	16,000
DIFC Square	2024 Q3	2026 Q1	45,741	The Gate Village 01	2004 Q1	2008 Q1	8,772
Emirates Financial Tower North	2006 Q1	2011 Q1	20,969	The Gate Village 02	2004 Q1	2008 Q1	6,744
Emirates Financial Tower South	2006 Q1	2011 Q1	20,969	The Gate Village 03	2004 Q1	2008 Q1	7,154
ICD Brookfield Place	2016 Q1	2020 Q3	91,062	The Gate Village 04	2004 Q1	2008 Q1	7,092
Index Tower (One Central Park)	2005 Q1	2011 Q1	50,000	The Gate Village 05	2004 Q1	2008 Q1	9,009
Liberty House Tower	2006 Q2	2009 Q2	18,450	The Gate Village 06	2004 Q1	2008 Q1	7,644
Park Tower 1	2009 Q1	2011 Q1	12,407	The Gate Village 07	2004 Q1	2008 Q1	7,433
Park Tower 2	2009 Q1	2012 Q1	12,407	The Gate Village 08	2004 Q1	2008 Q4	7,490
The Gate Building	2003 Q1	2005 Q1	43,000	The Gate Village 10	2004 Q1	2008 Q1	7,133
The Gate Precinct 01	2003 Q1	2005 Q1	21,200	The Gate Village 11 (The Exchange)	2016 Q2	2018 Q1	10,591
The Gate Precinct 02	2003 Q1	2005 Q1	21,200				
TOTAL COMPLETED OFFICE STOCK							717,116 SQM

APARTMENT SALES PRICES

PRICE INDICATORS

DIFC Apartment Sales Prices (2009-Apr'26)



LATEST (APR 2026)

AED 3,052 AED/sq.ft

MoM CHANGE

+2.5% vs Mar 2026

YoY CHANGE

+16.8% vs Apr 2025

PERIOD LOW

AED 1,316 2011-12

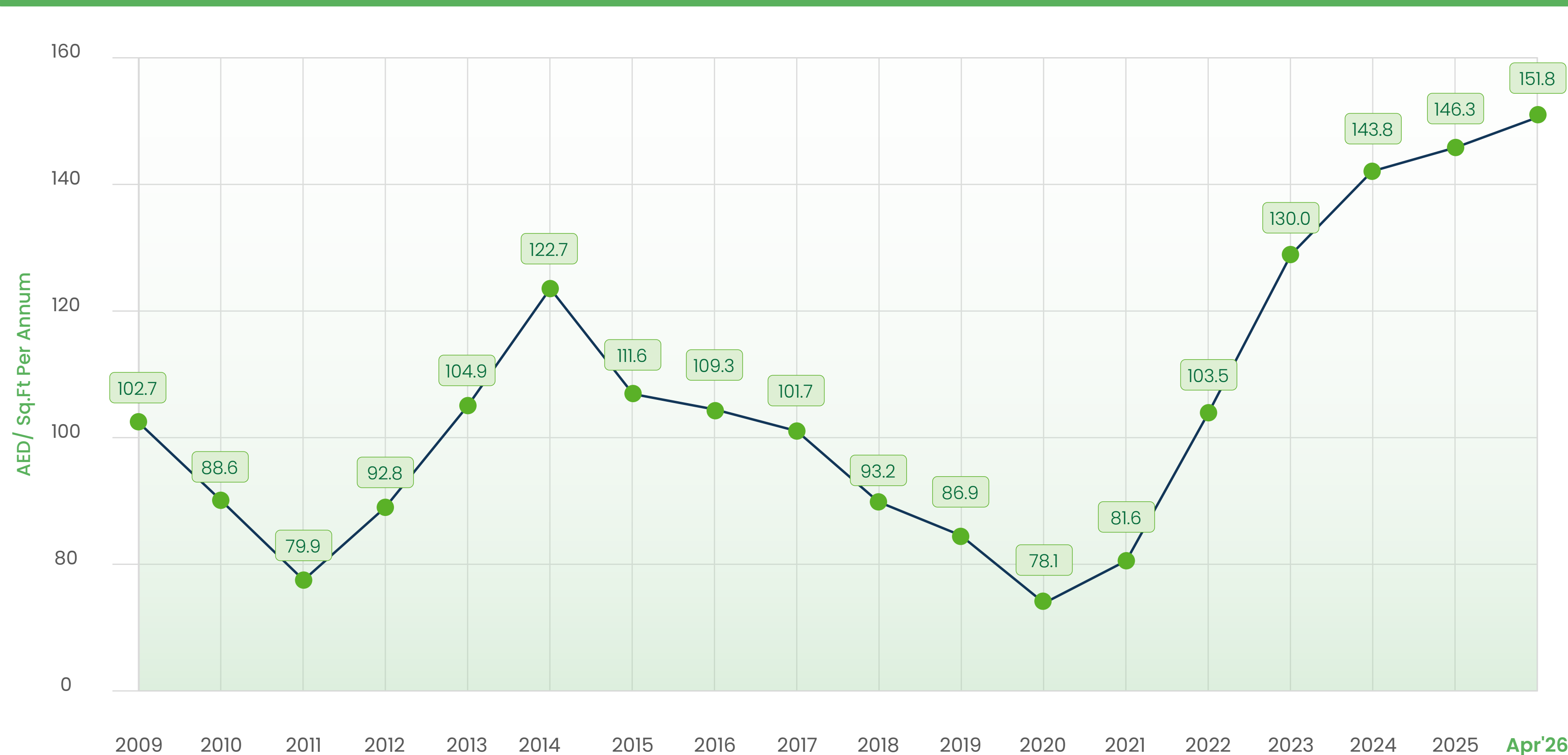
PERIOD HIGH

AED 3,052 2026-04

APARTMENT RENT PRICES

RENT INDICATORS

DIFC Apartment Rent Prices (2009–Apr'26)



LATEST (APR 2026)

AED 152 AED/Sq.Ft
Per Annum

MoM CHANGE

-2.5% vs Mar 2026

YoY CHANGE

+2.1% vs Apr 2025

PERIOD LOW

2021-07

AED 73 AED/Sq.Ft
Per Annum

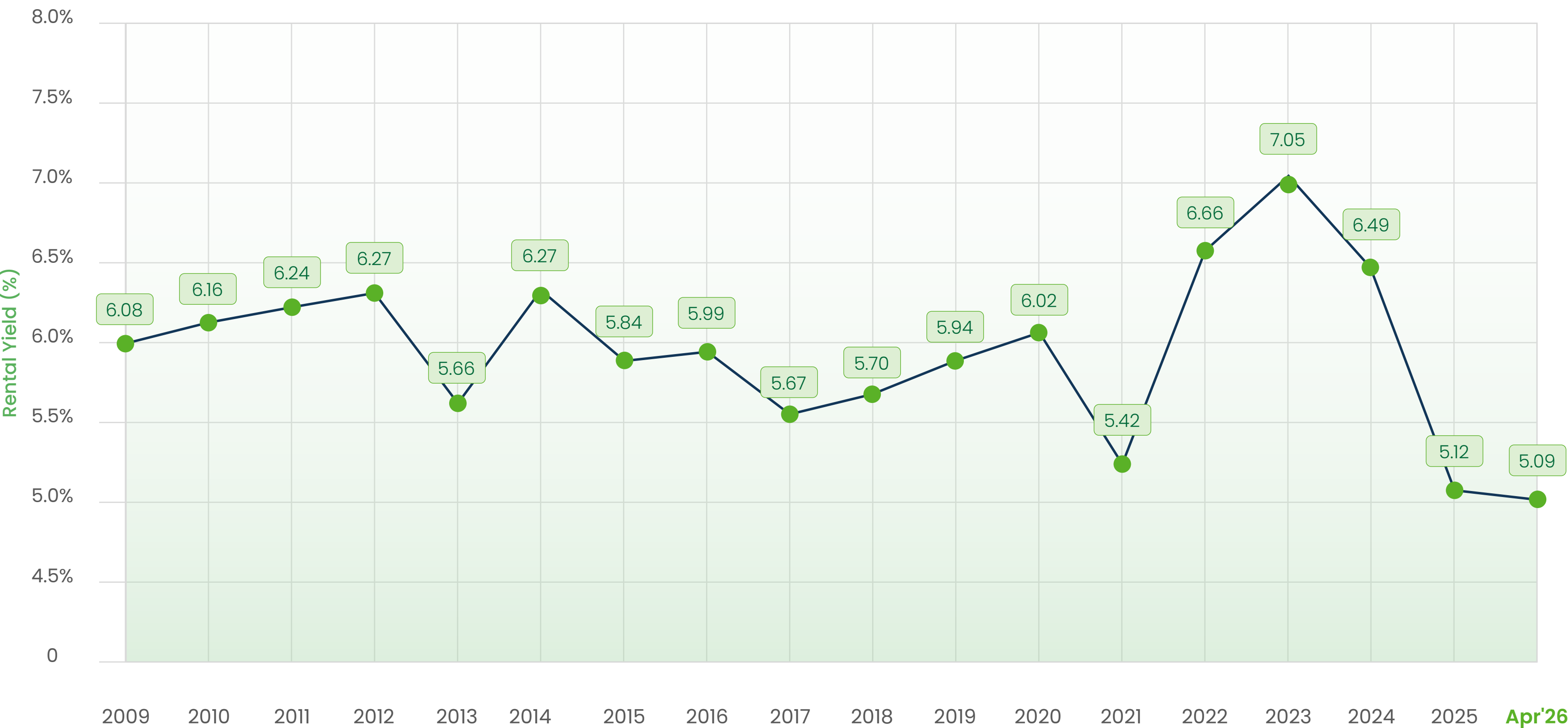
PERIOD HIGH

2026-03

AED 156 AED/Sq.Ft
Per Annum

GROSS RENTAL YIELD TREND

DIFC Apartment Gross Rental Yield (2009 – Apr'26)



YIELD INDICATORS

LATEST (APR 2026)

5.09% Apartment Yield

PERIOD HIGH

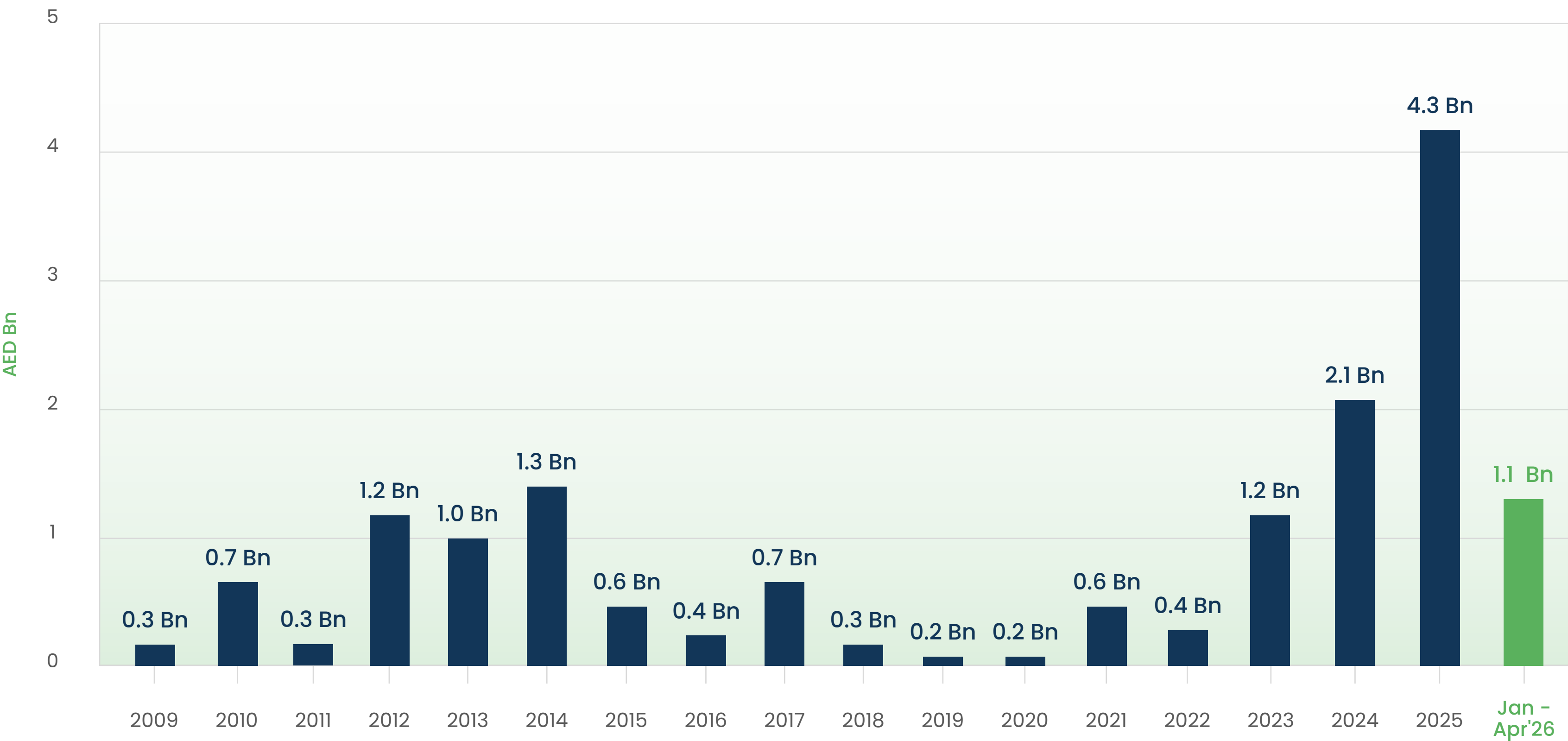
7.40% 2024-07

PERIOD LOW

5.04% 2021-07

RESIDENTIAL MARKET ACTIVITY

DIFC Residential Sales Value (2009 – Apr '26)



TRANSACTION INDICATORS

PERIOD TOTAL (2009–APR 2026)
AED 17.0 Bn

2025 (FULL YEAR)
AED 4.3 Bn

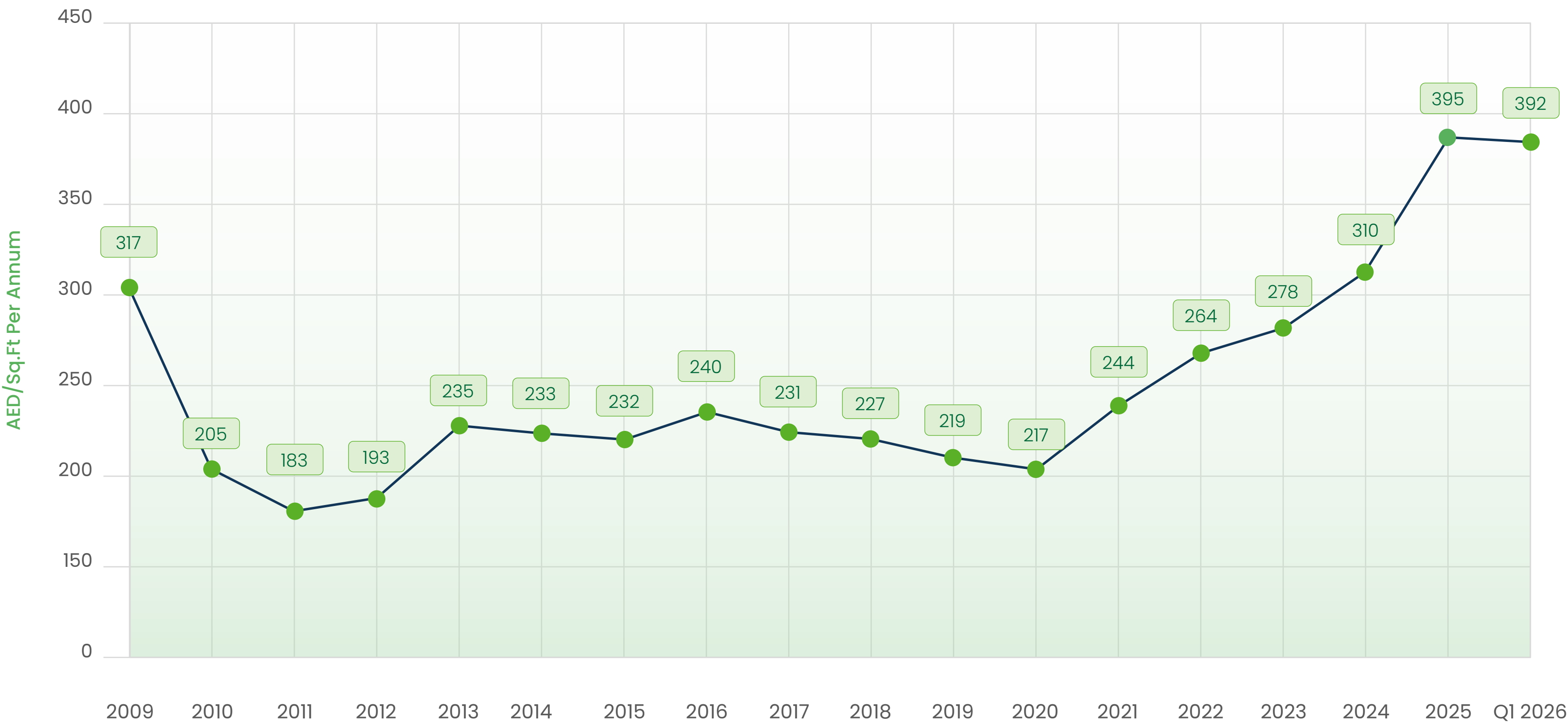
2026 YTD (JAN–APR)
AED 1.1 Bn

PEAK YEAR
AED 4.3 Bn 2025

OFFICE RENT PRICES

RENT INDICATORS

DIFC Office Rent Prices (2009 – Q1 2026)



LATEST (Q1 2026)

AED 392 AED/Sq.Ft
Per Annum

YoY CHANGE

-0.7% vs 2025

PERIOD LOW

2011-06

AED 183 AED/Sq.Ft
Per Annum

PERIOD HIGH

2025-12

AED 395 AED/Sq.Ft
Per Annum

REIDIN

Data Analytics

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