WEDNESDAY, 18 NOVEMBER 2026

UAE Property Market

The base rate holds at 3.9% while three-month EIBOR jumps back to 4.40%, and the Fed's October minutes land tonight.

CBUAE BASE RATE	3-MONTH EIBOR · 17 NOV	EMAAR OFFER PER SHARE
3.9%	4.40%	AED15.0
Maintained, 28 October	▲ 0.15 pp vs 16 Nov	Closes 10 December



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A TODAY'S SNAPSHOT · MARKETS & MACRO

The policy rate is on hold, three-month funding is back at 4.40%, and the Fed minutes are due tonight.

KEY TAKEAWAYS

- **Rates.** CBUAE base rate 3.9%, held 28 Oct; 3-month EIBOR 4.39736% on 17 Nov.[1,2]
- **Abu Dhabi.** ADREC's latest release: January–September value AED171.26bn, up 76.1%.[3,4]
- **Emaar.** AED15.0-a-share cash offer for Emaar Development closes 10 Dec, 3:00 pm UAE.[8]
- **Fed.** October FOMC minutes at 2:00 pm US Eastern today (23:00 GST).[5]
- **Oil.** Brent January 2027 futures settled at $95.84 on 13 Nov.[6]

CBUAE BASE RATE	3M EIBOR, 17 NOV	AD JAN–SEP VALUE	BRENT JAN-27, 13 NOV
3.9%	4.40%	AED171bn	$95.84
Held 28 Oct	▲ 0.15 pp	▲ 76.1% YoY	Settle

a Dubai: no verified transaction figure today

This run found no DLD official release and no second source for the week's Dubai sales counts, so none are printed.

b Developers: a Solaya release and Palm Springs on Dubai Holding's page

Dubai Holding listed a Meraas and BGRE release on Solaya beachfront residences, Jumeirah 1, on 16 Nov.[10]

c Policy: no rule change this week

No DLD, ADREC or federal property-rule change was found for 11–18 Nov.

SOURCES [1] CBUAE base-rate releases, 28 Oct and 16 Sep 2026 VERIFIED STALE [2] CBUAE EIBOR page, fixing 17 Nov 2026 VERIFIED [3] ADREC via Abu Dhabi Media Office, 7 Nov 2026 VERIFIED STALE [4] Abu Dhabi Media Office economy listing, read 18 Nov 2026 VERIFIED [5] Federal Reserve calendars, as at 18 Nov 2026 VERIFIED [6] News of Bahrain, Qatar Tribune, Newsquawk, 13–15 Nov 2026 VERIFIED [8] Emaar investor relations and offer FAQ, 5 Nov 2026 VERIFIED STALE [10] Dubai Holding press releases page, read 18 Nov 2026 VERIFIED

B DUBAI & ABU DHABI · TRANSACTIONS

Abu Dhabi's nine-month value is up 76%; Dubai has no verified figure today.

ADREC's latest release, for January–September 2026, puts Abu Dhabi transactions at AED171.26bn across 38,483 deals, up 76.1% in value and 32.8% in volume on a year earlier.[3] No newer ADREC release appears on the Abu Dhabi Media Office economy listing.[4]

AD JAN-SEP VALUE	AD JAN-SEP DEALS	AD SALES, JAN-SEP
AED171bn	38,483	AED119bn
▲ 76.1% YoY	▲ 32.8% YoY	23,749 deals

ABU DHABI · JAN-SEP 2026	VALUE	DEALS
All transactions	AED171.26bn	38,483
Sales	AED119.33bn	23,749
Mortgages	AED45.92bn	14,390

ADREC release via the Abu Dhabi Media Office, 7 November 2026.[3]

DUBAI

No verified transaction figure today. No DLD official statistics were read, and the weekly and October sales counts found this run rest on one source each, so they are not printed.

SOURCES [3] ADREC via Abu Dhabi Media Office, 7 Nov 2026 VERIFIED STALE [4] Abu Dhabi Media Office economy listing, read 18 Nov 2026 VERIFIED

C RATES & MACRO · THE WIDER PICTURE

The base rate holds at 3.9% while three-month EIBOR swings back to 4.40%.

The CBUAE kept its base rate at 3.9% on 28 October, after raising it 25 bp from 3.65% with effect from 17 September.[1] Three-month EIBOR fixed at 4.39736% on 17 November, up from 4.24269% on 16 November.[2]

CBUAE BASE RATE	3M EIBOR, 17 NOV	BRENT JAN-27, 13 NOV
3.9%	4.40%	$95.84
Held 28 Oct	▲ 0.15 pp	Futures settle

EIBOR, CBUAE FIXING	17 NOV	16 NOV	CHANGE
Overnight	3.62313%	–	-
1 week	3.98861%	–	-
1 month	4.19521%	–	-
3 months	4.39736%	4.24269%	▲ 0.15 pp
6 months	4.50886%	4.52406%	▼ 0.02 pp
1 year	4.75061%	4.85267%	▼ 0.10 pp

Three-month EIBOR was 4.40205% on 13 November. Bank mortgage rates: no verified figure today.[2]

OIL & FED	DATE	VALUE
Brent futures, January 2027	13 Nov	$95.84 settle[6]
Fed Chair	18 Nov	Kevin Warsh[5]
FOMC minutes, 27-28 Oct meeting	18 Nov	2:00 pm ET (23:00 GST)[5]
Next FOMC meeting, with projections	8-9 Dec	Scheduled[5]

SOURCES [1] CBUAE base-rate releases, 28 Oct and 16 Sep 2026 VERIFIED STALE [2] CBUAE EIBOR page, fixings 13-17 Nov 2026 VERIFIED [5] Federal Reserve calendars, as at 18 Nov 2026 VERIFIED [6] News of Bahrain, Qatar Tribune, Newsquawk, 13-15 Nov 2026 VERIFIED

C DEVELOPERS & POLICY · EMAAR, DUBAI HOLDING, ALDAR, MODON

Emaar's AED15 offer for Emaar Development runs to 10 December.

Emaar Properties offers AED15.0 in cash for each Emaar Development share. The offer opened on 6 November and closes on 10 December at 3:00 pm UAE time; the result is due on 11 December. There is no minimum acceptance, and a 14-day extension is possible.[8]

EMAAR OFFER	EMAAR GROUP STAKE	ALDAR 9M PROFIT
AED15.0	80.16%	AED7.1bn
Cash per share	Before offer	▲ 19%

DEVELOPER	DATE	ANNOUNCEMENT
Emaar Properties	5 Nov	**AED15.0 cash offer; Emaar and Emirates Property Holdings hold 80.1613%; compulsory acquisition and delisting if 90% plus one share is reached**[8]
Dubai Holding	16 Nov	Meraas and BGRE: Solaya beachfront residences, Jumeirah 1[10]
Nakheel	10 Nov	Release listed: Palm Springs, a new community beside Palm Jebel Ali[10]
Dubai Holding	26 Oct	Bay Grove Residences contract, AED950m, 617 homes, Dubai Islands[10]
Aldar	27 Oct	9M 2026 net profit AED7.1bn, up 19%; no newer property item on Aldar's news page[9]
MODON	–	No significant update on MODON's media centre

REGULATION & POLICY
No significant update. No DLD, ADREC or federal property-rule change was found for 11–18 November.

SOURCES [8] Emaar investor relations and offer FAQ, 5 Nov 2026; Khaleej Times, 8 Nov; Gulf News, 9 Nov VERIFIED STALE [9] Aldar news page, 27 Oct 2026 VERIFIED STALE [10] Dubai Holding press releases page, read 18 Nov 2026 (headlines) VERIFIED

D OUTLOOK · WHAT TO WATCH NEXT

Three things to watch over the coming weeks.

WATCH	
18 Nov	**FOMC minutes of 27–28 Oct.** 2:00 pm US Eastern; US housing starts at 8:30 am.[5,7]
20 Nov	**Governors Waller and Cook speak.** Fed calendar.[5]
25 Nov	**Fed Beige Book;** US durable goods and new home sales.[5,7]
10 Dec	**Emaar offer closes,** 3:00 pm UAE; result 11 Dec.[8]

i

Whether three-month EIBOR holds near 4.40%

It fixed at 4.40205% on 13 Nov, 4.24269% on 16 Nov and 4.39736% on 17 Nov, with the base rate at 3.9%.[1,2]

ii

Whether the Fed minutes shift the December view

The minutes come out today; the next FOMC decision follows on 8–9 December.[5]

iii

Acceptance levels in the Emaar offer

Compulsory acquisition and delisting apply at 90% plus one share.[8]

"The policy rate is unchanged; the price of three-month money is not. Watch EIBOR and funding costs, not just the base rate."



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SOURCES & VERIFICATION

#	SOURCE	USED FOR	STATUS
1	CBUAE base-rate releases, 28 Oct and 16 Sep 2026	Base rate	VERIFIED STALE
2	CBUAE EIBOR rates page, fixings 13–17 Nov 2026	EIBOR	VERIFIED
3	Abu Dhabi Media Office, for ADREC, 7 Nov 2026	Abu Dhabi Jan–Sep	VERIFIED STALE
4	Abu Dhabi Media Office economy listing, read 18 Nov 2026	No newer ADREC release	VERIFIED
5	Federal Reserve calendars, as at 18 Nov 2026	Fed Chair, Fed dates	VERIFIED
6	News of Bahrain; Qatar Tribune; Newsquawk, 13–15 Nov 2026	Brent, 13 Nov	VERIFIED
7	US Census Bureau calendar, as at 18 Nov 2026	US housing data dates	VERIFIED
8	Emaar offer page and FAQ, 5 Nov 2026; Khaleej Times, 8 Nov; Gulf News, 9 Nov	Emaar offer, stake	VERIFIED STALE
9	Aldar news and media page, 27 Oct 2026	Aldar 9M profit	VERIFIED STALE
10	Dubai Holding press releases page, read 18 Nov 2026	Dubai Holding, Nakheel	VERIFIED

NOTE Every figure comes from a primary source or is confirmed by two independent sources. Stale items (older than seven days) are labelled. Figures that could not be confirmed are not printed. Prepared 18 November 2026.