



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

Issue: 16

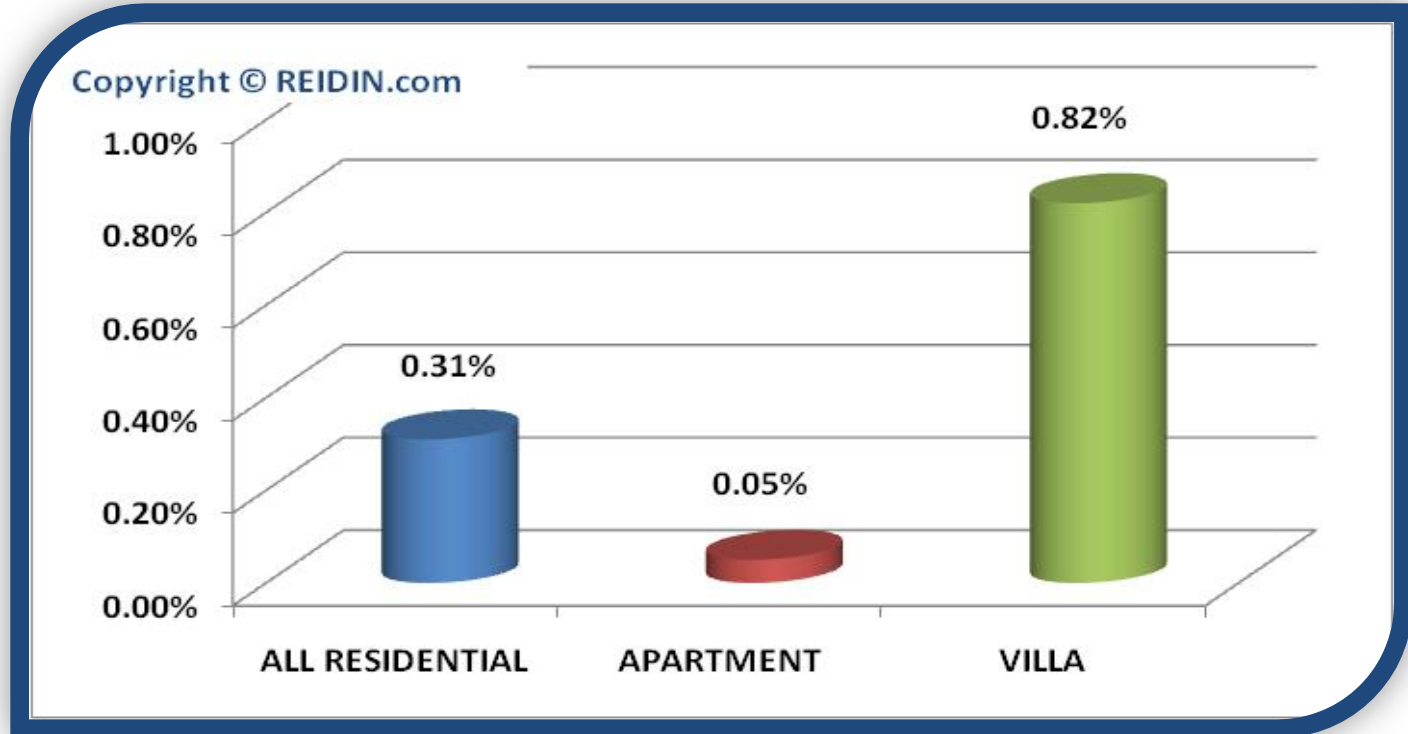
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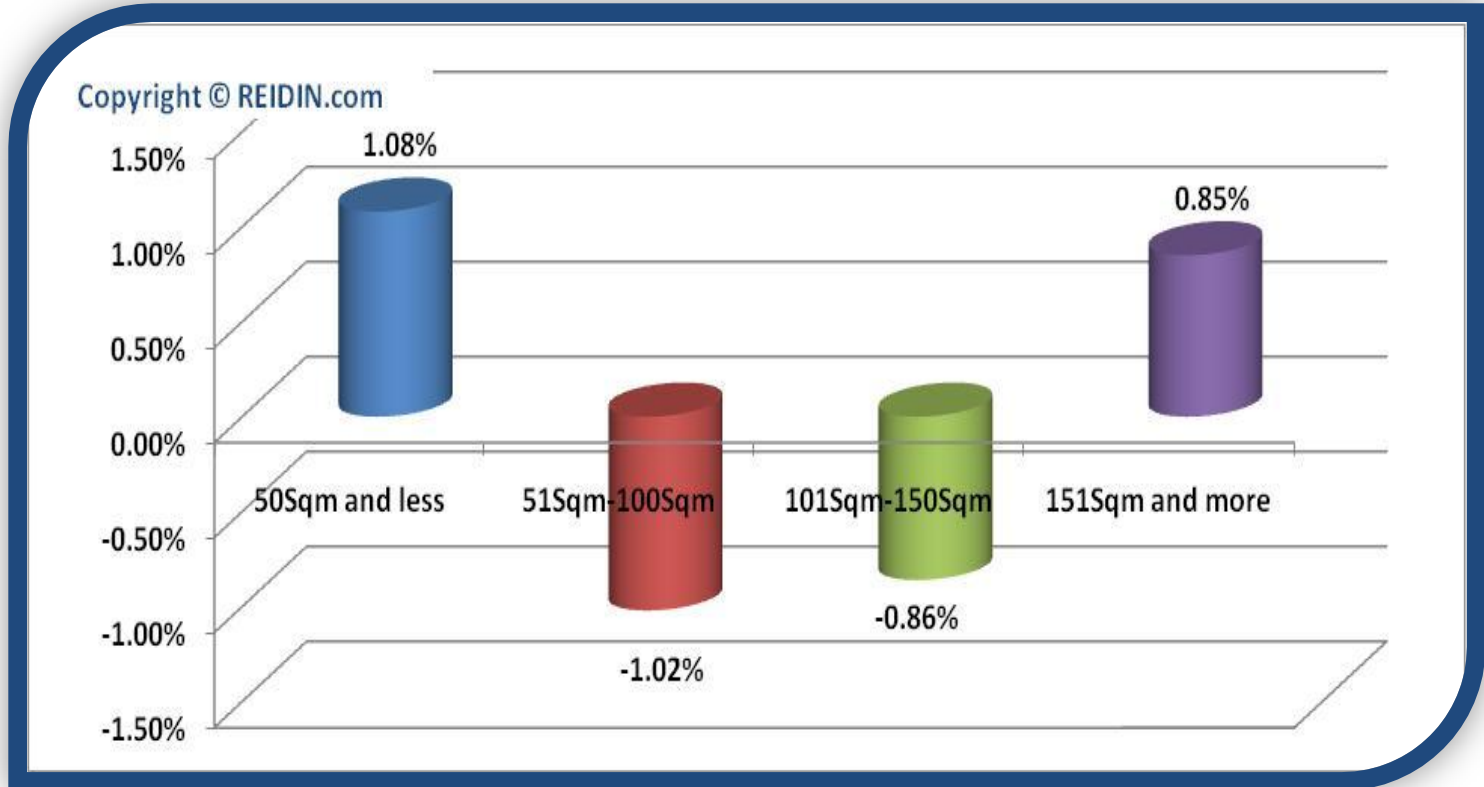
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- A monthly rise in Dubai Residential Property Price Index - All Residential (RPPI – All Residential) with a 0.31% between April 2011 and March 2011.
- Apartment sales prices raised by 0.05% in April 2011 with respect to March 2011.
- Villa sales prices increased by 0.82% in April 2011 compared to March 2011.
- Apartment sales prices with the size “50sqm and less”, increased by a nominal 1.08%; for “51sqm-100sqm”, decreased by a nominal 1.02%; for “101sqm-150sqm”, decreased by 0.86%; for “151sqm and more”, apartment sales prices raised by a nominal 0.85% in April 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
Oct 2010	159.3	-0.87%	141.9	-1.00%	284.7	+0.04%
Nov 2010	155.6	-2.30%	140.3	-1.12%	282.4	-0.81%
Dec 2010	157.1	+0.96%	143.6	+2.34%	278.3	-1.45%
Jan 2011	157.2	+0.03%	144.3	+0.50%	279.3	+0.34%
Feb 2011	157.7	+0.33%	144.8	+0.34%	280.2	+0.32%
Mar 2011	158.1	+0.30%	144.7	-0.07%	281.6	+0.51%
Apr 2011	158.6	+0.31%	144.8	+0.05%	283.9	+0.82%

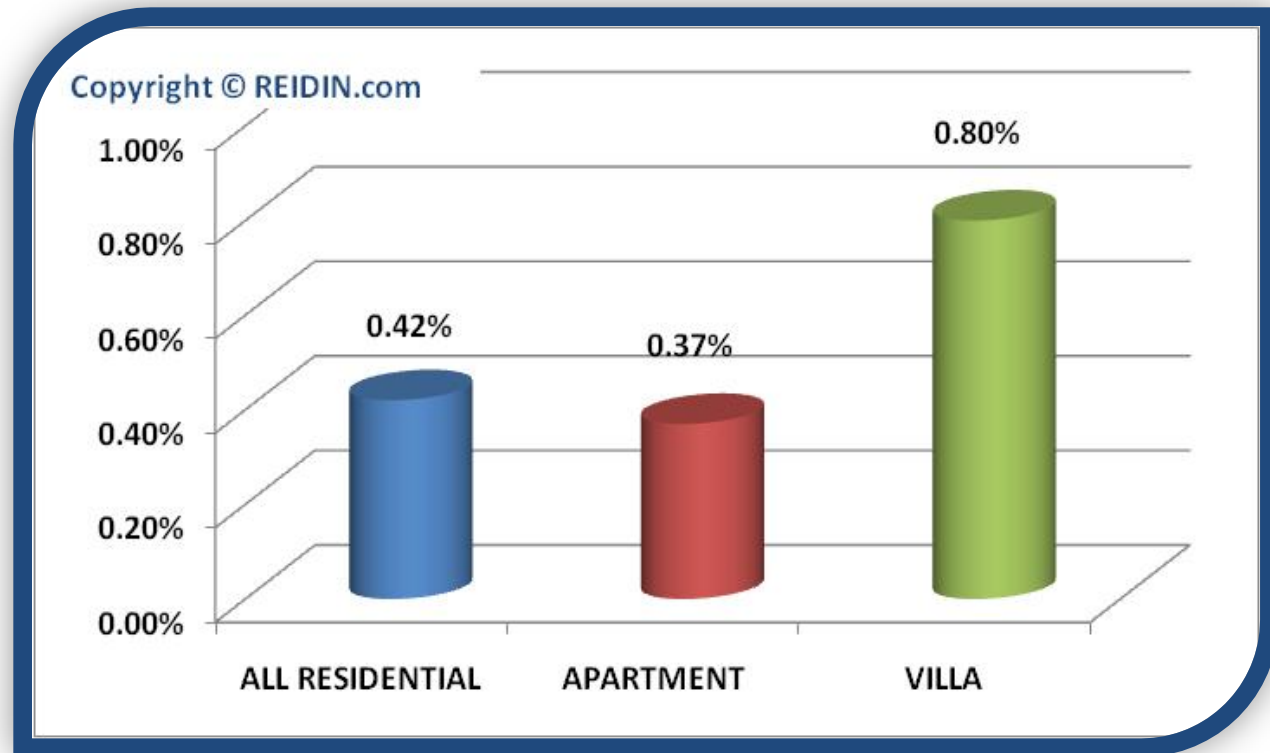
Dubai RPPIs-Apartment Size Range: Sales Price Indices

	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
Oct 2010	106.6	-1.01%	122.8	-1.93%	118.6	-0.09%	127.5	-0.91%
Nov 2010	106.5	-0.10%	122.9	+0.11%	115.9	-2.31%	124.5	-2.36%
Dec 2010	104.9	-1.44%	121.7	-0.96%	119.3	+2.91%	127.2	+2.12%
Jan 2011	106.2	+1.18%	120.9	-0.67%	121.1	+1.57%	125.4	-1.36%
Feb 2011	106.4	+0.24%	121.4	+0.46%	119.9	-0.99%	126.7	+1.04%
Mar 2011	106.2	-0.25%	120.9	-0.47%	120.8	+0.69%	125.4	-1.00%
Apr 2011	107.3	+1.08%	119.6	-1.02%	119.7	-0.86%	126.5	+0.85%

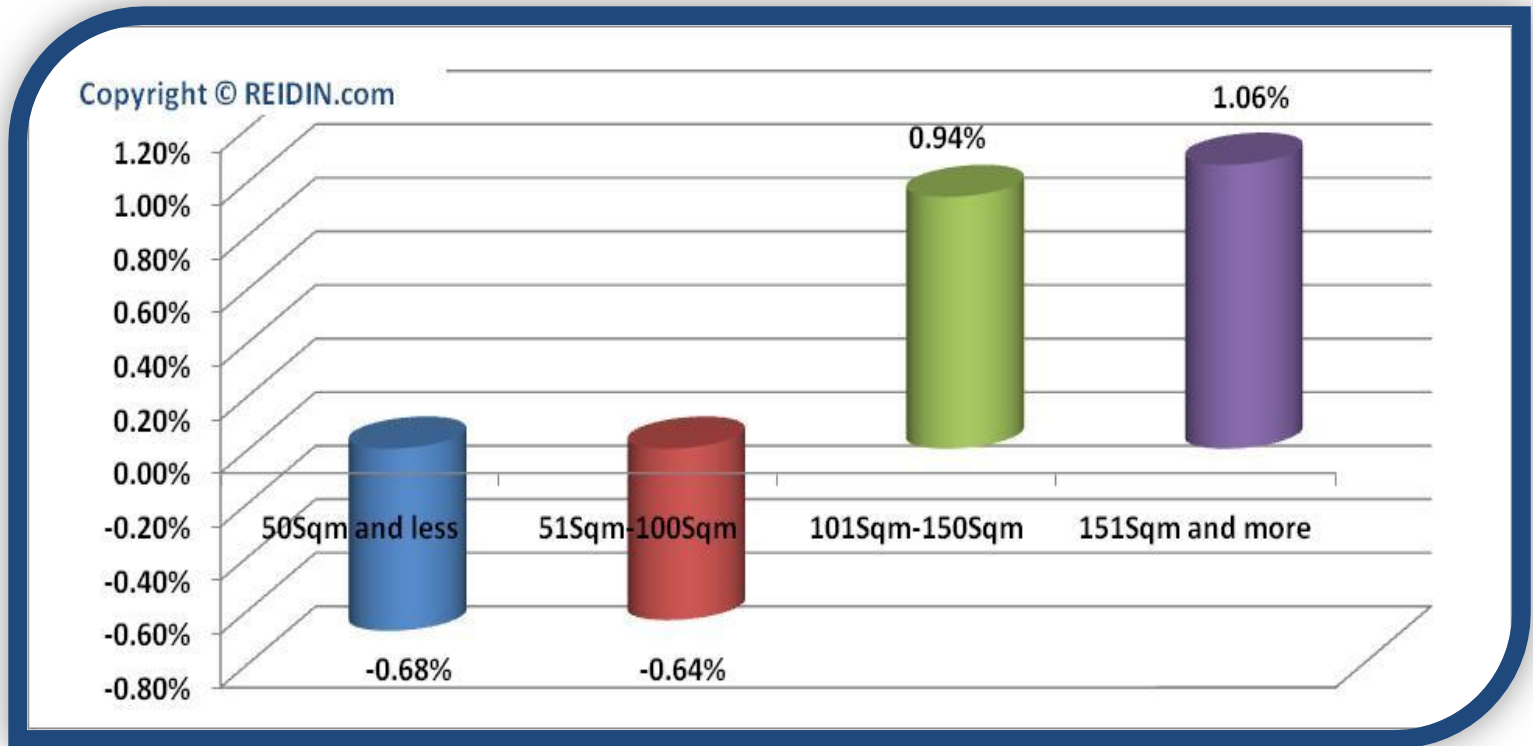
Dubai Residential Property Price Indices: Rent Price Indices

- A monthly rise in Dubai Residential Property Price Index - All Residential (RPPI – All Residential) with a 0.42% between April 2011 and March 2011.
- Apartment rent prices raised by 0.37% in April 2011 with respect to March 2011.
- Villa rent prices increased by 0.80% in April 2011 compared to March 2011.
- Apartment rent prices with the size “50sqm and less”, decreased by a nominal 0.68%; for “51sqm-100sqm”, decreased by a nominal 0.64%; for “101sqm-150sqm”, increased by 0.94%; for “151sqm and more”, apartment sales prices raised by a nominal 1.06% in April 2011.

% Change in Dubai RPPIs: Rent Price Indices



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



Dubai RPPIs: Rent Price Indices

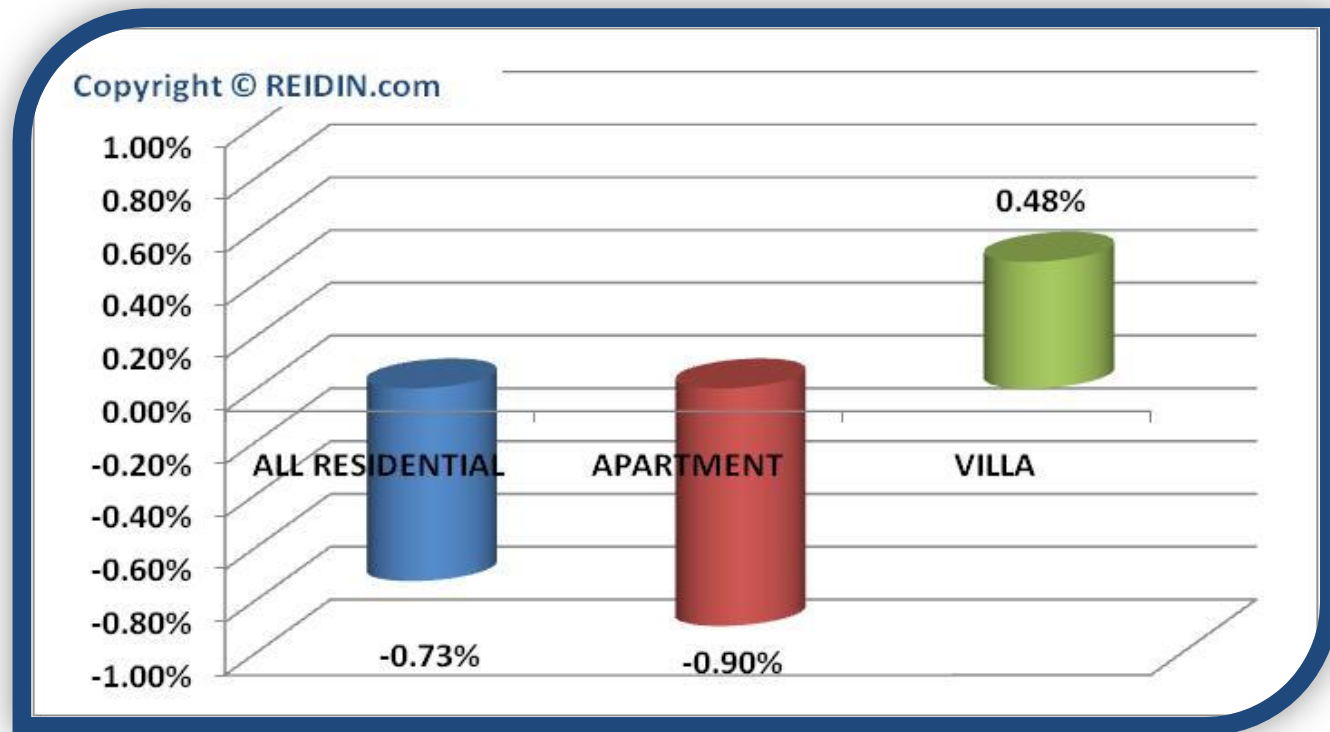
	ALL RESIDENTIAL		APARTMENT		VILLA	
Month (Jan.2009=100)	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change
Oct 2010	68.83	+0.04%	66.34	-0.08%	92.88	+0.23%
Nov 2010	68.04	-1.14%	65.33	-1.53%	93.29	+0.43%
Dec 2010	66.66	-2.04%	63.76	-2.40%	93.38	+0.10%
Jan 2011	65.87	-1.18%	63.03	-1.14%	91.93	-1.55%
Feb 2011	66.53	+1.00%	63.66	+1.00%	92.85	+1.00%
Mar 2011	67.19	+1.00%	64.30	+1.00%	93.78	+1.00%
Apr 2011	67.47	+0.42%	64.54	+0.37%	94.53	+0.80%

Dubai RPIs-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
Oct 2010	83.61	+0.95%	74.49	-1.79%	75.91	+0.35%	78.32	-1.95%
Nov 2010	82.02	-1.91%	73.38	-1.50%	76.55	+0.84%	78.49	+0.22%
Dec 2010	80.35	-2.04%	71.53	-2.52%	75.69	-1.12%	78.66	+0.21%
Jan 2011	80.29	-0.07%	70.66	-1.21%	74.42	-1.68%	77.89	-0.98%
Feb 2011	79.33	-1.19%	71.37	+1.00%	75.16	+1.00%	78.67	+1.00%
Mar 2011	78.85	-0.60%	72.08	+1.00%	75.92	+1.00%	79.45	+1.00%
Apr 2011	78.31	-0.68%	71.62	-0.64%	76.63	+0.94%	80.30	+1.06%

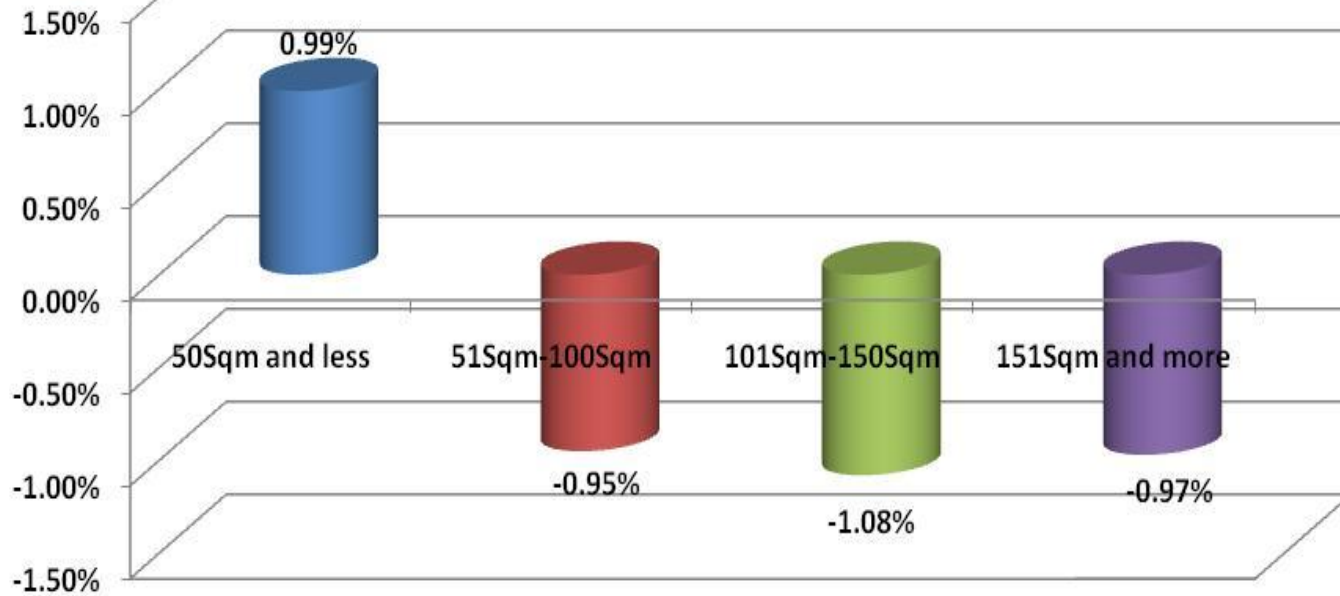
- A monthly decrease in Abu Dhabi Residential Property Price Index - All Residential (RPPI – All Residential) with a 0.73% between April 2011 and March 2011.
- Apartment sales prices decreased by 0.90% in April 2011 with respect to March 2011.
- Villa sales prices raised by 0.48% in April 2011 compared to March 2011.
- Apartment sales prices with the size “50sqm and Less”, increased by a nominal 0.99%; for “51sqm-100sqm”, decreased by a nominal 0.95%; for “101sqm-150sqm”, decreased by 1.08%; for “151sqm and More”, apartment sales prices decreased by a nominal 0.97% in April 2011.

% Change in Abu Dhabi RPPIs: Sales Price Indices



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

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Abu Dhabi RPPIs: Sales Price Indices

	ALL RESIDENTIAL		APARTMENT		VILLA	
Month (Jan.2009=100)	Index Number	% Monthly Change	Index Number	% Monthly Change	Index Number	% Monthly Change
Oct 2010	70.49	-1.07%	62.35	-1.36%	84.26	-2.89%
Nov 2010	69.73	-1.08%	61.16	-1.91%	84.23	-0.04%
Dec 2010	70.30	+0.82%	61.35	+0.31%	85.43	+1.43%
Jan 2011	70.41	+0.15%	61.75	+0.64%	85.06	-0.44%
Feb 2011	70.71	+0.43%	61.13	-1.00%	86.35	+1.52%
Mar 2011	70.67	-0.06%	60.94	-0.30%	86.33	-0.02%
Apr 2011	70.15	-0.73%	60.40	-0.90%	86.75	+0.48%

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
Oct 2010	72.50	-0.03%	62.72	-1.35%	64.28	-2.47%	64.50	+3.12%
Nov 2010	72.51	+0.01%	62.22	-0.81%	62.60	-2.61%	63.29	-1.89%
Dec 2010	72.52	+0.02%	62.32	+0.17%	63.11	+0.81%	62.80	-0.77%
Jan 2011	73.83	+1.81%	61.67	-1.04%	63.79	+1.08%	63.75	1.52%
Feb 2011	73.09	-1.00%	61.06	-1.00%	63.15	-1.00%	63.11	-1.00%
Mar 2011	72.80	-0.40%	61.50	+0.73%	62.57	-0.92%	62.48	-1.00%
Apr 2011	73.52	+0.99%	60.92	-0.95%	61.89	-1.08%	61.87	-0.97%

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).