



GCC REIT Market Overview

A Deep Dive into the Growth, Trends, and Key Players

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Introduction



Introduction

What are REITs

- Real Estate Investment Trusts (REITs) are publicly traded investment vehicles that own, operate, or finance income-generating real estate, offering investors the chance to benefit from large-scale property investments without direct ownership.

GCC Region

- Includes: Saudi Arabia, UAE, Qatar, Kuwait, Bahrain, and Oman.
- REITs in this region focus on properties like
 - Malls,
 - Office buildings,
 - Warehouses,
 - Residential complexes, and
 - Emerging sectors like healthcare.

GCC Region



Market Highlights



Market Highlights

Overview

- Market Size in 2024: \$ 10.37 billion
- Project Market Size by 2029: \$15.40 billion
- CAGR (2024-2032): 8.24%

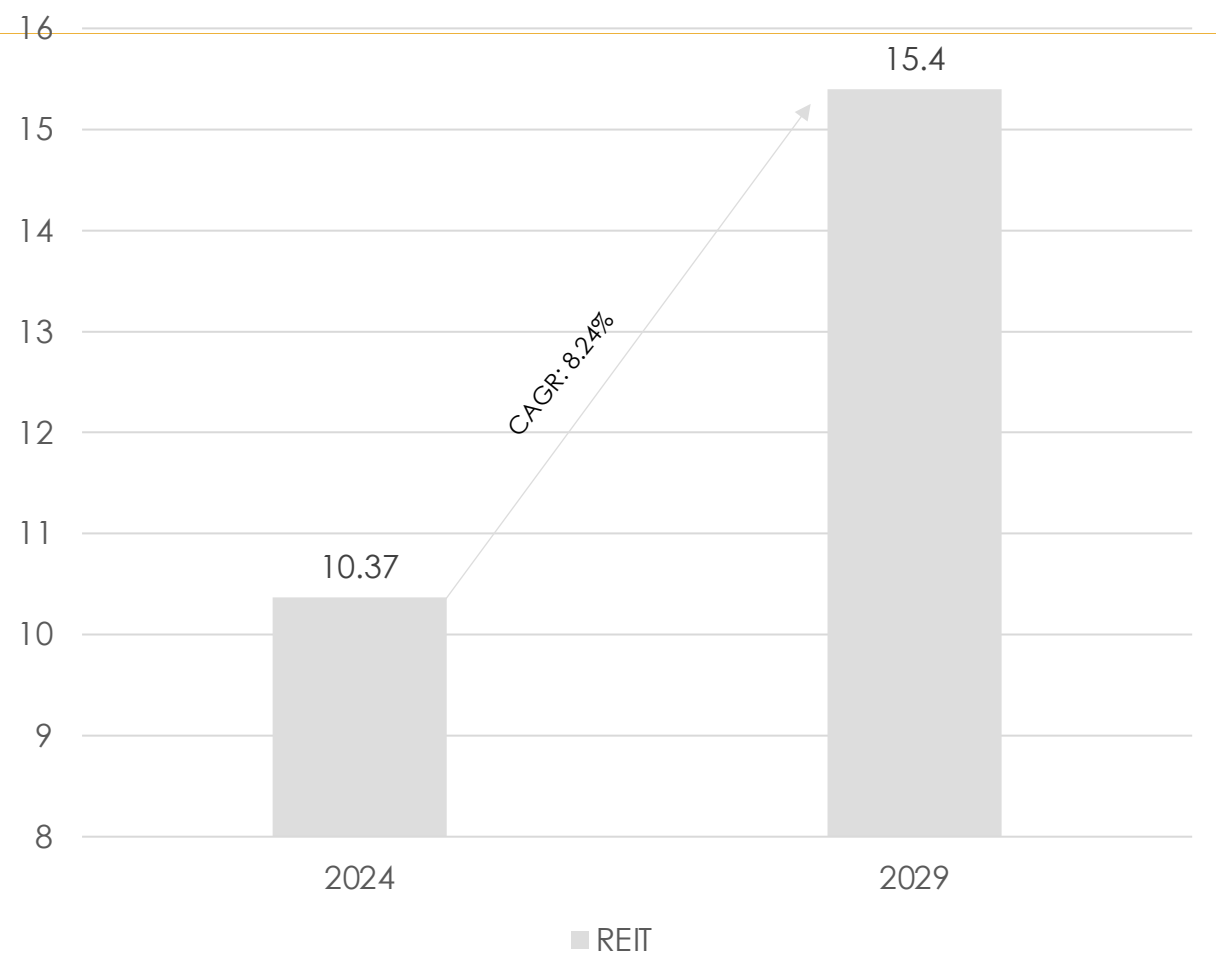
Growth Drivers

- Recent growth is attributed to supportive government policies and economic diversification efforts.
- REITs provide attractive investment opportunities through rental income and property value appreciation

Major Players

- Riyad REIT
- ENBD REIT
- Jadwa Investment
- Al Rajhi REIT
- Emirates REIT

Market Size (2024-2029) - \$ Bn



Key Growth Drivers



Key Growth Drivers

Economic Diversification

- Initiatives like Saudi Vision 2030 aim to reduce reliance on oil and promote real estate and financial markets.

Government Policies

- Tax incentives and a favorable regulatory environment encourage REIT listings.

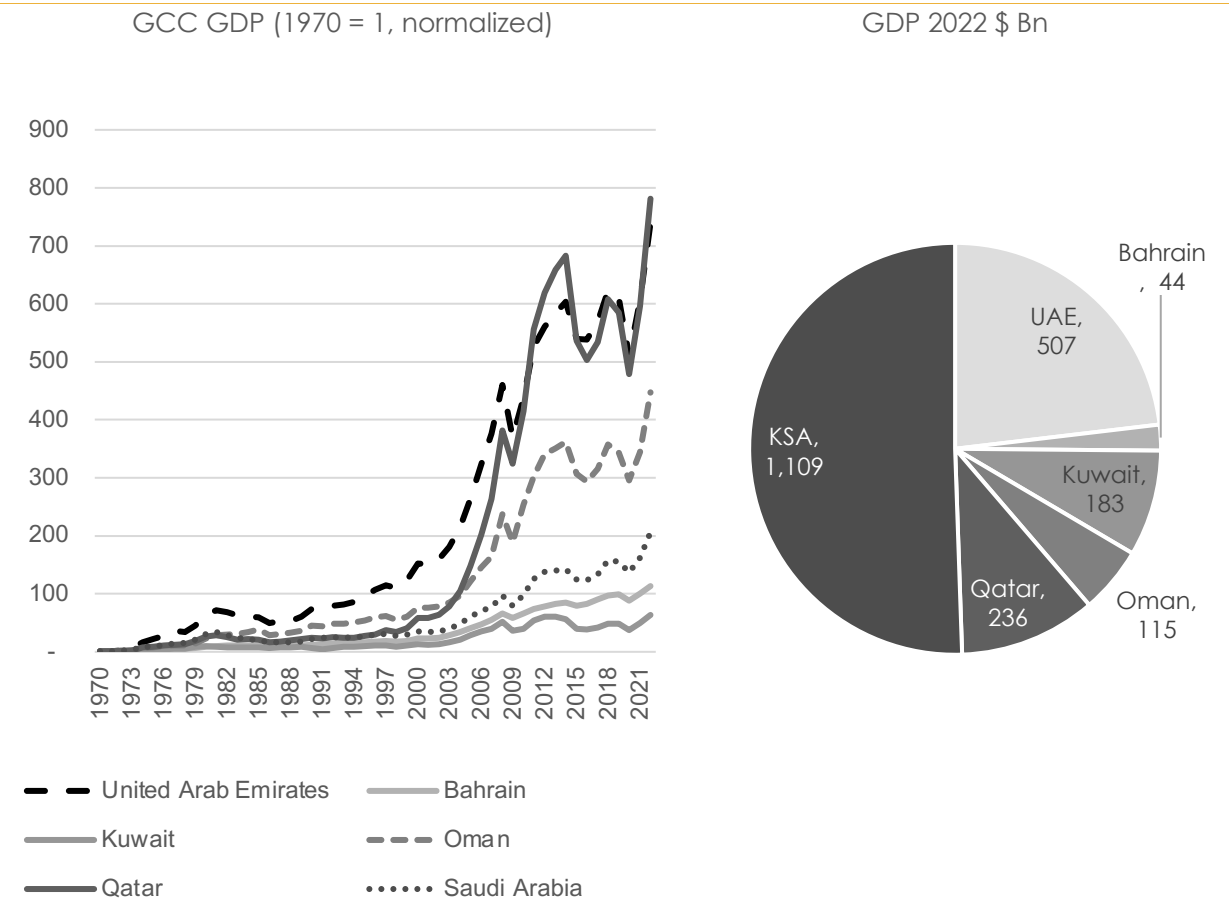
Population Growth

- Rising demand for rental properties and commercial spaces across the GCC.

Financial Literacy

- Increasing awareness among investors about REITs as alternative investments.

GCC GDP Overview



Major Challenges



Major Challenges

Competition

- Direct property investments remain popular, often offering similar returns.

Regulatory Uncertainty

- Evolving frameworks in countries like Saudi Arabia and Bahrain may hinder immediate growth.

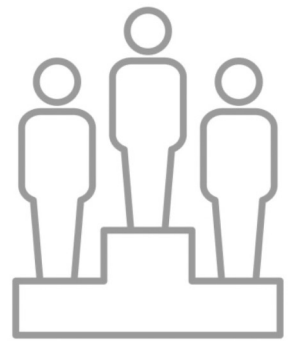
Liquidity Issues

- Smaller markets face challenges in trading REIT shares due to low liquidity.

Economic Risks

- Economic downturns can impact property values and rental income.

Challenges



Emerging Trends



Emerging Trends

Sustainability Focus

- REITS adopting ESG (Environmental, Social, Governance) principals.

Islamic REITS

- Sharia-compliant products are gaining traction among traditional investors.

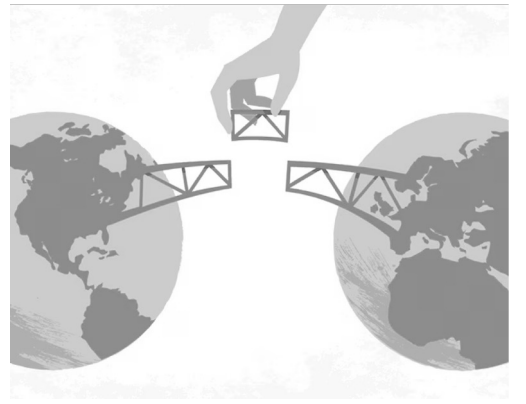
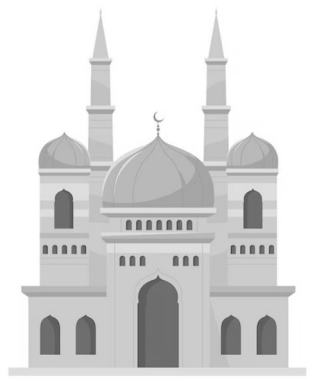
Digital Platforms

- Data analytics and AI are being used for decision-making and operations

Cross-Border Expansions & Specialized REITs

- GCC REITs exploring international real estate investments.
- Emerging focus on sectors like healthcare, logistics, and residential properties.

Emerging Trends



Regional Insights



Regional Insights

United Arab Emirates

- Offers high returns due to tax exemptions and infrastructure-driven growth.

Saudi Arabia

- Increased REIT listings post-2016 regulation with support from Vision 2030.

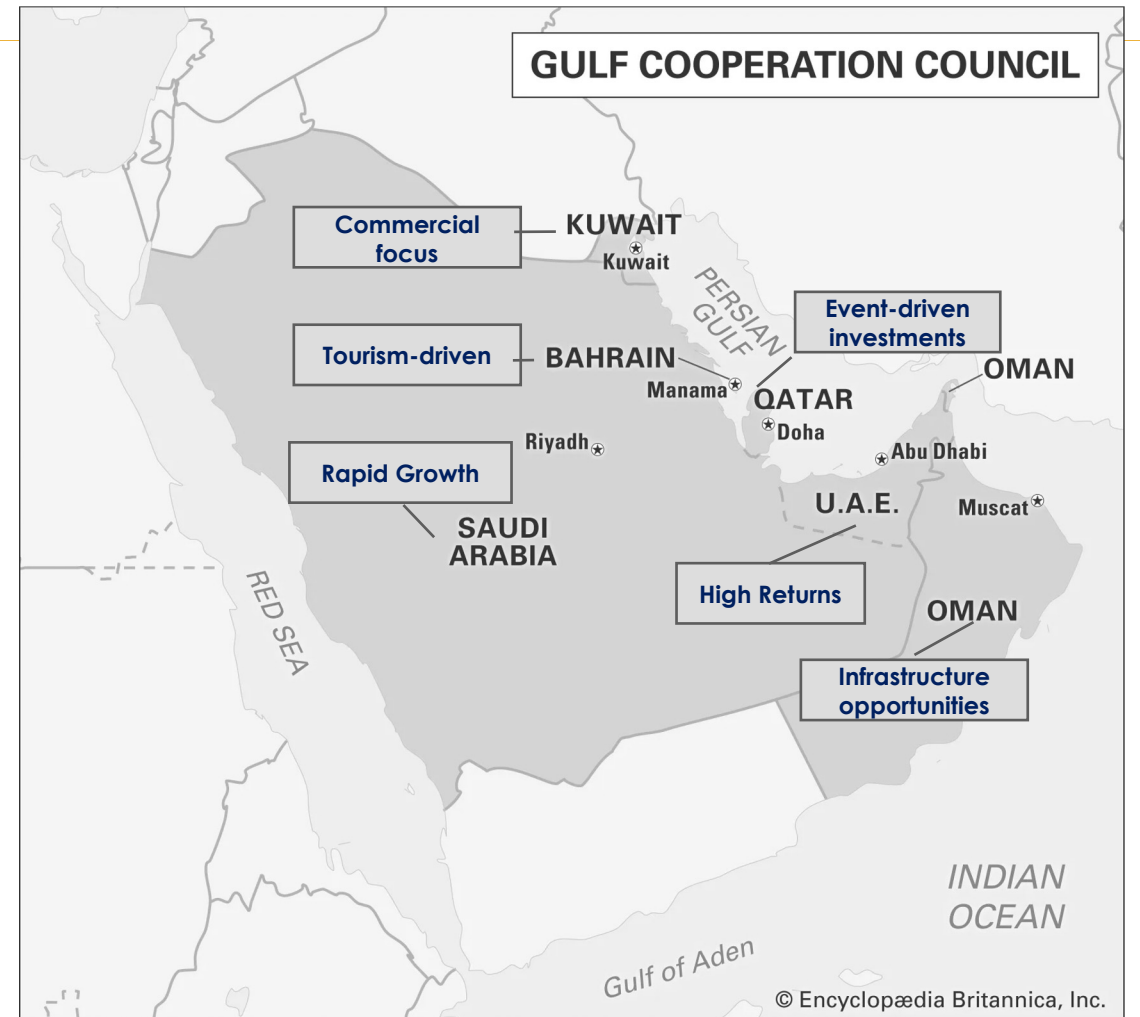
Qatar

- Investment momentum boosted by the 2022 FIFA World Cup and development projects.

Kuwait, Bahrain, Oman

- Focus on tourism, commercial real estate, and infrastructure development.

Regional Insights



Leading Players



Leading Players

Emaar Malls Group (UAE)

- Manages major retail assets like The Dubai Mall.

Aldar Properties (UAE)

- Key player in Abu Dhabi's residential and commercial real estate.

Saudi Real Estate Company (SAREC) (Saudi Arabia)

- Focused diversified real estate assets.

Qatar Real Estate Investment Fund (QREIF) (Qatar)

- Specializes in high-quality commercial real estate.

Riyad REIT (Saudi Arabia)

- First listed REIT in Saudi Arabia, focused on diversified assets.

ENBD REIT (UAE)

- A Sharia-compliant REIT focused on commercial properties.

Jadwa Investment (Saudi Arabia)

- Leading Saudi investment management firm with a REIT portfolio.

Emirates REIT (UAE)

- Focused on UAE-based commercial real estate investments.

Market Outlook



Market Outlook

Expanding Listings

- More REITs are being listed on GCC stock exchanges, enhancing investor access.

Institutional Interest

- Growing involvement of sovereign wealth funds and institutional investors.

Infrastructure Projects

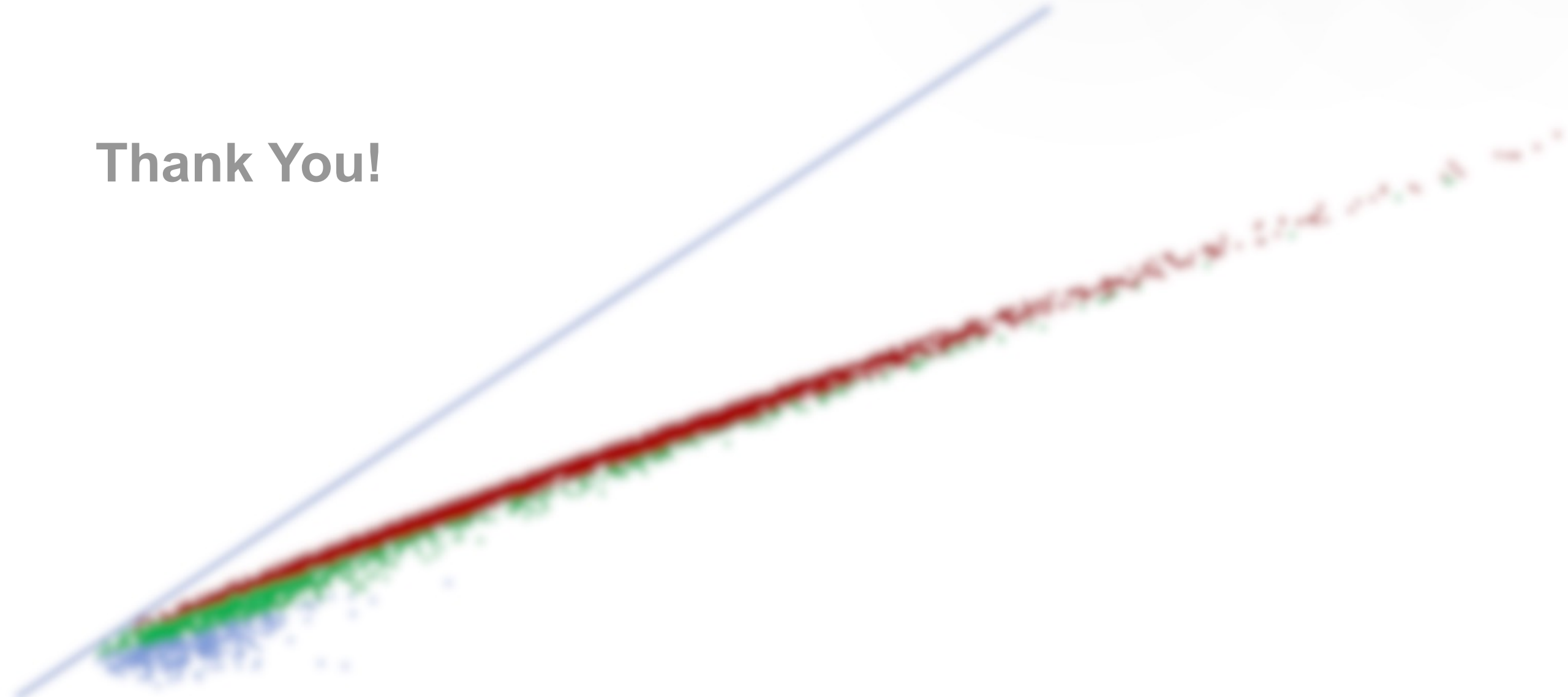
- Major projects (e.g., NEOM in Saudi Arabia) creating real estate investment opportunities.

Future Focus

- Sustainable and tech-driven REIT portfolios to dominate the next phase of growth.



Thank You!



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