# VALUATION SUMMARY (S) Report Date (S): 28 October 2025 (Final approval date/Button)

# GENERAL INFORMATION (S)

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| --- | --- | --- | --- |
| **Client’s Name:** | Abu Dhabi Islamic Bank (ADIB) -- Will show the name as ADIB but user can amend it. If not amended then it will take default | | |
| **Applicant’s Name:** | Name1 – (V) | | |
| **MPM Reference No.:** | 4120-25 (V) | | |
| **Valuation Date:** | 27 October 2025 – (only date V) | | |
| **Purpose of Valuation:** | Secured lending | | |
| **Inspection Type & Date:** | Full inspection on 27 October 2025 (take from the valuation date) | **Inspected By:** | James Armitage (New Lookup) – james will provide the names |
| **Method of Valuation:** | Market approach (Drop Down) | | |
| **Status of Valuer:** | Internal valuer (Drop Down with two values) | | |
| **Conflict of Interest:** | We confirm that we have had no prior involvement with the Subject Property and that no conflicts of interest exist in accepting this instruction. – Dropdown with YES/NO value. In case of ‘NO’, fixed text will appear in next text box. In case of ‘YES’, free text box will be provided to user. | | |

# PROPERTY INFORMATION (S)

|  |  |
| --- | --- |
| **Development Address:** | Villa No. 99, Unit No. ABC\_123/A999, West Yas, Yas Island, Abu Dhabi, United Arab Emirates (V) |
| **Address as per Municipality:** | Plot No. 999, Sector ABC\_01, Yas Island, Abu Dhabi City – (V) |
| **Owner’s Name:** | Name2 (V) |

|  |  |  |  |
| --- | --- | --- | --- |
| **Property Description:** | Five-bedroom detached villa (type T4-C2) – **E** (V) | **Property Use:** | Residential (S) |
| **Total Built Up Area:** | 5,822 sq. ft. --(V) –A -- user will enter Sq-ft value. Sq m will also be displayed | **Number of unit (s) on the plot:** | 1 -- dropdown values from 1-6 |
| **Total Plot Area:** | 7,720 sq. ft. (V) – user will enter Sq-ft value. Sq m will also be displayed | **Tenure:** | Freehold (transferable between all nationalities)-- Dropdown |
| **Occupancy Status:** | Owner occupied -- dropdown | **Developer’s name:** | Aldar Properties PJSC |
| **Completion Date:** | Estimated circa 2019 -- (V) | **Estimated Remaining Life Expectancy:** | Approximately 39 years -- (V) |
| **Market Rent:** | **AED 360,000 per annum** (V) | **Estimated Reinstatement Cost:** | AED 2,900,000 (V) |
| **Market Value:** | **AED 7,400,000** (V) --B | **Market Value Rate:** | AED 1,271 per sq. ft. on the built-up area-- B/A |

# 1. LOCATION OF THE PROPERTY (S)

The Subject Property is located in West Yas, Yas Island, Abu Dhabi, United Arab Emirates. The West Yas development comprises mostly of similar residential villas with communal parks. (V) – Free text

**GPS Coordinates:** 24.501565, 54.577364 (V)

Aerial view of a city

AI-generated content may be incorrect.

An aerial view of a city

AI-generated content may be incorrect.

Source: Google Map

**2. PROPERTY DOCUMENTATION**

We have relied on the following documents: (S)

* Ownership Deed (source: client). -- D
* Floor Plans (source: client).
* Developer’s published Floor Plans (source: online). -- **C** **(V – Three bullet points are variable)**

We have relied upon the information outlined in these documents and assumed these are correct, complete and up to date without any further verification. Should any of the information we have relied upon prove to be inaccurate, then MPM Properties has the right to amend this valuation accordingly and will not be held responsible for any value impact. (S – entire paragraph)

# 3. PROPERTY DESCRIPTION

The Subject Property comprises a five-bedroom, detached villa (type T4-C2), arranged over G+1 floors. It is located in a single row and has views over the community. (V – Free text)

# 4. PROPERTY MEASUREMENTS

|  |  |  |  |
| --- | --- | --- | --- |
| **Description** | **Size (m2)** | **Size (ft2)** | **Source** |
| Total Built-Up Area (S) | 540.90 | 5,822 | Developer’s published Floor Plans – Take value ‘C’ |
| Plot Area (S) | 712.21 | 7,720 | Ownership Deed – **Take Value ‘D’** |

# 5. ACCOMMODATION

We have relied upon our inspection and the provided Floor Plans, to determine the internal configuration, which is set as follows: **(S)**

**Five-Bedroom Detached Villa (Type T4-C2) – ‘E’ from property Information**

|  |  |
| --- | --- |
| **GROUND FLOOR** | Entrance foyer, majlis, dining room, washroom & toilet, family living with washroom & toilet, kitchen, laundry/storage room, maid’s room with en-suite bathroom, driver’s room with en-suite bathroom, and bedroom with en-suite bathroom. |
| **FIRST FLOOR** | Family living, pantry, two bedrooms each with en-suite bathroom, and two further bedrooms each with en-suite bathroom and walk-in closet. |
| **EXTERNAL** | Garage parking, rear and side garden, and boundary walls with access gates. |

For Above: List of values will be provided by business. It show dynamically and save only those records that are checked by user.

**Specifications: (S)**

* Reinforce concrete cement structure with block infill.
* Facades are finished with painted rendered concrete.
* Solid and suspended ceiling with lightings.
* Glass windows.
* Ceramic/porcelain/quartz tile floor covering throughout the villa.
* Air conditioning is provided by district cooling system.
* Fitted kitchen and bathrooms.

Business will provide the list. User will select one by one.

**Upgrades: (S)**

* The rear and side garden has been upgraded with landscaping, ground terrace, and pergola. // Free text

Please see **Appendix 1** for photographs of the Subject Property. (S)

# 6. CONDITION

We have not been instructed to conduct a Building Survey, and therefore, we are not placed to provide technical details regarding the structural condition of the Subject Property. However, as observed during our inspection, the Subject Property appeared to be in good condition commensurate with its age and specifications.

We have not carried out a building survey, nor have we inspected areas of the Subject Property that were covered, concealed or inaccessible. We have therefore assumed that the Subject Property is free from defects which could otherwise affect its value. Should it transpire that this is not the case, then MPM Properties has the right to amend this report accordingly. -- show all conditions—user need to select specific condition.

# 7. VALUATION CERTAINTY

Please note that there may be a greater degree of uncertainty in a valuation of this nature due to the absence of significant market activity, which creates a void in the availability of substantial transactional evidence upon which we generally rely. (S)

# 8. ENVIRONMENTAL, SOCIAL & GOVERNANCE (ESG)

Any comments made throughout this report regarding the impact of environmental, social, or governance (ESG) factors on our valuation should not be interpreted as an ESG risk assessment or used for any purpose beyond the scope of this valuation. Furthermore, we have not reported or documented ESG factors that, in the professional judgment of the valuer, are not considered significant. (S)

# 9. ADDITIONAL COMMENTS

# In accordance with ADIB’s standing instructions we are to provide the Market Value of the Property. We are to ignore any existing tenancies that may exist at the Property and any effect they may have on the Market Value. (S)

# 10. VALUATION APPROACH

In order to arrive at our valuation, we adopted the **Market Approach (Comparable Method).** The Market Approach derives the value of a property by comparing it to other properties for which the price is known. Ideally, the property is compared and contrasted to identical properties that have recently been sold or, where no recent transactions have taken place, the asking price at which the comparable properties are currently listed for sale. Adjustments may be required to reflect the period of time that has passed between the transaction date and the date of valuation or the price that is expected to be achieved following a negotiated sale. Following an analysis term of sale, an appropriate unit comparison is chosen, for example, a rate per square foot/metre. Further subsequent adjustments may be required to factor in differences in location, size (quantum), quality, specification and permitted use.

* Above text if the approach selected is Market approach (First page)
  + 1. **Cost Approach (Below text in case of Cost Approach)**
    2. The Cost Approach provides an indication of value using the economic principle that a buyer will pay no more for an asset than the cost to obtain an asset of equal utility, whether by purchase or by construction, unless undue time, inconvenience, risk or other factors are involved.
    3. **Income Approach (Below text in case of Income approach)**
    4. As per the Royal Institution of Chartered Surveyors (RICS), the Income Approach is described as follows:
    5. “An approach that provides an indication of value by converting future cash flows to a single current capital value.”
    6. In recognition of the investment nature of the Property, we have adopted the Income Approach by way of the traditional investment methodology, i.e., rental capitalisation, in arriving at our opinion of Market Value. This investment method of valuation is primarily used for the valuation of investment real estate assets.

**Schedule of Comparable Evidence --** We will provide this on form with ‘ADD’ button to add new row

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **No.** | **Location** | **Description** | **Plot Area Ft2** | **Built-Up Area Ft2** | **Price (AED)** | **Status:**  **Date Recorded** |
|  | West Yas | 5BR Villa | 7,140 | 6,264 | 7,400,000 | Sold: Jul 2025 |
|  | West Yas | 5BR Villa | 6,865 | 6,113 | 7,000,000 | Sold: Jul 2025 |
|  | West Yas | 5BR Villa | 6,858 | 6,264 | 7,200,000 | Sold: Oct 2025 |
|  | West Yas | 5BR Villa | 7,289 | 5,949 | 7,600,000 | Sold: Mar 2025 |
|  | West Yas | 5BR Villa | 7,256 | 5,821 | 7,500,000 | Asking: Oct 2025 |

**Valuation Analysis:**

The Subject Property comprises a five-bedroom detached villa. It has a built-up area of 5,822 sq. ft. and a plot area of 7,720 sq. ft. The Subject Property is located in a single row and has views over the community.

Comparable 1 to 4 are transactional evidence of similar five-bedroom villas in West Yas recorded between March 2025 and October 2025 by Quanta.

Comparable 5 is a similar five-bedroom villa in West Yas currently being listed for sale on the open market. It should be noted that asking price is often inflated to allow room for negotiation. As this unit has not yet been transacted, we have made appropriate adjustment to the figure.

After considering the above comparable evidence and making appropriate adjustments, we are of the opinion that the market value of the Subject Property is AED 7,400,000. – (Free text)

**10. MARKET VALUE**

In our opinion, the Market Value of a freehold (V) interest in the Subject Property, on the basis of vacant possession, as of 27 October 2025 – (only date V) is:

**AED 7,400,000 – Pg1**

**(Seven Million, Four Hundred Thousand UAE Dirhams) – Number to word**

As a reflection of current market conditions, we have assumed a marketing period of at least 9 – 12 months in arriving at our opinion of Market Value. (S)

# 11. MARKET RENT

In our opinion, the Market Rent of the Subject Property on an unfurnished basis and subject to a standard tenancy agreement of 12 months, as of 27 October 2025 – (only date V) is:

**AED 360,000 per annum – Page 1**

**(Three Hundred and Sixty Thousand UAE Dirhams per annum) – Number to word**

# 12. DECLARATION

This Report is prepared on the basis of the limitations set out within this Report and/or Service Level Agreement and may only be relied upon by the Addressee of this Report. No other person or company can rely on this Report in any way unless prior written approval is obtained from MPM Properties. Our prior written approval is also required for this Report to be reproduced, forwarded, or disclosed in any way, either in whole or in part, to any other person or entity. Our research has found no significant reasons why this Property should not represent suitable security for finance purposes. (S)

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| --- | --- |
| **PREPARED BY**:      **Ralph Gimeno, BSc, MRICS**  **Senior Valuer**  RICS Number.: 6682074  ADREC License Number: 202502999488  Valuation Department  MPM Properties LLC  [ralph.gimeno@adib.com](mailto:ralph.gimeno@adib.com)  **--Use drop down and save the entire signature as image and populate** | **CHECKED AND APPROVED BY:**  A close-up of a logo  AI-generated content may be incorrect.  **James Armitage, BSc, MSc, MRICS**  **Valuation Manager**  RICS Number: 1146513  ADREC License Number: 2018/321609  Valuation Department  MPM Properties LLC  [james.armitage@adib.com](mailto:james.armitage@adib.com) |

# APPENDIX 1 – PHOTOGRAPHS (S) – Attach Photo

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**APPENDIX 2 – PROPERTY DOCUMENTATION (S)**

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| **Floor Plans (S) – Attach photo**      **Ownership Deed (S) – attach photo** |

**Developer’s Published Floor Plans (S) – attach photo**

A floor plan of a house

AI-generated content may be incorrect.

**Part – B –**

Part A will remain same for all the emirates whereas part B will differ. For Part B we will have a drop down for all the emirates. James will provide the text for all the emirates. This will change quarterly.

**APPENDIX 3 – RESIDENTIAL SECTOR OVERVIEW**

**Supply**

According to MPM Research, Abu Dhabi’s residential real estate market reached a total stock of approximately 305,000 units by the end of Q3 2025, comprising both apartments and villas. The quarter was marked by starting the handover of Nad Al Dhabi Villas and Villas in Jubail Island, adding around 250 units to supply. Development activity remained concentrated in high-demand locations such as Fahid Island, Saadiyat Island, and Al Shamkhah, reflecting continued investor and end-user appetite for master-planned communities. Looking ahead, the market is projected to expand by more than 35,000 units by 2028, with a forecasted distribution of 67% apartments and 33% villas. In the near term, over 1,600 units are scheduled for delivery by year-end 2025, including 700 apartments and 900 villas.

Significant residential projects launched in the third quarter of 2025 include:

* Fahid Beach Terraces on Fahid Island – 501 units
* Yas Living on Yas Island - 678 units
* Radiant Elite Tower on Al Reem Island - 582 units
* Bab Al Qasr Canal View Residence 22 on Al Raha Beach – 242 units
* Vida Residences on Saadiyat Island - 121 units
* Bashayer Villas on Al Hudayriyat Island - 133 units
* Bloom Living (Marbella) on Zayed City – 207 units

It is important to note that any delays in the handover of residential units could defer the expected supply to the subsequent year. Such delays may exacerbate the supply-demand gap, placing additional pressure on the existing inventory. Conversely, timely handovers are expected to contribute significantly towards closing the supply-demand gap, thereby steering the market towards stabilization.

Major handovers anticipated by the end of 2025 include Jubail Island (474 units), Louvre Residences on Saadiyat Island (416 units) and Bloom Living Villas - Tolerado in Zayed City (405 units).

*Source: MPM Research, Q3 2025*

**Market Performance Overview - Residential Transactions**

**Apartments**

The Q3 number reflects the huge surge in the transaction numbers in Abu Dhabi, the highest quarterly residential transactions in last 2 years. According to DARI, the Real Estate Digital Ecosystem by the Department of Municipalities and Transport, residential sales transactions value reached around 20 billion AED in Q3 2025.

Abu Dhabi’s residential market experienced a powerful surge in Q3 2025, with both apartment and villa segments posting exceptional growth in transaction volumes and values. Apartment transaction volume rose by 230% YoY and 250% QoQ, while transaction values jumped 320% YoY and 367% QoQ, driven primarily by off-plan activity, marking the highest quarterly transaction volume for apartments in the last three years. This momentum reflects strong investor confidence, attractive developer offerings, and a wave of new project launches across prime locations like Saadiyat Island and Yas Island.

As MPM Research first highlighted two years ago, Abu Dhabi’s residential market has continued to outperform expectations. The powerful combination of thriving off-plan launches, and a resilient secondary market cements the capital as one of the UAE’s most dynamic and competitive real estate hubs. With investor appetite at record highs and developers fast-tracking new project pipelines, Abu Dhabi is firmly positioned to sustain its growth trajectory into 2026.

*Source: ADREC, MPM Research Q3 2025*

*Source: ADREC, MPM Research, Q3 2025*

**Villas**

According to MPM Research, villa prices in Abu Dhabi have maintained a steady upward trajectory, underpinned by constrained prime supply, sustained population growth, and an influx of high-net-worth expatriates establishing residency in the capital. This performance reflects a broader lifestyle shift, with families and investors increasingly prioritizing larger living spaces, premium amenities, and community-focused environment factors that continue to position the villa segment as a cornerstone of the emirate’s residential market.

In Q3 2025, villa transactions mirrored the strength seen in the apartment sector, recording a 127% year-on-year and 236% quarter-on-quarter increase in sales volumes, while transaction values rose 136% YoY and 261% QoQ. Off-plan villa sales surged by 201% YoY and an exceptional 1,297% QoQ, marking the strongest quarter for villa activity in the past two years and underscoring the renewed appetite for lifestyle-driven communities.

Demand remains concentrated in luxury waterfront villas and family-oriented townhouses, aligning with Abu Dhabi’s dual positioning as a global investment hub and lifestyle destination. With supply pipelines expanding yet demand consistently outpacing delivery, the villa market is expected to sustain upward pressure on values, reinforcing its role as a key driver of Abu Dhabi’s real estate economy into 2026 and beyond.

*Source: ADREC, MPM Research, Q3 2025*

*Source: ADREC, MPM Research, Q3 2025*

**Residential Sales Prices**

**Apartments**

MPM’s analysis shows that Abu Dhabi’s residential apartment sector expanded by 18% in Q3 2025 compared to the same quarter in 2024. On a quarterly basis, sales prices advanced by 5%, extending the consistent growth trajectory observed over the past three years. Looking ahead, MPM projects this positive momentum to persist through year-end, supported by sustained demand and resilient market fundamentals.

Abu Dhabi’s apartment sector has solidified its role as a key growth driver in 2025, with transaction volumes and values rising across both mid-market and luxury segments. Off-plan projects on Saadiyat Island, Yas Island, and Al Reem Island continue to attract strong demand from end-users and international investors, supported by government diversification policies, visa reforms, and infrastructure expansion. This balanced demand profile—anchored by affordability in mid-tier units and prestige in waterfront developments, has reinforced market resilience.

Looking ahead, the apartment segment is set to play a pivotal role in Abu Dhabi’s non-oil economy by drawing foreign capital, sustaining construction pipelines, and stimulating related sectors such as retail and tourism. With population growth, expatriate ownership, and investor-friendly regulations driving momentum, apartments are expected to remain the most in-demand product type, underpinning the emirate’s economic diversification strategy into 2026 and beyond.

The influx of additional residential units is expected to alleviate some supply pressures, helping to balance the market and potentially moderate the rate of capital value increases. Yas Island – Waters Edge led the market with significant year-over-year growth of 31%. Al Bandar, Saadiyat Beach Residence, Shams Abu Dhabi, Al Muneera and Saadiyat-Park View demonstrated strong performance with growth rates between 19% and 27%. Conversely, Gate ARC Towers, Marina Square, City of Lights – Hydra, Sun and Sky Tower and Masdar City experienced moderate increases within a range of 5% to 13%. (Refer to graph for detailed analysis).

*Source: MPM Research, Q3 2025*

*Source: MPM Research, Q3 2025*

*Source: MPM Research, Q3 2025*

**Villas**

Rising interest in completed villas and townhouses—townhouses, particularly in waterfront and golf-course developments—has shifted buyer focus away from off-plan projects, as end-users and investors seek immediate occupancy and long-term value.

MPM Research recorded a city-wide 16% year-on-year and 4% quarter-on-quarter increase in Abu Dhabi’s villa sales market during Q3 2025, closely aligning with the growth trajectory observed in the apartment sector.

Prime communities such as Saadiyat Beach Villas, Hidd Al Saadiyat, West Yas, and Jawahar Saadiyat led performance, registering annual price gains between 21% and 28%.

Meanwhile, villa sales across other established master-planned communities posted more moderate growth of 5% to 16%, underscoring the market’s resilience and highlighting sustained demand across both premium and mature residential areas.

*Source: MPM Research, Q3 2025*

**Rental Rates – Apartments**

MPM Research indicates that apartment developments across Abu Dhabi experienced a quarterly rental growth of 2% in Q3 2025, with an annual growth of 11% compared to the same period last year. During this quarter, Abu Dhabi recorded a total of 54,310 rent transactions, both new and renewal and the highest in last two years, reflecting an overall 32% increase in leasing contracts and a 41% increase in leasing value compared to the same period last year.

While leasing transactions in Abu Dhabi have surged to record levels in 2025, the percentage growth in rental rates has moderated compared to the sharp increases seen over the past two years. According to MPM Research, this deceleration is primarily linked to the steady delivery of new residential projects across key investment zones such as Yas Island, Al Raha Beach, and Al Reem Island. The influx of supply has expanded tenant choice and created a more competitive leasing environment. This has tempered landlords’ ability to push rents upward at the same pace as in 2023–2024, when supply was tighter and demand was outpacing availability.

MPM Agency and Property Management’s residential letting team reports that occupancy levels across most newly delivered inventory in Abu Dhabi remain above 90%, underscoring the strength of underlying demand fundamentals. The market, however, is shifting from a period of rapid rental escalation toward a phase of stability and sustainable growth.

MPM Research anticipates that while rental rates will continue to edge upward, the pace of increase will be more measured, reflecting a healthier equilibrium between expanding supply and resilient tenant demand. This trend is expected to reinforce long-term market stability and support Abu Dhabi’s broader real estate outlook. Supplementary mapping highlights rental rate data across selected districts, while our overall dataset provides comprehensive coverage of the capital’s residential landscape.

**Average Apartments Rents**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **AED** | STUDIO | 1 BR | 2 BR | 3 BR | **Y-o-Y %** |
| Location |
| Al Bateen | 72,000 | 94,000 | 130,000 | 180,000 | *8%* |
| Al Nahyan Camp | 50,000 | 65,000 | 90,000 | 125,000 | *10%* |
| Al Raha Beach | 70,000 | 95,000 | 130,000 | 165,000 | *8%* |
| Marina Square | 61,000 | 83,000 | 120,000 | 150,000 | *12%* |
| Shams Abu Dhabi | 65,000 | 90,000 | 115,000 | 140,000 | *16%* |
| Saadiyat Beach | 64,000 | 91,000 | 160,000 | 200,000 | *10%* |
| Yas Island | 70,000 | 86,000 | 131,000 | 170,000 | *5%* |
| Najmat & Tamouh | 51,000 | 73,000 | 106,000 | 135,000 | *15%* |
| Al Muneera | - | 88,000 | 127,000 | 175,000 | *18%* |
| Al Reef | 47,000 | 63,000 | 78,000 | 93,000 | *9%* |
| Khalifa City | 50,000 | 62,000 | 91,000 | 135,000 | *6%* |

*Source: MPM Research, Q3 2025*

**Rental Rates – Villas**

The Abu Dhabi villa rental market remained resilient in Q3 2025, with premium and luxury segments continuing to outperform. According to MPM Research, average villa rents rose by 7–11% year-on-year across popular communities, while prime locations recorded stronger gains of 13–20%.

Rental activity was equally robust, with approximately 10,950 villa and townhouse transactions completed during the quarter. Renewal leases accounted for more than 58% of activity, while new leases represented 42%. Overall, leasing transaction values increased 33% year-on-year, with volumes up 53%, underscoring the depth of tenant demand.

Demand patterns highlight a dual-market dynamic. Luxury waterfront villas on Saadiyat Island and Yas Island continue to command premium rents, supported by high-net-worth expatriates and long-term residents seeking exclusivity, cultural proximity, and access to leisure amenities.

In parallel, mid-tier family villas and townhouses in communities such as Khalifa City, Al Raha Gardens, and West Yas are attracting professional families prioritizing affordability, space, and access to schools and community infrastructure.

MPM’s analysis indicates that tenant preferences are increasingly shaped by larger layouts, private outdoor areas, and integrated community facilities, alongside growing interest in sustainability and energy-efficient homes. With portfolio occupancy levels consistently above 90–95% and waitlists in place, the villa rental sector is positioned to sustain its momentum, reinforcing Abu Dhabi’s role as a leading regional residential market.

The map reflects selected areas for villa rental rates, while our overall data covers most areas in the capital emirate, and the quarterly growth is based on overall rental rates.

**Average Villa Rents**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **AED** |  | 2 BR | 3 BR | 4 BR | 5 BR | **Y-o-Y %** |
| Abu Dhabi Island | Bloom Gardens | - | 210,000 | 230,000 | 250,000 | *11%* |
| Khalidiya / Bateen | - | 185,000 | 200,000 | 235,000 | *7%* |
| Mushrif Gardens | - | 170,000 | 200,000 | 225,000 | *8%* |
| Investment Area | Al Raha Beach | - | 260,000 | 272,000 | 363,000 | *9%* |
| Hydra Village | 70,000 | 90,000 | - | - | *23%* |
| Hidd Al Saadiyat | - | - | 540,000 | 720,000 | *9%* |
| Saadiyat Island | - | - | 450,000 | 530,000 | *13%* |
| West Yas | - | - | 290,000 | 310,000 | *9%* |
| Yas Acres | 210,000 | 245,000 | 360,000 | 400,000 | *11%* |
| Off Island | Al Ghadeer | 90,000 | 120,000 | - | - | *11%* |
| Al Raha Gardens | - | 170,000 | 180,000 | 230,000 | *9%* |
| Khalifa City | - | 160,000 | 170,000 | 195,000 | *20%* |

*Source: MPM Research, Q3 2025*

**Outlook**

Development remains concentrated in master-planned communities, with over 1,600 units scheduled for delivery by year-end. Timely handovers will be key to easing the supply-demand gap, while delays risk deferring inventory and intensifying pressure on existing stock.

Abu Dhabi’s residential market soared to a two-year high in Q3 2025, with record-breaking transactions across residential sector. The quarter was defined by surging demand, robust off-plan sales, and heightened investor confidence, the emirate cemented its position as one of the region’s most dynamic real estate hubs. Similarly villa market in 2025 is experiencing a pronounced upswing, with demand for ready villas and lifestyle-oriented communities driving record sales and price growth.

The recent announcement of new island waterfront villa communities in Rahman Island, Hudayriyat Island, and Fahd Island underscores a robust demand for high-end premium villas in the region. This development highlights the growing interest in luxury living and is expected to drive further investment in the premium villa market in Abu Dhabi.

According to MPM Research, the Abu Dhabi residential market in 2025 is projected to witness continued growth. Key drivers include rising demand, increased foreign investment, and overall economic stability, all contributing to opportunities for expansion and market stabilization.

Part C : Will remain same for all emirates

# APPENDIX 4 – CLAUSES, DEFINITION AND ASSUMPTIONS

This report is not a Structural Survey, and serious defects in the property may arise which are not revealed by this report and there may be omissions or inaccuracies in it which do not matter to the client, but which would matter to the buyer.

It is important that a prospective buyer should not rely in any way on this report in deciding whether to proceed with the purchase of the Subject Property.

**Structural surveys**

We were not instructed to carry out site surveys. We are unable to report therefore that the Site is free from defect. We have not arranged for any investigation to be carried out to determine whether or not high alumina cement or calcium chloride additive or any deleterious materials may be used in the construction of the property, and we are therefore unable to report that the proposed property is free from risk in this respect. Likewise, we have not arranged for any investigation to be carried out to determine if any contamination affects the site or neighbouring sites which would affect our Valuation. However, should it be established subsequently that contamination seepage or pollution exists at the site or on any neighbouring land, or that any premises thereon have been or are being out to a contaminative use, this might reduce the values now reported.

**Inspection of the Valuation Report**

Unless agreed within the Service Level Agreement and specifically stated within our Report, the Property has been visually inspected both internally and/or externally by a member of MPM Properties Valuation Team and/or any of MPM authorized and certified subcontractors who has the necessary and relevant experience to visually inspect a property of this nature for valuation purposes, in accordance with RICS best practice.

**Statutory notice**

For the purpose of this Valuation, we assume that the property is unaffected by any statutory notice and that neither the property nor its use or intended use gives rise to any contravention of any statutory requirement.

**Outgoings**

We are not aware of any outgoings, easements or rights of way affecting the property and our Valuation assumes that none exist unless stated in the Report.

**Definitions of Value**

All valuations have been carried out in accordance with the Professional Standards and the Valuation Practice Statements and Valuation Practice Guidance Applications set out in RICS Valuation - Global Standards Effective January 2025 (or as amended).

**Market Value (MV)** is defined as: -

Section 4 within VPS2 defines Market Value as “the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”.

**Market Rent (MR)** is defined as: -

Section 5 within VPS2 defines Market Rent as “the estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm’s-length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”.

Market Rent is reported on the assumption of an unfurnished let on the basis of a tenancy period of 12 months.

**MPM PROPERTIES GENERAL ASSUMPTIONS AND ADDITIONAL COMMENTS**

* In accordance with the Service Level Agreement and subsequent email instruction, MPM Properties have been instructed by Home Finance of Abu Dhabi Islamic Bank (ADIB) to provide our opinion of the Market Value of the freehold interest in the Subject Property on the basis of vacant possession.
* We assume that the Property is owned in full by the Owner, that all payments due from the Owner have been made in full, and the Property is free of any onerous restrictions or conditions that may adversely affect the value.
* We take no account of any outstanding mortgages or facilities that may have been secured against the Property. If any such restrictions or conditions are later brought to our attention, we reserve the right to amend our opinion of value accordingly.
* We take no account of the costs associated with achieving a sale, such as marketing costs, agents’ fees, Municipality fees, or taxes.
* For the purpose of this report, we have assumed that all main services are connected to the Subject Property.
* We have relied on the information provided to us by the Client, the Owner and the Owner’s representative, and have assumed that this information is correct. We assume the built-up area and plot area (if applicable) stated in this report is/are accurate and correct and inclusive of the balcony, patio and garage areas.
* For clarity, the “reinstatement cost” provided is as an approximate guide only and is inclusive of professional fees, demolition costs, site clearance etc. but makes no allowance for any loss of rent or rental voids that may be incurred and or taxes or municipality fees or alike. Should a formal ‘building reinstatement cost assessment report’ be required, please let us know and we will issue formal terms of business and agree on a fee with you before proceeding with a separate report.
* Our investigations were non-intrusive and were limited to only a cursory inspection. This Report in no way constitutes a building or condition survey. Unless damage or disrepair is noted in this Report we have assumed, and our opinion of value is based on the assumption, that the Property is in a fully repaired and maintained condition. We reserve the right to amend our opinion of value if we are later made aware of any disrepair or other issues that affect the value.
* Our opinion of value is valid on the Valuation Date only. However, we are willing for our opinion of value to remain valid for up to 1 month, assuming there has been no changes to either the Property or the market in general. If the Property or property market has changed in any material way during the subsequent month, we recommend a further valuation is carried out.
* The total fees, including the fee for this assignment, earned by MPM Properties from the Client (or other companies forming part of the same group of companies) are more than 25% of MPM Properties’ total annual revenues.
* VPGA 10 of the RICS Valuation – Global Standards Effective January 2025, which provides additional commentary that may give rise to material valuation uncertainty in accordance with VPS 6 paragraph 2.2.
* The details we report of the current owner’s legal interest are to the best of our knowledge and are based on the information provided to us. We are unable to confirm that this information remains true and anyone who requires confirmation of the current legal owner should make their own enquiries with the relevant authority.
* No planning investigations have been undertaken; we assume that the Property may be used for single occupier residential use, in keeping with its current and the surrounding use classes. Should this prove to be incorrect we reserve the right to amend our Report and Valuation.
* No environmental enquiries or investigations have been undertaken. For the purpose of our Report and Valuation we have assumed that the Property is free from contamination, pollutants or other hazardous waste materials that may potentially affect value. Should we be advised of any contamination we reserve the right to amend our Report and Valuation accordingly.
* In accordance with ADIB’s standing instructions we are to provide the Market Value of the Subject Property only and value on the basis of vacant possession.
* As a firm regulated by Royal Institution of Chartered Surveyors (RICS), this valuation report may be subject to periodic review or audit by RICS to ensure continued compliance with the RICS Valuation – Global Standards and professional best practice.

# DISCLAIMER (S)

This Report and/or valuation is based on the information supplied by the Client, the owner of the Property, or their representatives. The Report, or any part of the Report, cannot be released in any way to a third party without our express agreement in writing.

Reliance on this Report or any part of it by any third party is entirely at their own risk. We expressly exclude any warranty or implied warranty concerning the values and the underlying data and processes including without limitation any warranties or implied warranties of merchantability, accuracy and/or fitness for a particular purpose. Our service does not include making representations or justifications in any legal proceedings, presentations, disputes or resolutions.

Any valuation is at the date stated in the Report, and assumes a willing seller and a willing buyer, excluding special interests, following sufficient exposure and marketing period for a property of that type and condition. The future value of the Property will be affected by changes in supply and demand, inflation and deflation, local policies and tariffs, and where applicable, costs of construction, finance, land costs, and fees.

Where applicable a visual non-intrusive inspection of the Property is carried out only to readily accessible areas. This Report does not and should not provide comments whatsoever on the structure, services, ground conditions and quality of construction. Unless expressly stated to the contrary we assume the Property is in compliance with all the requirements of the law, including zoning, land classification, planning, fire, health & safety, and all other laws. Unless expressly stated the Property has not been measured by us, and we have relied upon the measurements supplied. Unless expressly stated we are not aware, nor have we been informed, of any legal notices, rights of way, or any other restrictions outstanding or pending that affect the Property.

In no event will we be liable to the Client, the owner of the Property, or any third party for any loss or damage arising out of reliance or alleged reliance on this valuation Report, the values and/or underlying data and processes or for your or any other party’s action or failure to act as a result of reliance or alleged reliance on this valuation Report, the values and/or underlying data and processes. We shall not, in any event whatsoever, be liable or responsible for any indirect, incidental, special or consequential loss or damage or for any economic loss including loss of profit, revenue, goodwill or anticipated savings or any third party arising out or relating in any manner to this valuation Report, the values and/or the underlying data and processes, even if we are aware, or should have been aware, of the possibility of such damages. Our total liability is limited to the fee charged.

# APPENDIX 5 – ADIB Internal data

**FOR INTERNAL PURPOSES OF ADIB: (S) -- Below information from page1**

|  |  |  |
| --- | --- | --- |
| **Sr. #** | **Data Field** | **Property Information** |
| **1** | **Property Classification** | Residential |
| **2** | **Developer / Builder Name** | Aldar Properties PJSC |
| **3** | **Project Name** | West Yas |
| **4** | **Property Value** | AED 7,400,000 |
| **5** | **Type of Unit** | Five-bedroom detached villa |
| **6** | **Plot Area** | 7,720 sq. ft. |
| **7** | **Built Up Area** | 5,822 sq. ft. |
| **8** | **Property Address: Plot / Block No.** | Villa No. 82, Unit No. YS3\_01/V115, Plot No. 115 |
| **9** | **Property Address: Apartment Name / No.** | Not applicable |
| **10** | **Property Address: Area / City** | Yas Island |
| **11** | **Property Address: Region / Emirate** | Abu Dhabi, United Arab Emirates |