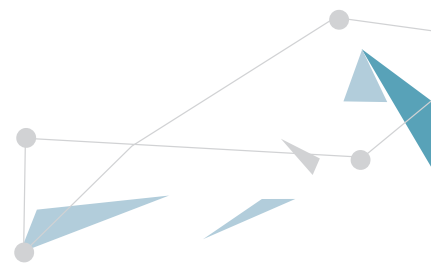




**MPM**  
المقارية Properties

PART OF ADIB GROUP من مجموعة مصرف أبوظبي الإسلامي



# REAL ESTATE MARKET OVERVIEW DUBAI

**Q2-2022**

## FOREWORD

**MPM Real Estate Services** comprises a comprehensive real estate and advisory platform providing the full range of professional services from a single provider. Our services include:-

- Strategic development advisory
- Asset management
- Project management
- Valuation
- Agency
- Market research
- Property management
- Facilities management

## REPORT HIGHLIGHTS

### Residential

- During Q2 2022, approximately 10,200 new units were completed, taking the total residential stock of Dubai to over 678,000 units.
- Within the freehold areas, Jumeirah Village Circle and Jumeirah Village Triangle added about 1,300 units, accounting for 13% of the quarterly supply while Dubai International City accounted for 12%.
- Other active developments within the freehold locations were Dubailand which saw completion of c.1,000 units (9%) across its sub-developments of Arjan, Majan and Dubailand Residences. Meydan/ Mohammed bin Rashid City added about 7.6% while Downtown Dubai/Business Bay added 6.6% of the total quarterly supply.
- As per the projects announced/under construction, about 49,000 units are expected to be completed during the period H2 2022 to 2024.
- The transaction activity for residential properties (apartments, villas, townhouses, serviced/ hotel apartments, villa plots) remain robust with a sharp surge in the volume and value of transactions. The total value of residential transactions in Q2 2022 stood at AED 32.19 billion compared to AED 21.85 billion in Q2 2021, an increase of 47% year-on-year. Similarly, the volume of transactions increased by 44% from 8,427 transactions in Q2 2021 to 12,159 transactions in Q2 2022.
- Villa/townhouse segment continue to dominate the quarterly residential transactions, with a cumulative value of AED 18.58 billion, (a share of 58%) while apartments/service apartments saw transactions worth AED 13.39 billion.
- In terms of transaction value by location, Dubailand area recorded transactions worth AED 6.28 billion (19.6% of the total transaction value) followed by Mohammed bin Rashid City (MBRC)/ Meydan development accounting for a share of 14.1% (AED 4.53 billion)
- The off-plan segment also recorded strong transactional activity with a double-digit growth in transaction value and volume. The cumulative value of transactions increased from AED 9.13 billion in Q2 2021 to AED 18.2 billion in Q2 2022, almost double year-on-year.
- During the quarter, the capital values for completed residential apartments across selected communities increased by 2.4% quarter-on-quarter and 14.3% year-on-year while the villa/townhouse segment saw capital values increasing by 2.8% quarter-on-quarter and 22.3% year-on-year.
- Leasing activity remained strong during the quarter resulting in rise in rental and occupancy levels across the wider market. Average apartments rents increased by 2.5% quarter-on-quarter and 6% year-on-year. The increase was largely recorded within freehold developments while leasehold areas continue to experience rental declines, however, at a lower rate than the previous quarters.
- Average rents for villas/townhouses increased by 4.4% quarter-on-quarter and 26% year-on-year. However, compared to the last few quarters, the rental growth during Q2 2022 has dropped considerably. The luxury/upscale villa properties continue to record relatively high rental growth and healthy occupancy rates, due to limited supply and strong occupier demand.
- The villa and townhouse segment continues to experience an

appreciation in rents over the past 15 months, an increase in demand and relatively low supply is influencing the increase in rents. Average rents increased by 8.4% quarter-on-quarter and 28% year-on-year.

### Office

- During the first half of 2022, less than 200,000 sq.ft. of new office space entered the market, taking the total office inventory to 104.5 million sq.ft. As per the timelines provided, less than a million sq.ft. of additional space is expected to enter the market by the end of 2022.
- Office take-up level has increased considerably over the past 12 months as a result of strong economic activity and a significant increase in new business licenses issued. Average lease rates increased by 2% quarter-on-quarter and 4% year-on-year.
- Office transactions have risen steadily over the past three quarters, amidst positive economic prospects and investor-friendly regulations announced by the Government. During Q2 2022, c. 820,000 sq.ft. of office space was transacted at a value of AED 900 million compared to AED 723 million in Q1 2022, an increase by 24% quarter-on-quarter while year-on-year the increase was 76%.
- Average office sale rates across selected locations increased by 3% quarter-on-quarter and 6% year-on-year. Within the selected office locations, the highest increase in capital values was recorded in Dubai Marina with rates increasing by 13% year-on-year while rates in Business Bay area increased by 9% annually.
- As per the ongoing construction activity and timelines provided by the developers, about 4.2 million sq.ft. of additional office space is expected to enter during the period H2 2022 to 2024. Few of the key office projects currently under construction include DEWA HQ in Al Jaddaf and additional phases of Commercity in Umm Ramool area.

### Retail

- In the second quarter of 2022, less than 300,000 sq.ft. of new retail space was completed, taking the total retail stock of Dubai to 46.2 million sq.ft. GLA. Supply continues to emerge from projects that have been held up as a result of the pandemic. Looking at the ongoing construction activity, about 2.0 million sq.ft. of retail space is scheduled to be completed in H2 2022.
- The retail sector witnessed improved activity during the quarter, with a rise in consumer spending and footfall levels. The positive economic outlook, improved consumer confidence and a strong visitor growth have all contributed towards the growth of the retail sector.
- However, the increase in retail space is exerting pressure on the occupancy levels and rental rates across the wider sector, the impact has been relatively high across secondary malls wherein operators are considering negotiating rents to retain existing tenants and maintain healthy occupancy levels.
- As per the timelines announced by the developers, approximately 5.6 million sq.ft. GLA of new retail space is expected to enter during the period H2 2022 – 2024.

## FACTS & FIGURES



TOTAL STAFF

120+

PROPERTY MANAGEMENT STAFF

70+



ADVISORY STAFF

30+

LEASING & SALES STAFF

25+



OCCUPANCY RATE

94.7%



LARGEST  
ABU DHABI  
MAINLAND  
PORTFOLIO



LANDLORD CLIENTS

1,400

UNITS UNDER MANAGEMENT

14,000+



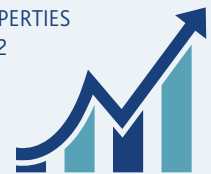
DEDICATED VALUATION  
PROFESSIONALS

20+



COMBINED MARKET VALUE OF PROPERTIES  
VALUED SINCE JANUARY 2012

100+bn



## TABLE OF CONTENT

Real estate trends .....	4
Residential sector .....	5
Office sector .....	9
Retail sector .....	11
Definitions & methodology .....	14
Contact information .....	15

# REAL ESTATE TRENDS

## DUBAI LAND TRANSACTION



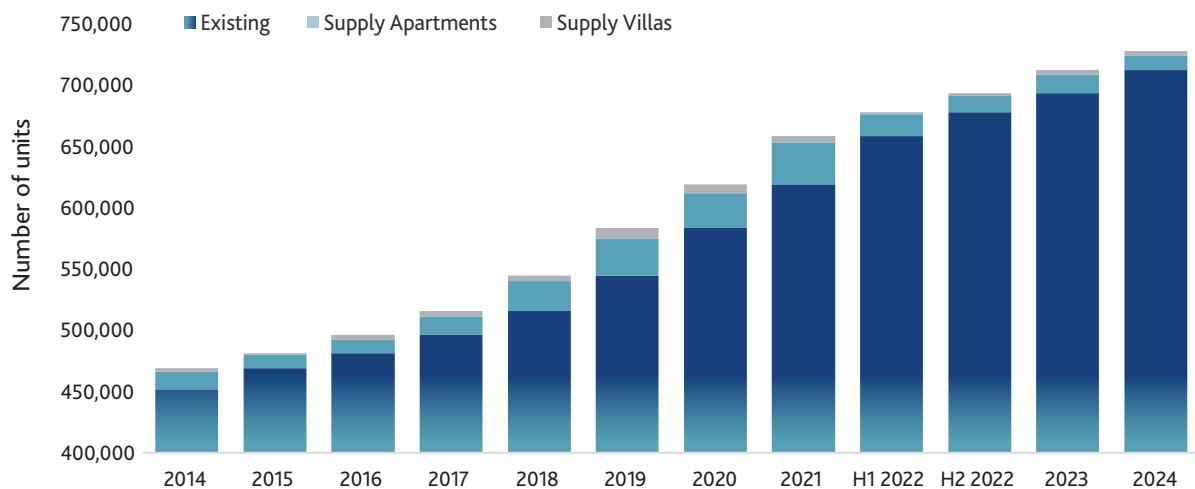
## TOP RESIDENTIAL INVESTMENT LOCATIONS - Q2 2022



## RESIDENTIAL MARKET

- The residential sector saw addition of c.20,000 units (apartments/villas/ townhouses) in H1 2022. Of the total supply, 90% constitute apartments/ serviced apartments and the rest were villas/ townhouses. During Q2 2022, approximately 10,200 new units were completed, taking the total residential stock of Dubai to over 678,000 units.
- Within the freehold areas, Jumeirah Village Circle and Jumeirah Village Triangle added about 1,300 units, accounting for 13% of the quarterly supply while Dubai International City accounted for 12%. The major project that was handed over in International City was Lawnz by Danube Properties, a project offering over 1,000 units across four residential blocks.
- Other active developments within the freehold locations were Dubailand which saw completion of c.1,000 units (9%) across its sub-developments of Arjan, Majaan and Dubailand Residences. Meydan/ Mohammed bin Rashid City added about 7.6% while Downtown Dubai/Business Bay added 6.6% of the total quarterly supply.
- The developments of Dubai Healthcare City phase 2, Culture Village and Al Jadaf added about 700 units, accounting to 6.5% of the quarterly supply.
- The supply from non-freehold areas largely emerged from the Wasl Village in Al Qusais Industrial area 5, a residential development of 62 low rise buildings. The phase 1 of the development added close to 2,000 units, accounting for 19% of the quarterly supply.
- As per the projects announced/under construction, about 49,000 units are expected to be completed during the period H2 2022 to 2024. Few of the key projects that are expected to be handed over during H2 2022 include phase 1 of Azizi Riviera in Meydan/MBRC while projects from leasehold areas include phase 2 of Wasl Green Park in Ras Al Khor and remaining phases of Wasl Village in Al Qusais Industrial Area 5

## RESIDENTIAL SUPPLY BY UNITS - (2014 - 2024)



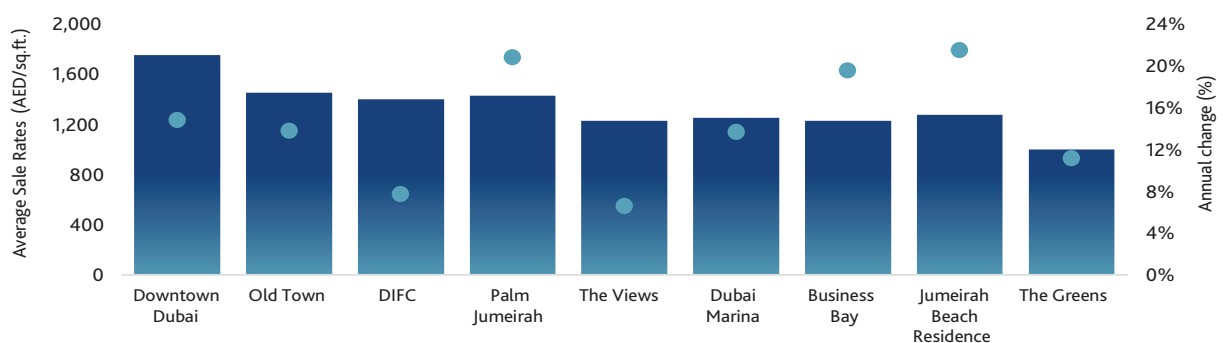
## SALE RATES

- The transaction activity for residential properties (apartments, villas, townhouses, serviced/ hotel apartments, villa plots) remain robust with a sharp surge in the volume and value of transactions. The total value of residential transactions in Q2 2022 stood at AED 32.19 billion compared to AED 21.85 billion in Q2 2021, an increase of 47% year-on-year. Similarly, the volume of transactions increased by 44% from 8,427 transactions in Q2 2021 to 12,159 transactions in Q2 2022.
- Villa/townhouse segment continue to dominate the quarterly residential transactions, with a cumulative value of AED 18.58 billion, (a share of 58%) while apartments/service apartments saw transactions worth AED 13.39 billion. Within the apartment segment, the transactions by apartment size indicates that of the total apartment transactions one-bedroom units accounted for a share of 39% followed by two bedrooms (29%) while studios accounted for 19% of the total apartment transactions. Larger units

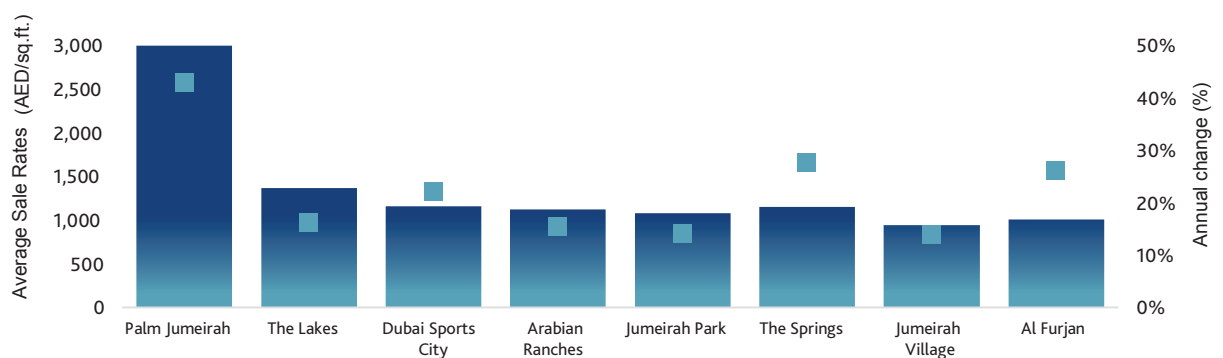
of four bedroom had a share of 11% while the five bedroom and five bedrooms plus units accounted for 2% of the total transactions.

- In terms of transaction value by location, Dubailand area recorded transactions worth AED 6.28 billion (19.6% of the total transaction value) followed by Mohammed bin Rashid City (MBRC)/ Meydan development accounting for a share of 14.1% (AED 4.53 billion) while the upscale development of Palm Jumeirah recorded transactions worth AED 3.6 billion (11.2%). Other developments with notable transaction value were Dubai Marina/Jumeirah Beach Residence AED 2.34 billion, Downtown Dubai AED 1.76 billion and Emirates Living AED 1.7 billion.
- The luxury/upscale property with a ticket size of AED 30 million and above accounted for a cumulative sales value of AED 2.48 billion across 48 transactions. Few of the key transactions in this segment include a villa transaction of AED 128 million within Hills Grove project in Dubai Hills Estate followed by a five-bedroom Signature villa on Palm Jumeirah transacted for AED 126.25 million.
- The off-plan segment also recorded strong transactional activity with a double-digit growth in transaction value and volume. The cumulative value of transactions increased from AED 9.13 billion in Q2 2021 to AED 18.2 billion in Q2 2022, almost doubled year-on-year.
- During the quarter, the capital values for completed residential apartments across selected communities increased by 2.4% quarter-on-quarter and 14.3% year-on-year. The apartments within Palm Jumeirah and Jumeirah Beach Residence recorded the highest annual increase of 21% each.
- The villa/townhouse segment saw capital values across selected developments increasing by 2.8% quarter-on-quarter and 22.3% year-on-year. However, the rate of increase varied by development, with Palm Jumeirah recording the highest increase of 43% year-on-year followed by the Springs which saw property values increasing by 28% year-on-year. A three-bedroom villa in the Springs which valued at AED 2.35 million in Q2 2021 is currently achieving a value of AED 2.9 million, an increase of over 20% year-on-year.

## AVERAGE APARTMENT SALE RATES - Q2 2022



## AVERAGE VILLA SALE RATES - Q2 2022



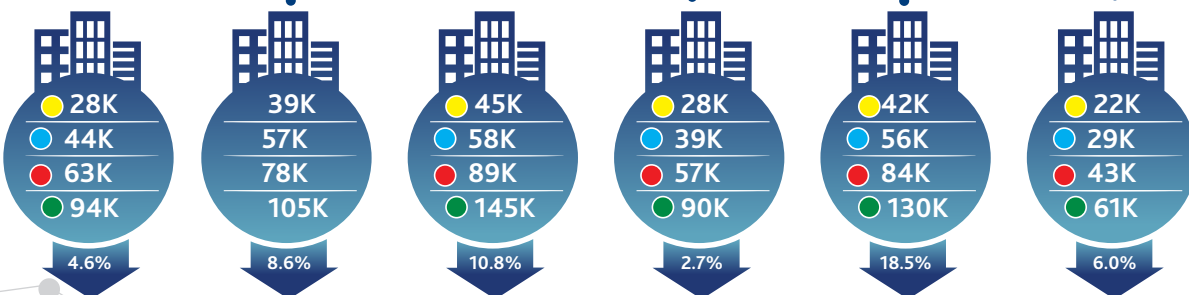
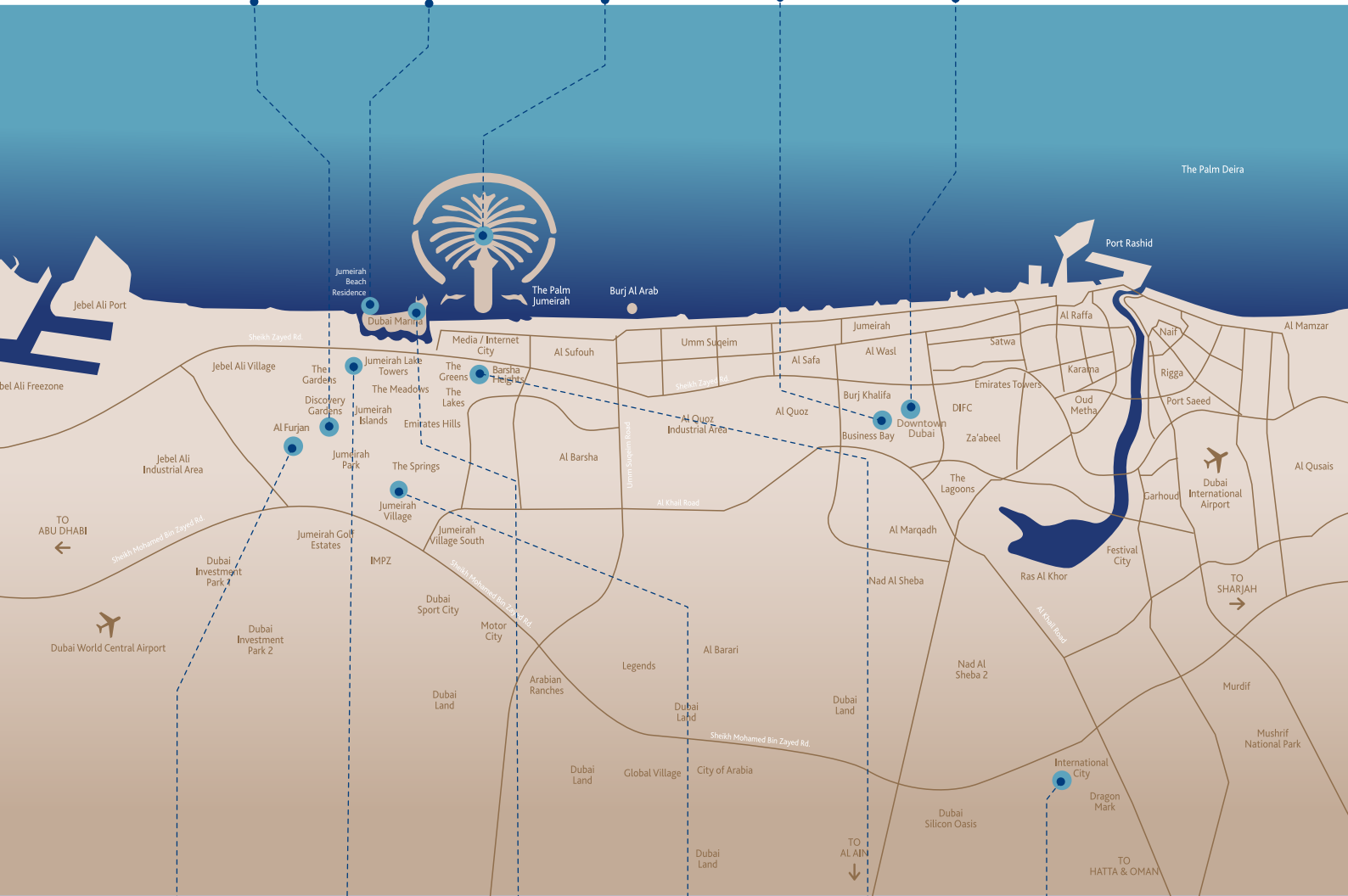
## RENTAL RATES

- Leasing activity remained strong during the quarter resulting in rise in rental and occupancy levels across the wider market. Since the beginning of the year, the market has witnessed renewed residential demand from new workforce entering the market against a backdrop of positive economic prospects.
- In addition, over the last 12 months, affordable rents have enabled the existing occupants to upgrade to larger units. Rising transportation costs and increased availability of affordable housing, primarily along border areas, have resulted in the migration of residents from the Northern emirates.
- Average apartments rents increased by 2.5% quarter-on-quarter and 6% year-on-year. The increase was largely recorded within freehold developments while leasehold areas continue to experience rental declines, however, at a lower rate than the previous quarters. Smaller units of studio and one-bedroom units continue to see rental inflation despite increase in supply. The rent for studios increased by 3.7% during the quarter and 7% annually while one bedroom inflated by 2.85% quarter-on-quarter and 5.3% year-on-year.
- Waterfront properties continue to record a double-digit rental growth due to limited supply and relatively strong occupant demand. The highest annual rental increase of 33% was recorded within Palm Jumeirah development. Average rent for a two-bedroom apartment within the development increased from AED 115,000 per unit per annum in Q2 2021 to current levels of AED 148,000 per unit per annum, an increase of 30% year-on-year. Similarly, properties in Jumeirah Beach Residence increased by 5.4% quarter-on-quarter and 23% year-on-year.
- Other freehold areas that recorded a double-digit rental growth were the Greens which saw rents inflating by 18.5% while Business Bay area saw annual rental increase of 14.2%. The properties in Downtown Dubai and Dubai Marina recorded an annual increase of 12% and 11% respectively.
- Average rents for villas/townhouses increased by 4.4% quarter-on-quarter and 26% year-on-year. However, compared to the last few quarters, the rental growth during Q2 2022 has dropped considerably. The increase was largely recorded across freehold properties while the rents in leasehold areas remained stable.
- The luxury/upscale villa properties continue to record relatively high rental growth and healthy occupancy rates, due to limited supply and strong occupier demand. Over the past 12 months, the villa properties within the developments of Palm Jumeirah, Jumeirah Island, District One, Jumeirah Golf Estates recorded more than 30% rental increase.
- The mid-market properties in the Springs and Jumeirah Village recorded an annual increase of 27% and 25% respectively. Rents for a two-bedroom villa in the Springs increased from an average of AED 95,000 per unit per annum in Q2 2021 to AED 115,000 per unit per annum in Q2 2022, an increase of 21% year-on-year.



# AVERAGE APARTMENT ANNUAL RENTS – Q2 2022

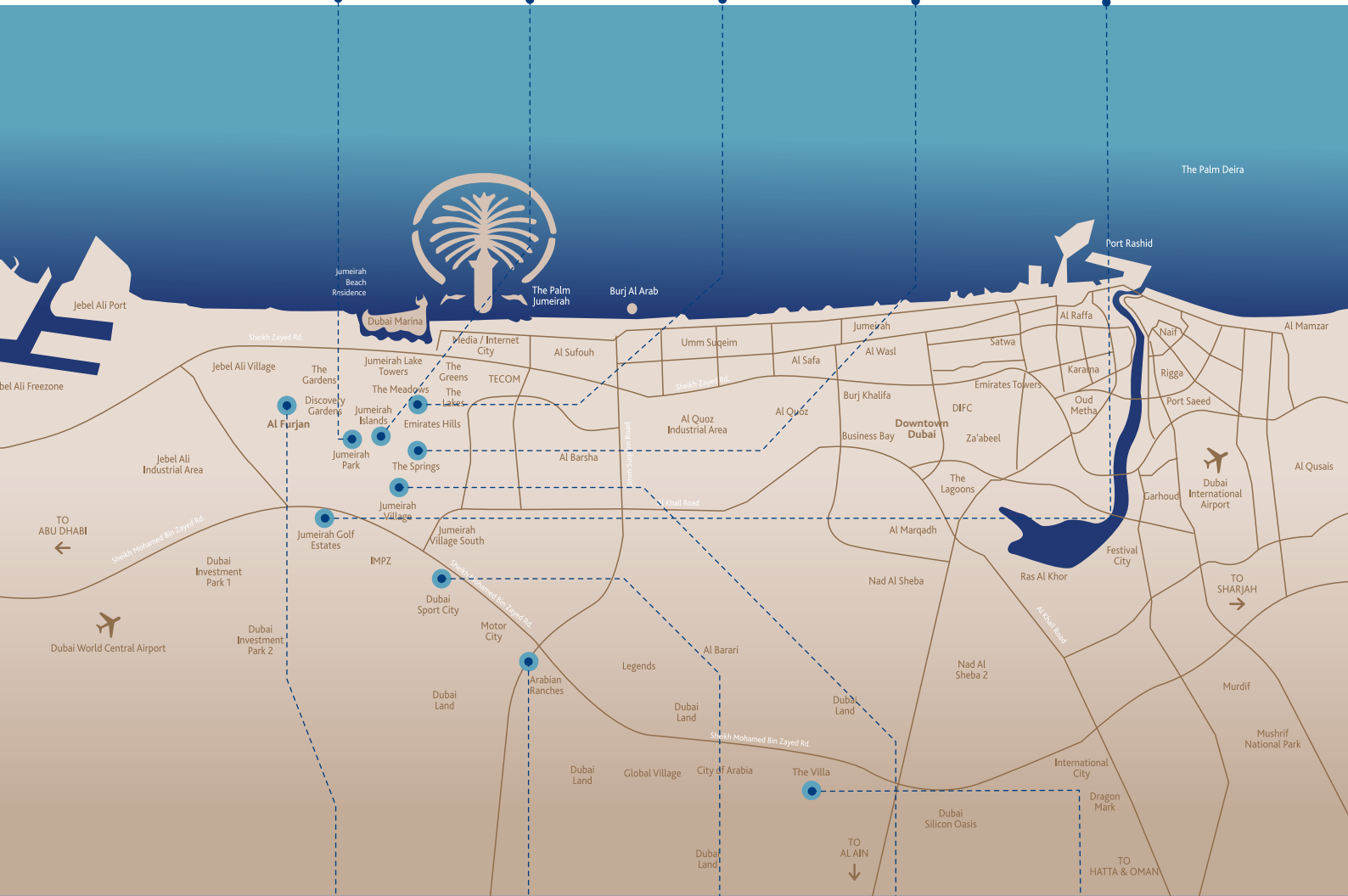
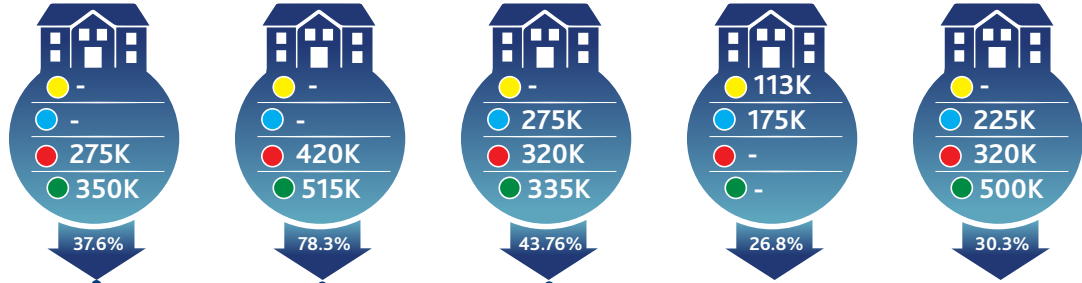
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- ▼ Y.o.Y % Change





# AVERAGE VILLA ANNUAL RENTS – Q2 2022

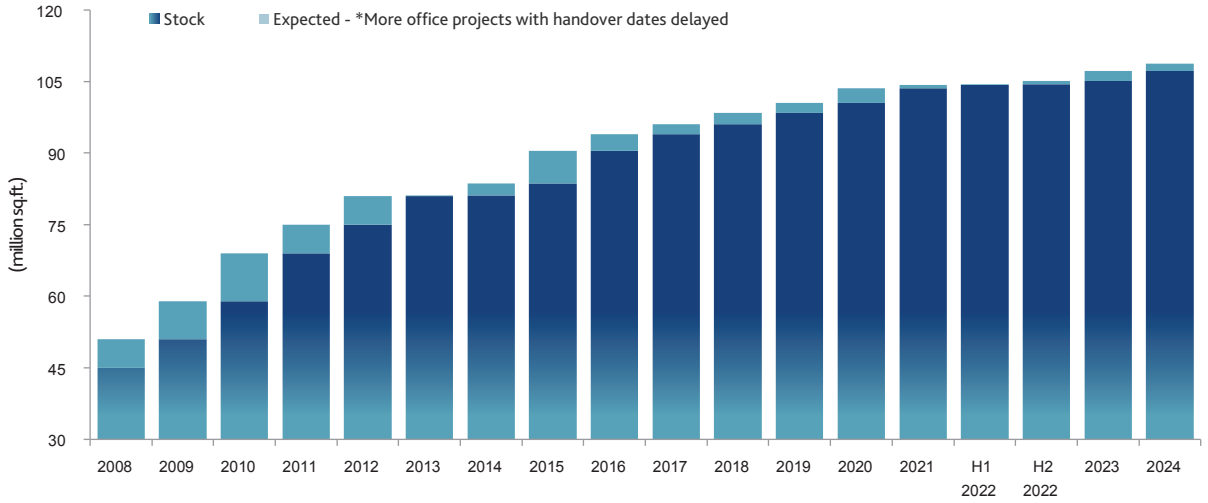
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- 5 Bedroom
- ▼ Y.o.Y % Change



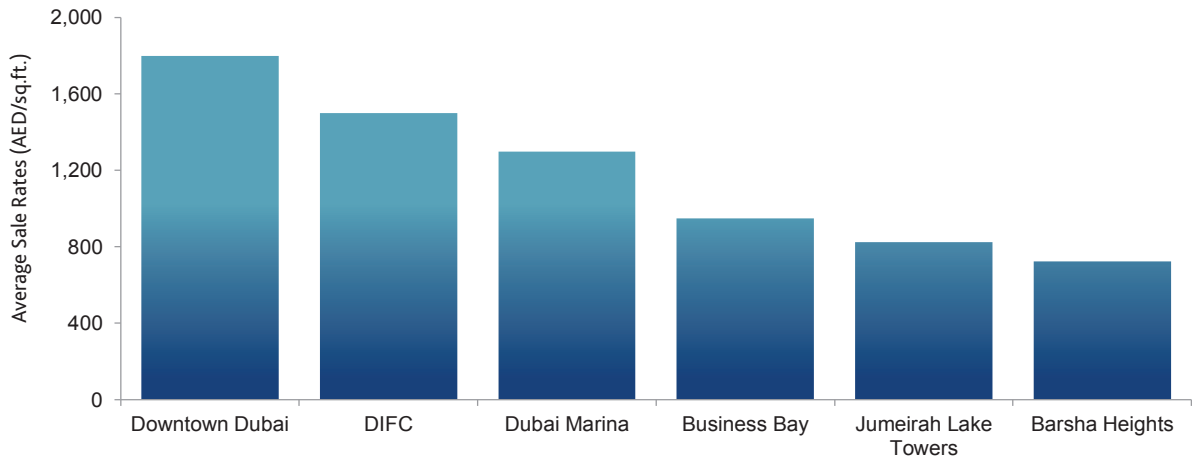
## OFFICE MARKET

- During the first half of 2022, less than 200,000 sq.ft. of new office space entered the market, taking the total office inventory to 104.5 million sq.ft. As per the timelines provided, less than a million sq.ft. of additional space is expected to enter the market by the end of 2022. Reduced supply could further improve occupancy levels across the wider market, which has had difficulty maintaining healthy occupancy levels in recent years.
- Office take-up level has increased considerably over the past 12 months as a result of strong economic activity and a significant increase in new business licenses issued. Average lease rates increased by 2% quarter-on-quarter and 4% year-on-year. However, there are locations such as Business Bay and Downtown Dubai that recorded a higher than the average increase.
- Rents in Business Bay increased from an average of AED 78 per sq.ft. pa. in Q2 2021 to the current levels of AED 85 per sq.ft. pa., an increase by 10% year-on-year. Location of the development at the centre of Dubai, improved infrastructure facilities and affordable rents are few reasons that are attracting occupiers.
- Office transactions have risen steadily over the past three quarters, amidst positive economic prospects and investor-friendly regulations announced by the Government. Furthermore, affordable sale rates are also encouraging investors/occupiers to own office space.
- During Q2 2022, c. 820,000 sq.ft. of office space was transacted at a value of AED 900 million compared to AED 723 million in Q1 2022, an increase by 24% quarter-on-quarter while year-on-year the increase was 76%. Average value of transaction also increased from AED 995 per sq.ft. in Q1 2022 to AED 1,100 per sq.ft. in Q2 2022.
- In terms of transaction activity by location, Business Bay area topped with total transactions valued at AED 363.9 million across 298,000 sq.ft. of office space (accounting for 40% of the total quarterly transactions). Average transaction value of offices within the development increased considerably from an average of AED 1,045 per sq.ft. in Q1 2022 to AED 1,225 per sq.ft. in Q2 2022.
- Other office districts of Jumeirah Lakes Towers recorded transactions worth AED 271.4 million across 324,000 sq.ft. of office space while Downtown Dubai recorded AED 141.5 worth of transactions and Barsha Heights recorded AED 41.8 million of office transactions.
- Investor appetite largely remained towards smaller office sizes of under 2,500 sq.ft., as these units are easy to lease, additionally require relatively less investment in terms of ticket size and fit-out costs.
- During Q2 2022, about 72% of the total transactions were for office sizes of less than 1,500 sq.ft. while office sizes of 1,500 to 2,500 sq.ft. accounted for 18% and only 10% were office sizes of more than 2,500 sq.ft. With the increased demand for smaller offices, it is expected that this trend will continue over the course of the year.
- Average office sale rates across selected locations increased by 3% quarter-on-quarter and 6% year-on-year. Within the selected office locations, the highest increase in capital values was recorded in Dubai Marina with rates increasing by 13% year-on-year while rates in Business Bay area increased by 9% annually.
- As per the ongoing construction activity and timelines provided by the developers, about 4.2 million sq.ft. of additional office space is expected to enter during the period H2 2022 to 2024. Few of the key office projects currently under construction include DEWA HQ in Al Jaddaf and additional phases of Commerc City in Umm Ramool area

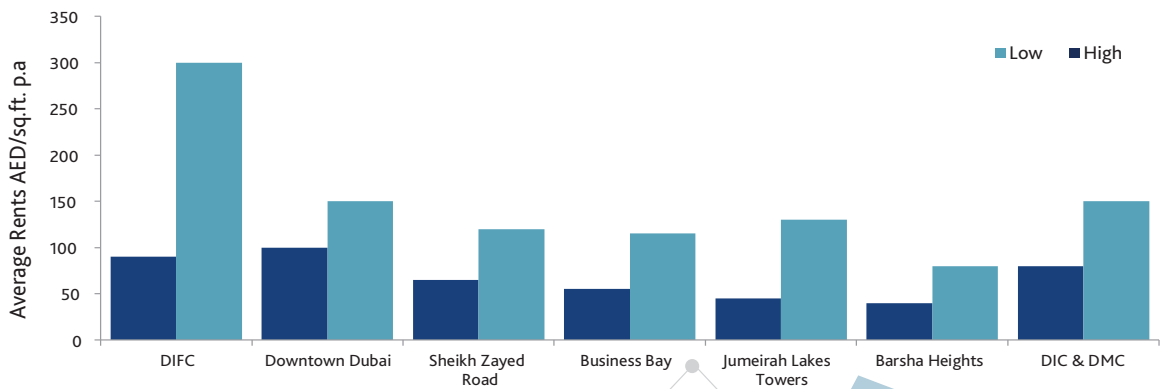
## DUBAI OFFICE STOCK GROWTH (2008-2024)



## AVERAGE OFFICE SALE RATES - Q2 2022



## AVERAGE OFFICE RENTS - Q2 2022



# RETAIL

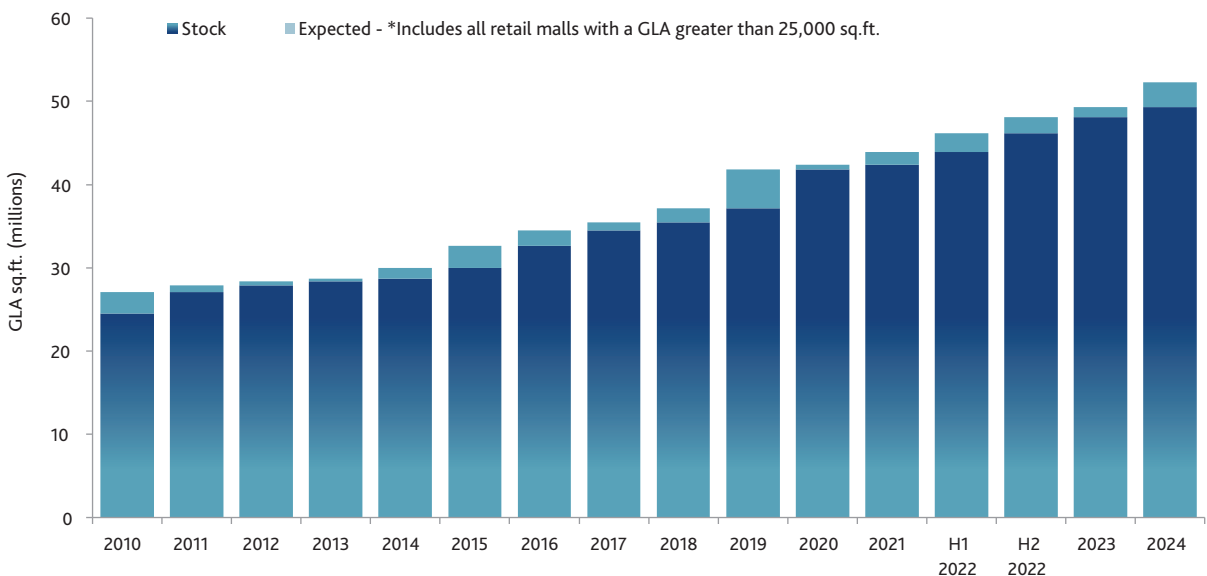
- In the second quarter of 2022, less than 300,000 sq.ft. of new retail space was completed, taking the total retail stock of Dubai to 46.2 million sq.ft. GLA. Supply continues to emerge from projects that have been held up as a result of the pandemic. Looking at the ongoing construction activity, about 2.0 million sq.ft. of retail space is scheduled to be completed in H2 2022.
- The retail sector witnessed improved activity during the quarter, with a rise in consumer spending and footfall levels. The positive economic outlook, improved consumer confidence and a strong visitor growth have all contributed towards the growth of the retail sector.
- However, the increase in retail space is exerting pressure on the occupancy levels and rental rates

across the wider sector, the impact has been relatively high across secondary malls wherein operators are considering negotiating rents to retain existing tenants and maintain healthy occupancy levels.

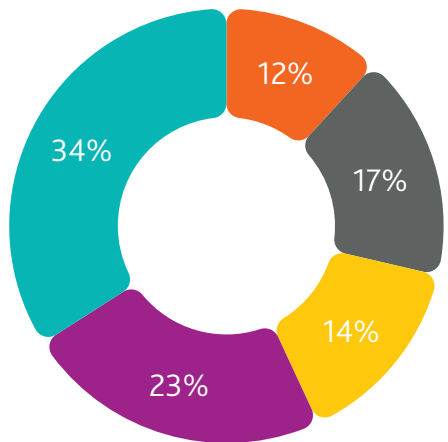
- As per the timelines announced by the developers, approximately 5.6 million sq.ft. GLA of new retail space is expected to enter during the period H2 2022 – 2024. However, looking at the historic trends, it is expected that few of the projects will be pushed back to 2025. Few of the projects that are scheduled for opening in the next 6-12 months include expansion of Dubai Outlet mall and Al Khail Avenue mall in Jumeirah Village Triangle



## DUBAI RETAIL MALL STOCK (2010-2024)

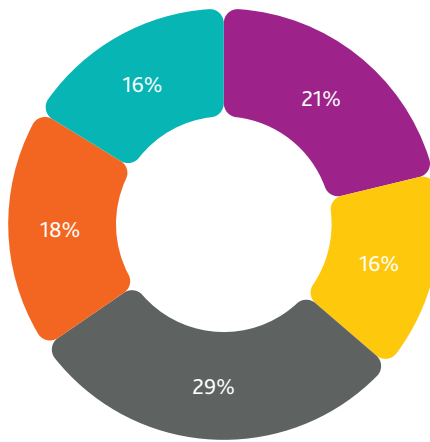


### RETAIL SUPPLY PRE 2010



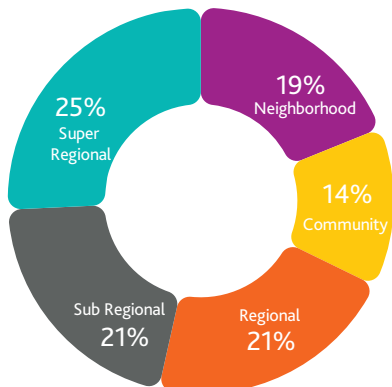
- Community
- Regional
- Super Regional
- Neighborhood
- Sub-Regional

### NEW SUPPLY DELIVERED - (2010 - Q2 2022)



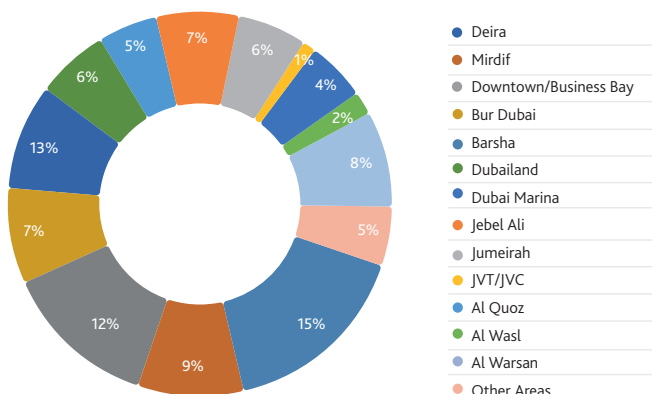
- Community
- Regional
- Super Regional
- Neighborhood
- Sub-Regional

### DUBAI RETAIL MALLS BY SIZE END Q2 2022

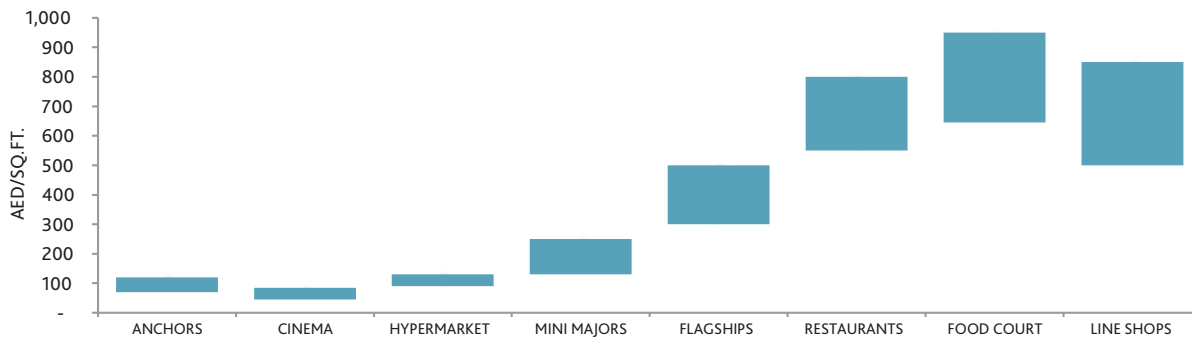


Super Regional:	2m sq ft+	Sub-Regional:	500-1m sq ft
Regional:	1m-2msq ft.	Community:	200-500,000 sq ft
		Neighborhood:	0-200,000 sq ft

### DUBAI RETAIL MALLS GLA BY AREA END Q2 2022



### PRIME SHOPPING MALL AVERAGE RENTS Q2 2022



The rents quoted above are base rents excluding any turnover provisions and service charges



## DEFINITIONS & METHODOLOGY

### Research Study Area

- The geographic extent of the study area covers the key districts in Dubai.

### Residential

- New residential developments are classified as delivered and thus entered into the new supply category when they are made available for occupation. This is verified via a combination of site inspections and discussion with the developer and hence our supply numbers do take into consideration the phased release of large projects.
- Rental and sales trend analysis is based on transactional data derived from the MPM Properties Agency team and data sourced from developers and owners.

### Offices

- New office developments are classified as delivered and thus entered into the new supply category when they are available for tenant fit-outs.
- Given the general lack of transparency in the local market rents quoted are headline rents, thus exclude any rent free period of other financial incentives that may have been negotiated between the parties. The

rents quoted are also exclusive of service charges.

### Retail

- New retail developments are classified as delivered and thus entered into the new supply category when the first units are open and trading.
- Our classification of malls is based on our own assessment having regard to size and the catchment area which the mall typically penetrates.

### Future Supply Projections

- Our future supply projections across all sectors are based on a combination of regular site inspections and discussions with developers.



## BESPOKE CLIENT RESEARCH

- The ADIB Real Estate Services team covers all sectors of the real estate market. We provide bespoke market research to our valued clients to meet their specific requirements.
- We provide reports, information and presentations derived from primary market data that directly assist

our clients to save or make money from real estate and shape strategies to enhance value.

- Regular site inspections and discussions with developer.



## DISCLAIMER

The information contained in this report has been obtained from and is based upon sources that MPM Properties believes to be reliable, however, no warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. MPM Properties will not be held responsible for any third-party contributions. All opinions and estimates included in this report constitute MPM Properties, as of the date of this report and are subject to

change without notice. Figures contained in this report are derived from a basket of locations highlighted in this report and therefore represent a snapshot of the Dubai market. Due care and attention has been used in the preparation of forecast information. However, actual results may vary from forecasts and any variation may be materially positive or negative. Forecasts, by their very nature, involve risk and uncertainty because they relate to future events and circumstances which are beyond MPM Properties' control. For a full in-depth study of the market, please contact MPM Properties team.

# A COLLABORATIVE TEAM PROVIDING OUR INTEGRATED SERVICES



## **KHALID ALI ALMANSOORI**

Executive Chairman

T: +971 (0)2 610 0119

M: +971 (0)50 411 1161

[khalid.almansoori@mpmproperties.ae](mailto:khalid.almansoori@mpmproperties.ae)



## **MOHAMED AL ZOUBI**

COO

BSc Civil Engineering

T: +971 (0)2 610 0564

M: +971 (0)50 310 3570

[mohammedalzoubi@mpmproperties.ae](mailto:mohammedalzoubi@mpmproperties.ae)



## **ABDULLAH SAID AL KUWEITI**

Director of Business Development

T: +971 (0)2 610 1554

M: +971 (0)50 623 5854

[abdullahs@mpmproperties.ae](mailto:abdullahs@mpmproperties.ae)



## **YOUSEF AL ZAROONI**

Regional Head - Northern Emirates & Al Ain

T: +971 (0)3 708 8636

M: +971 (0)50 600 1002

[yousef.alzarooni@mpmproperties.ae](mailto:yousef.alzarooni@mpmproperties.ae)



## **KHALED SOLEH**

Head of Valuation & Advisory

T: 971 (0)2 610 0085

M: +971 (0)50 722 9718

[khaled@mpmproperties.ae](mailto:khaled@mpmproperties.ae)



## **MOHAMMED FAHEEM**

Manager Strategic Advisory & Research

T: +971 (0)4 371 9471

M: +971 (0)50 684 5220

[mohammed.abdulfaheem@adib.com](mailto:mohammed.abdulfaheem@adib.com)



## **JUBRAN AL HASHMI**

Head of Property Management

T: +971 (0)2 610 0232

M: +971 (0)50 122 0041

[jubran@mpmproperties.ae](mailto:jubran@mpmproperties.ae)

## INTEGRATED SERVICES COVERING THE FULL PROPERTY LIFECYCLE

Property Management	Valuation	Project Management and ESCROW
<p>Enhancing value for individual &amp; institutional property owners:</p> <ul style="list-style-type: none"> <li>■ Prompt leasing &amp; debt collection</li> <li>■ Effectively market &amp; lease vacant units</li> <li>■ Physical &amp; technical maintenance of asset</li> <li>■ Maintain tenant satisfaction</li> <li>■ Timely lease renewals</li> <li>■ Manage risk, insurance &amp; litigation</li> <li>■ Protect your interests and enhance value</li> </ul>	<p>Valuation reports for:</p> <ul style="list-style-type: none"> <li>■ Mortgage &amp; Finance</li> <li>■ Securing Project Funding</li> <li>■ Internal Accounting</li> <li>■ Mergers &amp; Acquisitions</li> <li>■ Investment appraisal</li> <li>■ Litigation</li> <li>■ Inheritance</li> </ul> <p>We cover all asset classes. Our reports are in compliance with the International Valuation Standards (IVS) and the RICS Professional Valuation Standards.</p>	<p>Complete Project Management services at planning &amp; construction stage:</p> <ul style="list-style-type: none"> <li>■ Engineering Review &amp; Scheduling</li> <li>■ Cost Estimate &amp; Procurement</li> <li>■ Project Monitoring</li> <li>■ Cost Control &amp; Accounting</li> <li>■ Assist with Permits &amp; Licensing</li> <li>■ Ensure appropriate fund movement for Escrow based on Project Assessment</li> </ul>

Agency (Sales & Leasing)	Research & Strategic Advisory
<p>We work with developers, commercial tenants, retailers and individuals, offering:</p> <ul style="list-style-type: none"> <li>■ Launch Strategy</li> <li>■ Project Launch Handling</li> <li>■ Project Marketing Events</li> <li>■ Acquisitions</li> <li>■ Leasing</li> <li>■ Sales</li> </ul> <p>We cover all sectors, including residential, commercial, industrial, retail, and land.</p>	<p>Bankable studies for your real estate and business needs:</p> <ul style="list-style-type: none"> <li>■ Highest &amp; Best Use</li> <li>■ Market &amp; Financial Feasibility</li> <li>■ Development Strategy</li> <li>■ Market Research</li> <li>■ Corporate Real Estate Strategy</li> <li>■ Master-plan and design review</li> </ul>



**KHALID ALI ALMANSOORI**  
Executive Chairman  
T: +971 (0)2 610 0119  
M: +971 (0)50 411 1161  
[khalid.almansoori@mpmproperties.ae](mailto:khalid.almansoori@mpmproperties.ae)



**MOHAMED AL ZOUBI**  
COO  
BSc Civil Engineering  
T: +971 (0)2 610 0564  
M: +971 (0)50 310 3570  
[mohammedalzoubi@mpmproperties.ae](mailto:mohammedalzoubi@mpmproperties.ae)

### ABU DHABI HEAD OFFICE

ADIB Building on Ground Floor,  
King Abdullah bin Abdulaziz Al Saud  
Street, Al Bateen, P.O Box 114686  
Abu Dhabi  
Tel. +971 2 610 0252  
Fax. +971 2 610 0514

### DUBAI OFFICE

Office 1405 - Level 14, API Trio  
Tower, Al Barsha,  
Dubai  
Tel. +971 (0)4 371 9462  
Fax. +971 (0)2 6100514

### AL AIN OFFICE

201-204 ADIB Ladies Branch Building  
Oud Touba Street,  
Al Ain  
Tel. +971 (0)3 703 9521  
Fax. +971 (0)3 6100514

### SHARJAH OFFICE

Al Ikhlas Tower, Next to  
Ikhlas Mosque, AL Khan -  
Sharjah  
Tel. +971 (0)6 5972555  
Fax. +971 (0)6 5753553