



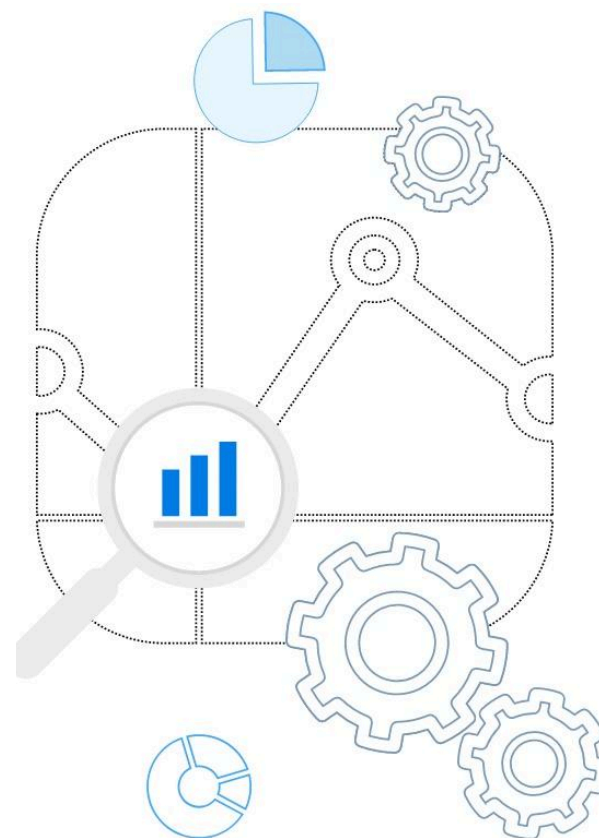
SMART INDEXES

Product presentation

Real Estate Market Analytics of the Emirate of Dubai

<https://smartindexes.com>

Presentation updated June 12, 2025



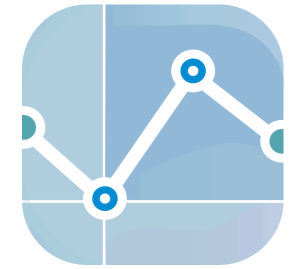
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Smart Indexes

The value of Smart Indexes analytics lies in its transparent estimation of derivative indices that assess the risks of prospective investments in residential and commercial real-estate across Dubai's communities.

Comprehensive analysis covers price, risk and other empirical indicators, delivering an integrated score of the investment attractiveness of individual buildings, master-development projects and communities of Dubai.



The purpose of Smart Indexes analytics

Comparison of risks with the price per sq. m of residential and commercial property in each community of Dubai.

The Smart Indexes API contains derivative indices that assess the risk of real estate investments in emerging areas of Dubai in real time based on price per sq. m obtained from public and commercial sources.

Target audience

Financial institutions

GeoAnalytics helps users find the most attractive developers in Dubai using fully customizable filtering criteria, sorting the list of developers, comparing their developer portfolios in a table format, as well as by reputation rating, and by development locations with segmentation into primary and secondary real estate.

Insurance companies

Operational analysis of insured properties to identify key risk factors.

Risk management includes:

- Transport accessibility assessments and accident hotspots.
- Flood risk levels by location.
- Average crime rate according to official police statistics.
- All results can be combined into one comprehensive analytical report for any selected property or location.

Development

Online comparison of leading developers and visualization of their projects on an interactive map to assess the competitive environment.

For urban planners and infrastructure teams, GeoAnalytics also provides data on population density, public transportation accessibility, and site-specific risks to inform design and construction planning.

Target audience

Real estate agencies

The practice of implementing geoanalytical research to support complex transactions:

- In-depth analysis of the Dubai Emirate real estate market.
- Geomonitoring of price indices in a specified radius on a map of Dubai.
- Risk management of transactions by comparing prices per sq. m and associated risks of flooding, accidents, crime.

Investment funds

Conduct a thorough evaluation of the developer using a broad range of property and risk metrics.

Main functions:

- Automated decision making.
- Comparative Market Analysis (CMA) to identify optimal investment locations based on strategy, property type and subtype.
- Exportable CMA reports for selected buildings.

Logistics companies

Identify locations that provide a balance between transport accessibility and accident prevention to optimize routes.

GeoAnalytics allows you to:

- Search Makani numbers for A, B, and C points on your delivery routes.
- Export optimized routes for seamless integration into your logistics systems.

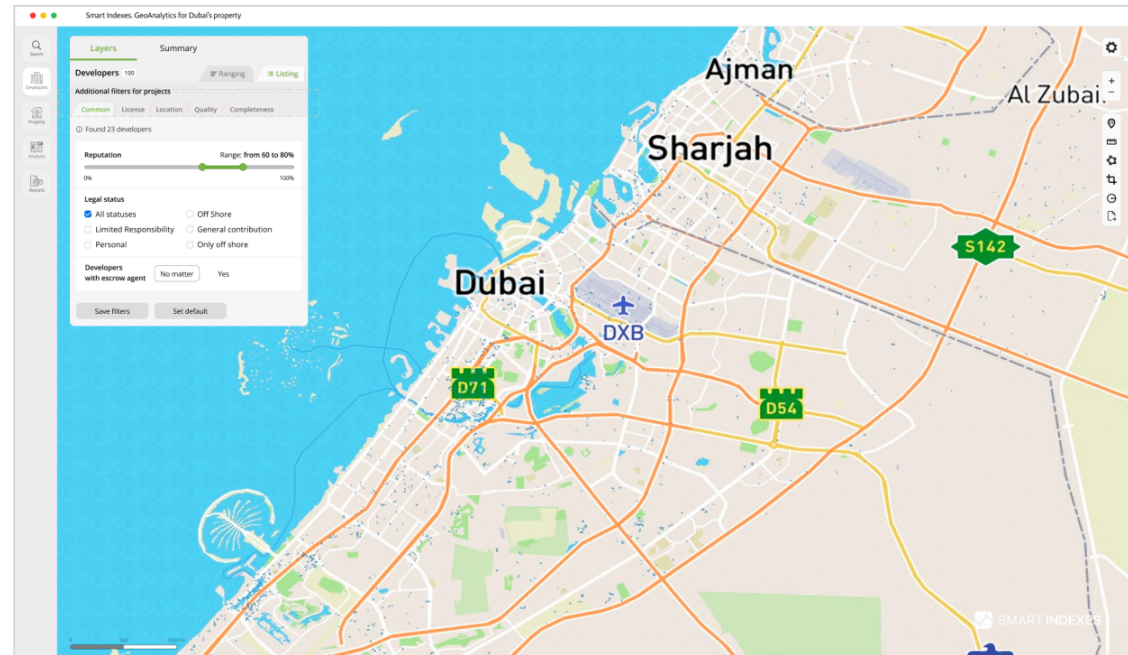
The GeoAnalytics

About product

Smart Indexes GIS product for presenting geospatial analytics and statistics for assessing the investment attractiveness of real estate in Dubai, UAE.

GeoAnalytics is a geoanalytics system with an adaptive interface that combines Mapbox tools, derived datasets, visualizations of multi-layered terrain maps and summaries in the Layers, Analytics (Summary) panels for in-depth multi-factor analysis and comparison of Dubai real estate on a terrain map.

Learn more about the GeoAnalytics product [in the Smart Indexes Knowledge Base](#).



GeoAnalytics product interface fragment



Developers section, filtering by main characteristics from registered data on development companies of the Emirate of Dubai.

Features of GeoAnalytics

Smart Indexes developers present the features of the GeoAnalytics product:

- search by Makani Number, by developer name, by commercial development project name, by community name and/or master project;
- developer selection based on reputation rating, project portfolio and other characteristics from official DLD data on the activities of Emirate developers;
- geo-analysis of risks and price indices on a map of Dubai;
- comparative CMA analysis of real estate based on the selected investment strategy;
- generation of a corporate analytical report in the Report Manager section for export in real time.

GeoAnalytics product functionality
[in the Smart Indexes Knowledge Base.](#)



GeoAnalytics product interface fragment



Developers section, Analytics subsection (Summary):
segmentation by legal forms of master developer companies registered in DLD,
to assess the state of the market and its composition.

Core product values

Accuracy and relevance of data

The high accuracy and relevance of the data presented is based on verified sources of the Dubai Statistics Centre, Dubai Land Department and other government departments of Dubai, UAE.

This improves the quality of analytics and management decisions made on their basis.

Scalability and integration

The Smart Indexes API integrates with other systems and can scale as user needs grow, making it more valuable.

Possibility of integration with GIS systems and applications for real estate market analysis.

Analytical potential

Smart Indexes API enables real-time index analysis that measures risk relative to price per sq. m in each area of Dubai and has high commercial value.

The functionality provides investors, developers and analysts with a tool to more accurately manage their real estate investments, which can significantly increase their competitiveness in the market.

Users can analyze transport accessibility, population density, risks (e.g. floods), which is especially important for companies operating in the real estate, logistics and infrastructure planning sectors.

Commercial value

Risk assessment for investment transactions

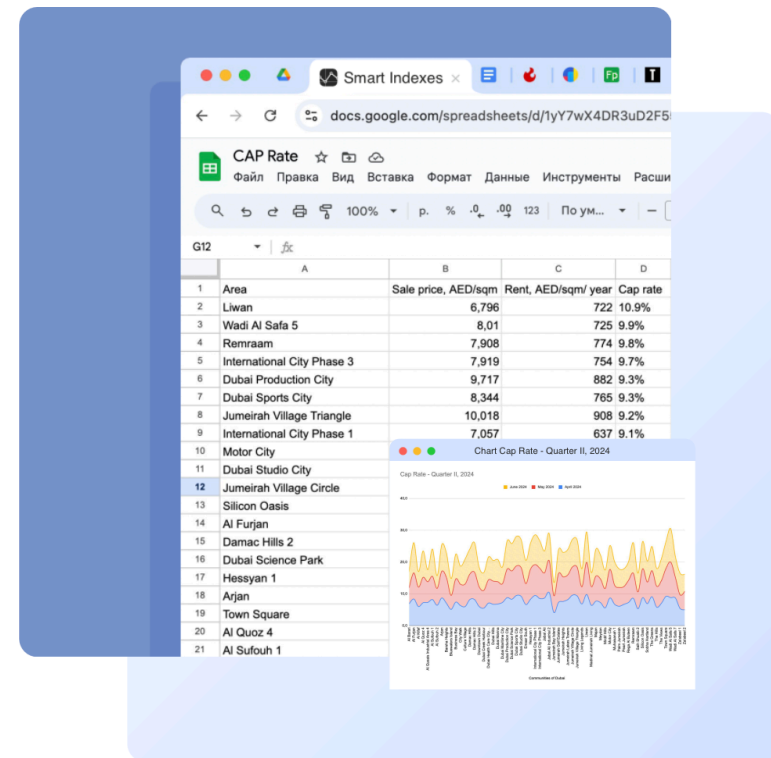
Indices that combine risk indicators (crime rate, population density, metro accessibility, flood risk per sq. m) provide investors and developers with critical information.

Deep analytics helps make management decisions about capital allocation, reducing the likelihood of losses due to underestimated or hidden risks.

Transparency and comparability

Smart indices provide investors with a high degree of transparency into the Dubai property market, allowing for factor analysis of comparable areas of the city based on quantitative risk assessments and other metrics and indices.

Expert analysis of Dubai is especially useful for international investors who are not familiar with the specifics of the local property market.

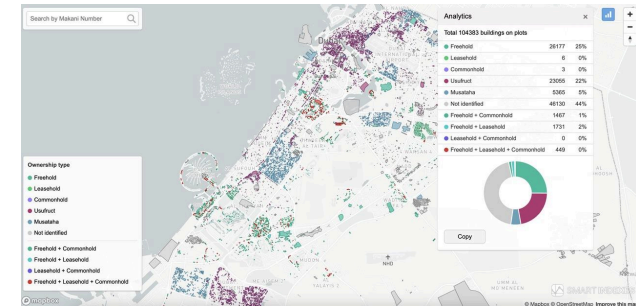


Geoanalysis of Dubai Real Estate Market in GIS

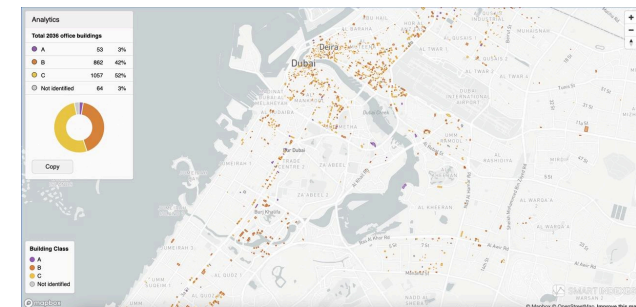
The functionality of the GeoAnalytics geoinformation system provides users with the necessary and sufficient set of functions to solve problems of geospatial analysis of objects and locations of Dubai for the following areas:

- risk management of real estate transactions based on the analysis of price indices and associated risks of flooding, road accidents, and crime;
- comparative CMA analysis of interesting buildings for investment, taking into account the chosen strategy: Short Term, Long Term or Max Yield;
- generation of up-to-date corporate reports based on a number of targeting criteria in order to complete the tasks of providing the office team with an up-to-date summary of buildings, master projects and districts of the Emirate of Dubai.

Geoanalysis tools are described [in the Smart Indexes Knowledge Base](#).



Segmentation of land by ownership in accordance with the current types of ownership in the Emirate of Dubai, UAE. [Show demo on demand](#)



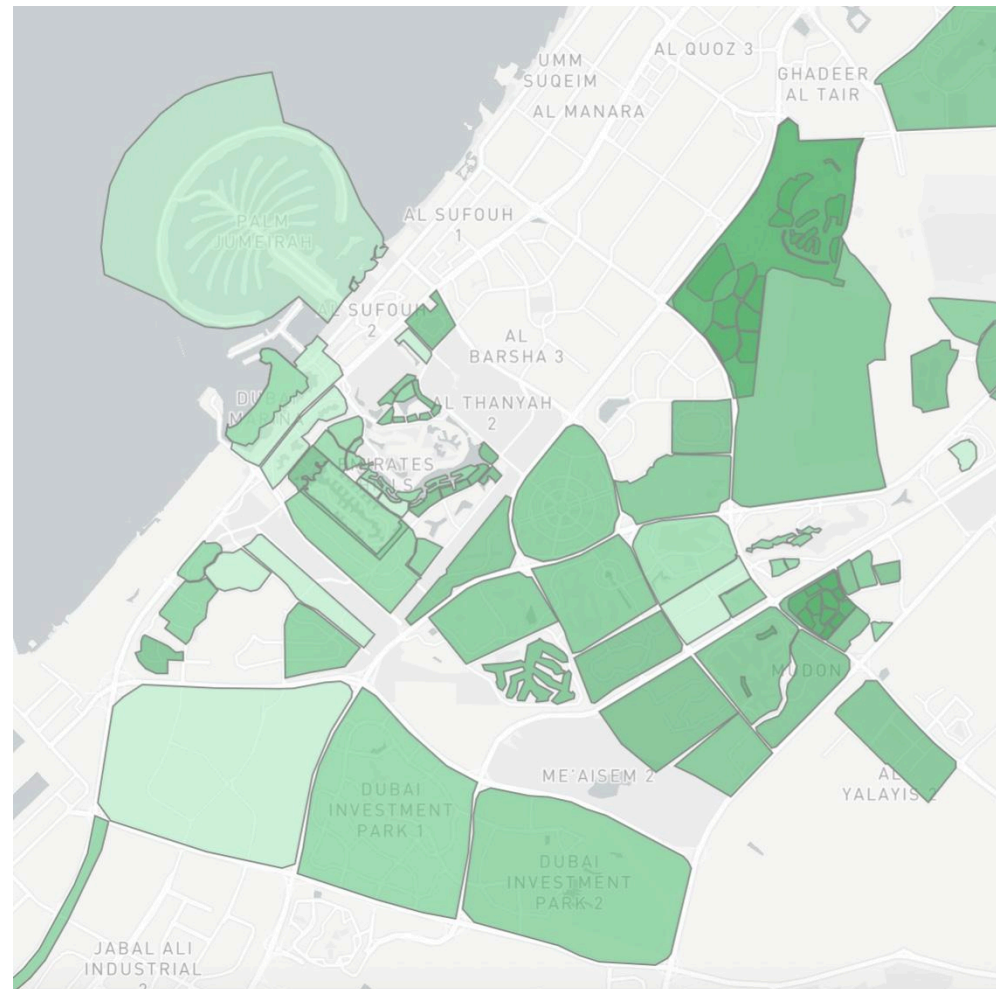
ABC classification of office buildings for quick selection by location, infrastructure class of buildings. [Show demo on demand](#)

Cartography of the Emirate of Dubai

The Smart Indexes team conducted a cartography study and formed the necessary and sufficient set of geodata with coordinate reference to local objects, taking into account the renaming of communities and master projects of Dubai.

Geo-objects	Quantity
Emirates of the UAE	7
Sectors of Dubai	9
Communities	221
Development master projects	146
Registered buildings	104 k
Land plots	198,5 k

The map fragment on the right shows development master projects with color segmentation by year of construction completion.



Statistical data are verified exclusively against official primary sources



Dubai Pulse is a digital data platform, part of the Dubai Digital Government, providing open access to key statistics and analytics in the UAE.



Dubai Statistics Centre (DCS) is the official body for the collection, analysis and publication of statistical data in Dubai.



Dubai Land Department (DLD) also provides open data on Dubai's real estate and infrastructure, promoting transparency and information for investors, developers and citizens to make informed decisions.



مصرف الإمارات العربية المتحدة المركزي
CENTRAL BANK OF THE U.A.E.

The Central Bank of the UAE is the central bank of the United Arab Emirates, regulating the country's financial system, maintaining currency stability, developing monetary policy and supervising the activities of commercial banks.

Compatibility with Power BI and other platforms

Smart Indexes analytics are compatible with Power BI, Tableau, and other leading business intelligence platforms.

Live statistics and analytics are easily integrated via CSV, Excel/Google Sheets, JSON, or direct API access, providing flexibility in creating interactive reports, visualizations and key market metrics analytics.

Updates are provided for up-to-date monitoring of Dubai's economic, market and other indicators.



Flat data
Statistics and analytics



Standard reports
Corporate Reporting Standards



Tables
Excel & Google Sheets



Smart Indexes API
Automatic access to market analytics

Case No. 1. Private Investor

Task

Conduct a real estate analysis in Dubai to answer the query: “What is the best way to invest up to \$500,000 in Dubai real estate” to get a stable rental income and a quick return on investment.

Solution

It is suggested to use the Investment Calculator to estimate possible profitability and payback, as well as a multi-factor comparative analysis of Dubai communities to assess the risks, profitability and prospects of the real estate market.

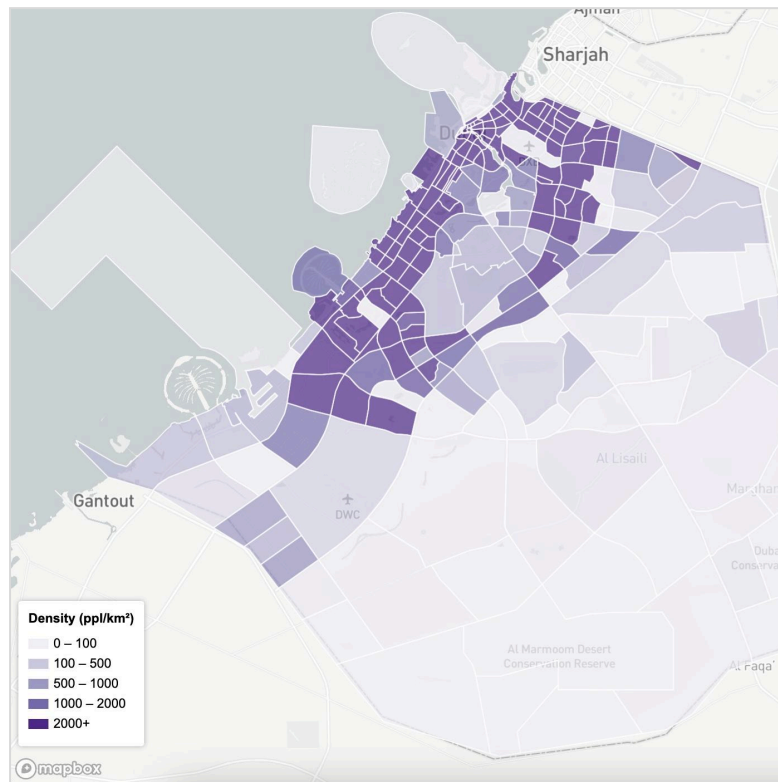
A visual analytical approach to real estate valuation based on color segmentation analytics on a map that presents key market indices, price dynamics and rental forecasts.

Instruments

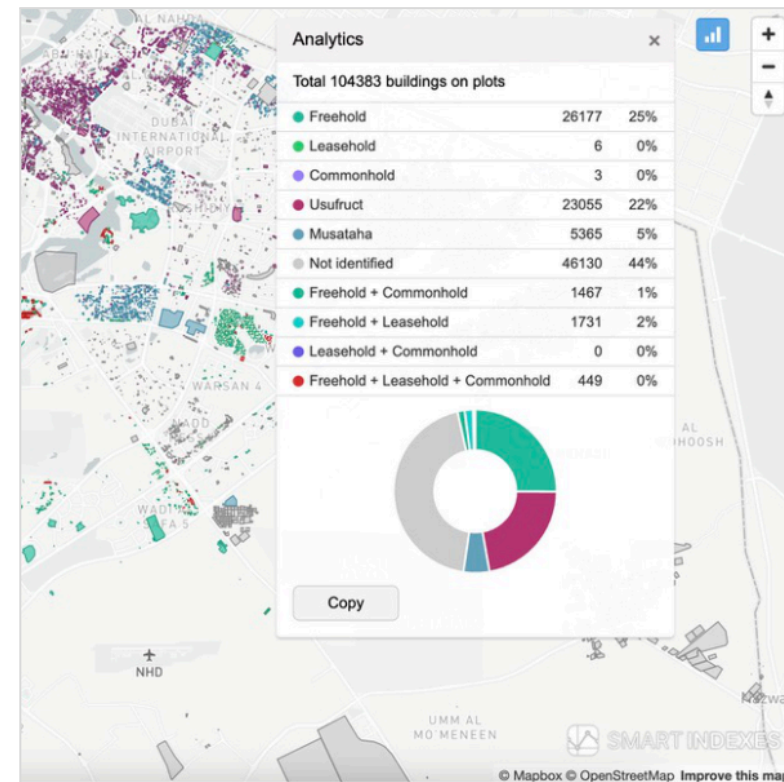
- **Investment calculators**
for operational calculation of Cap Rate, ROI (%).
- **Multi-factor Analysis of Dubai Neighborhoods**
for the optimal selection of locations for investment.
- **Color Segmentation of Real Estate on Dubai Map**
work with the dynamics of indicators for available time periods.

Case No. 1. Tools for a Private Investor

Multi-factor Analysis of Dubai Neighborhoods



Color segmentation of real estate on the map



Case No. 2. Investment Fund

Task

Conduct a real estate market analysis, including retail and/or residential and commercial developments, to select the optimal location and buildings, units for investment, taking into account the strategy.

Solution

It is proposed to use a full set of tools for expert corporate analytics.

Start with the analysis of flat data in CSV format, use interactive dashboards with typical graphs of the dynamics of metric indicators and accompanying price indices.

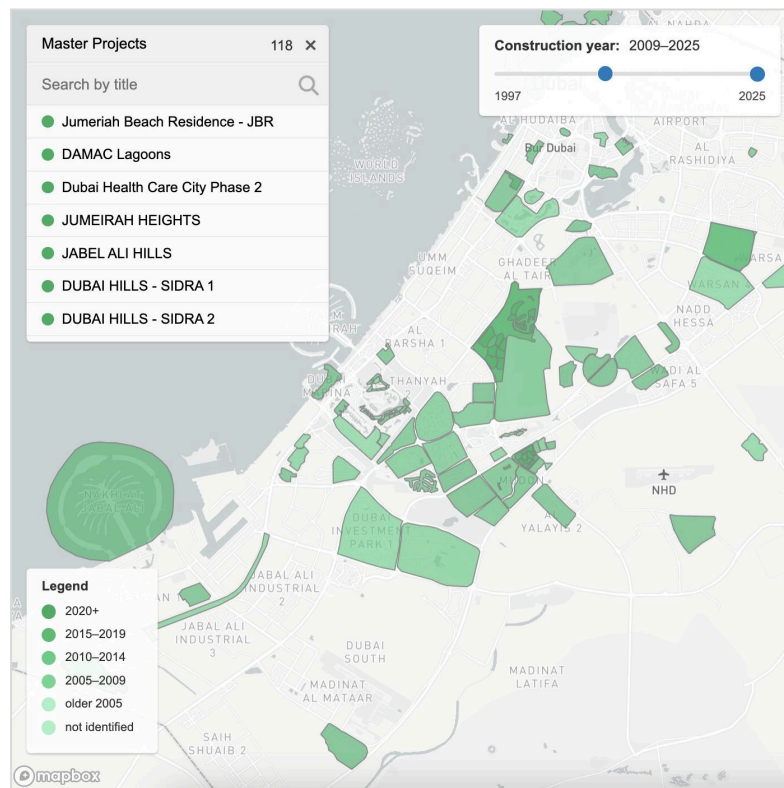
The quality of the initial data allows us to carry out research with the necessary calculation accuracy for decision-making based on mathematical modeling of the system of indicators.

Tools

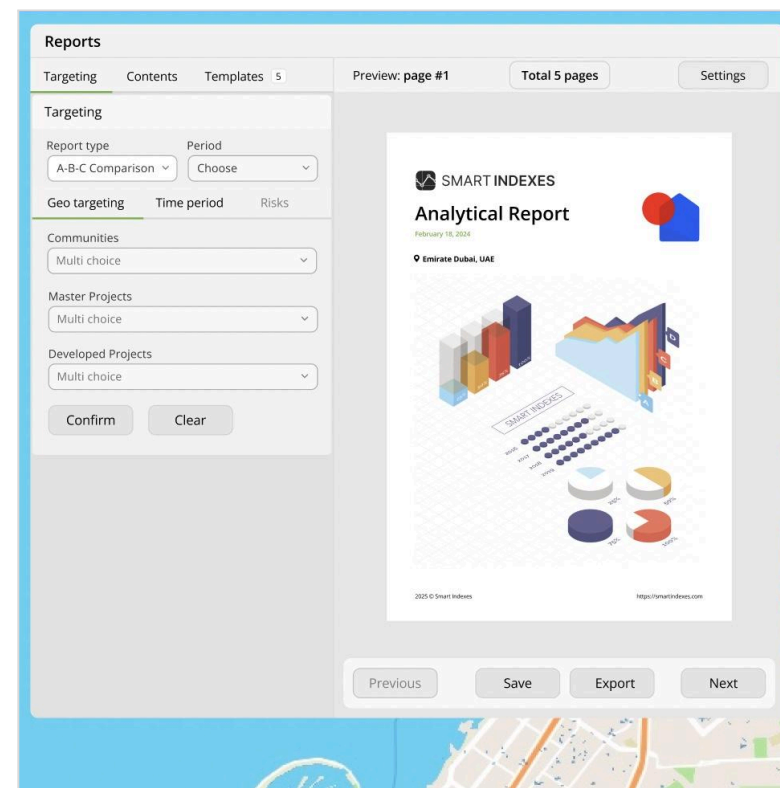
- Flat data in CSV format for building regression models by importing into Power BI and other analytical platforms.
- Dashboard: typical graphs of metrics dynamics and related indices.
- Reports on sales, rent of real estate by quarters of the year.
- Reports on buildings, master projects and communities of Dubai.
- Geodata on development locations for expert analysis.

Case No. 2. Tools for an Investment Fund

Segmentation of master projects by year of construction completion



Report Manager for customizing export of corporate reports



Case No. 3. Retail

Task

Select locations for opening retail in Dubai with the prospect of sales growth based on geo-analysis of transport accessibility of metro stations and main highways of the Emirate of Dubai.

Solution

Retail nearby metro toolkit on a prepared map with layers of Dubai's main roads, metro stations 2025-2030 indicating promising metro points within a radius of 500 m from shopping malls.

Filtering retail on the map with an integrated classification by area, coverage and locations of shopping malls on the map.

Real estate polygons and related analytics will allow us to assess the quality of infrastructure and transport accessibility throughout the Emirate of Dubai.

Tools

- **Retail map** with transport accessibility of metro and main roads.
- **Flat CSV data** for import and modeling of geodata on the map, econometric indicators for visualization of analytics.
- **Reports** on building characteristics, master projects, projects and communities of Dubai.
- **Search for entry points to buildings by Makani Number** and other spatial geodata for geoanalysis of promising locations for retail in Dubai.

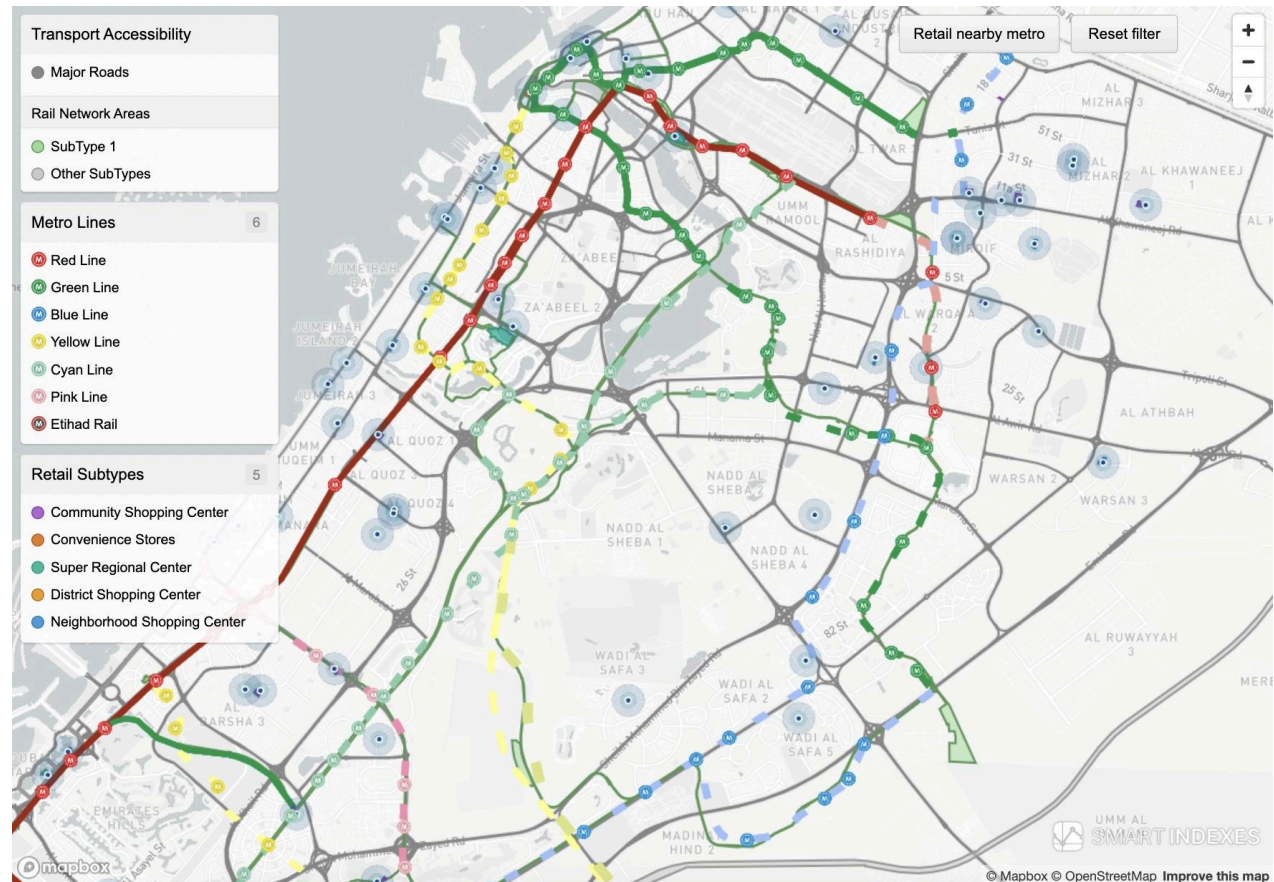
Case No. 3. Retail Tools

Segmentation of retail facilities according to the generally accepted typology is supplemented by metro stations 2025-2030 and main highways to assess transport accessibility on the map of the Emirate of Dubai.

The Retail nearby metro display function filters the selection of retail facilities within a radius of 500 m from the nearest metro stations, taking into account open and prospective stations with a launch plan before 2030.

Visual geoanalysis taking into account transport accessibility allows you to select promising locations for a detailed analysis of price indices.

[Demo on demand](#)



Analytical metrics

Macroeconomics	Commercial real estate market	Quarterly reports
Key economic indices GDP, AED GDP growth/decline rate, % Inflation, % Consumer price index, % Unemployment, % Interest rate, % Foreign direct investment, %	Real Estate Price Indexes Residential Property Price Index Commercial Property Price Index Residential Rental Efficiency Index Dubai Community Capitalization Rate	Standard Dubai Property Market Reports Registered sales transactions Registered rent contracts
Geo analysis		
Characteristics of communities Population and density (plp/km ²) Community area Total population Nearest metro station Euclid/walking distance to the nearest metro station Metro accessibility rating Altitude above sea level	Distance from the coast Risk assessment Flooding risk level of the area Risk level of road accidents Crime level by population density Income per capita Relative risk level	Characteristics of master projects Development area (km ² / ft ²) Master project boundary polygons Distance to airport Transport accessibility assessment Free economic zones Boundary polygons Summary information about freezones for analytics on demand

Smart Indexes Tariffs

For users of Smart Indexes are provided with flexible pricing plans on request based on their analytics requirements.

The actual cost is generated upon request and depends on the choice of metrics and restrictions on the use of functionality.

Contact the sales department:

sales@smartindexes.com



Contacts of the Smart Indexes

Contact us

For consultations

mail@smartindexes.com

For technical questions

support@smartindexes.com

Telegram channel

[@smartindexes](https://t.me/smartindexes)

All commercial inquiries are processed under NDA.

