

REIDIN DUBAI RESIDENTIAL RENT VALUE DATA (RRVI) GUIDE

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.

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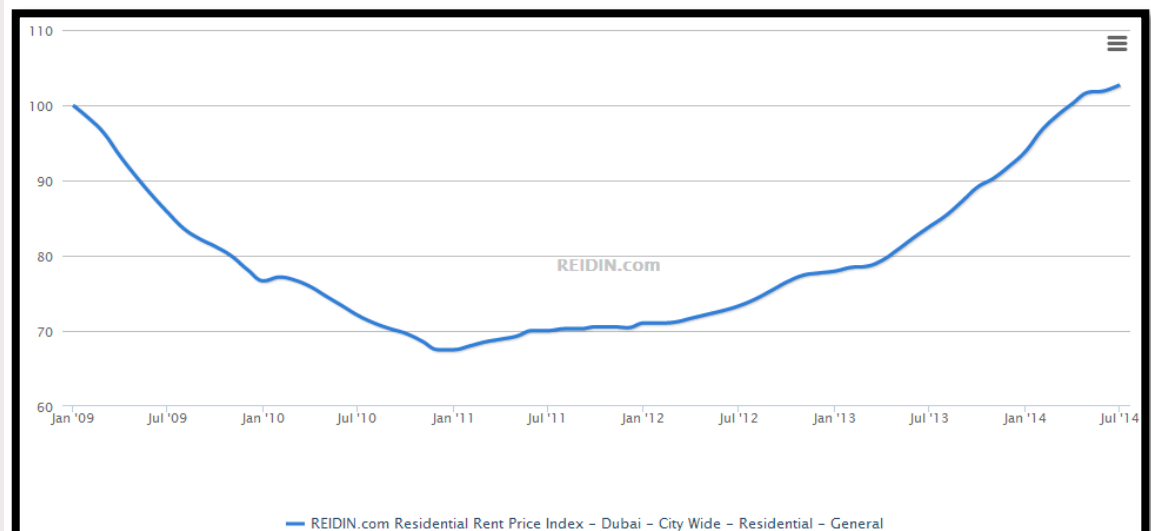
Differentiators

- Coverage
- Reach
- Experience
- Know How
- Technology

CONCEPTS AND DEFINITIONS

- REIDIN Dubai Residential Rent Value Data is designed to be reliable and consistent benchmarks of house Rent value in Dubai. The main purpose of REIDIN Dubai Residential Rent Value Data is to measure the average change in house sales prices in a particular geographic market during a particular time range. REIDIN Dubai Residential Rent Value Data series are calculated monthly, and cover below specific counties and districts:

Apartments		Villas		Residential All	
County	District	Counties	Districts	Counties	Districts
City Wide	*	City Wide	*	City Wide	*
Business Bay	County Wide	Arabian Ranches	County Wide		
Business Bay	Downtown Dubai	Palm Jumeirah	County Wide		
Discovery Gardens	County Wide	Emirates Living	The Springs and The Meadows		
Dubai Marina	County Wide				
Dubai Marina	Jumeirah Beach Residences				
Dubai Sports City	County Wide				
International City	County Wide				
Jumeirah Lake Towers	County Wide				
Palm Jumeirah	County Wide				
Emirates Living	County Wide				
Emirates Living	The Greens				
Emirates Living	The Views				



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

DATA AVAILABILITY

- REIDIN Dubai Residential Rent Value Data uses a monthly sample data set of **offered/asked listing and transacted properties** price data. Offered/asked listing properties price data is obtained mainly from real estate agents, newspapers, magazines, internet web sites and asset management companies and then processed and cleaned-up carefully each month.

METHODOLOGY

- Monthly REIDIN Dubai Residential Rent Value Index is calculated based on moving average median rent values – an approach that is widely used for indexing housing prices – which involves median of rent values of properties in a corresponding region. The median series of rent value data (UAE Dirham) by taking is constructed “**the median price/sqm**” of all properties in Dubai during a certain time period.
- **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.

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AVAILABLE FOR LICENSE

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

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OUTPUTS AND DISSEMINATION

- **Frequency & Data Reference Period:** The Dubai Residential Rent Value Data represents the changes for each geographical area throughout the month.
- **Data Revisions:** The Dubai Residential Rent Value Data is 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:** Dubai Residential Rent Value Data updates are produced on a monthly basis, and are disseminated in between 10:00-11:00 AM on the 15th of each following reference month by a "News Bulletin".