

THE
WEALTH REPORT
MIDDLE EAST SUPPLEMENT

THE GLOBAL PERSPECTIVE ON PRIME PROPERTY & INVESTMENT

2020 – 14TH EDITION



WELCOME NOTE

The Wealth Report provides the global perspective on prime property and investment.

I am pleased to welcome you to the first edition of the Wealth Report of this new decade. The next ten years have already been dubbed by some the new "roaring twenties" – and I am optimistic that, with many positives to look forward to, they will live up to that sobriquet.

In this year's edition of the report we highlight residential and commercial markets and key trends across the world that are currently offering or will offer opportunities for those looking to invest in property.

To complement the global edition of the Wealth Report we has designed this supplement to provide a localised summary of trends which we feel will be of interest to our clients.

Through our long-established presence across the Middle East and indeed the world, Knight Frank is well positioned to help you capture the real estate opportunities that are on offer.

We operate wherever our clients need us to be and our expertise spans the globe, connecting our far-reaching network with our local expertise. This allows us to provide personal, consistent and discreet advice to our clients.

I do hope you find the contents of this supplement interesting and valuable. If my team can be of any help, please do get in touch.

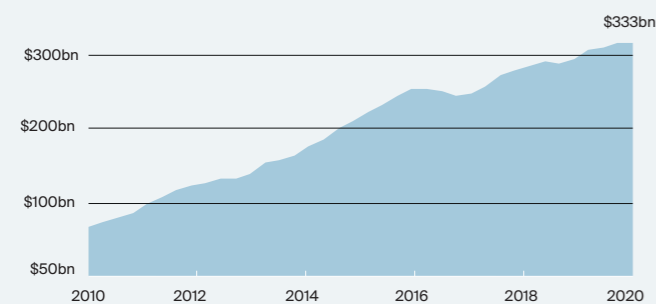


JAMES LEWIS

Head of Middle East & Africa

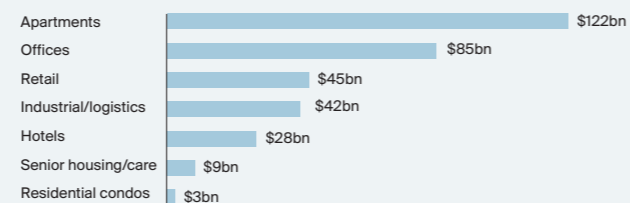
GLOBAL REAL ESTATE INVESTMENT TRENDS

Private investment in commercial real estate Rolling 12-month total



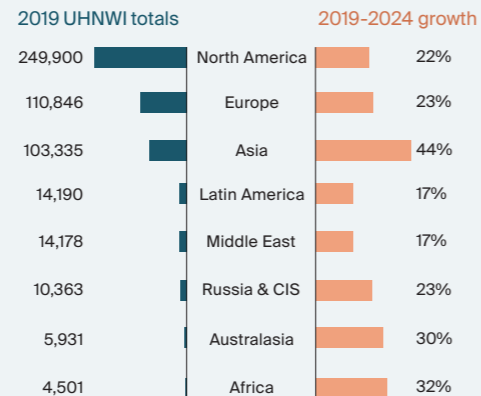
Source: RCA

What private capital is invested in 2019



A GLIMPSE OF DATA

UHNWIs, 2019 totals and growth by region



Source: Knight Frank Research

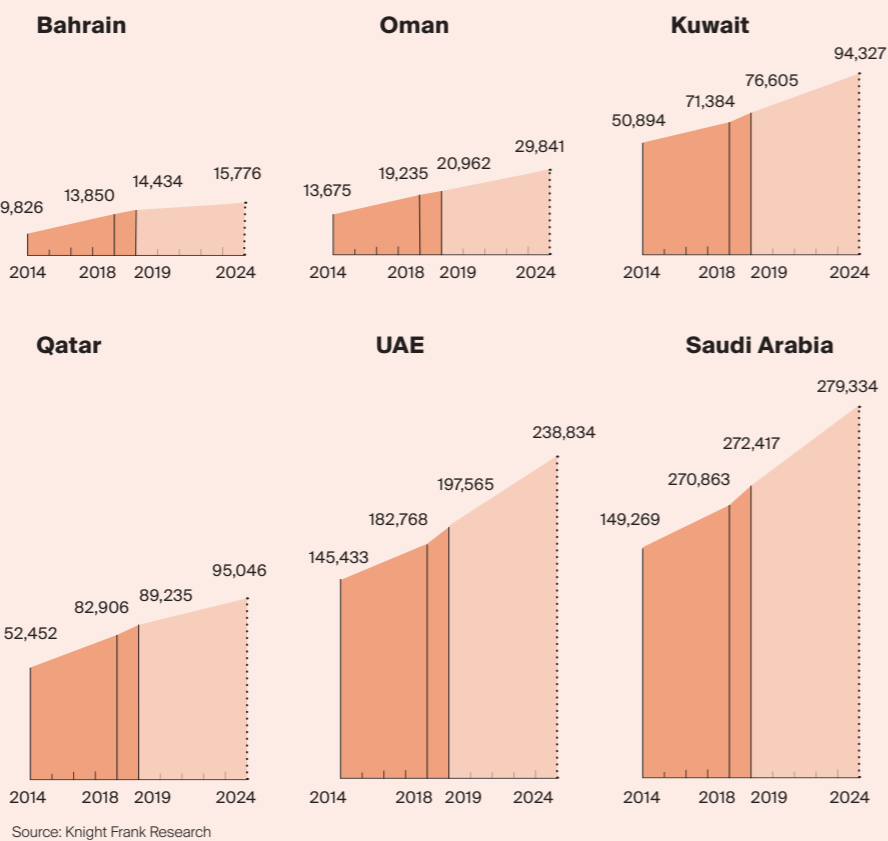
513,244

was the total number of UHNWIs worldwide in 2019. The +27% five-year growth forecast would take the total to 649,331

26%

average growth rate forecast of the UHNWI population across the GCC

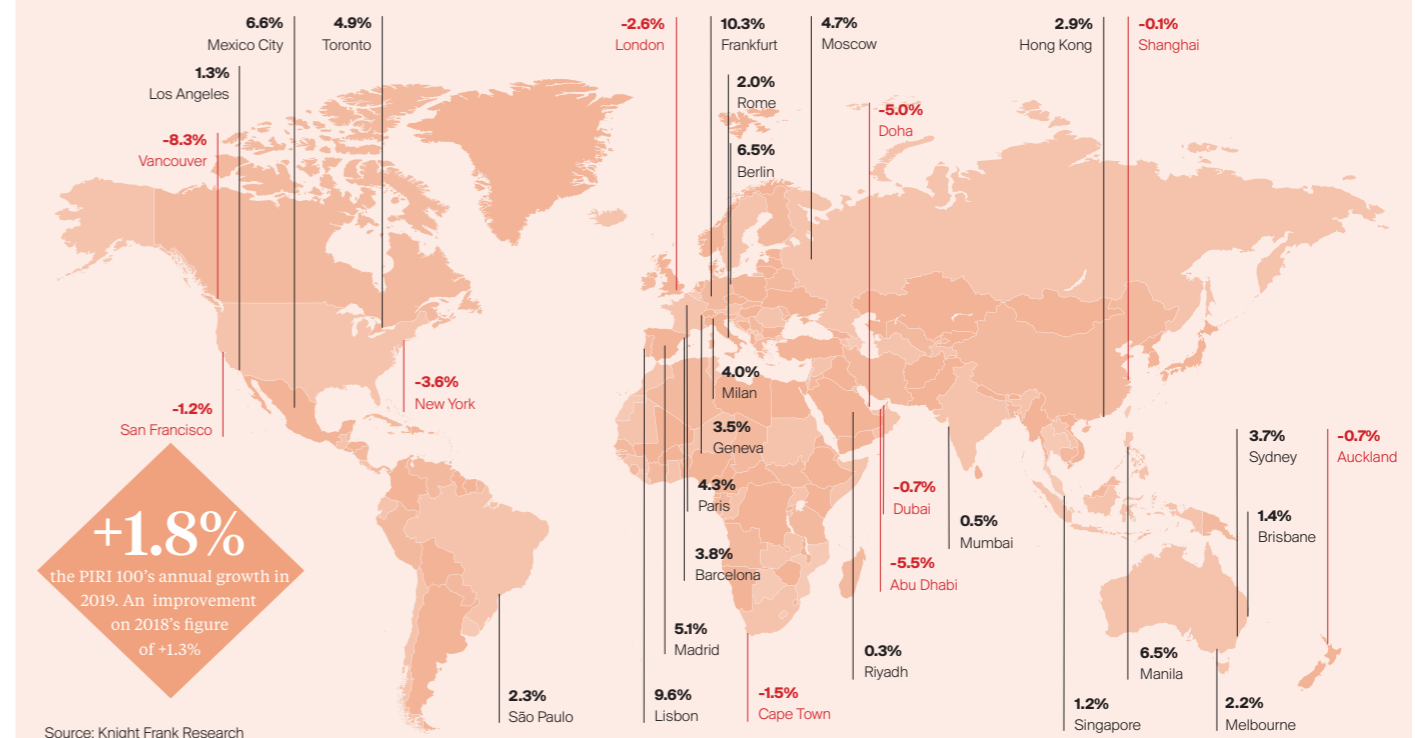
HNWI growth in GCC Countries



Source: Knight Frank Research

PRIME PRICE CHANGES

The latest results of the PIRI 100 – our unique Prime International Residential Index – reveal a diverse range of global performance trends



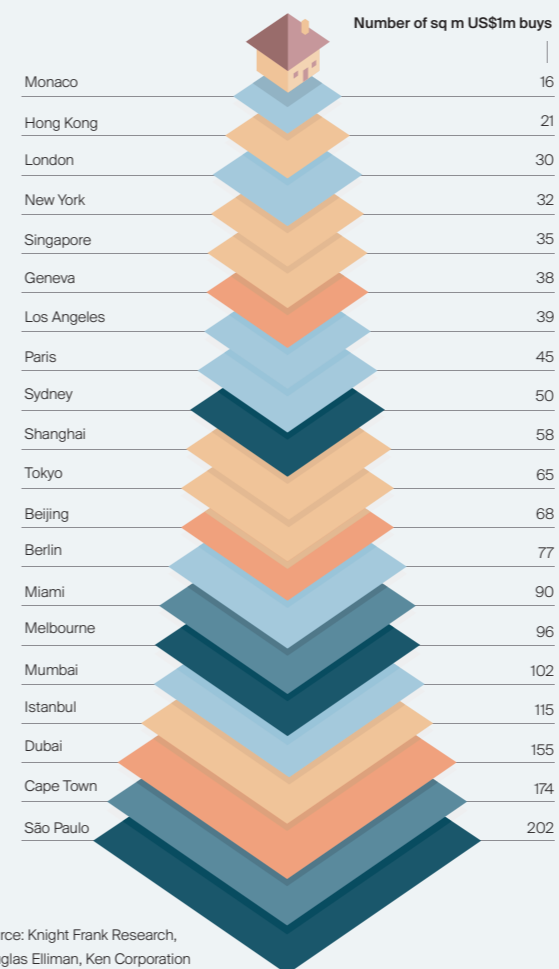
+1.8%

the PIRI 100's annual growth in 2019. An improvement on 2018's figure of +1.3%

Source: Knight Frank Research

RELATIVE VALUE

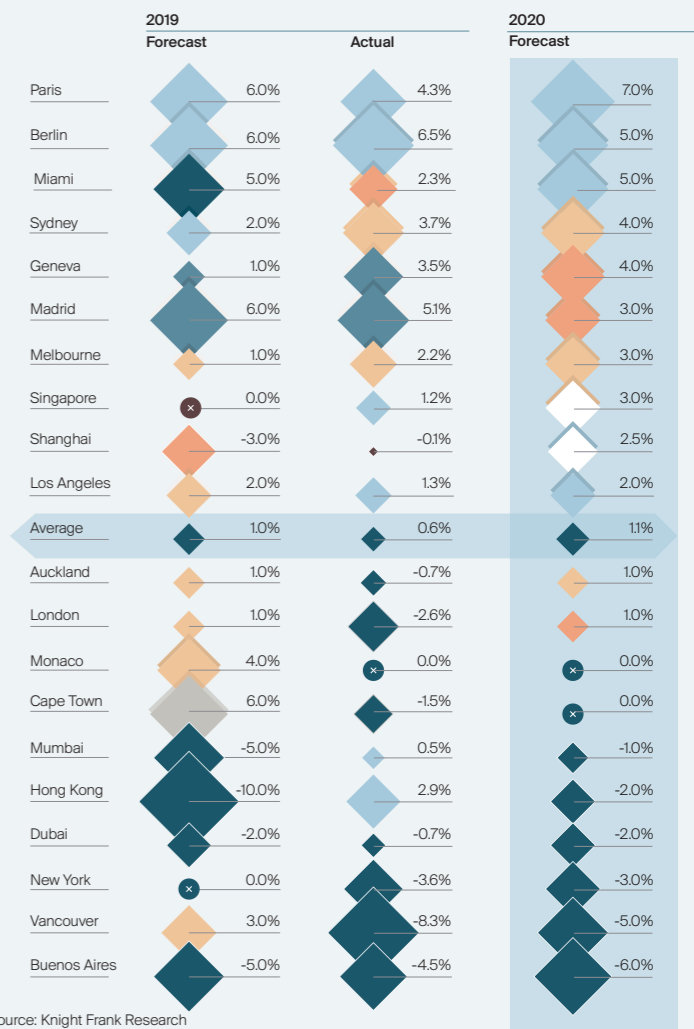
How many square metres of prime property does US\$1m buy in key cities?



Source: Knight Frank Research, Douglas Elliman, Ken Corporation

FUTURE GAZING

Knight Frank's prime residential Forecast 2020



Source: Knight Frank Research

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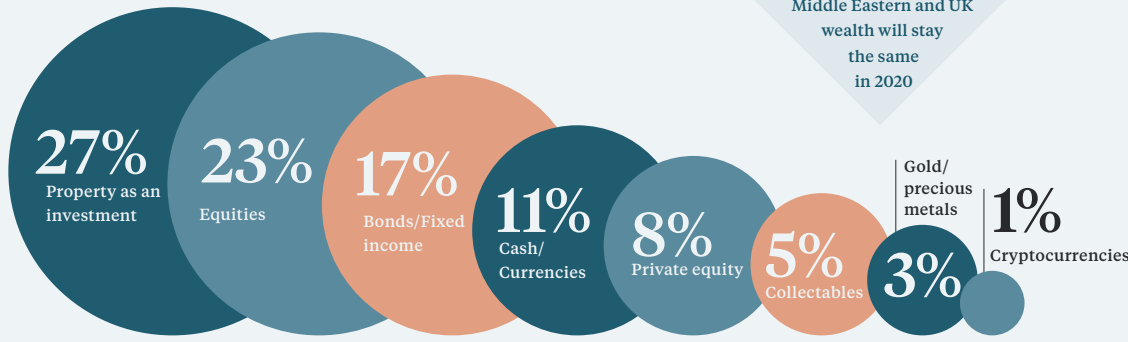
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Proportion of the average UHNWI investment portfolio invested in each asset class

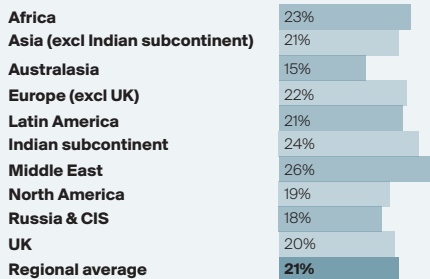


How are these allocations likely to change in the near future?

Net balance

	Property as an investment	Equities	Bonds/Fixed income	Private equity	Crypto-currencies	Cash/currencies	Gold/Precious metals	Collectables
Middle East	38%	-4%	-4%	48%	-10%	4%	44%	35%
Global	22%	-8%	7%	31%	-15%	21%	34%	17%

% of UHNWIs planning to buy a new a home in 2020



Where are UHNWIs planning to purchase?

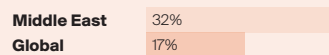
Rank	Middle East	Global
1	UK	UK
2	US	US
3	Switzerland	Australia
4	France	Singapore
5	Portugal	France
6	Italy	Spain
7	Singapore	Canada
8	UAE	Portugal
9	Greece	Italy
10	Malta	Switzerland

COMMERCIAL

What % of your clients are planning to invest in commercial property in their country of residence in 2020?



What % of your clients are planning to invest in commercial property outside their country of residence in 2020?



Sources: The Wealth Report, Attitudes Survey

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