



Real Estate Report on Lands and Properties Sector Transactions First Half of 2021-2022

Real Estate Transactions registered in Land and Properties Sector achieved more than AED 4 billion for the First Half of 2022. According to the Annual Report issued by Land and Properties Sector, a large number of various Real Estate Transactions were recorded, such as Sales and Mortgages for Plots, Documents and Waivers. Of which **1,118 sales** exceeded AED 1 billion, **668 Mortgages** whose total contracts amounted to more than AED 2 billion, and **303 Waiver Transactions** whose total market contract values amounted to more than AED 370 million.

Real Estate Transactions in Ras Al Khaimah	First Half of 2021	Percentage	First Half of 2022	Percentage	Direction and Percentage of Change
Real Estate Sales Volume	930,367,259	34%	1,135,482,809	28%	22%
Real Estate Mortgages Volume	1,387,149,424	50%	2,497,345,156	62%	80%
Waiver Market Value	443,063,712	16%	370,172,345	9%	-16%
Total Transactions	2,760,580,395	100%	4,003,000,311	100%	45%
Real Estate Sales Number	1,116	63%	1,118	54%	0%
Real Estate Mortgages Number	389	22%	668	32%	72%
Waivers Number	254	14%	303	15%	19%
Total Number of Real Estate Transactions	1,759	100%	2,089	100%	19%
Top Region in Terms of Real Estate Transaction Value	AL Jazeera AL Hamra		AL Jazeera AL Hamra Qaryat AL Hamra		

Table (1)

In Table (1), we notice an **increase** in the Total Value of Real Estate Transactions for the First Half of 2022 compared to the First Half of 2021 by **45%**, offset by an **increase** in the Total Number of Real Estate Transactions by **19%**. We also notice that the Value of Mortgages had a **sharp increase** by **80%** for the First Half of 2022 compared to First Half of 2021, offset by a **sharp increase** in the Number of Mortgages by **72%**. With the regard to Waivers, there is a **decrease** in the Value of Waivers by **16%** for the First Half of 2022 compared to the First Half of 2021, offset by an **increase** in the Number of Waivers by **19%**.



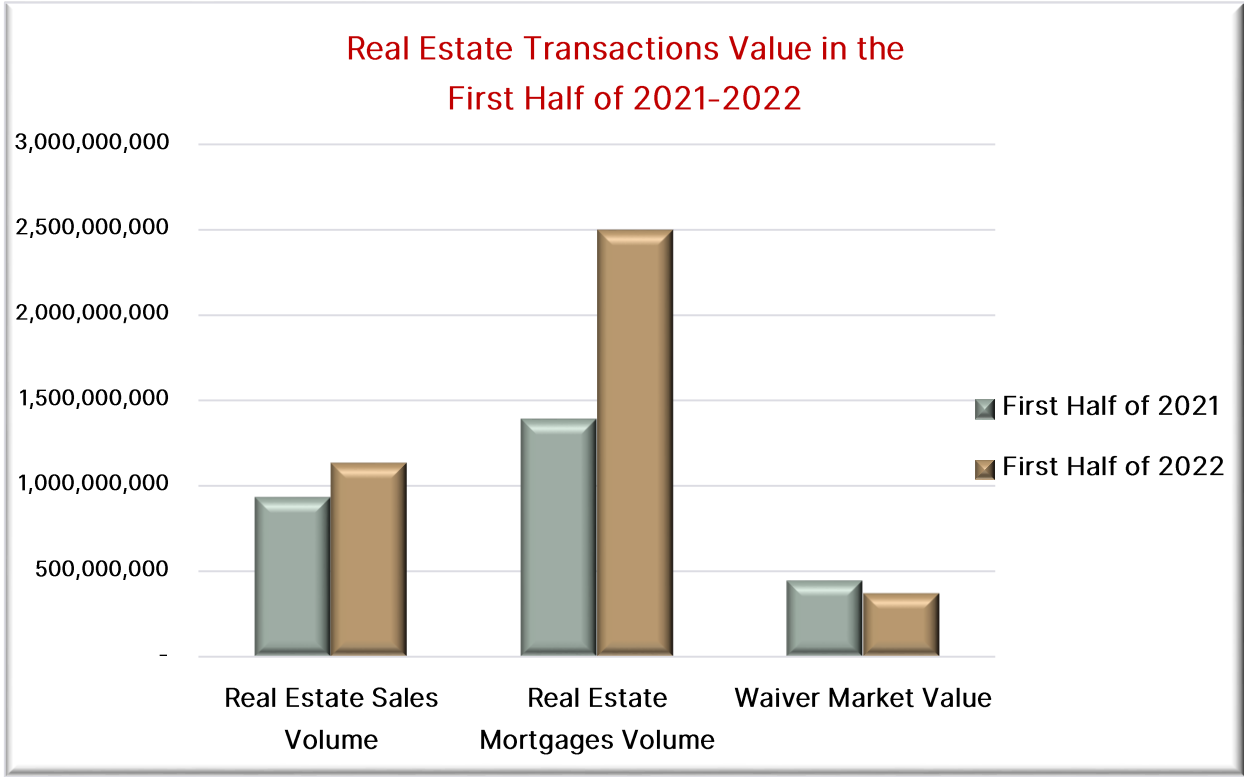


Figure (1)

High Demand Regions by Real Estate Sales in the First Half 2021 / 2022

Ras Al Khaimah registered the most Traded Regions in terms of Real Estate Transactions during the First Half of 2022 in AL Jazeera AL Hamra Qaryat AL Hamra, Jazeerat AL Marjan and AL Riffa. While the most Traded Regions in terms of Real Estate Transactions during the First Half of 2021 are: AL Jazeera AL Hamra, Seih AL Beer and Julfar. AL Jazeera AL Hamra Qaryat AL Hamra topped the regions with sales amounting to more than AED 505 million in First Half of 2022, and AL Jazeera AL Hamra topped the regions with sales value of more than AED 457 million in First Half of 2021.

AL Jazeera AL Hamra Qaryat AL Hamra leads Real Estate Transactions by Value during First Half of 2022

Region	AL Jazeera AL Hamra	Seih AL Beer	Julfar	Total Sales of the Three Regions	Total Sales of All Regions
Sales Value in the First Half of 2021	457,754,842	86,097,500	31,468,333	575,320,675	930,367,259
Number of Sales	338	51	58	447	1,116
Region	AL Jazeera AL Hamra Qaryat AL Hamra	Jazeerat AL Marjan	AL Riffa	Total Sales of the Three Regions	Total Sales of All Regions
Sales Value in the First Half of 2022	505,067,213	101,015,279	77,944,507	684,026,999	1,135,482,809
Number of Sales	152	139	65	356	1,118
Direction and Percentage of Change	-	-	-	19%	22%

Table (2)

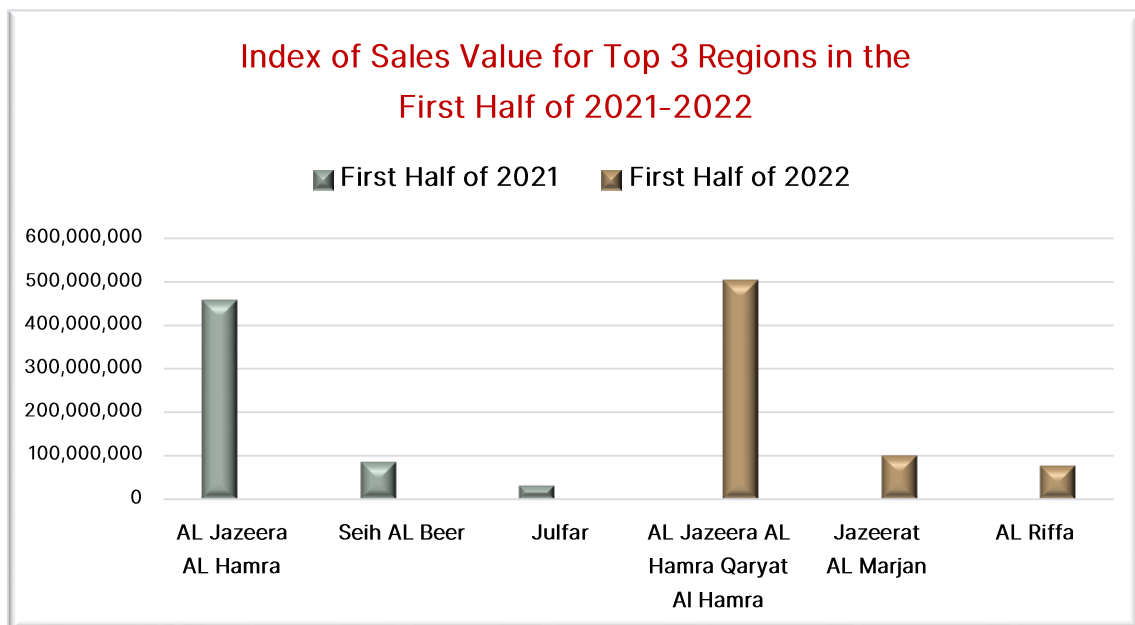


Figure (2)

Real Estate Sales Value by Property Use in the First Half of 2021 / 2022

Land Use Type	Sales Value in the First Half of 2021	Number of Sales	Percentage	Sales Value in the First Half of 2022	Number of Sales	Percentage	Direction and Percentage of Change
Commercial Lands	8,897,000	16	1.4%	3,820,000	9	0.8%	-57%
Agricultural Lands	120,018,932	43	3.9%	43,886,454	38	3.4%	-63%
Popular houses	4,450,000	10	0.9%	4,937,968	10	0.9%	11%
Free Residential Lands	113,229,745	403	36.1%	121,148,320	373	33.4%	7%
Built Residential Lands	128,132,568	170	15.2%	111,425,395	170	15.2%	-13%
Apartments (Investment)	129,113,690	272	24.4%	127,039,695	281	25.1%	-2%
Villas (Investment)	112,567,458	79	7.1%	126,596,324	84	7.5%	12%
Commercial Residential Lands	45,768,000	40	3.6%	104,382,680	70	6.3%	128%
Investment Residential Lands	36,849,850	71	6.4%	55,949,373	69	6.2%	52%
Touristic Lands	226,377,780	3	0.3%	427,357,500	2	0.2%	89%
Industrial Lands	1,061,800	2	0.2%	-	-	-	-
Commercial Unit	3,900,436	7	0.6%	8,939,101	12	1.1%	129%

Table (3)

We notice in Table (3) a **sharp decrease** in Number and Value of Sales for First Half of 2022 compared to First Half of 2021 for **Agricultural Lands** by **63%**, followed by **Commercial Lands** by **57%**. In addition, we notice a **sharp increase** in the Number and Value of Sales for the First Half of 2022 compared to the First Half of 2021 for **Commercial Units** by **129%** followed by **Commercial Residential Lands** by **128%**.

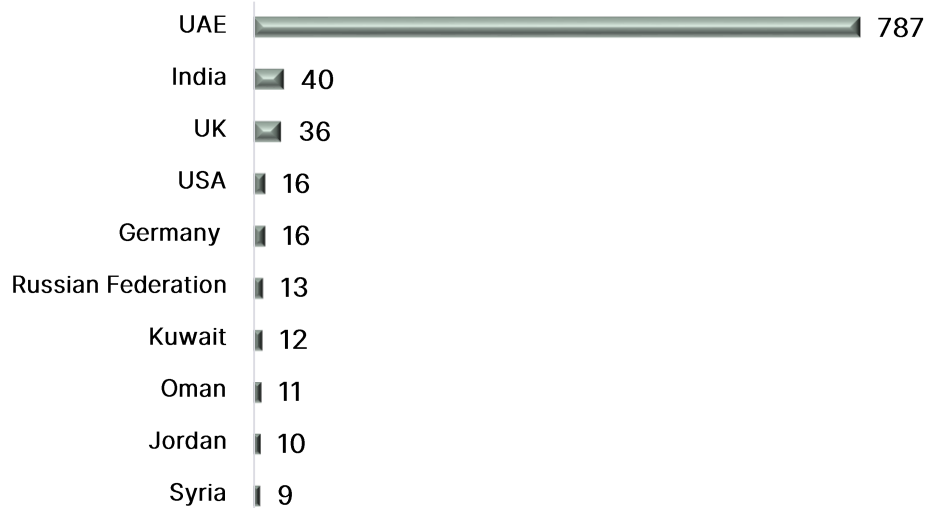


Real Estate Investors in Ras Al Khaimah

Top Ten Transacting Nationalities by *Number and Value* of Transaction in the First Half of 2021 - 2022

Total Number of Investors in the First Half of 2021 = **1,116**

Top Ten Investing Nationalities in Terms of **Number** in the First Half of **2021**



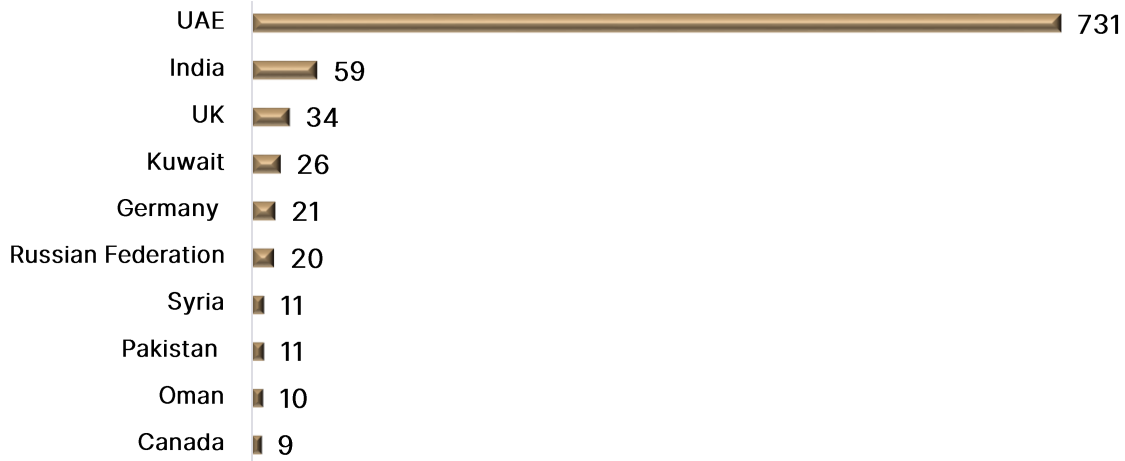
Top Ten Investing Nationalities in Terms of **Value** in the First Half of **2021**



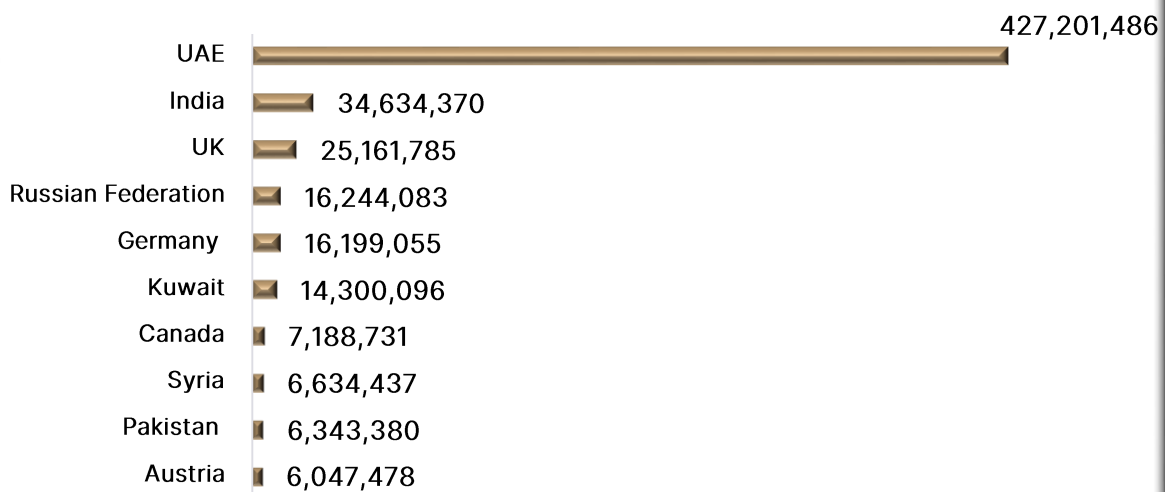
Continued \ Real Estate Investors in Ras Al Khaimah

Total Number of Investors in the First Half of 2022 = 1,118

Top Ten Investing Nationalities in Terms of **Number** in the First Half of 2022



Top Ten Investing Nationalities in Terms of **Value** in the First Half of 2022



Freehold Real Estate Market

The number of Freehold Properties traded and registered with Lands and Properties Sector in various regions of the Emirate reached **87** properties, with a sales value of AED **100 million** for the First Half of 2022.

Land use type (Units sold on the plan for freehold areas)	First Half 2022		
	Month	Sales Value	Number of Sales
	January	2,610,000	6
	February	5,530,000	11
	March	32,139,103	15
	April	3,040,000	5
	May	8,403,406	14
	June	48,282,659	36
	Total	100,005,168	87

Table (4)