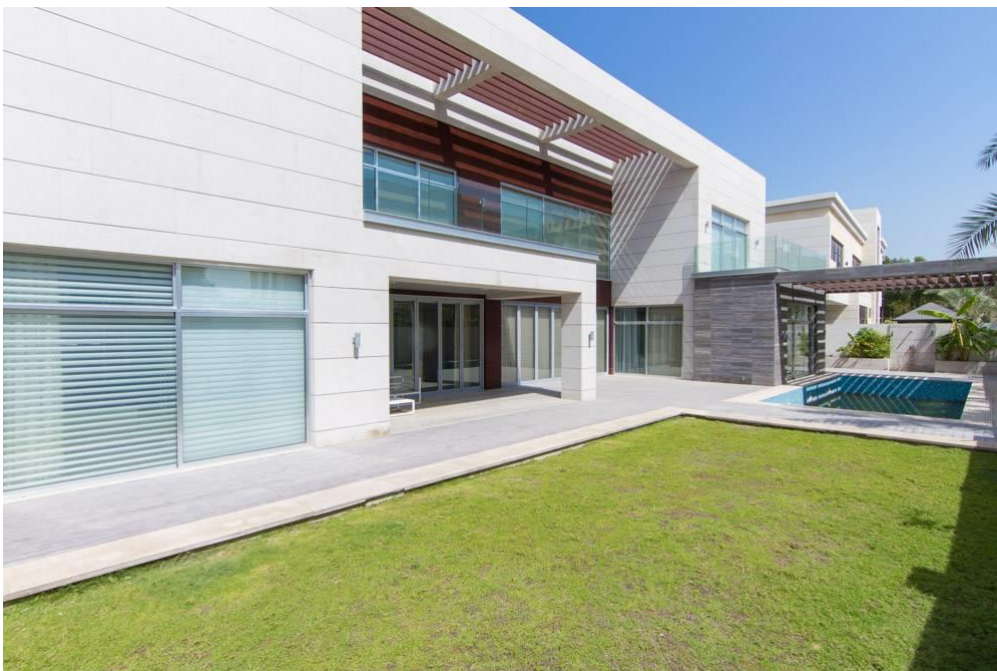


LUXHABITAT

RISE IN TRANSACTIONS FOR EMIRATES HILLS IN Q1 2015

DUBAI, 21ST APRIL 2015



Villa

for Sale in Emirates Hills

LUXHABITAT, Dubai's exclusive luxury real estate company has conducted an analysis on residential properties above AED 5 million sold in the first quarter of 2015. This analysis reveals that there was a remarkable increase in Emirates Hills sales compared to the first quarter last year in 2014.

HIGHLIGHTS:

- 1) In the first quarter of 2015, REIDIN reports that the total value transacted of luxury residential properties above AED 5 million was AED 1.6 billion.
- 2) Out of the value transacted, Emirates Hills accounted for AED 241 million, second only to the Palm Jumeirah that sold AED 516 million worth of luxury properties above AED 5 million.

- 3) Emirates Hills sold three times more property this first quarter compared to the first quarter of 2014.
- 4) The area with the highest average transaction per villa was Emirates Hills at AED 34.49 million. Emirates Hills also offered the highest average built-up area (BUA) at 15,166 square feet.
- 5) The most expensive property sold in the first quarter of 2015 in Dubai was a 19,698 square feet villa in Emirates Hills at AED 60 million.

PROPERTIES SOLD ABOVE AED5M IN THE FIRST QUARTER OF 2015 BY RESIDENTIAL AREA

Neighbourhood	Value transacted, AED	Number of properties sold above AED5M
Palm Jumeirah	516,076,512	43
Emirates Hills	241,400,000	7
Downtown Dubai	166,506,061	23
Dubai Marina	153,666,220	19
Arabian Ranches	108,831,582	18
Jumeirah Park	100,679,000	17
The Springs and Meadows	85,494,167	10
Victory Heights	79,165,000	11
Business Bay	57,340,851	9
Jumeirah Islands	31,327,777	4
The Lakes	25,250,000	4
The Old Town	23,300,000	4
Al Furjan	14,507,800	2
Jumeirah Beach Residences	14,000,000	2
Dubai Festival City	13,770,000	2
Others	22,057,936	4
Grand Total	1,653,372,906	179

Source: Luxhabitat Analysis, April 2015

In the first quarter of 2015, the number of properties sold above AED 5 million exceeded 179 units, of which 24% were from the Palm Jumeirah area. In terms of value transacted, the Palm Jumeirah also reported the highest with AED 516 million. The Emirates Hills area, however reported the second highest value of transactions, with AED 241 million villas sold in the first quarter at an average price of AED 34.5 million, the highest average price per property above AED 5 million sold in the first quarter. The highest average size per square foot was also from the Emirates Hills area at 15,166 square feet.

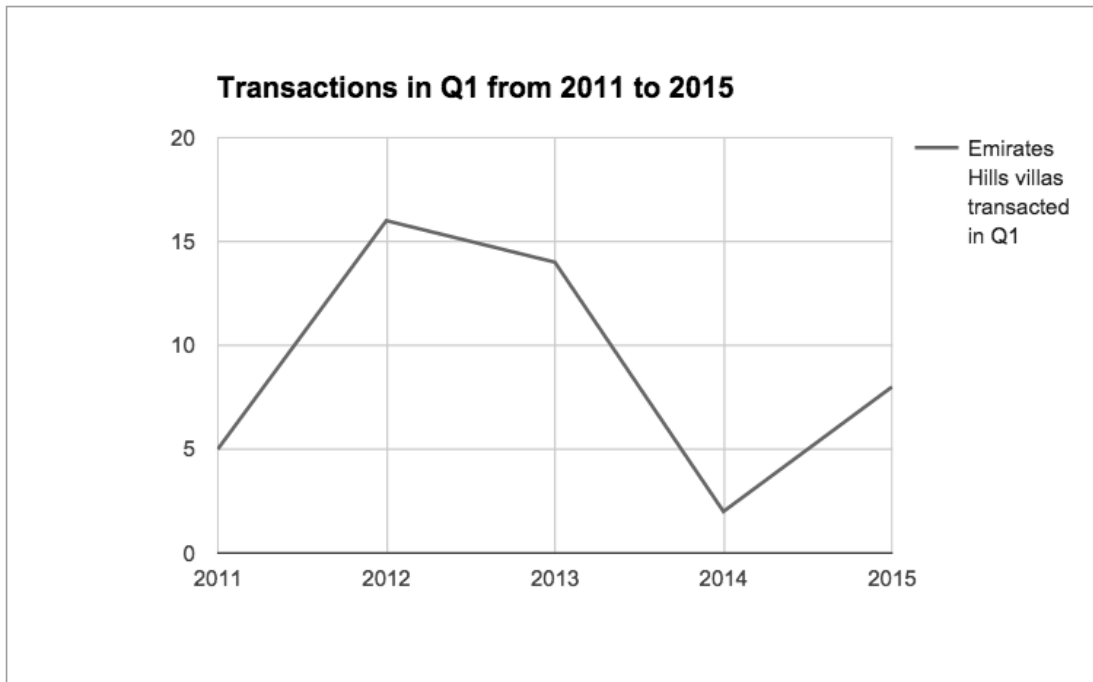
COMPARISON OF AVERAGE BUILT UP AREA (BUA) AND AVERAGE AED/SQ FT FOR PROPERTIES ABOVE AED 5M

Neighbourhood	Average Built Up Area (BUA)	Average AED/SQFT
Palm Jumeirah	5,191	2,368
Emirates Hills	15,166	2,277
Downtown Dubai	1,823	4,050
Dubai Marina	3,717	2,413
Arabian Ranches	4,494	1,366
Jumeirah Park	4,401	1,354
The Springs and Meadows	4,657	1,835
Victory Heights	4,790	1,467
Business Bay	3,416	2,605
Jumeirah Islands	5,621	1,402
The Lakes	3,865	1,711
The Old Town	2,026	2,871
Al Furjan	3,355	2,396
Jumeirah Beach Residences	4,136	1,846
Dubai Festival City	3,747	1,823

Source: Luxhabitat Analysis, April 2015

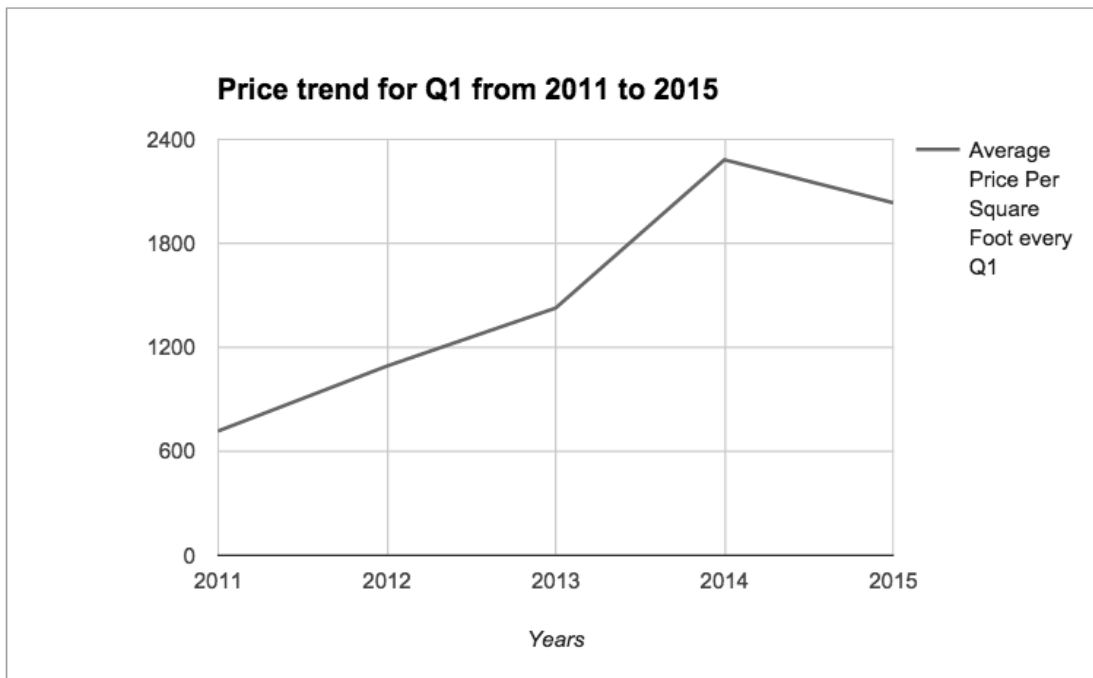
Analysis from LUXHABITAT reveals that Emirates Hills villas sold three times as many villas this quarter in comparison to Q1 last year. The most expensive property sold in the first quarter of 2015 in Dubai was a 19,698 square feet villa in Emirates Hills at AED 60 million.

NUMBER OF PROPERTIES ABOVE AED 5 MILLION TRANSACTED IN EMIRATES HILLS



The number of transactions as well as the price per square foot appears to have stabilised in the Emirates Hills area for 2015.

PRICE EVOLUTION OF PROPERTIES ABOVE AED 5 MILLION TRANSACTED IN EMIRATES HILLS EVERY 1ST QUARTER FROM 2011 TO 2015



FEATURED VILLAS FOR SALE IN EMIRATES HILLS:

H SECTOR, EMIRATES HILLS



Asking Price AED 42,000,000 - [View details](#)

HT SECTOR, EMIRATES HILLS



Asking Price AED 68,000,000 - [View details](#)

L SECTOR, EMIRATES HILLS



Asking Price AED 175,000,000 - [View details](#)

ABOUT LUXHABITAT

LUXHABITAT is Dubai's only high-end real estate company focused on marketing, selling and designing the most exclusive real estate properties in the region above AED 5 million. Last year, our average property transaction was AED 14 million. We are focused in sourcing the best quality properties in premium residential areas such as Emirates Hills, Palm Jumeirah, Al Barari, Jumeirah Islands, Jumeirah Golf Estates, Meadows, Lakes and Arabian Ranches. We also operate in the best apartments and penthouses in Dubai-based upscale buildings such as Le Rêve, Index Tower, Six Towers, Burj Khalifa, and The Address Hotels among others. For more information, visit our award-winning website at www.luxhabitat.ae

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