



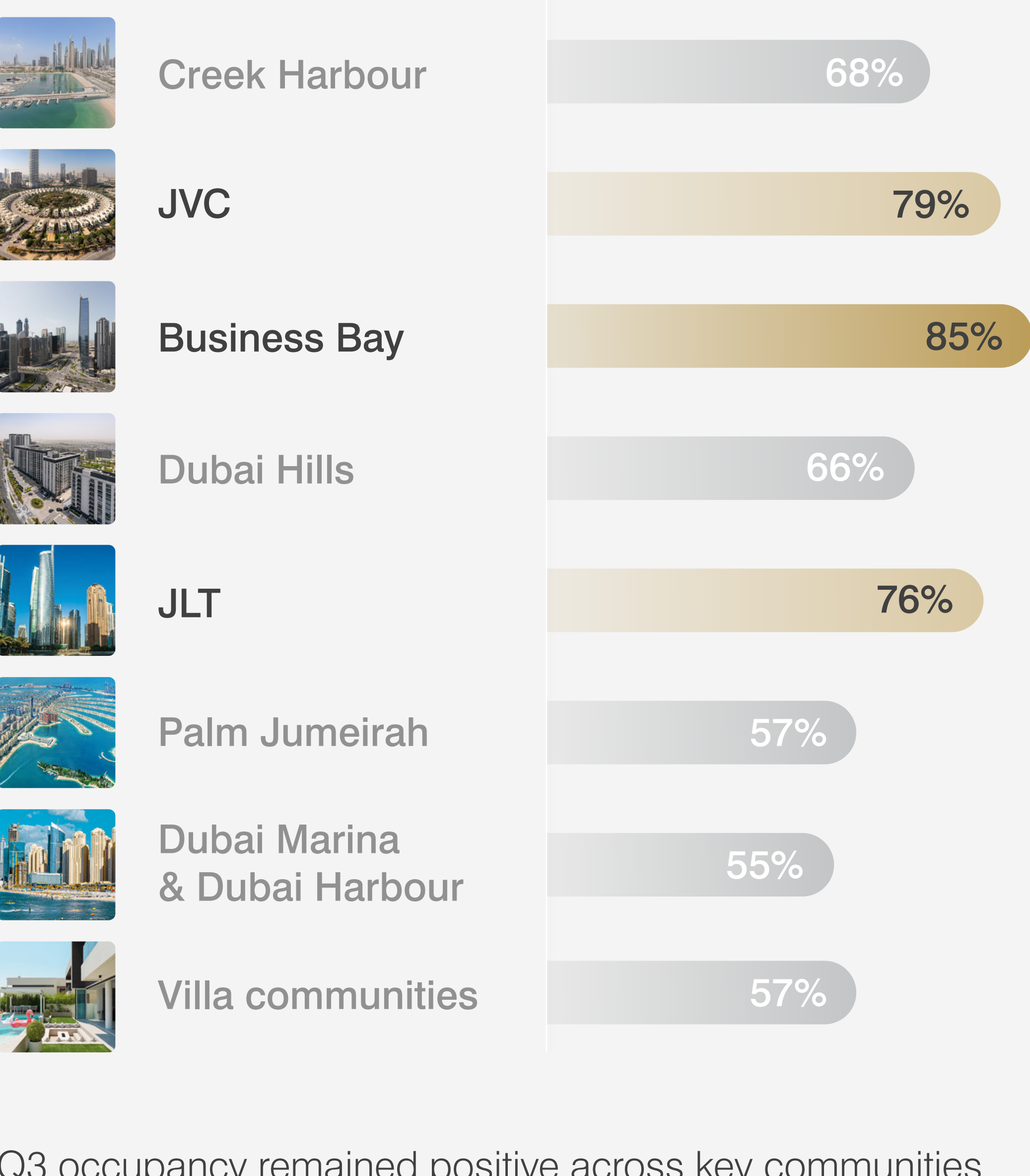
Q3 2026 Market Overview

Dubai’s holiday home market showed encouraging signs of recovery in Q3 2026 following the disruption experienced in the previous quarter. July remained relatively quiet during the summer season, while booking activity gradually increased through August and September. Although some airline routes and services have yet to fully resume, the market is gaining momentum ahead of Dubai’s traditional winter peak season.

One of the most notable trends this quarter was the increase in guests extending their stays. Corporate travellers, relocating residents and those seeking flexible accommodation before committing to long-term rentals contributed to this trend, helping sustain occupancy during the quieter summer months.

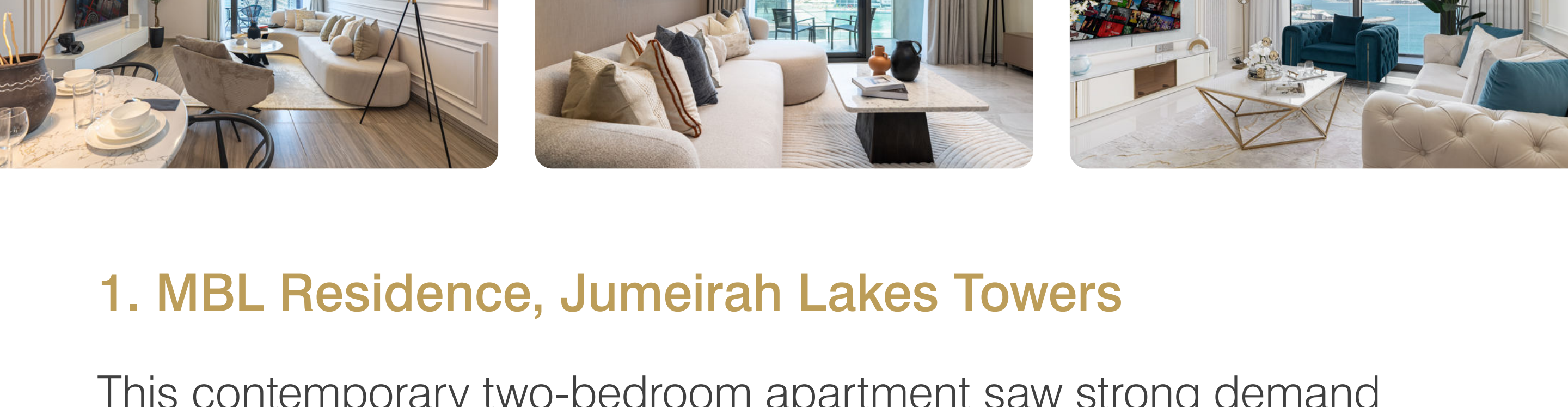
Professionally managed holiday homes remained well-positioned as some operators and individual landlords exited the short-term rental market. Competitive pricing, quality property presentation, positive guest reviews and strong listing visibility helped established management companies attract bookings and retain guests. These factors reinforced the importance of how having a professional managed property makes a difference in this market.

Short-Term Rental Q3 Occupancy Rates



Q3 occupancy remained positive across key communities, led by Business Bay at 85%, JVC at 79%, and JLT at 76%, despite the traditionally softer summer period.

Quarter Top Performers



1. MBL Residence, Jumeirah Lakes Towers

This contemporary two-bedroom apartment saw strong demand throughout the quarter, particularly from guests seeking spacious accommodation in JLT. Its modern interiors, convenient location and suitability for longer stays helped maintain occupancy during the quieter summer period.

2. Peninsula Five, Business Bay

This modern one-bedroom apartment appealed to guests looking for contemporary living in one of Business Bay’s newer waterfront communities. Its canal views, brand-new surroundings and central location, with easy access to Downtown Dubai and nearby amenities, added to its overall appeal.

3. Beach Vista 2, Dubai Harbour

This luxurious two-bedroom apartment continued to attract guests seeking a premium beachfront experience. Its spectacular sea views, spacious layout and high-end interiors, combined with its prime Dubai Harbour location, made it an attractive choice for families and longer-staying guests.

Outlook for Q4 2026

Q4 2026 is expected to mark the transition into Dubai’s traditional peak short-term rental season. As temperatures improve, international leisure demand should strengthen through October, with major events, school holidays and festive travel supporting the typically stronger November and December period.

Extended stays are also expected to remain an important source of occupancy, particularly among relocating residents and guests seeking flexible accommodation. As peak season approaches, our focus will be on balancing strong occupancy with competitive average daily rates, while retaining existing guests through extensions where this delivers the best return for our landlords.

We will naturally continue to be influenced by:

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| Continued competition between holiday-home operators as peak-season rates increase. | The level of international tourism and flight connectivity throughout the winter season. |
| Increased demand around major events, school holidays and the festive period. | Continued demand for longer stays and extensions from guests seeking flexibility. |
| The balance between accepting valuable extensions and maximising peak-season nightly rates. | Performance differences between prime locations and areas with greater competing inventory. |



News & Updates

Dubai Tourism Continues to Recover

Dubai’s tourism sector continued its recovery during Q3, with approximately **869,000 international overnight visitors recorded in August**, the highest monthly visitor volume since February 2026. Hotel occupancy also recovered to **66% in August**, compared with 36% in March, providing a positive indication of returning travel demand ahead of the winter season.

Passenger Traffic and Flight Capacity Improving

Dubai International Airport also experienced a strong rebound, with passenger traffic increasing from approximately **5 million passengers in June to 6.3 million in July**. Airline capacity has continued to recover, with further services expected to return for the winter season. Improved connectivity should support international visitor demand as Dubai enters its busiest tourism months.

Holiday Home Compliance Remains Important

Dubai Department of Economy and Tourism continues to require apartments and villas operating as holiday homes to be registered and approved before being listed. Holiday-home permits are valid for one year and must be renewed to continue operating, with updated permits required to be displayed within the property. As the market becomes increasingly professional, maintaining the correct permits and operating standards remains an essential part of successful holiday-home management.