



## MARKET FUNDAMENTALS

	YoY Chg	12-Month Forecast
<b>90%</b> Grade A Vacancy Rate	▼	▼
<b>AED 45</b> Asking Grade A Rent/sqft	▼	▼
<b>14%</b> Change in Rent	—	—

## ECONOMIC INDICATORS

	YoY Chg	12-Month Forecast
<b>10.67 Mn</b> UAE Population Rate	▲	▲
<b>4%</b> UAE Real GDP Annual Growth (Q1 2025)	▲	▲
<b>8.0 Mn</b> UAE Employment	▲	▲

Source: Oxford Economics, IMF, UAE Central Bank

## DUBAI'S INDUSTRIAL AND WAREHOUSING RENTS CLIMB 14% YoY IN H1 2025.

Dubai's industrial and logistics market maintained strong momentum through Q2 2025, supported by constrained supply, sustained occupier demand from 3PL, e-commerce, and manufacturing sectors, and a marked shift toward modern grade A facilities.

Dubai Investments Park (DIP) and Dubai Industrial City led rental growth, recording sharp YoY increases of 30% and 29%, respectively. In contrast, JAFZA rents were largely stable, with Grade A stock unchanged and Grade B up just 4% YoY, reflecting a plateau in these mature, fully established submarkets.

## NEW SUPPLY PIPELINE TO RESHAPE MARKET DYNAMICS

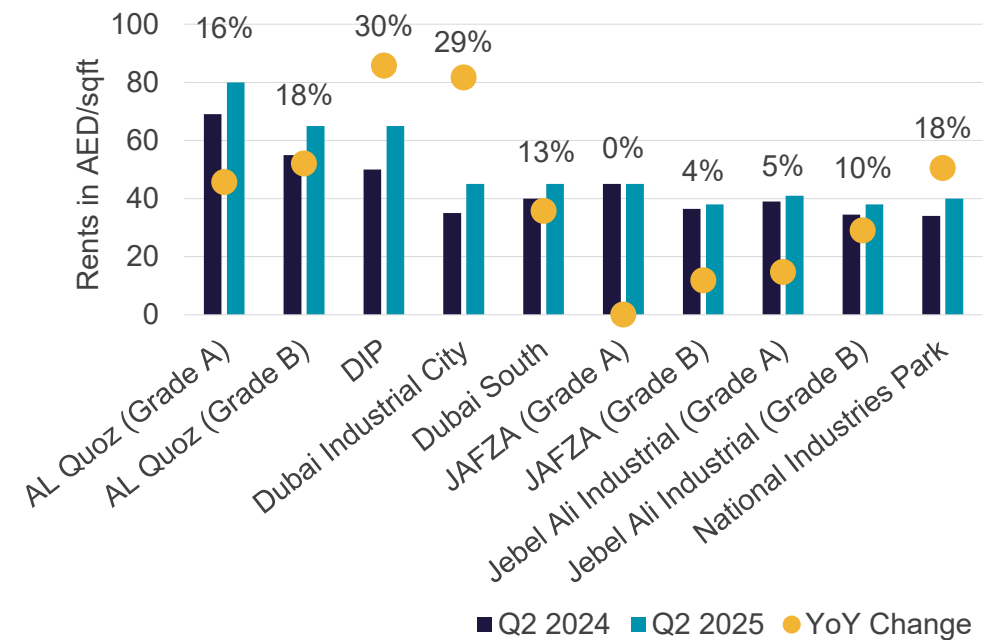
The sector is poised for a significant supply wave over the next 18 months, with institutional-grade logistics parks set to launch across key submarkets including DIP, Warsan, and National Industries Park (NIP).

Aldar Properties will deliver a 1.59 million sqft logistics park in NIP, featuring three modular buildings with flexible configurations. This project forms part of Aldar's AED 1 billion (\$272 million) commitment to expand its logistics real estate footprint across Abu Dhabi and Dubai.

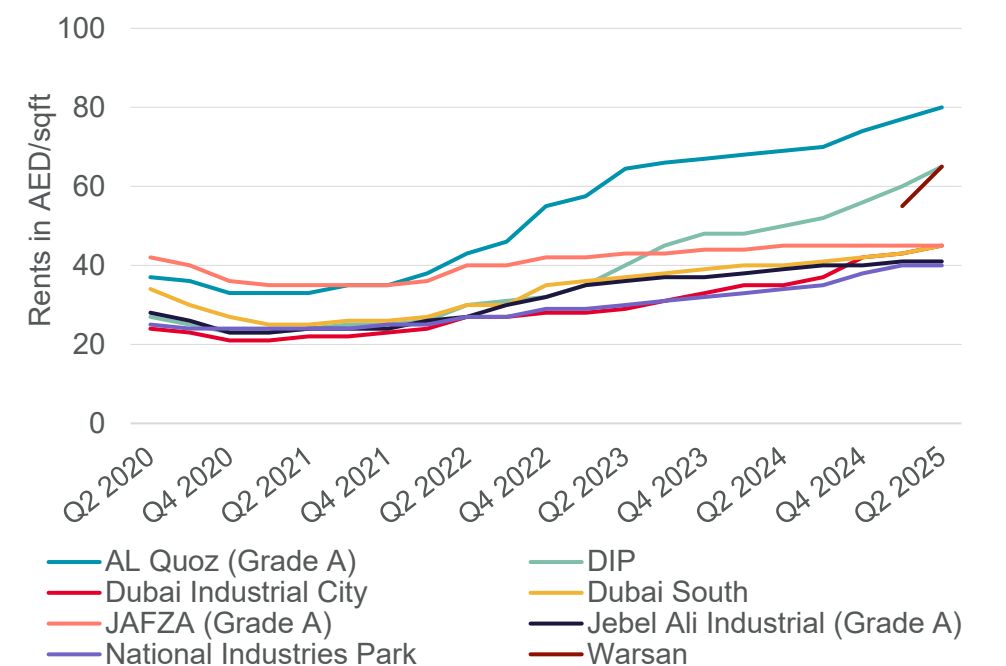
Terralogix by Sweid & Sweid, adding 1.96 million sqft of high-spec warehousing, represents a strategic move into emerging corridors, catering to high-growth sectors such as FMCG, 3PL, and retail.

Meanwhile, Radius City Logistics in DIP continues to draw steady pre-leasing interest, particularly from occupiers seeking last-mile distribution hubs close to major residential communities.

## AVERAGE RENT CHANGE



## AVERAGE ASKING RENT EVOLUTION



MARKET STATISTICS

SUBMARKET	WAREHOUSING RENTS (AED/SQFT/YEAR)	QoQ CHANGE	YoY CHANGE
AL Quoz (Grade A)	80	4%	16%
AL Quoz (Grade B)	65	3%	18%
DIP	65	8%	30%
Dubai Industrial City	45	5%	29%
Dubai South	45	5%	13%
JAFZA (Grade A)	45	0%	0%
JAFZA (Grade B)	38	0%	4%
Jebel Ali Industrial (Grade A)	41	0%	5%
Jebel Ali Industrial (Grade B)	38	0%	10%
National Industries Park	40	0%	18%
Warsan	65	8%	NA

KEY LEASE TRANSACTIONS Q2 2025

SUBMARKET	SQFT	PRICE/SQFT	TYPE
Dubai Investment Park First	247,375	37	New
Dubai Industrial City First	78,408	41	New
Dubai Investment Park Second	58,716	55	New
Dubai Investment Park Second	36876	60	New

\*Renewals not included in leasing statistics

KEY CONSTRUCTION UPDATES

PROPERTY	SUBMARKET	DEVELOPER	SQFT	YEAR OF DELIVERY
Radius City Logistics	Dubai Investment Parks	Radius Group	354,219	2025
Terralogix	Warsan	Sweid and Sweid	1,958,320	2026
Aldar Logistics Centres	National Industrial Park	Aldar	1,598,183	2026

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