

## **United Arab Emirates Facility Management - Market Share Analysis, Industry Trends & Statistics, Growth Forecasts (2026 - 2031)**

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### **Report description:**

United Arab Emirates Facility Management Market Analysis

The UAE facility management market is expected to grow from USD 21.28 billion in 2025 to USD 23.86 billion in 2026 and is forecast to reach USD 42.27 billion by 2031 at 12.12% CAGR over 2026-2031. This growth trajectory is underpinned by large-scale smart-city investments, mandatory sustainability codes and rapid technology adoption that collectively elevate facility management from a cost centre to a strategic pillar of the national diversification plan. The drive toward intelligent buildings is visible in flagship assets such as Burj Khalifa, where an IoT platform cut maintenance hours by 40% while pushing asset reliability close to 99.95%. Parallel advances in district cooling and energy analytics are optimising resource use, trimming operational expenditure and enabling compliance with the UAE Climate Law's strict emissions mandates. Population growth to a projected 5.8 million in Dubai by 2040 magnifies demand for seamless building services, while an USD 100 billion national infrastructure pipeline opens new revenue pools for providers. Intensifying competition is shifting the UAE facility management market towards integrated, outsourced solutions that offer economies of scale and unified data visibility across hard and soft services.

United Arab Emirates Facility Management Market Trends and Insights

Technological Integration: AI and IoT Revolutionising Operations

Smart-building platforms are reshaping the UAE facility management market by embedding predictive maintenance, digital twins and real-time asset monitoring into day-to-day workflows. Enova's AI-powered virtual assistant, built on Google Cloud's Gemini

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model, automates service requests and frees teams for high-value analytics, mirroring a wider shift toward data-rich workflows across energy and facilities portfolios. Emirates Global Aluminium recorded USD 100 million in financial gains after deploying 80 Industry 4.0 use cases that cut downtime by 50% and lifted overall equipment effectiveness by 12%. These gains demonstrate a maturing ecosystem in which facility managers move from reactive maintenance to outcome-based contracts driven by IoT telemetry and machine learning. The UAE's National Artificial Intelligence Strategy forecasts the domestic AI economy to rise from USD 3.47 billion in 2023 to USD 46.33 billion by 2030, a tailwind that cements technology as the primary catalyst for next-generation service models.

#### Sustainability Initiatives: Environmental Compliance Driving Innovation

Climate-aligned regulations are accelerating the UAE facility management market toward low-carbon practices. The Federal Decree-Law 11 of 2024 mandates greenhouse-gas monitoring and imposes fines of AED 50,000-2 million (USD 13,612.94-0.54 million) for non-compliance, pushing owners toward sensor-driven energy dashboards and renewable integrations. DEWA's Al Shera'a net-zero headquarters exemplifies the trend, with digital-twin controls delivering 66% energy and 48% water savings while qualifying for LEED Platinum certification. Complementary frameworks such as Abu Dhabi's Pearl Rating System ensure that sustainability considerations extend from design through operations. For existing stock, modelling by academic researchers shows that green-retrofit payback periods can fall below eight years while cutting electricity demand by up to 57%, validating the commercial case for investment.

#### Labour-Market Challenges: Workforce Availability Constraining Growth

Tight labour supply and a phased Emiratisation quota are escalating operating costs in the UAE facility management market. Firms with 50 or more staff must raise Emirati headcount by 2% each year to hit a 10% threshold by 2026 or pay AED 96,000 (USD 26,136.85) per position left vacant, a penalty that squeezes provider margins. Smaller firms with 20-49 workers now must hire one Emirati in 2024 and two in 2025 or face similar fines. Industry polling shows 29% of FM executives already struggle with staff shortages, while 61% expect headcount growth, highlighting a structural supply gap. The simultaneous roll-out of mandatory unemployment insurance and a new savings scheme as an alternative to end-of-service gratuity adds HR complexity for outsourced providers balancing cost optimisation with service-quality metrics.

Other drivers and restraints analyzed in the detailed report include:

Healthcare Sector Growth: Specialised FM Services in High Demand  
Urbanisation and Infrastructure Development: Expanding FM Footprint  
Market Competition: Price Pressures Affecting Profitability

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

#### Segment Analysis

Hard services commanded 60.92% of the UAE facility management market in 2025 due to asset-heavy investments in smart MEP, fire safety and predictive maintenance systems anchored by digital twins and IoT monitors. DEWA's Al Shera'a headquarters illustrates how advanced sensors and analytics expand the scope of technical upkeep while cutting energy bills, thereby reinforcing demand for specialised engineers. The UAE facility management market size for hard services is projected to maintain a double-digit trajectory as mandatory energy audits and performance-based contracts link payments to measurable outcomes. At the same time, soft services are forecast to post a 12.33% CAGR through 2031 as employers prioritise occupant well-being, hospitality-grade cleaning and AI-enabled security patrols. This creates a convergence path where integrated providers package both service classes under a single SLA, improving cost transparency and delivering real-time KPI dashboards to clients.

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The crossover is visible in corporate campuses where AI vision cameras trigger automated work orders to cleaning crews and in hospitals deploying UV-C disinfection robots to meet infection-prevention standards. As a result, soft-services vendors are re-skilling staff for data-driven workflows while hard-services teams partner with OEMs to support remote diagnostics and condition-based part replacements. By 2030, bundled contracts are expected to outpace single-service engagements, further blurring the distinction between technical and non-technical pillars and supporting sustained expansion in the UAE facility management market.

The UAE Facility Management Market Report is Segmented by Service Type (Hard Services, Soft Services), Offering Type (In-House, Outsourced), End-User Industry (Commercial, Hospitality, Institutional and Public Infrastructure, Healthcare, Industrial and Process, Other End-User Industries). The Market Forecasts are Provided in Terms of Value (USD).

List of Companies Covered in this Report:

EFS Facilities Services Group Imdaad LLC Farnek Services LLC Enova Facilities Management Services LLC Marafeq Facilities Management LLC Etisalat Facilities Management LLC Emrill Services LLC Deyaar Facility Management LLC (deyaar Development PJSC) Serveu Facilities Management Engie Cofely Energy Services LLC (ENGIE SA) Advanced Facilities Management Cleanco Sun and Sand Facility Management Blue Diamond Facilities Management Services Transguard Group

Additional Benefits:

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

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