



# Dubai Property Investor Confidence Report

Capturing the sentiment of selected high-value Dubai property investors



# Why We Did This Study

Periods of uncertainty often generate more questions than answers

Following heightened regional tensions in 2026, investors across Dubai were reassessing risk, confidence, capital allocation, and long-term market positioning. Conversations around market resilience, safe-haven status, liquidity, and investment strategy became increasingly prominent.

At a time when opinions were abundant but investor perspectives remained largely unseen, Morgan's International Realty sought to better understand how active investors were actually thinking and positioning capital.

Rather than rely on assumptions, headlines, or market speculation, we chose to ask investors directly. The findings provide a snapshot of investor confidence, expectations, concerns, and capital positioning during a period of heightened uncertainty.

While short-term caution became more visible across parts of the investor community, long-term confidence in Dubai's position as a global real estate destination remained firmly intact.

This report captures those perspectives.

*Capital is becoming more selective, more globally connected, and more focused on quality over speed.*

## Key Figures:

60%

Expect Dubai property values to rise over the next 3 years.

58%

Continue to view Dubai positively as a safe haven for capital.

49%

Plan to hold existing assets over the next 12 months

51%

Prioritize cash and liquidity during uncertain periods



# Research Framework

## How This Research Was Conducted

The Dubai Property Investor Confidence Report 2026 is based on a private investor sentiment study conducted by Morgan's International Realty between April and May 2026.

The study captures the perspectives of 94 investors within Morgan's International Realty's investor network, including investors, owner-occupiers, family offices, and institutional-style participants with Dubai property portfolios ranging from  $\text{₹}5\text{M}$  to more than  $\text{₹}100\text{M}$ .

Collectively, respondents represent more than  $\text{₹}3\text{B}$  in Dubai real estate holdings across multiple market segments.

The objective of the study is to better understand investor expectations, capital allocation preferences, market confidence, investment strategy, and long-term outlook toward Dubai real estate.

Responses were collected anonymously and analyzed in aggregate form. All respondent identities, individual responses, portfolio information, survey materials, and underlying datasets remain strictly confidential and proprietary to Morgan's International Realty.

Only aggregated findings have been included in this publication.

The findings presented in this report are intended to provide insight into investor sentiment among the surveyed group and should not be interpreted as representative of the entire Dubai property investor population.

All statistics, commentary, and conclusions reflect sentiment at the time the survey was conducted.

### SURVEY SNAPSHOT

94

Investors Surveyed

$\text{₹}5\text{M}-100\text{M}+$

Portfolio Range

$\text{₹}3\text{B}+$

Real Estate Holdings Represented

APR-MAY 2026

Survey Period



# Market Direction

## Short-term caution, long-term confidence

The findings point toward a market entering a more sophisticated stage of evolution. Investors remain constructive on Dubai's long-term trajectory, particularly when viewed through a multi-year horizon. At the same time, near-term sentiment has become more measured as global conditions, regional stability, liquidity considerations, infrastructure, and execution quality increasingly influence investment decisions.

The report highlights a growing distinction between momentum-driven investing and conviction-driven investing. Investors are paying closer attention to market fundamentals, project quality, developer reputation, long-term resilience, and alignment of interests.

Dubai continues to maintain strong positioning among global property investors while also operating within a wider international landscape of capital destinations.



## What We Learned:

Long-term confidence remains intact despite short-term caution. Investors are more cautious over the next 12 months, yet confidence strengthens significantly over a three-year horizon.

**Regional stability is now part of the investor conversation.**

Dubai remains positively viewed as a safe haven by the majority of respondents, while geopolitical and regional dynamics are becoming more important to capital allocation decisions.

**Dubai remains the preferred market, followed by London and Abu Dhabi.**

Dubai ranked as the primary market of interest, with London emerging as the strongest international market and Abu Dhabi as the leading regional alternative.

**Liquidity has become a strategic priority during periods of uncertainty.**

Cash and liquidity emerged as the leading preference during periods of uncertainty, reflecting a more defensive and optionality-driven

**Investor expectations are becoming more sophisticated.**

Investors increasingly value quality, service, infrastructure, transparency, professional standards, and long-term market maturity.

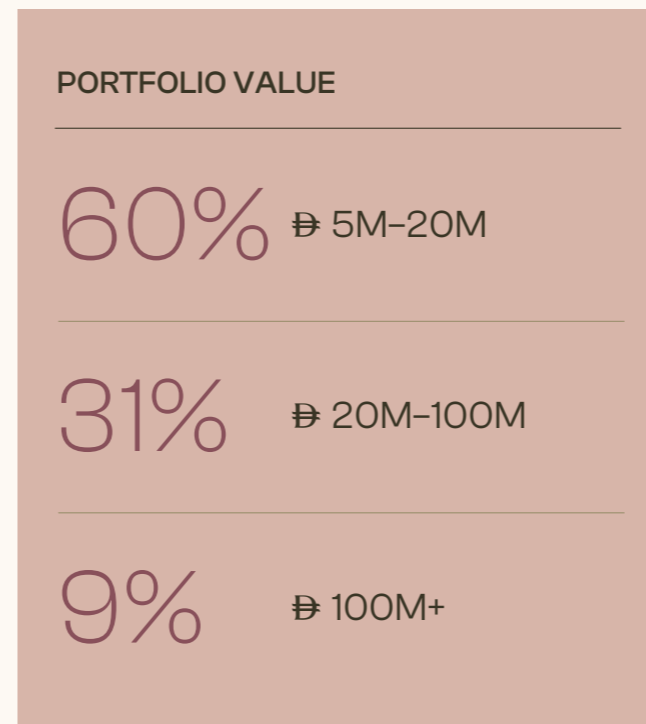
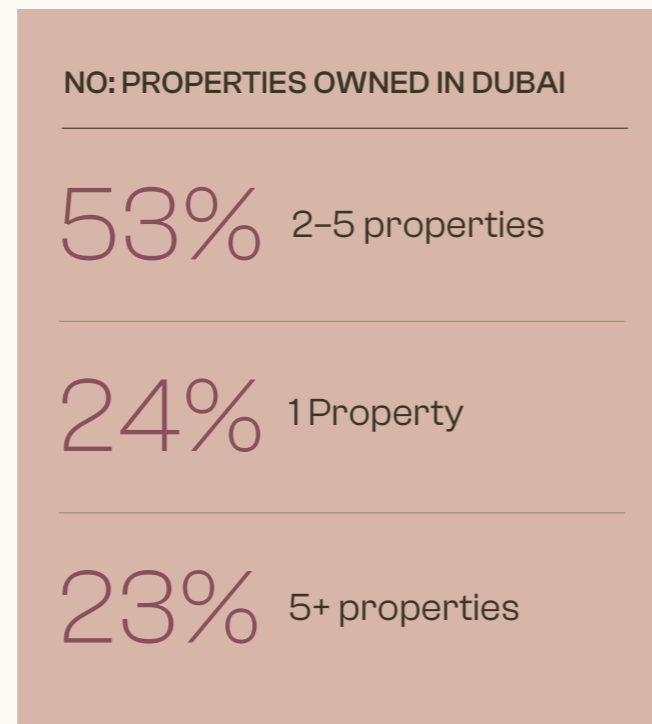
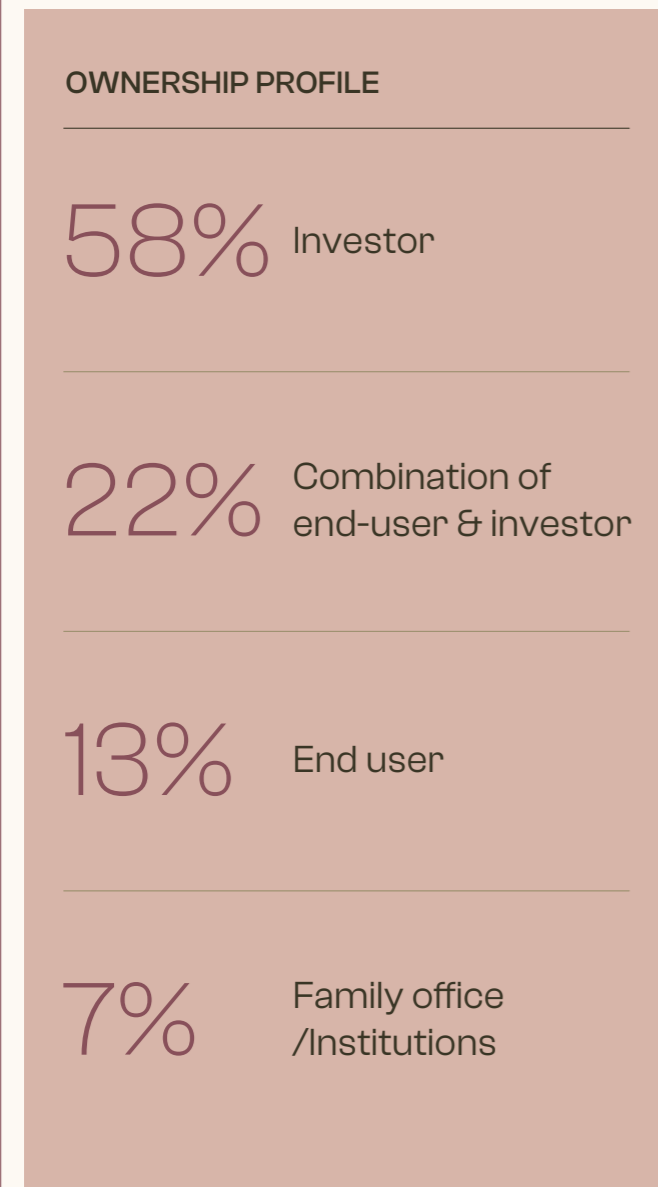
**Larger portfolio holders remain constructive long-term.**

Among ₪100M+ respondents, 75% expect Dubai property prices to rise over the next three years.

# Respondent Composition

A high-value investor base

The report captures perspectives from investors with meaningful exposure to Dubai real estate across multiple ownership and wealth categories. Respondents include investors, owner-occupiers, family offices, and institutional-style participants with portfolios ranging ₪5M to more than ₪100M.



The diversity of the respondent base provides a layered view of how confidence, risk perception, and investment strategy vary across different investor profiles and levels of market exposure.

The findings are particularly insightful because they capture perspectives across multiple wealth tiers, allowing for a deeper understanding of how confidence, risk perception, and investment strategy evolve as portfolio size

*The findings reflect the views of investors with significant exposure to Dubai real estate, including multi-property owners and larger portfolio holders whose long-term outlook provides valuable insight into market conviction during periods of uncertainty.*

# Price Expectations

## Long-Term Confidence Defines Dubai Property Investors in 2026

The clearest story in the data is the separation between short-term caution and long-term conviction.

Over the next 12 months, investors appear measured. Many expect prices to stabilize or decline, suggesting the market is no longer being viewed as a guaranteed short-term appreciation story.

Over a three-year period, sentiment changes significantly. The majority of investors expect values to rise, showing that Dubai's long-term appeal remains intact.

Investors appear more cautious about timing than about Dubai's long-term position.



### 12-MONTH PRICE EXPECTATION

46%

Expect prices to stabilize

36%

Expect prices to decline

18%

Expect prices to increase

### 3-YEAR PRICE EXPECTATION

60%

Expect prices to increase

31%

Expect prices to stabilize

9%

Expect prices to decline

# Investor Confidence Holds Despite Rising Geopolitical Concerns

Dubai remains one of the world's most attractive real estate markets for capital preservation, lifestyle, mobility, and long-term positioning. However, investor conversations around safe haven status are becoming more analytical.

Geopolitical instability, regional conflict and uncertainty around the wider Middle East appeared repeatedly in open-ended responses.

The finding is nuanced. Most investors still view Dubai positively as a safe haven, but regional stability has become a more visible part of the decision-making process.

## DUBAI AS A SAFE HAVEN

58% Continue to view Dubai positively as a safe haven for capital

29% Remain neutral

13% Do not currently view Dubai as a safe haven



*Dubai's safe haven status remains strong, but investors are increasingly evaluating resilience, stability and risk through a more disciplined lens.*

# Cash Is a Strategic Asset

## PREFERRED ASSET CLASSES

51% Prioritize cash/liquidity

27% Global real estate

13% Commodities

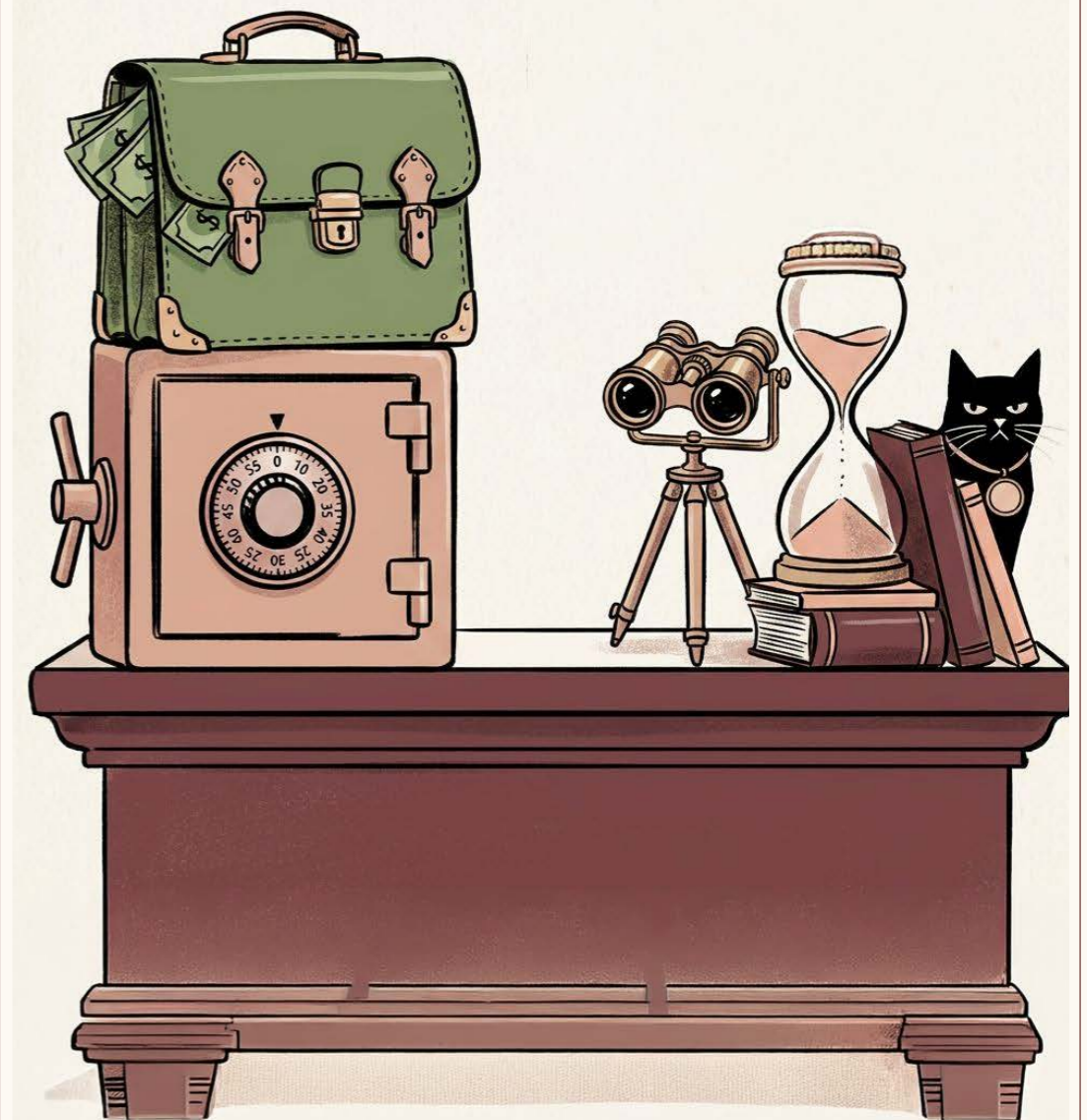
9% Equities

Liquidity is no longer purely defensive positioning. It is becoming strategic positioning. Investors are prioritizing flexibility, optionality, and the ability to respond quickly to changing conditions.

Cash and liquidity were the leading asset preference, followed by global real estate, commodities and equities. This suggests investors are prioritizing flexibility and optionality, preserving the ability to respond to changing conditions while waiting for greater clarity and more compelling opportunities.

The positioning appears measured rather than fearful. Investors want to remain prepared rather than exposed.

*Liquidity is becoming a strategic asset. Investors want the ability to move quickly, but not blindly.*



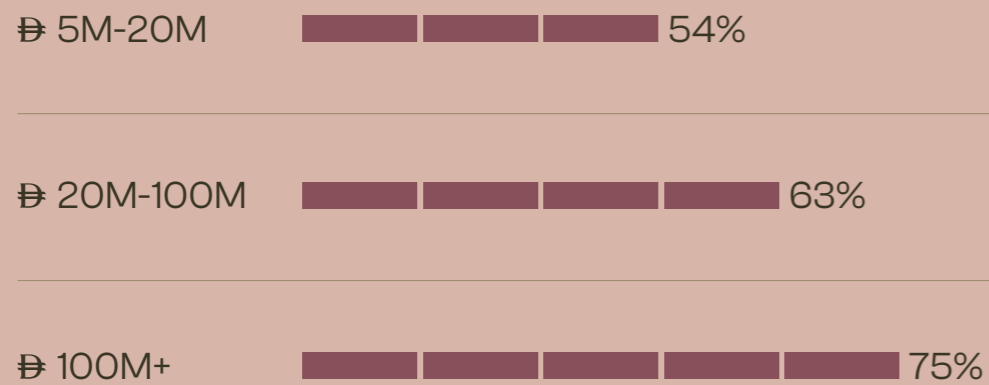
# The Wealthier the Investor, the Calmer the Outlook

The ₪100M+ segment appears more measured than smaller portfolio investors.

Among ₪100M+ respondents, the outlook is not euphoric, but it is notably calm and disciplined. All respondents within this segment expect prices to stabilize over the next 12 months, while 75% expect prices to rise over the next three years.

The findings suggest that larger investors are assessing Dubai through a longer investment horizon, focusing on fundamentals and market positioning rather than reacting to short-term fluctuations.

## EXPECT PRICES TO RISE OVER NEXT 3 YEARS



# Dubai Remains the Preferred Market for Respondents, Followed by London and Abu Dhabi

## GLOBAL INVESTMENT EXPOSURE

### Dubai

Primary market of preference among respondents.

### London

Strongest international market of interest.

### Abu Dhabi

Leading regional alternative.

### Barcelona, Singapore, Paris, Zurich

Relevant diversification markets.

### Riyadh, Mumbai, Cyprus, Thailand

Emerging alternative destinations.



Dubai remains the primary market of interest among respondents, but the data also shows that investors are increasingly global in their capital strategy.

London emerged as the strongest international market of interest, while Abu Dhabi continues to attract regional allocation. Barcelona, Singapore, Paris, and Zurich also remain relevant diversification markets.

This reflects a more globally connected investor base, with Dubai property investors comparing opportunities across financial, lifestyle, and wealth preservation destinations.

# Why Investors Look Outside Dubai?

*Dubai remains highly relevant within a wider global allocation strategy.*

Investors are primarily looking abroad for diversification, lifestyle, residency, political and economic stability, and higher returns.

## REASONS FOR INTERNATIONAL DIVERSIFICATION

47% Diversification.

20% Lifestyle/residency.

16% Political & economic stability.

9% Higher Returns

# Buy / Hold / Sell: The Investor Strategy Split

The data does not suggest broad market exit. The dominant strategy is patience and selective portfolio management.

Nearly half of respondents plan to hold existing assets over the next 12 months, while nearly one-third plan to sell selected assets. Only one-fifth plan to acquire additional properties.

This suggests a market where investors are not necessarily leaving Dubai, but are reviewing portfolios more carefully.

## INVESTMENT INTENT BY PORTFOLIO SIZE

Portfolio Value	Buy	Hold	Sell
₪ 5M-20M	15%	45%	40%
₪ 20M-100M	22%	55%	23%
₪ 100M+	25%	75%	0%

## 12-MONTH INVESTMENT INTENTION

49% Plan to hold existing assets.

31% Plan to sell selected assets.

20% Plan to acquire additional properties.



# Value Beyond Returns



## MOST IMPORTANT PROPERTY FACTORS

Investment returns.

Brand/developer reputation.

Design & architecture.

Service quality.

Privacy.

Investment return remains the most important factor for investors, but it is no longer the only factor.

Design, architecture, brand reputation, service quality, and privacy are becoming increasingly relevant particularly in the prime and super-prime segments. The market is increasingly being evaluated through a long-term quality lens.

Investors are paying closer attention to what makes a property liveable, defensible, desirable, and resilient over time.

*Value is increasingly being measured by what an asset delivers, not simply what it returns.*

# Rising Expectations

## Transparency, Execution, and Professional Standards Matter More Than Ever

Open-ended responses revealed rising expectations around transparency, professional standards, infrastructure, delivery, communication, and service quality.

Rather than pointing to a rejection of the market, these comments suggest a more mature investor base with higher expectations from developers, brokers, advisors, and the wider market ecosystem.

As Dubai attracts more sophisticated capital, investors are increasingly focused on alignment of interests, quality of advice, execution standards, and long-term credibility.



## Key Themes Raised by Investors:

- 1 **Stability & geopolitical risk**  
Investors referenced regional stability, political uncertainty, and the credibility of Dubai's safe haven positioning.
- 2 **Oversupply & market saturation**  
Several respondents raised concerns around excessive launches, overheating, and the need for the market to stabilize.
- 3 **Alignment & market transparency**  
Investors mentioned broker standards, pricing realism, transparency, and the need for stronger accountability.
- 4 **Delivery & execution**  
Delayed handovers, build quality, customer service, and developer accountability appeared repeatedly.
- 5 **Infrastructure**  
Traffic, parking, congestion, roads, and community infrastructure were raised as areas requiring improvement.
- 6 **Financing & institutional tools.**  
Several investors raised the need for better leverage options, construction finance, hedging tools, and investor-friendly financing structures.

# Voices from Investors

On Stability:

*“Regional stability is very important.”*

On Confidence:

*“The market was going too bullish. A correction could make investors more confident again.”*

On Infrastructure:

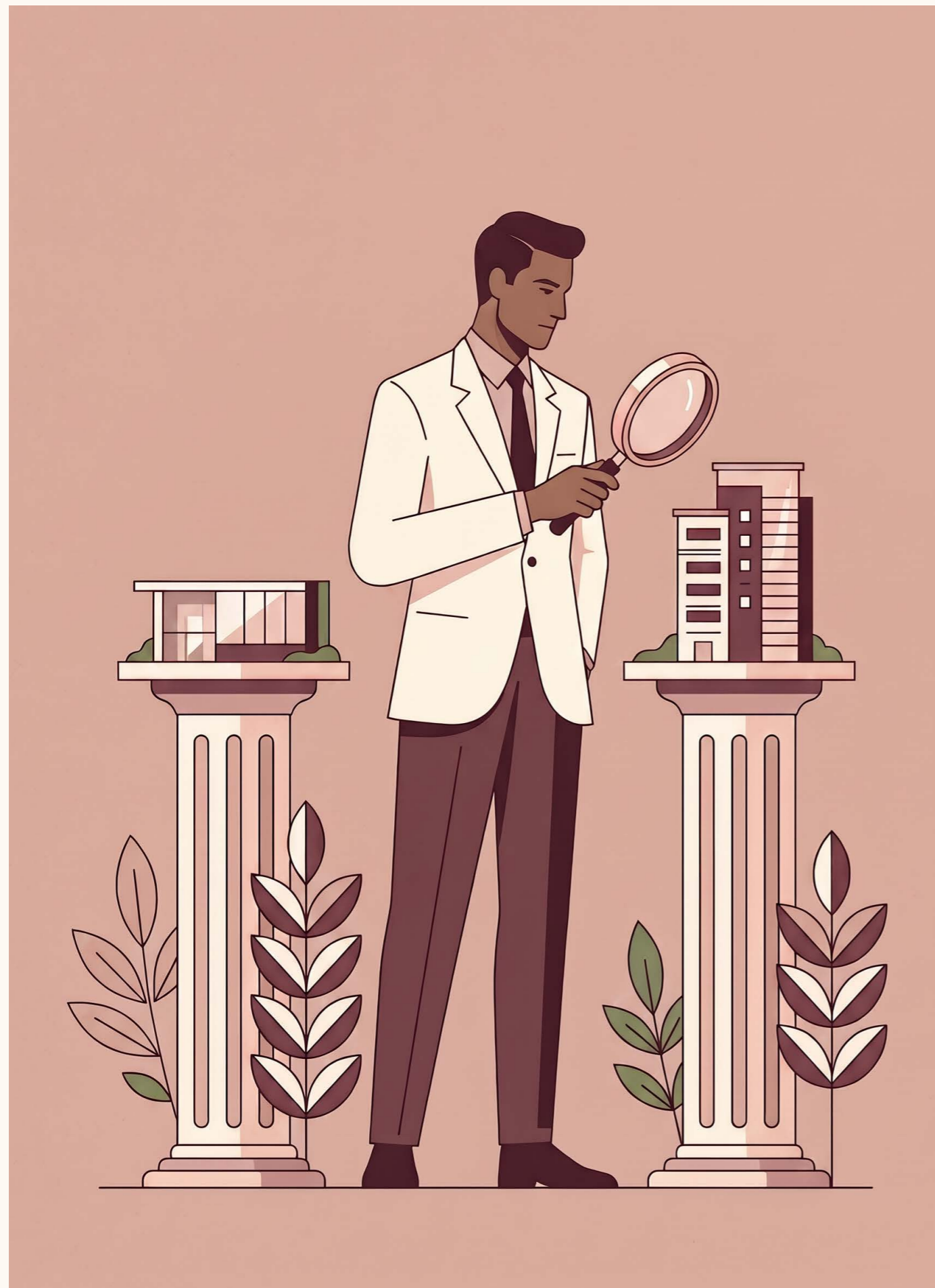
*“Traffic and parking need to be solved.”*

On Financing:

*“More investor-friendly financing arrangements are needed.”*

On Institutional Tools:

*What is missing is a tool: hedging instruments against regional geopolitical volatility.”*



# Market Evolution

## A More Selective Phase for Dubai Real Estate

Dubai's real estate market continues to demonstrate long-term attractiveness for regional and international investors alike. However, the expectations surrounding the market are clearly evolving.

Investors are becoming more measured in the short term, more globally diversified in their outlook, and more focused on quality, execution, infrastructure, and long-term resilience.

The findings suggest that the market is entering a more sophisticated phase, one where transparency, professionalism, investor alignment and execution standards will play an increasingly important role in shaping confidence. At the same time, long-term conviction in Dubai remains visible across multiple investor segments, particularly among larger portfolio holders who continue to view the market through a multi-year lens.

As Dubai continues strengthening its position as a global destination for capital, lifestyle, and investment, future investor confidence may depend less on the pace of growth and more on the quality of the ecosystem supporting it.

Transparency, execution, infrastructure, investor alignment, and long-term resilience are increasingly becoming the foundations upon which confidence is built.

The next phase of Dubai real estate may not be defined by how quickly the market grows, but by how effectively it matures.



**MORGAN'S**  
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## About Us

Morgan's International Realty is a premier luxury real estate brokerage and property investment consultancy firm. Established in Dubai during a pivotal moment in the industry, our mission was to revolutionize a market that was just beginning to evolve. Empowered by a collaborative effort between the public and private sectors, we aimed to transform the perception of the real estate market and its players. Recognizing a critical need for higher quality service and transparency, we have dedicated ourselves to setting benchmarks in professionalism and investor protection. Our commitment to client satisfaction and retention is the cornerstone of our sustainable and organic growth. We believe that the success of our clients is a direct reflection of our own.

## Services

Our firm provides a whole spectrum of consulting services, enabling our customers access to our knowledge, expertise, and tailored recommendations. Our research is widely referenced across leading regional and international media. We conduct bespoke research for clients seeking to enhance their property investment performance. Services you may be interested in:

- Investment Advisory
- Development Advisory
- Property Management
- Project Management
- Private Retreats
- Buying & Selling
- Leasing
- Research

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