

# Global Real Estate Investment Trusts (REITs) Market 2024 by Company, Regions, Type and Application, Forecast to 2030

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## Abstracts

According to our (Global Info Research) latest study, the global Real Estate Investment Trusts (REITs) market size was valued at USD million in 2023 and is forecast to a readjusted size of USD million by 2030 with a CAGR of % during review period.

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.

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%.

The Global Info Research report includes an overview of the development of the Real Estate Investment Trusts (REITs) industry chain, the market status of Retail property (Equity REIT, Mortgage REIT), Real Estate & Apartment (Equity REIT, Mortgage REIT), and key enterprises in developed and developing market, and analysed the cutting-edge technology, patent, hot applications and market trends of Real Estate Investment Trusts (REITs).

Regionally, the report analyzes the Real Estate Investment Trusts (REITs) markets in key regions. North America and Europe are experiencing steady growth, driven by government initiatives and increasing consumer awareness. Asia-Pacific, particularly China, leads the global Real Estate Investment Trusts (REITs) market, with robust domestic demand, supportive policies, and a strong manufacturing base.

#### Key Features:

The report presents comprehensive understanding of the Real Estate Investment Trusts (REITs) market. It provides a holistic view of the industry, as well as detailed insights into individual components and stakeholders. The report analysis market dynamics, trends, challenges, and opportunities within the Real Estate Investment Trusts (REITs) industry.

The report involves analyzing the market at a macro level:

**Market Sizing and Segmentation:** Report collect data on the overall market size, including the revenue generated, and market share of different by Type (e.g., Equity REIT, Mortgage REIT).

**Industry Analysis:** Report analyse the broader industry trends, such as government policies and regulations, technological advancements, consumer preferences, and market dynamics. This analysis helps in understanding the key drivers and challenges influencing the Real Estate Investment Trusts (REITs) market.

**Regional Analysis:** The report involves examining the Real Estate Investment Trusts (REITs) market at a regional or national level. Report analyses regional factors such as government incentives, infrastructure development, economic conditions, and consumer behaviour to identify variations and opportunities within different markets.

**Market Projections:** Report covers the gathered data and analysis to make future projections and forecasts for the Real Estate Investment Trusts (REITs) market. This

may include estimating market growth rates, predicting market demand, and identifying emerging trends.

The report also involves a more granular approach to Real Estate Investment Trusts (REITs):

**Company Analysis:** Report covers individual Real Estate Investment Trusts (REITs) players, suppliers, and other relevant industry players. This analysis includes studying their financial performance, market positioning, product portfolios, partnerships, and strategies.

**Consumer Analysis:** Report covers data on consumer behaviour, preferences, and attitudes towards Real Estate Investment Trusts (REITs) This may involve surveys, interviews, and analysis of consumer reviews and feedback from different by Application (Retail property, Real Estate & Apartment).

**Technology Analysis:** Report covers specific technologies relevant to Real Estate Investment Trusts (REITs). It assesses the current state, advancements, and potential future developments in Real Estate Investment Trusts (REITs) areas.

**Competitive Landscape:** By analyzing individual companies, suppliers, and consumers, the report present insights into the competitive landscape of the Real Estate Investment Trusts (REITs) market. This analysis helps understand market share, competitive advantages, and potential areas for differentiation among industry players.

**Market Validation:** The report involves validating findings and projections through primary research, such as surveys, interviews, and focus groups.

## Market Segmentation

Real Estate Investment Trusts (REITs) market is split by Type and by Application. For the period 2019-2030, the growth among segments provides accurate calculations and forecasts for consumption value by Type, and by Application in terms of value.

### Market segment by Type

Equity REIT

Mortgage REIT

Hybrid REIT

### Market segment by Application

Retail property

Real Estate & Apartment

Office property

Hotel

Infrastructure

Other

### Market segment by players, this report covers

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

Market segment by regions, regional analysis covers

North America (United States, Canada, and Mexico)

Europe (Germany, France, UK, Russia, Italy, and Rest of Europe)

Asia-Pacific (China, Japan, South Korea, India, Southeast Asia, Australia and Rest of Asia-Pacific)

South America (Brazil, Argentina and Rest of South America)

Middle East & Africa (Turkey, Saudi Arabia, UAE, Rest of Middle East & Africa)

The content of the study subjects, includes a total of 13 chapters:

Chapter 1, to describe Real Estate Investment Trusts (REITs) product scope, market overview, market estimation caveats and base year.

Chapter 2, to profile the top players of Real Estate Investment Trusts (REITs), with revenue, gross margin and global market share of Real Estate Investment Trusts (REITs) from 2019 to 2024.

Chapter 3, the Real Estate Investment Trusts (REITs) competitive situation, revenue and global market share of top players are analyzed emphatically by landscape contrast.

Chapter 4 and 5, to segment the market size by Type and application, with consumption value and growth rate by Type, application, from 2019 to 2030.

Chapter 6, 7, 8, 9, and 10, to break the market size data at the country level, with revenue and market share for key countries in the world, from 2019 to 2024. and Real Estate Investment Trusts (REITs) market forecast, by regions, type and application, with consumption value, from 2025 to 2030.

Chapter 11, market dynamics, drivers, restraints, trends and Porters Five Forces analysis.

Chapter 12, the key raw materials and key suppliers, and industry chain of Real Estate Investment Trusts (REITs).

Chapter 13, to describe Real Estate Investment Trusts (REITs) research findings and conclusion.

## Contents

### 1 MARKET OVERVIEW

- 1.1 Product Overview and Scope of Real Estate Investment Trusts (REITs)
- 1.2 Market Estimation Caveats and Base Year
- 1.3 Classification of Real Estate Investment Trusts (REITs) by Type
  - 1.3.1 Overview: Global Real Estate Investment Trusts (REITs) Market Size by Type: 2019 Versus 2023 Versus 2030
  - 1.3.2 Global Real Estate Investment Trusts (REITs) Consumption Value Market Share by Type in 2023
  - 1.3.3 Equity REIT
  - 1.3.4 Mortgage REIT
  - 1.3.5 Hybrid REIT
- 1.4 Global Real Estate Investment Trusts (REITs) Market by Application
  - 1.4.1 Overview: Global Real Estate Investment Trusts (REITs) Market Size by Application: 2019 Versus 2023 Versus 2030
  - 1.4.2 Retail property
  - 1.4.3 Real Estate & Apartment
  - 1.4.4 Office property
  - 1.4.5 Hotel
  - 1.4.6 Infrastructure
  - 1.4.7 Other
- 1.5 Global Real Estate Investment Trusts (REITs) Market Size & Forecast
- 1.6 Global Real Estate Investment Trusts (REITs) Market Size and Forecast by Region
  - 1.6.1 Global Real Estate Investment Trusts (REITs) Market Size by Region: 2019 VS 2023 VS 2030
  - 1.6.2 Global Real Estate Investment Trusts (REITs) Market Size by Region, (2019-2030)
  - 1.6.3 North America Real Estate Investment Trusts (REITs) Market Size and Prospect (2019-2030)
  - 1.6.4 Europe Real Estate Investment Trusts (REITs) Market Size and Prospect (2019-2030)
  - 1.6.5 Asia-Pacific Real Estate Investment Trusts (REITs) Market Size and Prospect (2019-2030)
  - 1.6.6 South America Real Estate Investment Trusts (REITs) Market Size and Prospect (2019-2030)
  - 1.6.7 Middle East and Africa Real Estate Investment Trusts (REITs) Market Size and Prospect (2019-2030)



## 2 COMPANY PROFILES

### 2.1 CITIC Securities

2.1.1 CITIC Securities Details

2.1.2 CITIC Securities Major Business

2.1.3 CITIC Securities Real Estate Investment Trusts (REITs) Product and Solutions

2.1.4 CITIC Securities Real Estate Investment Trusts (REITs) Revenue, Gross Margin and Market Share (2019-2024)

2.1.5 CITIC Securities Recent Developments and Future Plans

### 2.2 GSUM Fund Management

2.2.1 GSUM Fund Management Details

2.2.2 GSUM Fund Management Major Business

2.2.3 GSUM Fund Management Real Estate Investment Trusts (REITs) Product and Solutions

2.2.4 GSUM Fund Management Real Estate Investment Trusts (REITs) Revenue, Gross Margin and Market Share (2019-2024)

2.2.5 GSUM Fund Management Recent Developments and Future Plans

### 2.3 Ping An Securities

2.3.1 Ping An Securities Details

2.3.2 Ping An Securities Major Business

2.3.3 Ping An Securities Real Estate Investment Trusts (REITs) Product and Solutions

2.3.4 Ping An Securities Real Estate Investment Trusts (REITs) Revenue, Gross Margin and Market Share (2019-2024)

2.3.5 Ping An Securities Recent Developments and Future Plans

### 2.4 Hengtai Securities

2.4.1 Hengtai Securities Details

2.4.2 Hengtai Securities Major Business

2.4.3 Hengtai Securities Real Estate Investment Trusts (REITs) Product and Solutions

2.4.4 Hengtai Securities Real Estate Investment Trusts (REITs) Revenue, Gross Margin and Market Share (2019-2024)

2.4.5 Hengtai Securities Recent Developments and Future Plans

### 2.5 Huatai Securities

2.5.1 Huatai Securities Details

2.5.2 Huatai Securities Major Business

2.5.3 Huatai Securities Real Estate Investment Trusts (REITs) Product and Solutions

2.5.4 Huatai Securities Real Estate Investment Trusts (REITs) Revenue, Gross Margin and Market Share (2019-2024)

2.5.5 Huatai Securities Recent Developments and Future Plans

## 2.6 Shenzhen Capital Group

### 2.6.1 Shenzhen Capital Group Details

### 2.6.2 Shenzhen Capital Group Major Business

### 2.6.3 Shenzhen Capital Group Real Estate Investment Trusts (REITs) Product and Solutions

### 2.6.4 Shenzhen Capital Group Real Estate Investment Trusts (REITs) Revenue, Gross Margin and Market Share (2019-2024)

### 2.6.5 Shenzhen Capital Group Recent Developments and Future Plans

## 2.7 Everbright

### 2.7.1 Everbright Details

### 2.7.2 Everbright Major Business

### 2.7.3 Everbright Real Estate Investment Trusts (REITs) Product and Solutions

### 2.7.4 Everbright Real Estate Investment Trusts (REITs) Revenue, Gross Margin and Market Share (2019-2024)

### 2.7.5 Everbright Recent Developments and Future Plans

## 2.8 China Merchants Securities

### 2.8.1 China Merchants Securities Details

### 2.8.2 China Merchants Securities Major Business

### 2.8.3 China Merchants Securities Real Estate Investment Trusts (REITs) Product and Solutions

### 2.8.4 China Merchants Securities Real Estate Investment Trusts (REITs) Revenue, Gross Margin and Market Share (2019-2024)

### 2.8.5 China Merchants Securities Recent Developments and Future Plans

## 2.9 Shenwan Hongyuan Securities

### 2.9.1 Shenwan Hongyuan Securities Details

### 2.9.2 Shenwan Hongyuan Securities Major Business

### 2.9.3 Shenwan Hongyuan Securities Real Estate Investment Trusts (REITs) Product and Solutions

### 2.9.4 Shenwan Hongyuan Securities Real Estate Investment Trusts (REITs) Revenue, Gross Margin and Market Share (2019-2024)

### 2.9.5 Shenwan Hongyuan Securities Recent Developments and Future Plans

## 2.10 CICC Fund

### 2.10.1 CICC Fund Details

### 2.10.2 CICC Fund Major Business

### 2.10.3 CICC Fund Real Estate Investment Trusts (REITs) Product and Solutions

### 2.10.4 CICC Fund Real Estate Investment Trusts (REITs) Revenue, Gross Margin and Market Share (2019-2024)

### 2.10.5 CICC Fund Recent Developments and Future Plans

## 2.11 TF Securities

- 2.11.1 TF Securities Details
- 2.11.2 TF Securities Major Business
- 2.11.3 TF Securities Real Estate Investment Trusts (REITs) Product and Solutions
- 2.11.4 TF Securities Real Estate Investment Trusts (REITs) Revenue, Gross Margin and Market Share (2019-2024)
- 2.11.5 TF Securities Recent Developments and Future Plans

### **3 MARKET COMPETITION, BY PLAYERS**

- 3.1 Global Real Estate Investment Trusts (REITs) Revenue and Share by Players (2019-2024)
- 3.2 Market Share Analysis (2023)
  - 3.2.1 Market Share of Real Estate Investment Trusts (REITs) by Company Revenue
  - 3.2.2 Top 3 Real Estate Investment Trusts (REITs) Players Market Share in 2023
  - 3.2.3 Top 6 Real Estate Investment Trusts (REITs) Players Market Share in 2023
- 3.3 Real Estate Investment Trusts (REITs) Market: Overall Company Footprint Analysis
  - 3.3.1 Real Estate Investment Trusts (REITs) Market: Region Footprint
  - 3.3.2 Real Estate Investment Trusts (REITs) Market: Company Product Type Footprint
  - 3.3.3 Real Estate Investment Trusts (REITs) Market: Company Product Application Footprint
- 3.4 New Market Entrants and Barriers to Market Entry
- 3.5 Mergers, Acquisition, Agreements, and Collaborations

### **4 MARKET SIZE SEGMENT BY TYPE**

- 4.1 Global Real Estate Investment Trusts (REITs) Consumption Value and Market Share by Type (2019-2024)
- 4.2 Global Real Estate Investment Trusts (REITs) Market Forecast by Type (2025-2030)

### **5 MARKET SIZE SEGMENT BY APPLICATION**

- 5.1 Global Real Estate Investment Trusts (REITs) Consumption Value Market Share by Application (2019-2024)
- 5.2 Global Real Estate Investment Trusts (REITs) Market Forecast by Application (2025-2030)

### **6 NORTH AMERICA**

6.1 North America Real Estate Investment Trusts (REITs) Consumption Value by Type (2019-2030)

6.2 North America Real Estate Investment Trusts (REITs) Consumption Value by Application (2019-2030)

6.3 North America Real Estate Investment Trusts (REITs) Market Size by Country

6.3.1 North America Real Estate Investment Trusts (REITs) Consumption Value by Country (2019-2030)

6.3.2 United States Real Estate Investment Trusts (REITs) Market Size and Forecast (2019-2030)

6.3.3 Canada Real Estate Investment Trusts (REITs) Market Size and Forecast (2019-2030)

6.3.4 Mexico Real Estate Investment Trusts (REITs) Market Size and Forecast (2019-2030)

## **7 EUROPE**

7.1 Europe Real Estate Investment Trusts (REITs) Consumption Value by Type (2019-2030)

7.2 Europe Real Estate Investment Trusts (REITs) Consumption Value by Application (2019-2030)

7.3 Europe Real Estate Investment Trusts (REITs) Market Size by Country

7.3.1 Europe Real Estate Investment Trusts (REITs) Consumption Value by Country (2019-2030)

7.3.2 Germany Real Estate Investment Trusts (REITs) Market Size and Forecast (2019-2030)

7.3.3 France Real Estate Investment Trusts (REITs) Market Size and Forecast (2019-2030)

7.3.4 United Kingdom Real Estate Investment Trusts (REITs) Market Size and Forecast (2019-2030)

7.3.5 Russia Real Estate Investment Trusts (REITs) Market Size and Forecast (2019-2030)

7.3.6 Italy Real Estate Investment Trusts (REITs) Market Size and Forecast (2019-2030)

## **8 ASIA-PACIFIC**

8.1 Asia-Pacific Real Estate Investment Trusts (REITs) Consumption Value by Type (2019-2030)

8.2 Asia-Pacific Real Estate Investment Trusts (REITs) Consumption Value by

Application (2019-2030)

8.3 Asia-Pacific Real Estate Investment Trusts (REITs) Market Size by Region

8.3.1 Asia-Pacific Real Estate Investment Trusts (REITs) Consumption Value by Region (2019-2030)

8.3.2 China Real Estate Investment Trusts (REITs) Market Size and Forecast (2019-2030)

8.3.3 Japan Real Estate Investment Trusts (REITs) Market Size and Forecast (2019-2030)

8.3.4 South Korea Real Estate Investment Trusts (REITs) Market Size and Forecast (2019-2030)

8.3.5 India Real Estate Investment Trusts (REITs) Market Size and Forecast (2019-2030)

8.3.6 Southeast Asia Real Estate Investment Trusts (REITs) Market Size and Forecast (2019-2030)

8.3.7 Australia Real Estate Investment Trusts (REITs) Market Size and Forecast (2019-2030)

## **9 SOUTH AMERICA**

9.1 South America Real Estate Investment Trusts (REITs) Consumption Value by Type (2019-2030)

9.2 South America Real Estate Investment Trusts (REITs) Consumption Value by Application (2019-2030)

9.3 South America Real Estate Investment Trusts (REITs) Market Size by Country

9.3.1 South America Real Estate Investment Trusts (REITs) Consumption Value by Country (2019-2030)

9.3.2 Brazil Real Estate Investment Trusts (REITs) Market Size and Forecast (2019-2030)

9.3.3 Argentina Real Estate Investment Trusts (REITs) Market Size and Forecast (2019-2030)

## **10 MIDDLE EAST & AFRICA**

10.1 Middle East & Africa Real Estate Investment Trusts (REITs) Consumption Value by Type (2019-2030)

10.2 Middle East & Africa Real Estate Investment Trusts (REITs) Consumption Value by Application (2019-2030)

10.3 Middle East & Africa Real Estate Investment Trusts (REITs) Market Size by Country

10.3.1 Middle East & Africa Real Estate Investment Trusts (REITs) Consumption Value by Country (2019-2030)

10.3.2 Turkey Real Estate Investment Trusts (REITs) Market Size and Forecast (2019-2030)

10.3.3 Saudi Arabia Real Estate Investment Trusts (REITs) Market Size and Forecast (2019-2030)

10.3.4 UAE Real Estate Investment Trusts (REITs) Market Size and Forecast (2019-2030)

## **11 MARKET DYNAMICS**

11.1 Real Estate Investment Trusts (REITs) Market Drivers

11.2 Real Estate Investment Trusts (REITs) Market Restraints

11.3 Real Estate Investment Trusts (REITs) Trends Analysis

11.4 Porters Five Forces Analysis

11.4.1 Threat of New Entrants

11.4.2 Bargaining Power of Suppliers

11.4.3 Bargaining Power of Buyers

11.4.4 Threat of Substitutes

11.4.5 Competitive Rivalry

## **12 INDUSTRY CHAIN ANALYSIS**

12.1 Real Estate Investment Trusts (REITs) Industry Chain

12.2 Real Estate Investment Trusts (REITs) Upstream Analysis

12.3 Real Estate Investment Trusts (REITs) Midstream Analysis

12.4 Real Estate Investment Trusts (REITs) Downstream Analysis

## **13 RESEARCH FINDINGS AND CONCLUSION**

## **14 APPENDIX**

14.1 Methodology

14.2 Research Process and Data Source

14.3 Disclaimer

## List Of Tables

### LIST OF TABLES

Table 1. Global Real Estate Investment Trusts (REITs) Consumption Value by Type, (USD Million), 2019 & 2023 & 2030

Table 2. Global Real Estate Investment Trusts (REITs) Consumption Value by Application, (USD Million), 2019 & 2023 & 2030

Table 3. Global Real Estate Investment Trusts (REITs) Consumption Value by Region (2019-2024) & (USD Million)

Table 4. Global Real Estate Investment Trusts (REITs) Consumption Value by Region (2025-2030) & (USD Million)

Table 5. CITIC Securities Company Information, Head Office, and Major Competitors

Table 6. CITIC Securities Major Business

Table 7. CITIC Securities Real Estate Investment Trusts (REITs) Product and Solutions

Table 8. CITIC Securities Real Estate Investment Trusts (REITs) Revenue (USD Million), Gross Margin and Market Share (2019-2024)

Table 9. CITIC Securities Recent Developments and Future Plans

Table 10. GSUM Fund Management Company Information, Head Office, and Major Competitors

Table 11. GSUM Fund Management Major Business

Table 12. GSUM Fund Management Real Estate Investment Trusts (REITs) Product and Solutions

Table 13. GSUM Fund Management Real Estate Investment Trusts (REITs) Revenue (USD Million), Gross Margin and Market Share (2019-2024)

Table 14. GSUM Fund Management Recent Developments and Future Plans

Table 15. Ping An Securities Company Information, Head Office, and Major Competitors

Table 16. Ping An Securities Major Business

Table 17. Ping An Securities Real Estate Investment Trusts (REITs) Product and Solutions

Table 18. Ping An Securities Real Estate Investment Trusts (REITs) Revenue (USD Million), Gross Margin and Market Share (2019-2024)

Table 19. Ping An Securities Recent Developments and Future Plans

Table 20. Hengtai Securities Company Information, Head Office, and Major Competitors

Table 21. Hengtai Securities Major Business

Table 22. Hengtai Securities Real Estate Investment Trusts (REITs) Product and Solutions

Table 23. Hengtai Securities Real Estate Investment Trusts (REITs) Revenue (USD Million), Gross Margin and Market Share (2019-2024)

- Table 24. Hengtai Securities Recent Developments and Future Plans
- Table 25. Huatai Securities Company Information, Head Office, and Major Competitors
- Table 26. Huatai Securities Major Business
- Table 27. Huatai Securities Real Estate Investment Trusts (REITs) Product and Solutions
- Table 28. Huatai Securities Real Estate Investment Trusts (REITs) Revenue (USD Million), Gross Margin and Market Share (2019-2024)
- Table 29. Huatai Securities Recent Developments and Future Plans
- Table 30. Shenzhen Capital Group Company Information, Head Office, and Major Competitors
- Table 31. Shenzhen Capital Group Major Business
- Table 32. Shenzhen Capital Group Real Estate Investment Trusts (REITs) Product and Solutions
- Table 33. Shenzhen Capital Group Real Estate Investment Trusts (REITs) Revenue (USD Million), Gross Margin and Market Share (2019-2024)
- Table 34. Shenzhen Capital Group Recent Developments and Future Plans
- Table 35. Everbright Company Information, Head Office, and Major Competitors
- Table 36. Everbright Major Business
- Table 37. Everbright Real Estate Investment Trusts (REITs) Product and Solutions
- Table 38. Everbright Real Estate Investment Trusts (REITs) Revenue (USD Million), Gross Margin and Market Share (2019-2024)
- Table 39. Everbright Recent Developments and Future Plans
- Table 40. China Merchants Securities Company Information, Head Office, and Major Competitors
- Table 41. China Merchants Securities Major Business
- Table 42. China Merchants Securities Real Estate Investment Trusts (REITs) Product and Solutions
- Table 43. China Merchants Securities Real Estate Investment Trusts (REITs) Revenue (USD Million), Gross Margin and Market Share (2019-2024)
- Table 44. China Merchants Securities Recent Developments and Future Plans
- Table 45. Shenwan Hongyuan Securities Company Information, Head Office, and Major Competitors
- Table 46. Shenwan Hongyuan Securities Major Business
- Table 47. Shenwan Hongyuan Securities Real Estate Investment Trusts (REITs) Product and Solutions
- Table 48. Shenwan Hongyuan Securities Real Estate Investment Trusts (REITs) Revenue (USD Million), Gross Margin and Market Share (2019-2024)
- Table 49. Shenwan Hongyuan Securities Recent Developments and Future Plans
- Table 50. CICC Fund Company Information, Head Office, and Major Competitors



Table 51. CICC Fund Major Business

Table 52. CICC Fund Real Estate Investment Trusts (REITs) Product and Solutions

Table 53. CICC Fund Real Estate Investment Trusts (REITs) Revenue (USD Million), Gross Margin and Market Share (2019-2024)

Table 54. CICC Fund Recent Developments and Future Plans

Table 55. TF Securities Company Information, Head Office, and Major Competitors

Table 56. TF Securities Major Business

Table 57. TF Securities Real Estate Investment Trusts (REITs) Product and Solutions

Table 58. TF Securities Real Estate Investment Trusts (REITs) Revenue (USD Million), Gross Margin and Market Share (2019-2024)

Table 59. TF Securities Recent Developments and Future Plans

Table 60. Global Real Estate Investment Trusts (REITs) Revenue (USD Million) by Players (2019-2024)

Table 61. Global Real Estate Investment Trusts (REITs) Revenue Share by Players (2019-2024)

Table 62. Breakdown of Real Estate Investment Trusts (REITs) by Company Type (Tier 1, Tier 2, and Tier 3)

Table 63. Market Position of Players in Real Estate Investment Trusts (REITs), (Tier 1, Tier 2, and Tier 3), Based on Revenue in 2023

Table 64. Head Office of Key Real Estate Investment Trusts (REITs) Players

Table 65. Real Estate Investment Trusts (REITs) Market: Company Product Type Footprint

Table 66. Real Estate Investment Trusts (REITs) Market: Company Product Application Footprint

Table 67. Real Estate Investment Trusts (REITs) New Market Entrants and Barriers to Market Entry

Table 68. Real Estate Investment Trusts (REITs) Mergers, Acquisition, Agreements, and Collaborations

Table 69. Global Real Estate Investment Trusts (REITs) Consumption Value (USD Million) by Type (2019-2024)

Table 70. Global Real Estate Investment Trusts (REITs) Consumption Value Share by Type (2019-2024)

Table 71. Global Real Estate Investment Trusts (REITs) Consumption Value Forecast by Type (2025-2030)

Table 72. Global Real Estate Investment Trusts (REITs) Consumption Value by Application (2019-2024)

Table 73. Global Real Estate Investment Trusts (REITs) Consumption Value Forecast by Application (2025-2030)

Table 74. North America Real Estate Investment Trusts (REITs) Consumption Value by

Type (2019-2024) & (USD Million)

Table 75. North America Real Estate Investment Trusts (REITs) Consumption Value by Type (2025-2030) & (USD Million)

Table 76. North America Real Estate Investment Trusts (REITs) Consumption Value by Application (2019-2024) & (USD Million)

Table 77. North America Real Estate Investment Trusts (REITs) Consumption Value by Application (2025-2030) & (USD Million)

Table 78. North America Real Estate Investment Trusts (REITs) Consumption Value by Country (2019-2024) & (USD Million)

Table 79. North America Real Estate Investment Trusts (REITs) Consumption Value by Country (2025-2030) & (USD Million)

Table 80. Europe Real Estate Investment Trusts (REITs) Consumption Value by Type (2019-2024) & (USD Million)

Table 81. Europe Real Estate Investment Trusts (REITs) Consumption Value by Type (2025-2030) & (USD Million)

Table 82. Europe Real Estate Investment Trusts (REITs) Consumption Value by Application (2019-2024) & (USD Million)

Table 83. Europe Real Estate Investment Trusts (REITs) Consumption Value by Application (2025-2030) & (USD Million)

Table 84. Europe Real Estate Investment Trusts (REITs) Consumption Value by Country (2019-2024) & (USD Million)

Table 85. Europe Real Estate Investment Trusts (REITs) Consumption Value by Country (2025-2030) & (USD Million)

Table 86. Asia-Pacific Real Estate Investment Trusts (REITs) Consumption Value by Type (2019-2024) & (USD Million)

Table 87. Asia-Pacific Real Estate Investment Trusts (REITs) Consumption Value by Type (2025-2030) & (USD Million)

Table 88. Asia-Pacific Real Estate Investment Trusts (REITs) Consumption Value by Application (2019-2024) & (USD Million)

Table 89. Asia-Pacific Real Estate Investment Trusts (REITs) Consumption Value by Application (2025-2030) & (USD Million)

Table 90. Asia-Pacific Real Estate Investment Trusts (REITs) Consumption Value by Region (2019-2024) & (USD Million)

Table 91. Asia-Pacific Real Estate Investment Trusts (REITs) Consumption Value by Region (2025-2030) & (USD Million)

Table 92. South America Real Estate Investment Trusts (REITs) Consumption Value by Type (2019-2024) & (USD Million)

Table 93. South America Real Estate Investment Trusts (REITs) Consumption Value by Type (2025-2030) & (USD Million)

Table 94. South America Real Estate Investment Trusts (REITs) Consumption Value by Application (2019-2024) & (USD Million)

Table 95. South America Real Estate Investment Trusts (REITs) Consumption Value by Application (2025-2030) & (USD Million)

Table 96. South America Real Estate Investment Trusts (REITs) Consumption Value by Country (2019-2024) & (USD Million)

Table 97. South America Real Estate Investment Trusts (REITs) Consumption Value by Country (2025-2030) & (USD Million)

Table 98. Middle East & Africa Real Estate Investment Trusts (REITs) Consumption Value by Type (2019-2024) & (USD Million)

Table 99. Middle East & Africa Real Estate Investment Trusts (REITs) Consumption Value by Type (2025-2030) & (USD Million)

Table 100. Middle East & Africa Real Estate Investment Trusts (REITs) Consumption Value by Application (2019-2024) & (USD Million)

Table 101. Middle East & Africa Real Estate Investment Trusts (REITs) Consumption Value by Application (2025-2030) & (USD Million)

Table 102. Middle East & Africa Real Estate Investment Trusts (REITs) Consumption Value by Country (2019-2024) & (USD Million)

Table 103. Middle East & Africa Real Estate Investment Trusts (REITs) Consumption Value by Country (2025-2030) & (USD Million)

Table 104. Real Estate Investment Trusts (REITs) Raw Material

Table 105. Key Suppliers of Real Estate Investment Trusts (REITs) Raw Materials

## List Of Figures

### LIST OF FIGURES

- Figure 1. Real Estate Investment Trusts (REITs) Picture
- Figure 2. Global Real Estate Investment Trusts (REITs) Consumption Value by Type, (USD Million), 2019 & 2023 & 2030
- Figure 3. Global Real Estate Investment Trusts (REITs) Consumption Value Market Share by Type in 2023
- Figure 4. Equity REIT
- Figure 5. Mortgage REIT
- Figure 6. Hybrid REIT
- Figure 7. Global Real Estate Investment Trusts (REITs) Consumption Value by Type, (USD Million), 2019 & 2023 & 2030
- Figure 8. Real Estate Investment Trusts (REITs) Consumption Value Market Share by Application in 2023
- Figure 9. Retail property Picture
- Figure 10. Real Estate & Apartment Picture
- Figure 11. Office property Picture
- Figure 12. Hotel Picture
- Figure 13. Infrastructure Picture
- Figure 14. Other Picture
- Figure 15. Global Real Estate Investment Trusts (REITs) Consumption Value, (USD Million): 2019 & 2023 & 2030
- Figure 16. Global Real Estate Investment Trusts (REITs) Consumption Value and Forecast (2019-2030) & (USD Million)
- Figure 17. Global Market Real Estate Investment Trusts (REITs) Consumption Value (USD Million) Comparison by Region (2019 & 2023 & 2030)
- Figure 18. Global Real Estate Investment Trusts (REITs) Consumption Value Market Share by Region (2019-2030)
- Figure 19. Global Real Estate Investment Trusts (REITs) Consumption Value Market Share by Region in 2023
- Figure 20. North America Real Estate Investment Trusts (REITs) Consumption Value (2019-2030) & (USD Million)
- Figure 21. Europe Real Estate Investment Trusts (REITs) Consumption Value (2019-2030) & (USD Million)
- Figure 22. Asia-Pacific Real Estate Investment Trusts (REITs) Consumption Value (2019-2030) & (USD Million)
- Figure 23. South America Real Estate Investment Trusts (REITs) Consumption Value

(2019-2030) & (USD Million)

Figure 24. Middle East and Africa Real Estate Investment Trusts (REITs) Consumption Value (2019-2030) & (USD Million)

Figure 25. Global Real Estate Investment Trusts (REITs) Revenue Share by Players in 2023

Figure 26. Real Estate Investment Trusts (REITs) Market Share by Company Type (Tier 1, Tier 2 and Tier 3) in 2023

Figure 27. Global Top 3 Players Real Estate Investment Trusts (REITs) Market Share in 2023

Figure 28. Global Top 6 Players Real Estate Investment Trusts (REITs) Market Share in 2023

Figure 29. Global Real Estate Investment Trusts (REITs) Consumption Value Share by Type (2019-2024)

Figure 30. Global Real Estate Investment Trusts (REITs) Market Share Forecast by Type (2025-2030)

Figure 31. Global Real Estate Investment Trusts (REITs) Consumption Value Share by Application (2019-2024)

Figure 32. Global Real Estate Investment Trusts (REITs) Market Share Forecast by Application (2025-2030)

Figure 33. North America Real Estate Investment Trusts (REITs) Consumption Value Market Share by Type (2019-2030)

Figure 34. North America Real Estate Investment Trusts (REITs) Consumption Value Market Share by Application (2019-2030)

Figure 35. North America Real Estate Investment Trusts (REITs) Consumption Value Market Share by Country (2019-2030)

Figure 36. United States Real Estate Investment Trusts (REITs) Consumption Value (2019-2030) & (USD Million)

Figure 37. Canada Real Estate Investment Trusts (REITs) Consumption Value (2019-2030) & (USD Million)

Figure 38. Mexico Real Estate Investment Trusts (REITs) Consumption Value (2019-2030) & (USD Million)

Figure 39. Europe Real Estate Investment Trusts (REITs) Consumption Value Market Share by Type (2019-2030)

Figure 40. Europe Real Estate Investment Trusts (REITs) Consumption Value Market Share by Application (2019-2030)

Figure 41. Europe Real Estate Investment Trusts (REITs) Consumption Value Market Share by Country (2019-2030)

Figure 42. Germany Real Estate Investment Trusts (REITs) Consumption Value (2019-2030) & (USD Million)

Figure 43. France Real Estate Investment Trusts (REITs) Consumption Value (2019-2030) & (USD Million)

Figure 44. United Kingdom Real Estate Investment Trusts (REITs) Consumption Value (2019-2030) & (USD Million)

Figure 45. Russia Real Estate Investment Trusts (REITs) Consumption Value (2019-2030) & (USD Million)

Figure 46. Italy Real Estate Investment Trusts (REITs) Consumption Value (2019-2030) & (USD Million)

Figure 47. Asia-Pacific Real Estate Investment Trusts (REITs) Consumption Value Market Share by Type (2019-2030)

Figure 48. Asia-Pacific Real Estate Investment Trusts (REITs) Consumption Value Market Share by Application (2019-2030)

Figure 49. Asia-Pacific Real Estate Investment Trusts (REITs) Consumption Value Market Share by Region (2019-2030)

Figure 50. China Real Estate Investment Trusts (REITs) Consumption Value (2019-2030) & (USD Million)

Figure 51. Japan Real Estate Investment Trusts (REITs) Consumption Value (2019-2030) & (USD Million)

Figure 52. South Korea Real Estate Investment Trusts (REITs) Consumption Value (2019-2030) & (USD Million)

Figure 53. India Real Estate Investment Trusts (REITs) Consumption Value (2019-2030) & (USD Million)

Figure 54. Southeast Asia Real Estate Investment Trusts (REITs) Consumption Value (2019-2030) & (USD Million)

Figure 55. Australia Real Estate Investment Trusts (REITs) Consumption Value (2019-2030) & (USD Million)

Figure 56. South America Real Estate Investment Trusts (REITs) Consumption Value Market Share by Type (2019-2030)

Figure 57. South America Real Estate Investment Trusts (REITs) Consumption Value Market Share by Application (2019-2030)

Figure 58. South America Real Estate Investment Trusts (REITs) Consumption Value Market Share by Country (2019-2030)

Figure 59. Brazil Real Estate Investment Trusts (REITs) Consumption Value (2019-2030) & (USD Million)

Figure 60. Argentina Real Estate Investment Trusts (REITs) Consumption Value (2019-2030) & (USD Million)

Figure 61. Middle East and Africa Real Estate Investment Trusts (REITs) Consumption Value Market Share by Type (2019-2030)

Figure 62. Middle East and Africa Real Estate Investment Trusts (REITs) Consumption

Value Market Share by Application (2019-2030)

Figure 63. Middle East and Africa Real Estate Investment Trusts (REITs) Consumption

Value Market Share by Country (2019-2030)

Figure 64. Turkey Real Estate Investment Trusts (REITs) Consumption Value  
(2019-2030) & (USD Million)

Figure 65. Saudi Arabia Real Estate Investment Trusts (REITs) Consumption Value  
(2019-2030) & (USD Million)

Figure 66. UAE Real Estate Investment Trusts (REITs) Consumption Value (2019-2030)  
& (USD Million)

Figure 67. Real Estate Investment Trusts (REITs) Market Drivers

Figure 68. Real Estate Investment Trusts (REITs) Market Restraints

Figure 69. Real Estate Investment Trusts (REITs) Market Trends

Figure 70. Porters Five Forces Analysis

Figure 71. Manufacturing Cost Structure Analysis of Real Estate Investment Trusts  
(REITs) in 2023

Figure 72. Manufacturing Process Analysis of Real Estate Investment Trusts (REITs)

Figure 73. Real Estate Investment Trusts (REITs) Industrial Chain

Figure 74. Methodology

Figure 75. Research Process and Data Source

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