

Global Real Estate Investment Trusts (REITs) Market Growth (Status and Outlook) 2024-2030

<https://marketpublishers.com/r/GC6597EB5E06EN.html>

Date: January 2024

Pages: 109

Price: US\$ 3,660.00 (Single User License)

ID: GC6597EB5E06EN

Abstracts

The report requires updating with new data and is sent in 48 hours after order is placed.

According to our LPI (LP Information) latest study, the global Real Estate Investment Trusts (REITs) market size was valued at US\$ million in 2023. With growing demand in downstream market, the Real Estate Investment Trusts (REITs) is forecast to a readjusted size of US\$ million by 2030 with a CAGR of % during review period.

The research report highlights the growth potential of the global Real Estate Investment Trusts (REITs) market. Real Estate Investment Trusts (REITs) are expected to show stable growth in the future market. However, product differentiation, reducing costs, and supply chain optimization remain crucial for the widespread adoption of Real Estate Investment Trusts (REITs). Market players need to invest in research and development, forge strategic partnerships, and align their offerings with evolving consumer preferences to capitalize on the immense opportunities presented by the Real Estate Investment Trusts (REITs) market.

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%.

Key Features:

The report on Real Estate Investment Trusts (REITs) market reflects various aspects and provide valuable insights into the industry.

Market Size and Growth: The research report provide an overview of the current size and growth of the Real Estate Investment Trusts (REITs) market. It may include historical data, market segmentation by Type (e.g., Equity REIT, Mortgage REIT), and regional breakdowns.

Market Drivers and Challenges: The report can identify and analyse the factors driving the growth of the Real Estate Investment Trusts (REITs) market, such as government regulations, environmental concerns, technological advancements, and changing consumer preferences. It can also highlight the challenges faced by the industry, including infrastructure limitations, range anxiety, and high upfront costs.

Competitive Landscape: The research report provides analysis of the competitive landscape within the Real Estate Investment Trusts (REITs) market. It includes profiles of key players, their market share, strategies, and product offerings. The report can also highlight emerging players and their potential impact on the market.

Technological Developments: The research report can delve into the latest technological developments in the Real Estate Investment Trusts (REITs) industry. This include advancements in Real Estate Investment Trusts (REITs) technology, Real Estate Investment Trusts (REITs) new entrants, Real Estate Investment Trusts (REITs) new investment, and other innovations that are shaping the future of Real Estate Investment Trusts (REITs).

Downstream Procumbent Preference: The report can shed light on customer procumbent behaviour and adoption trends in the Real Estate Investment Trusts (REITs) market. It includes factors influencing customer ' purchasing decisions, preferences for Real Estate Investment Trusts (REITs) product.

Government Policies and Incentives: The research report analyse the impact of government policies and incentives on the Real Estate Investment Trusts (REITs) market. This may include an assessment of regulatory frameworks, subsidies, tax incentives, and other measures aimed at promoting Real Estate Investment Trusts (REITs) market. The report also evaluates the effectiveness of these policies in driving market growth.

Environmental Impact and Sustainability: The research report assess the environmental impact and sustainability aspects of the Real Estate Investment Trusts (REITs) market.

Market Forecasts and Future Outlook: Based on the analysis conducted, the research report provide market forecasts and outlook for the Real Estate Investment Trusts (REITs) industry. This includes projections of market size, growth rates, regional trends, and predictions on technological advancements and policy developments.

Recommendations and Opportunities: The report conclude with recommendations for industry stakeholders, policymakers, and investors. It highlights potential opportunities for market players to capitalize on emerging trends, overcome challenges, and contribute to the growth and development of the Real Estate Investment Trusts (REITs) market.

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.

Segmentation by type

Equity REIT

Mortgage REIT

Hybrid REIT

Segmentation by application

Retail property

Real Estate & Apartment

Office property

Hotel

Infrastructure

Other

This report also splits the market by region:

Americas

United States

Canada

Mexico

Brazil

APAC

China

Japan

Korea

Southeast Asia

India

Australia

Europe

Germany

France

UK

Italy

Russia

Middle East & Africa

Egypt

South Africa

Israel

Turkey

GCC Countries

The below companies that are profiled have been selected based on inputs gathered from primary experts and analyzing the company's coverage, product portfolio, its market penetration.

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

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