

# Dubai Office Market Review



H1 2024

A biannual review of key trends and the performance of Dubai's office market

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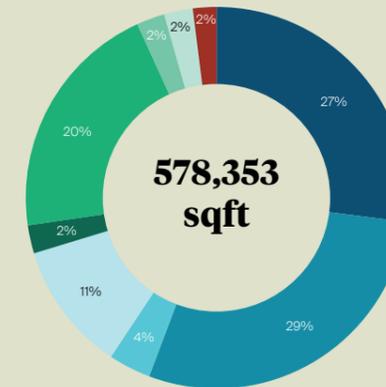


## WHAT YOU NEED TO KNOW

- During H1 2024, average office lease rates within the 25 submarkets we monitor have demonstrated strong performance, with a 22.4% overall increase over the last 12 months.
- The DIFC remains the city's most expensive location to rent offices, driven by market-leading ICD Brookfield Place, where rents are well above the wider DIFC average of around AED 355 psf. Rents at the DIFC 17.5% up on this time last year.
- Trade Centre District (81.3%), The Greens (77%), SZR (West) (77%), and Jumeirah Lakes Towers (66.7%) have seen the strongest uplift in office rents over the past 12 months.
- Downtown remains the most expensive area for office sales values for the fifth consecutive year, with prices reaching an average of AED 3,609 psf, a 132% increase on 2020 prices.
- Barsha Heights and Business Bay have seen the strongest capital growth over the last 12 months, growing by 47% and 35%, respectively.
- In response to the heightened demand and occupancy levels in the emirate, developers plan to add approximately 4.2 million sqft of office space to Dubai's stock by 2028.
- During H1 2024 we recorded 578,353 sqft of new office space requirement, which equates to 71% of the total we recorded last year.
- Business services (29%) and banking & finance (27%) are together responsible for about 322,378 sqft of new demand in H1 2024.
- The total value of transactions in H1 2024 (AED 2.7bn) was 24% up on H1 2023.
- The number of sales transactions also increased from 1,334 deals in H1 2023 to 1,414 in H1 2024.

## Office requirements in Dubai - H1 2024

- Banking & finance
- Business Services
- Logistics
- Manufacturing & Industry
- Oil & gas
- Real estate
- Retail
- Technology
- Government



Source: Knight Frank

# 4.2 million sqft

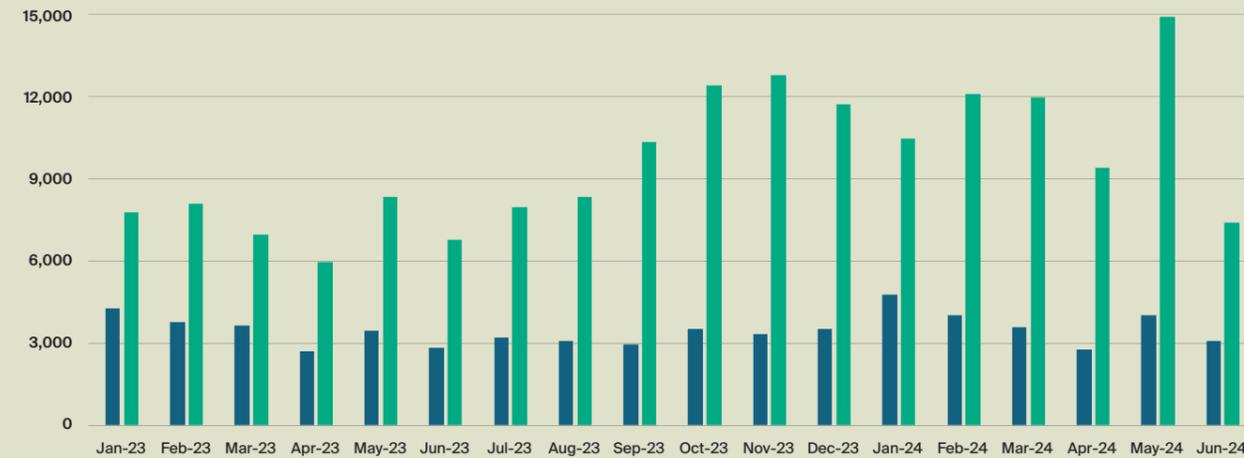
## Expected prime supply 2024-2028

# 1.2 million sqft

## Completions of prime offices 2021-2023

## Number of rental transactions (renewed v. new contracts) (Q1 2023-Q2 2024)

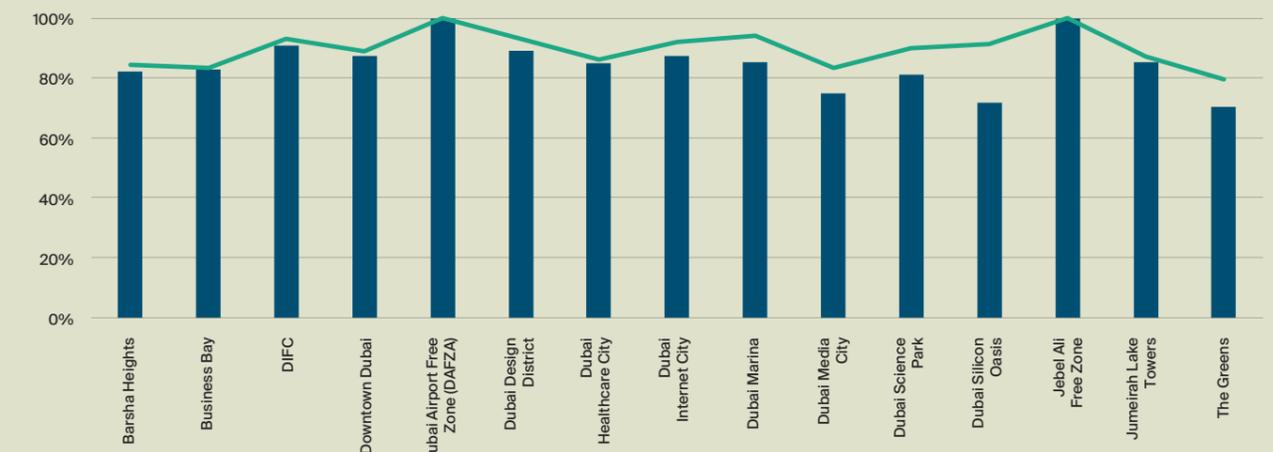
- Renewed
- New



Source: Knight Frank, REIDIN

## Average occupancy by submarket (H1 2023 v. H1 2024)

- H1 2023 Average Occupancy (%)
- H1 2024 Average Occupancy (%)

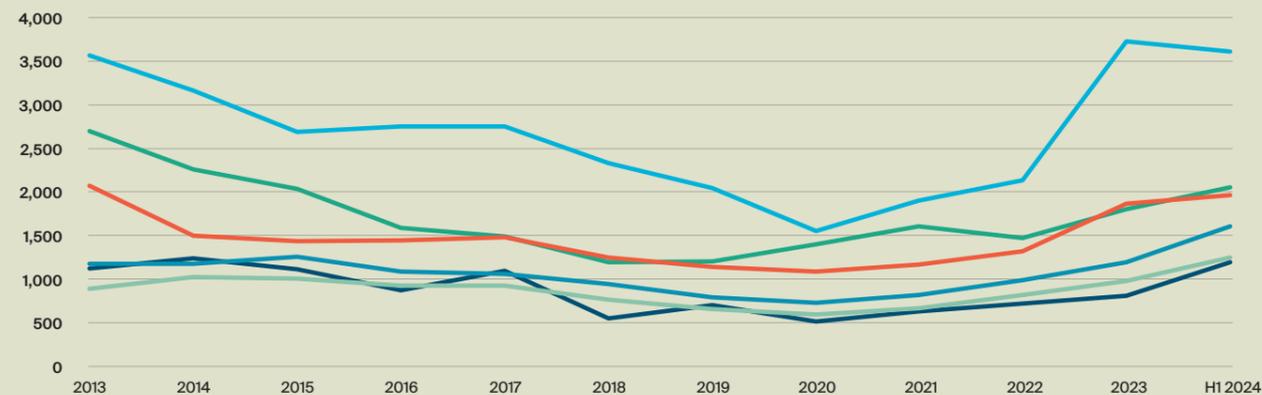


Source: Knight Frank, REIDIN

## Average transacted price by submarket

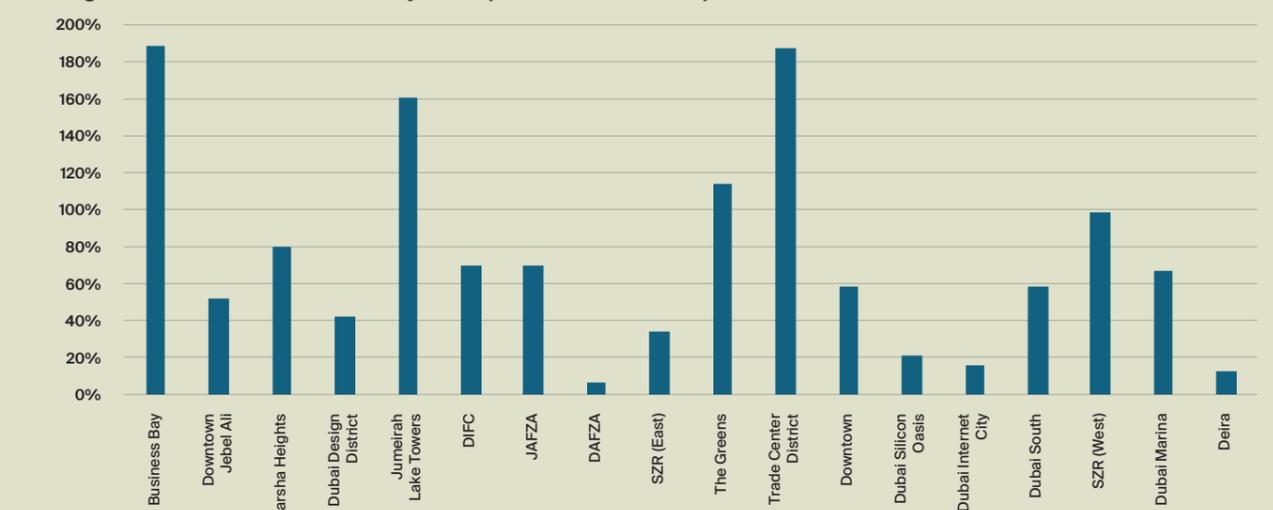
AED psf

- Barsha Heights
- Business Bay
- Downtown
- Dubai Marina
- Jumeirah Lake Towers
- Trade Centre (SZR)



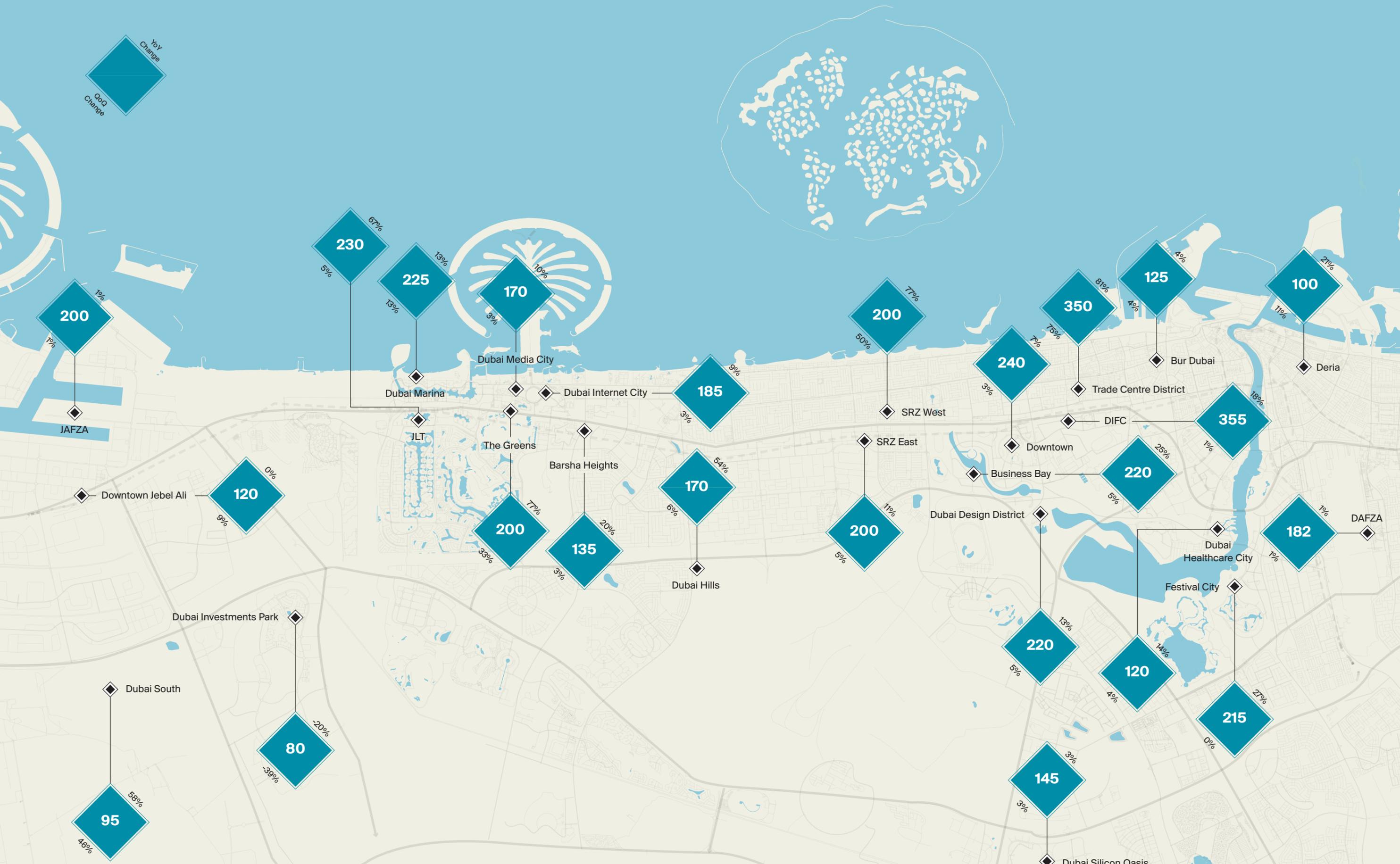
Source: Knight Frank, REIDIN

## Change in office rents since January 2020 (Q1 2020 v. Q2 2024)



Source: Knight Frank, REIDIN

**Prime office rents by submarket | Q2 2024**  
Average AED psf



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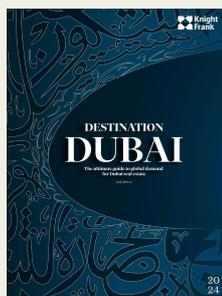
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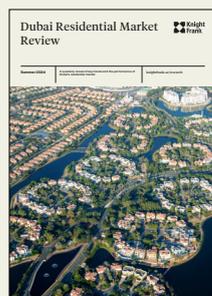
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