Q4-2021
REAL ESTATE MARKET OVERVIEW
ABU DHABI

MPM Properties المقارية
PART OF ADIB GROUP من مجموعة مصرف أبوظبي الإسلامي

FOREWORD

MPM Real Estate Services comprises a comprehensive real estate and advisory platform providing the full range of professional services from a single provider. Our services include:-

- Strategic development advisory
- Asset management
- Project management
- Valuation
- Agency
- Market research
- Property management
- Facilities management

REPORT HIGHLIGHTS

Residential

- In 2021, more than 10,000 units (apartments/villas/townhouses) were added to Abu Dhabi's residential inventory, bringing the total number of residential units to more than 287,000 units. With regard to the quarterly supply, c.2,100 new units were handed over in Q4 2021. Investment areas dominated the quarterly supply with a share of 71%, followed by mainland areas with a share of 17% and the rest 12% from the on-island areas.
- Over 22,000 residential units are currently under different construction stages and are expected to enter the market by end of 2024. On an average just over 7,000 units per annum are expected to be added, provided construction delays are at a minimal. However, looking at the historic trends, a substantial share of this supply is likely to be moved to subsequent years, due to construction related delays.
- Strong occupier appetite towards larger unit primarily waterfront properties has facilitated in controlling further rental decline. Average rental rates across selected locations recorded a marginal increase of less than 1% year-on-year.
- In terms of performance by location, rental rates within non-investment areas continue to witness comparatively higher decline than investment zones. Ageing properties and lack of professional management is severely impacting on the rental and occupancy rates. Furthermore, new properties that are entering the market is influencing on tenant migration which is further exerting pressure on the ageing properties. Average rents across non-investment areas dropped by 1.7% quarter-on-quarter and 6.2% year-on-year.
- Within the investment areas, properties on Saadiyat Island recorded the highest increase of 1.5% quarter-on-quarter and 8.1% year-on-year. The apartments in the luxury segment represented by St. Regis saw rents rising by 14.0% year-on-year.
- Average rents for villas/townhouses across selected communities increase by 1% quarter-on-quarter and 8.1% year-on-year.
- The performance by villa mix indicates that the larger units of three-to-five-bedroom units remained in high demand, with rents increasing by 10.7% for four-bedroom units followed by three bedroom units recording an annual increase of 9.3%. The five-bedroom units saw rental appreciation of 8.0% while two-bedroom units recorded a marginal increase of 2.4%.
- Average sale rates for completed properties across selected developments remained stable over the quarter and dropped marginally compared to the previous year. The rise in demand for larger apartments, primarily waterfront properties, has largely contributed towards narrowing the decline gap.
- The sales performance by development indicates, that the highest decline was recorded for properties in the Gate district which saw sale rates dropping by an average of 5.9% year-on-year. Other Reem Island sub-communities of Shams and Marina Square recorded a decline of 2.6% and 1.8% respectively, while the City of Lights area registered a marginal drop in values by 1% year-on-year.
- Limited availability and strong investor/occupier appetite for larger open spaces due to the pandemic has resulted in a sharp rise in sale rates for villas/townhouses across all locations of the emirate. The sale rates continue to record its upward momentum for the straight four quarters. With demand overriding supply, the rates are expected to surge further in short to mid-term. Average sale rates across selected communities increased by 2.4% quarter-on-quarter and 9.9% year-on-year.
- Within the selected communities, the highest increase was recorded for villas in Al Reef development. Strong occupier demand and relatively low historic capital values led to a substantial rise in values. The sale rates within the community increased by 6.6% quarter-on-quarter and 26.2% year-on-year. Similarly, trends were noticed for villas in Al Raha Gardens wherein the average sale rates increased by 17.9% year-on-year..

Office

- With the addition of less than 8,000 sq.m. of new office space, the office stock of Abu Dhabi reached 4.07 million sq.m., as of end Q4 2021. Overall, c. 36,000 sq.m. of new space was added in 2021, the lowest annual supply figure in a decade.
- Average office rents remained stable during the quarter and dropped by 9% year-on-year. The highest rental decline was for grade B office space which dropped by 11% year-on-year.
- Rents for grade A fitted office space dropped from an average of AED 1,350 per sq.m. per annum in Q4 2020 to the current levels of AED 1,250 per sq.m. per annum. Compared to the previous year, the rental decline has been marginal as landlords have become more flexible towards extending rent free periods rather than reducing rents.
- Despite limited space, the office sale rates continue to remain under stress due to weak demand. Average sale rates remained stable during the quarter and dropped marginally by 2% year-on-year. The office sale rates in Abu Dhabi are currently in the range of AED 7,000 to AED 13,000 per sq.m.
- Looking at the ongoing construction activity and projects announced, approximately 245,000 sq.m. of new office space is expected to enter the market during the period 2022 – 2024.

Retail

- The retail supply remained stable over the past two years, as several pipeline projects are experiencing construction related delays. During 2021, only 25,000 sq.m. GLA of retail space was added taking the Abu Dhabi retail stock to 2.78 million sq.m. Much of the supply over the past two years has been from neighbourhood centres, which due to their limited retail offerings are achieving healthy occupancy and footfall levels.
- The Abu Dhabi retail sector recorded strong footfall levels and sale volumes at the backdrop of several events organised by the Department of Culture and Tourism of Abu Dhabi. Ease in travel restrictions between the emirates and a rise in tourist arrivals has further supported the retail sector during the last quarter.
- As per the projects announced/under construction, approximately 1.15 million sq.m. GLA is scheduled for completion during the period 2022 - 2024. This calculates to 42% of the total existing space.

FACTS & FIGURES

TOTAL STAFF
120+

LARGEST ABU DHABI MAINLAND PORTFOLIO

PROPERTY MANAGEMENT STAFF
70+

LANDLORD CLIENTS
1,400

ADVISORY STAFF
30+

UNITS UNDER MANAGEMENT
14,000+

LEASING & SALES STAFF
25+

DEDICATED VALUATION PROFESSIONALS
20+

OCCUPANCY RATE
94.7%

COMBINED MARKET VALUE OF PROPERTIES VALUED SINCE JANUARY 2012
100+bn

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RESIDENTIAL SECTOR

- In 2021, more than 10,000 units (apartments/villas/townhouses) were added to Abu Dhabi's residential inventory, bringing the total number of residential units to more than 287,000 units. The residential supply, which has remained stable at an average of 5,500 units per annum since 2015, nearly double in 2021 with the handover of several large projects, primarily in investment areas.
- With regard to the quarterly supply, c.2,100 new units were handed over in Q4 2021. Investment areas dominated the quarterly supply with a share of 71%, followed by mainland areas with a share of 17% and the rest 12% from the on-island areas.
- The supply figures for 2021 largely comprised of apartments representing 90% of the annual supply, while villas/townhouses represented only 10% of the supply. The share of villas/townhouses is likely to change over the next years, as several villas/townhouse projects launched over the past three years are taking shape and are expected to be handed over the next 12-24 months.
- Few of the key projects handed over during 2021 include Mayan and Water's Edge (Yas Island), Al Ghadeer phase 2, Al Zeina 2 (Al Raha Beach), Hydra Village Zone 8, Al Jimi Avenue (Khalidiyah), the Bridges and Eclipse Twin towers (Reem Island).
- Over 22,000 residential units are currently under different construction stages and are expected to enter the market by end of 2024. On an average just over 7,000 units per annum are expected to be added, provided construction delays are at a minimal. However, looking at the historic trends, a substantial share of this supply is likely to be moved to subsequent years, due to construction related delays.
- The supply figures remained stable during the period 2015-2020, averaging at 5,500 units per annum. However, 2021 saw a record supply of over 10,000 units and looking at the ongoing construction activity the supply figures are likely to remain same during 2022. About 7,500 units are expected to be handed over in 2023 and 5,000 units in 2024.
- The supply figures are largely weighed towards apartments accounting for a share of 80% of the future supply and the rest 20% being villas/townhouses. Launch of the several villa/townhouse projects and villa development mainly from the investment areas is expected to see an increase of villa/townhouse share in the next 2-3 years.
- In terms of supply by location, the investments areas dominate the future supply trends with a share of 75% of the total future supply followed by on-island areas accounting for 13% and the rest 12% of the supply being from the mainland areas.
- Average sale rates for completed properties across selected developments remained stable over the quarter and dropped marginally compared to the previous year. The rise in demand for larger apartments, primarily waterfront properties, has largely contributed towards narrowing the decline gap.
- The sales performance by development indicates, that the highest decline was recorded for properties in the Gate district which saw sale rates dropping by an average of 5.9% year-on-year. Other Reem Island sub-communities of Shams and Marina Square recorded a decline of 2.6% and 1.8% respectively, while the City of Lights area registered a marginal drop in values by 1% year-on-year.
- The sale rates within Al Raha Beach development remained stable during the past 12 months. Despite increase in supply from the wider masterplan, the sale rates saw marginal deflection in values. The occupier/investor interest towards larger units of two to four bedroom over the past 12 months has helped in restricting further declines. The performance by key sub-communities indicates that the sale rates for properties in Al Zeina dropped by 1.6% while Al Muneera and Al Bandar saw rates rising marginally by 0.5% and 0.7% respectively.
- The luxury/upscale segment, which has experienced difficulties in holding the rates over the past three years, has seen an increase in capital values due to relatively strong demand from high-net-worth investors. Average sale rates for apartments in St. Regis Saadiyat increased by 3% quarter-on-quarter and 2% year-on-year. With limited supply and strong occupier demand, this segment is expected to see further inflation over the next 6-12 months.
- The sale rates for mid-market developments of Al Reef Downtown remained stable while Al Ghadeer saw rates dropping by 1.2% year-on-year.
- Limited availability and strong investor/occupier appetite for larger open spaces due to the pandemic has resulted in a sharp rise in sale rates for villas/townhouses across all locations of the emirate. The sale rates continue to record its upward momentum for the straight four quarters. With demand overriding supply, the rates are expected to surge further in short to mid-term. Average sale rates across selected communities increased by 2.4% quarter-on-quarter and 9.9% year-on-year. However, several locations have recorded a relatively higher growth than the segment average.
- Within the selected communities, the highest increase was recorded for villas in Al Reef development. Strong occupier demand and relatively low historic capital values led to a substantial rise in values. The sale rates within the community increased by 6.6% quarter-on-quarter

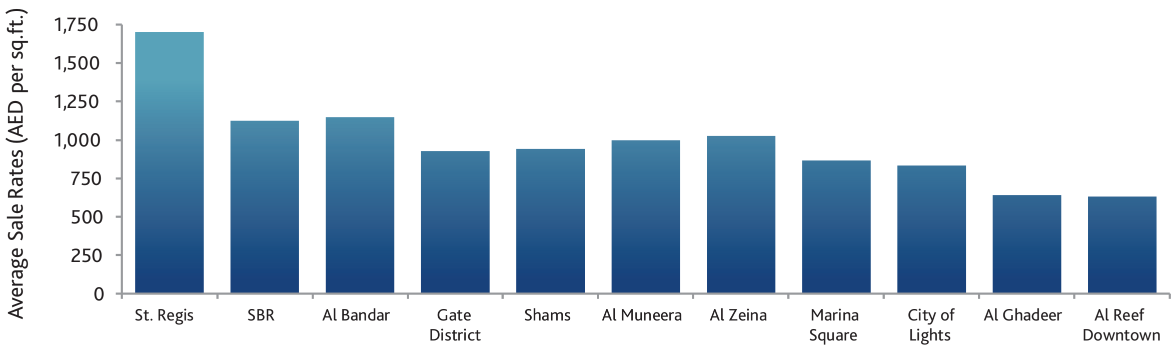
and 26.2% year-on-year. Similarly, trends were noticed for villas in Al Raha Gardens wherein the average sale rates increased from AED 700 per sq.ft. in Q4 2020 to AED 825 per sq.ft. in Q4 2021, an annual increase of 17.9% while quarter-on-quarter the increase was 6.5%.

- The properties in Yas Island and Saadiyat Island recorded a double-digit rise in values over the past 12 months. The sale rates in Yas Island increased by an average of 15.4% year-on-year while Saadiyat Island saw rates rising by 11.2% year-on-year. In terms of performance by individual communities, properties in West Yas increased by 15.8% while Yas Acres recorded an increase by 15.0% year-on-year.
- Similar trends were recorded for luxury/upscale properties within the Saadiyat Island masterplan. The sale rates for Jawaher Saadiyat recorded an increase of 13.3% year-on-year while Hidd Al Saadiyat increased by 11.8% and the lowest increase within Saadiyat Island development was for Saadiyat Beach villas with rates increasing by 8.5% year-on-year.
- Despite strong demand for villas/townhouse, properties in Hydra Village and Al Ghadeer continue to record a decline in capital values. However, when compared with the previous quarters, the decline gap has narrowed. Average sale rates for properties in Al Ghadeer remain unchanged during the quarter and dropped by 3.3% year-on-year. Increase in new supply from within the development has impacted on the sale rates in Hydra Village, with rates dropping by 5.1% year-on-year.
- Strong occupier appetite towards larger unit primarily waterfront properties has facilitated in controlling further rental decline. Average rental rates across selected locations recorded a marginal increase of less than 1% year-on-year. Rental rates for larger units of two and three bedroom recorded a marginal increase on an annual basis while studios and one bedroom units continue to remain under stress. As smaller units constitute a larger share of the apartment mix across upcoming developments, this segment is likely to experience further declines in the next 6-12 months.
- In terms of performance by location, rental rates within non-investment areas continue to witness comparatively higher decline than investment zones. Ageing properties and lack of professional management is severely impacting on the rental and occupancy rates. Furthermore, new properties that are entering the market is influencing on tenant migration which is further exerting pressure on the ageing properties. Average rents across non-investment areas dropped by 1.7% quarter-on-quarter and 6.2% year-on-year.
- Within the investment areas, properties on Saadiyat Island recorded the highest increase of 1.5% quarter-on-quarter and 8.1% year-on-year. The apartments in the luxury segment represented by St. Regis saw rents rising by 14.0% year-on-year, wherein the rents for a two-bedroom unit increased from an average of AED 180,000 per unit per annum in Q4 2020 to AED 200,000 per unit per annum in Q4 2021.
- Similarly, properties in Al Raha Beach development recorded an average increase of 3.1% year-on-year. Within Al Raha Beach development, Al Bandar saw a rental inflation of 6.9%, Al Muneera 2.3% while rents in Al Zeina remained unchanged. Average rent for three-bedroom units in the development are currently averaging at AED 195,000 per unit per annum compared to AED 172,000 per unit per annum in Q4 2020.
- Other developments within the investment areas which recorded a decline are Reem Island, with average rents dropping marginally by 1.3% year-on-year, with the highest decline being recorded in the Gate district at 3.3% year-on-year. The developments of Reef Downtown and Al Ghadeer saw rents dropping annually by 1.3% and 4.7% respectively.
- The shift in occupier preference due to the pandemic has a significant impact on rent and occupancy rates in all villa and townhouse communities. Average rents for villas/townhouses across selected communities increased by 1% quarter-on-quarter and 8.1% year-on-year.
- The performance by villa mix indicates that the larger units of three-to-five-bedroom units remained in high demand, with rents increasing by 10.7% for four-bedroom units followed by three-bedroom units recording an annual increase of 9.3%. The five-bedroom units saw rental appreciation of 8.0% while two-bedroom units recorded a marginal increase of 2.4%.
- Within the selected villa/townhouse communities in the investment zones, Saadiyat Beach villas saw rents increasing by 13.2% year-on-year. Average rent for a three-bedroom unit in the development increased from AED 275,000 per unit per annum in Q4 2020 to AED 305,000 per unit per annum in Q4 2021. Similar trends were noticed in Al Raha Gardens and Golf Gardens which saw an annual rental inflation of 10.6% and 10.2% respectively.
- Despite an increase in supply, the mid-market communities recorded an average rental increase of 3.9% year-on-year. Average rents in Al Reef development increased by 7.0% year-on-year followed by Al Ghadeer 4.0% while Hydra Village recorded an annual increase of less than 1%.
- Other developments outside the investment zone also recorded a sharp rise in rental values. The highest increase within the selected developments was recorded in Bloom Gardens 11.3% followed by Al Bateen villas 7.1% and Mushrif Gardens saw rents increasing by 5.8% year-on-year.

RESIDENTIAL SUPPLY BY UNITS 2010 - 2024

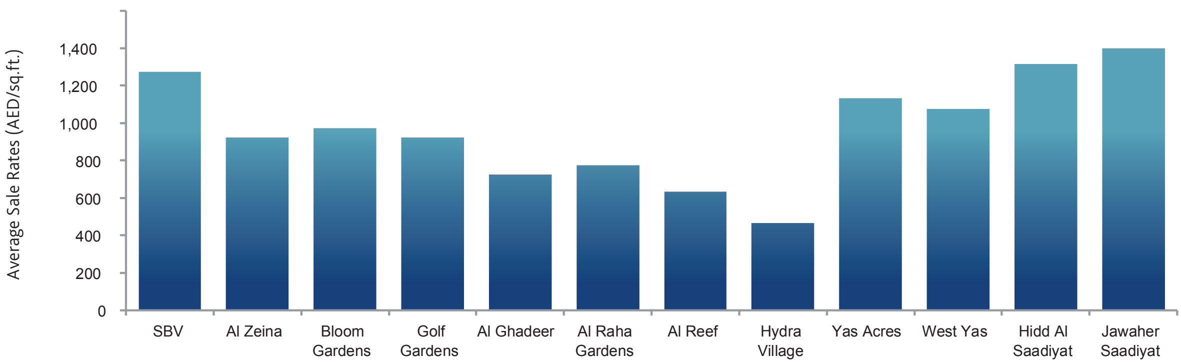
APARTMENT SALE RATES - Q4 2021

Q-on-Q	3.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%
Y-on-Y	2.0%	-0.7%	0.7%	-5.9%	-2.6%	0.5%	-1.6%	-1.8%	-1.0%	-1.2%	0.0%



VILLA SALE RATES - Q4 2021

Q-on-Q	2.0%	2.7%	2.6%	1.8%	0.0%	6.5%	6.6%	-0.1%	1.5%	2.3%	1.9%	1.2%
Y-on-Y	8.5%	5.6%	8.1%	4.6%	-3.3%	17.9%	26.2%	-5.1%	15.0%	15.8%	11.8%	13.3%



AVERAGE APARTMENT ANNUAL RENTS Q4 2021

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Y.o.Y % Change

AED/unit/annum

Studio	1 Bedroom	2 Bedroom	3 Bedroom	Y.o.Y % Change
43K	58K	80K	133K	0.8%
100K	143K	200K	285K	14.0%
-	73K	110K	148K	2.3 %
38K	50K	62K	81K	-1.3 %
24K	33K	44K	-	-4.7%

Studio	1 Bedroom	2 Bedroom	3 Bedroom	Y.o.Y % Change
46K	58K	88K	120K	-3.3%
44K	58K	80K	123K	-1.3%
65K	87K	123K	195K	6.9%
49K	61K	90K	135K	2.0 %
-	78K	118K	159K	0.1%

AVERAGE VILLA ANNUAL RENTS Q4 2021

- 2 Bedroom
- 3 Bedroom
- 4 Bedroom
- 5+ Bedroom
- Y.o.Y % Change

AED/unit/annum

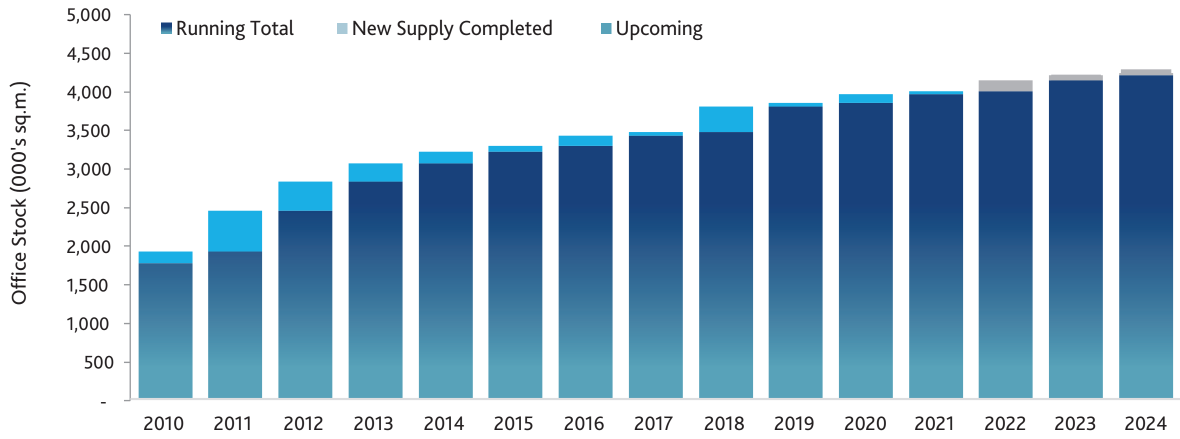
-	-	79K	57K	58K
-	295K	98K	67K	85K
215K	305K	135K	-	-
240K	-	153K	-	-
7.1 %	13.2 %	7.0 %	0.8%	4.0 %

-	-	-	-	-
170K	205K	-	150 K	195K
180K	-	225K	180K	210K
200K	240K	260K	220K	-
5.8 %	11.3 %	10.2 %	10.6 %	11.1 %

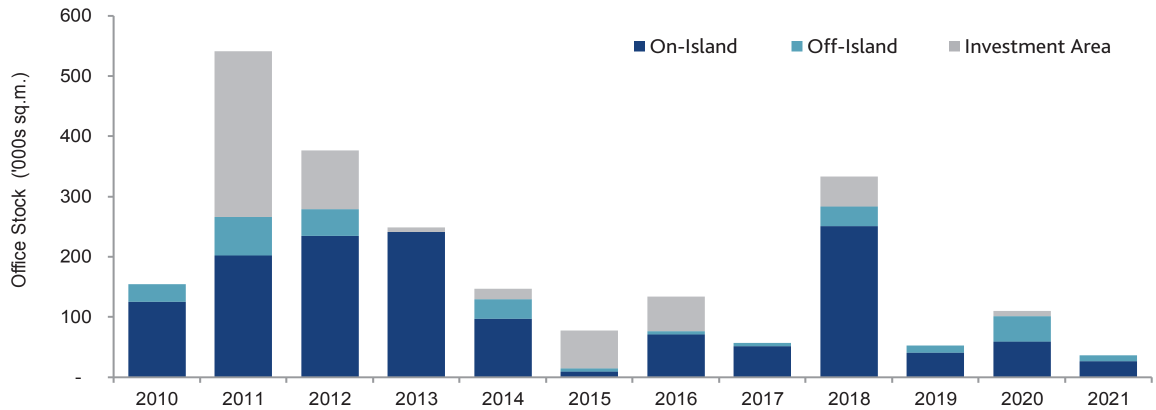
OFFICE MARKET

- With the addition of less than 8,000 sq.m. of new office space, the office stock of Abu Dhabi reached 4.07 million sq.m., as of end Q4 2021. Overall, c. 36,000 sq.m. of new space was added in 2021, the lowest annual supply figure in a decade. Relatively weak demand and construction delays is pushing the supply to subsequent years, resulting in a sharp drop in supply figures. The new supply during the year, largely emerged from mixed-use buildings with 1-2 floors office space within a residential building.
- Lately, the market is witnessing an upsurge in leasing enquiries. The recent regulatory changes towards easing business setup procedures in the emirate such as reducing the business setup costs and a 71% reduction in business setup requirements is paving way for renewed demand for office space both from new businesses as well as from the existing companies who are looking to expand.
- Average office rents remained stable during the quarter and dropped by 9% year-on-year. The highest rental decline was for grade B office space, which dropped by 11% year-on-year. Rents for grade B office currently range from AED 500 to 700 per sq.m. per annum compared to AED 575 – 775 per sq.m. per annum in Q4 2020. Ageing properties and lack of facilities and amenities demanded by the tenants is impacting on the rental and occupancy levels.
- Rents for grade A fitted office space dropped from an average of AED 1,350 per sq.m. per annum in Q4 2020 to the current levels of AED 1,250 per sq.m. per annum. Compared to the previous year, the rental decline has been marginal as landlords have become more flexible towards extending rent free periods rather than reducing rents.
- Over the past twelve months, the office market saw a shift in occupier preference towards fitted space rather than shell & core and in few cases furnished spaces, this has led to several landlords converting shell & core space to fitted space which also assisted in avoiding long void periods and achieve a relatively higher rent. The demand for fitted office space has witnessed emergence/expansion of several local and international serviced office providers. The preference from new start-ups is generally towards the fitted office space, as this as this option reduces the capital cost requirements considerably.
- Despite limited space, the office sale rates continue to remain under stress due to weak demand. Average sale rates remained stable during the quarter and dropped marginally by 2% year-on-year. The office sale rates in Abu Dhabi are currently in the range of AED 7,000 to AED 13,000 per sq.m.
- Looking at the ongoing construction activity and projects announced, approximately 245,000 sq.m. of new office space is expected to enter the market during the period 2022 – 2024. The pace of supply has slowed down over the few years due to weak demand and relatively high vacancy rates. A major share of the future supply is expected to emerge from mixed use buildings and limited dedicated office buildings.
- Few of the dedicated commercial projects expected to enter include TwoFour54 TwoFour54 Media and Entertainment Freezone in Yas Island offering 78,000 sq.m. of office space and Al Falah Healthcare facility in Khalifa city which will offer space to clinics, laboratories, wellness retailers, F&B outlets and family entertainment

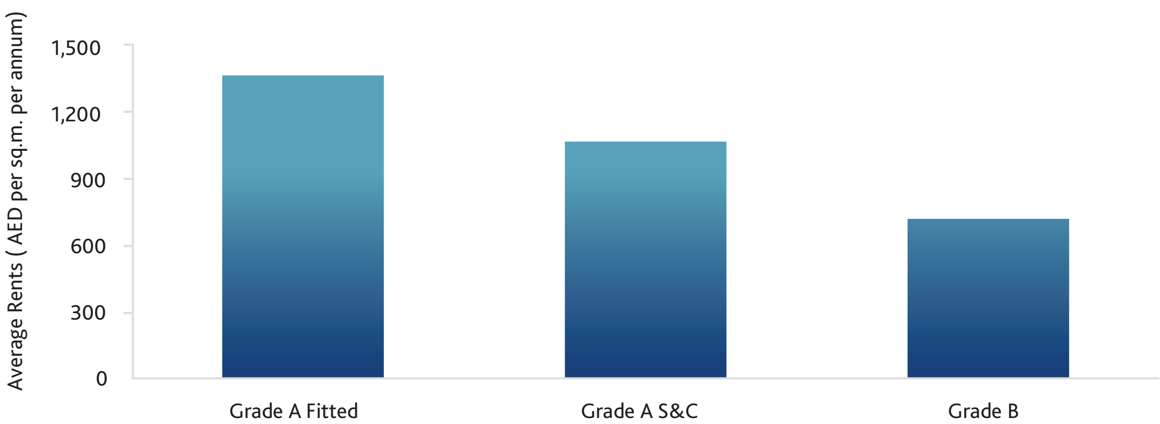
ABU DHABI OFFICE SUPPLY (2010 - 2024)



ANNUAL OFFICE SUPPLY BY LOCATION 2010 - 2021



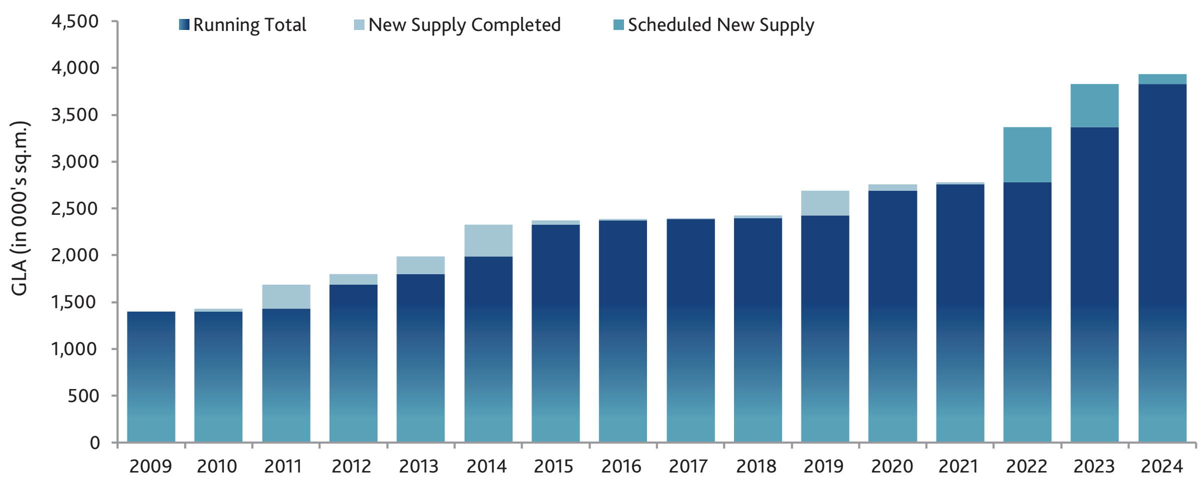
AVERAGE OFFICE RENT Q4 2021



RETAIL MARKET

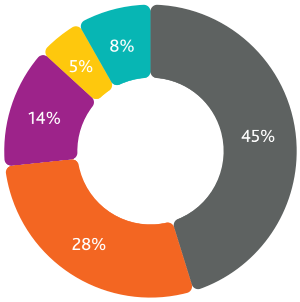
- The retail supply remained stable over the past two years, as several pipeline projects are experiencing construction related delays. During 2021, only 25,000 sq.m. GLA of retail space was added taking the Abu Dhabi retail stock to 2.78 million sq.m. Much of the supply over the past two years has been from neighbourhood centres, which due to their limited retail offerings are achieving healthy occupancy and footfall levels. The long-awaited development of Al Qana has seen its development partially open with the opening of the aquarium to the public.
- The Abu Dhabi retail sector recorded strong footfall levels and sale volumes at the backdrop of several events organised by the Department of Culture and Tourism of Abu Dhabi. Ease in travel restrictions between the emirates and a rise in tourist arrivals has further supported the retail sector during the last quarter.
- As per the projects announced/under construction, approximately 1.15 million sq.m. GLA is scheduled for completion during the period 2022 - 2024. This calculates to 42% of the total existing space. However, it is expected that a fair quantum of this supply will be delayed / put on hold. The retail malls that are nearing completion include the Reem Mall on Reem Island and the remaining space from Al Qana development in Al Maqta area.
- Of the total upcoming supply, 38% is located in the investment areas followed by On-Island with a share of 39% and Off-Island is expected to see an addition of 23% of the total upcoming supply.

ABU DHABI RETAIL SPACE GROWTH - (2010 - 2024)

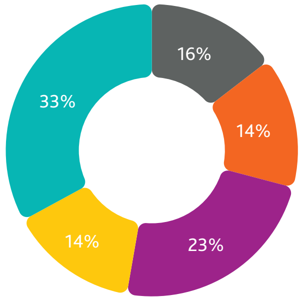


RETAIL SPACE BY CLASSIFICATION

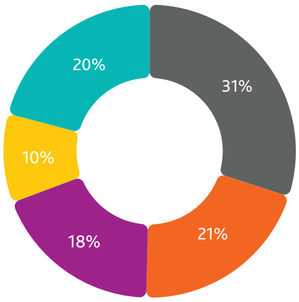
RETAIL SUPPLY PRE-2010



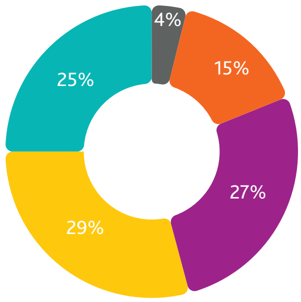
NEW SUPPLY DELIVERED 2010- Q4 2021



RETAIL SUPPLY AS AT Q4 2021



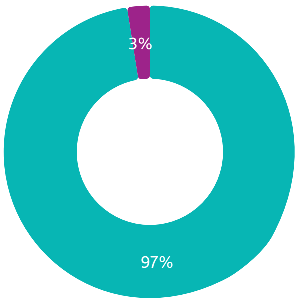
RETAIL DEVELOPMENT PIPELINE



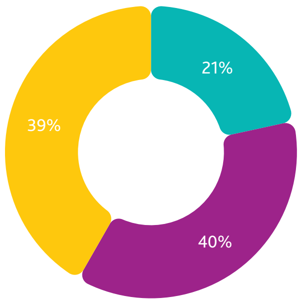
Neighborhood Community Sub-Regional Regional Super Regional

RETAIL SPACE BY LOCATION

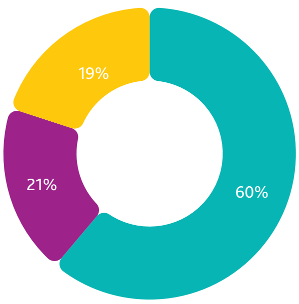
PRE-2010



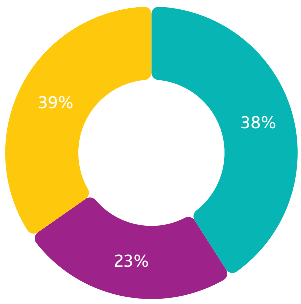
NEW SUPPLY ADDED POST 2010



RETAIL SUPPLY LOCATION AS AT Q3 2021



RETAIL DEVELOPMENT PIPELINE



On-Island Off-Island Investment Area

DEFINITIONS & METHODOLOGY

Research Study Area

- The geographic extent of the study area covers the key districts in Abu Dhabi.

Residential

- New residential developments are classified as delivered and thus entered into the new supply category when they are made available for occupation. This is verified via a combination of site inspections and discussion with the developer and hence our supply numbers do take into consideration the phased release of large projects.
- Rental and sales trend analysis is based on transactional data derived from the MPM Properties Agency team and data sourced from developers and owners.

Offices

- New office developments are classified as delivered and thus entered into the new supply category when they are available for tenant fit-outs.
- Given the general lack of transparency in the local market rents quoted are headline rents, thus exclude any rent free period of other financial incentives that may have been negotiated between the parties. The rents quoted are also exclusive of service charges.

Retail

- New retail developments are classified as delivered and thus entered into the new supply category when the first units are open and trading.
- Our classification of malls is based on our own assessment having regard to size and the catchment area which the mall typically penetrates.

Future Supply Projections

- Our future supply projections across all sectors are based on a combination of regular site inspections and discussions with developers.

BESPOKE CLIENT RESEARCH

- The ADIB Real Estate Services team covers all sectors of the real estate market. We provide bespoke market research to our valued clients to meet their specific requirements.
- We provide reports, information and presentations derived from primary market data that directly assist our clients to save or make money from real estate and shape strategies to enhance value.

DISCLAIMER

A COLLABORATIVE TEAM PROVIDING OUR INTEGRATED SERVICES

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INTEGRATED SERVICES COVERING THE FULL PROPERTY LIFECYCLE

Property Management

Enhancing value for individual & institutional property owners:

- Prompt leasing & debt collection
- Effectively market & lease vacant units
- Physical & technical maintenance of asset
- Maintain tenant satisfaction
- Timely lease renewals
- Manage risk, insurance & litigation
- Protect your interests and enhance value

Valuation

Valuation reports for:

- Mortgage & Finance
- Securing Project Funding
- Internal Accounting
- Mergers & Acquisitions
- Investment appraisal
- Litigation
- Inheritance

We cover all asset classes. Our reports are in compliance with the International Valuation Standards (IVS) and the RICS Professional Valuation Standards.

Project Management and ESCROW

Complete Project Management services at planning & construction stage:

- Engineering Review & Scheduling
- Cost Estimate & Procurement
- Project Monitoring
- Cost Control & Accounting
- Assist with Permits & Licensing
- Ensure appropriate fund movement for Escrow based on Project Assessment

Agency (Sales & Leasing)

We work with developers, commercial tenants, retailers and individuals, offering:

- Launch Strategy
- Project Launch Handling
- Project Marketing Events
- Acquisitions
- Leasing
- Sales

We cover all sectors, including residential, commercial, industrial, retail, and land.

Research & Strategic Advisory

Bankable studies for your real estate and business needs:

- Highest & Best Use
- Market & Financial Feasibility
- Development Strategy
- Market Research
- Corporate Real Estate Strategy
- Master-plan and design review

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