

## **Qatar Commercial Real Estate - Market Share Analysis, Industry Trends & Statistics, Growth Forecasts (2025 - 2030)**

Market Report | 2025-06-01 | 150 pages | Mordor Intelligence

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### **Report description:**

Qatar Commercial Real Estate Market Analysis

The Qatar commercial real estate market stood at USD 33.10 billion in 2025 and is on track to touch USD 35.11 billion by 2030, advancing at a 6.08% CAGR. Growth remains anchored in the government's USD 350 billion sustainable-development pipeline and the Third National Development Strategy, which together widen demand for offices, logistics facilities, and mixed-use projects across the country. New-generation free-zone policies that allow 100% foreign ownership, plus residency incentives linked to property investment, continue to draw international corporates and institutional investors, while rising e-commerce volumes accelerate the need for automated last-mile hubs near Hamad Port and Greater Doha. Liquidity conditions are supportive: Qatari banks expanded real-estate lending by 6.3% year on year in 2024, signalling confidence in the sector's medium-term outlook. At the same time, oversupply in post-World-Cup office and hospitality stock is being absorbed through adaptive-reuse programs, green retrofits, and flexible leasing models that match changing occupier preferences. Advancing construction-tech adoption-highlighted by AI-enabled design showcased at ConteQ Expo24-lowers long-run operating costs and strengthens competitive positioning for new asset.

Qatar Commercial Real Estate Market Trends and Insights

FIFA-legacy infrastructure demand surge

Redevelopment of tournament-era venues into hotels, retail clusters, and mixed-use districts is generating fresh leasing activity

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around stadium precincts, countering the rental-rate dip that followed the 2022 event. Public Works Authority has earmarked USD 22.2 billion for 2025-2029 urban upgrades that leverage these sites, assuring short-term absorption of vacant stock and catalysing related commercial build-outs.

#### Economic diversification under Qatar National Vision 2030

The strategy pivots GDP away from hydrocarbons by nurturing manufacturing, logistics, and tech services, all of which demand tailored real estate such as research labs, small-batch factories, and co-working floors. Manufacturing added USD 18 billion to GDP in 2024, while the logistics sector is expanding 7.1% annually, underpinning a long-run lift in warehouse and light-industrial absorption.

#### Office & hospitality oversupply post-World-Cup

Roughly 40% expansion in prime office stock during World-Cup preparations outpaced immediate demand, driving a 20% rent fall between 2021-2024 and elevating non-performing loan risk for banks with large real-estate books. Developers are mitigating vacancies by converting single-use towers into flexible workspaces and incorporating experiential retail on lower floors, while hoteliers re-brand surplus rooms into mid-scale extended-stay formats.

Other drivers and restraints analyzed in the detailed report include:

Free-zone & 100% foreign-ownership reforms / E-commerce last-mile logistics boom / ESG-driven construction cost inflation /

For complete list of drivers and restraints, kindly check the Table Of Contents.

#### Segment Analysis

Offices retained the largest 38% Qatar commercial real estate market share in 2024 thanks to Doha's CBD pipeline and Lusail tower completions. Yet vacancy pressure and hybrid-work adoption temper growth, steering landlords toward modular floorplates and tech-enabled amenities that improve space efficiency. The Qatar commercial real estate market size attributable to Offices will edge up only modestly through 2030 as occupiers seek lease flexibility and ESG-certified space.

Logistics facilities deliver the fastest 6.12% CAGR to 2030, supported by e-commerce adoption, North Field LNG expansion, and government-backed industrial parks near Hamad Port. Automated racking, temperature-controlled zones, and solar-ready roofs now feature in most tenders, while AI-driven construction showcased at ConteQ Expo24 shortens delivery cycles and cuts long-run energy costs.

The Qatar Commercial Real Estate Market Report is Segmented by Property Type (Offices, Retail and More), by Business Model (Rental and Sales), by End User (Individuals / Households and More) and by Cities (Doha, Al Wakrah and More). The Report Offers Market Size and Forecasts in Value (USD) for all the Above Segments.

#### List of Companies Covered in this Report:

Barwa Real Estate Company / Ezdan Holding Group / United Development Company / Mazaya Real Estate Development / Qatari Diar / Msheireb Properties / Alfardan Properties / First Qatar Real Estate Development / Just Real Estate / Al Asmakh Real Estate Development / Al Adekhar Real Estate / MD Properties / Katara Hospitality / Qatar Living / Property Finder Qatar / CBRE Group Inc. / Jones Lang LaSalle / Cushman & Wakefield / Colliers International / Savills plc / Knight Frank LLP /

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Additional Benefits:

The market estimate (ME) sheet in Excel format /  
3 months of analyst support /

**Table of Contents:**

- 1 Introduction
  - 1.1 Study Assumptions & Market Definition
  - 1.2 Scope of the Study
- 2 Research Methodology
- 3 Executive Summary
- 4 Market Landscape
  - 4.1 Market Overview
  - 4.2 Commercial Real-Estate Buying Trends - Socio-economic & Demographic Insights
  - 4.3 Rental Yield Analysis
  - 4.4 Capital-Market Penetration & REIT Presence
  - 4.5 Regulatory Outlook
  - 4.6 Technological Outlook
  - 4.7 Insights into Real-Estate Tech and Start-ups Active in the Segment
  - 4.8 Insights into Existing and Upcoming Projects
  - 4.9 Market Drivers
    - 4.9.1 FIFA-legacy infrastructure demand surge
    - 4.9.2 Economic diversification under Qatar National Vision 2030
    - 4.9.3 Free-zone & 100 % foreign-ownership reforms
    - 4.9.4 E-commerce last-mile logistics boom
    - 4.9.5 QIA green-building investment mandate
    - 4.9.6 Lusail data-centre corridor incentives
  - 4.10 Market Restraints
    - 4.10.1 Office & hospitality oversupply post-World Cup
    - 4.10.2 ESG-driven construction cost inflation
    - 4.10.3 Higher lending rates & tighter credit
    - 4.10.4 Slow REIT-law implementation
  - 4.11 Value / Supply-Chain Analysis
    - 4.11.1 Overview
    - 4.11.2 Real-Estate Developers & Contractors - Quantitative & Qualitative Insights
    - 4.11.3 Real-Estate Brokers & Agents - Quantitative & Qualitative Insights
    - 4.11.4 Property-Management Companies - Quantitative & Qualitative Insights
    - 4.11.5 Valuation Advisory & Other Real-Estate Services Insights
    - 4.11.6 Building-Materials Industry & Partnerships with Developers
    - 4.11.7 Strategic Real-Estate Investors / Buyers Insights
  - 4.12 Porter's Five Forces
    - 4.12.1 Threat of New Entrants
    - 4.12.2 Bargaining Power of Suppliers
    - 4.12.3 Bargaining Power of Buyers

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4.12.4 Threat of Substitutes

4.12.5 Competitive Rivalry

5 Market Size & Growth Forecasts (Value)

5.1 By Property Type

5.1.1 Offices

5.1.2 Retail

5.1.3 Logistics

5.1.4 Others (Industrial, Hospitality, etc.)

5.2 By Business Model

5.2.1 Sales

5.2.2 Rental

5.3 By End-user

5.3.1 Individuals / Households

5.3.2 Corporates & SMEs

5.3.3 Others

5.4 By Cities

5.4.1 Doha

5.4.2 Al Wakrah

5.4.3 Al Rayyan

5.4.4 Rest of Qatar

6 Competitive Landscape

6.1 Market Concentration

6.2 Strategic Moves

6.3 Market Share Analysis

6.4 Company Profiles (includes Global-level Overview, Market-level Overview, Core Segments, Financials, Strategic Info, Market Rank/Share, Products & Services, Recent Developments)

6.4.1 Barwa Real Estate Company

6.4.2 Ezdan Holding Group

6.4.3 United Development Company

6.4.4 Mazaya Real Estate Development

6.4.5 Qatari Diar

6.4.6 Msheireb Properties

6.4.7 Alfardan Properties

6.4.8 First Qatar Real Estate Development

6.4.9 Just Real Estate

6.4.10 Al Asmakh Real Estate Development

6.4.11 Al Adekhar Real Estate

6.4.12 MD Properties

6.4.13 Katara Hospitality

6.4.14 Qatar Living

6.4.15 Property Finder Qatar

6.4.16 CBRE Group Inc.

6.4.17 Jones Lang LaSalle

6.4.18 Cushman & Wakefield

6.4.19 Colliers International

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6.4.20 Savills plc

6.4.21 Knight Frank LLP

7 Market Opportunities & Future Outlook

7.1 White-space & Unmet-Need Assessment

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