



Real Estate Report on Lands and Properties Sector Transactions

First Half of 2019-2020

Real estate transactions of the Lands and Properties Sectors exceeded **1.726** billion dirhams in the first half of 2020. Based on the annual report issued by the Lands and Properties Sector, a large number of various real estate transactions were recorded, such as sales and mortgages of plots, documentation and transfer. This included **746 sales** with a value exceeding **363** million dirhams, **262 mortgages** with total value of their contracts exceeding **1.208** billion dirhams and **179 transfer transactions** with the total value of their market contracts exceeding **154** million dirhams.

RAK Real Estate Transactions	First Half of 2019	Percentage	First Half of 2020	Percentage	Direction and Percentage of Change
Real Estate Sale Volume	566,723,734	35%	363,960,018	21%	-36%
Real Estate Mortgage Volume	433,978,003	27%	1,208,501,564	70%	178%
Transfer Market Value	629,622,861	39%	154,174,672	9%	-76%
Total Transactions	1,630,324,598	100%	1,726,636,254	100%	6%
Real Estate Sale Number	1,075	56%	746	63%	-31%
Real Estate Mortgage Number	264	14%	262	22%	-1%
Number of Transfers	586	30%	179	15%	-69%
Total Number of Real Estate Transactions	1,925	100%	1,187	100%	-38%
Top Region in Terms of Real Estate Transaction Value	Al Jazirah Al Hamra		Al Jazirah Al Hamra		

Table (1)

We notice from Table (1) a **6% increase** of the total value of real estate transactions in the first half of 2020 compared to the first half of 2019 and a **38% decrease** of the total number of real estate transactions. We also notice a **high increase** of **178%** of the real estate mortgage value in the first half of 2020 compared to the first half of 2019 and a **slight decrease** of **1%** of the number of real estate mortgages. The increase of real estate mortgage value is due to the execution of mortgage contracts with a value exceeding **505 million dirhams** in March at all regions of Ras Al Khaimah.

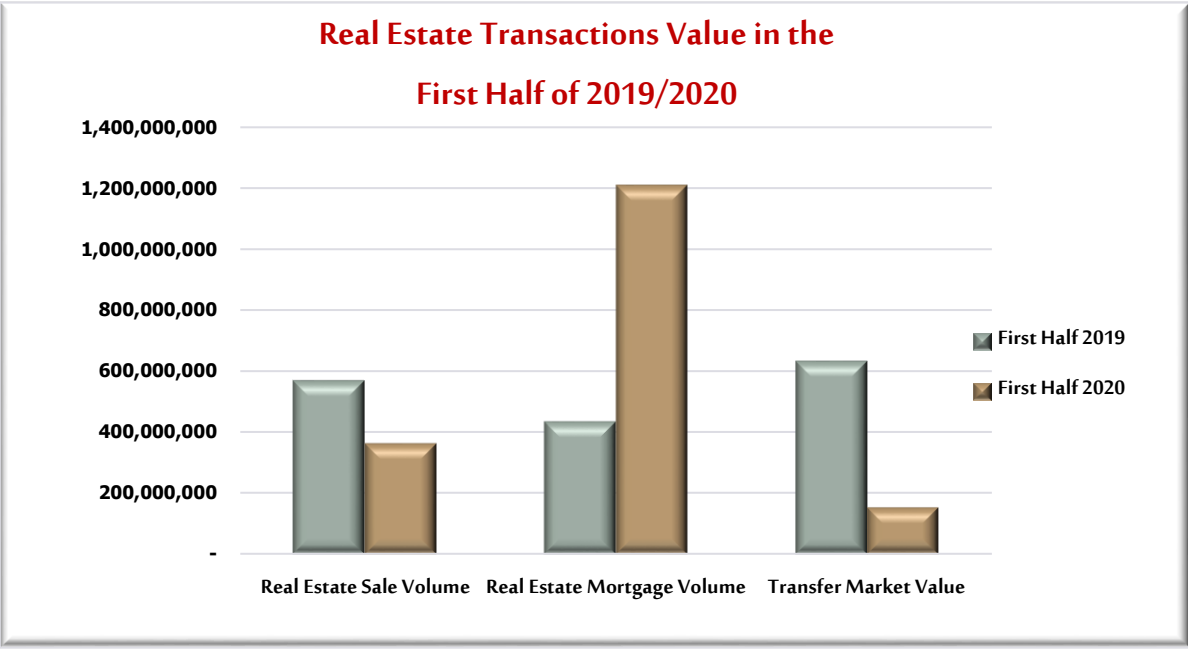


Figure (1)

High Demand Regions by Real Estate Sales in the First Half 2019 / 2020

The top 3 regions in terms of the value of real estate sales in the first half of 2020 and first half of 2019 in Ras Al Khaimah were: Al Jazirah Al Hamra, Al Dhait and Khalifa Bin Zayed City. Al Jazirah Al Hamra was at the top of regions in terms of the sales value, which exceeded 99 million dirhams in the first half of 2020 and exceeded 182 million dirhams in the first half of 2019 with a decrease of 46%.

Al Jazirah Al Hamra Region Was at the Top of Regions in Terms of Value in the First Half of 2019 – 2020

Region	Al Jazirah Al Hamra	Al Dhait	Khalifa Bin Zayed City	Total Sales of the Three Regions	Total Sales of All Regions
Sales Value in the First Half of 2019	182,300,084	36,910,000	35,895,000	255,105,084	566,723,734
Number of Sales	279	35	41	355	1075
Region	Al Jazirah Al Hamra	Al Dhait	Khalifa Bin Zayed City	Total Sales of the Three Regions	Total Sales of All Regions
Sales Value in the First Half of 2020	99,106,566	27,675,000	24,935,000	151,716,566	363,960,018
Number of Sales	166	37	28	231	746
Direction and Percentage of Sales Value Change	-46%	-25%	-31%	-41%	-36%

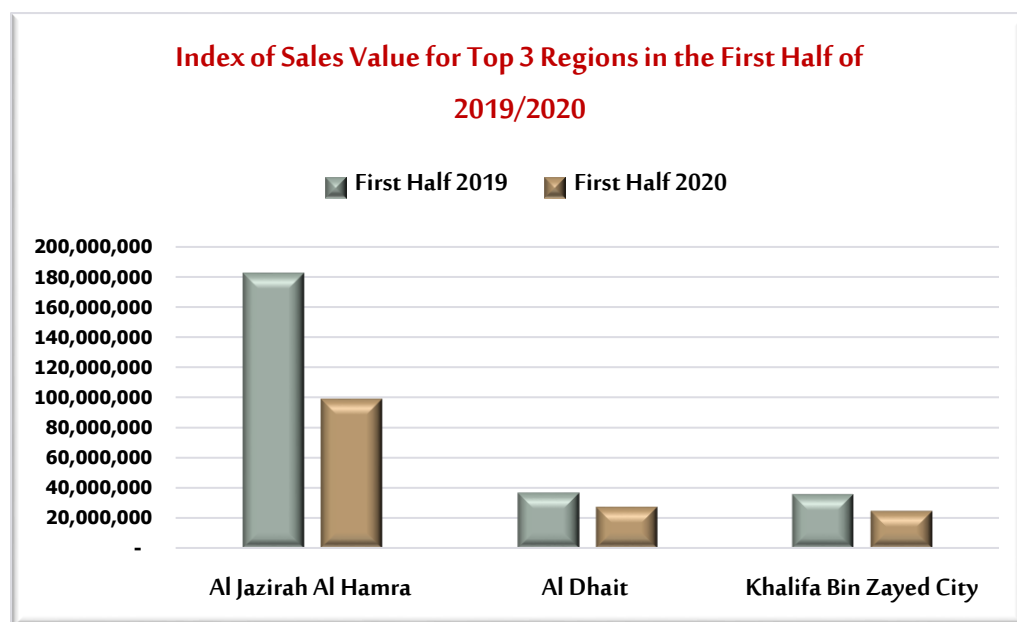


Table (2)

Figure (2)

Real Estate Sales Value by Property Use in the First Half of 2019 /2020

Land Use Type	Sales Value in the First Half of 2019	Number of Sales	Percentage	Sales Value in the First Half of 2020	Number of Sales	Percentage	Direction and Percentage of Sales Value Change
Commercial Lands	16,021,306	11	1.0%	3,900,000	5	0.7%	-76%
Agricultural Lands	49,268,977	47	4.4%	36,875,000	33	4.4%	-25%
Popular houses	3,983,334	11	1.0%	3,450,000	8	1.1%	-13%
Free Residential Lands	76,121,749	339	31.5%	73,514,902	293	39.3%	-3%
Built Residential Lands	172,221,500	273	25.4%	121,818,784	176	23.6%	-29%
Apartments(Investment)	119,949,077	235	21.9%	62,662,864	138	18.5%	-48%
Villas (Investment)	68,358,348	59	5.5%	25,028,073	25	3.4%	-63%
Commercial Residential Lands	41,083,864	57	5.3%	14,180,000	17	2.3%	-65%
Investment Residential Lands	19,715,580	43	4.0%	21,585,000	48	6.4%	9%
Touristic Lands	-	-	-	-	-	-	-
Industrial Lands	-	-	-	-	-	-	-
Commercial Unit	-	-	-	945,395	3	0.4%	-

Table (3)

We notice from Table (3) a **high decrease** of the value and number of sales in the first half of 2020 compared to the first half of 2019 for **commercial lands** and **9% increase** of the sales value in the first half of 2020 compared to the first half of 2019 for investment residential lands.

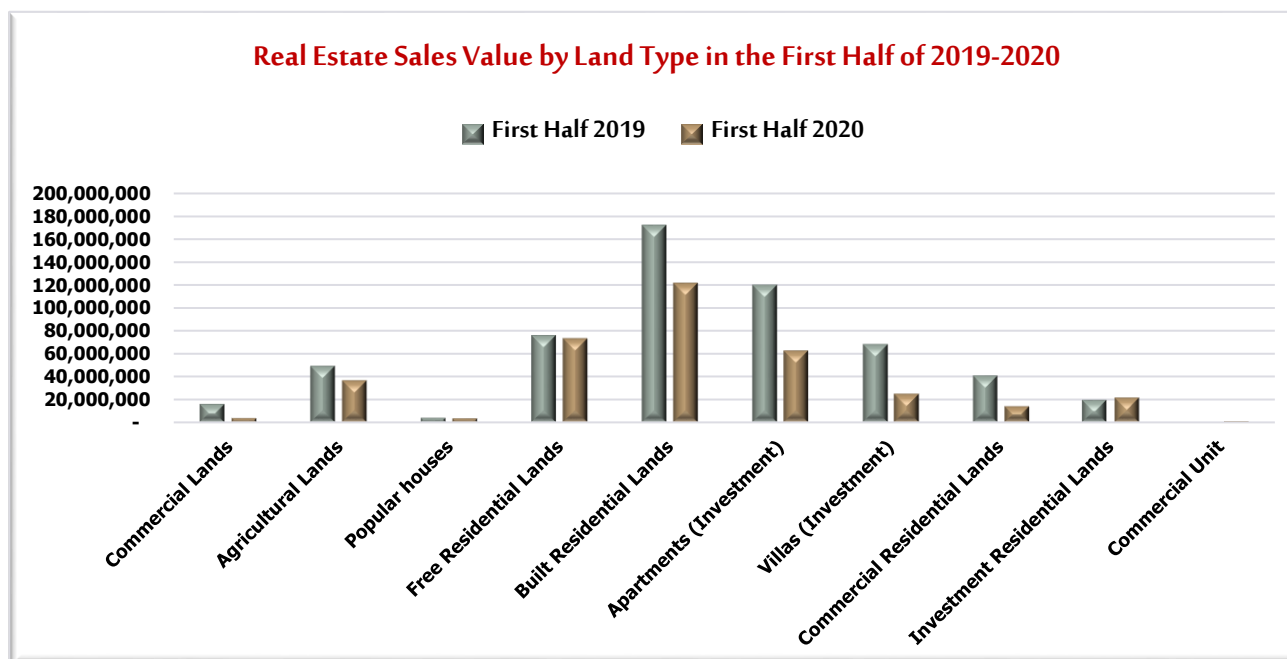


Figure (3)

Real Estate Investors in Ras Al Khaimah

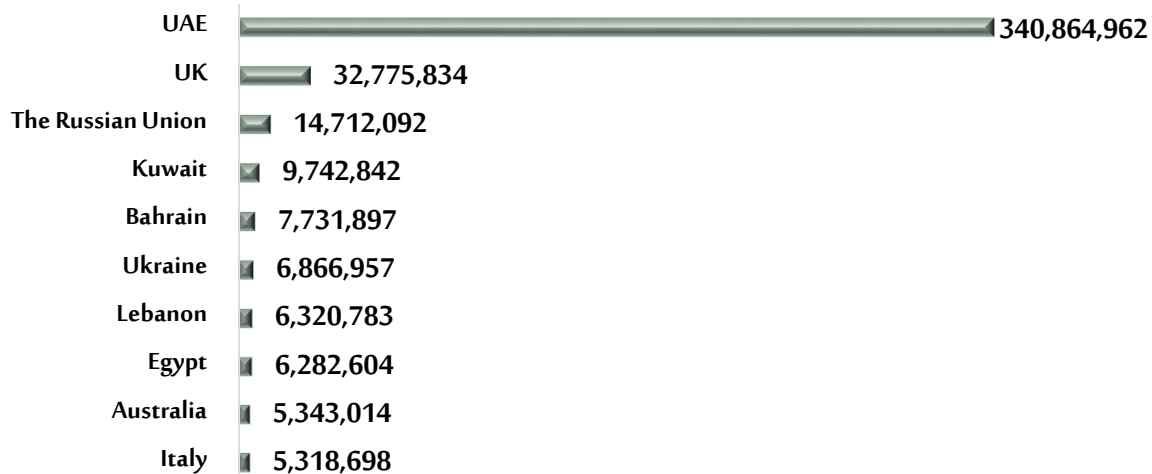
Top Ten Transacting Nationalities by Number and Value of Transaction in the First Half of 2019 - 2020

Total Number of Investors in the First Half of 2019 = 1029

Top Ten Investing Nationalities in Terms of **Number** in the First Half of 2019



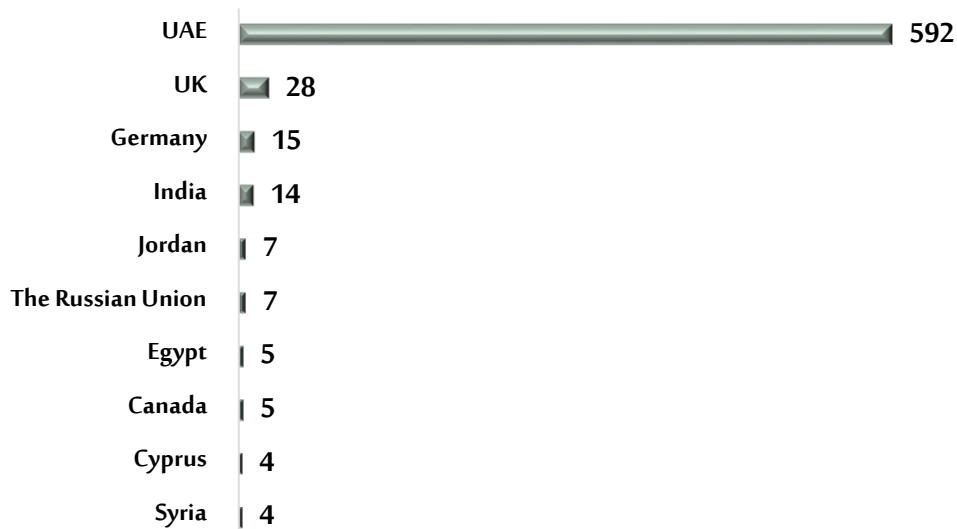
Top Ten Investing Nationalities in Terms of **Value** in the First Half of 2019



Continued \ Real Estate Investors in Ras Al Khaimah

Total Number of Investors in the First Half of 2020 = 746

Top Ten Investing Nationalities in Terms of **Number** in the First Half of 2020



Top Ten Investing Nationalities in Terms of **Value** in the First Half of 2020

