

# Real Estate Investment Trusts (REITs) Industry Research Report 2023

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## Abstracts

REITs, also known as 'Real Estate Investment Trust Fund', refer to the trust fund management company by issuing circulated and transferable income certificates to public investors. Raise funds and invest the raised funds in real estate assets developed, operated and managed by professional property management agencies, so as to collect stable cash flow income, and finally invest comprehensive income in proportion to the income certificate held by investors. A financial innovation product allocated to investors.

Essentially, on the one hand, REITs are a kind of asset securitization product. The daily operation and management of the property is carried out through a professional property management agency. The rental income generated by the property is distributed to the shareholders of REITs in the form of dividends. Thus, the shareholders of REITs can obtain long-term stable rental income while enjoying property appreciation income. On the other hand, REITs are a kind of trust investment fund, which collects the funds of public investors and is managed by professional institutions. The funds are used to purchase the funds held by the original equity holders.

Commercial properties or infrastructure assets, including commercial properties including office buildings, commercial retail, hotels, apartments, logistics and industrial plants, etc. Infrastructure assets include highways, sewage treatment, waste incineration, hydro/wind/photovoltaic power generation, etc.

From the perspective of investors, the investment value of REITs is mainly reflected in three aspects: First, there is no threshold on the capital side, that is, when REITs are issued in the primary market, the capital side will be divided into numerous shares to

attract investors to purchase. There are fewer restrictions on investors and lower thresholds, which can cover all kinds of investors to the maximum. The second is the stable dividend distribution. For investors, REITs are very good value-added and value-preserving investment products. This is mainly based on the asset side. REITs have selected the most value-added and value-preserving objects, that is, real estate assets as the investment target. On the one hand, there are stable rents as cash flow during operation, which can bring stable income to investors. On the other hand, when properties are sold, they can bring value-added income to investors, allowing many small and medium-sized investors to share in the real estate industry. A piece of cake in profit is also one of the concepts of REITs. Third, REITs are very liquid and can be listed/circulated on the open market. Investors can quickly realize their share of REITs in the market like selling stocks.

From the perspective of financiers, the advantages of REITs are mainly reflected in: First, it is conducive to improving financing efficiency. The financing amount of the issuance of REITs is much higher than that of applying for bank mortgages; second, the issuance of REITs can optimize the financial statements of the original stakeholders. The essence of REITs is the sale of properties, and the act of selling can confirm the income brought by the original equity holder's asset appreciation. On the income statement, the value-added income between the original equity holder's book cost and the fair value can be realized to achieve optimized profits. The effect of the table indicators; again, the structural stratification and credit enhancement measures in REITs can effectively reduce the financing costs of enterprises; finally, as a relatively high-end product in the real estate finance field, coupled with the current number of REITs issued on the market, there are not many. Once an enterprise successfully issues REITs products, it will not only increase its reputation, but also help establish the enterprise's innovative image in the capital market and build a high-quality brand.

## Highlights

The global Real Estate Investment Trusts (REITs) market is projected to reach US\$ million by 2029 from an estimated US\$ million in 2023, at a CAGR of % during 2024 and 2029.

China key players of Real Estate Investment Trusts (REITs) include CITIC Securities, GSUM Fund Management, Hengtai Securities, Huatai Securities, Everbright and China Merchants Securities, etc. Top three players occupy for a share about 36%. In terms of product, Equity REIT is the largest segment, with a share over 80%. In terms of application, Retail property is the largest market, with a share over 37%.

## Report Scope

This report aims to provide a comprehensive presentation of the global market for Real Estate Investment Trusts (REITs), with both quantitative and qualitative analysis, to help readers develop business/growth strategies, assess the market competitive situation, analyze their position in the current marketplace, and make informed business decisions regarding Real Estate Investment Trusts (REITs).

The Real Estate Investment Trusts (REITs) market size, estimations, and forecasts are provided in terms of and revenue (\$ millions), considering 2022 as the base year, with history and forecast data for the period from 2018 to 2029. This report segments the global Real Estate Investment Trusts (REITs) market comprehensively. Regional market sizes, concerning products by types, by application, and by players, are also provided. The influence of COVID-19 and the Russia-Ukraine War were considered while estimating market sizes.

For a more in-depth understanding of the market, the report provides profiles of the competitive landscape, key competitors, and their respective market ranks. The report also discusses technological trends and new product developments.

The report will help the Real Estate Investment Trusts (REITs) companies, new entrants, and industry chain related companies in this market with information on the revenues for the overall market and the sub-segments across the different segments, by company, product type, application, and regions.

## Key Companies & Market Share Insights

In this section, the readers will gain an understanding of the key players competing. This report has studied the key growth strategies, such as innovative trends and developments, intensification of product portfolio, mergers and acquisitions, collaborations, new product innovation, and geographical expansion, undertaken by these participants to maintain their presence. Apart from business strategies, the study includes current developments and key financials. The readers will also get access to the data related to global revenue by companies for the period 2017-2022. This all-inclusive report will certainly serve the clients to stay updated and make effective decisions in their businesses. Some of the prominent players reviewed in the research report include:

CITIC Securities

GSUM Fund Management

Ping An Securities

Hengtai Securities

Huatai Securities

Shenzhen Capital Group

Everbright

China Merchants Securities

Shenwan Hongyuan Securities

CICC Fund

TF Securities

## Product Type Insights

Global markets are presented by Real Estate Investment Trusts (REITs) type, along with growth forecasts through 2029. Estimates on revenue are based on the price in the supply chain at which the Real Estate Investment Trusts (REITs) are procured by the companies.

This report has studied every segment and provided the market size using historical data. They have also talked about the growth opportunities that the segment may pose in the future. This study bestows revenue data by type, and during the historical period (2018-2023) and forecast period (2024-2029).

## Real Estate Investment Trusts (REITs) segment by Type

Equity REIT

Mortgage REIT

Hybrid REIT

### Application Insights

This report has provided the market size (revenue data) by application, during the historical period (2018-2023) and forecast period (2024-2029).

This report also outlines the market trends of each segment and consumer behaviors impacting the Real Estate Investment Trusts (REITs) market and what implications these may have on the industry's future. This report can help to understand the relevant market and consumer trends that are driving the Real Estate Investment Trusts (REITs) market.

### Real Estate Investment Trusts (REITs) Segment by Application

Retail property

Real Estate & Apartment

Office property

Hotel

Infrastructure

Other

### Regional Outlook

This section of the report provides key insights regarding various regions and the key players operating in each region. Economic, social, environmental, technological, and political factors have been taken into consideration while assessing the growth of the particular region/country. The readers will also get their hands on the revenue data of each region and country for the period 2018-2029.

The market has been segmented into various major geographies, including North America, Europe, Asia-Pacific, South America, Middle East & Africa. Detailed analysis of major countries such as the USA, Germany, the U.K., Italy, France, China, Japan, South Korea, Southeast Asia, and India will be covered within the regional segment. For market estimates, data are going to be provided for 2022 because of the base year, with estimates for 2023 and forecast revenue for 2029.

## North America

- United States

- Canada

## Europe

- Germany

- France

- UK

- Italy

- Russia

- Nordic Countries

- Rest of Europe

## Asia-Pacific

- China

- Japan

- South Korea

- Southeast Asia

India

Australia

Rest of Asia

Latin America

Mexico

Brazil

Rest of Latin America

Middle East & Africa

Turkey

Saudi Arabia

UAE

Rest of MEA

## Key Drivers & Barriers

High-impact rendering factors and drivers have been studied in this report to aid the readers to understand the general development. Moreover, the report includes restraints and challenges that may act as stumbling blocks on the way of the players. This will assist the users to be attentive and make informed decisions related to business. Specialists have also laid their focus on the upcoming business prospects.

## COVID-19 and Russia-Ukraine War Influence Analysis

The readers in the section will understand how the Real Estate Investment Trusts (REITs) market scenario changed across the globe during the pandemic, post-pandemic and Russia-Ukraine War. The study is done keeping in view the changes in aspects such as demand, consumption, transportation, consumer behavior, supply

chain management. The industry experts have also highlighted the key factors that will help create opportunities for players and stabilize the overall industry in the years to come.

### Reasons to Buy This Report

This report will help the readers to understand the competition within the industries and strategies for the competitive environment to enhance the potential profit. The report also focuses on the competitive landscape of the global Real Estate Investment Trusts (REITs) market, and introduces in detail the market share, industry ranking, competitor ecosystem, market performance, new product development, operation situation, expansion, and acquisition. etc. of the main players, which helps the readers to identify the main competitors and deeply understand the competition pattern of the market.

This report will help stakeholders to understand the global industry status and trends of Real Estate Investment Trusts (REITs) and provides them with information on key market drivers, restraints, challenges, and opportunities.

This report will help stakeholders to understand competitors better and gain more insights to strengthen their position in their businesses. The competitive landscape section includes the market share and rank (in volume and value), competitor ecosystem, new product development, expansion, and acquisition.

This report stays updated with novel technology integration, features, and the latest developments in the market

This report helps stakeholders to understand the COVID-19 and Russia-Ukraine War Influence on the Real Estate Investment Trusts (REITs) industry.

This report helps stakeholders to gain insights into which regions to target globally

This report helps stakeholders to gain insights into the end-user perception concerning the adoption of Real Estate Investment Trusts (REITs).

This report helps stakeholders to identify some of the key players in the market and understand their valuable contribution.

### Core Chapters



Chapter 1: Research objectives, research methods, data sources, data cross-validation;

Chapter 2: Introduces the report scope of the report, executive summary of different market segments (product type, application, etc), including the market size of each market segment, future development potential, and so on. It offers a high-level view of the current state of the market and its likely evolution in the short to mid-term, and long term.

Chapter 3: Provides the analysis of various market segments product types, covering the market size and development potential of each market segment, to help readers find the blue ocean market in different market segments.

Chapter 4: Provides the analysis of various market segments application, covering the market size and development potential of each market segment, to help readers find the blue ocean market in different downstream markets.

Chapter 5: Introduces executive summary of global market size, regional market size, this section also introduces the market dynamics, latest developments of the market, the driving factors and restrictive factors of the market, the challenges and risks faced by companies in the industry, and the analysis of relevant policies in the industry.

Chapter 6: Detailed analysis of Real Estate Investment Trusts (REITs) companies' competitive landscape, revenue market share, latest development plan, merger, and acquisition information, etc.

Chapter 7, 8, 9, 10, 11: North America, Europe, Asia Pacific, Latin America, Middle East and Africa segment by country. It provides a quantitative analysis of the market size and development potential of each region and its main countries and introduces the market development, future development prospects, market space, and capacity of each country in the world.

Chapter 12: Provides profiles of key players, introducing the basic situation of the main companies in the market in detail, including product sales, revenue, price, gross margin, product introduction, recent development, etc.

Chapter 13: The main points and conclusions of the report.

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