



DUBAI CHAMBER
INTERNATIONAL

DUBAI CONSTRUCTION SECTOR

RECENT TRENDS & OPPORTUNITIES

November 2025



UAE & DUBAI ECONOMIC FUNDAMENTALS



ECONOMIC OVERVIEW

Fast population & GDP growth underlined UAE & Dubai construction sector robust performance over years. Strong non – oil revenues are supporting infrastructure investments & construction activity.



Population
2025



11 mln



GDP Current Prices
2025



\$549 bln



GDP per Capita
2025



\$49 k+



Real GDP Growth
2025



3% YoY



FDI Inflows
2024



\$30.7 bln



Fiscal Breakeven
Oil Prices



\$50 pbl



UAE CONSTRUCTION PROJECTS AWARDED CONTRACTS

Value of UAE Construction Projects Awarded Contracts (US\$ bln)



2024 **\$84 bln**

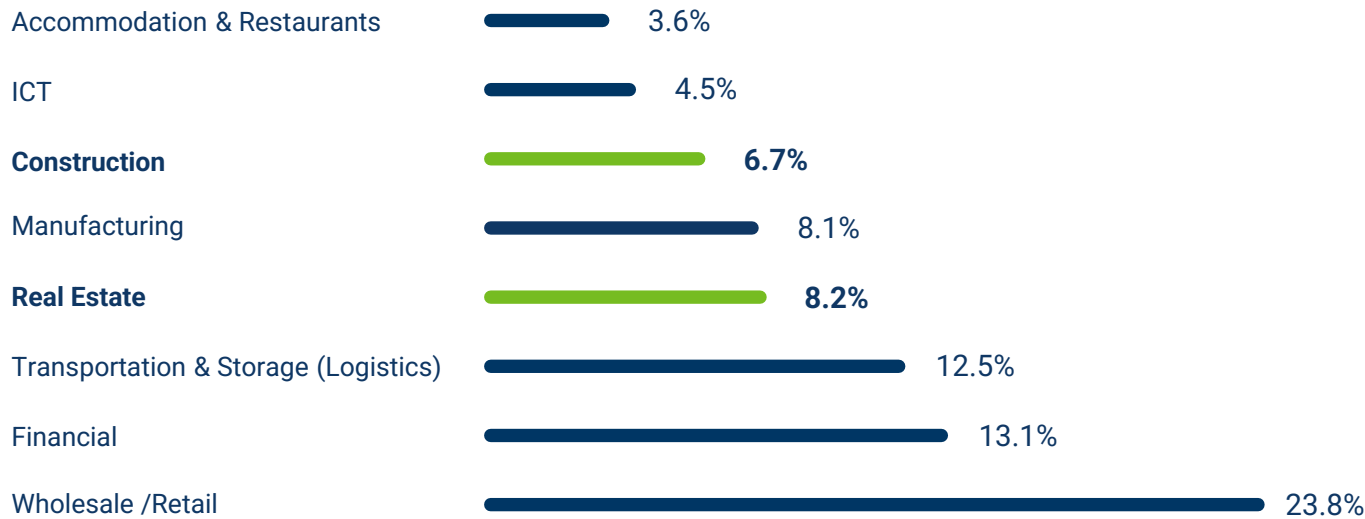
The value of awarded construction contracts in the UAE reached \$84 billion in 2024. The construction sector is fueled by solid economic drivers such as rising property and infrastructure demand, rapid urban expansion, and sustained government spending on development projects.



DUBAI CONSTRUCTION SECTOR

Dubai’s construction & real estate sectors accounted for 14.9% of Dubai total value added, combined ranking it as the 2nd largest sector in Dubai Economy.

Dubai GDP by Sector % Share (H1-2025)



Dubai Construction Sector GDP (H1-2025)



Dubai Construction Sector GDP Growth (YoY, H1-2025)





DRIVERS & POLICY FOCUS OF DUBAI CONSTRUCTION SECTOR



Drivers

- Economic Diversification Strategy
- Booming Real Estate Market
- Renewables and Green Technology Hub
- Decarbonization of Construction Industry
- Fast growing population & high per capita income
- Large scale infrastructure investments
- Strong private public partnership (PPP)
- Increased demand for warehousing
- Regional hub for Tourism, Retail and Travel
- long-standing attractiveness to international contractors seeking large-scale projects



Dubai Major Policy & Strategy Initiatives

Dubai 2040 Urban Master Plan

- By 2040, to increase Land area for **Hotels & Tourist** activities by **134%**; **Commercial** activities to increase by **168 sq km** and **Education & health** facilities by **25%**

Green Construction Strategy

- Target to have **75%** of all buildings in Dubai to be **green-certified** by 2030

Dubai 3D Printing Strategy

- By 2030, **25%** of the city's buildings to have been built using **3D printing technology**

Dubai Waste Management Strategy

- Dubai **Integrated Waste Management Strategy** 2021-2041, seeks to implement long-term projects by providing practical solutions to environmental challenges

Dubai Clean Energy Strategy 2050

- To provide **75%** of Dubai's total power capacity from **clean energy** sources by 2050 & to increase energy investments to USD 41-54 bln by 2030, partly towards **renewables production** to 14GW by 2030

Hydrogen Policy

- Leadership aspiration in the production and usage of **green hydrogen** producing up to 1mn tonnes of green hydrogen/year by 2030 and achieving an emissions reduction target of 31%

UAE Water Security Strategy 2036

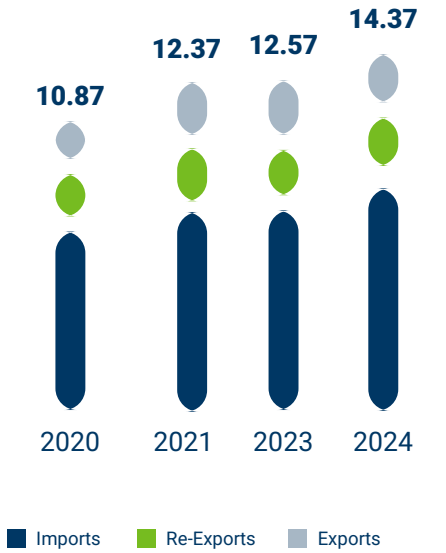
- To ensure **water access** coming from major **desalination plants**, accounting for ~14% of the world's total production of desalinated water. Expected to increase construction of more water treatment plants, desalination facilities and reservoirs.



DUBAI TRADE IN CONSTRUCTION MATERIALS

Dubai’s trade in construction materials sustained its momentum in 2024, reaching US\$ 14.4 billion above its level before the pandemic. Major traded construction materials are steel, HVACR, wood products and regulating and controlling instruments.

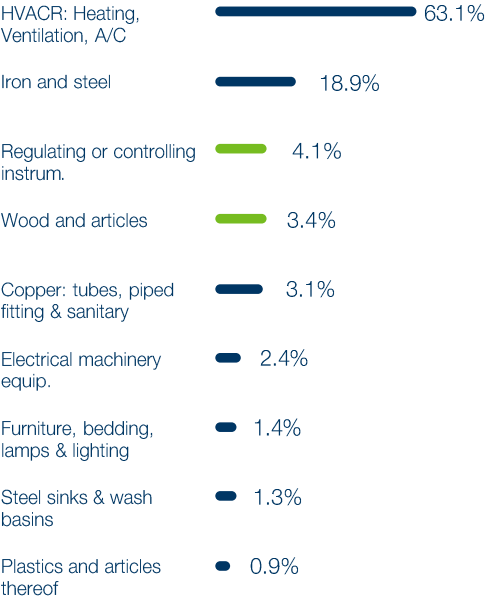
Dubai Total Trade in Construction Materials (US\$ bln)



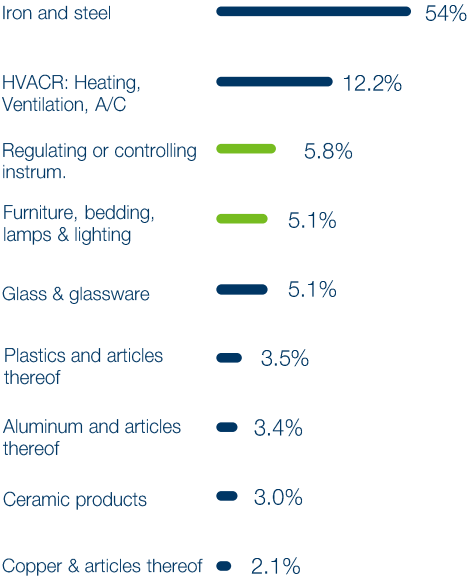
Imports Re-Exports Exports

Source: Dubai Chambers Centre for Business Studies & Research based on Ministry of Economy (UAE) database.

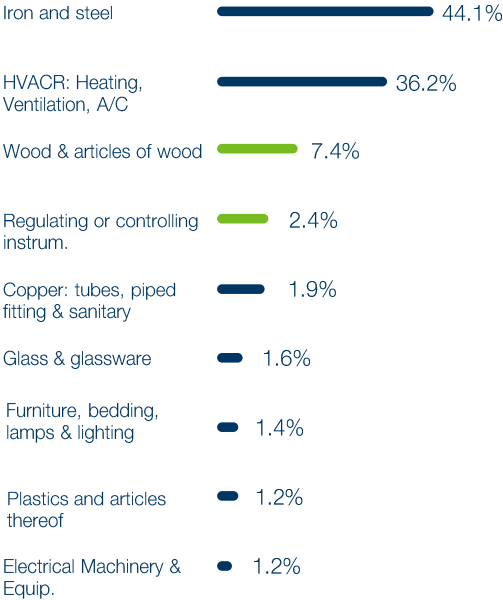
Major Re-Exports (2024, % share)



Major Exports (2024, % share)



Major Imports (2024, % share)

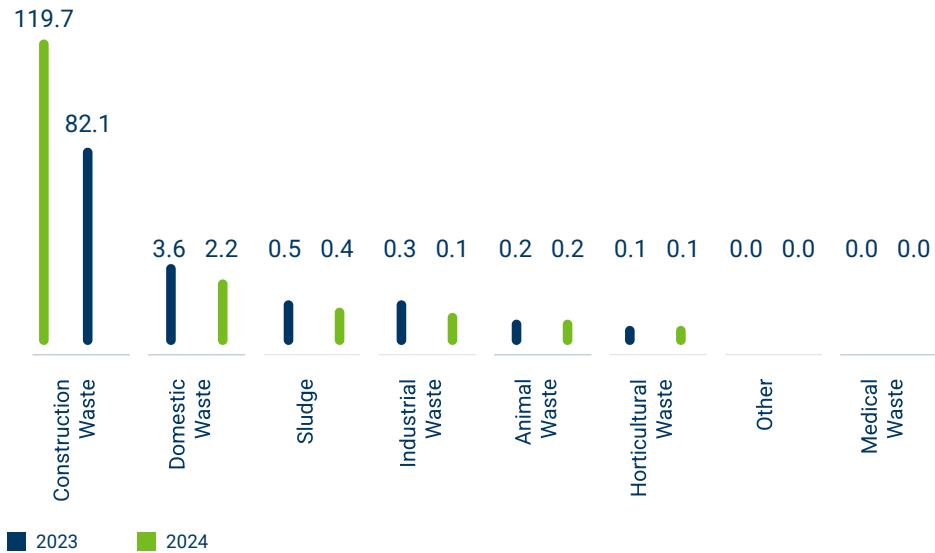




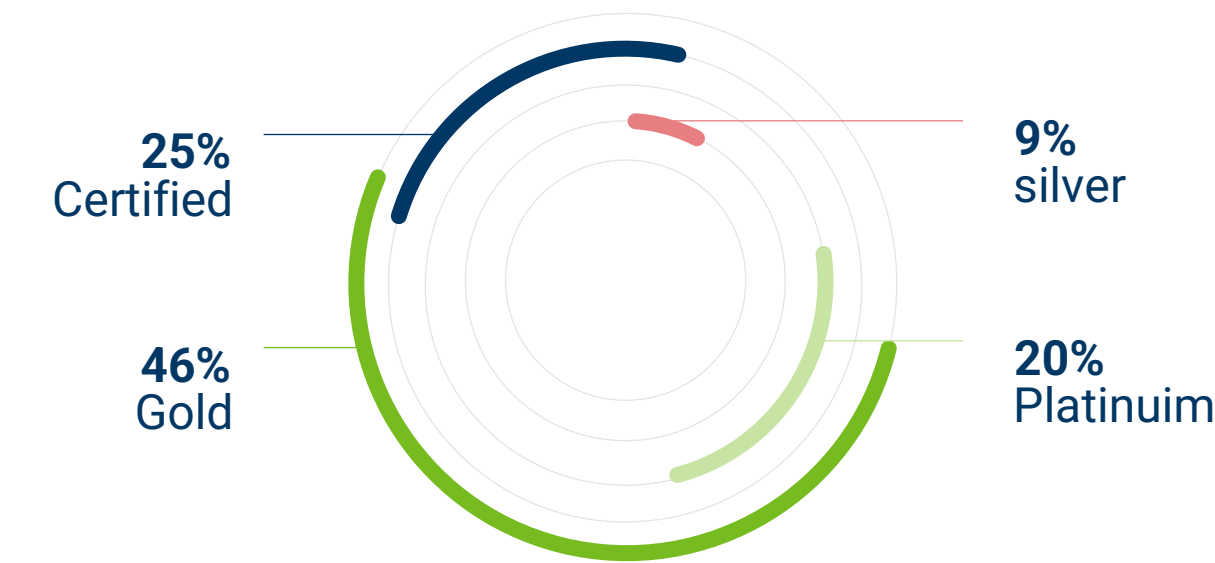
EMERGING TRENDS: SUSTAINABILITY & ENVIRONMENTAL IMPACT

Dubai emerging as a front runner in sustainable construction globally. UAE ranked among the top 10 globally and lead the MENA region for “Leadership in Energy and Environmental Design (LEED) certified projects. Adoption of green rating systems and regulations have enabled significant growth in the last five years, driven by the net-zero vision.

Dubai Waste Collection by Source
(mln Tons, 2024)



Dubai Green Buildings Rating-LEED Certificates by Type
(% share), 2016-2024



Source: Dubai Chambers Centre for Business Studies & Research based Research Gate, USGBC Databases.



EMERGING TRENDS: SUSTAINABLE CONSTRUCTION

In addition to the integration of digital technologies, there is a growing focus on advancing sustainability through other various initiatives. One notable trend is the expedited use of connected construction and modularization.

Sustainable Finance

- Allows construction firms specializing in sustainable practices to adopt advanced technologies, thereby promoting environmental sustainability within the industry.
- Green bonds, Sukuk and loans link funding with measurable sustainable project metrics ensuring they adhere to their sustainability objectives.

Sustainable Urbanization

- Sustainable infrastructure can enhance social outcomes by prioritizing community engagement, accessibility, and resilience. City infrastructure should be designed in a way that encourages sustainable behaviors by the city's residents.

Minimum Energy Consumption

- By optimizing building orientation, maximizing natural daylighting, improving insulation, using energy-efficient HVAC systems, and integrating renewable energy sources such as solar panels.

Water Efficiency

Low Carbon Construction Materials

- Transitioning to more sustainable materials, such as green concrete or green steel, would greatly diminish the carbon emissions associated with the construction phase.
- Efforts also focus on scaling up the use of low-carbon materials like 'green' steel and cement, aligning with global goals to reduce carbon emissions.

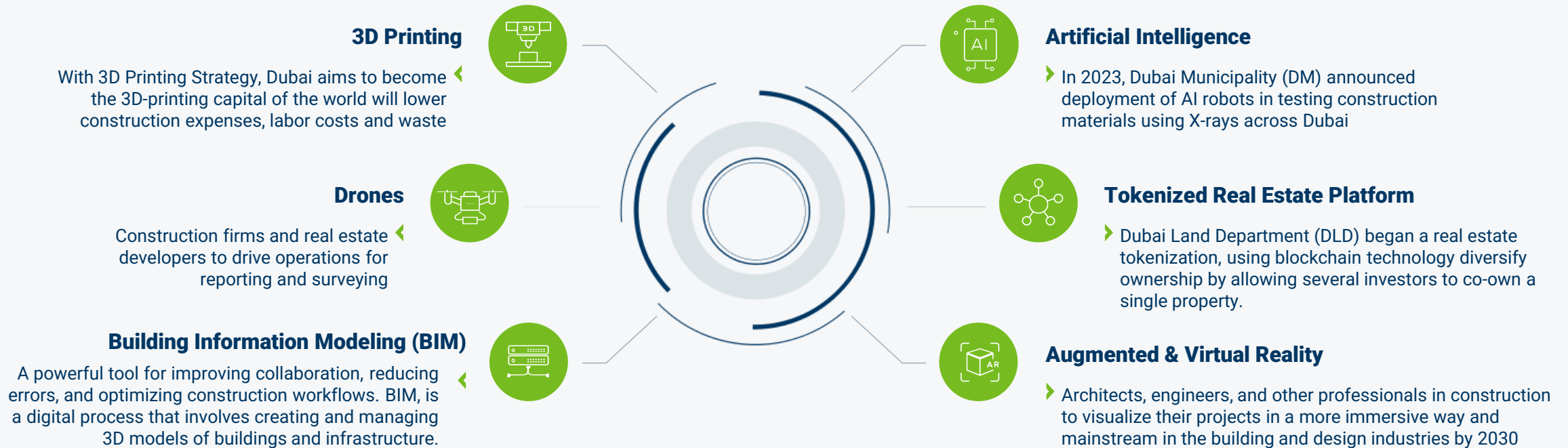
Modular & Pre-fabrication

- The increasing deployment of modular and offsite fabrication technologies reduces the need for on-site labor and, by extension, accommodation and logistical pressures. It also has the added benefit of accelerating fast-track delivery at lower cost.



EMERGING TRENDS: SMART TECHNOLOGY INTEGRATION

Dubai is committed to the integration of new technologies that help make construction work more efficient, accurate and safe when used consistently. This includes the integration of the following technologies that allow for application of predictive analytics throughout the construction project life cycle.



DUBAI MAJOR CONSTRUCTION PROJECTS



DUBAI MAJOR CONSTRUCTION PROJECTS

Distribution by Major Sectors & Project Status: 2023-YTD November 2025

Construction Projects in Pipeline



Urban Development US\$ 101.8 bln

Project Status

Approximate Value, US\$ million

No. of Projects

Under construction	70,410	563
At planning stage	29,099	132
Completed	2,227	14
Contract Awarded	1,325	12
Announced	209	10



Transport US\$ 49.5 bln

Under construction	29,099	6
Completed		3
Contract Awarded	1,325	1
At Planning Stage	209	2



Energy & Utility US\$ 49.9 bln

Under construction	20,310	8
In Tender/Tender Launched	13,600	2
Contract Awarded	8,485	2
Completed	6,244	4
At Planning Stage	1,282	4



Industrial US\$ 380 mln

Completed	438	4
At Planning Stage	326	10
Under construction	54	2

Note: Include all projects started in 2022 and expected to be completed in 2023 and beyond; Source: Dubai Chambers Centre for Business Studies & Research Based on BMI data

DUBAI POTENTIAL CONSTRUCTION OPPORTUNITIES



POTENTIAL INVESTMENT OPPORTUNITIES IN DUBAI CONSTRUCTION SECTOR

Dubai is one of the world fast-growing urban areas where demand for new infrastructure and housing is constantly increasing. This trend necessitates an increased demand for new technologies and green construction materials that Dubai embraces for greater flexibility in design and customization.



Energy & Utility: Renewable Infrastructure

Renewable infrastructure (solar
PV projects &
green fuel (hydrogen), Water
Desalination projects



Commercial Construction

Leisure &
Entertainment

Sports, Workspace
& Hospitality



Transport Infrastructure

Airports, Rails
& Roads



Sustainable Building Materials & Recycling



Smart Technologies

Single & multi-story
buildings, private &
investment villas,
Arabic houses



Residential Construction

DUBAI RESIDENTIAL CONSTRUCTION PROJECTS

Urban Development Projects

Value & Number of Major Projects, 2023-YTD 2025 (US\$ 103.9 bln)

506

Projects

US\$ 48.8 bln

Under Construction

95

Projects

US\$ 19.7 bln

At Planning

9

Projects

US\$ 1.7 bln

Completed

17

Projects

US\$ 2.1 bln

Announced & Contract Awarded

Policy Focus

- Dubai 2040 Urban Master Plan
- Green Construction Strategy: 75% of all buildings in Dubai to be green-certified by 2030
- 3D Printing Strategy: By 2030, 25% of the city's buildings built using 3D printing

Major Upcoming Projects

- Majority of the residential projects are private with some public sector projects, including:

Azizi Venice Waterfront & Riviera mixed up urban development projects (Residential Project (US\$ 13.5 bln) , Sobha heartland projects (US\$4 bln), SRG Tower (US\$ 3.5 bln).

Key Drivers

- Booming real estate sector, and Dubai fast population growth.
- Both local and foreign investments owing to favorable ownership taxation legislation
- High return on investment (ROI), from 10% to 15%



COMMERCIAL CONSTRUCTION PROJECTS OPPORTUNITIES

Urban Development - Leisure & Entertainment

Value & Number of Major Projects, 2023-YTD 2025 (US\$ 31.6 bln)



Policy Focus

- Dubai 2040 Urban Master Plan: Dubai aims to achieve land area for hotels and tourist activities to increase by 134%, area for commercial activities to increase to 168 sq k. Government initiatives like One Free Zone Passport allowing companies based in free zones to operate in the mainland.

Major Upcoming Projects

- Dubai Exhibition Centre expansion for US\$ 3.2 bln. The project will showcase cutting edge sectors including AI, quantum tech, biosciences and advanced manufacturing; Mall of The Emirates expansion (US\$ 1.3 bln).

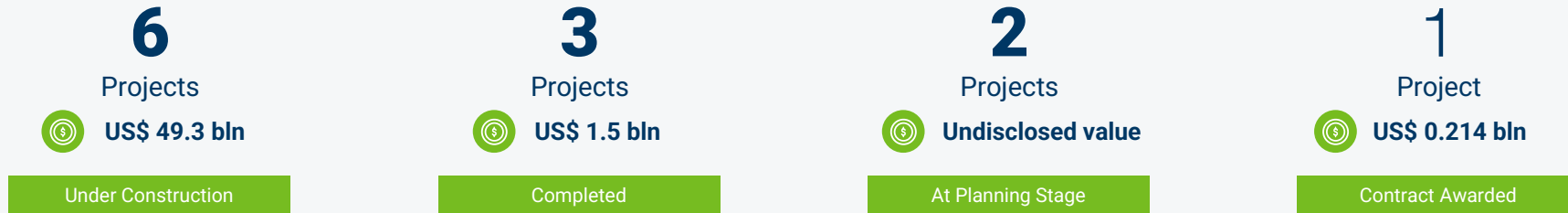
Key Drivers

- Dubai is a global major hub for shopping centers and malls, hotel and restaurant investment. Luxury areas and commercial facilities appeal to a large number of wealthy domestic consumers and international tourists.



TRANSPORT INFRASTRUCTURE

Value & Number of Major Projects, 2023-YTD 2025 (US\$ 50.9 bln)



➤ Airports Expansion

3  US\$ 34.8 bln

Major Projects Under Construction

➤ Rail: Dubai - Abu Dhabi Hyperloop Transport Link Project

2  US\$ 6.4 bln

! Under construction & other is at planning stage.

Policy Focus

- Self-Driving Transport Plan: 25% of all transportation trips to be smart and driverless by 2030, with the metro lines being a strong contributor to this goal
- Hydrogen Policy: producing up to 1mn tons of green hydrogen per year by 2030 and achieving an emissions reduction target of 31%

Major Upcoming Projects

- Al Maktoum International Airport Expansion, Dubai (US\$ 34.8 bln), Dubai - Abu Dhabi Hyperloop Transport Link Project (US\$ 6 bln), Burj Khalifa/Dubai Mall Metro Station Expansion (US\$ 6 bln), Sheikh Zayed Double-Decking Road Project (Dubai Creek - Jebel Ali Port) (US\$2.7 bln)

Key Drivers

- Expansion of Al Maktoum International Airport to receive about 260 million passengers on completion, as Dubai is becoming global tourism, retail and trade hub

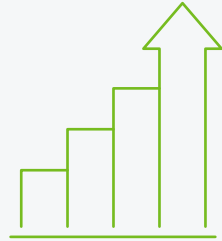
CONCLUSIONS



CONCLUSIONS

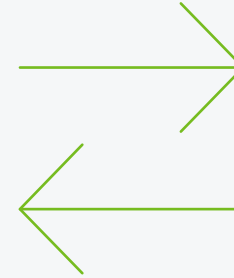


UAE/Dubai robust economic fundamentals and fast urbanization supported Dubai construction and real estate expansions through investments and trade across the sectors different segments (**commercial, residential, industrial, social & Infrastructure**)



Construction Industry Increased Momentum

Despite the global headwinds, the UAE construction industry witnessed strong momentum in over the last two years, supported by public and private investments to align with the increased number of population and increased demand for infrastructure, schools, hospital, transport, energy and commercial spending.



Ample Trade and Investment Opportunities

The outlook of Dubai construction is positive and upbeat.

- The sector is mainly driven by robust economic fundamentals of high demand for properties and infrastructure, fast urbanization and continued government infrastructure investments.
- Dubai is well positioned as a global leader in modern construction practices, by embracing transformative technologies, setting new standards for excellence and sustainability in the construction environment.
- Finally, sustainable construction is integrated into all of Dubai construction projects and building designs, by embracing eco-friendly materials, integrating energy efficient technologies, and adopting sustainable design principle.



THANK YOU!