

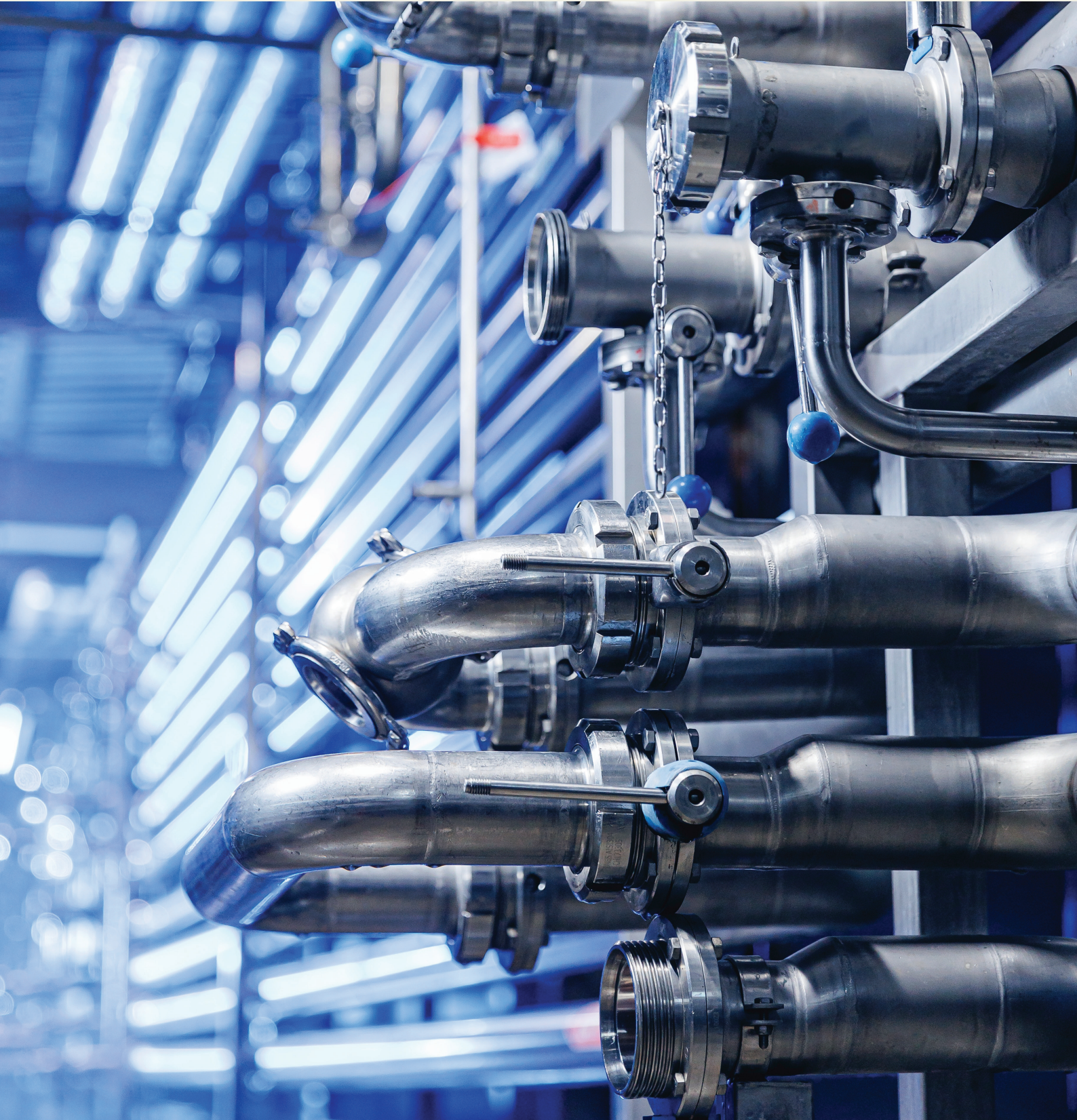
# Dubai and Abu Dhabi Industrial and Logistics Markets Review



2024/25

Special edition, a year in review

[knightfrank.ae/research](https://knightfrank.ae/research)



# FOREWORD

In 2024, while global geopolitical tensions and conflict persisted; the UAE remained a pillar of stability. This resilience reflected in robust economic growth and heightened business confidence, translating into 'green arrows' across all real estate sectors in the UAE. The growing economy led to an influx in demand for the industrial and logistics sector, evidenced by our team registering a record 40.6 million sqft of new industrial and logistics requirements in 2024. To give context, this translates to a 225% rise on 2023, as the sector continues to play a vital role in supporting the country's growing population.

As a result, both rents and capital values have continued to climb. In Dubai, rents have surged by an average of 33% year-on-year in 2024, while vacancy rates across the emirate remain minimal at an average of just 3%.

A significant infrastructure milestone has been the opening of Etihad Rail, first announced in 2008. Dedicated freight trains now provide a vital cargo link between the emirates and the completion of this phase of the network has catalysed demand around Etihad Rail hubs. Separately, major ports, including Jebel Ali in Dubai and KEZAD in Abu Dhabi, have expanded their offerings to capture the increasing demand.

Looking ahead, a significant development for Dubai is the planned relocation of the city's primary airport to Al Maktoum International in Dubai South by 2034. This includes the transfer of all Emirates Airlines operations which is already impacting on the availability of land for industrial and logistics. This move, while hugely positive for the future of the city and its economy, will put further upward pressure on rents and values as Dubai continues to grapple with a shortage of prime land and high-quality warehousing space.

The UAE continues to punch well above its weight and is now the world's 27th largest economy – an impressive achievement despite its relatively small land area. Nonetheless, the country has cemented its position on the world stage as a leading centre for manufacturing and import/export as it continues to be a key target for global occupiers who are actively seeking new opportunities, catalysing development activity and boosting warehousing rates.

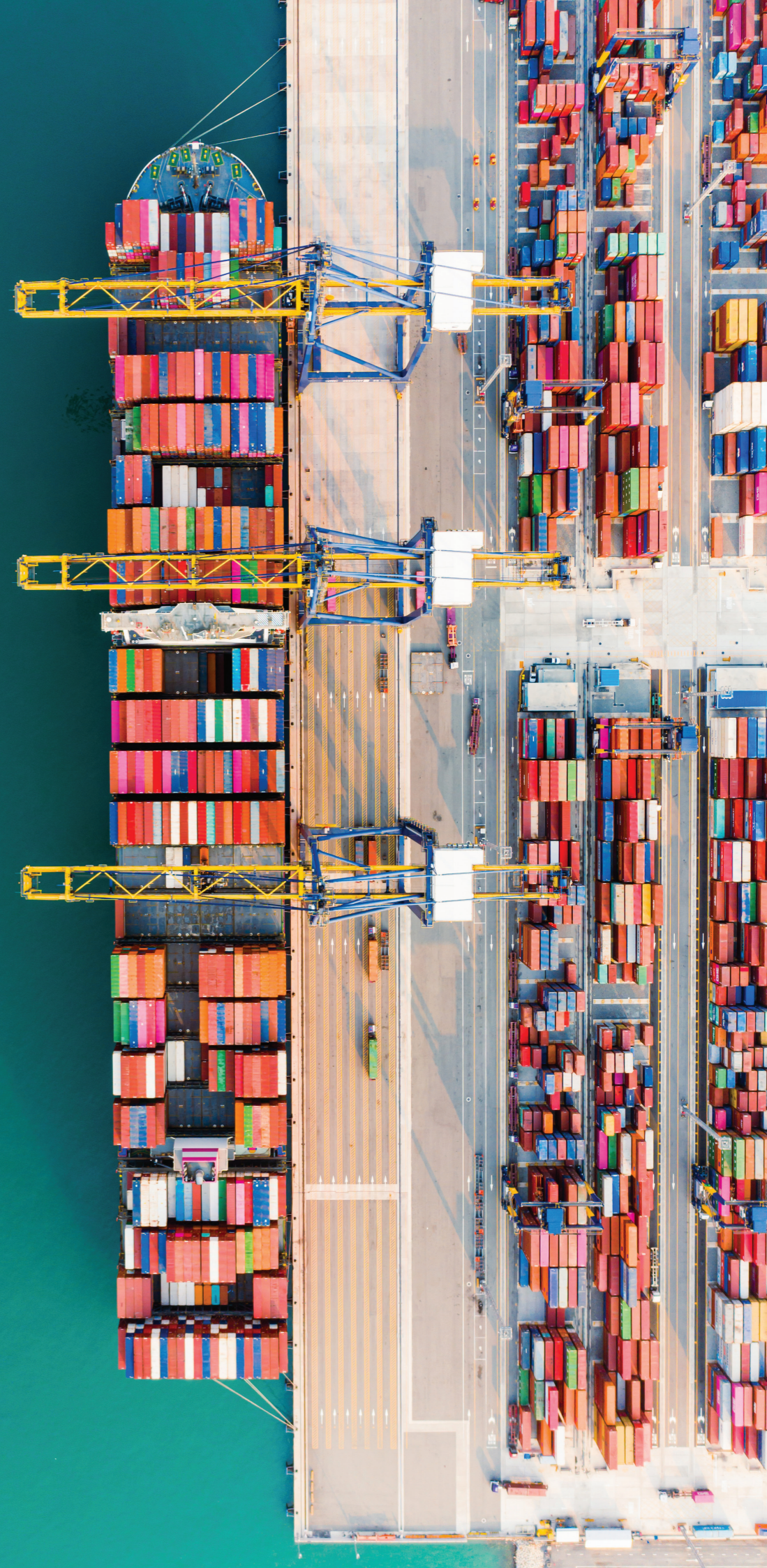
In our annual review of the UAE's industrial and logistics landscape, we explore the key demand drivers, emerging trends, and provide our outlook for the sector in 2025.

I invite you to explore our analysis and welcome the opportunity to discuss the findings with you in more detail.

“ The UAE continues to punch well above its weight and is now the world's 27th largest economy – an impressive achievement despite its relatively small land area. Nonetheless, the country has cemented its position on the world stage as a leading centre for manufacturing and import/export as it continues to be a key target for global occupiers. ”



ADAM WYNNE, MRICS  
PARTNER - HEAD OF COMMERCIAL AGENCY, DUBAI



# ECONOMIC OVERVIEW

In 2024, the UAE achieved significant economic milestones, reinforcing its status as a global trade and investment hub.

## Steady economic growth

The UAE's non-oil sectors have shown remarkable adaptability and resilience, as evidenced by the country's PMI reading, which climbed to 55.4 in December, the highest level since August 2024, underpinned by a sharp increase in new business orders. The December reading also marks 48 consecutive months of a reading of over 50, indicating sustained business expansion and growth.

In Dubai, the non-oil sector PMI reading climbed to 55.5 in December, hitting a fresh nine-month high.

Elsewhere, Abu Dhabi's Industrial Strategy continues to unfold. Plans are well underway to double the size of the industrial sector to AED 172bn by 2031, including the creation of 13,600 skilled jobs. Over the past year, the emirate issued 16.6% more industrial licenses, with 283 new licenses granted as of mid-2023.

The government of Abu Dhabi is actively working with international occupiers to facilitate and ease their entry, while continuing to also invest in growing Abu Dhabi's industrial offerings.

## FDI as a key driver

Foreign direct investment (FDI) continues to play a pivotal role in the UAE's economic strategy. The country's NextGen FDI program, launched in 2022, has bolstered its position as a hub for global trade and innovation.

The value of FDI inflows to the UAE in 2023 amounted to almost US\$ 30.7bn compared to US\$ 22.7bn in 2022, the second highest inflow recorded globally.

In 2024 the FDI inflows were projected to reach a new record high of US\$ 35bn.

Dubai attracted US\$ 9.8bn in FDI capital in 2023 and US\$ 6bn in the first half of 2024. High and medium tech industries dominated, accounting for 57.4% of all inflows, followed by financial services (21.0%), business services (17.0%) and software & IT services (9.4%).

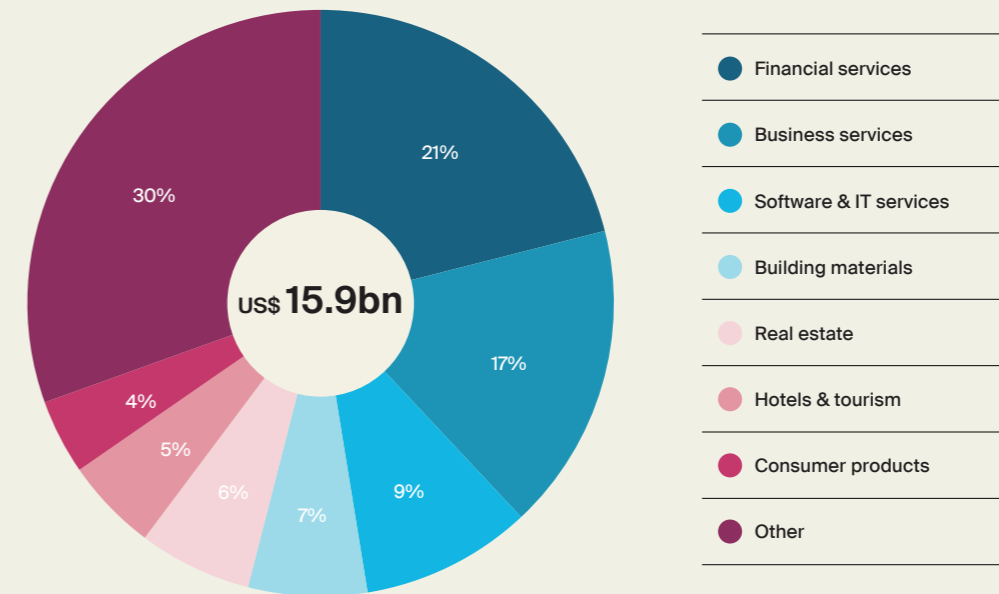
## Foreign trade expansion

In 2024 the UAE's foreign trade exceeded AED 2.8 trillion (US\$ 762.3bn) for the first time, marking a substantial increase from previous years. This growth is attributed to the nation's strategic trade agreements and diversification efforts.

Notably, the UAE has concluded 24 Comprehensive Economic Partnership Agreements (CEPAs) with countries and international blocs, covering approximately 2.5bn people, about a quarter of the global population.

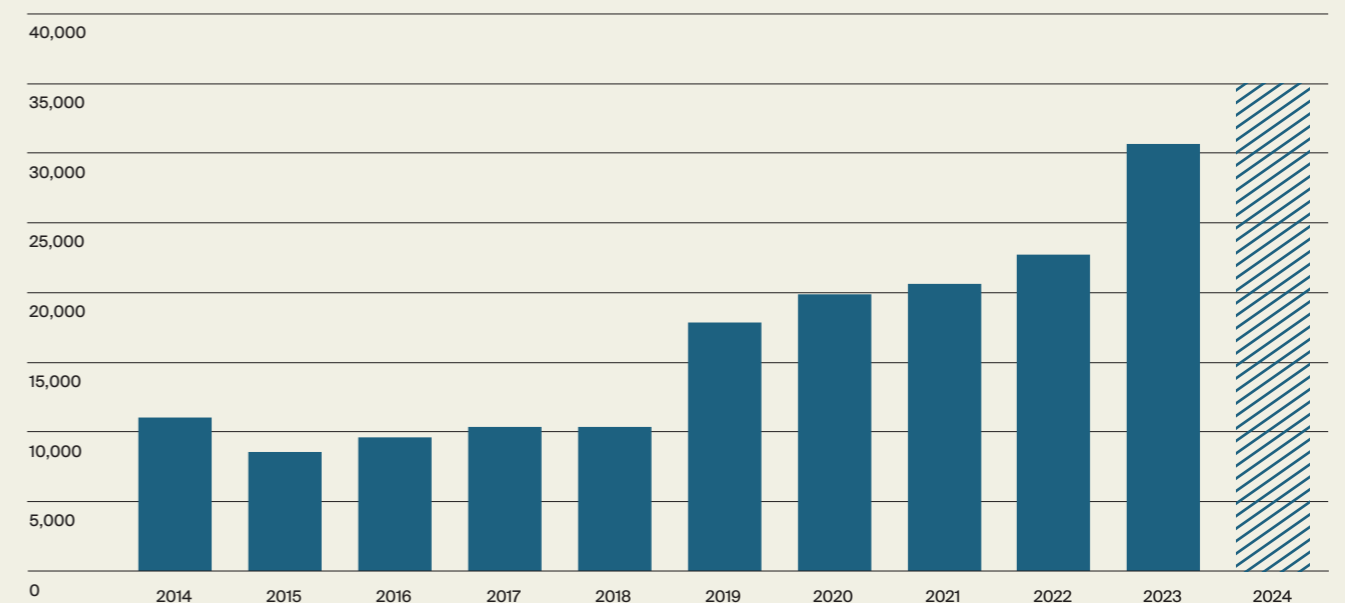
Dubai attracted  
**us\$ 9.8bn**  
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 in the first half of 2024

Dubai FDI share by sector  
 2023 - H1 2024



Source: Dubai FDI Monitor

The UAE's foreign direct investment inflows  
 US\$ millions

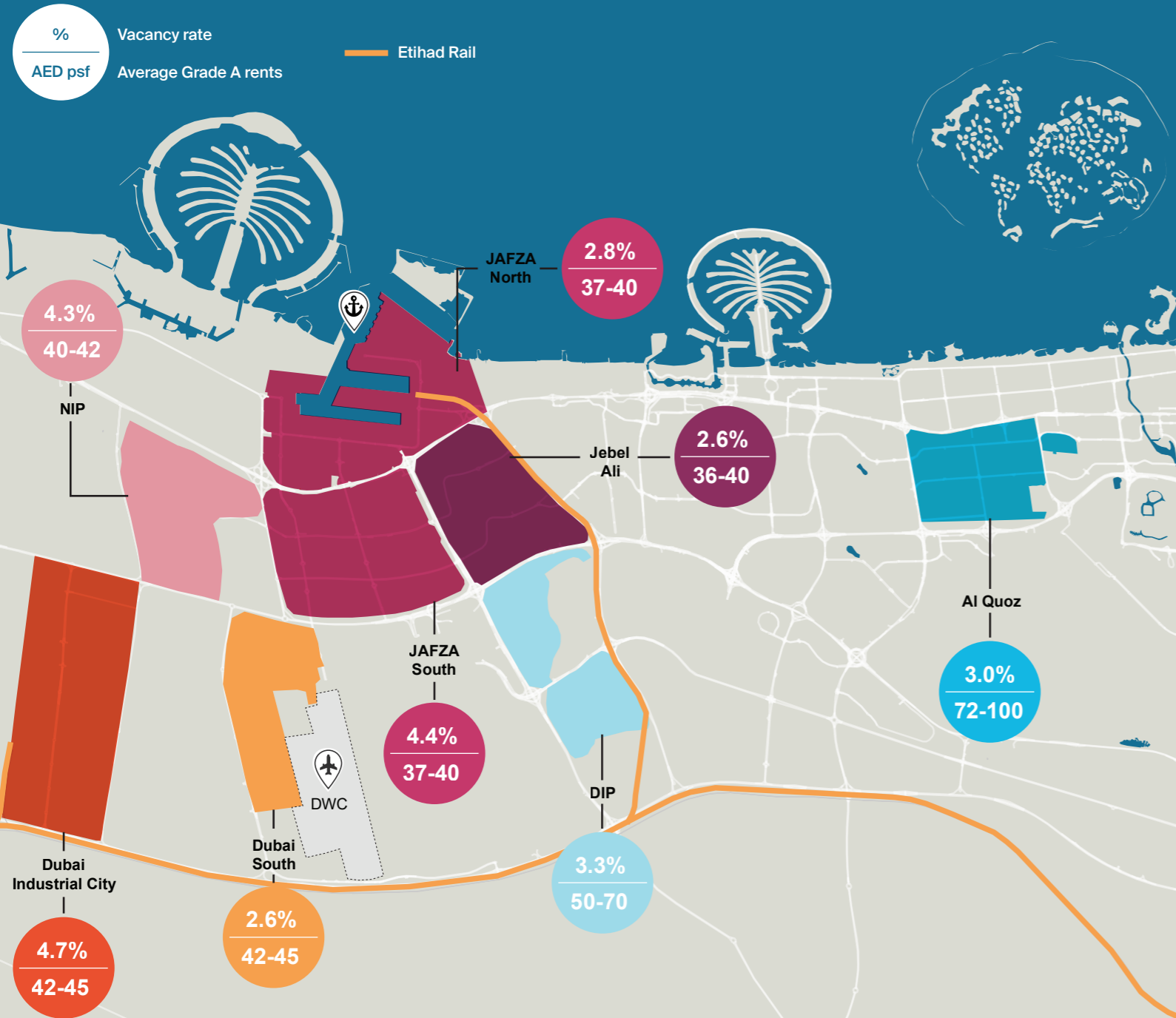


Source: UN Trade and Development

# RENTAL PERFORMANCE AND VACANCY LEVELS IN DUBAI

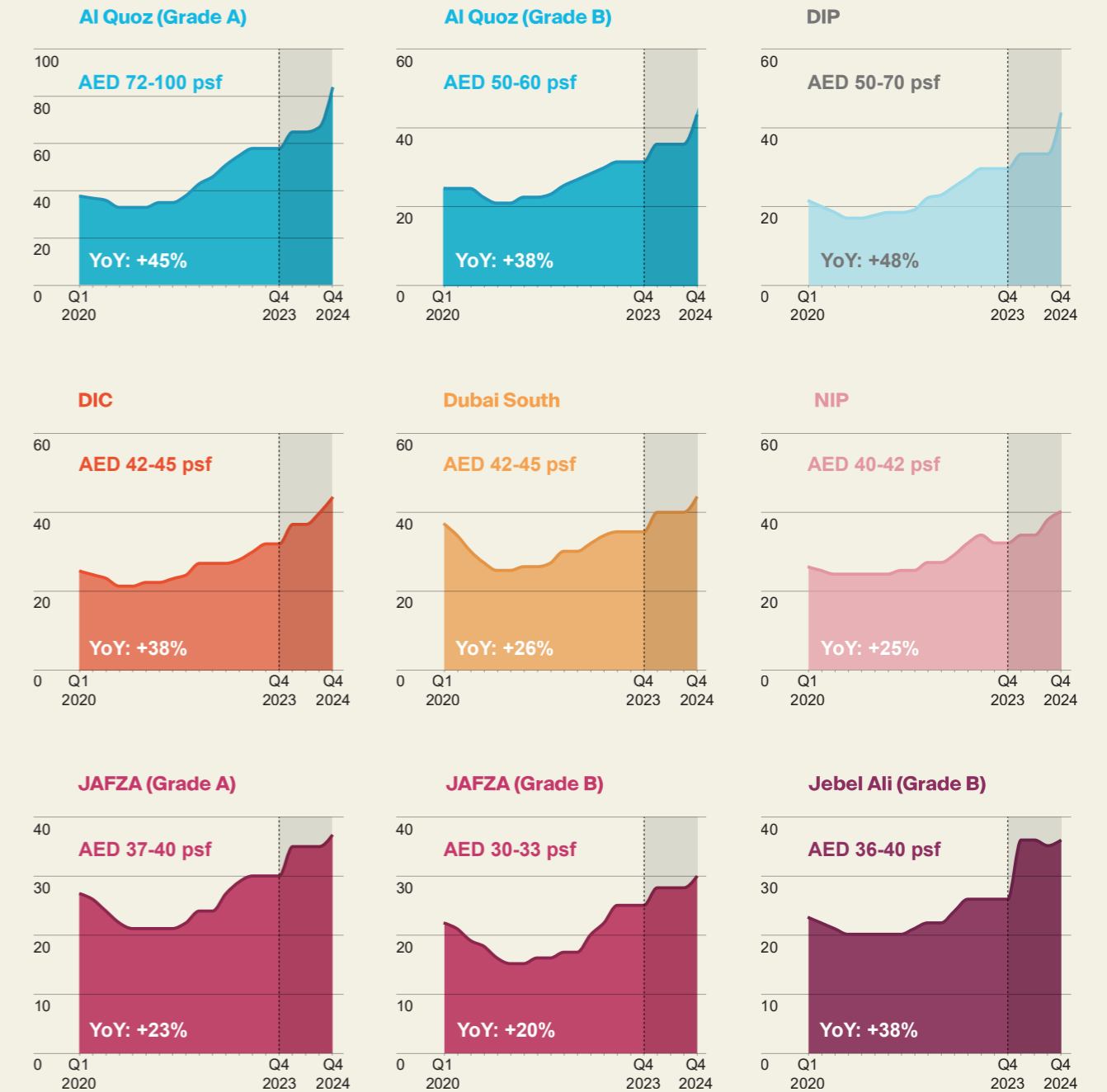
Dubai's industrial market thrived in 2024, with standout performances in key areas.

Al Quoz (Grade A) led the way with rents surging 45% over the year to AED 72–100 psf, while Dubai Investments Park (DIP) saw the highest growth at 48%, reaching AED 50–70 psf. Strong gains were also recorded in Dubai Industrial City (+38%) and Dubai South (+26%).



## Performance of industrial and logistics rents in Dubai 2020-2024

AED psf on Built Up Area (BUA)



# SOARING DEMAND IN DUBAI

Last year our team recorded a 225% increase in requirements for industrial and logistics assets in Dubai, totalling of 40.6 million sqft.

## Manufacturing and logistics dominate

Demand peaked during Q4, which alone accounted for 34% of the 2024 total.

The manufacturing and logistics sectors dominated, contributing the largest shares of demand at 15% and 12%, respectively.

They were followed by significant activity in the service industry, trading, construction, and automotive sectors, each representing 6% of the total demand.

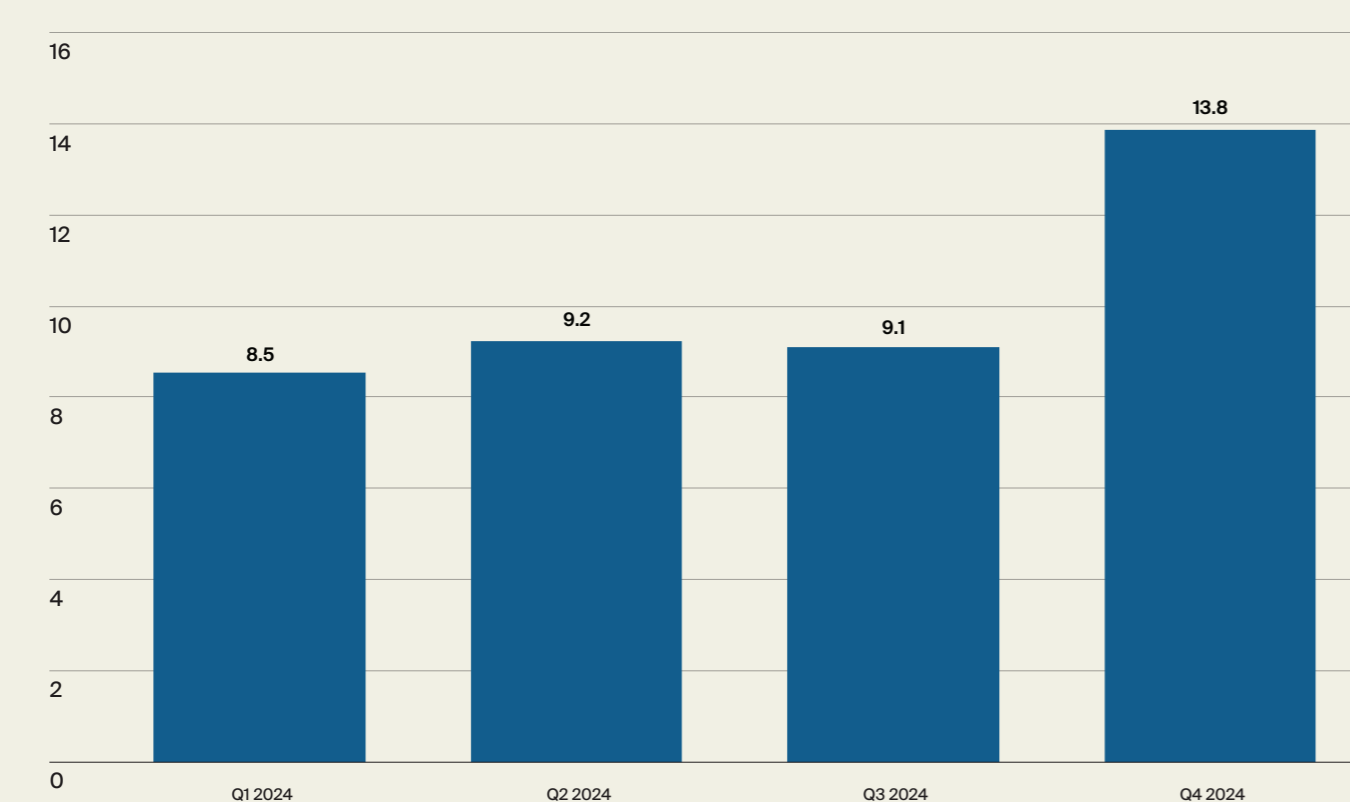
## Large space requirements

31% of all new space requirements fall into the 50,000-100,000 sqft range, making it the most popular size band.

Units under 25,000 sqft were the next most popular at 25%, followed by demand between 25,000-50,000 sqft (24%).

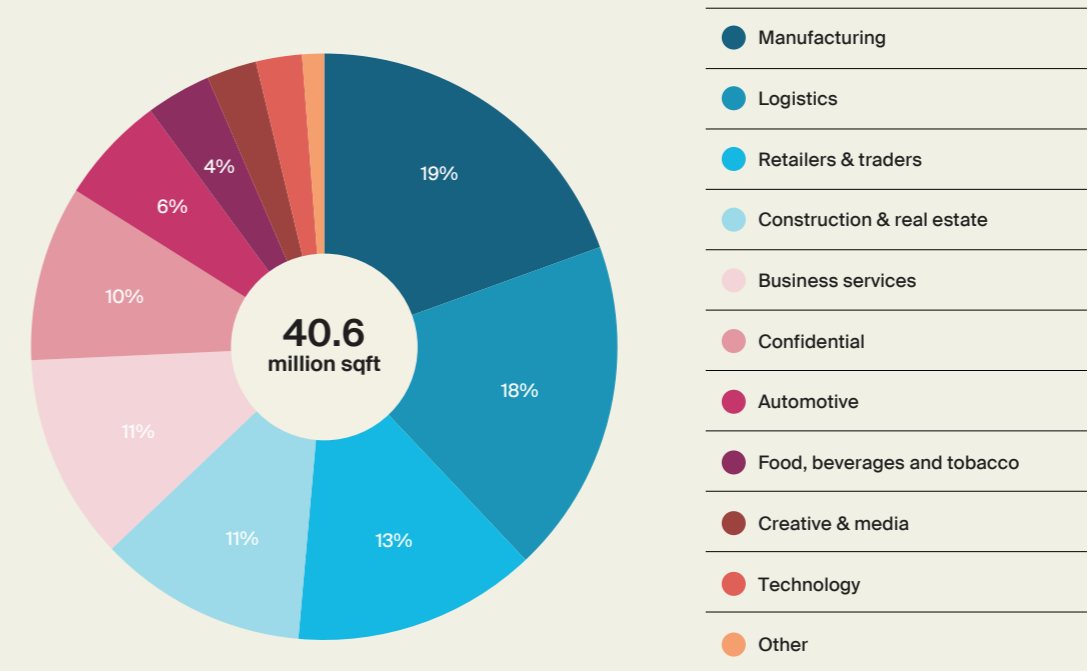
“The manufacturing and logistics sectors dominated demand during 2024”.

## Industrial & logistics requirements during 2024



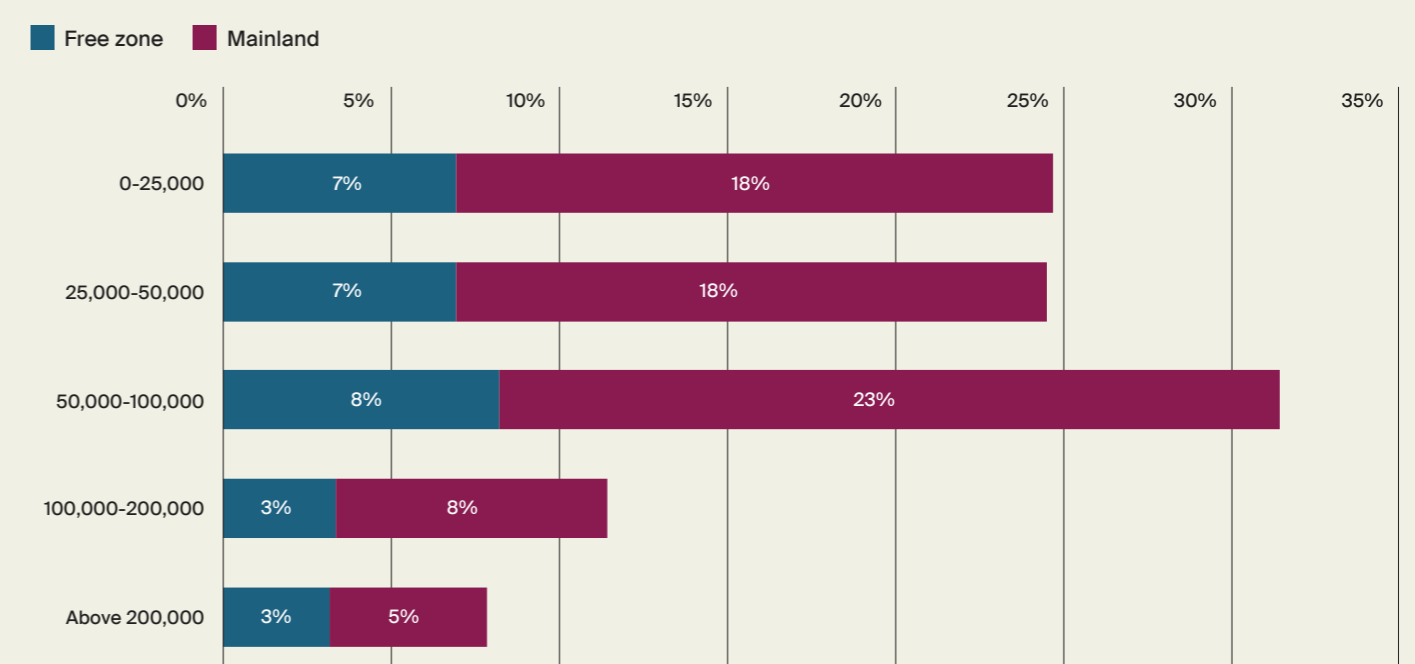
Source: Knight Frank

## Industrial & logistics requirements during 2024 (by sector)



Source: Knight Frank

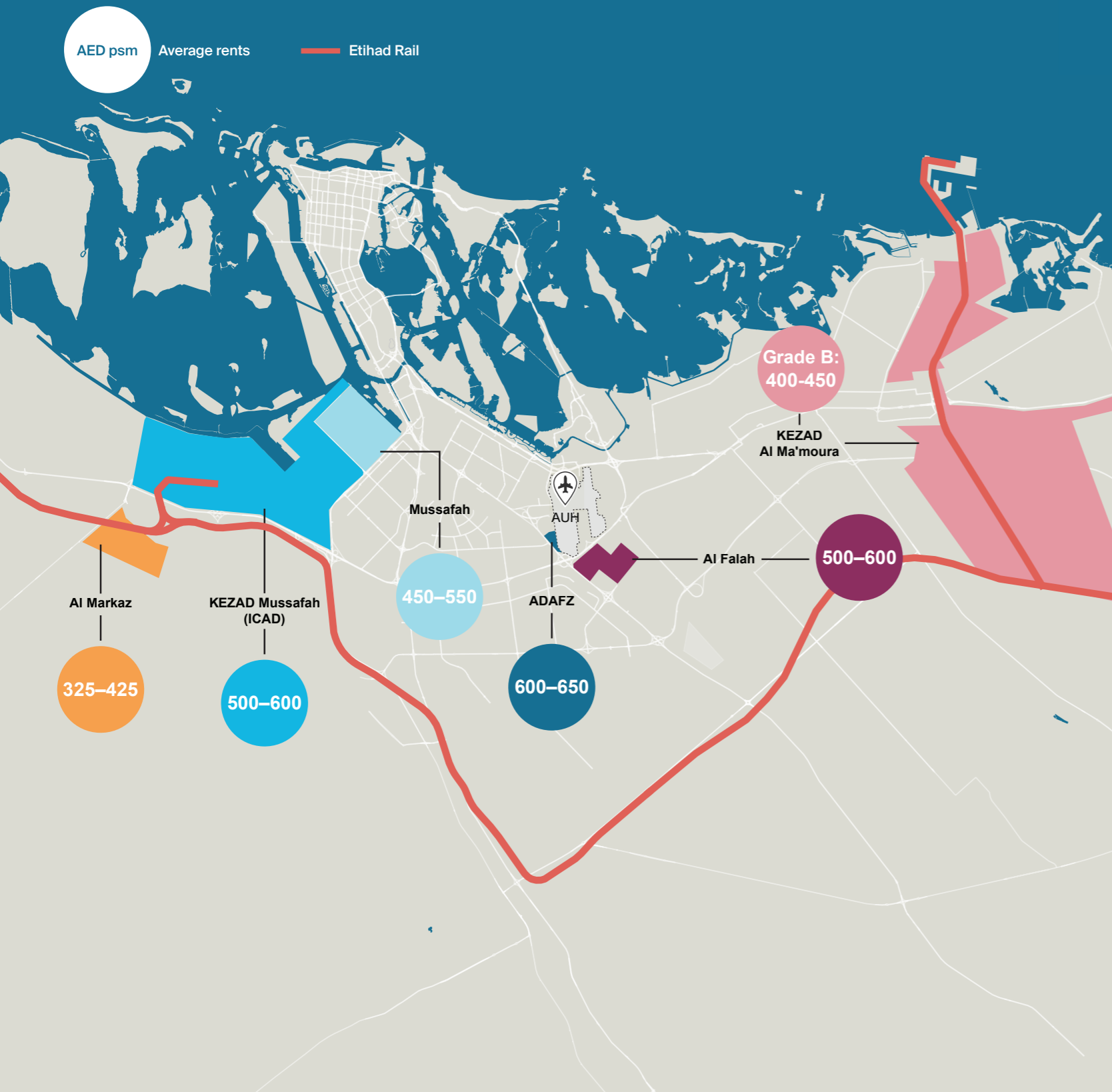
## Industrial & logistics space requirements (by size band)



Source: Knight Frank

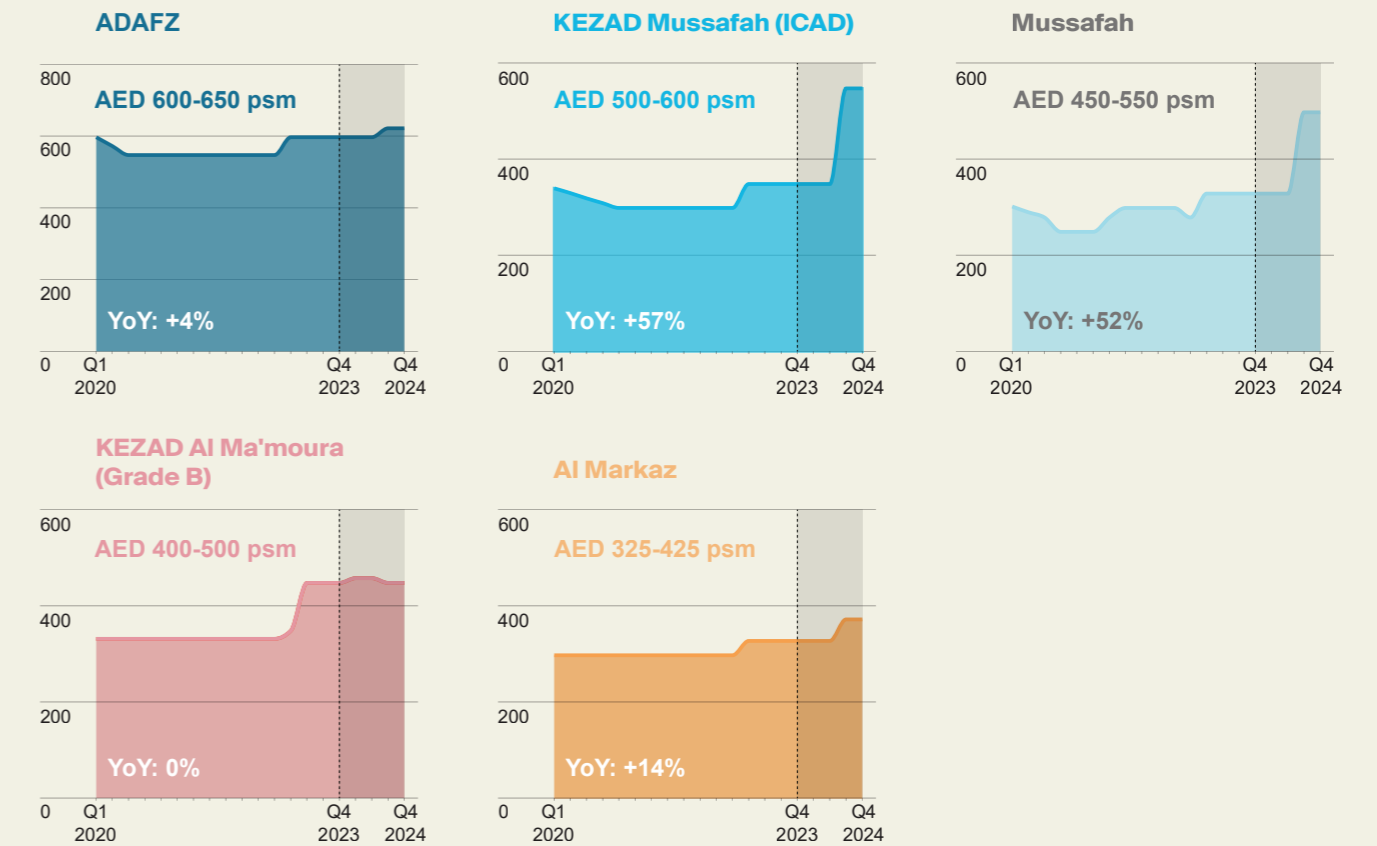
# RENTAL PERFORMANCE IN ABU DHABI

In Abu Dhabi, strong demand and constrained supply continued to push rents higher across the warehousing and industrial market during 2024. KEZAD Mussafah (ICAD) led this growth, with rents surging 57% to AED 500–600 psm, while ADAFZ, near Abu Dhabi International Airport, recorded the highest rental rates at AED 600–650 psm. Meanwhile, the Al Falah area saw the announcement of several large-scale industrial and logistics projects, with rents already positioned at AED 500–600 psm, reflecting the sector's strong momentum.



## Performance of industrial & logistics rents in Abu Dhabi 2020-2024

AED psm on Built Up Area (BUA)



Source: Knight Frank

# SUSTAINABILITY FOCUS

## CMA Terminals Khalifa Port

The newly inaugurated CMA Terminals Khalifa Port represents a milestone in sustainable and strategic infrastructure development in the UAE. With a total investment of AED 3.1bn (USD 845 million), the facility was developed under a 35-year concession agreement between CMA CGM Group's subsidiary CMA Terminals (70%) and Abu Dhabi Ports Group (30%).

### Operational impact

The completion of Phase 1 adds 1.8 million TEUs to Khalifa Port's capacity, increasing its annual throughput by 23% to nearly 10 million TEUs.

The terminal positions Khalifa Port as the regional hub for three of the world's top five shipping companies, bolstering its role as a global gateway for trade.

### Focus on sustainability

CMA Terminals Khalifa Port sets a new standard in integrating sustainability into port operations. Key features include:

- **Net-zero energy administration building:** Powered entirely by renewable energy, this award-winning facility earned the Net Zero Building Project of the Year Award in 2022.
- **Shore-power facilities:** These systems allow vessels to switch off engines while docked, reducing emissions significantly.
- **Circular economy principles:** Recycled construction materials and reduced operational waste align with Abu Dhabi's sustainability goals.
- **Technological advancements:** The port is equipped with eight advanced Ship-to-Shore (STS) cranes and 20 Electric Rubber Tyred Gantry (e-RTG) cranes, making it one of the world's most technologically advanced commercial ports.

## KEZAD: championing sustainable infrastructure

KEZAD is advancing sustainable infrastructure and energy-efficient solutions in the UAE through strategic investments and innovation.

### Expanding the natural gas supply network

In 2024, KEZAD commissioned a natural gas network with a total capacity of 311,100 MMBTU/day in KEZAD Area A - Al Ma'mourah, investing AED 300 million (US\$ 82 million). KEZAD's Mussafah area currently adds 83,000 MMBTU/day. As of Q4 2024, a 99km pipeline across ICAD - KEZAD Musaffah and KEZAD Al Ma'mourah was operational. The pipeline is expected to extend to 100km in Q1 2025. Developed in three phases, this expansion aims to ensure reliable energy access while reducing carbon emissions.

### Hot metal road: cutting energy use and emissions

KEZAD has introduced a hot metal road to transport aluminium from Emirates Global Aluminium (EGA) to downstream industries in molten form.

This eliminates re-melting, significantly lowering energy consumption and emissions, enhancing efficiency across the industrial ecosystem.

### Strategic partnerships for sustainability

Separately and in partnership with Sustainable Water Solutions Holding Company (SWS), KEZAD is developing a plant to process Treated Sewerage Effluent (TSE). This 40,000 cubic metre/day facility provides cost-effective recycled water, reducing reliance on freshwater and minimising the carbon footprints occupiers.

# SUBMARKET FOCUS: AL FALAH

During the second half of 2024, new large-scale industrial and logistics projects were announced in the Al Falah area of Abu Dhabi.

Covering an area of around 10km<sup>2</sup>, Al Falah is located east of Zayed International Airport, between the E11 and E311 highways.

Al Falah District is one of the free zone districts under Abu Dhabi Airports Free zone (ADAFZ), and the largest in its portfolio. The area, spanning over 8.3 km<sup>2</sup>, is fast emerging as a new logistics hub for the capital.

In late October 2024, developer Radius and ADAFZ announced plans to build a AED 320 million modern warehouse complex covering approximately 90,000 sqm, to be completed in approximately two years.

In September 2024, Mubadala and Aldar announced plans to develop a AED 5bn Grade A industrial and logistics park in Al Falah with a gross floor area of 1.2 million sqm.



Al Falah benefits from its close proximity to Zayed International Airport

## Developer insight

“We are pleased to deepen our investment in the UAE, particularly in the Abu Dhabi market, through our partnership with ADAFZ on this landmark project. This investment underscores our confidence in Abu Dhabi's thriving logistics sector and ADAFZ's strategic role as a global hub for aviation, logistics, and e-commerce.

“Unlike other industrial parks in the area, Al Falah has no heavy industries, offers short transit times to major population centres, and benefits from ADAFZ's licensing solutions—both free zone and dual licensing—with the flexibility to operate facilities as bonded, non-bonded, or hybrid.”



DAVID SIMONS  
FOUNDER & CEO, RADIUS GROUP

# IN FOCUS: ETIHAD RAIL

Etihad Rail is a major railway project in the UAE aimed at connecting key cities and industrial areas across the country. It is designed to enhance transportation efficiency, promote economic development, and reduce reliance on road transportation.

## Impact on the industrial & logistics real estate sectors

The Etihad Rail network links major industrial zones, logistics hubs, and ports, enhancing connectivity. This improved accessibility can benefit logistical businesses by providing easier access to key areas, reducing transit times, and facilitating a smoother flow of goods throughout the region.

The introduction of Etihad Rail may influence the strategic location and planning of logistics facilities. Businesses could consider proximity to rail terminals and hubs to optimise transportation and distribution networks.

Rail transport is generally more lucrative for bulk shipments over longer distances in comparison to road transport, it offers a significant cost advantage over road transport due to its economies of scale, fuel efficiency, lower labour costs, and reduced congestion.

With aspects such as reduced carbon emissions and lower energy consumption, the shift to rail transport aligns with sustainability goals. Moreover, the electrification of rail lines is becoming increasingly common. This allows for the use of renewable energy sources such as solar to power trains, further reducing reliance on fossil fuels and contributing to a more sustainable transportation system, enhancing the overall brand image of the business.

**1,200 km**

The line encompasses all 7 emirates of the UAE, connecting Fujairah to Al Ghuwaifat. Overall, the network will span a distance of over 1,200 km upon completion.

**60 million tones**

With the network expansion, Etihad Rail launched its freight train operations across the UAE. The freight carrier is expected to ferry 60 million tonnes by 2030.

**120 km/hr**

The max freight train speed will be 120 km/hr. The max speed of passenger trains will be 200 km/hr.

The travel time between Dubai and Abu Dhabi is expected to be reduced to just 50 minutes.

**4 major ports**

The rail connects four major ports located within the UAE including:

- Khalifa Port
- Jebel Ali Port
- Al Ghayel Dry Port
- Fujairah Port

Source: Etihad Rail

Etihad Rail route network



Source: Etihad Rail





# IN FOCUS: DUBAI URBAN MASTERPLAN 2040

The landscape of Dubai's property market is poised for significant change, fuelled by the ambitious and multifaceted Dubai 2040 masterplan. This urban development strategy presents a compelling vision for the city's future, with far-reaching implications for the industrial and logistics sector.

## Population growth

According to the Dubai 2040 Urban Master Plan, the city's population is expected to grow from 3.3 million in 2020 to 5.8 million in 2040. The daytime population is expected to increase from 4.5 million in 2020 to 7.8 million by 2040.

This population surge will drive a rise in demand for goods and services, necessitating an expansion of the industrial sector to meet these growing needs.

In summary, this will translate into a significant requirements for additional industrial space to accommodate new businesses and manufacturing facilities.

This in turn, we feel will contribute to the attractiveness of Dubai's logistics sector to both developers and investors.

## Enhanced supply chain infrastructure

In addition, the city's 2040 masterplan emphasises the development of a world-class logistics network. This includes the expansion of existing ports and airports, the creation of new transport corridors, and the implementation of cutting-edge logistics technologies. These advancements will further enhance Dubai's position as a global trade hub, attracting a wider range of industries while also fostering the growth of the industrial property market.

## Focus on advanced industries

High-tech industries, such as robotics, artificial intelligence, and biotechnology are the heart of the 2040 masterplan. This shift will trigger the creation of specialised industrial zones, equipped with the infrastructure and facilities to support these advanced sectors.

This will require the development of new industrial space that caters to the specific needs of these innovative and emergent industries.

## Sustainable development

Environmental sustainability is a cornerstone of the 2040 masterplan and is already prompting increased demand for industrial facilities that incorporate green building practices, renewable energy sources, and resource-efficient technologies.

The industrial and logistics property market will need to adapt quickly to accommodate this shift in focus by providing sustainable options for businesses seeking to operate in an environmentally responsible manner, likely triggering a wave of renovations and retrofits, while also spurring the development of 'greener' warehouses.



**5.8 million**  
Projected population of  
Dubai in 2040

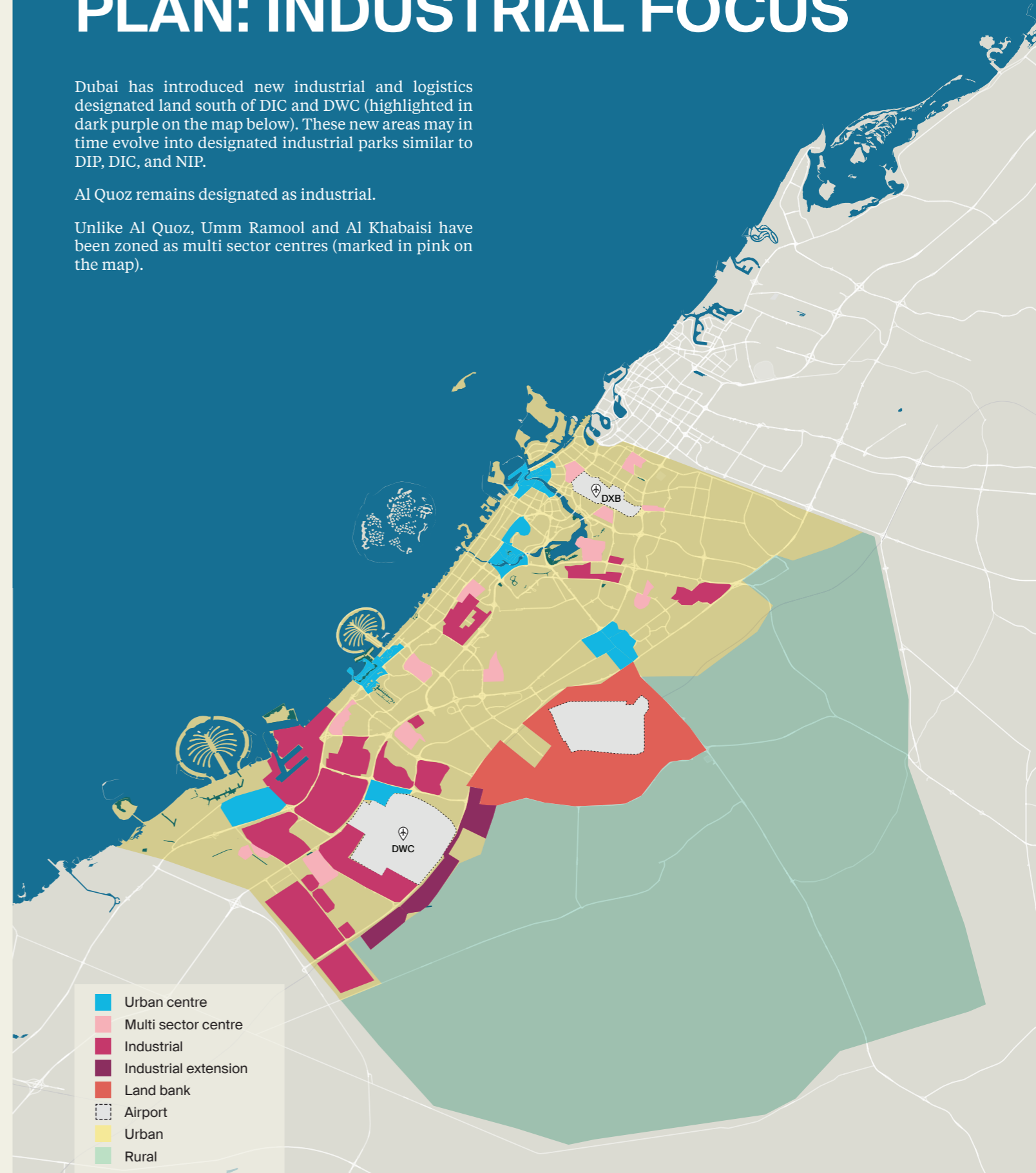
Source: Dubai 2040 Urban Master Plan

# DUBAI 2040 URBAN MASTER PLAN: INDUSTRIAL FOCUS

Dubai has introduced new industrial and logistics designated land south of DIC and DWC (highlighted in dark purple on the map below). These new areas may in time evolve into designated industrial parks similar to DIP, DIC, and NIP.

Al Quoz remains designated as industrial.

Unlike Al Quoz, Umm Ramool and Al Khabaisi have been zoned as multi sector centres (marked in pink on the map).



# IN FOCUS: 'BIG BOX' MARKET

Growing demand for larger warehouses is fuelling a boom in the development of big box warehouses, i.e., space in excess of 40,000 sqm. Nationwide, the total supply of big box space hit a new record of 25 million sqft, or around 2.3 million sqm.

## Record supply: a milestone year

In 2024 alone, over 320,000 sqm of 'big box' warehouses were completed, setting an all-time record, surpassing the 290,000 sqm built in 2018.

Looking ahead, the pipeline remains strong, with over 500,000 sqm of 'big box' space estimated for completion in the next two years (based on data available at the time of publication). This supply may grow further as occupiers consider portfolio consolidation, expansion and new projects are announced.

## Free zones: the core of big boxes

Free zones continue to dominate the landscape, hosting 61% of all 'big box' warehouses in the UAE, primarily serving multinational companies. Dubai remains the epicentre of the market, accounting for over 1.8 million sqm of the total, with JAFZA and Dubai South hosting more than 50% of the UAEs total 'big box' stock.

## Occupiers at the heart of 'big box' supply

Occupiers lead the market, having built nearly 73% of all 'big box' warehousing. The distribution by BUA shows a diverse range of facilities, with 47% in the 40,000–70,000 sqm range, 24% in the 70,000–100,000 sqm, and 29% exceeding 100,000 sqm.

The UAE is home to six mega warehouses exceeding 100,000 sqm, including iconic facilities like IKEA and Landmark in Dubai and Noon and Borouge in Abu Dhabi. Landmark Group is the largest operator of 'big box' space in Dubai, while Borouge leads in Abu Dhabi.

Dry and multi-temperature 'big box' warehousing is evenly distributed, reflecting the balanced demand for both types.

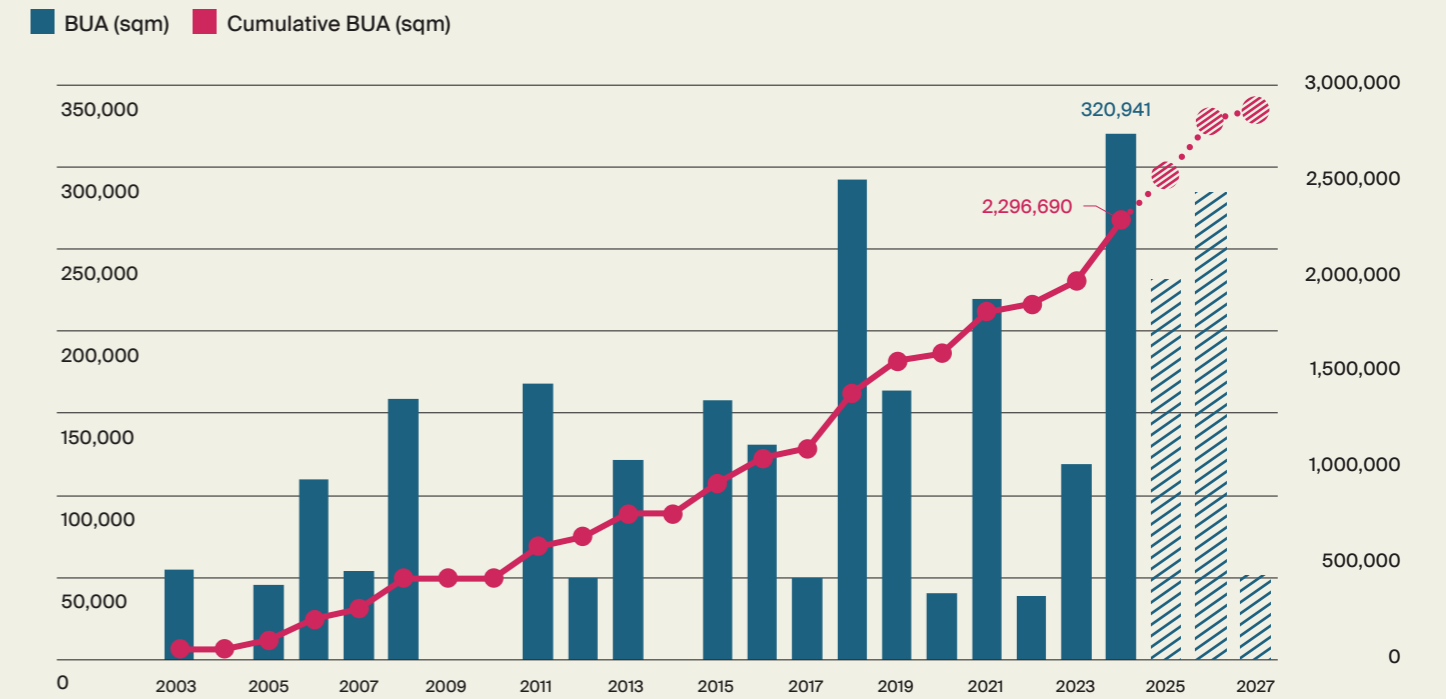
## Future outlook

The upcoming supply will remain concentrated in free zones, although a shortage of large, suitable land plots within Dubai's free zones may constrain future developments.

Differentiation in 'big box' design will persist, but there is a notable trend toward delivering more build-to-lease (BTL) facilities.

Developers such as Aldar and Radius are leading this shift with new logistics parks in Abu Dhabi and Dubai strategically delivering 'big box' warehouses with the ability to be leased as a whole or in smaller chambers to mitigate the potential void periods of leasing solely to single occupiers.

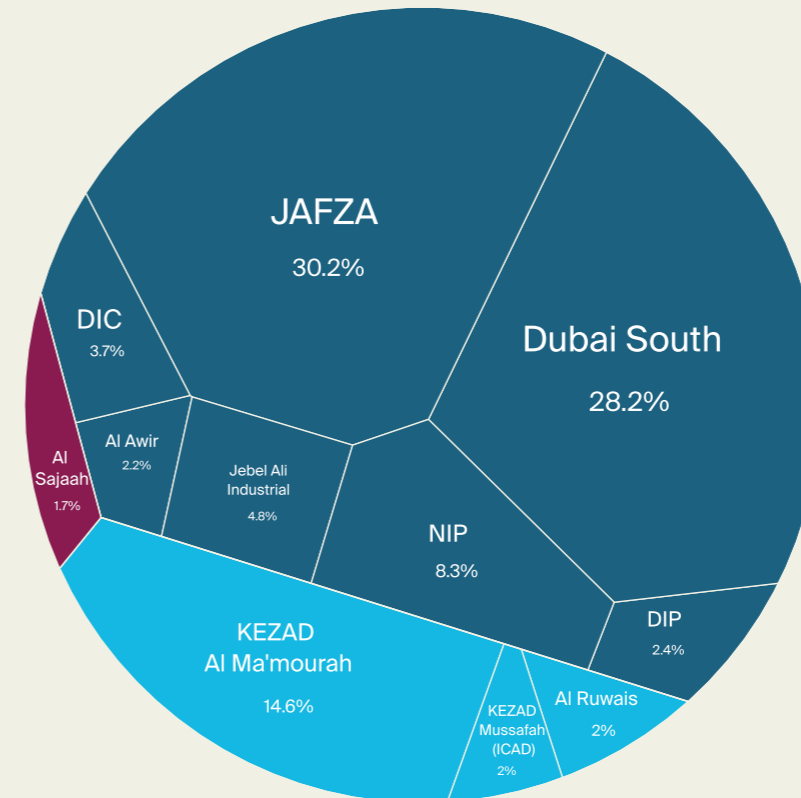
## The UAE's 'big box' supply



Source: Knight Frank

## The distribution of 'big box' warehouses across the UAE

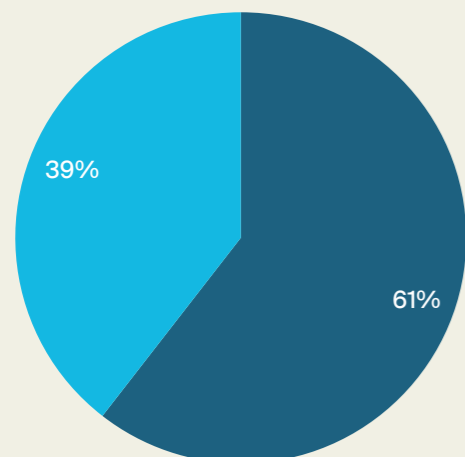
■ Dubai (79.7%) ■ Abu Dhabi (18.6%) ■ Sharjah (1.7%)



Source: Knight Frank

## The UAE's 'big box' warehouse distribution by jurisdiction

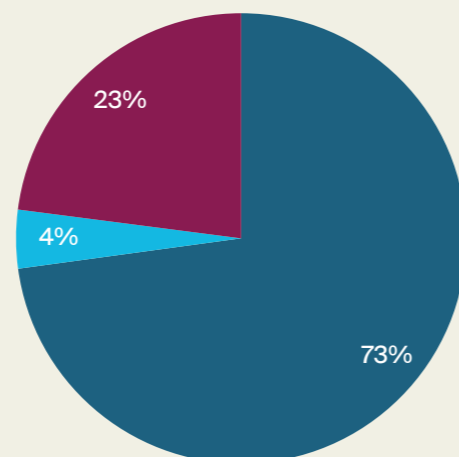
■ Free zone ■ Onshore



Source: Knight Frank

## The UAE's 'big box' warehouse distribution by use

■ Owner-occupied ■ Built-to-Lease ■ Built-to-Suit



Source: Knight Frank

## Expert insight

“'Big box' warehouses have been built primarily to serve multinational companies, acting as regional hubs, with a focus on proximity to major ports. JAFZA and Dubai South will see continued growth, though limited by the availability of large plots in the future, while developers' interest is also expanding to Abu Dhabi's free zones, where demand is also growing.”



**MIKHAIL VERESHCHAGIN**  
ASSOCIATE PARTNER -  
INDUSTRIAL & LOGISTICS

# THEMES FOR THOUGHT

The UAE's industrial and logistics sector is witnessing several new trends that are shaping its evolution and competitive edge. Below we outline 8 new trends in the market.

## 1. Specialised facilities for niche markets

One prominent shift is the rise of specialised facilities such as data centres, cold storage, and high-tech manufacturing hubs, driven by increasing digitalisation and regional demand for niche solutions. Indeed, with the growing penetration of e-commerce in the UAE, the country's data centre capacity has grown 53% in the last three years to 273MW of live IT capacity, with Dubai alone hosting 50% of capacity.

## 2. Urban logistics hubs

Urban logistics is gaining momentum, with the development of micro-fulfilment centres and satellite locations in densely populated areas to support faster last-mile deliveries.

Location accessibility remains critical for occupiers, particularly those focusing on fast delivery. These facilities are designed for delivery rider access and equipped with significant power provisions for cooling and cooking equipment. Tech-driven delivery companies are fuelling this demand as work to both capture greater market share as well as enhance operational efficiency.

## 3. Gentrification of industrial areas

Northern Dubai's industrial areas such as Al Quoz, Ras Al Khor, and Umm Ramool continue to be organically gentrified. These areas are increasingly transforming into hubs for retailers and customer-centric business activities, including fitness and wellness centres, children's attractions, and outlet stores. This change has been catalysed by rising lease rates and restrictions on lease lengths (limited to just 12 months in many cases). The gentrification itself has pushed up rents, which now exceed AED 100 psf on the BUA in some locations, while traditional industrial occupiers like storage, logistics, and manufacturing businesses are left with little option but to relocate to peripheral areas.

## 4. Scarcity of stand-alone facilities

The scarcity of vacant stand-alone industrial facilities has given rise to a unique trend: occupiers purchasing rented for self-occupation, often through the displacement of existing tenants who are being served notice. This behaviour underscores the intensifying competition for prime industrial and logistics space.

## 5. Redevelopment of heavy industrial plants

Landlords of heavy industrial plants are gradually redeveloping or considering the redevelopment of these sites into light industrial facilities or 'big-box' warehouses.

This shift reflects a growing demand for modern, versatile industrial space that caters to e-commerce, logistics, and flexible storage needs, further reshaping the sector's landscape.

## 6. Entry of multinational stakeholders

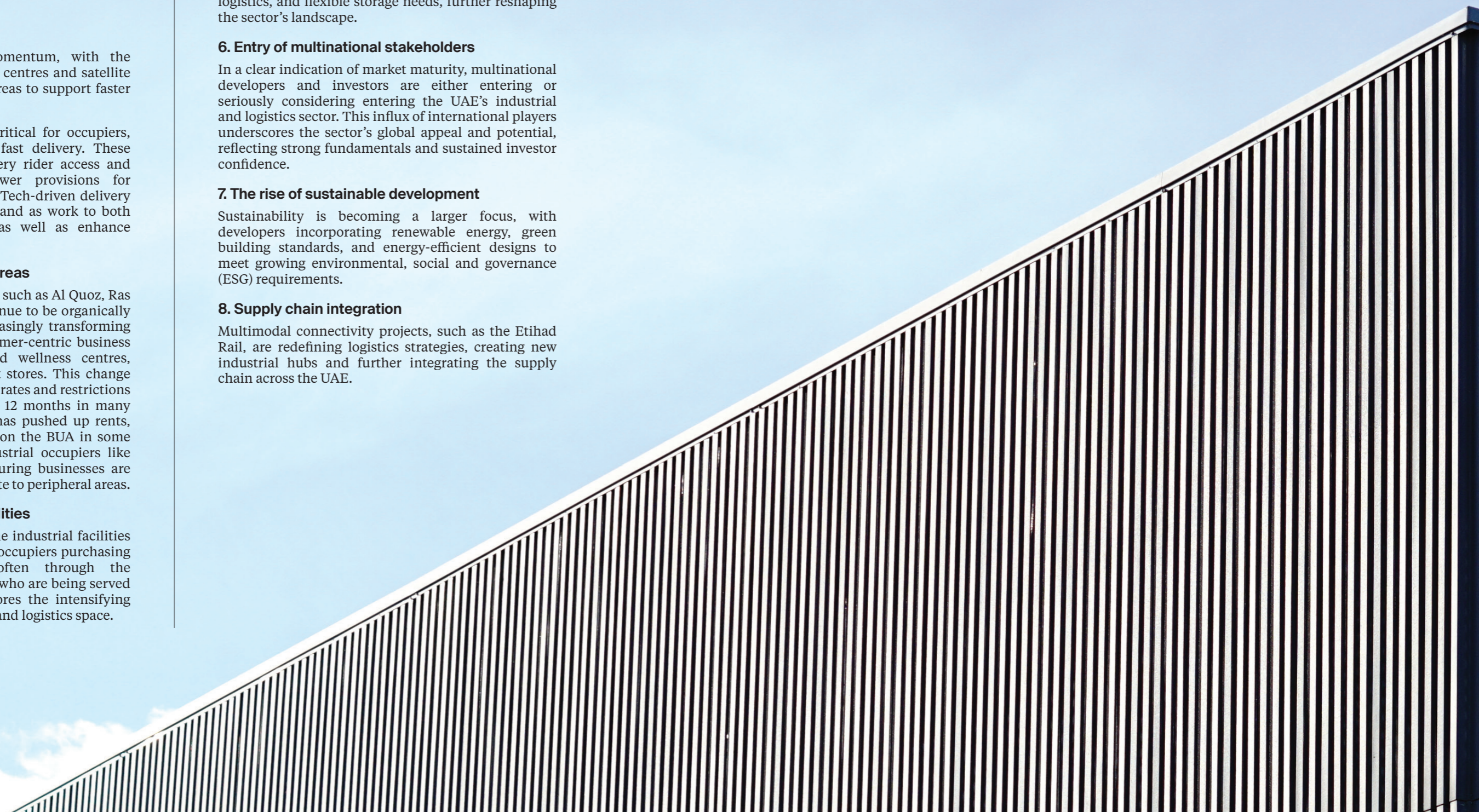
In a clear indication of market maturity, multinational developers and investors are either entering or seriously considering entering the UAE's industrial and logistics sector. This influx of international players underscores the sector's global appeal and potential, reflecting strong fundamentals and sustained investor confidence.

## 7. The rise of sustainable development

Sustainability is becoming a larger focus, with developers incorporating renewable energy, green building standards, and energy-efficient designs to meet growing environmental, social and governance (ESG) requirements.

## 8. Supply chain integration

Multimodal connectivity projects, such as the Etihad Rail, are redefining logistics strategies, creating new industrial hubs and further integrating the supply chain across the UAE.



# 2025 OUTLOOK

The UAE's industrial and logistics sector experienced significant growth in 2024, propelled by robust population growth, strong economic fundamentals and supportive government initiatives, which we expect will continue in 2025.

## Further fall in vacancy rates

The market dynamics suggest that the first half of 2025 will see near-total absorption of the current vacant supply. Vacancy rates are nearing 3% across all industrial zones and will likely slip further still.

New supply is anticipated towards the latter part of 2025 and beyond, but is unlikely to drive a supply -demand imbalance. We project steady and rapid absorption of the 3.65 million sqft of space we expect to be completed across Dubai and Abu Dhabi over the next two years.

## Development site drought to persist

Industrial and logistics land availability remains critically constrained, with most industrial parks operating at capacity. The few parks with land still available are prioritising occupiers seeking to develop facilities for their own business operations, thereby limiting opportunities for speculative development.

## Etihad Rail boost yet to come

The introduction of the Etihad Rail network is poised to significantly enhance the UAE's industrial landscape by establishing seamless connectivity between key industrial zones across the country.

This enhanced connectivity will likely drive increased demand in areas where rental rates are currently lower, narrowing the disparity in pricing across various industrial zones.

Moreover, the rail network will improve supply chain efficiency, reduce transportation costs, and provide a sustainable alternative to road freight, further boosting the attractiveness of underutilised industrial areas.

## Rents to continue rising

We expect rents and capital values to maintain their upward trajectory, driven by strong demand fundamentals and constrained supply.

Our consensus view is that rents will rise by around 2% each month throughout 2025 in both Abu Dhabi and Dubai. In the absence of major macroeconomic disruptions, the market is expected to remain resilient and we do not foresee any significant corrections this year.

In the investment market, we expect to see further yield compression. We forecast that prime net initial yields will dip below 8% in the near term, reflecting sustained investor confidence in the sector.

## Risks

The industrial and logistics sector in the UAE faces a balanced mix of risks and opportunities in 2025. Rising construction costs and limited land availability may challenge new developments, while global economic uncertainties and geopolitical tensions could impact trade volumes.

However, these challenges also present opportunities for innovation, such as the redevelopment of older facilities, vertical expansion, and adoption of sustainable building practices in alignment with ESG priorities.

## Expert insight

“In Dubai, warehousing demand is likely to continue being driven by general traders, e-commerce operators, logistics providers, and retailers. Meanwhile, Abu Dhabi is set to attract manufacturing demand due to its competitive incentives, including low land lease rates and the Electricity Tariff Incentive Program.”



**MAXIM TALMATCHI, MRICS**

ASSOCIATE PARTNER - HEAD OF INDUSTRIAL AND LOGISTICS, UAE



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We like questions. If you've got one about our research, or would like some property advice, we would love to hear from you.

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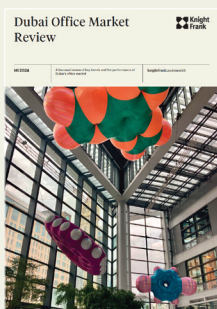
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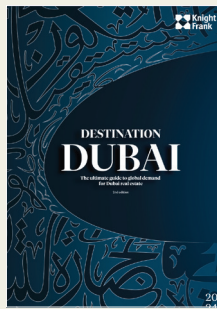
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