

Global Investment Strategies

# THE UAE ADVANTAGE

Discover the compelling case for investing in UAE real estate from both macro and microeconomic perspectives, supported by credible data.

PRESENTED BY SHIREEN NANDAL



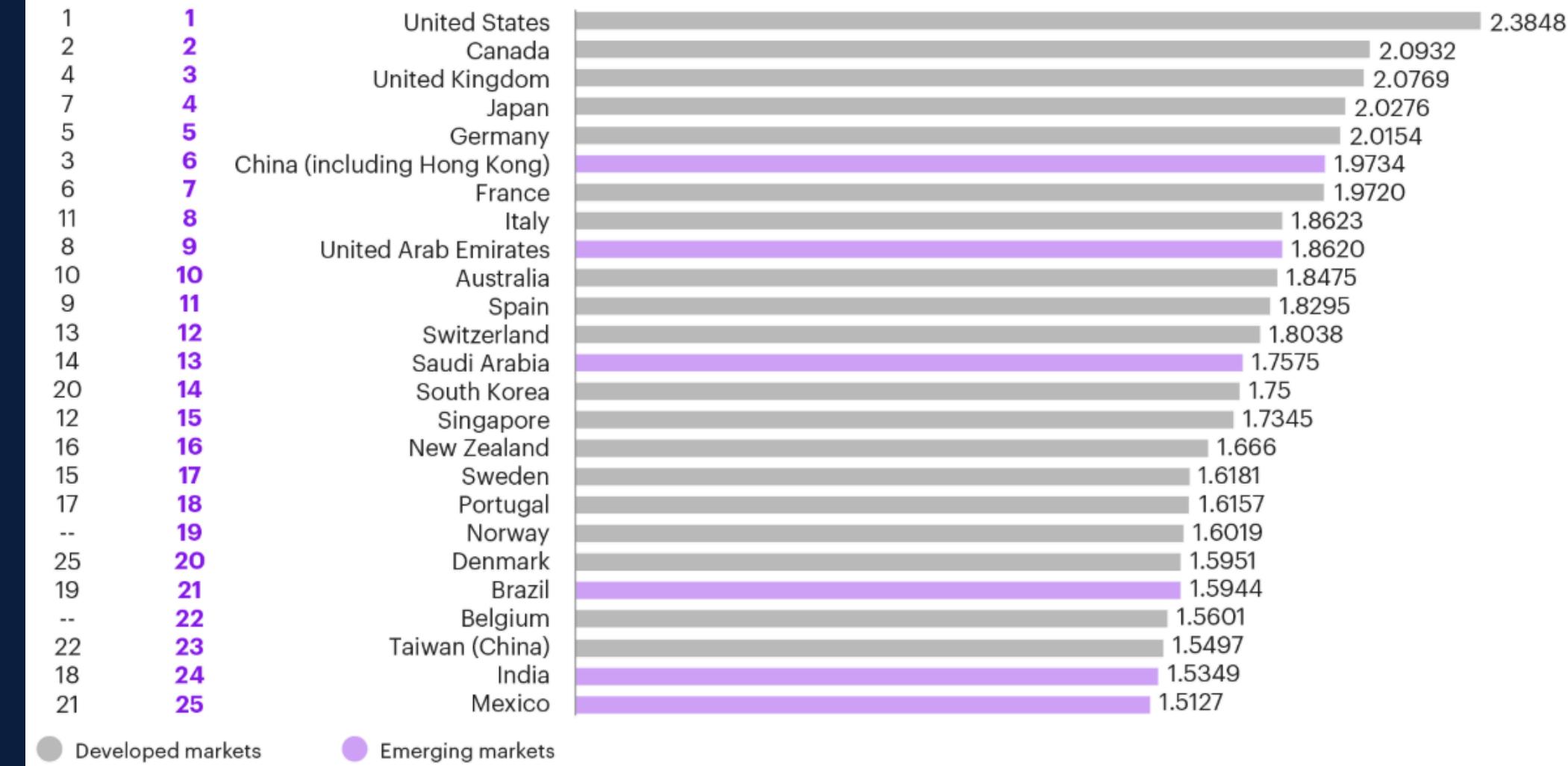


# GLOBAL CAPITAL SHIFTS

As **developed markets face yield compression**, global capital is increasingly migrating towards the UAE for its **macro-stable growth** environment. In 2023, the UAE secured over \$23 billion in FDI inflows, positioning itself as the best (after China) emerging economies for investors seeking **high returns** in a resilient market.

## 2025 FDI Confidence Index® global rankings

2024      2025



Note: emerging markets are classified according to the IMF's country classification.

Source: 2025 Kearney Foreign Direct Investment Confidence Index



# MACRO FUNDAMENTALS

## KEY ECONOMIC INDICATORS FOR INVESTORS

### GDP Growth

The UAE's GDP is forecasted to reach **4.5%** in 2025, reflecting robust economic activity and resilience in the face of global uncertainties.

### Debt Profile

The UAE maintains a **debt-to-GDP ratio of 31%**, indicating a healthy fiscal position and low risk for potential investors seeking sustainable growth opportunities.

### Inflation Trends

Inflation levels are projected to remain around **2%**, ensuring a stable purchasing power environment that fosters investor confidence and market stability.



# D33 VISION

## STRATEGIC PLANS FOR FUTURE GROWTH

### Economic Expansion

The UAE aims to **double its GDP** by 2033 through transformative projects, ensuring sustainable economic growth and resilience in an ever-changing global landscape.

### Project Initiatives

With over **100 economic projects** planned, the D33 initiative focuses on innovation, diversification, and attracting foreign investments to boost the UAE's economic framework.

### Population Growth

The projected rise in population from **3.6 million to 5.8 million** by 2040 highlights the UAE's commitment to urban development and enhanced living standards for its residents.

# 2040 URBAN MASTER PLAN

SHAPING THE CITY OF THE FUTURE

## Sustainable Urban Growth

The Dubai 2040 Urban Master Plan focuses on creating a balanced city structure that integrates urban expansion with nature conservation. Over 60% of Dubai's land will be preserved for green and natural spaces, ensuring sustainability and environmental balance for generations ahead.



## Smart Infrastructure & Mobility

Built around compact, walkable communities, the plan promotes efficient public transport, cycling paths, and seamless connectivity across districts. The goal is to reduce travel times, enhance accessibility, and make every neighborhood self-sufficient and livable.

## Enhanced Quality of Life

By 2040, Dubai aims to grow its population from 3.6 million to 7.8 million, focusing on vibrant communities with diverse housing, public parks, healthcare, and educational facilities, designed to enrich resident wellbeing and social inclusion.

# INFRASTRUCTURE IMPACT

KEY DEVELOPMENTS DRIVING ASSET APPRECIATION

## Al Maktoum Airport

The AED128B Al Maktoum Airport expansion is set to elevate capacity and connectivity, enhancing Dubai's status as a global aviation hub and increasing real estate demand.



## Metro Blue Line

With an investment of AED18B, the Metro Blue Line will streamline transportation across Dubai, significantly boosting accessibility to key neighborhoods and driving property values upward.

## Etihad Rail

The Etihad Rail project, scheduled for completion by 2030, will provide crucial links between major cities, fostering economic growth and increasing the attractiveness of nearby real estate investments.



# INVESTOR CONFIDENCE

## FDI HIGHLIGHTS IN UAE REAL ESTATE

### Diverse Nationalities

Over **200 nationalities** have invested in UAE real estate, reflecting the country's position as a melting pot for international capital and diverse investment opportunities.

### Foreign Ownership

The UAE boasts **43% foreign-owned** residential properties, showcasing its appeal and trust among global investors seeking stable returns in the real estate market.

### Capital Growth

UAE experiences a **10% YoY increase** in capital inflow, indicating robust investor confidence and the attractiveness of its property market for sustainable returns.



# REAL ESTATE METRICS

## KEY INDICATORS FOR INVESTMENT OPPORTUNITIES

### Sales Growth

In 2024, the UAE real estate market sees a **remarkable 20% increase** in sales, reflecting strong demand and investor confidence in a robust economic environment.

### Rental Performance

Rents are projected to rise by **19% in 2024**, showcasing the resilience of the market and the ongoing attractiveness of Dubai as a premier living destination for expatriates.

### Yield Comparisons

With yields ranging from **6.8% to 7.5%**, Dubai outperforms major global cities like London and New York, making it an appealing option for institutional investors seeking stable returns.



# FINANCIAL STRENGTH

## UAE'S REGULATORY LANDSCAPE AND CLARITY

### Capital Adequacy

The UAE banking sector maintains a **17% capital adequacy ratio**, ensuring stability, resilience, and compliance with international financial standards, which attracts global investors seeking security.

### Corporate Tax

A competitive **9% corporate tax rate** provides clarity and predictability for businesses, positioning the UAE as an attractive destination for foreign direct investment and stimulating economic growth.

### FATF Delisting

The UAE's successful **FATF delisting** demonstrates its commitment to addressing financial compliance issues, fostering an environment of trust among international investors and enhancing the country's global reputation.



# TOURISM IMPACT

AIMING FOR AED 450B GDP BY 2030

## Visitor Growth

The UAE is targeting **40 million visitors** annually by 2030, which will significantly boost the economy and enhance global visibility as a top travel destination.

## Economic Contribution

Tourism is projected to contribute **substantially to GDP**, with a target of AED450 billion, leveraging infrastructure investments and promotional campaigns to drive sustainable growth.

## Visa Reforms

Recent **visa and residency reforms** have streamlined processes, attracting more tourists and expatriates, thereby increasing the UAE's appeal as a desirable location for living and visiting.

# PORTFOLIO LOGIC

DIVERSIFICATION STRATEGIES FOR GLOBAL INVESTORS



## Risk-Adjusted Returns

The UAE consistently outperforms Qatar, offering **superior risk-adjusted returns** that appeal to institutional investors seeking stability amidst fluctuating global markets.

## GDP Drivers

A strong GDP growth forecast positions Dubai as a **key driver** for investment opportunities, attracting global capital and ensuring long-term economic resilience in the region.

## High-Yield Investment

Dubai's real estate market presents itself as a **low-volatility outlier**, providing attractive yields that contribute to a balanced and diversified investment portfolio for global investors.



# WHY ALLOCATE NOW

## INFRASTRUCTURE AND GROWTH DRIVERS FOR INVESTORS

### Infrastructure Returns

**Infrastructure-led returns** are pivotal, with significant investments in transport and utilities, enhancing asset performance and attracting global capital to the UAE's real estate market.

### Geopolitical Neutrality

The UAE's **geopolitical neutrality** provides a stable investment climate, minimizing risks associated with regional conflicts, thereby positioning it as a preferred destination for global institutional investors.

### Reform Momentum

Continuous **reform momentum** in economic policies and regulatory frameworks fosters a business-friendly environment, encouraging foreign direct investment and enhancing investor confidence in the UAE's market potential.

# Contact

**Phone**

+971 50 438 6905

**Email**

shireennandal@gmail.com

**Social**

@dxbrealitycheck

@providentestate