

# Arada's UAE Property Investment Index

May 2026

# Executive Summary

New research commissioned by Arada and conducted by Penta Group has found that the UAE is the world's number-one destination for international real estate investment – ranked first by global investors across 13 markets, ahead of the US, the UK and all other countries surveyed.

The research, which polled 689 established real estate investors between 1 and 20 April 2026, found that 56% of respondents would seriously consider the UAE as one of their top three countries for real estate.

The UAE's appeal was particularly pronounced among investors from emerging and high-growth markets. Among Indian investors, 91% cited the UAE as a top-three destination, while the figure stood at 92% among Egyptian investors and 85% among Saudi respondents. Among European investors, the UAE was the top choice outside the home country for French investors (63%), German investors (60%) and Swiss investors (57%).

The research also reveals what drives international investors to choose a destination, with strong potential returns and perception of safety and stability emerging as the two most critical factors globally, cited by 38% and 36% of all respondents respectively, well ahead of ease of purchase, tax advantages and lifestyle appeal.

The research was commissioned by Arada, one of the UAE's leading master developers, with a project pipeline valued at AED130 billion across the UAE, United Kingdom and Australia.

# UAE is among the top 3 countries for real estate investments by investors in most markets

Which three countries would you most seriously consider for real estate investment?	Total (n=689)	USA (n=75)	GBR (n=75)	AUS (n=62)	FRA (n=57)	ESP (n=54)	DEU (n=50)	NLD (n=53)	CHE (n=51)	CHN (n=52)	IND (n=55)	SAU (n=54)	EGY (n=51)
United Arab Emirates	56%	43%	37%	39%	63%	52%	60%	36%	57%	31%	91%	85%	92%
United States	54%	87%	63%	42%	39%	48%	44%	42%	47%	44%	64%	63%	55%
United Kingdom	41%	53%	73%	45%	26%	22%	36%	19%	25%	40%	42%	52%	41%
France	28%	23%	23%	13%	61%	26%	34%	51%	24%	23%	11%	28%	27%
Spain	27%	15%	35%	18%	35%	74%	26%	58%	24%	0%	7%	11%	22%
Australia	24%	23%	21%	82%	11%	4%	14%	17%	18%	48%	22%	4%	12%
Singapore	21%	15%	12%	21%	11%	13%	24%	11%	33%	44%	35%	22%	14%
Portugal	16%	13%	16%	6%	32%	28%	18%	45%	20%	4%	5%	6%	2%
Hong Kong	13%	13%	7%	6%	5%	17%	8%	9%	14%	56%	2%	9%	12%
South Korea	8%	7%	5%	5%	9%	6%	12%	6%	8%	10%	7%	9%	10%

Q13: Which three countries would you most seriously consider for real estate investment?

## Familiarity with UAE real estate investment opportunities is higher than for other markets, except in EU countries where local markets pull ahead

How familiar are you with real estate investment opportunities in each of the following countries? Showing % very familiar	Total n=689	USA n=75	GBR n=75	AUS n=62	FRA n=57	ESP n=54	DEU n=50	NLD n=53	CHE n=51	CHN n=52	IND n=55	SAU n=54	EGY n=51
United States	53%	84%	67%	32%	44%	48%	48%	26%	43%	31%	65%	72%	65%
United Kingdom	51%	52%	93%	37%	54%	41%	36%	28%	39%	29%	56%	70%	57%
<b>United Arab Emirates</b>	<b>51%</b>	<b>64%</b>	<b>48%</b>	<b>31%</b>	<b>47%</b>	<b>37%</b>	<b>44%</b>	<b>19%</b>	<b>33%</b>	<b>27%</b>	<b>84%</b>	<b>89%</b>	<b>86%</b>
France	43%	44%	48%	29%	79%	41%	36%	34%	33%	25%	40%	44%	53%
Spain	41%	53%	44%	23%	42%	89%	34%	40%	37%	19%	33%	33%	41%
Australia	38%	51%	36%	85%	25%	20%	18%	25%	22%	44%	47%	35%	41%
Singapore	32%	41%	28%	29%	23%	24%	26%	9%	35%	38%	55%	46%	29%
Hong Kong	26%	35%	33%	19%	18%	28%	18%	13%	18%	48%	20%	33%	25%
Portugal	26%	32%	37%	8%	35%	43%	14%	32%	27%	10%	20%	28%	22%
South Korea	24%	37%	37%	13%	18%	28%	12%	9%	20%	19%	22%	28%	33%

Q3: How familiar are you with real estate investment opportunities in each of the following countries?

# While many factors are important for investment consideration, strong potential returns and perceived stability appear to be critical

When choosing a location for real estate investment, which of these factors is most important to you? Second-most important? Showing % most / second-most	Total n=689	USA n=75	GBR n=75	AUS n=62	FRA n=57	ESP n=54	DEU n=50	NLD n=53	CHE n=51	CHN n=52	IND n=55	SAU n=54	EGY n=51
Strong potential returns	<b>38%</b>	36%	<b>41%</b>	<b>57%</b>	<b>39%</b>	<b>56%</b>	36%	30%	<b>31%</b>	37%	35%	31%	24%
Perception of safety/stability	36%	28%	32%	26%	<b>39%</b>	37%	<b>58%</b>	30%	<b>31%</b>	<b>65%</b>	38%	30%	22%
Ease of purchase/ownership	34%	33%	32%	32%	32%	20%	26%	<b>34%</b>	30%	25%	38%	<b>57%</b>	<b>41%</b>
Tax advantages	32%	<b>37%</b>	32%	44%	<b>39%</b>	31%	28%	32%	<b>31%</b>	17%	<b>45%</b>	13%	28%
Favourable government policies	26%	33%	35%	24%	18%	13%	26%	32%	30%	33%	24%	15%	26%
Lifestyle appeal	19%	23%	13%	15%	25%	17%	14%	19%	28%	15%	11%	20%	31%
Recommendations from experts/advisors	14%	9%	15%	3%	11%	20%	10%	15%	18%	6%	9%	33%	28%

Q2: When choosing a location for real estate investment, which of these factors is most important to you? Second-most important?

# Notes to editors

The research was conducted by Penta Group, a global insight and research organisation headquartered in the USA. The research was undertaken from 1st to 23rd April among 689 investors across 12 different markets. The investors surveyed had to have annual incomes above \$100,000, with over \$250,000 in investible assets who had invested or were interested in investing in real estate outside their own country, including the UAE. Details about Penta Group can be found at [www.pentagroup.com](http://www.pentagroup.com).



Arada Developments LLC  
800-ARADA (27232)  
info@arada.com; arada.com; [f](#) [t](#) [i](#) [o](#) [i](#) @aradaliving

Visit our Sharjah sales office:  
Aljada Discovery Centre Aljada  
Muwaileh, Sharjah

Visit our Dubai sales office:  
19th Floor, Festival Tower,  
Dubai Festival City  
PO Box 644753,  
Dubai

Visit our Abu Dhabi sales office:  
Level 12, Office Tower 3,  
Etihad Towers,  
Abu Dhabi