



KPMG real estate and infrastructure monthly pulse

6 May 2018

Dear all,

We are very pleased to share the second issue of the **KPMG real estate and infrastructure monthly pulse**. In this issue we bring you the key news highlights from within the real estate and infrastructure space in Qatar for April 2018. We hope you will find this issue an invaluable read, helping you to stay connected with the sector.

Cityscape Qatar

The seventh edition of Cityscape Qatar was held at the Doha Exhibition and Convention Center (DECC) from 22-25 April. Cityscape Qatar is country's largest real estate development and investment event, where a number of leading local, regional and international real estate developers and construction companies showcased a range of cutting-edge real estate projects, including:

- H.E. The Prime Minister unveiled United Development Company's (UDC) new project, Gewan Island. The Gewan development is part of the UDC's 5-year QAR5.5 billion growth and investment strategy, of which approximately QAR2.5 billion will be invested in the Gewan Island. The island is situated next to The Pearl-Qatar and spans 400,000sqm, with a total built-up area of 388,000sqm. [Read more](#)
- Barwa Real Estate showcased the Lusail Land Project. Spanning over 3.5 million square meters, the Lusail Land Project is an integrated residential city that will provide 15,000 housing units to accommodate more than 40,000 people, with full service facilities and vast green spaces of up to one million square meters. [Read more](#)
- Qatar Rail signed three major agreements with the Qatar Insurance Group (for naming rights), QNB (for the ticketing of the Doha Metro and Lusail Tram) and Ooredoo (telecommunication services for those using Lusail Tram services). [Read more](#)
- Al Asmakh showcased a number of real estate projects, including the Al Asmakh Logistics Park project in Bu Fesseela, the Lusail 1 project, Administrative Tower in West Bay, Regency Pearl 3 Tower, Beverly Hills Lusail project, as well as the Paramount Residences

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- project, which is a first-of-its-kind in Qatar, with Hollywood-inspired luxury located at The Pearl-Qatar. [Read more](#)
- Regency Group Holding and UDC are investing over QAR7.5 billion in four new real estate projects to complement their existing portfolio. [Read more](#)
 - Msheireb Downtown Doha, Msheireb Properties' flagship urban regeneration project, is now 88 percent complete. Phase One of the project, which includes the Msheireb mosque, Qatar Academy – Msheireb (school), Msheireb prayer ground, Amiri Diwan and the acclaimed Msheireb Museum, is now operational. [Read more](#)

Residential

- Al Mirqab Real Estate showcased two of its new projects in Lusail City – the Burj Marina and Al Mirqab Residence 2. While the 38-floor Burj Marina's launch is anticipated in May 2018, Al Mirqab Residence 2 is scheduled to be delivered by mid-2018. [Read more](#)
- Just Real Estate (JRE) launched the Baywalk Tower at The Pearl-Qatar. The tower features 244 apartments, along with a state-of-the-art fitness center, a children's play area and a community room, as well as a swimming pool and quick access to the beach. [Read more](#)
- Msheireb Properties released its first residential building 'Wadi One' at Msheireb Downtown Doha. Wadi One will offer luxurious apartments along with exclusive pools, state-of-the-art gyms, rooftop terraces with stunning views, private lifts and 24/7 concierge and facility management services. [Read more](#)
- The Pearl-Qatar has seen a 42 percent increase in the number of residents during the last 3 years, growing from 19,000 in 2015 to 27,000 in 2017. [Read more](#)

Retail

- Following the successful launch of retail space opportunities at the Red Line Doha Metro stations, Qatar Rail announced the availability of the Green Line retail spaces at the stations between Al Mansoura and Al Riffa (near Rayyan Stadium), offering around 2,150sqm across 45 units, across eight stations. [Read more](#)
- Tawar Mall, Qatar's latest retail destination located at Al Duhail area, was officially launched. Tawar Mall features a diverse mix of more than 300 stores (local and international brands) and a collection of luxury retailers along with a huge family entertainment area. [Read more](#)

Tourism and Hospitality

- Alfardan Group announced the launch of the Marsa Arabia Resort luxury development project as part of its initiative to strengthen international tourism market offerings and further advance Qatar's economic diversification initiative. The project is valued at QAR3.5 billion and is expected to commence operation by 2021. [Read more](#)
- Qatar's hospitality sector has further improved its guest experience, ranking from first place among its GCC competitors, to first place in the Middle East, according to the Guest Experience in the Middle East Report, released by hospitality and travel data providers, Olery. [Read more](#)
- Hamad International Airport (HIA) served a total of 8.72 million passengers in Q1 2018 and also handled 52,250 aircraft

movements, along with 514,299 tons of cargo in total from January to March 2018. [Read more](#)

Infrastructure

- Qatari Diar Real Estate Investment Company (Qatari Diar) has completed more than 80 percent of the infrastructure projects for the Lusail City, said Nabeel Mohammed Al Buenain, CEO of Qatari Diar. He also announced that an estimated QAR40 billion is being spent to develop infrastructure, services and other facilities in Lusail City. [Read more](#)
- Qatar Rail has completed 77 percent of work on the Doha Metro Project, including 81 percent of construction work and 59 percent of works related to installation of various systems. The proposed date for inauguration of Doha Metro Phase One Red Line from Al Qassar to Al Wakrah is October 31, 2018. [Read more](#)
- The Public Works Authority (Ashghal) has signed four new construction contracts for the Infrastructure Development Project for Citizens' Sub-divisions in Al Wukair South, at a total value of QR1.5 billion, which will serve 3,508 residential plots. [Read more](#)

Construction

- The growth rate in Qatar's construction sector is expected to increase by 7 percent annually by 2019, due to major government projects being implemented in various parts of Qatar, as per a report published by SAK Holding. [Read more](#)
- The outlook for Qatar's construction market remains bright. Qatar will emerge as one of the fastest growing construction markets on a global basis, with an annualized average sector expansion of 14.1 percent till 2022, according to BMI Research. [Read more](#)

Corporate

Qatar banks combined credit facilities to the real estate sector rose by QAR17 billion to a total of QAR147.7 billion in 2017. The banks' credit to various sectors stood at QAR911 billion at the end of 2017, up from QAR839 billion recorded in the previous year. [Read more](#)

Legal

The Cabinet has given its nod to a draft law on the regulation of ownership and usage of properties by non-Qataris in the country. Provisions of the draft law will apply to land space, buildings and residential units, as well as detachment units in residential complexes.

[Read more](#)

Healthcare

The Primary Health Care Corporation (PHCC) is set to open new Health and Wellness Centres at both Muaither and Al Wajba in May 2018. Another two centres will open in Al Waab and at the Qatar University campus, making a total of 27 centres in the country by the end of 2018.

[Read more](#)

Agriculture

The Ministry of Municipality and Environment has completed the design of a project to build a complex for agricultural research and guidance at Al Mazrouha, Umm Salal. The complex spreads over an area of 270,000sqm and will develop agricultural techniques helpful in

increasing country's local production to meet self-sufficiency goals.

[Read more](#)

Source: *The Peninsula, Gulf Times, Zawya*

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