MONTHLY NEWSLETTER

AUGUST 2026

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MARKET HEADLINES

MARKET HEADLINE	VERIFIED NUMBERS	WHY IT MATTERS TO RAK
RAK records AED 2.89bn in H1 2026 real estate activity Economy ME | 12 Aug 2026	Sales Transaction **of AED 2.893bn** across **2,085** records Sales: **AED 1.353bn / 1,274** Mortgages: **AED 1.160bn / 463** Waivers: **AED 380m / 348** Registered Value sales**: 46.8%, mortgages 40.1% and waivers 13.1%**	RAK's property market is gaining greater transaction depth, with sales, mortgages and registered value all contributing to activity. For investors, rising financing volumes also signal a market increasingly supported by formal lending rather than cash transactions alone.
Marjan Supports RAK's Evolution Into a Diversified Destination CoStar | 26 Aug 2026	Wynn Al Marjan Island: **1,542 rooms** Reported increase in UAE-based visitors during the domestic-demand pivot: **93%** Growth nodes: **RAK Central, Marjan Beach, Grade-A offices**	Al Marjan Island is evolving beyond a residential investment market into a tourism, hospitality, retail and lifestyle destination. This broadening demand base can support longer stays, rental activity and greater international visibility for RAK property.
Palm Jebel Ali releases a limited collection of 44 beachfront villas Gulf News | 20 Aug 2026	Release: **44 villas** across **10 designs** Configuration: **5-7 bedrooms** Area: **7,500-12,500 sq ft** Contracts awarded: **>AED 13bn** First handovers: **late 2026-2027**	Dubai's ultra-prime launches provide an important benchmark for waterfront scarcity and pricing across the UAE. As prime Dubai waterfront supply becomes increasingly expensive, RAK may attract investors seeking beachfront exposure at a different entry point.
Emaar reports AED 26.6bn H1 property sales and AED 164.9bn backlog Emaar | 7 Aug 2026	Property sales: **AED 26.6bn** Revenue: **AED 23.9bn (+21%)** Revenue backlog: **AED 164.9bn (+13%)** Mixed-use development land (UAE): **316M sq.ft**	Strong sales and a substantial backlog at one of the UAE's largest developers reinforce continued confidence in UAE residential real estate. For RAK, this supports the wider investment narrative while raising expectations around developer credibility, execution and delivery transparency.
Jumeirah Golf Estates sets AED 110m community villa record Arabian Business | 3 Aug 2026	Sale price: **AED 110m** Previous record: **AED 58m** Increase: **+89.7%** (derived) Residence: **6 bedrooms** Built-up area: **21,714 sq ft** Plot: **15,873 sq ft** Derived: **AED 5,066 / BUA sq ft**	Record villa transactions demonstrate continued demand for large, differentiated luxury homes and lifestyle-led communities. For RAK, the trend highlights the opportunity for premium villas and resort residences where waterfront, privacy and limited supply create genuine scarcity.



WYNN UPDATES

WYNN UNVEILS NEW ENCLAVE TOWNHOMES ON AL MARJAN ISLAND

Wynn Al Marjan Island has introduced Townhomes, an exclusive ultra-private luxury accommodation category within Enclave, its luxury hotel in Ras Al Khaimah. Available exclusively to selected guests, the two-level residences range from 630 sqm two-bedroom units to 1,110 sqm four-bedroom homes.

Enclave features three primary accommodation categories: Townhomes, Apartments, and Marina and Ocean Estates, offering guests different configurations, spatial scales, and degrees of privacy.

Wynn Al Marjan construction is advancing at a rapid pace and is set to open in September 2027 with a total investment raised to $5.7 billion from $5.1B.

Source: ArabianBusiness

WYNN EFFECT - MEASURED

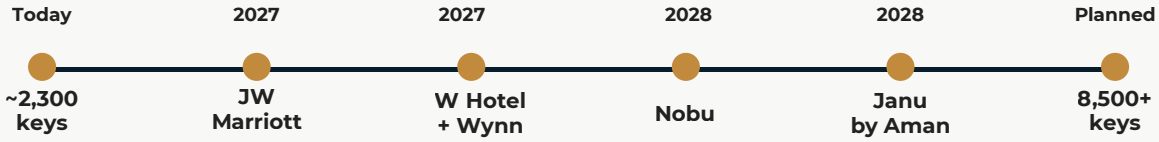
Al Marjan is now showing a measurable performance premium over the wider RAK apartment market, while the hospitality pipeline creates a sequence of future re-rating events.

Q2 2026 APARTMENT CAPITAL VALUE GROWTH



According to ValuStrat's report as of Q2 2026: Al Marjan apartment values grew 9.4% year-on-year while RAK emirate-wide grew 5.8%* — a 3.6 percentage-point premium that analysts explicitly call the clearest measurable evidence of the Wynn effect in published research

HOTEL PIPELINE AS SEQUENTIAL RE-RATING EVENTS



*Expected handover date subject to change

Every opening refreshes the destination story and can reset pricing expectations before and after Wynn.

WHY THIS MATTERS

Published market evidence now shows that Al Marjan is outperforming the wider RAK apartment market, while the island's hotel pipeline extends the destination re-rating cycle well beyond Wynn's opening.

KEY TAKEAWAY

Wynn has moved from a narrative driver to a measurable market premium — and the next wave of hospitality openings should keep reinforcing Al Marjan's pricing story.

RAK RETAIL PROPERTY VALUES SURGE SHARPLY

Average listing values moved sharply, while rental growth remained moderate



Property Finder data reported by Khaleej Times shows Al Marjan Island's average retail listing price rising from AED 4.4M in H1 2025 to AED 19.7M in H1 2026.

+348%

AVERAGE RETAIL LISTING PRICE

AED 4.4M → AED 19.7M

+5.8%

AVERAGE ANNUAL RETAIL RENT

~AED 171.6K → AED 181.6K

H1 2025–H1 2026 LOCATION COMPARISON

LOCATION / METRIC	H1 2025	H1 2026	YOY
Al Marjan Island – retail sale listing	AED 4.40M	AED 19.70M	+348%
RAK Central – retail sale listing	~AED 3.36M*	AED 11.90M	+254%
Al Hamra Village – retail sale listing	~AED 1.67M*	AED 2.40M	+44%
Al Marjan Island – annual retail rent	~AED 171.6K*	AED 181.6K	+5.8%

**2025 figures are calculated from the published 2026 averages and reported growth rates. The article does not disclose sample size, unit area or transaction count.*

LOCATION LENS Al Marjan: resort & visitor-led | RAK Central: business district | Al Hamra: established community retail

Source: Property Finder data via Khaleej Times (5 Aug 2026)

PREMIUM MARKET
BENCHMARK

PALM JEBEL ALI - FROND F

DEVELOPER
Nakheel

LOCATION
Palm Jebel Ali



AMENITIES
- Private beach access
- Private pools
- Outdoor living
- Wellness center
- Retail and dining
- Parks and leisure

KEY INFORMATION
Configuration: 5, 6, & 7BR
Starting Price: AED 29.34M
Payment Plan: 80/20
Handover: Q4 2028

Currently Collecting EOIs

Market Benchmark

Nakheel's limited final release at Palm Jebel Ali reinforces continued demand for scarce, large-format beachfront residences within the UAE's premium residential segment. With 5–7 bedroom villas starting from AED 29.34M and a 80/20 payment structure, the launch demonstrates the market's capacity to support high-value waterfront products where location, exclusivity and limited supply are clearly communicated.

Indicative Buyer Profile
Primarily targets high-net-worth end-users and investors seeking:
- Large-format waterfront residences
- Scarcity and exclusivity
- Long-term capital appreciation potential
- Lifestyle-led primary or secondary homes

AL MARJAN
CONSTRUCTION UPDATE

Latest reported construction progress as of August 2026

SHERATON
Atara Developments



- Deep site excavation underway
- Shoring completed
- Piling and foundation work in progress

MASA RESIDENCE
Durar Group



- Project reached 4th superstructure level
- Structural Milestone: About one-third of the building's overall structural height is now finished.

OCEANO
Luxe Developers



- The substructure is 100% complete
- Superstructure reached 85.69%
- Internal works have reached 38.83%

THE UNEXPECTED
Almal



- Project progress stands at 42%
- Structural work to be completed Aug '26
- Facade work starting mid-Sep. '26

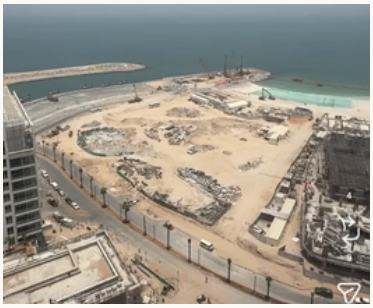
The Beach Residences
Range Developments





- Soil Improvement: Completed
- Completion of Enabling works: Shoring Works in Progress, 75% Done
- Excavation: Enabling Package Completed
- Tendering of Main works: Main contractor contract signed.

Nikki Beach
Aldar



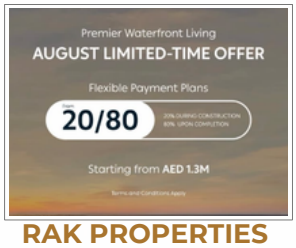
As of July 2026

- Work progressing steadily
- Construction reaching 15%
- Focusing on advanced foundation and basement structures

Note: Visit the developer's official website for the most recent construction progress updates.

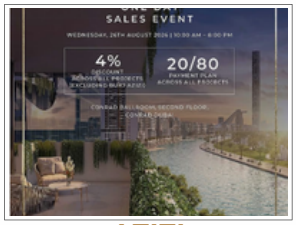
CURRENT PROMOTIONS

Leading Developers with 20/80 Payment Structures



RAK PROPERTIES
MINA

- 20/80 ; 30/70 Payment Plans
- Starting Price AED 1.3M



AZIZI
ACROSS PROJECTS

- 4% - 6% Discount
- 20/80 Payment Plan



BINGHATTI
ACROSS PROJECTS

- 20/80 Payment Plan
- 4% DLD Fee Waiver on selected Units



SOBHA REALTY
ACROSS PROJECTS

- 20/80 Payment Plan
- 2% Booking
- 2% DLD Waiver & 2% Furniture Voucher



DAMAC
HARBOUR LIGHTS

- 20/80 Payment Plan



IMTIAZ
ACROSS PROJECTS

- 20/80 Payment Plan
- 5% Extra Off



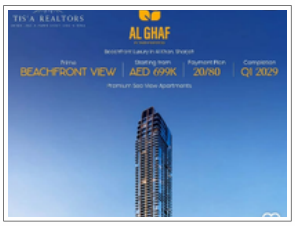
EIGHT SQUARE
NOORE

- 20/80 Payment Plan
- Mortgage Applicable



OBJECTI
ACROSS PROJECTS

- 20/80 Payment Plan
- 4% DLD Fee Waiver on selected Units



TIGER PROPERTIES
AL GHAF

- 20/80 Payment Plan



UNION PROPERTIES
MIRDAD

- 20/80 Payment Plan
- 12% Discount



QUBE DEVELOPMENT
CUBIX RESIDENCES

- 20/80 Payment Plan

** Terms & Conditions Apply

CURRENT PROMOTIONS

RAK

MAJOR DEVELOPMENTS

ICE BEACH

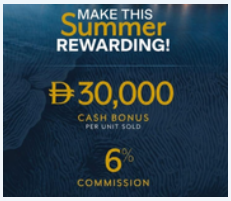
30% Post Handover over 20 months
2% RLD Waiver



RICHMIND

OYSTRA

Broker Incentives:
6% Commission
AED 30,000 Cash Bonus



DUBAI

IMTIAZ

SEA CLIFF

5% Discount
30/70 Payment Plan



KARMA DEVELOPERS

ACROSS PROJECTS

7% Commission
4% DLD Waiver
50/50 Payment Plan



LEGACY DEVELOPMENTS

241 WATERSIDE

30/70 Payment Plan
20% Financial Benefit
Broker Offering: Hit 15M and get a car worth 300K



AHMADYAR DEVELOPMENTS

ACROSS PROJECTS

AED 20K Instant Cash
Gold value



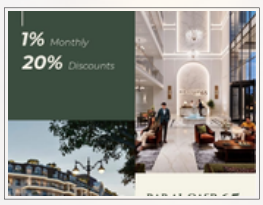
DANUBE

ACROSS PROJECTS

Pay 20% and get 10% Back
60/40 Payment Plan



ABU DHABI



BAB AL QASR

BURTVILLE 65

20% Discount
1% Monthly

Other emirates are included for benchmarking, as investors typically weigh RAK against Dubai and Abu Dhabi before deciding.

UAE REAL ESTATE

Project Launches | Aug '26



DOLCE RESIDENCES

Developer: BNW

Location: Marjan Island, RAK

Project Type: Boutique-scale, design-led development

Unit Type: Studio, 1, 2, 3, 4

Starting Price: AED 1,650,000

Payment Plan: 60/40

Expected Handover: Q4 2028



AZHA MILLENNIUM RESIDENCES

Developer: Emirates Properties

Location: Jumeirah Village Triangle

Project Type: Urban Living

Unit Type: Studio, 1, 2 Bedroom Apartments

Starting Price: AED 1,370,000

Payment Plan: 50/50

Expected Handover: Q3 2027



IZEL BY ZOYA

Developer: Zoya Developments

Location: Dubai Land Residence Complex

Project Type: Designed for modern living and Mediterranean architecture

Unit Type: Studio, 1, 2 Bedroom Apartments

Starting Price: AED 689,000

Payment Plan: 60/40

Expected Handover: Q3 2028

UAE REAL ESTATE

Project Launches | Aug '26



THE ARTERY RESIDENCE

Developer: Imkan

Location: Abu Dhabi

Project Type: Designed for modern waterfront living

Unit Type: Studio, 1, 2, 3, 4 bedroom

Starting Price: AED 940,000

Payment Plan: 40/60

Expected Handover: Q4 2029



VALIA

Developer: Emaar

Location: Dubai Creek Harbour

Project Type: Elevated Waterfront Living

Unit Type: Studio, 1, 2, 3, 4 Bedroom Apartments

Starting Price: AED 2,060,000

Payment Plan: 80/20

Expected Handover: Q4 2030



FLEURS DE JARDIN

Developer: Amis Development

Location: Meydan District 11, Dubai

Project Type: Prestigious gated development

Unit Type: 5, 6 Bedroom Villas

Starting Price: AED 27,000,000

Payment Plan: 70/30

Expected Handover: Q3 2028

UAE REAL ESTATE

Project Launches | Aug '26



FARO AT THE HEIGHTS

Developer: Emaar

Location: Dubailand

Project Type: Wellness/nature-led community

Unit Type: 4, 5, 6 Luxury Bedroom Villas

Starting Price: AED 6,500,000

Payment Plan: 80/20

Expected Handover: Q1 2030



TAVORA GRAND

Developer: JHK

Location: Warsan 4, Dubai

Project Type: Designed for modern living

Unit Type: Studio, 1, 2 bedroom

Starting Price: AED 550,000

Payment Plan: 40/60

Expected Handover: TBC



SOL TERRA GARDENS

Developer: SOL Properties

Location: Jumeirah Village Circle, Dubai

Project Type: Six-storey residential building

Unit Type: Studio, 1, 2 Bedroom Apartment

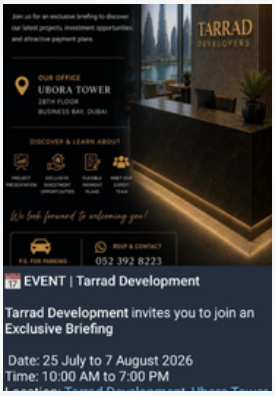
Starting Price: AED 730,000

Payment Plan: 30/70

Expected Handover: Q2 2028

MARKET ACTIVITIES

August



PRODUCT: **TARRAD**

Organized By: **ELYSIAN REAL ESTATE**

Offerings: Flexible Payment Plan
Investment opportunities

Date: 25 July - 7 August 2026

Location: Ubora Tower, Business Bay



PRODUCT: **RAK PROPERTIES**

Organized By: **AQARCO REAL ESTATE**

Offerings: Discover premium homes and community

Date: 8 August 2026

Location: InterContinental Mina Al Arab Resort, Ras Al Khaimah



PRODUCT: **SOBHA**

Organized By: **HAILEY PROPERTIES**

Offerings: Payment Plan
Special Discounts

Date: 16 August 2026

Location: Sobha Event Hall Hartland



PRODUCT: **AMIS DEVELOPMENT**

Organized By: **AMIS DEVELOPMENT**

Offerings: Property Portfolio,
Latest Updates

Date: 20 August 2026

Location: AMIS Head Office, Sheikh Zayed Rd

MARKET ACTIVITIES

August



PRODUCT: **AZIZI**

Organized By: **AZIZI**

Offerings:

Exclusive Preview
Priority Access
Partnership

Date: 10 August 2026

Location: Conrad Office Tower



PRODUCT: **ELLINGTON**

Organized By: **AULUX PROPERTIES**

Offerings:

Payment Plan
Special Discounts

Date: 9 - 25 August 2026

Location: Ellington House 2 in Dubai Hills Estate



PRODUCT: **ALDAR**

Organized By: **PSI**

Offerings:

Latest launches
Investment Opportunity

Date: 22 - 23 August 2026

Location: Grove Sales Center, Saadiyat Island

MARKET ACTIVITIES

August



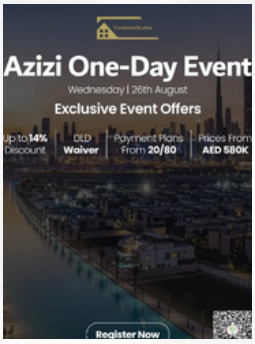
PRODUCT: **EMAAR**

Organized By: EMAAR

Offerings: New properties with off-plan financing option

Date: 15 August 2026

Location: Dubai Creek Harbour Sales Center



PRODUCT: **AZIZI**

Organized By: CREDENCE REAL ESTATE

Offerings: Latest Project and Payment Plans

Date: 26 August 2026

Location: Azizi Sales Center



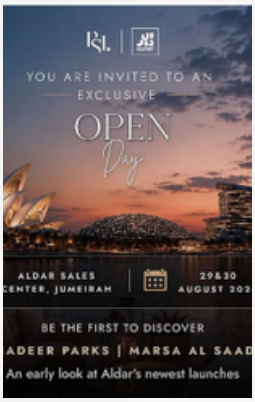
PRODUCT: **TARAF**

Organized By: OIA

Offerings: Property Opportunities

Date: 29 - 30 August 2026

Location: Taraf Sales Gallery, Masdar City



PRODUCT: **ALDAR**

Organized By: PSI

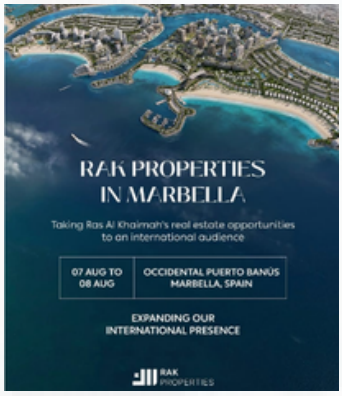
Offerings: Latest offers Investment Advisory

Date: 29 - 30 August 2026

Location: Al Ghadeer Parks, Marsa, Saadiyat Island

PROPERTY SHOW

Property Events | International



MARBELLA, SPAIN

Aug 7 - 8

RAK PROPERTIES IN MARBELLA

Taking Ras Al Khaimah's real estate opportunities to an international audience



HYATT PUNE, INDIA

Aug 9

DUBAI PROPERTY ROADSHOW

A gateway for a first-time investor, seeking high rental yields, or buying your dream home, a chance for a tax-free, high-ROI investments in one of the world's fastest-growing real estate markets.



Marina Bay Sands, Singapore

Aug 29-30

INDO-UAE PROPERTY EXPO - SINGAPORE

Meet top developers from India & the UAE, explore high-ROI projects, and access exclusive investment offers tailored for Southeast Asian buyers. Two days of expert guidance, project showcases, and premium networking.

PROPERTY SHOW

Property Events | International



Mayfair, London

Aug **20**

INVEST DUBAI REAL ESTATE - ABU DHABI & DUBAI PROPERTY ROADSHOW

Exclusive evening exploring property opportunities across two of the UAE's most dynamic markets.



Hotel Torre Del Mar, Ibiza

Aug **20 - 21**

RAK PROPERTIES - ROADSHOW

In Spain, RAK Properties continues its international roadshow, showcasing a destination that brings waterfront living, hospitality, leisure and community together.



Sydney, Australia

Aug **29 - 30**

MIRI HOMES - DUBAI PROPERTY EXPO

An opportunity for first-time investors and homebuyers to explore Dubai real estate, including properties with potential rental returns and long-term investment value.

DATA NOTES & Methodology

DATA SOURCES

DEVELOPER ANNOUNCEMENTS & PRESS RELEASES

RAK DEPARTMENT OF ECONOMIC DEVELOPMENT FILINGS

PROPERTY PORTAL & MARKET DATA

BROKER REPORTS & SALES GALLERY DATA

KEY ASSUMPTION

Unit Counts:
Based on approved floor plans. ±5% variance for final delivery

Pricing:
Average psf from launch price lists.
Actual transaction prices may vary 10–15%

Sold %:
Includes units under offer/reservation

Handovers:
Estimated based on construction progress & developer guidance

Branded:
Projects with international hotel/brand operator partnership

All figures are estimates & subject to change

DISCLAIMER

This document is for informational purposes only and represents market research. Data compiled from public sources and market intelligence. Figures are estimates and subject to change. Not intended as investment advice. Prospective buyers should conduct independent due diligence. Handover dates are developer estimates and may be delayed due to construction, regulatory, or market factors.

UNISON

DEVELOPMENT CONSULTANCY