

REIDIN.com is the world's first online information company providing a range of intelligence products dedicated to meeting the unique requirements of real estate professionals interested in Emerging Markets.

REIDIN.com's unique information services are powered by unrivalled depth of local knowledge and partnerships managed through teams in Hong Kong, Istanbul, London and Dubai.

REIDIN.com

Differentiators

- Coverage
- Reach
- Experience
- Know How
- Technology

REIDIN.com UAE REAL ESTATE PROPERTY PRICE INDICES (RPPIs) – DUBAI & ABU DHABI

CONCEPTS AND DEFINITIONS

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.

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

DUBAI SALES INDEX			
Index Name	Property Type	Start Date	Update Interval
Dubai City Wide	Residential	Jan, 2003=100	Monthly
Dubai City Wide	Apartment	Jan, 2003=100	Monthly
Dubai City Wide	Villa	Jan, 2003=100	Monthly
Dubai City Wide (51SQM and Less)	Apartment	Jan, 2006=100	Monthly
Dubai City Wide (51SQM - 100SQM)	Apartment	Jan, 2006=100	Monthly
Dubai City Wide (101SQM - 150SQM)	Apartment	Jan, 2006=100	Monthly
Dubai City Wide (151SQM and More)	Apartment	Jan, 2006=100	Monthly
Arabian Ranches	Villa	Jan, 2005=100	Monthly
Business Bay	Apartment	Jan, 2006=100	Monthly
Business Bay - Downtown Dubai	Apartment	Jan, 2006=100	Monthly
Discovery Gardens	Apartment	Apr, 2006=100	Monthly
Dubai Marina	Apartment	Jan, 2003=100	Monthly
Dubai Marina - Jumeirah Beach Residences	Apartment	Jan, 2007=100	Monthly
Dubai Sports City	Apartment	Jan, 2007=100	Monthly
Emirates Living - The Greens	Apartment	Jan, 2003=100	Monthly
Emirates Living - The Springs and The Meadows	Villa	Jan, 2003=100	Monthly
International City	Apartment	Apr, 2005=100	Monthly
Jumeirah Lake Towers	Apartment	Jan, 2004=100	Monthly
Palm Jumeirah	Apartment	Jan, 2007=100	Monthly
Palm Jumeirah	Villa	Jan, 2007=100	Monthly

REIDIN.com's proprietary platforms include vast searchable and customised databases of qualified listings, properties, transactions, news, analysis, malls, indices, indicators, projects and companies.

REIDIN.com also offers intelligent analytical tools designed to save time and money - a range of charting functions, price sensitive heat maps, comparative analysis of market indices, automated valuation tools.

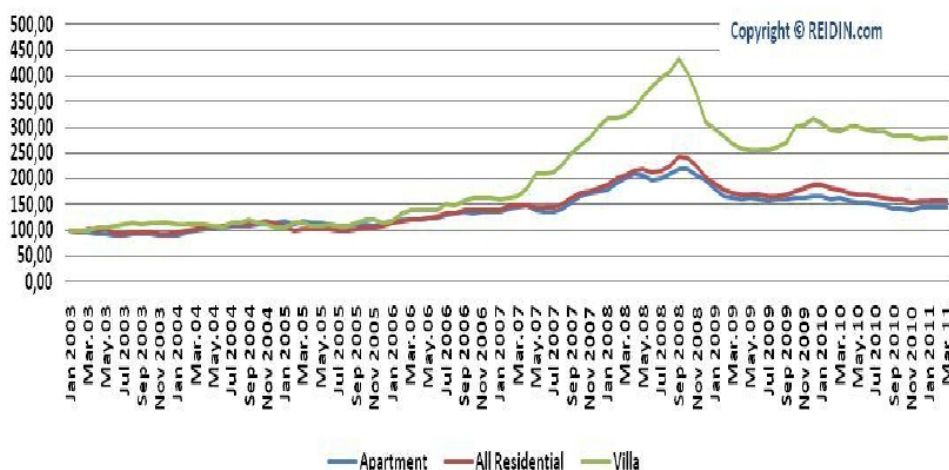
REIDIN.com Vision

To be the primary source of real estate intelligence for global emerging markets

DUBAI RENT INDEX

Index Name	Property Type	Start Date	Update Interval
Dubai City Wide	Residential	Jan, 2009=100	Monthly
Dubai City Wide	Apartment	Jan, 2009=100	Monthly
Dubai City Wide	Villa	Jan, 2009=100	Monthly
Dubai City Wide (51SQM and Less)	Apartment	Jan, 2009=100	Monthly
Dubai City Wide (51SQM - 100SQM)	Apartment	Jan, 2009=100	Monthly
Dubai City Wide (101SQM - 150SQM)	Apartment	Jan, 2009=100	Monthly
Dubai City Wide (151SQM and More)	Apartment	Jan, 2009=100	Monthly
Arabian Ranches	Villa	Jan, 2009=100	Monthly
Business Bay	Apartment	Jan, 2009=100	Monthly
Business Bay - Downtown Dubai	Apartment	Jan, 2009=100	Monthly
Discovery Gardens	Apartment	Jan, 2009=100	Monthly
Dubai Marina	Apartment	Jan, 2009=100	Monthly
Dubai Marina - Jumeirah Beach Residences	Apartment	Jan, 2009=100	Monthly
Dubai Sports City	Apartment	Jan, 2009=100	Monthly
Emirates Living - The Greens	Apartment	Jan, 2009=100	Monthly
Emirates Living - The Springs and The Meadows	Villa	Jan, 2009=100	Monthly
International City	Apartment	Jan, 2009=100	Monthly
Jumeirah Lake Towers	Apartment	Jan, 2009=100	Monthly
Palm Jumeirah	Apartment	Jan, 2009=100	Monthly
Palm Jumeirah	Villa	Jan, 2009=100	Monthly

Dubai Residential Property Price Indices (January 2003=100)



Abu Dhabi sales index series are calculated monthly and cover 7 city-wide and 4 main districts.

ABU DHABI SALES INDEX			
Index Name	Property Type	Start Date	Update Interval
Abu Dhabi City Wide	Residential	Jan, 2009=100	Monthly
Abu Dhabi City Wide	Apartment	Jan, 2009=100	Monthly
Abu Dhabi City Wide	Villa	Jan, 2009=100	Monthly
Abu Dhabi (51SQM and Less)	Apartment	Jan, 2009=100	Monthly
Abu Dhabi (51SQM - 100SQM)	Apartment	Jan, 2009=100	Monthly
Abu Dhabi (101SQM - 150SQM)	Apartment	Jan, 2009=100	Monthly
Abu Dhabi (151SQM and More)	Apartment	Jan, 2009=100	Monthly
Al Raha Beach	Apartment	Jan, 2009=100	Monthly
Al Reem Island	Apartment	Jan, 2009=100	Monthly
Al Raha Beach	Villa	Jan, 2009=100	Monthly
Al Reef	Villa	Jan, 2009=100	Monthly
Khalifa City	Villa	Jan, 2009=100	Monthly



DATA AVAILABILITY

REIDIN.com UAE RPPIs use monthly sample of offered/asked listing price data.

Offered/asked listing price data are obtained from the real estate agents, newspapers, magazines, internet web sites and asset management companies are processed and cleaned-up carefully each month.

AVAILABLE FOR LICENSE

Contact REIDIN.com Offices for
access to the index, data history
and other real estate data.

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METHODOLOGY

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. A moving average is commonly used with time series data to smooth out short-term fluctuations and highlight longer-term trends or cycles. Outliers and extreme values (as a result of incomplete, inconsistent or erroneous data) are excluded by the outlier detection procedure of the inter-quartile range (IQR) based on the calculated price per square meter of each property. This commonly used methodology considers any data that is more than 1.5 times the IQR from the upper or lower quartile to be an outlier. The REIDIN.com UAE RPPIs are calculated by using the Dutot price index formula.

Dutot price index formula defined as the ratio of the unweighted arithmetic average of the prices in the current period to the unweighted arithmetic average of the prices in the base period.

OUTPUTS AND DISSEMINATION

Frequency: The REIDIN.com UAE RPPIs represent the changes for each geographical area throughout the month.

Index Reference Period: Index series are set at 100 starting at the beginning of each data set.

Index Revisions: The REIDIN.com UAE RPPIs are published as “final” and is not subject to revision unless an error or mistake is found. Major changes in methodology are announced in advance, while information on minor methodological changes is provided in methodological explanations in the monthly reports.

Publication of the UAE RPPI: The REIDIN.com UAE RPPIs updates are produced on a monthly basis, and are disseminated at 10:00 AM on the 15th of each following reference month in a “News Bulletin”.