

REIDIN.com The United Arab Emirates Residential Property Price Indices : December 2011 Results
January 15, 2012

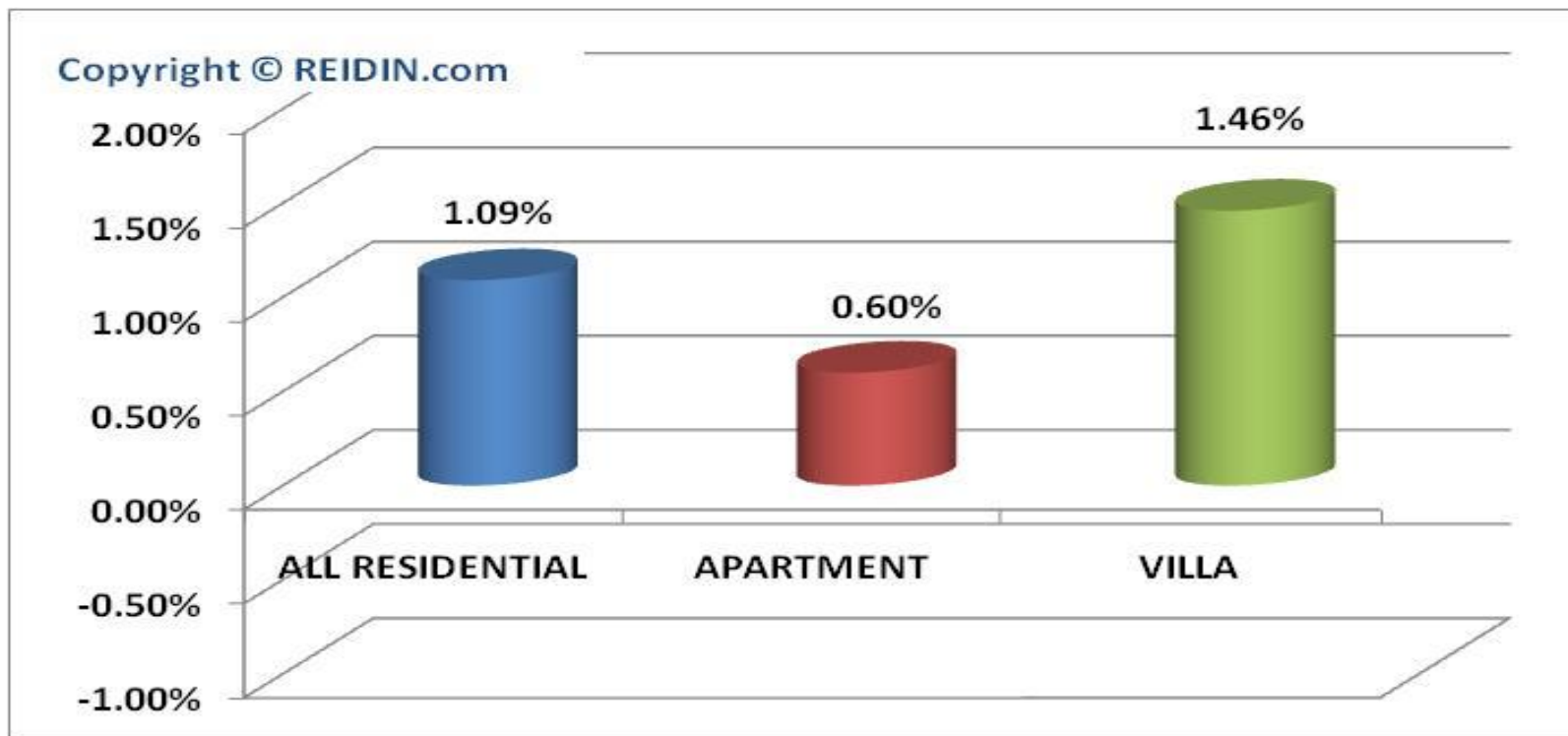


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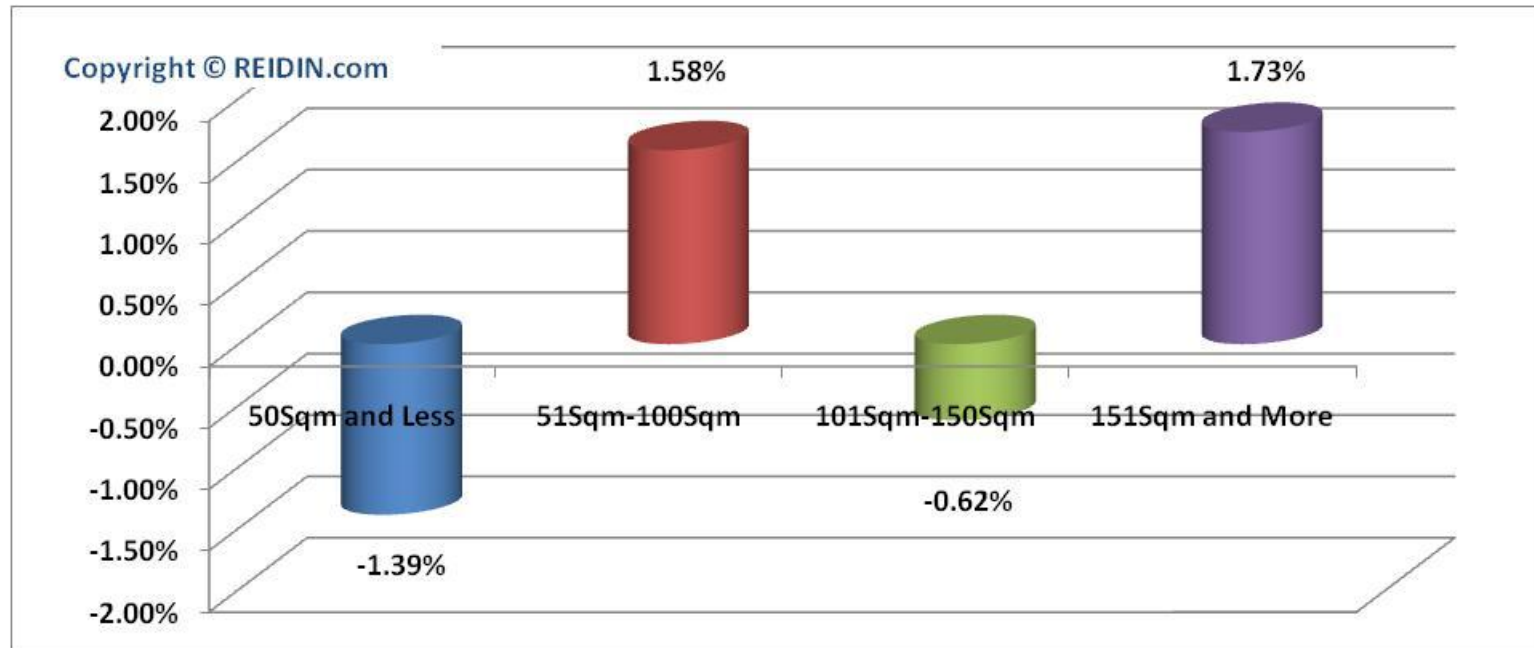
- A monthly rise in Dubai Residential Property Price Index - All Residential (RPPI – All Residential) with a 1.09% between December 2011 and November 2011.
- Apartment sales prices raised by 0.60% in December 2011 with respect to November 2011.
- Villa sales prices increased by 1.46% in December 2011 compared to November 2011.
- Apartment sales prices with the size “50sqm and less”, decreased by a nominal 1.39%; for “51sqm-100sqm”, raised by a nominal 1.58%; for “101sqm-150sqm”, decreased by 0.62%; for “151sqm and more”, apartment sales prices raised by a nominal 1.73% in December 2011.

% Change in Dubai RPPIs: Sales Price Indices



A monthly rise in Dubai residential property price index with a 1.09%; a monthly rise in apartment sales price index with a 0.60% and a monthly rise in villa sales price index with a 1.46% in December 2011 compared to November 2011.

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



Apartment sales prices with the size “50sqm and less”, decreased by a nominal 1.39%; for “51sqm-100sqm”, raised by a nominal 1.58%; for “101sqm-150sqm”, decreased by 0.62%; for “151sqm and more”, apartment sales prices raised by a nominal 1.73% in December 2011.

	ALL RESIDENTIAL		APARTMENT		VILLA	
Month (Jan.2003=100)	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change
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%
September 2011	163.2	+0.61%	142.7	-0.62%	301.7	+1.83%
October 2011	163.9	+0.41%	141.5	-0.78%	306.5	+1.58%
November 2011	165.2	+0.79%	141.0	-0.36%	311.9	+1.78%
December 2011	167.0	+1.09%	141.9	+0.60%	316.5	+1,46%

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
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%
September 2011	109.8	-0.82%	116.9	-0.89%	115.2	-0.98%	122.3	-0.61%
October 2011	110.0	+0.18%	117.2	+0.21%	113.7	-1.35%	122.5	+0.19%
November 2011	111.7	+1.58%	115.8	-1.17%	112.5	+1.00%	121.6	+0.79%
December 2011	110.2	-1.39%	117.6	+1.58%	111.8	-0.62%	123.7	+1.73%

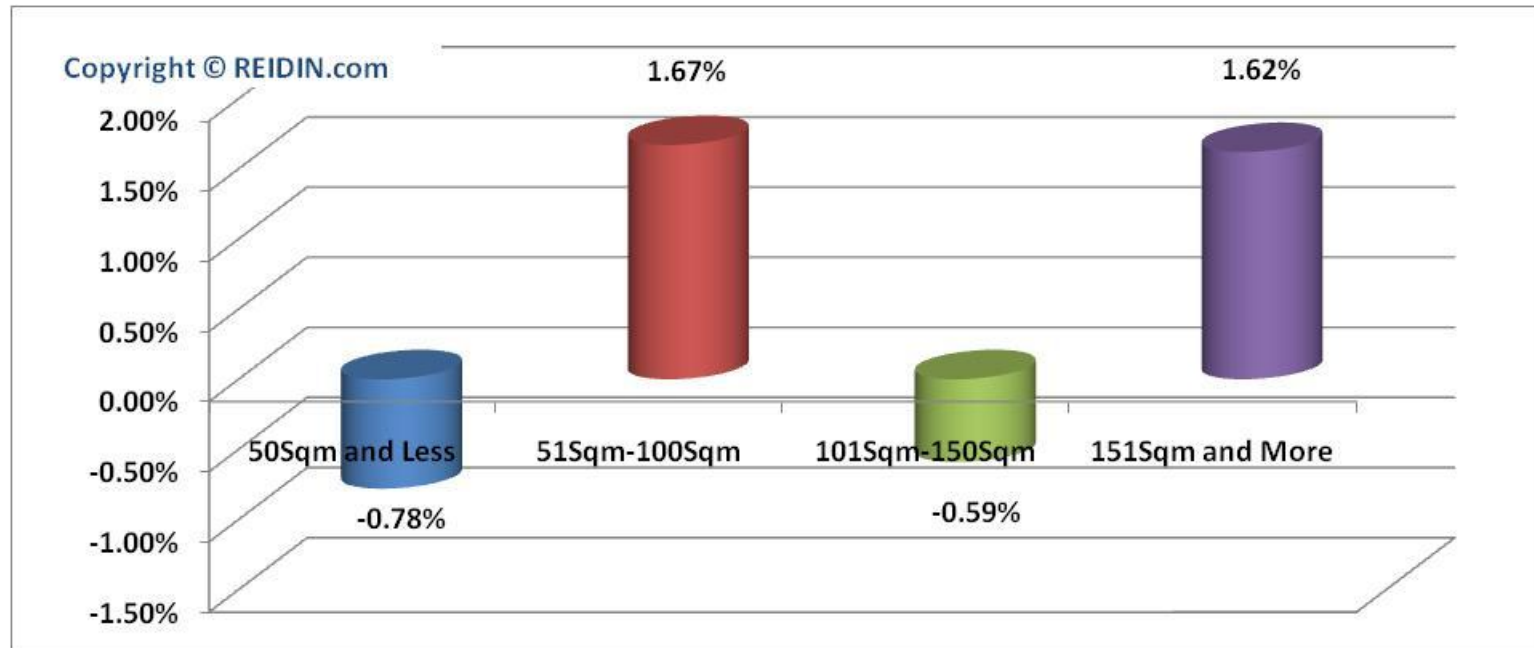
- A monthly rise in Dubai Residential Property Price Index - All Residential (RPPI – All Residential) with a 0.33% between December 2011 and November 2011.
- Apartment rent prices raised by 0.61% in December 2011 with respect to November 2011.
- Villa rent prices decreased by 0.16% in December 2011 compared to November 2011.
- Apartment rent prices with the size “50sqm and less”, decreased by a nominal 0.78%; for “51sqm-100sqm”, raised by a nominal 1.67%; for “101sqm-150sqm”, decreased by 0.59%; for “151sqm and more”, apartment sales prices raised by a nominal 1.62% in December 2011.

% Change in Dubai RPPIs: Rent Price Indices



A monthly rise in Dubai residential property rent price index with a 0.33%; a monthly rise in apartment rent price index with a 0.61% and a monthly fall in villa rent price index with a 0.16% in December 2011 compared to November 2011.

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



Apartment rent prices with the size “50sqm and less”, decreased by a nominal 0.78%; for “51sqm-100sqm”, raised by a nominal 1.67%; for “101sqm-150sqm”, decreased by 0.59%; for “151sqm and more”, apartment sales prices raised by a nominal 1.62% in December 2011.

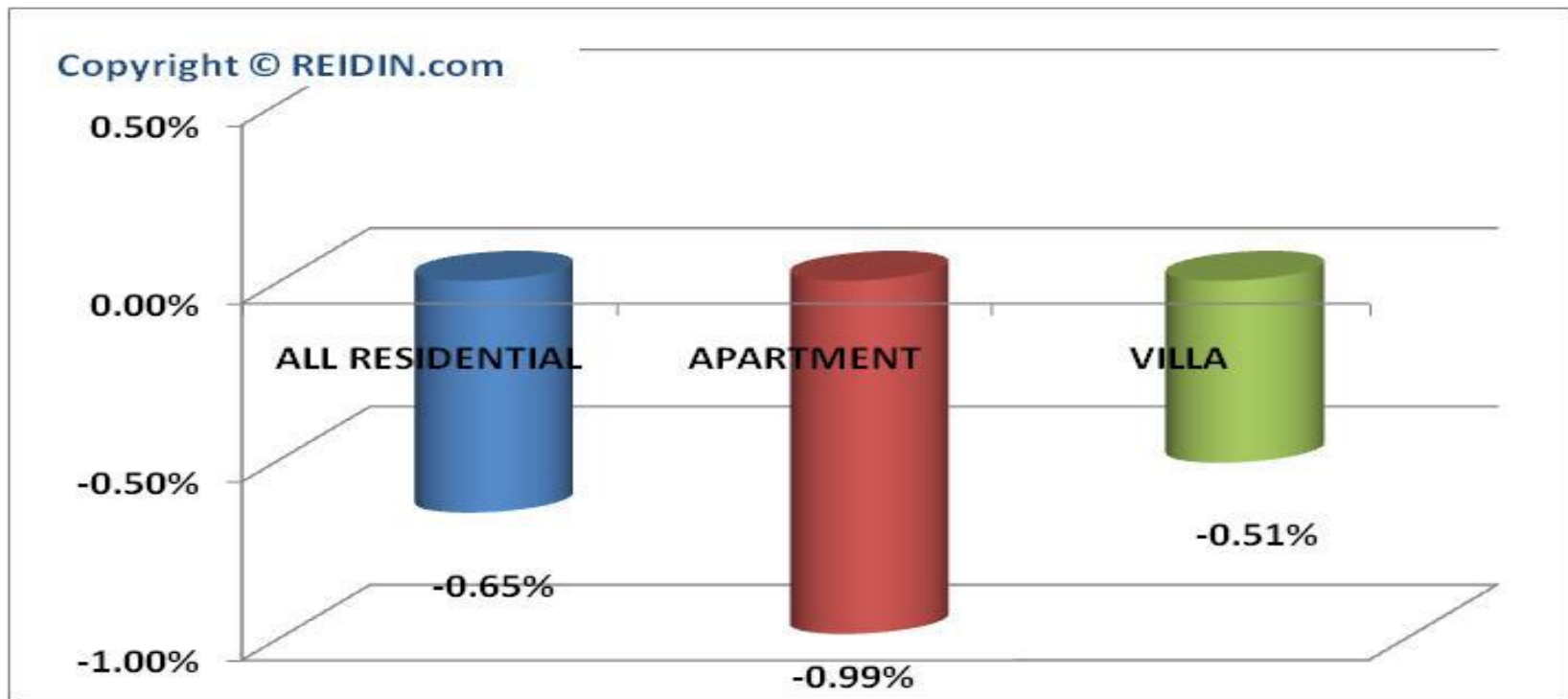
Dubai RPPIs: Rent Price Indices

	ALL RESIDENTIAL		APARTMENT		VILLA	
Month (Jan.2009=100)	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change
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%
September 2011	71.40	+1.48%	67.95	+1.28%	100.6	+1.69%
October 2011	72.27	+1.23%	68.53	+0.85%	102.1	+1.51%
November 2011	72.70	+0.59%	68.97	+0.64%	102.7	+0.54%
December 2011	72.94	+0.33%	69.39	+0,61%	102.5	-0.16%

Dubai RPPIs-Apartment Size Range: Rent Price Indices

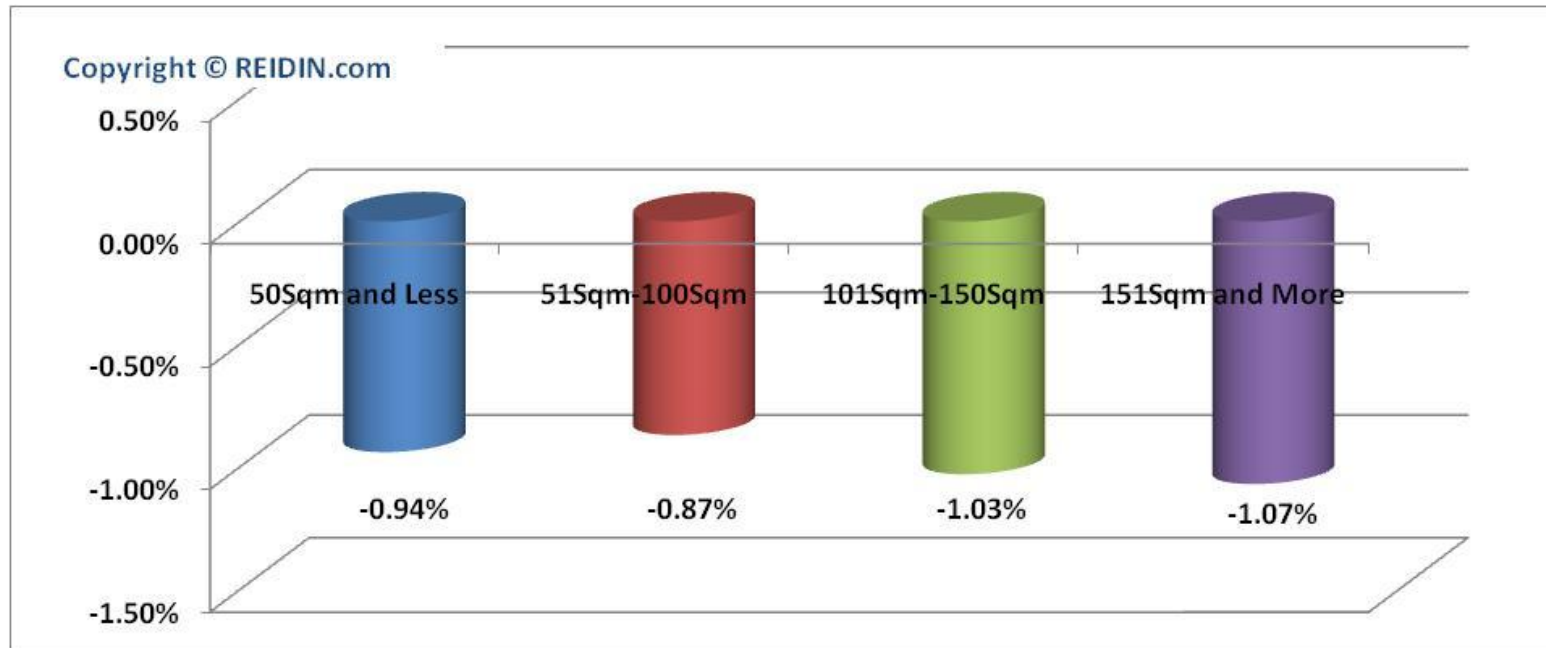
	50 Sqm and Less		51 Sqm -100 Sqm		101 Sqm -150 Sqm		151 Sqm and More	
Month (Jan. 2009=100)	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change
June 2011	77.11	-0.54%	72.38	+0.42%	78.31	+1.12%	82.46	+1.81%
July 2011	76.92	-0.25%	72.98	+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%
September 2011	77.73	+1.45%	74.95	+1.39%	80.91	+1.03%	83.30	-0.74%
October 2011	78.96	+1.59%	74.45	-0.66%	82.08	+1.44%	83.88	+0.70%
November 2011	79.21	+0.31%	75.15	+0.94%	82.84	+0.93%	84.45	+0.69%
December 2011	78.59	-0.78%	76.40	+1.67%	82.35	-0.59%	85.82	+1.62%

- A monthly decrease in Abu Dhabi Residential Property Price Index - All Residential (RPPI – All Residential) with a 0.65% between December 2011 and November 2011.
- Apartment sales prices decreased by 0.99% in December 2011 with respect to November 2011.
- Villa sales prices decreased by 0.51% in December 2011 compared to November 2011.
- Apartment sales prices with the size “50sqm and less”, decreased by a nominal 0.94%; for “51sqm-100sqm”, decreased by a nominal 0.87%; for “101sqm-150sqm”, decreased by 1.03%; for “151sqm and more”, apartment sales prices decreased by a nominal 1.07% in December 2011.



A monthly fall in Abu Dhabi residential property sales price index with a 0.65%; a monthly fall in apartment sales price index with a 0.99% and a monthly fall in villa sales price index with a 0.51% in December 2011 compared to November 2011.

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



Apartment sales prices with the size “50sqm and less”, decreased by a nominal 0.94%; for “51sqm-100sqm”, decreased by a nominal 0.87%; for “101sqm-150sqm”, decreased by 1.03%; for “151sqm and more”, apartment sales prices decreased by a nominal 1.07% in December 2011.

	ALL RESIDENTIAL		APARTMENT		VILLA	
Month (Jan.2009=100)	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change
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%
September 2011	68.73	-0.47%	57.91	-0.88%	86.97	+0.05%
October 2011	68.71	-0.02%	57.79	-0.22%	87.17	+0.23%
November 2011	68.36	-0.51%	57.29	-0.86%	87.08	-0.10%
December 2011	67.92	-0.65%	56.72	-0.99%	86.64	-0.51%

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
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%
September 2011	71.73	-0.84%	59.21	+0.07%	59.15	-1.36%	58.77	-1.44%
October 2011	71.35	-0.52%	58.89	-0.54%	59.49	+0.57%	58.52	-0.42%
November 2011	70.73	-0.87%	58.33	-0.96%	58.99	-0.84%	57.95	-0.98%
December 2011	70.07	-0.94%	57.82	-0.87%	58.38	-1.03%	57.33	-1.07%

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).

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