



Deloitte Middle East Real
Estate Predictions: Dubai 2021
Live Poll Results

February 2021

Introduction

Deloitte conducted a live poll in January 2021 during our annual Real Estate Predictions event. Over 100 practitioners joined the webinar who provided insight into perceived market trends.





Key findings – Real Estate Predictions for 2021



Hospitality is the sector most impacted by COVID-19 in 2020, according to 47% of respondents.

Industrial/logistics sector has the most potential to grow in 2021 according to 41%.



70% of the respondents expect Dubai's economy in 2021 to perform better than 2020.

Dubai's real estate market is predicted to perform better in 2021 than 2020, according to most (44%) respondents.



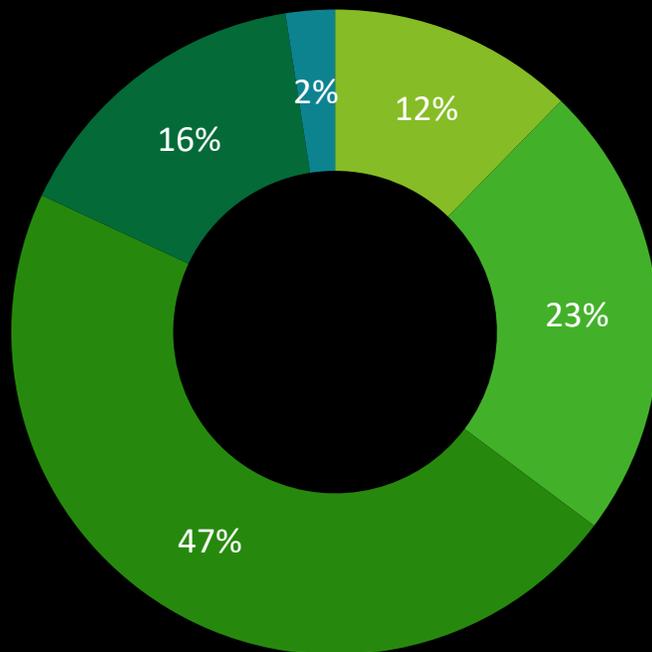
49% of the respondents believe that bank liquidity and the availability of debt for real estate assets will be lower in 2021.



The majority of the respondents believe that the hospitality sector has been impacted the most as a result of COVID-19 in 2020. Meanwhile, the Industrial/Logistics sector is predicted to have the most potential to grow in 2021.

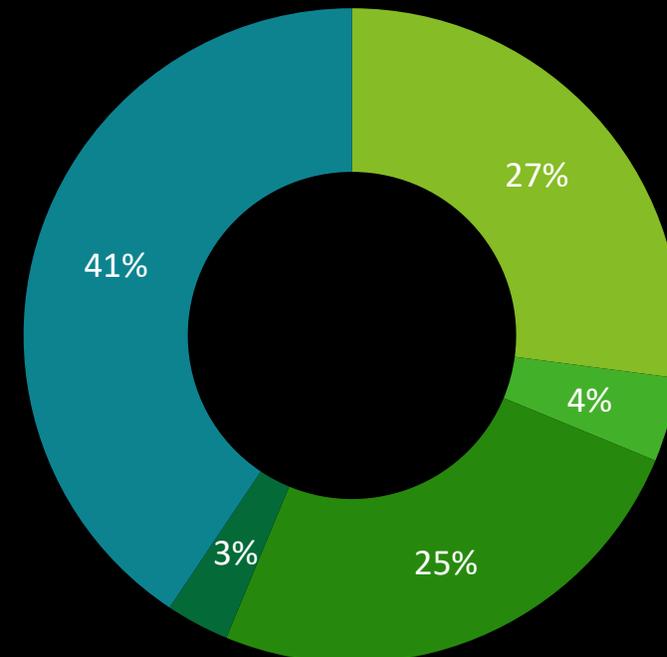
Which asset class in Dubai has been impacted the most as a result of COVID-19 in 2020?

Residential Retail Hospitality Office Industrial/Logistics



Which asset class in Dubai has the most potential in 2021?

Residential Retail Hospitality Office Industrial/Logistics

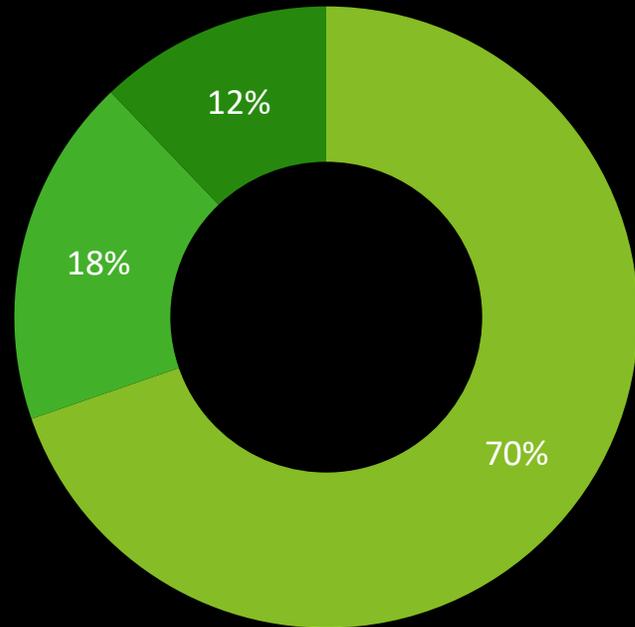




Most respondents remain optimistic that the performance of Dubai's economy and real estate sector in 2021 will be better than 2020.

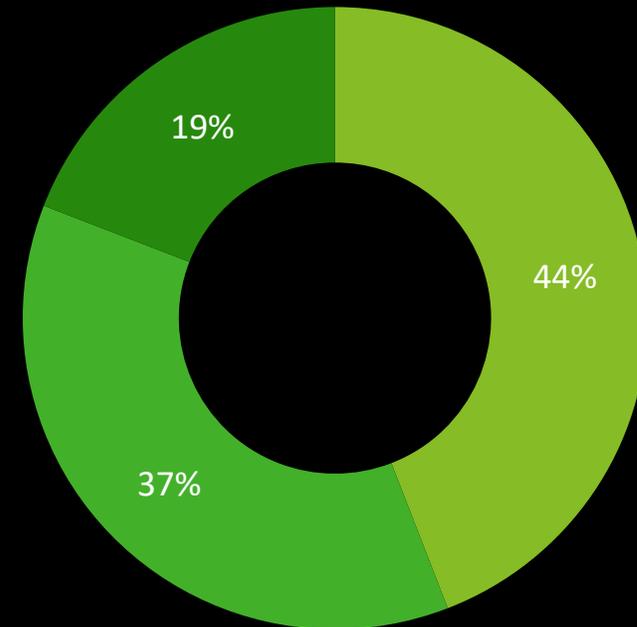
How do you think Dubai's economy will perform in 2021?

■ Better than 2020 ■ Same as 2020 ■ Worse than 2020



How do you think Dubai's real estate market will perform in 2021?

■ Better than 2020 ■ Same as 2020 ■ Worse than 2020

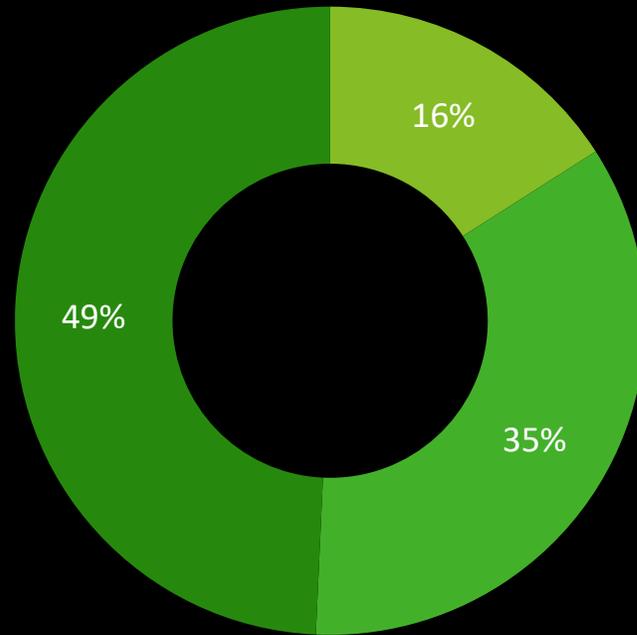




Bank liquidity and availability of debt for real estate projects is expected to remain a challenge in 2021.

What is your outlook for bank liquidity and availability of debt for real estate projects in 2021?

■ Optimistic ■ Neither optimistic nor pessimistic ■ Pessimistic





Key contacts

Robin Williamson

Partner
Head of Real Estate
Deloitte Middle East
rwilliamson@deloitte.com

Oliver Morgan

Head of Real Estate Development
Deloitte Middle East
omorgan@deloitte.com

Dunia Joulani

Head of Travel, Hospitality and Leisure (EMEA)
Deloitte Middle East
djoulani@deloitte.com

Manika Dhama

Real Estate Development
Deloitte Middle East
mdhama@deloitte.com

For all our 2021 Dubai Real Estate Predictions and a review of the performance in 2020, please download our report by [clicking here](#).

If you would like to receive future reports and insights to the real estate market, please contact deloittefema@deloitte.com.



This publication has been written in general terms and therefore cannot be relied on to cover specific situations; application of the principles set out will depend upon the particular circumstances involved and we recommend that you obtain professional advice before acting or refraining from acting on any of the contents of this publication.

Deloitte Professional Services (DIFC) Limited (“DPSL”) would be pleased to advise readers on how to apply the principles set out in this publication to their specific circumstances. DPSL accepts no duty of care or liability for any loss occasioned to any person acting or refraining from action as a result of any material in this publication.

About Deloitte

Deloitte & Touche (M.E) LLP (“DME”) is the affiliate for the territories of the Middle East and Cyprus of Deloitte NSE LLP (“NSE”), a UK limited liability partnership and member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee (“DTTL”).

Deloitte refers to one or more of DTTL, its global network of member firms, and their related entities. DTTL (also referred to as “Deloitte Global”) and each of its member firms are legally separate and independent entities. DTTL, NSE and DME do not provide services to Clients. Please see www.deloitte.com/about to learn more.

Deloitte is a leading global provider of audit and assurance, consulting, financial advisory, risk advisory, tax and related services. Our network of member firms in more than 150 countries and territories, serves four out of five Fortune Global 500® companies. Learn how Deloitte’s approximately 300,000 people make an impact that matters at www.deloitte.com.

DME is a leading professional services firm established in the Middle East region with uninterrupted presence since 1926. DME’s presence in the Middle East region is established through its affiliated independent legal entities, which are licensed to operate and to provide services under the applicable laws and regulations of the relevant country. DME’s affiliates and related entities cannot oblige each other and/or DME, and when providing services, each affiliate and related entity engages directly and independently with its own Clients and shall only be liable for its own acts or omissions and not those of any other affiliate.

About Deloitte in the Dubai International Financial Centre

Deloitte Professional Services (DIFC) Limited (“DPSL”) is incorporated in the Dubai International Financial Centre (“DIFC”), with commercial registration number CL0748 and is registered with the Dubai Financial Services Authority (“DFSA”) as a Designated Non-Financial Business or Profession. DPSL is a sublicensed affiliated entity of DME. DPSL has a 100% wholly owned subsidiary in the DIFC namely Deloitte Corporate Finance Advisory Limited (DCFAL) which has commercial registration CL2220. DCFAL is regulated by the DFSA and licensed to provide regulated financial advisory services. DPSL & DCFAL co-inhabit with their principal place of business and registered offices at Al Fattan Currency House, Building 1, 5th Floor, Dubai International Financial Centre, Dubai, United Arab Emirates. Tel: +971 (0) 4 506 4700 Fax: +971 (0) 4 327 3637.