

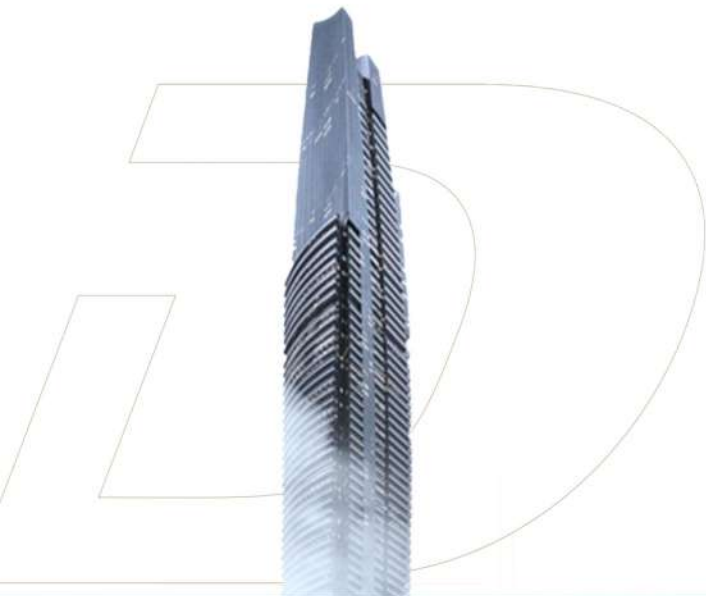
WHY DUBAI

EXPLORE . LEARN . GROW .



The City of Unbounded Opportunities. DUBAI.

WHY DUBAI



DUBAI

200

Nationalities
live in Dubai

1

City in quality
of life

4

Safest city

1

Accredited
health facilities

1

Attracting
greenfield FDI
projects

12

In Quality of
higher education



Tax Free



#12

Global infrastructure quality



Stable Economy

Highest Visited City in the World

Top 5 City Destination Index 2023



VISITOR TREND



Growing Population

The Population of Dubai



Native Residents



Expats



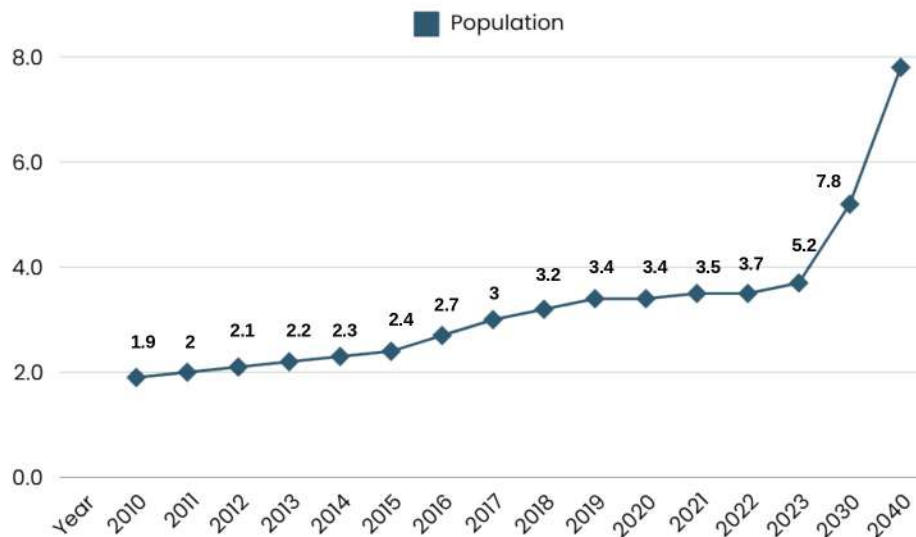
Year 2022
3,515,264



Year 2023
3,604,030

Dubai aims to reach **7.8 Million+** population by **2040**

Growing Population



Population Growth Outstripping Property Supply

- Luxury segment shortage to dominate
- Many HNWI's are moving Dubai which drives more demand

Interest Rate for Mortgage Drop

- Meanwhile, interest rate for mortgage will drop which could turn residents to buyers

Continuous Growth in Rental Return

- Dubai Real Estate rents could jump by up to 20 per cent this year as investors seek long and short-term returns

MILLIONAIRE MIGRATION

IN 2024



Net flow of millionaires in 2024 (projected)

All figures are projections, based on year-to-date HNWI movements to June 2024.
Source: New World Wealth, accessed via Henley & Partners



70%

FORTUNE 500 companies
chose Dubai as their regional
head quarters

62.4%

Dubai is home to 62.4% of
300 global brands

55.3%

SHANGHAI

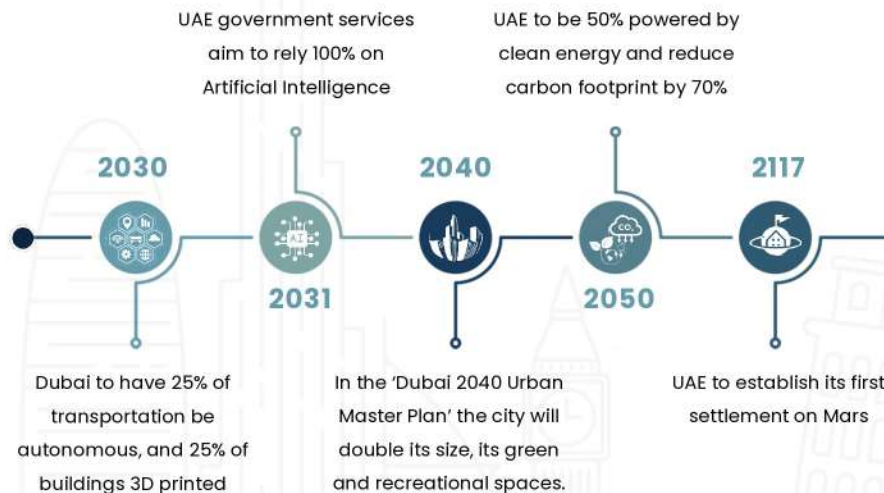
51.7%

LONDON

Ease of Business – Just 4 Days



Dubai – Vision of the Future



Dubai 2040 – Urban Master Plan Outcomes



+55%

Of the population to live within 800 meters of a main public transport station

7.8 Million

Population increase by the year 2040 (from 3.3 million now to 7.8 million)

+134%

Increase in space for hospitality and tourism activities



5 Urban Centers

Development of Urban Centers
Deira Bur Dubai, Downtown,
Dubai Marina, Expo 2020 and
Dubai Silicon Oasis

+25%

Increase in spaces designated for educational and health facilities

+105%

Doubling the size of green and recreational areas



WHY DUBAI REAL ESTAE

Real Estate Structure & Governance



Dubai Land Department (DLD) prepares all the necessary legislations required to propel as well as regulate the real estate sector in Dubai. It also organizes and promotes real estate investment and disseminates knowledge.



Real Estate Regulatory
Agency
(Regulatory Arm)



Real Estate Investment
Management & Promotion
Centre
(Investment Arm)



Dubai Real Estate Institute
(Educational Arm)



Rental Dispute Settlement
Centre (RDSC)
(Judicial Arm)

Real Estate Safety

- ESCROW mandatory to launch sales
- 20% of project value in ESCROW by Developer
- Developer is required to furnish a progress certificate to withdraw funds
- Construction progress update on DLD site

Investor Protection

- RERA penalty for developers for non-compliance
- DLP – Defect Liability Period 1 Year
- 5% of the project value hold back during DLP to cover any defects arising post completion



Why Investors From All Over the World Invest in Dubai Real Estate?



Offers a high rental yield of more than 6.74%



Tax free - No investment taxes from Dubai government



Strong and stable currency
USD = 3.67AED Pegged



Fairly priced
(UBS Global Real Estate Bubble index 2023) - Less risk





What Can US\$1 Million Buy Around the World?

With US\$1 million, buyers can secure around 1,130 square feet of prime residential space in Dubai, three times more than in cities like London, New York, or Singapore, driving demand among the world's wealthy.

Dubai has emerged as one of the top-5 busiest luxury residential markets globally due to its heightened level of deal activity.

Residential values in Dubai | Q4 2023

Average AED psf

Average AED psf	Price band
901 - 1,400	Dark Blue
1,401 - 1,900	Blue
1,901 - 2,400	Light Blue
2,401 - 2,900	Light Green
2,901 - 3,400	Green
3,401 - 3,900	Dark Green
3,901 - 4,800	Light Green
Unit type not available	Yellow

Apartment
Villa



Faisal Darwish
Partner - Head of Research, MENA
faisal.darwish@advance.ae
+971 4 432 5488

Stephan Flanagan, MSc
Regional Director - Head of Research & Advisory, MENA
stephan.flanagan@advance.ae
+971 50 552 5422

Andrew Lee
Regional Partner - Head of Capital Markets & Strategy, London Strategic, MENA
andrew.lee@advance.ae
+971 50 577 8905

Lara Jung-Lorenz
Partner - Luxury Brands, MENA
lara.jung-lorenz@advance.ae
+971 50 578 3822

Tom Hayes, MSc
Partner - Commercial Real Estate, MENA
tom.hayes@advance.ae
+971 50 537 3278

Wolfgang Krieger
Regional Partner - Head of Residential Valuations, MENA
wolfgang.krieger@advance.ae
+971 50 582 5422

Heidi Hees, MSc
Partner - Head of Residential Valuations
heidi.hees@advance.ae
+971 50 582 401

Wendy Rends
Partner - Head of Strategic & Data Advisory, MENA
wendy.rends@advance.ae
+971 50 422 8754

Michael Jones
Partner - Strategic & Consulting, MENA
michael.jones@advance.ae
+971 50 495 2288

Alex Widdowell
Research Manager, Egypt
alex.widdowell@advance.ae
+201 20 945 5668

Disclaimer: our research is provided for general information only and does not constitute any offer. Although high standards have been applied in the preparation of this information, ADVANCE makes no guarantee or representation as to the accuracy or completeness of this data and as a general report, the material does not necessarily represent the view of Knight Frank or its employees in any jurisdiction. Reproduction of this report in whole or in part is prohibited without the written approval of Knight Frank by the authorized person, where applicable.

[Twitter](#) [LinkedIn](#) [Facebook](#) [YouTube](#)