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Dubai Real Estate
Market Insights

Q3 2026

Residential & Office

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EXECUTIVE SUMMARY

Transactions

Dubai's residential market recorded AED 74.75bn across 35,438 transactions in Q3 2026. Sales value declined 14.1% QoQ and 46.1% YoY, while transaction volume fell 2.7% QoQ and 37.2% YoY. Activity moderated through the quarter, with monthly transactions decreasing from 13,403 in July to 10,583 in September. Apartments generated AED 48.68bn across 31,123 transactions, while villas contributed AED 26.06bn from 4,315 sales. Off-plan remained the largest segment, generating AED 47.96bn across 25,226 transactions and accounting for 71% of volume. However, off-plan volumes declined 9% QoQ and 41% YoY, while ready sales increased 19% QoQ. This divergence highlights a shift in the transaction mix towards completed properties, within a market still led by off-plan activity.

Price Movements

Residential prices continued to moderate from their February 2026 peaks. In September, apartment prices averaged AED 1,784 per sq. ft., down 1.6% year on year and 0.4% quarter on quarter. Villa prices averaged AED 2,300 per sq. ft., up 1.1% year on year but down 1.1% quarter on quarter. Both segments recorded their first monthly increase since February, with apartments rising by 0.3% and villas by 0.1%. This indicates early signs of stabilisation following six consecutive months of corrections.

Prices by Location

Palm Jumeirah remained Dubai's highest-priced residential market, with apartments averaging AED 3,163 per sq. ft. and villas AED 6,610 per sq. ft. Nine of the ten highest-priced apartment locations recorded monthly increases, led by The Views at 2.0%, DIFC at 1.8% and Meydan City at 1.7%. Villa performance was more mixed: Jumeirah Islands and Jumeirah Golf Estates increased by 1.7% and 1.5%, respectively, while The Meadows and The Lakes declined by 2.1%.

Luxury Market

Dubai's luxury residential market, covering transactions above AED 10 million, generated AED 17.44 billion across 782 transactions in Q3 2026. Off-plan sales accounted for 56% of luxury value and 60% of volume, while villas represented 66% of luxury transaction value. The largest transactions included an AED 260 million villa at EOME on Palm Jumeirah and an AED 252 million villa at Hills View in Dubai Hills Estate.

Residential Supply

Residential completions totalled 12,932 units in Q3 2026, bringing deliveries for the first nine months to 40,489 units. A further 58,581 units are scheduled for Q4 handover, concentrated in Business Bay, Jumeirah Village Circle, Damac Lagoons, Port Saeed and Ras Al Khor Industrial First. Scheduled Q4 handovers are more than four times Q3 completions, with actual delivery progress determining the scale of new supply entering the market before year end.

Office Transactions and Prices

Office sales totalled AED 4.37bn across 1,131 transactions in Q3 2026. Volume increased 12% QoQ but declined 2% YoY. Sales value fell 42% QoQ, reflecting fewer high-value off-plan transactions, but remained 40% higher YoY. Off-plan offices accounted for 700 transactions worth AED 3.04bn, while ready sales increased 49% QoQ to 431 transactions, remaining 44% below Q3 2025. Office sales prices reached AED 2,171 per sq. ft. in Q3 2026, down 1.3% QoQ but 14.6% higher YoY. Annual price growth slowed from 35% in Q2 2024.

Office Supply

No new office completions were recorded in Q3 2026, following 1,184,505 sq. ft. completed in the first half. A further 1,512,902 sq. ft. is scheduled for Q4 handover. The under-construction pipeline totals 15.97 million sq. ft. through 2030, with the largest concentrations in Business Bay and Meydan City. Scheduled additions remain limited in 2027, with larger deliveries planned from 2028 onward and 59% of the pipeline due in 2029–2030.

RESIDENTIAL MARKET OVERVIEW

KEY INDICATORS & Q3 2026 EVENTS

Key Indicator	Q3 2026	Change / Period
Total residential sales value	AED 74.75 billion	-14.1% QoQ
Total residential sales volume	35,438 transactions	-2.7% QoQ
Apartment sales price index	AED 1,784/sq ft	-0.37% QoQ
Villa sales price index	AED 2,300/sq ft	-1.07% QoQ
Residential completions	40,489 units	January–September 2026

Developers increased buyer incentives

Developers expanded their use of flexible payment plans, lower upfront commitments and registration-fee support, alongside additional purchase incentives often tied to sales events, limited-time promotions and more frequent open houses.

First Time Home Buyer Programme supported homeownership

During September's International Property Show, Dubai Land Department reported that the programme had enabled more than 3,200 residents to purchase their first homes and generated over AED 5 billion in transactions since July 2025. It attracted more than 45,000 registrants.

DLD introduced AI powered digital registration

The AI enabled Initial Registration platform integrated project registration, property transaction registration and escrow account management into one digital process. The initiative aims to improve administrative efficiency, transparency and the developer registration experience.

Major residential launches continued

Residential launch activity accelerated during Q3 2026, with 47 projects comprising 10,821 units introduced across July, August and September. September was the strongest month, recording 19 projects and 5,098 units, while the average launch price increased from AED 1,874 per sq. ft. in July to AED 2,074 per sq. ft. in September. Key launches included Imtiaz's RAW District II with 656 units and Emaar's Valia with 491 units in July, Holm Central Towers A and B with 475 units and Nakheel's 44 Palm Jebel Ali villas in August, and Binghatti Starfall with 754 units, Binghatti Spectre with 712 units and Wasl's Avenue Park Towers II with 541 units in September.

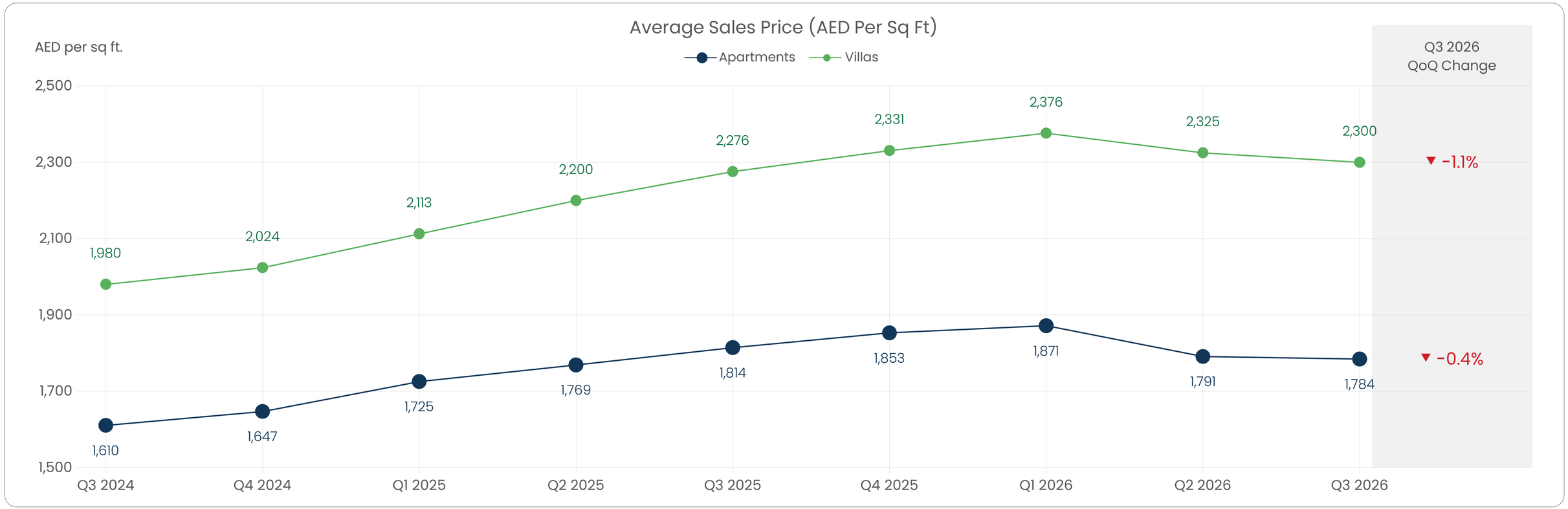
Infrastructure investment supported emerging communities

RTA awarded AED 1.16 billion for the Al Meydan Street Development Project, covering 3.7 km of bridges and 17 km of road improvements. The project will strengthen connectivity across Meydan, Dubai Hills, Nad Al Sheba, District One and surrounding communities.

Off plan financing options expanded

Off-plan financing options expanded during Q3 through new bank partnerships involving Emaar Development, Dubai Holding Real Estate, Sobha Realty, Ellington Properties and Shamal Holding. The offerings included extended mortgage pre-approval periods, preferential financing terms and fee concessions, with conditions varying by developer, bank and buyer eligibility. For banks, these partnerships open new avenues for mortgage growth, alongside greater exposure to construction timelines and project delivery.

CITYWIDE RESIDENTIAL SALES PRICE TREND



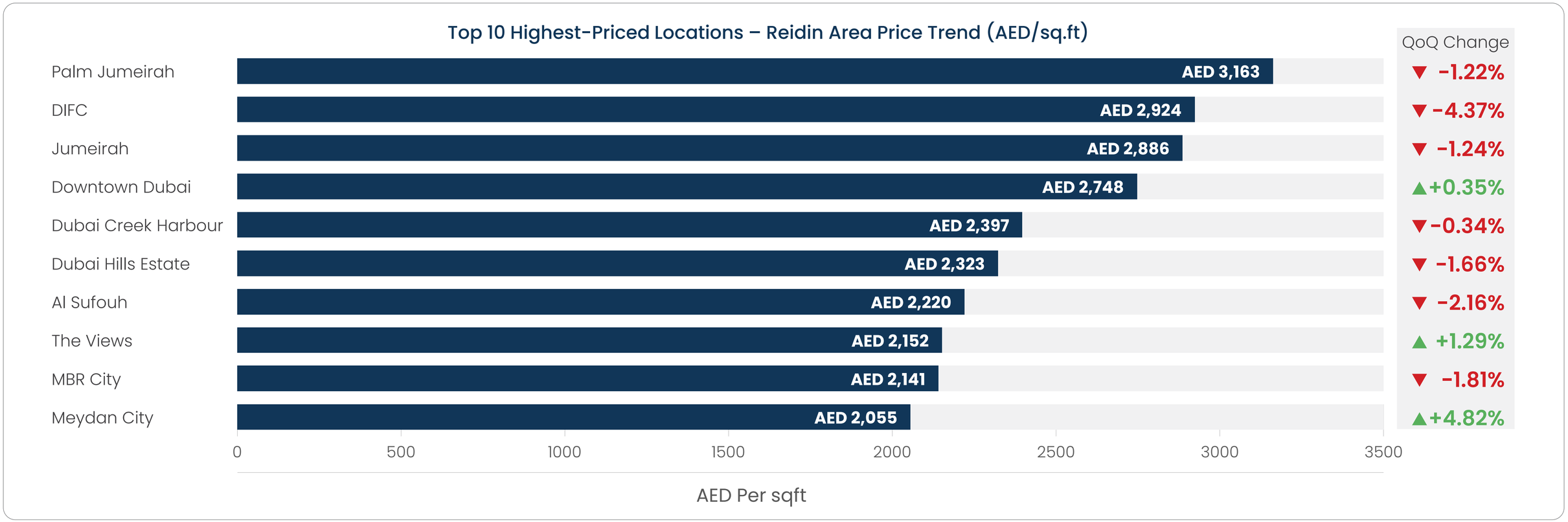
Residential prices softened during Q3 2026

Apartment prices averaged AED 1,784 per sq. ft. in September, declining by 0.4% during the quarter and 1.6% year on year. Villa prices reached AED 2,300 per sq. ft., falling by 1.1% quarter on quarter while remaining 1.1% above the previous year.

Prices recorded a modest increase in September

Apartment and villa prices increased by 0.3% and 0.1% during September, respectively. Prices increased slightly in September, but the increase did not fully offset the declines recorded earlier in Q3.

APARTMENT SALES PRICE TREND



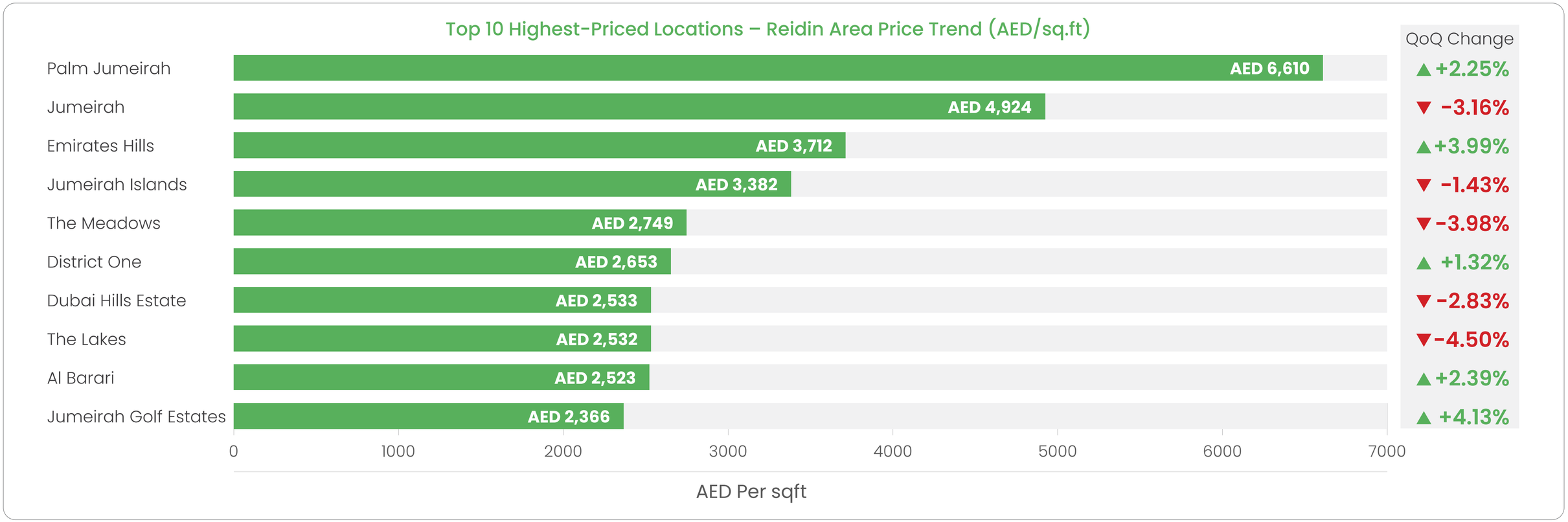
Palm Jumeirah maintained a substantial premium over the wider market

Apartment prices in Palm Jumeirah averaged AED 3,163 per sq. ft. in September, remaining well above other major apartment locations. Prices declined by 1.22% during the quarter.

Meydan City led quarterly gains as most premium locations declined

Seven of the ten most expensive apartment locations recorded quarterly price declines, led by DIFC (4.37%), Al Sufouh (2.16%) and MBR City (1.81%). Meydan City recorded the strongest increase at 4.82%, entering the top 10 in place of Business Bay, while The Views and Downtown Dubai rose by 1.29% and 0.35%, respectively. DIFC remained second at AED 2,924, ahead of Jumeirah at AED 2,886.

VILLA SALES PRICE TREND



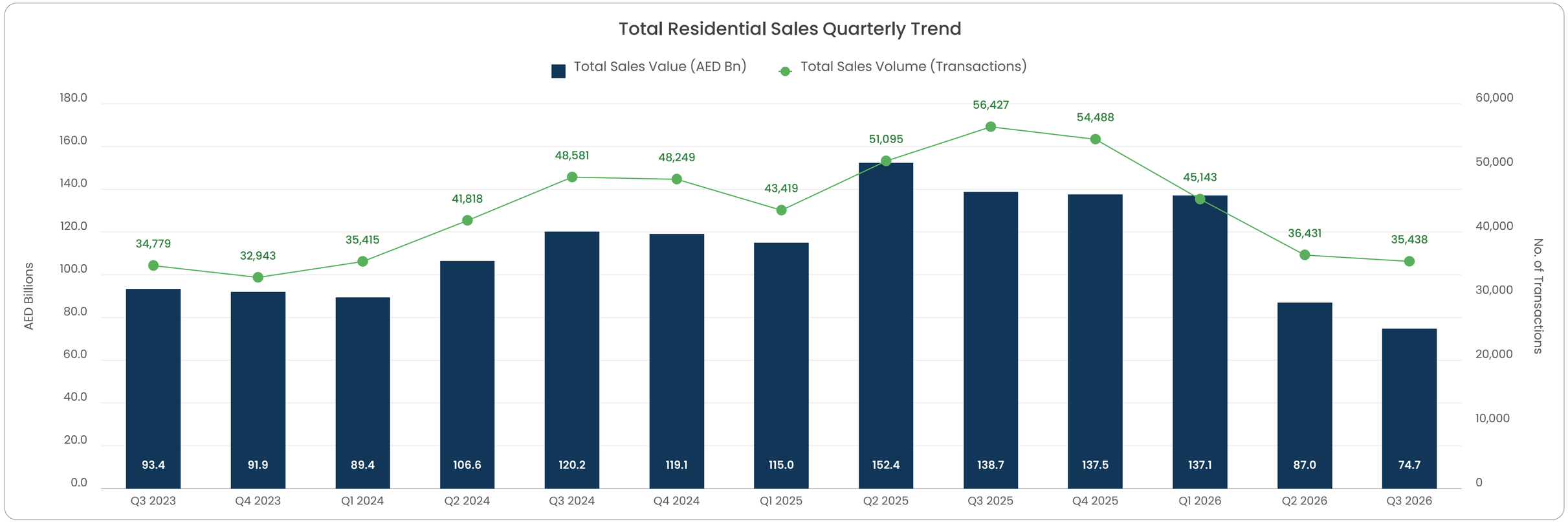
Palm Jumeirah maintained a substantial premium over the wider villa market

Villa prices in Palm Jumeirah stood at AED 6,610 per sq. ft. in September, up 2.25% QoQ and 2.9 times the citywide villa average. Jumeirah ranked second at AED 4,924 per sq. ft., followed by Emirates Hills at AED 3,712.

Jumeirah Golf Estates entered the top 10 amid mixed quarterly price movements

Jumeirah Golf Estates entered the top 10 at AED 2,366 per sq. ft. and recorded the strongest quarterly gain at 4.13%, while MBR City dropped out. Emirates Hills and Al Barari followed with increases of 3.99% and 2.39%. The Lakes, The Meadows and Jumeirah recorded the largest declines at 4.50%, 3.98% and 3.16%, respectively.

RESIDENTIAL SALES VALUE AND VOLUME



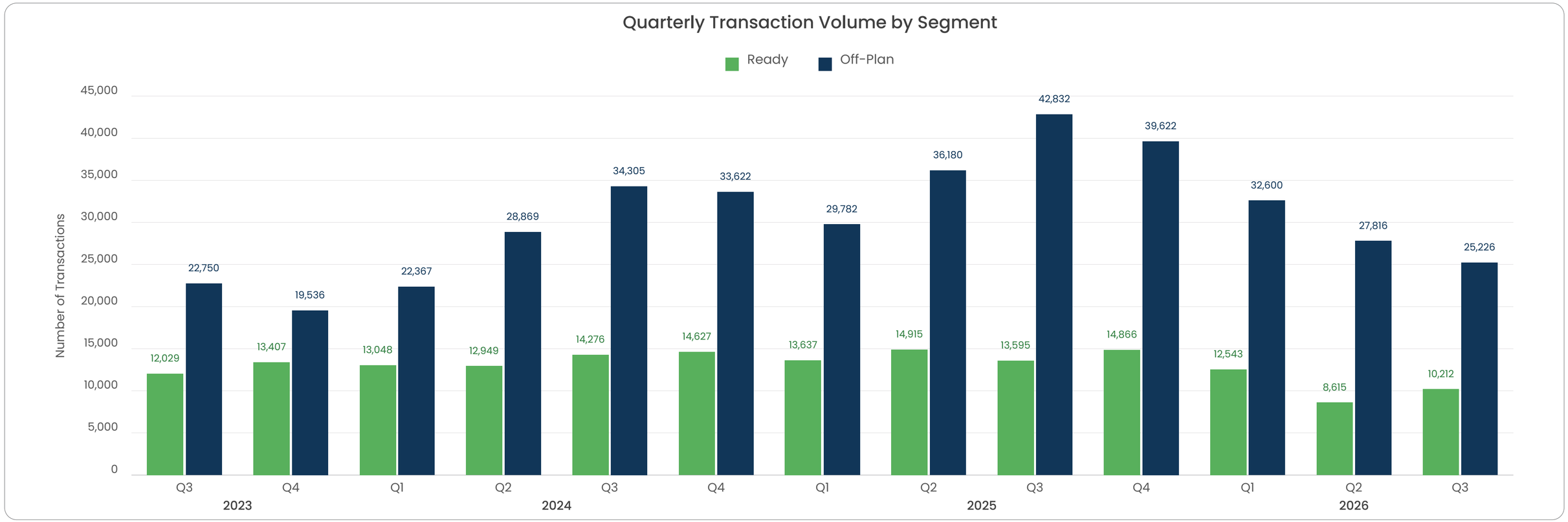
Sales value declined more than transaction volume

Residential sales totalled AED 74.75bn across 35,438 transactions in Q3 2026. Sales value fell 14.1% QoQ, while transaction volume declined 2.7%, indicating a lower average transaction value.

The pace of decline eased in Q3

Transaction volume declined 2.7% QoQ in Q3, compared with 19.3% in Q2. The quarterly decline in sales value also narrowed, from 36.6% to 14.1%, showing a slower pace of contraction across both measures.

RESIDENTIAL SALES VOLUME BY SEGMENT



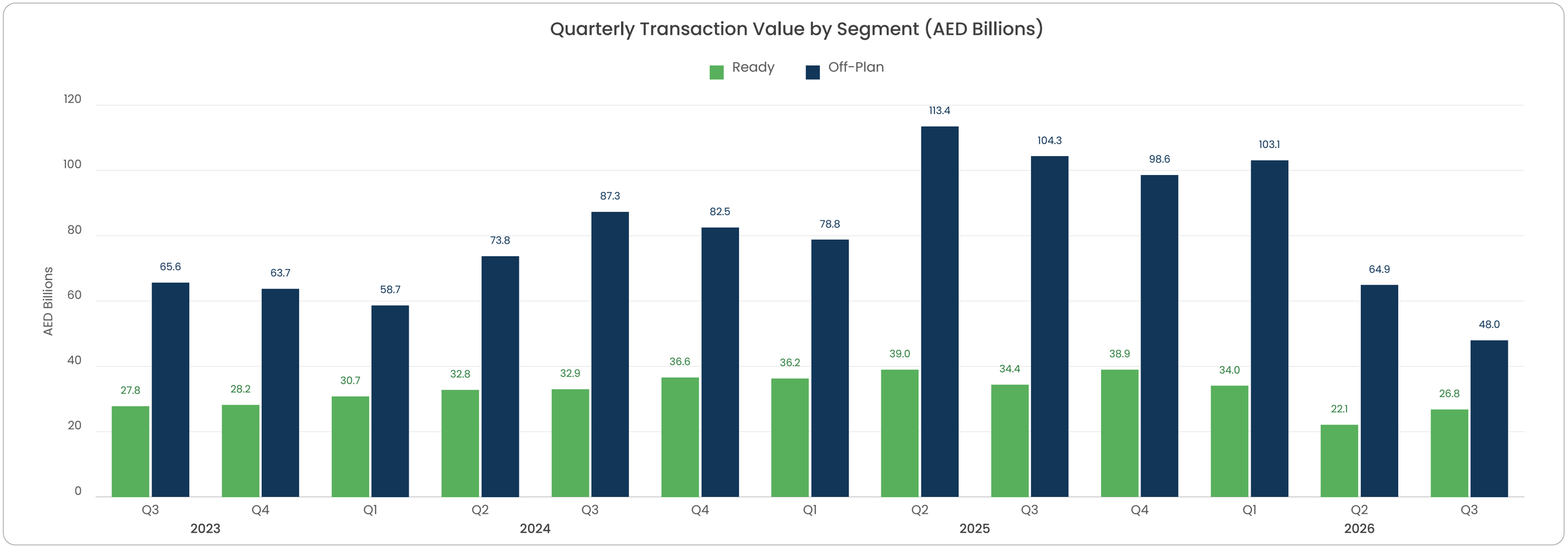
Residential sales volume declined during Q3 2026

Dubai recorded 35,438 residential transactions in Q3, down 2.7% from Q2 and 37.2% from Q3 2025. Activity declined during the quarter, from 13,403 transactions in July to 11,452 in August and 10,583 in September.

Higher ready volume partly offset the off-plan decline

Off-plan recorded 2,590 fewer transactions than in Q2, while ready recorded 1,597 more. This limited the overall volume decline to 993 transactions, or 2.7%, bringing the Q3 total to 35,438. Both segments remained below Q3 2025 volumes, with off-plan down 41% and ready down 25%.

RESIDENTIAL SALES VALUE BY SEGMENT



Off plan sales remained dominant, but the value gap narrowed

Off plan properties generated AED 47.96 billion in Q3 2026, compared with AED 26.78 billion from ready properties. The difference between the two segments narrowed from AED 42.8 billion in Q2 to AED 21.18 billion in Q3.

Ready properties contributed more to value than volume

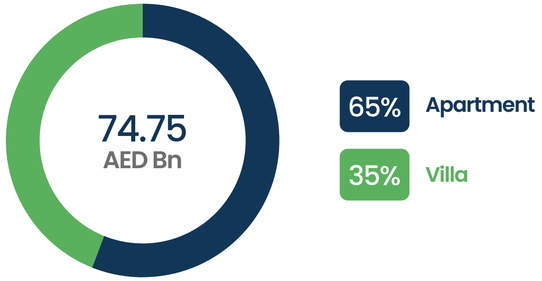
Ready properties accounted for 36% of total residential sales value while representing 29% of transaction volume in Q3 2026. This shows that the ready segment carried a larger share of market value than its share of transactions.

TOTAL SALES TRANSACTIONS BY TYPOLOGIES & LOCATIONS

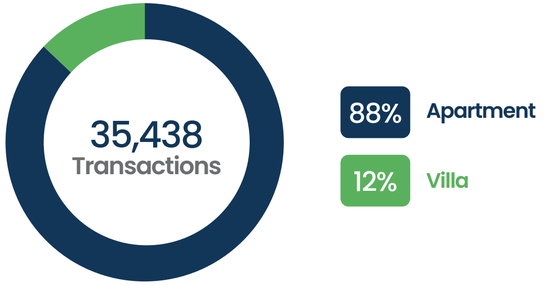
VALUE & VOLUME

Sales Transactions	Total Value (AED Bn)	Total Volume
Apartment Sales	48.68 Bn	31,123
Villa Sales	26.06 Bn	4,315
Grand Total	74.75 Bn	35,438

TOTAL VALUE (AED BN)



TOTAL VOLUME



TOP 10 LOCATIONS BY VALUE

1	Palm Jumeirah	3.46 Bn
2	Azizi Venice	3.18 Bn
3	Jumeirah Village Circle	2.59 Bn
4	Business Bay	2.52 Bn
5	Dubai Hills Estate	2.32 Bn
6	Downtown Dubai	2.27 Bn
7	Dubai Creek Harbour	2.21 Bn
8	Jumeirah Golf Estates	2.06 Bn
9	Sobha Sanctuary	2.00 Bn
10	Jebel Ali Downtown	1.89 Bn

TOP 10 LOCATIONS BY VOLUME

1	Azizi Venice	3,898
2	Jumeirah Village Circle	2,468
3	Jebel Ali Downtown	2,217
4	City of Arabia	1,861
5	Dubailand Residence Complex	1,147
6	Majan	1,019
7	Business Bay	989
8	Damac Lagoons	880
9	Dubai Creek Harbour	767
10	Dubai Investment Park First	735

**The classification of apartments includes Serviced/Hotel Apartments, while villas also comprise Villa Plots & Townhouses.*

OFF-PLAN SALES BY PROPERTY TYPE & LOCATION

TOP 5 OFF-PLAN APARTMENT LOCATIONS BY VALUE (AED MN)



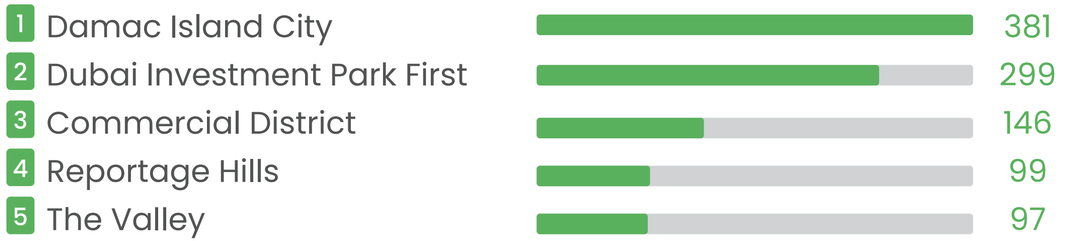
TOP 5 OFF-PLAN VILLA LOCATIONS BY VALUE (AED MN)



TOP 5 OFF-PLAN APARTMENT LOCATIONS BY VOLUME



TOP 5 OFF-PLAN VILLA LOCATIONS BY VOLUME



READY SALES BY PROPERTY TYPE & LOCATION

TOP 5 READY APARTMENT LOCATIONS BY VALUE (AED MN)

1	Downtown Dubai	1,569 Mn
2	Dubai Marina	1,304 Mn
3	Jumeirah Village Circle	1,134 Mn
4	Business Bay	1,098 Mn
5	Palm Jumeirah	785 Mn

TOP 5 READY VILLA LOCATIONS BY VALUE (AED MN)

1	Palm Jumeirah	1,584 Mn
2	Dubai Hills Estate	1,168 Mn
3	Damac Lagoons	779 Mn
4	Jumeirah Golf Estates	738 Mn
5	Arabian Ranches	561 Mn

TOP 5 READY APARTMENT LOCATIONS BY VOLUME

1	Jumeirah Village Circle	1,219
2	Business Bay	634
3	Dubai Marina	576
4	Downtown Dubai	428
5	Arjan	282

TOP 5 READY VILLA LOCATIONS BY VOLUME

1	Damac Lagoons	233
2	Damac Hills 2	225
3	Mudon	129
4	Arabian Ranches Phase 3	85
5	The Springs	85

READY RESIDENTIAL SALES: CASH VS MORTGAGE BACKED SPLIT

Transaction Type	Total Value (AED Bn)	Value%	Total Volume	Volume%
Cash	AED 13.29 Bn	49.6%	5,466	53.5%
Mortgage Backed	AED 13.49 Bn	50.4%	4,746	46.5%
Grand Total	AED 26.78 Bn	100%	10,212	100.0%

TOP 5 CASH PURCHASE LOCATIONS BY VALUE



TOP 5 MORTGAGE-BACKED PURCHASE LOCATIONS BY VALUE



TOP 5 CASH PURCHASE LOCATIONS BY VOLUME



TOP 5 MORTGAGE-BACKED PURCHASE LOCATIONS BY VOLUME



Methodology: The analysis covers ready residential sales only. Transactions with a recorded finance value are classified as mortgage-backed purchases; those with no recorded finance value are classified as cash purchases. Refinancing, mortgage top-ups and other secured lending transactions are excluded.

OFF-PLAN VS READY MARKET OVERVIEW

OFF-PLAN AND READY SALES SPLIT

Transaction Type	Total Value (AED Bn)	Value%	Total Volume	Volume%
Off-Plan Sales	47.96 Bn	64.2%	25,226	71.2%
Ready Sales	26.78 Bn	35.8%	10,212	28.8%
Grand Total	**74.75 Bn**	**100%**	**35,438**	**100.0%**

OFF-PLAN VS READY SALES BY PROPERTY TYPE

Property Type	Off-Plan Value	Off-Plan Volume	Ready Value	Ready Volume
Apartments	35.08 Bn	22,963	13.60 Bn	8,160
Villas	12.88 Bn	2,263	13.18 Bn	2,052
Grand Total	**47.96 Bn**	**25,226**	**26.78 Bn**	**10,212**

PRIMARY VS SECONDARY MARKET OVERVIEW

PRIMARY AND SECONDARY SALES SPLIT

Segment	Total Value (AED Bn)	Value%	Total Volume	Volume%
Primary Sales	42.62 Bn	57.0%	24,085	68.0%
Secondary Sales	32.12 Bn	43.0%	11,353	32.0%
Grand Total	74.75 Bn	100%	35,438	100.0%

PRIMARY VS SECONDARY SALES BY PROPERTY TYPE

Property Type	Primary Value	Primary Volume	Secondary Value	Secondary Volume
Apartments	33.44 Bn	22,382	15.24 Bn	8,741
Villas	9.19 Bn	1,703	16.88 Bn	2,612
Grand Total	42.62 Bn	24,085	32.12 Bn	11,353

TICKET SIZE DISTRIBUTION BY PROPERTY TYPE

VALUE BY TICKET SIZE BAND (AED BN)

Ticket Size Band	Apartment			Villa		
	Q2 2026	Q3 2026	QoQ	Q2 2026	Q3 2026	QoQ
< 1 Mn	8.78	9.63	+9.7%	0.20	0.08	-60.8%
1 - 2 Mn	15.79	14.16	-10.3%	0.79	0.83	+4.6%
2 - 3 Mn	10.38	8.76	-15.6%	2.25	2.15	-4.5%
3 - 5 Mn	8.78	6.73	-23.3%	4.50	5.46	+21.3%
5 - 10 Mn	5.34	3.46	-35.1%	6.49	6.04	-7.0%
> 10 Mn	7.59	5.93	-21.9%	16.08	11.51	-28.5%
Total	**56.65**	**48.68**	**-14.1%**	**30.32**	**26.06**	-14.0%

VOLUME BY TICKET SIZE BAND

Ticket Size Band	Apartment			Villa		
	Q2 2026	Q3 2026	QoQ	Q2 2026	Q3 2026	QoQ
< 1 Mn	12,856	14,488	+12.7%	293	105	-64.2%
1 - 2 Mn	11,269	10,349	-8.2%	534	559	+4.7%
2 - 3 Mn	4,350	3,690	-15.2%	868	849	-2.2%
3 - 5 Mn	2,308	1,811	-21.5%	1,153	1,398	+21.2%
5 - 10 Mn	816	520	-36.3%	954	887	-7.0%
> 10 Mn	307	265	-13.7%	723	517	-28.5%
Total	**31,906**	**31,123**	**-2.5%**	**4,525**	**4,315**	**-4.6%**

LUXURY MARKET OVERVIEW

KEY TAKEAWAYS

Dubai's luxury residential market recorded AED 17.44 billion across 782 transactions in Q3 2026. Luxury sales represented 23% of total residential sales value from just 2.2% of transaction volume, compared with AED 43.95 billion across 2,080 transactions in Q1 2026.

Off plan sales accounted for 60.4% of luxury transaction volume and 56.0% of value, down from 78% and 76%, respectively, in Q1 2026. This increased the relative contribution of completed properties during the quarter.

Villas dominated luxury activity, accounting for 66% of both transaction volume and value. Ready villas formed the largest luxury segment, generating AED 6.2 billion across 239 transactions, led by Palm Jumeirah.

Off plan activity extended across established and emerging locations. Jumeirah Golf Estates led with AED 1,240.3 million, followed by Jumeirah Second at AED 1,047.5 million, Palm Jumeirah at AED 922.1 million and Palm Jebel Ali at AED 882.5 million.

The highest value transaction was a ready villa at EOME, Palm Jumeirah, valued at AED 260 million. Another Palm Jumeirah villa at Signature Villas Frond J sold for AED 125 million, while the highest value apartment transaction reached AED 166.1 million at Aman Residences Tower 2 in Jumeirah Second.

TOP 5 OFF-PLAN LUXURY LOCATIONS BY VALUE

Location	Value (AED Mn)	Volume
Jumeirah Golf Estates	1,240.3	67
Jumeirah Second	1,047.5	27
Palm Jumeirah	922.1	31
Palm Jebel Ali	882.5	39
The Oasis	710.7	34

TOP 5 READY LUXURY LOCATIONS BY VALUE

Location	Value (AED Mn)	Volume
Palm Jumeirah	1,897.2	40
Dubai Hills Estate	928.8	25
Jumeirah Golf Estates	702.3	25
Emirates Hills	542.5	7
Downtown Dubai	321.4	17

* Luxury ≥ AED 10M

LUXURY MARKET OVERVIEW

OFF-PLAN AND READY SALES SPLIT

Transaction Type	Total Value (AED Bn)	Value%	Total Volume	Volume%
Off-Plan Sales	AED 9.77 Bn	56.0%	472	60.4%
Ready Sales	AED 7.66 Bn	44.0%	310	39.6%
Grand Total	AED 17.44 Bn	100%	782	100.0%

OFF-PLAN VS READY SALES BY PROPERTY TYPE

Property Type	Off-Plan Value	Off-Plan Volume	Ready Value	Ready Volume
Apartments	AED 4.51 Bn	194	AED 1.41 Bn	71
Villas	AED 5.26 Bn	278	AED 6.25 Bn	239
Grand Total	AED 9.77 Bn	472	AED 7.66 Bn	310

* Luxury ≥ AED 10M

LUXURY MARKET OVERVIEW

TOP 5 APARTMENT TRANSACTIONS

1	Aman Residences Tower 2 Jumeirah Second	H&H	22 July 2026	AED 166.1 Mn Sales Value	16,572 AED/sqft	Off-Plan
2	Silicon Star 2 Dubai Silicon Oasis	DSOA	06 July 2026	AED 100.0 Mn Sales Value	78,772 AED/sqft	Ready
3	Bella - Passo Building 2 Palm Jumeirah	Beyond	02 July 2026	AED 90.0 Mn Sales Value	7,265 AED/sqft	Off-Plan
4	The Address Jumeirah Resort Tower 2 Jumeirah Beach Residence	Alain	26 August 2026	AED 86.0 Mn Sales Value	4,751 AED/sqft	Ready
5	ORLA Infinity by Omniyat Palm Jumeirah	Omniyat	11 August 2026	AED 79.0 Mn Sales Value	9,414 AED/sqft	Off-Plan

* Luxury ≥ AED 10M

LUXURY MARKET OVERVIEW

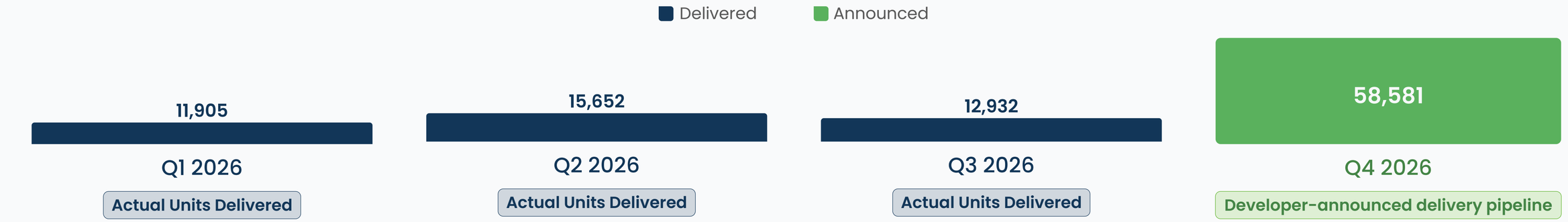
TOP 5 VILLA TRANSACTIONS

1	EOME Palm Jumeirah	Blue Haven Real Estate	01 September 2026	AED 260.0 Mn Sales Value	15,533 AED/sqft	Ready
2	Hills View Dubai Hills Estate	Emaar	01 September 2026	AED 252.0 Mn Sales Value	21,060 AED/sqft	Ready
3	District One Villas - Cluster B District One	Meydan Sobha	25 August 2026	AED 160.0 Mn Sales Value	18,382 AED/sqft	Ready
4	Emirates Hills - Sector L Emirates Hills	Emaar	11 September 2026	AED 127.5 Mn Sales Value	4,062 AED/sqft	Ready
5	Signature Villas Frond J (Al Anwan) Palm Jumeirah	Nakheel	05 August 2026	AED 125.0 Mn Sales Value	17,857 AED/sqft	Ready

* Luxury ≥ AED 10M

COMPLETED & UPCOMING SUPPLY OVERVIEW

2026 SUPPLY PIPELINE — QUARTERLY PROGRESSION



** Q4 figures represent announced delivery pipeline by developers; actual completions may vary.*

TOP COMPLETED SUPPLY LOCATIONS — Q3 2026

1	Jumeirah Village Circle	1,554
2	Jumeirah Village Triangle	1,248
3	Al Jadaf	1,110
4	Business Bay	1,030
5	Mudon	978

TOP HANDOVER LOCATIONS ANNOUNCED BY DEVELOPERS — Q4 2026

1	Business Bay	6,050
2	Jumeirah Village Circle	5,419
3	Damac Lagoons	4,278
4	Port Saeed	3,563
5	Ras Al Khor Industrial First	3,082

OFFICE MARKET OVERVIEW

KEY INDICATORS & Q3 2026 EVENTS

Key Indicator	Q3 2026	Change / Period
Total office sales value	AED 4.37 billion	-42% QoQ
Total office sales volume	1,131 transactions	+12% QoQ
Off-plan share of volume	61.9%	Q3 2026
Office sale price index	AED 2,171/sq ft	+14.6% YoY
Office completions	1,184,505 sq. ft.	January–September 2026

Office transaction volumes increased during Q3
Dubai recorded AED 4.37 billion across 1,131 office transactions in Q3 2026. Transaction volume increased by 12% quarter on quarter but declined by 2% year on year. Sales value fell by 42% from Q2 while remaining 40% above Q3 2025.

Off plan offices continued to lead sales activity
Off plan offices accounted for 700 transactions, representing 62% of volume, and generated AED 3.04 billion, equivalent to 69% of value. Ready sales increased by 49% quarter on quarter to 431 transactions but remained 44% below Q3 2025 levels.

Primary sales remained the largest transaction segment
Primary sales recorded 711 transactions worth AED 3.11 billion and represented 63% of office volume. Secondary sales increased by 51% quarter on quarter to 420 transactions. Imtiaz, Samana and Danube collectively accounted for 64% of off plan office sales.

Office sales prices declined modestly in Q3
Citywide office sales prices declined 1.3% QoQ to AED 2,171 per sq. ft. in Q3 2026, while remaining 14.6% higher year on year. This marked the first quarterly decline since Q1 2023, following a flat Q2 and a 7.3% increase in Q1 2026.

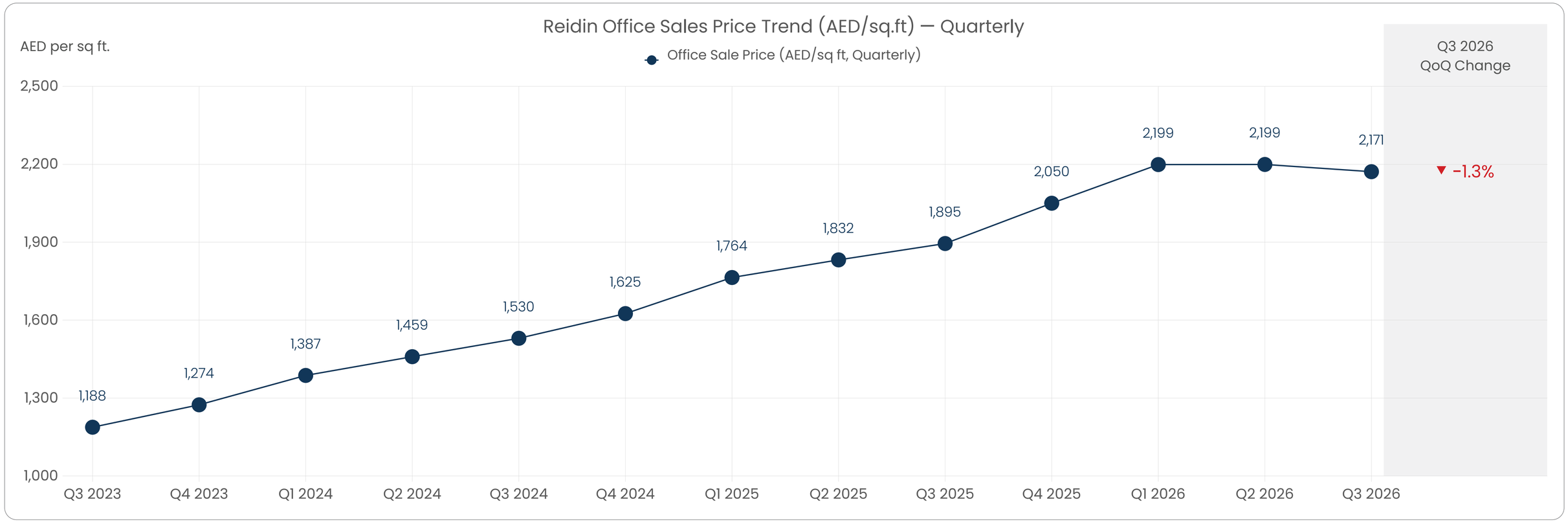
Near term office supply remained constrained
No new office completions were recorded in Q3, following the delivery of 1,184,505 sq. ft. during the first half of 2026. A further 1,512,902 sq. ft. is scheduled for Q4, taking total office deliveries for the year to 2,697,407 sq. ft.

Corporate expansion continued to support potential office demand
DIFC reported 10,018 active registered companies at the end of the first half of 2026, an increase of 30% year on year. This included 1,134 regulated financial firms, providing a potential source of demand for high quality office space.

The construction pipeline is concentrated toward the end of the decade
Dubai's under construction office pipeline totals 15.97 million sq. ft. through 2030. Scheduled supply comprises 1,512,902 sq. ft. in 2026, 1,790,771 sq. ft. in 2027, 3,272,491 sq. ft. in 2028, 5,150,943 sq. ft. in 2029 and 4,240,263 sq. ft. in 2030. A total of 9.39 million sq. ft. is scheduled for 2029 and 2030, while near term additions remain limited.

Imtiaz, Samana and Danube led off-plan office transactions
The three developers accounted for 64% of off-plan office volume. Q3 transactions included Samana Business Hub and Danube's ASPIRZ and Shahrukhz projects. In July, Imtiaz also reported a launch day sell out of its AED 1.5bn mixed-use RAW District project.

CITYWIDE OFFICE SALES PRICE TREND



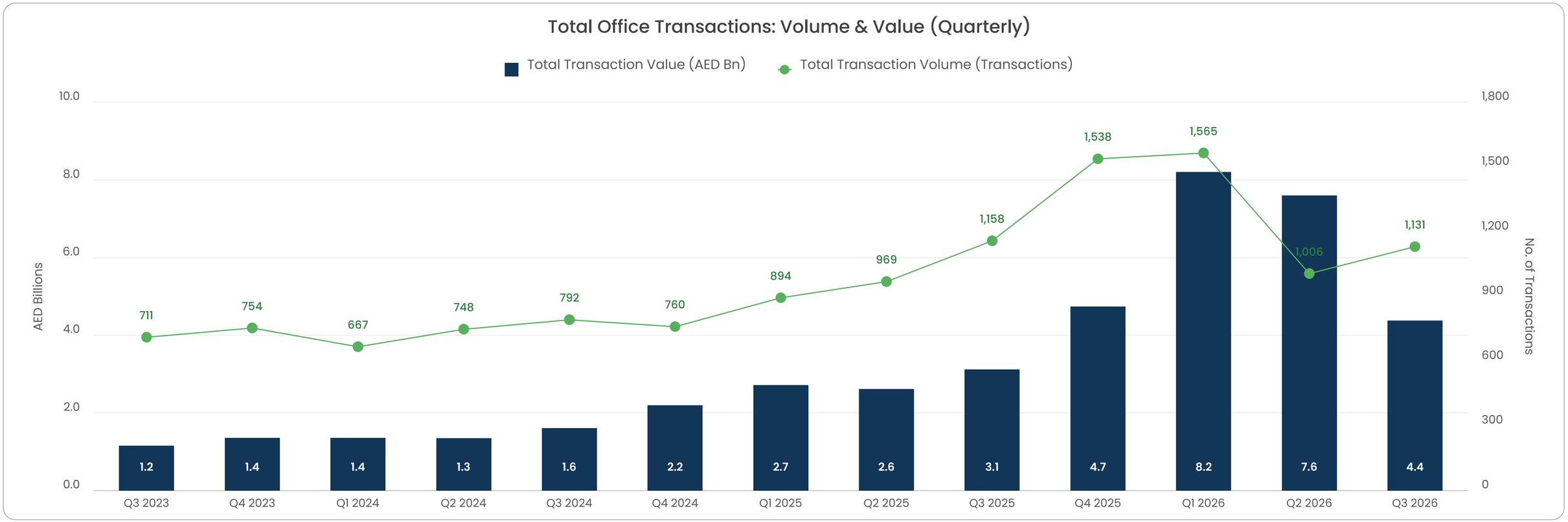
Office sales prices declined 1.3% in Q3

Citywide office sales prices fell to AED 2,171 per sq. ft., following a flat Q2. Prices remained close to the AED 2,199 high reached in Q1 2026.

Annual price gains remained substantial

Prices were 14.6% higher than Q3 2025, although annual growth slowed from 20% in Q2. The quarterly decline partly reversed the increases seen during late 2025 and early 2026.

OFFICE SALES VALUE AND VOLUME



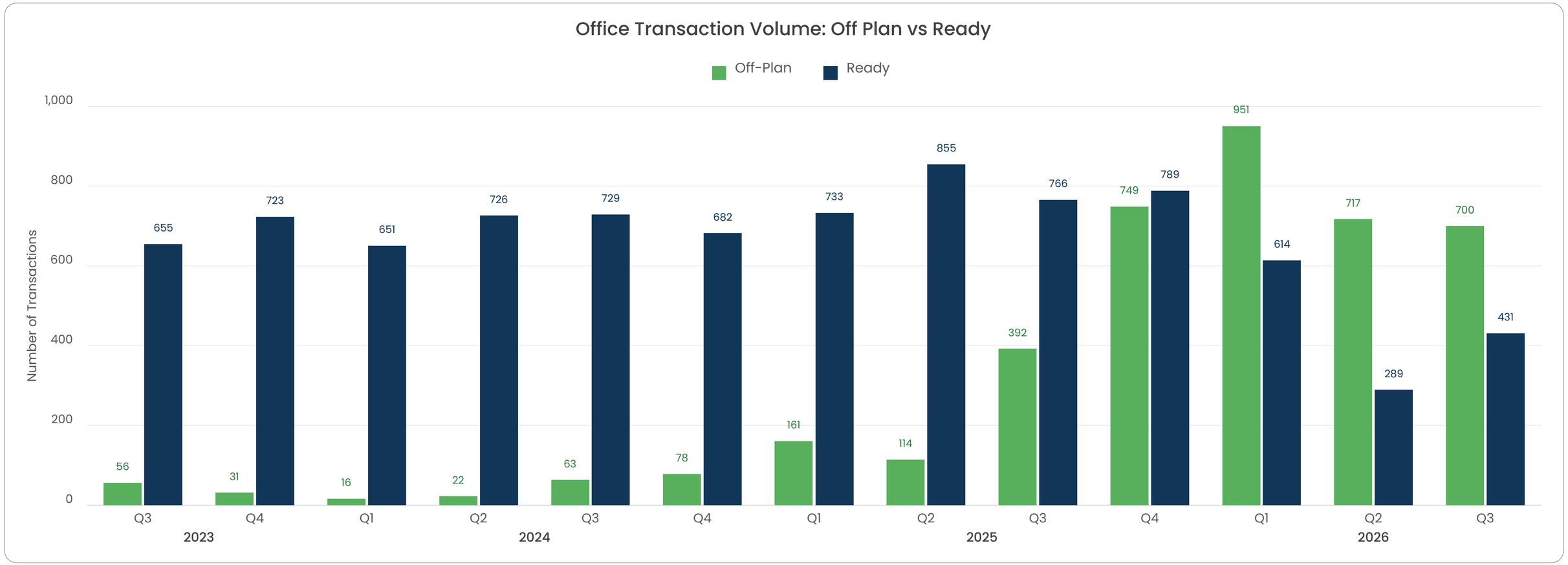
Transaction volume increased, while sales value declined

Office transactions rose 12% QoQ to 1,131 in Q3 2026, while sales value declined 42% to AED 4.37 billion.

Sales value declined for a second consecutive quarter

The rise in sales value through late 2025 culminated in a peak of AED 8.2 billion in Q1 2026. Values then fell to AED 7.6 billion in Q2 and AED 4.37 billion in Q3.

OFFICE TRANSACTIONS BY TYPE: OFF-PLAN VS READY



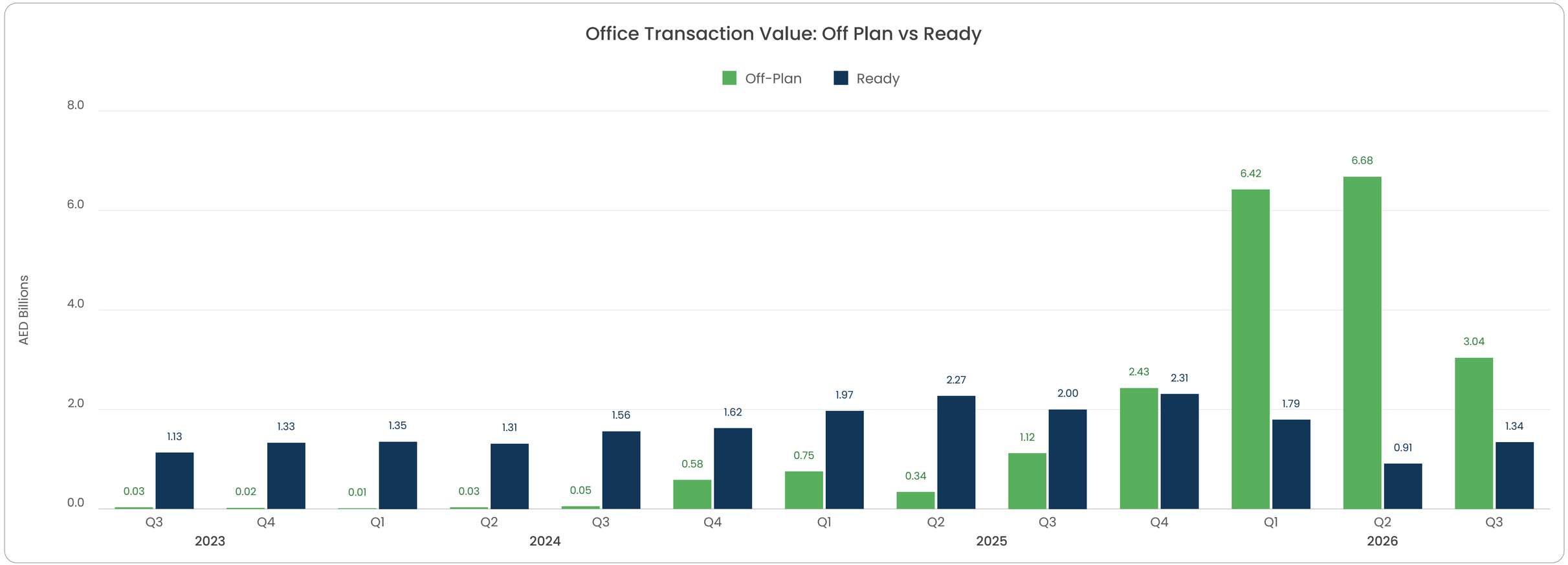
Off-plan sales retained the majority share

Off-plan transactions totalled 700 in Q3 2026, accounting for 62% of office sales volume. Off-plan sales exceeded ready transactions for a third consecutive quarter, despite declining 2% QoQ.

Ready sales drove the quarterly increase in volume

Ready transactions rose 49% QoQ from 289 to 431, more than offsetting the decline in off-plan sales. This lifted total office transaction volume, although ready activity remained below Q1's 614 transactions.

OFFICE TRANSACTIONS BY TYPE: OFF-PLAN VS READY



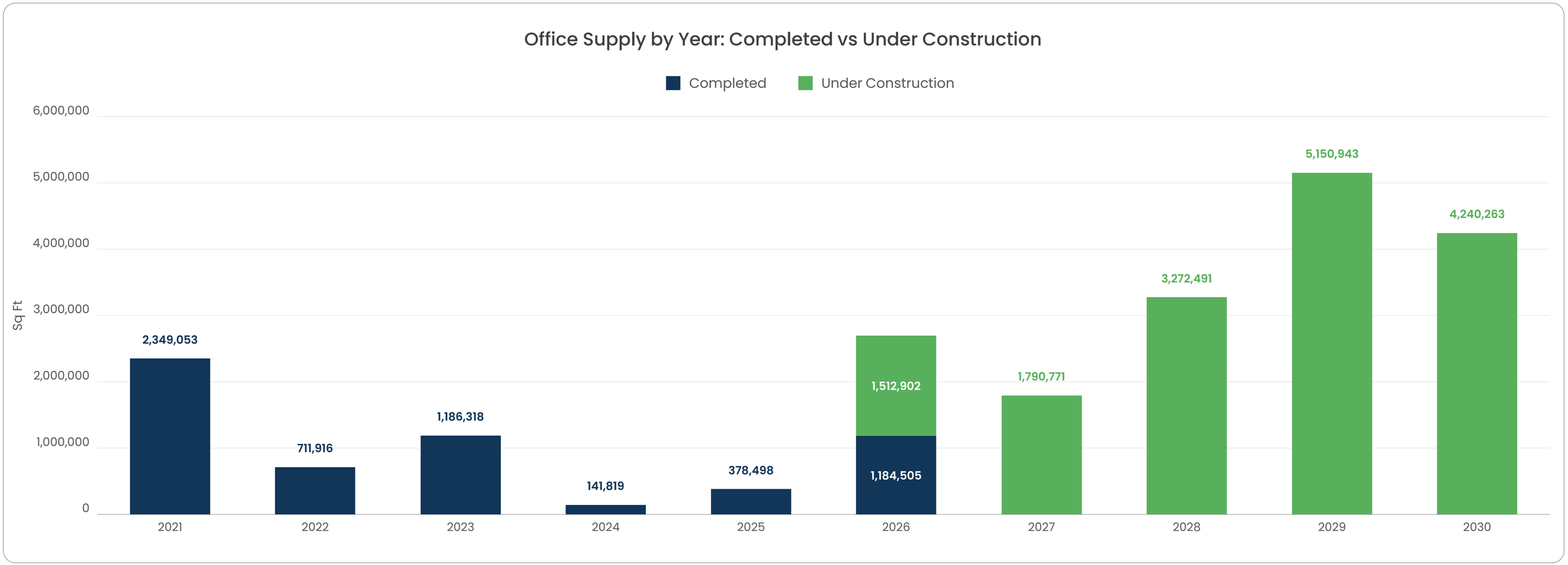
Off-plan sales value fell sharply from first half highs

Off-plan office sales value declined from AED 6.68 billion in Q2 to AED 3.04 billion in Q3, more than halving. However, Q3 value remained above all quarterly levels shown for 2023–2025.

Ready sales value recovered from Q2's low

Ready office sales value increased 46% QoQ to AED 1.34 billion from AED 0.91 billion, remaining below the AED 1.79 billion achieved in Q1 2026.

COMPLETED & UPCOMING SUPPLY OVERVIEW



Office completions remained limited in 2026

Dubai delivered 1,184,505 sq ft of office space during H1 2026, with no additional completions recorded in Q3. A further 1,512,902 sq ft remains scheduled for completion in Q4.

The development pipeline is concentrated toward the end of the decade

Office space under construction totals 15.97 million sq ft through 2030. More than half is scheduled for 2029 and 2030, including 5,150,943 sq ft in 2029 and 4,240,263 sq ft in 2030.

METHODOLOGY & DEFINITIONS

Transaction reporting period **1 July - 30 September 2026**

Transactions & classifications

Sales value & volume
Sales value is the total consideration of residential or office sales registered with the Dubai Land Department (DLD) during the reporting period, excluding DIFC transactions. Sales volume is the corresponding number of transactions.

Off-plan & ready sales
Off-plan sales involve projects under development at registration. Ready sales involve completed properties.

Primary & secondary sales
Primary sales are the first registered sale of a property by a developer or project owner. Secondary sales are subsequent resales.

Cash & mortgage-backed sales
The analysis covers ready residential sales only. Transactions with a recorded finance value are classified as mortgage-backed; those without are classified as cash. Refinancing and other secured lending transactions are excluded.

Luxury transactions
Residential sales valued at AED 10 million and above.

Price & supply methodology

Reidin sales price trend
Reidin Dubai sales price indices track apartment, villa and office price movements using moving averages of median transaction prices per sq. ft. across defined locations.

Location-level sales prices
Location-level residential values are Reidin area sales price trend levels, expressed in AED per sq. ft. and derived from transaction data using Reidin's price-trend methodology.

Completed & announced supply
Completed supply covers units recorded as completed during the reporting period. Announced supply covers scheduled future delivery based on available developer and project information; schedules are updated as timelines evolve.

Supply information cut-off
The supply pipeline reflects the latest available project and developer information as of the report date.

Rounding conventions
AED billion values are generally rounded to two decimal places and percentages to one decimal place. Displayed components may differ marginally from totals due to rounding.

Market & project events
Market and project highlights are compiled from DLD and Reidin data, developer statements, RTA disclosures and published real estate media coverage for the reporting period.

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Data Analytics

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