

EXAMPLE · Illustrative asking price. Not an active listing.

01 / OFFICE OVERVIEW

JUMAIRAH BAY TOWER-X2

Office purchase · Within the observed range

Weighted median

about 1.19M

AED

Your asking price

1,330,000

AED

Observed range

about 1.18M - 1.38M

AED

Office & evidence

Area · sq ft

892 sq ft

Fit-out condition

Not confirmed

Selected records

5

Lookback · months

6

Latest selected record

18 Sept 2026

Area tolerance

±15%

Weighted middle 50% of selected rates per sq ft, scaled to your area. This is a sample range, not a confidence interval. A lower price alone does not make a better office.

DLD registry via Data Dubai

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Costs & scenarios

Some costs are not confirmed. The full budget cannot be calculated until the missing assumptions are supplied.

Your cost assumptions

Expected annual rental income · AED	Not confirmed
Annual service charges · AED	Not confirmed
Other annual operating costs · AED	Not confirmed
Expected vacant months per year	Not confirmed
One-time fit-out · AED	Not confirmed
Other purchase costs · AED	Not confirmed

Your assumptions only. Before financing and taxes. Purchase stress case: rent -10% and two extra vacant months. Refundable deposits are separate from expense. Lease escalation is excluded.

Before you commit

- 1 Confirm registered and usable floor areas.
- 2 Verify fit-out, parking allocation and service charges.
- 3 Confirm permitted business use and required approvals.
- 4 Check lease terms, incentives, handover and vacancy with the relevant documents.

How to read this report

Office records only. Exact registered building or project, comparable area and separate new / renewal leases. At least five records; the search expands from 6 to 12 or 24 months when needed. No area-wide estimate is substituted.

Fit-out, floor, view, incentives and permitted business activity are not verified by these records. The observed range is not a formal valuation or a guarantee.

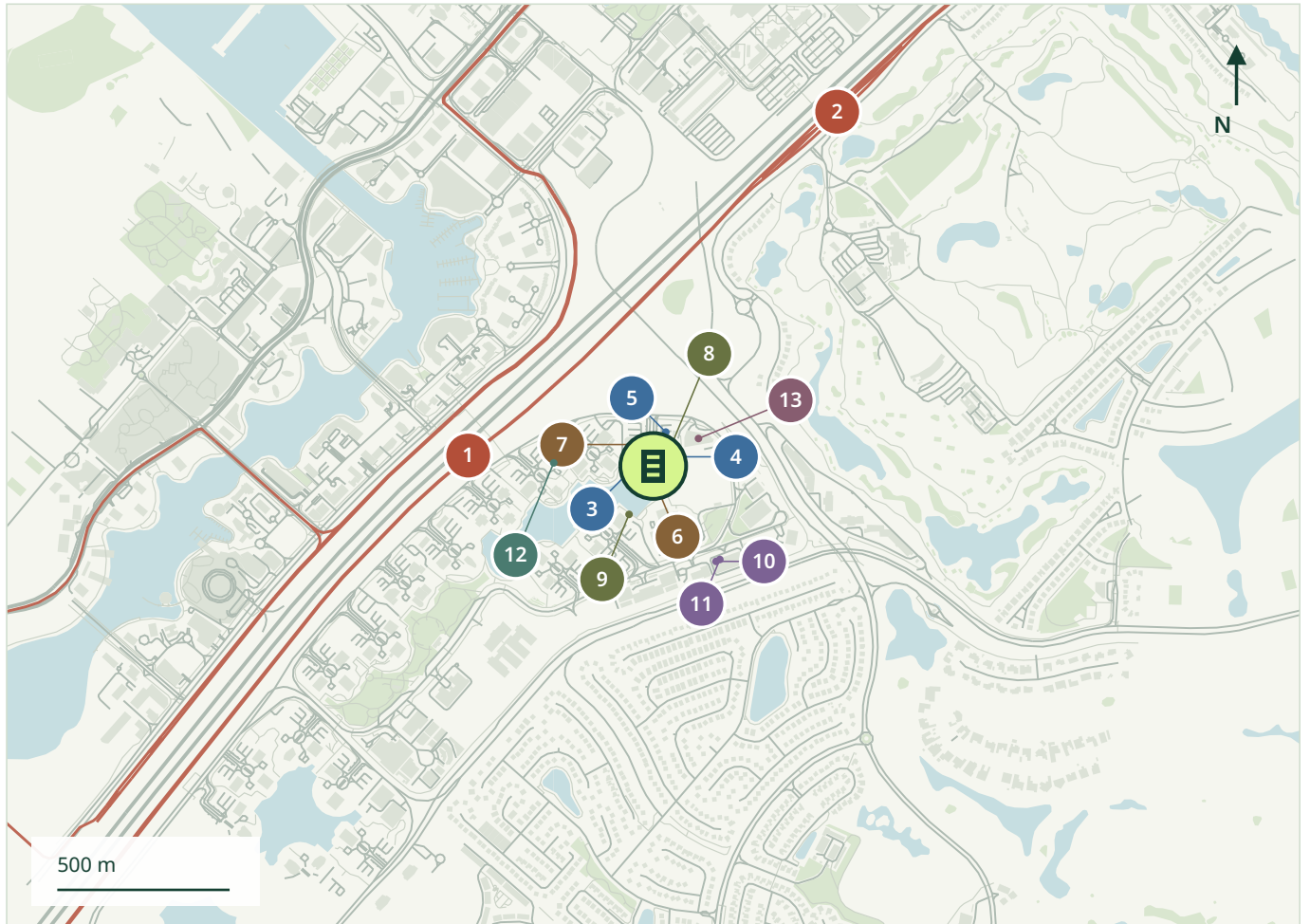
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Around your office

Mapped transport, parking and everyday services near the selected building.

JUMAIRAH BAY TOWER-X2

Map data as of: 13 Oct 2026 · OpenStreetMap / Geofabrik



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1 · Metro

540 m

Sobha Realty

3 · Parking

40 m

Unnamed on the source map

6 · Cafés and restaurants

70 m

Sofreh Kitchen & Grill

Numbered markers match the places below. The lime marker shows your office building. Nearest mapped places · straight-line distances

[Open full map · OpenStreetMap](#)

EXAMPLE · Illustrative asking price. Not an active listing.

Nearby places, by category

Nearest mapped places · straight-line distances

Map data as of: 13 Oct 2026

Metro

Mapped within 3 km: 3

1. Sobha Realty

540 m

2. Al Fardan Exchange

1.16 km

Parking

Mapped within 1.5 km: 94

3. Unnamed on the source map

40 m

Free, according to the map · Public access recorded ·
Surface parking

4. Unnamed on the source map

50 m

Free, according to the map · Public access recorded ·
Surface parking

5. Unnamed on the source map

100 m

Paid, according to the map · Public access recorded ·
Surface parking

Cafés and restaurants

Mapped within 1.5 km: 164

6. Sofreh Kitchen & Grill

70 m

7. Broccoli

90 m

Shops and supermarkets

Mapped within 1.5 km: 51

8. Spinneys

80 m

9. Bedaya mart

160 m

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Nearby places, by category

Map data as of: 13 Oct 2026

Pharmacies and clinics

Mapped within 1.5 km: 31

10. Aster Medical Centre(JLT)

330 m

11. Conceive -The Gynaecology Center

330 m

Banks and ATMs

Mapped within 1.5 km: 17

12. Unnamed on the source map

290 m

Hotels

Mapped within 1.5 km: 24

13. Taj Jumeirah Lakes Towers

150 m

Sources and what to check

Distances are approximate, measured from the mapped building point. They are not walking routes or travel times; roads, entrances and crossings may make the journey longer.

Parking markers do not confirm vacant spaces or parking included with your office. Verify access, charges and availability.

OpenStreetMap is community maintained and coverage varies. A missing place is not proof that none exists. Check access and current opening hours before visiting.

Some background features are omitted at this scale.

Check metro information with RTA

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Other office buildings to consider

Up to three buildings in the same DLD area, selected from registered office records with areas within $\pm 25\%$ of yours.

Historical records, not available listings. Confirm asking prices, fit-out and availability.

DLD / Data Dubai · Report date: 13 Oct 2026

HDS Tower

A comparable budget in another building

Price reference for your office size · 892 sq ft

about 1.34M AED

Middle 50% of rates, applied to your area **about 1.18M - 1.44M AED**

Compared with your asking price **+0.4%**

Areas in the selected records **768 - 1,089 sq ft**

Eligible records **25**

Latest record **6 Oct 2026**

Recent records supporting this option

6 Oct 2026 · 1-11-2026-30348
1,359,850 AED · 1,046 sq ft

6 Oct 2026 · 1-11-2026-30349
998,410 AED · 768 sq ft

6 Oct 2026 · 1-11-2026-30353
1,359,850 AED · 1,046 sq ft

GoldCrest Executive

A comparable budget in another building

Price reference for your office size · 892 sq ft

about 1.34M AED

Middle 50% of rates, applied to your area **about 1.27M - 1.43M AED**

Compared with your asking price **+0.6%**

Areas in the selected records **795 - 879 sq ft**

Eligible records **13**

Latest record **22 Sept 2026**

Recent records supporting this option

22 Sept 2026 · 1-11-2026-28959
1,061,000 AED · 854 sq ft

18 Sept 2026 · 1-11-2026-28648
2,270,000 AED · 795 sq ft

30 Jul 2026 · 1-11-2026-23678
1,250,000 AED · 879 sq ft

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Other office buildings to consider

DLD / Data Dubai · Report date: 13 Oct 2026

FORTUNE TOWER

A comparable budget in another building

Price reference for your office size · 892 sq ft

about 1.32M

 AED

Middle 50% of rates, applied to your area	about 1.15M - 1.45M AED
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Compared with your asking price	-0.6%
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Areas in the selected records	800.6 - 1,066.6 sq ft
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Eligible records	13
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Latest record	5 Oct 2026
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Recent records supporting this option

 5 Oct 2026 · 1-11-2026-30258
 1,300,000 AED · 800.6 sq ft

 23 Sept 2026 · 1-11-2026-29178
 1,510,000 AED · 1,019.3 sq ft

 23 Sept 2026 · 1-11-2026-29207
 1,425,000 AED · 940.6 sq ft

How these buildings were selected

Historical evidence, not available listings. Rates are scaled to your entered area; confirm actual asking prices, fit-out, parking and availability. Each building has at least five records in the last 12 months and one within 180 days. Candidates fall within 60-125% of your entered price and are ranked by budget proximity, then record count.

DLD / Data Dubai · Report date: 13 Oct 2026

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The area around your office

Al Thanyah Fifth · Registered market activity in the same DLD area. The figures describe the area, not a walking-distance neighbourhood.

Market period: 1 Oct 2025 - 30 Sept 2026 · Compared with the preceding 12 months

DLD / Data Dubai · Report date: 13 Oct 2026

Office purchase market

Median registered rate	1,650 AED / sq ft
Change in median rate	+21.3%
Eligible records	756
Latest record	30 Sept 2026

Office lease market

New leases

Median registered rate	126.1 AED / sq ft / year
Change in median rate	+5.6%
Eligible records	1,023
Latest record	30 Sept 2026

Residential apartment sales

Median registered rate	1,454.2 AED / sq ft
Change in median rate	+5%
Eligible records	887
Latest record	30 Sept 2026

Residential apartment rents

New leases

Median registered rate	103.8 AED / sq ft / year
Change in median rate	-2.1%
Eligible records	3,314
Latest record	30 Sept 2026

Office and residential records are kept separate. Sales cover ready properties. Office leases use your selected scenario; residential rents use new contracts. Area figures include different sizes. Changes in the mix can affect medians; they are not a forecast or the appreciation of an individual office.

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How the area is developing

Projects recorded as incomplete, and residential buildings with recent sales in the same registered area.

Incomplete projects in the registry: 24 · Examples shown: 4

DLD / Data Dubai · Report date: 13 Oct 2026

می دوری 2

Recorded completion	95.5%
Project data loaded	15 Jun 2026
Planned completion in the registry	31 Dec 2025
Registered units	407

Project data is more than 90 days old. Confirm current progress with the developer.

اورا ذی امبتکمنت

Recorded completion	95.1%
Project data loaded	15 Jun 2026
Planned completion in the registry	1 Aug 2023
Registered units	535

Project data is more than 90 days old. Confirm current progress with the developer.

وند تاور II

Recorded completion	84.5%
Project data loaded	15 Jun 2026
Planned completion in the registry	5 Jun 2023
Registered units	430

Project data is more than 90 days old. Confirm current progress with the developer.

وند تاور I

Recorded completion	74.6%
Project data loaded	15 Jun 2026
Planned completion in the registry	5 Jun 2023
Registered units	525

Project data is more than 90 days old. Confirm current progress with the developer.

Project data can lag actual construction. These projects cover all property types; registered unit counts are not a forecast of additional office supply.

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Residential buildings in the area

Selected by recent eligible sale activity, not distance. These are ready apartments; the rates do not establish office demand or resident incomes.

DLD / Data Dubai · Report date: 13 Oct 2026

MBL Royal

Median registered rate	2,034.1 AED / sq ft
Eligible records	36
Latest record	7 Oct 2026

CONCORDE TOWER 1

Median registered rate	1,254 AED / sq ft
Eligible records	34
Latest record	2 Sept 2026

JUMAIRAH BAY TOWER-X1-1

Median registered rate	1,371.7 AED / sq ft
Eligible records	31
Latest record	6 Oct 2026

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Selected registry records

The selected transactions below support the price comparison. Each record retains its registry ID and weight.

JUMAIRAH BAY TOWER-X2

DLD registry via Data Dubai · Office purchase

Date / Registry ID	Area · sq ft	Registered amount · AED	AED / sq ft	Registration	Weight
18 Sept 2026 1-11-2026-28717	861.5	1,150,000	1,334.8	Ready property	0.9026
9 Sept 2026 1-11-2026-27751	831	1,288,004	1,550	Ready property	0.8006
21 Aug 2026 1-11-2026-25943	892.4	949,899	1,064.4	Ready property	0.9468
20 Aug 2026 1-11-2026-25850	876.8	1,409,148	1,607.1	Ready property	0.8993
10 Jun 2026 1-11-2026-18128	831	1,100,000	1,323.7	Ready property	0.6736