



REIDIN.com The United Arab Emirates Residential Property Price Indices: August 2011 Results

Issue: 20

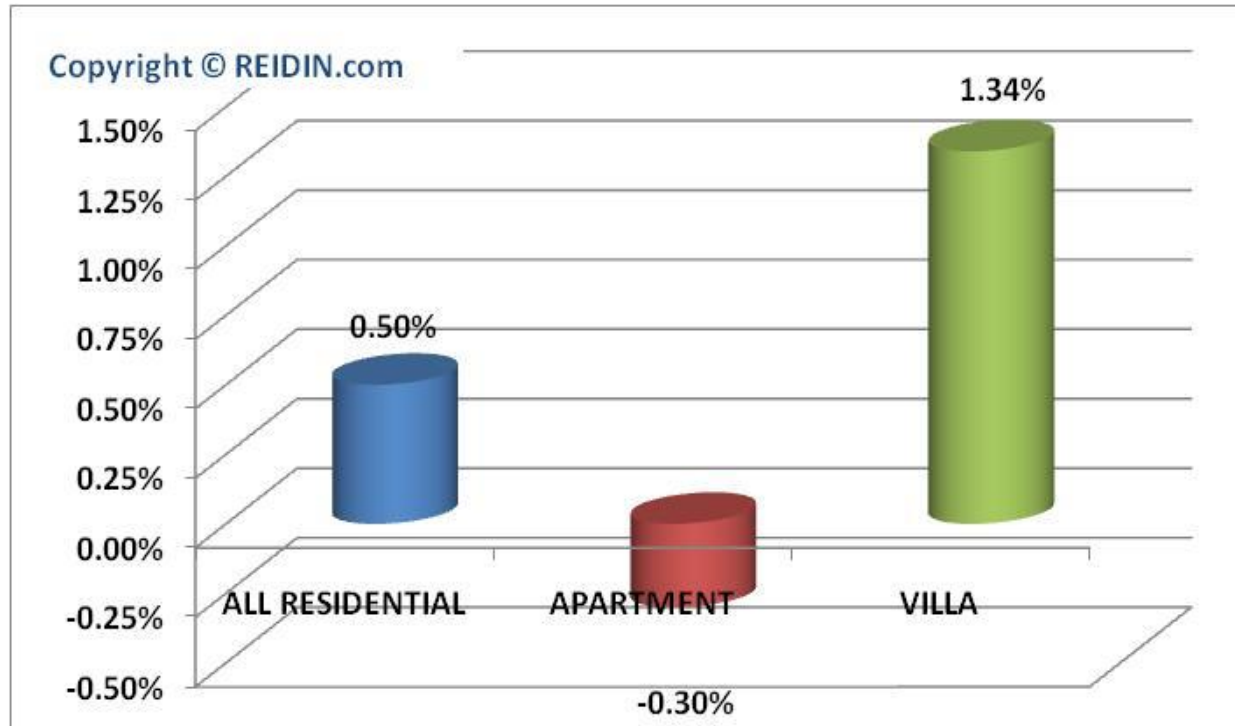
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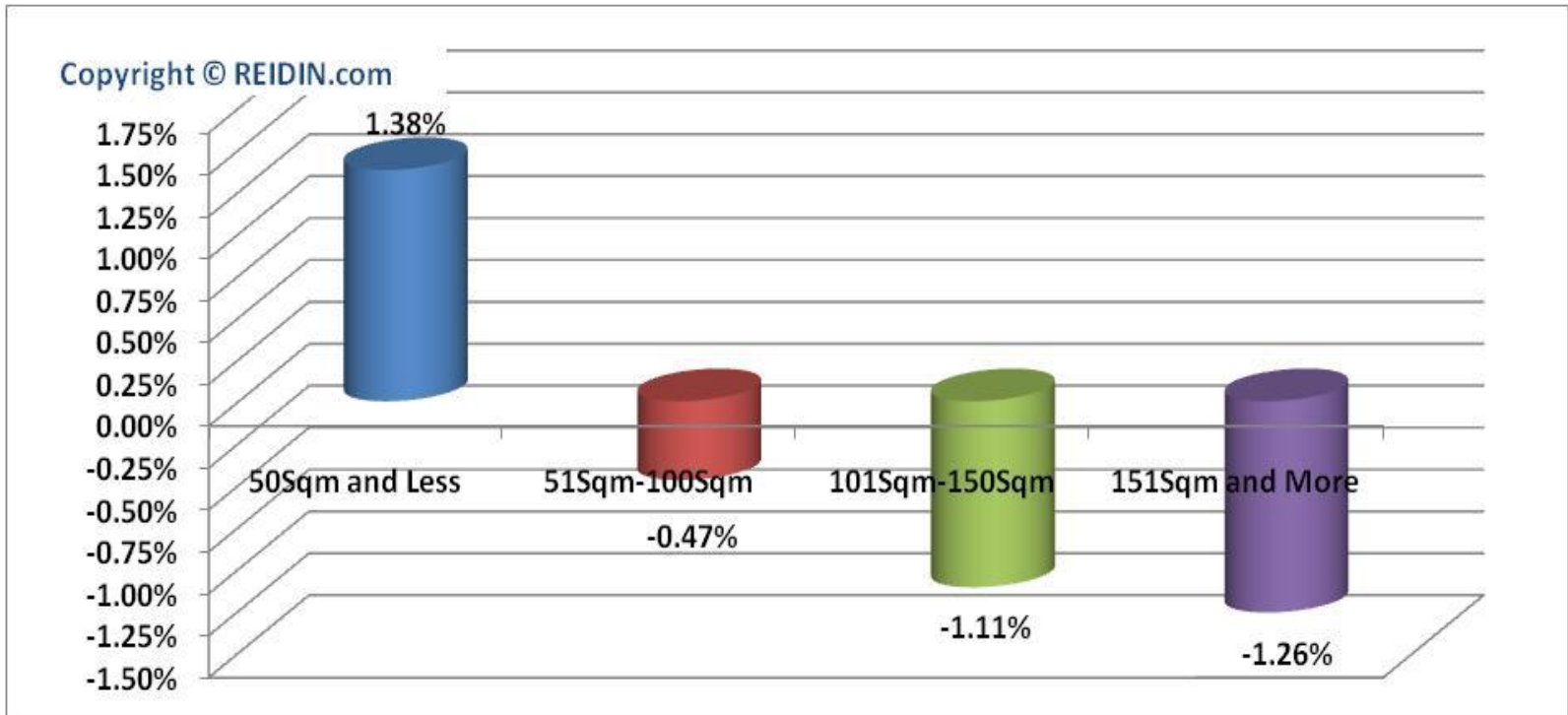
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- A monthly rise in Dubai Residential Property Price Index - All Residential (RPPI – All Residential) with a 0.50% between August 2011 and July 2011.
- Apartment sales prices decreased by 0.30% in August 2011 with respect to July 2011.
- Villa sales prices increased by 1.34% in August 2011 compared to July 2011.
- Apartment sales prices with the size “50sqm and less”, increased by a nominal 1.38%; for “51sqm-100sqm”, decreased by a nominal 0.47%; for “101sqm-150sqm”, decreased by 1.11%; for “151sqm and more”, apartment sales prices decreased by a nominal 1.26% in August 2011.

% Change in Dubai RPPIs: Sales Price Indices



% Change in Dubai RPPIs-Apartment Size Range: Sales Price Indices



Dubai RPPIs: Sales Price Indices

	ALL RESIDENTIAL		APARTMENT		VILLA	
Month (Jan.2003=100)	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change
February 2011	157.7	+0.33%	144.8	+0.34%	280.2	+0.32%
March 2011	158.1	+0.30%	144.7	-0.07%	281.6	+0.51%
April 2011	158.6	+0.31%	144.8	+0.05%	283.9	+0.82%
May 2011	159.2	+0.34%	144.5	-0.21%	285.5	+0.56%
June 2011	160.5	+0.87%	144.1	-0.28%	289.3	+1.35%
July 2011	161.4	+0.53%	144.0	-0.07%	292.4	+1.04%
August 2011	162.2	+0.50%	143.5	-0.30%	296.3	+1.34%

Dubai RPPIs-Apartment Size Range: Sales Price Indices

	50 Sqm and Less		51 Sqm -100 Sqm		101 Sqm -150 Sqm		151 Sqm and More	
Month (Jan. 2006=100)	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change
February 2011	106.4	+0.24%	121.4	+0.46%	119.9	-0.99%	126.7	+1.04%
March 2011	106.2	-0.25%	120.9	-0.47%	120.8	+0.69%	125.4	-1.00%
April 2011	107.3	+1.08%	119.6	-1.02%	119.7	-0.86%	126.5	+0.85%
May 2011	108.2	+0.84%	118.9	-0.60%	119.1	-0.53%	125.7	-0.64%
June 2011	109.1	+0.85%	118.4	-0.43%	118.4	-0.60%	124.5	-0.96%
July 2011	109.2	+0.05%	118.5	+0.11%	117.7	-0.60%	124.6	+0.12%
August 2011	110.7	+1.38%	118.0	-0.47%	116.4	-1.11%	123.1	-1.26%

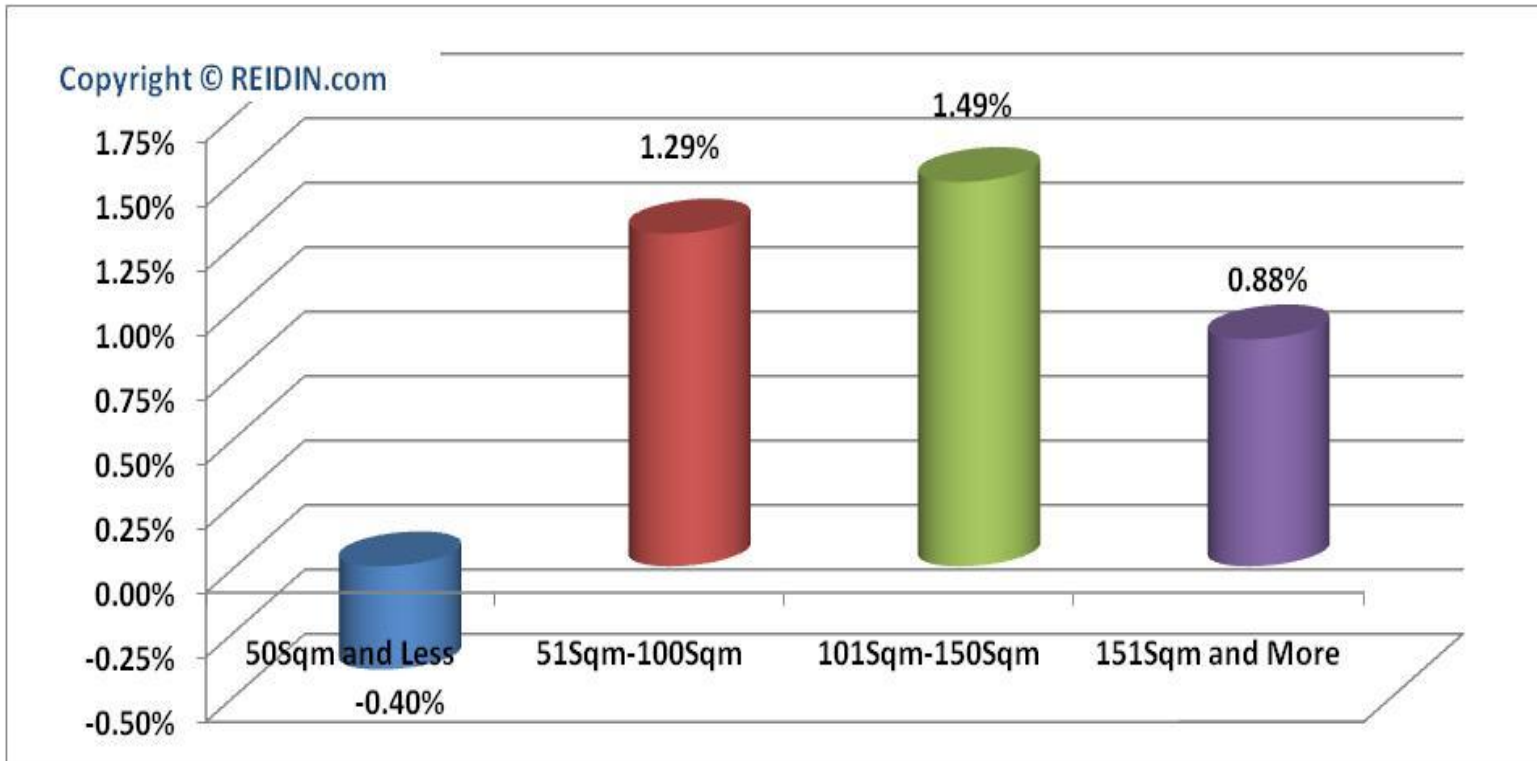
Dubai Residential Property Price Indices: Rent Price Indices

- A monthly rise in Dubai Residential Property Price Index - All Residential (RPPI – All Residential) with a 1.06% between August 2011 and July 2011.
- Apartment rent prices raised by 0.88% in August 2011 with respect to July 2011.
- Villa rent prices increased by 1.25% in August 2011 compared to July 2011.
- Apartment rent prices with the size “50sqm and less”, decreased by a nominal 0.40%; for “51sqm-100sqm”, increased by a nominal 1.29%; for “101sqm-150sqm”, increased by 1.49%; for “151sqm and more”, apartment sales prices raised by a nominal 0.88% in August 2011.

% Change in Dubai RPPIs: Rent Price Indices



% Change in Dubai RPPIs-Apartment Size Range: Rent Price Indices



Dubai RPPIs: Rent Price Indices

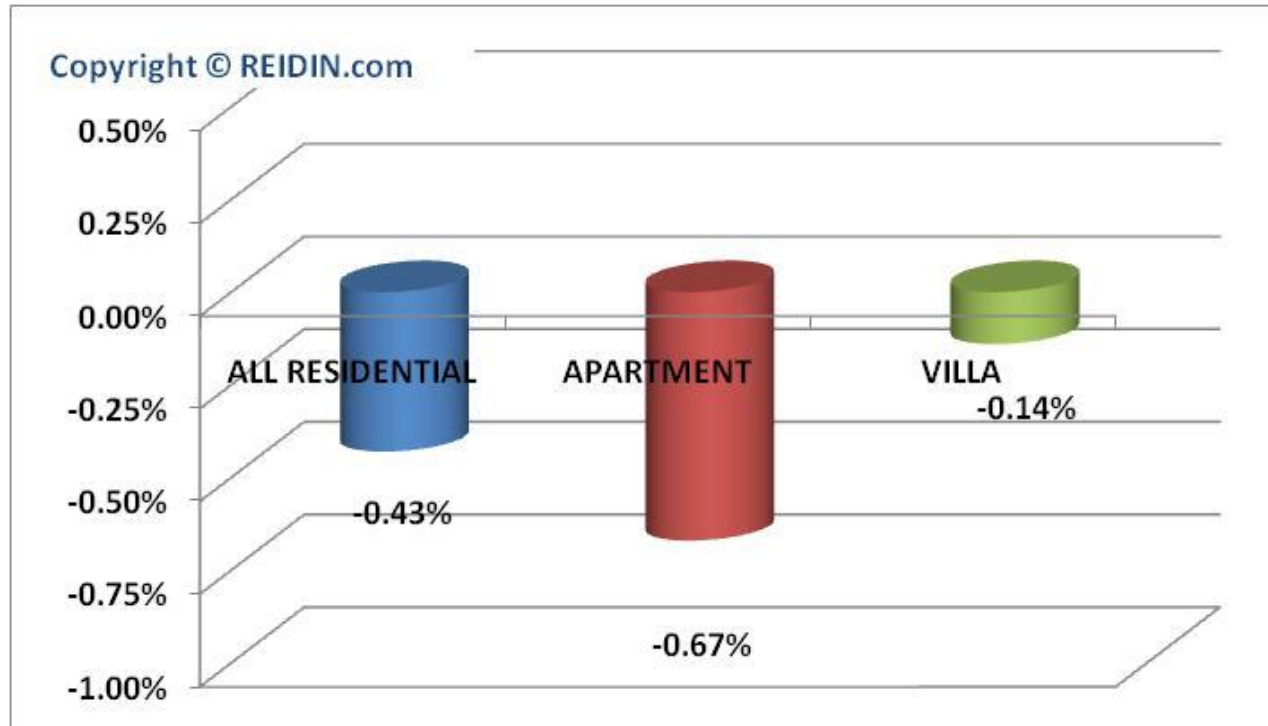
	ALL RESIDENTIAL		APARTMENT		VILLA	
Month (Jan.2009=100)	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change
February 2011	66.53	+1.00%	63.66	+1.00%	92.85	+1.00%
March 2011	67.19	+1.00%	64.30	+1.00%	93.78	+1.00%
April 2011	67.47	+0.42%	64.54	+0.37%	94.53	+0.80%
May 2011	68.06	+0.87%	65.10	+0.88%	95.29	+0.80%
June 2011	68.96	+1.32%	66.16	+1.62%	96.37	+1.13%
July 2011	69.62	+0.95%	66.51	+0.54%	97.70	+1.39%
August 2011	70.35	+1.06%	67.10	+0.88%	98.93	+1.25%

Dubai RPPIs-Apartment Size Range: Rent Price Indices

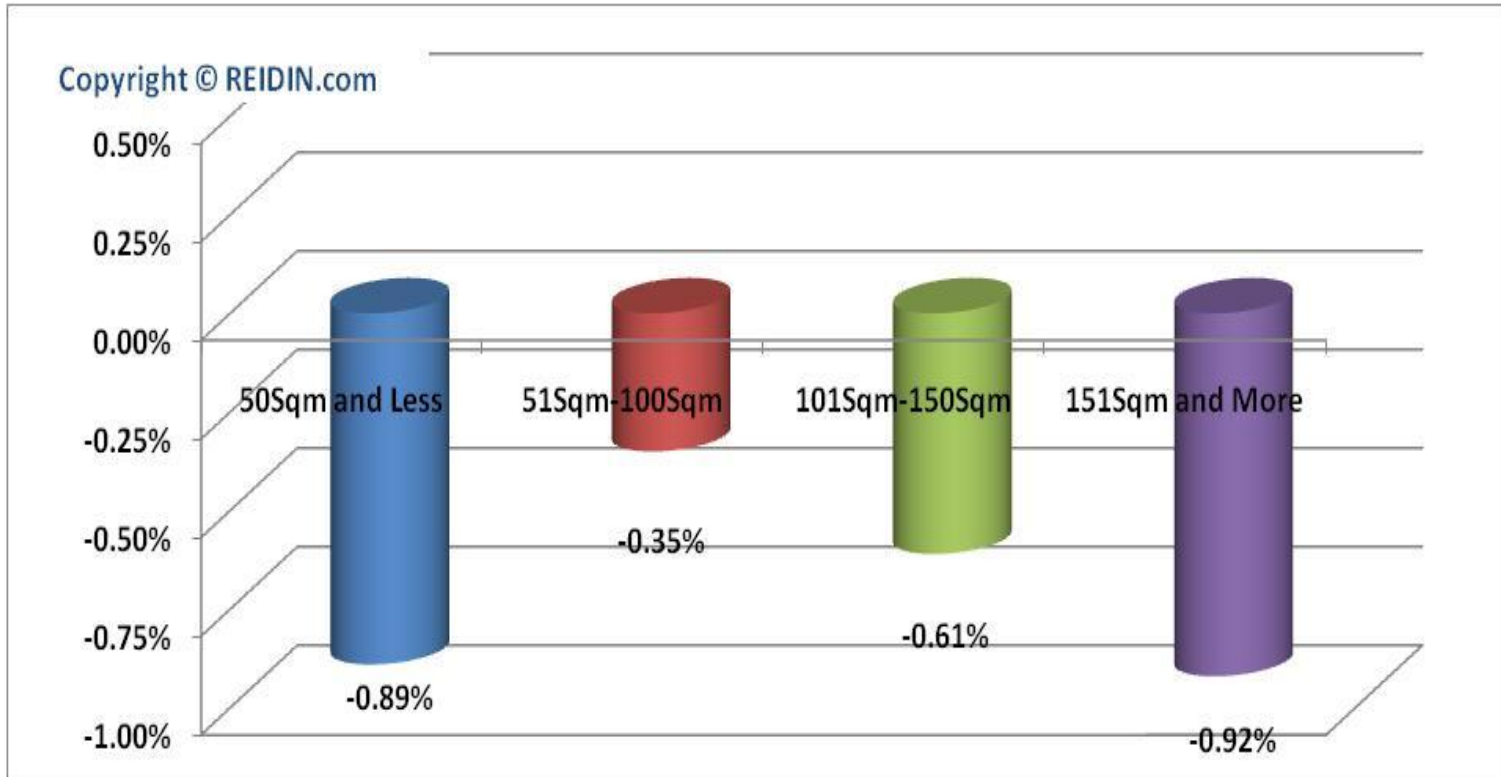
	50 Sqm and Less		51 Sqm -100 Sqm		101 Sqm -150 Sqm		151 Sqm and More	
Month (Jan. 2009=100)	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change
February 2011	79.33	-1.19%	71.37	+1.00%	75.16	+1.00%	78.67	+1.00%
March 2011	78.85	-0.60%	72.08	+1.00%	75.92	+1.00%	79.45	+1.00%
April 2011	78.31	-0.68%	71.62	-0.64%	76.63	+0.94%	80.30	+1.06%
May 2011	77.53	-1.00%	72.08	+0.65%	77.44	+1.06%	81.00	+0.87%
June 2011	77.11	-0.54%	72.38	+0.42%	78.31	+1.12%	82.46	+1.81%
July 2011	76.92	-0.25%	72.98	+0.83%	78.90	+0.76%	83.19	+0.88%
August 2011	76.61	-0.40%	73.92	+1.29%	80.08	+1.49%	83.92	+0.88%

- A monthly decrease in Abu Dhabi Residential Property Price Index - All Residential (RPPI – All Residential) with a 0.43% between August 2011 and July 2011.
- Apartment sales prices decreased by 0.67% in August 2011 with respect to July 2011.
- Villa sales prices decreased by 0.14% in August 2011 compared to July 2011.
- Apartment sales prices with the size “50sqm and less”, decreased by a nominal 0.89%; for “51sqm-100sqm”, decreased by a nominal 0.35%; for “101sqm-150sqm”, decreased by 0.61%; for “151sqm and more”, apartment sales prices decreased by a nominal 0.92% in August 2011.

% Change in Abu Dhabi RPPIs: Sales Price Indices



% Change in Abu Dhabi RPPI-Apartment Size Range: Sales Price Indices



Abu Dhabi RPPIs: Sales Price Indices

Month (Jan.2009=100)	ALL RESIDENTIAL		APARTMENT		VILLA	
	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change
February 2011	70.71	+0.43%	61.13	-1.00%	86.35	+1.52%
March 2011	70.67	-0.06%	60.94	-0.30%	86.33	-0.02%
April 2011	70.15	-0.73%	60.40	-0.90%	86.75	+0.48%
May 2011	69.87	-0.40%	59.85	-0.90%	86.86	+0.13%
June 2011	69.71	-0.23%	59.36	-0.82%	87.24	+0.44%
July 2011	69.35	-0.51%	58.83	-0.90%	87.04	-0.23%
August 2011	69.05	-0.43%	58.43	-0.67%	86.92	-0.14%

Abu Dhabi RPPIs-Apartment Size Range: Sales Price Indices

	50 Sqm and Less		51 Sqm -100 Sqm		101 Sqm -150 Sqm		151 Sqm and More	
Month (Jan. 2009=100)	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change
February 2011	73.09	-1.00%	61.06	-1.00%	63.15	-1.00%	63.11	-1.00%
March 2011	72.80	-0.40%	61.50	+0.73%	62.57	-0.92%	62.48	-1.00%
April 2011	73.52	+0.99%	60.92	-0.95%	61.89	-1.08%	61.87	-0.97%
May 2011	74.26	+1.00%	60.36	-0.92%	61.27	-1.00%	61.32	-0.89%
June 2011	73.74	-0.70%	59.82	-0.89%	60.92	-0.58%	60.76	-0.92%
July 2011	72.98	-1.02%	59.37	-0.74%	60.34	-0.96%	60.18	-0.95%
August 2011	72.33	-0.89%	59.17	-0.35%	59.97	-0.61%	59.63	-0.92%

REIDIN.com UAE Residential Property Price Indices

REIDIN.com UAE Residential Property Price Indices (RPPIs) are designed to be a reliable and consistent benchmark of housing sales and rent prices in Dubai and Abu Dhabi. The purpose of the indices is to measure the average differences in house prices in a particular geographic market through a timeline.

Methodology

Dubai sales/ rent index series are calculated monthly, and cover 7 city-wide, 8 main districts and 4 major communities/ projects. Abu Dhabi sales index series are calculated monthly, and cover 7 city-wide and 4 main districts.

The REIDIN.com UAE RPPIs employ arithmetic average of the median prices of districts for constructing index series (the unit method). All indices are also calculated by using a moving average algorithm. The REIDIN.com UAE RPPIs are calculated by using the Dutot price index formula.

Coverage

REIDIN.com UAE RPPIs use monthly sample of offered/asked listing price data and land registry price data (transaction data).