THE PROPTECH TIMES
EDITION 02 | Q1 2026

THE FUTURE OF REAL ESTATE IS BEING BUILT TODAY

Insights on Karachi's next real estate cycle, emerging investment models, and technologies reshaping the industry.

INSIDE THIS EDITION

PROPTECH CLUB ECOSYSTEM

A PUBLICATION BY PROPTECH CLUB

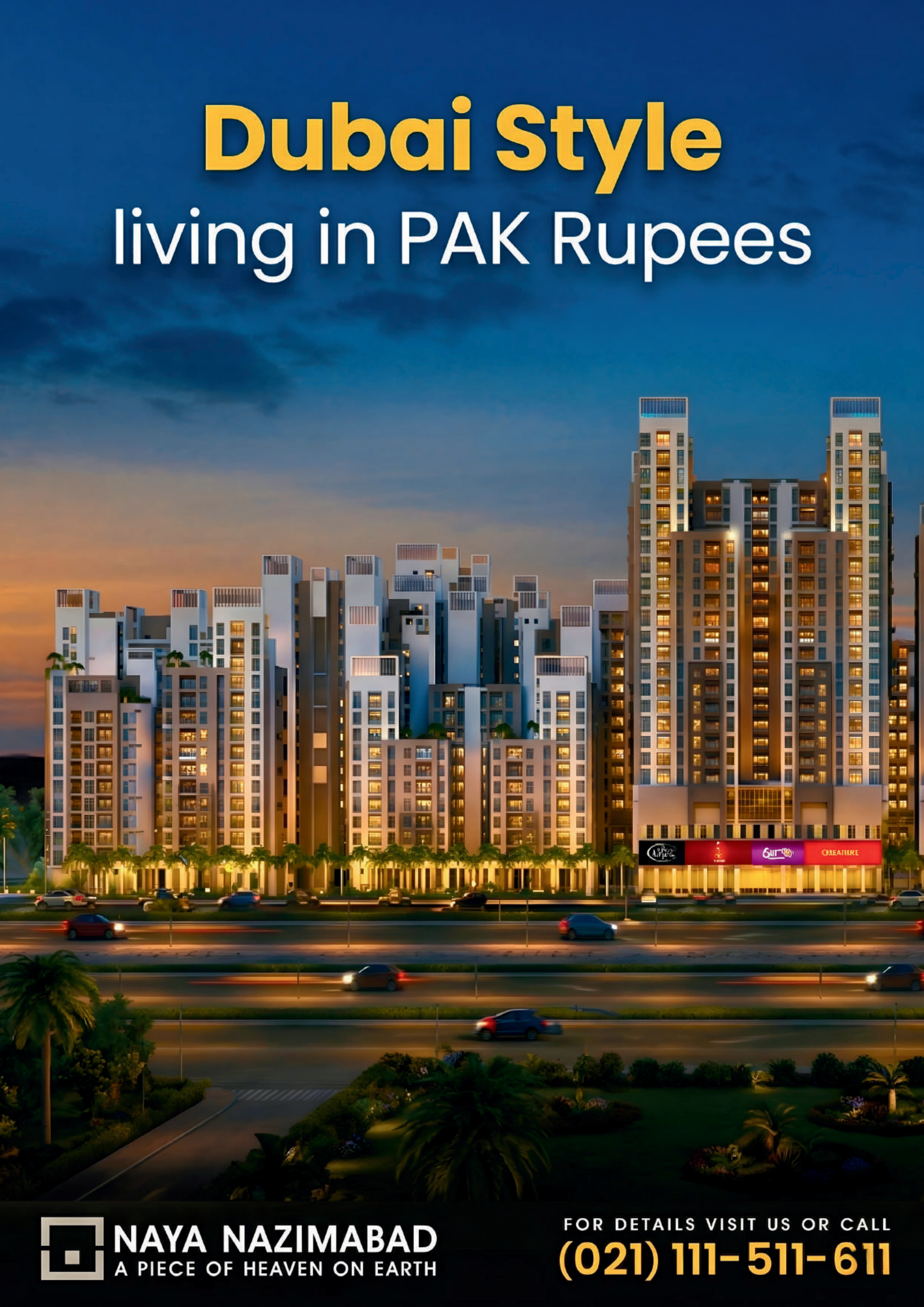

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TABLE OF CONTENTS

BEFORE WE BEGIN

The Industry Is Shifting. Are We Reading It Right?

Real estate does not change all at once.

It shifts quietly at first. A new road begins to change how a city moves. A new technology starts changing how projects are marketed. A new generation of investors begins asking different questions. And before long, the market starts looking very different from the one we thought we knew.

That is the moment we are in today.

Across Pakistan, and especially in Karachi, real estate is entering a new phase. Infrastructure is opening fresh corridors. Technology is making the industry faster, smarter, and more data-driven. New investment models are expanding how people think about access, ownership, and opportunity.

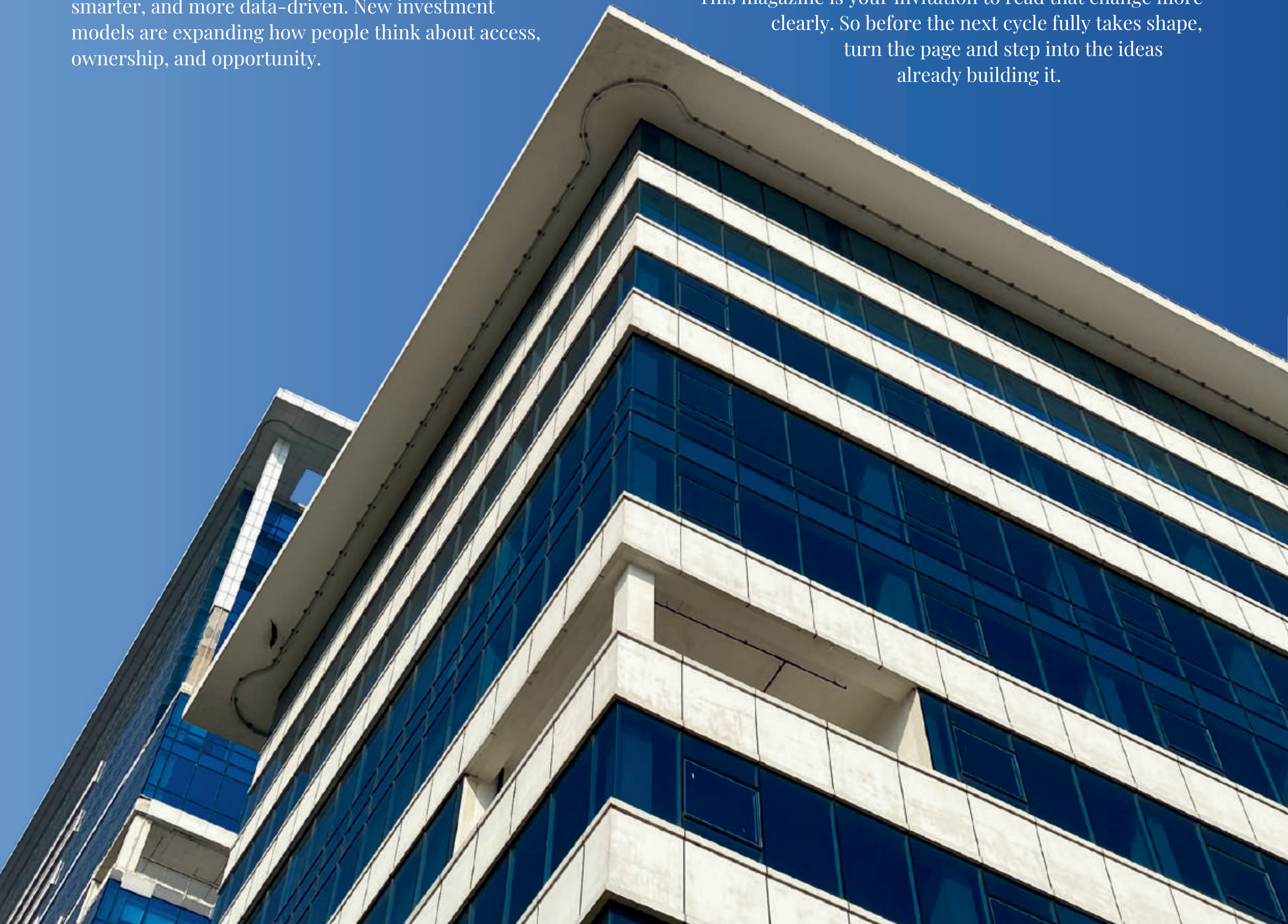
This edition of The PropTech Times is built around those shifts.

Inside, you will find the stories, signals, and ideas shaping the next chapter of real estate, from Shahrah-e-Bhutto and Karachi's emerging growth belt, to AI, tokenisation, and the conversations driving the PropTech ecosystem forward.

Because the most important changes in real estate are not always the loudest ones.

They begin underneath the surface, and the people who understand them early are often the ones who move ahead first.

This magazine is your invitation to read that change more clearly. So before the next cycle fully takes shape, turn the page and step into the ideas already building it.



THE WATERFRONT VISIONARY THE CEO OF SEVENTH GLOBAL

We empower high networth individuals and families to navigate the world of real estate with confidence across markets like Turkey, Dubai, Greece, and Pakistan. Our approach combines in-depth research, tailored strategies, and genuine care to help our clients secure their financial future and achieve their dreams. With a commitment to transparency and integrity, we ensure that our clients not only make informed decisions but also feel confident in their investments

Inspiring excellence in lifestyle and investment decisions, where our clients stay ahead of the average investor. Our mission is to be the leading influencer in the real estate market, guiding clients to make the finest lifestyle and investment decisions in today's and tomorrow's most potential markets. We believe that when we speak, the world listens. How will we achieve this? Through honesty, transparency, and a genuine commitment to thinking in the best interest of our clients.

We are the only Pakistani-born company focusing on global real estate investment opportunities and lifestyle options, currently offering four distinct markets: Turkey, Dubai, Greece, and Pakistan. Whether you are looking to:

- Make money through the best investment strategies
- Secure your returns in risk managed markets
- Fulfill your luxury needs with a retirement mansion or villa
- Secure your family's future through passports or residency via Silver/ Golden visas

MOID BAIG

CEO – Seventh Global
Waterfront Investment Consultant

About Seventh Global:
Seventh Global is a specialised real estate investment consultancy focused on identifying high-potential opportunities in premium developments, particularly along Karachi's evolving waterfront corridors. The firm works with a select group of investors seeking strategic guidance and long-term value in emerging real estate markets.

> **"The Biggest gains in real estate are rarely made at completion, they are made when you recognise opportunity before the crowd."**

FOR MOID BAIG, THE MISSION REMAINS SIMPLE:

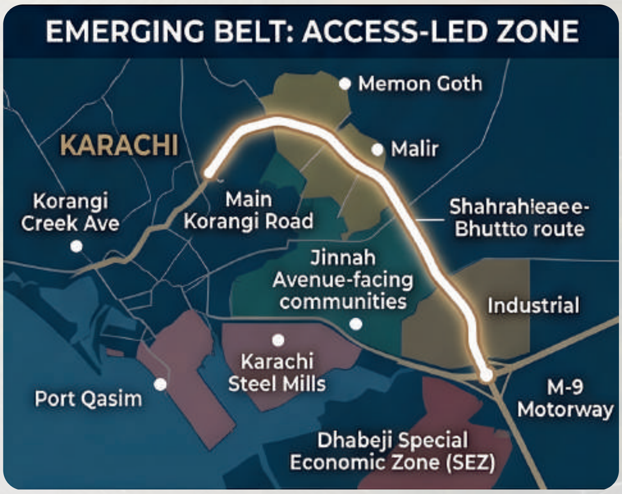
Help investors understand where the real opportunities lie, before the market catches up.

SHAHRAH-E-BHUTTO

THE CORRIDOR REDRAWING KARACHI'S GROWTH MAP

Some infrastructure projects reduce travel time. Others change how a city grows.

Shahrah-e-Bhutto, formerly known as the Malir Expressway, belongs to the second category. It is more than a road. It is a corridor that is beginning to reshape how Karachi connects with its eastern edge, the M-9 belt, and the wider Sindh growth story.That is what makes it important. As movement improves, land starts being read differently. Areas once seen as distant begin to feel investable. Industrial zones become more practical. Residential communities become easier to access. And slowly, a new development logic begins to emerge.This is the larger significance of Shahrah-e-Bhutto. It is not only opening a route.



It is opening a new way to understand Karachi's next cycle of housing, industry, and urban expansion.Karachi has always expanded through corridors.

When connectivity improves, value begins to move. That is the pattern seen across major cities, and Shahrah-e-Bhutto has the potential to create a similar effect.By linking Korangi Creek Avenue to the M-9, the corridor improves the logic between residential pockets, industrial zones, and outer growth areas. It changes how people think about distance, commute, accessibility, and long-term land use.That matters because real estate does not rise only where construction is happening today.It often rises where access improves first, and where tomorrow's movement begins to shape today's investment decisions.The strongest impact of Shahrah-e-Bhutto may not be limited to the road itself.

Its real influence may be felt across the surrounding belt, including the wider Malir side, Memon Goth, Main Korangi Road access points, Jinnah Avenue-facing communities, and motorway-linked housing zones.

That adds a second layer of importance.Because when a route serves both people and economic movement, the surrounding geography starts carrying a different kind of value. Residential demand, industrial logic, warehousing, freight access, and commercial opportunity begin to reinforce each other.This is what gives Shahrah-e-Bhutto a wider meaning in Karachi's real estate story.It is not only reducing distance.
It is strengthening economic alignment.For investors, the opportunity is not in reacting late to visible maturity.

It is in understanding the corridor early.For developers, this means identifying where access-led housing and mixed-use demand may strengthen over time. For agents, it means reading the belt as a connected opportunity zone, not a scattered list of locations. For institutions, it means recognising that infrastructure visibility often improves the case for more structured, long-term planning.This is the real advantage of Shahrah-e-Bhutto.It changes the conversation from isolated projects to connected geography.And once that shift happens, the market begins to move with a different kind of confidence.The real opportunity is not the road itself.It is the belt of housing, industry, and future urban growth the road begins to reorganise.

Shahrah-e-Bhutto
Malir Expressway

3x3 Lanes
Access-Controlled

25 minutes
Qayyumabad to M-9

39 Km
Corridor Length

Its significance also lies in industrial and logistics relevance. **Shahrah-e-Bhutto** is officially positioned to support traffic linked to **Karachi Port, Korangi Industrial Area, Landhi Industrial Area, Steel Mills, and Port Qasim.** The route is approximately 39 km long, designed as a 3x3-lane access-controlled corridor, with a stated target of reducing travel time from Qayyumabad to the M-9 to around 25 minutes.

REAL ESTATE IN Karachi OUTLOOK 2026

WHERE THE NEXT GROWTH WILL COME FROM?

Karachi never grows in a straight line. It expands in signals. A corridor opens. A district becomes easier to access. A buyer begins valuing convenience over distance. An investor starts looking beyond the old map. And slowly, the city begins to change.

That shift is already underway. Karachi remains Pakistan's largest economic engine, but the next phase of its real estate story will not be shaped by size alone. It will be shaped by how the city connects, where people can live better, and which locations become more investable because of infrastructure, density, and changing buyer behaviour.This is what makes 2026 different.The market is no longer moving only on familiarity. It is beginning to move on access, livability, planning, and long-term relevance.

Karachi is under constant urban pressure. More people mean more demand for housing, mobility, commercial activity, and everyday infrastructure. That pressure is gradually changing how the city grows and how buyers make decisions.For years, plots dominated the market narrative. But today, the city is pushing toward a different logic, one where accessibility, quality of life, managed communities, and apartment living begin to carry more weight. That is the deeper signal beneath the market.

Karachi is not only expanding. It is reorganising itself. One of the biggest forces shaping real estate value is infrastructure. Across major cities, roads, transit links, and new corridors often determine where the next growth wave appears. Karachi is now entering that phase. Projects such as Shahrah-e-Bhutto, the wider M-9 belt, and other connectivity improvements are beginning to change how the market reads location. Areas once seen as distant are starting to feel more linked to the city's economic movement.That is where the next opportunity often begins.

Not always in the places already priced for attention, but in the places becoming easier to access, easier to plan around, and easier to imagine as part of the city's next chapter.

The next cycle in Karachi will not be driven by hype alone. Today's investor is more selective. They want stronger product, better access, visible usability, and clearer long-term value. The market is gradually rewarding clarity over noise.That change matters.

It means future demand may increasingly favour planned residential communities, apartment and mixed-use living, corridor-linked locations, and better-managed projects with real end-user logic.This is a more mature investment lens.Instead of chasing only speculation, the market is slowly making room for product that fits how Karachi is actually evolving.Every city has moments when its next chapter becomes visible before it becomes obvious.

Karachi may be entering one of those moments now. Not because everything has already changed, but because the forces shaping change are becoming easier to read. Infrastructure is opening fresh corridors. Urban pressure is changing housing behaviour. Capital is becoming more selective. And technology is gradually changing how value is created and communicated across the market.
For developers, this means thinking differently about location and product.For investors, it means looking beyond familiar names and watching where access, demand, and planning begin to converge.Because Karachi's next growth story may not come from one project alone. It may come from the quiet reorganisation of the city itself.Karachi's next real estate winners may not be the locations everyone already knows.They may be the locations the city is only now beginning to unlock.

SITE NOORIABAD PHASE III

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THE NEW SINDH GROWTH SPINE

HOW SHAHRAH-E-BHUTTO IS UNLOCKING A NEW CHAIN OF INDUSTRIAL, RESIDENTIAL, AND COASTAL OPPORTUNITY FOR YEARS, SINDH'S GROWTH WAS READ IN FRAGMENTS.

For years, Sindh's growth was read in fragments. Karachi was one story. Housing on the M-9 was another. Industrial zones sat in a separate conversation, while coastal potential belonged to a different future. That is now changing. At the centre of this shift is Shahrah-e-Bhutto, the corridor beginning to connect Karachi's southern and eastern edges to a much larger economic belt. Its impact goes beyond movement. It is changing how investors, developers, and institutions read land, access, and long-term value.Because once connectivity improves, opportunity starts looking different.Industrial zones feel closer. Residential belts become more relevant. Logistics routes become more practical. And what once looked scattered begins to form one visible growth spine.

Every serious corridor needs an industrial anchor.

Once movement and industry begin shaping a belt, housing follows. This is where DHA City Karachi becomes important. Spanning more than 22,000 acres on the M-9, it represents the structured residential side of this corridor story, where planning, scale, and improved access begin to come together. If DHA City reflects long-term planning, Bahria Town Karachi reflects visible proof. It shows that the outward belt beyond Karachi is no longer theoretical. Families already live here. Markets already function here. Urban gravity has already started shifting.

That is the bigger investment message.
Shahrah-e-Bhutto is not only making travel faster.
It is making eastern Karachi and lower Sindh easier to understand as one connected opportunity map.

Every serious corridor needs an industrial anchor.
For this belt, that anchor is Dhabeji Special Economic Zone. Spread across 1,530 acres, Dhabeji represents more than policy support or scale. As eastern connectivity improves, it begins to feel less like a distant industrial idea and more like an extension of Karachi's economic future.If Dhabeji is the outward industrial play, Malir Industrial Park is the closer-in gateway. With more than 2,190 acres planned for industrial use, it strengthens the corridor's near-Karachi industrial logic and adds immediacy to the story.

Beyond this belt, the spine continues.
SITE Nooriabad Phase III, spread across 1,150 acres, points to the next layer of industrial movement. Further ahead, Keti Bandar represents the boldest long-range thesis on the map, where coast, energy, logistics, and future maritime activity may eventually converge.Seen one by one, these are separate locations.Seen together, they form a new Sindh growth spine, where housing, industry, logistics, and coastal potential begin to reinforce each other.

A NEW DOOR TO HOMEOWNERSHIP

How Affordable Housing Access Is Expanding in Pakistan

For years, one of the biggest gaps in Pakistan's real estate sector was not demand.It was access.

Millions of families aspired to own a home, yet formal financing remained out of reach for a large segment of the market. That is what makes the latest revision to the government's affordable housing finance scheme so important.

This is not just a policy update.
It is a structural shift.

Under the revised framework, the government has expanded the size of eligible homes, increased the maximum loan size to PKR 10 million, and set flat 5% pricing for end users, making the scheme more relevant for middle-income households than before. The revised scope covers purchase of a house or flat, construction on an already owned plot, and purchase of plot plus construction.

WHAT HAS CHANGED

This makes the scheme more usable for families who previously found the earlier loan bands too narrow for real market conditions.

WHY THIS MATTERS

Affordable housing does not move with intention alone.It moves when finance becomes real.

That is the deeper significance of this revision. By expanding both loan size and eligible property size, the scheme begins to bridge the gap between policy design and the actual product available in the market.

For end users, this means a more realistic path to ownership.

For developers, it creates the possibility of fresh demand in projects that align with the scheme's size and pricing structure.

For banks and financial institutions, it strengthens the formal mortgage ecosystem around a clearly backed national framework.

THE BIGGER IMPACT ON REAL ESTATE

The revised scheme is not only about helping individuals buy homes. It could also shape the wider market.
If implemented effectively, it can:

- increase demand in the affordable and mid-market housing segment
- support construction activity across linked industries
- improve formal mortgage penetration
- encourage developers to build products aligned with real end-user affordability
- bring more buyers into the documented property market

The official notification also expands the ambition of the programme itself, moving from an earlier first-year scale of 50,000 housing units toward a total expectation of 500,000 housing units in 4 years, with annual phasing rising from 50,000 to 200,000 units by the fourth year.

That gives the scheme a much bigger meaning: this is no longer a limited intervention. It is being positioned as a broader housing-market catalyst.

HOW THE SCHEME WORKS

At its core, the scheme remains focused on first-time homeowners who are Pakistani citizens holding CNICs and who do not own a housing unit in their name. The scope covers:

- purchase of house or flat
- construction of house on already owned plot
- purchase of plot and construction of house

The participating institutions include commercial banks, Islamic banks, microfinance banks, and HBFCL, while implementation continues through the State Bank of Pakistan and other relevant public housing institutions.

In simple terms, the scheme is designed to make home financing more structured, more accessible, and more aligned with the needs of real households.

THE BIGGER PICTURE

Pakistan's housing challenge has never been only about supply.

It has also been about affordability, trust, and access to formal finance.This revision begins to address that.

If financing becomes more usable, demand becomes more visible. And when real demand becomes visible, the market starts responding differently, not just with speculation, but with product, planning, and policy alignment.

Because real growth in housing does not come only from building more.It comes from making ownership possible.

KEY INSIGHT

When housing finance becomes practical, homeownership stops being an aspiration and starts becoming a market force.

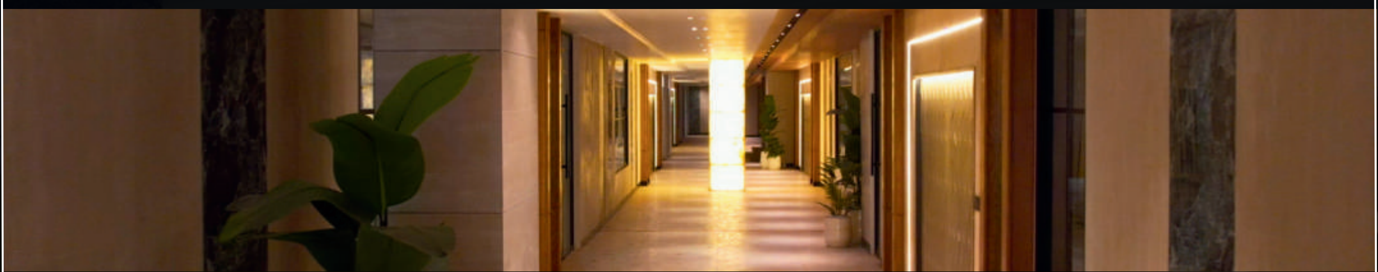
AMAN GOLF VIEW

READY TO MOVE

LUXURY LIVING, ALL READY FOR YOU

BANK LOAN APPLICABLE

SUB LEASE READY



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MOVING THE NARRATIVE FORWARD THE 6TH PROPTECH CONVENTION 2026

WHERE REAL ESTATE MEETS TECHNOLOGY

The 6th PropTech Convention 2026 brought together policymakers, regulators, financial institutions, developers, architects, and technology leaders to shape the future of Pakistan's real estate ecosystem.

More than an event, it served as a working platform where capital, policy, and technology aligned to address real industry challenges.

Over three days, discussions moved from theory to execution covering housing, urban development, finance, digital transformation, and institutional readiness.

At its core, the convention reinforced one direction a more transparent, innovative, and technology-driven real estate sector.

8000+ ATTENDEES	100+ SPEAKERS & PANELISTS	50+ B2B MEETINGS	30+ SPONSORS & PARTNERS
Industry leaders, developers, architects, banks, and PropTech innovators participated in the convention.	Experts from government, finance, technology, and real estate shared insights across multiple sessions.	Facilitating direct collaboration between developers, investors, and technology providers.	Supporting the ecosystem through innovation, investment, and industry participation.

KEY CONVERSATIONS

Capital, Ownership & Investment
Exploring trust, new ownership models, and the role of technology in real estate

REITs, Tokenization & Fractional Ownership
How real estate is evolving into digital, accessible investment assets

Finance & Housing Systems
The future of housing finance, digital payments, and financial inclusion

Design & Construction Reality
Rethinking outdated practices toward resilient, design-led development

Technology & Market Execution
From startups to digital media, focusing on real-world PropTech implementation

INDUSTRY IMPACT
Strong engagement across media, regulators, and industry bodies positioned the convention as a leading platform for real estate innovation and policy dialogue in Pakistan.

Over three days, it aligned conversations around trust, transparency, sustainability, and technology-driven growth shaping the next phase of the built environment.

TRAINING THE NEXT GENERATION OF TECH-ENABLED ARCHITECTS

The architecture and real estate industries are entering a new technological era. Artificial intelligence is rapidly transforming how buildings are designed, visualised, and presented to clients. From generating architectural concepts to producing high quality renders in minutes, AI is becoming an essential tool for modern design professionals.

Recognising this shift early, PropTech Academy was created to bridge the gap between traditional design education and emerging technologies. Built as the education arm of the PropTech ecosystem, the academy focuses on helping architects, designers, and real estate professionals understand how AI can enhance their creativity rather than replace it.

THE WORKSHOPS PRIMARILY FOCUS ON TWO CORE LEARNING TRACKS:

The first explores Generative AI for Architects and Designers, teaching participants how to use AI tools for concept development, architectural rendering, and visual storytelling.

The second focuses on Prompt Engineering, helping professionals communicate effectively with AI tools to produce precise design outputs, presentations, and creative visuals.

These workshops demonstrate how AI can dramatically reduce the time required to develop design ideas, produce renderings, and prepare presentations for clients. What once required days of manual work can now be explored and refined within hours.

But beyond efficiency, the deeper impact lies in creativity. By removing repetitive tasks from the design process, AI allows architects to spend more time refining concepts and exploring innovative ideas.

AS ONE PARTICIPANT DESCRIBED AFTER ATTENDING THE TRAINING:

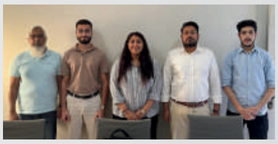
How to use AI for rendering and presentations has made my workflow faster and my ideas more expressive. It's a must for every modern architect."

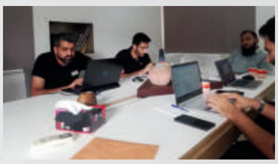
AR. MARVI MAZHAR

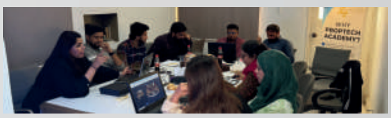
Another participant highlighted how easily AI could be integrated into everyday design practice.
"The Generative AI workshop was a revelation. It showed how easily AI can be integrated into design practice and create visuals that truly impress clients."

AR. AMIR NAZIR

As artificial intelligence continues to evolve, the demand for professionals who understand both design and technology will only grow.
Through its workshops and training initiatives, PropTech Academy aims to ensure that architects and real estate professionals are prepared for that future.







THE FUTURE OF PROPERTY INVESTMENT

TOKENIZATION & THE RISE OF FRACTIONAL REAL ESTATE

For decades, real estate has remained one of the most valuable asset classes in the world. Yet for many investors, access to high-quality property opportunities has often been limited by large capital requirements, complex ownership structures, and low liquidity.

Today, a new concept is beginning to change that equation, the real estate tokenization.

Tokenization allows property assets to be digitally divided into smaller ownership units, enabling investors to participate in real estate opportunities that were traditionally accessible only to large institutional players. By using blockchain-based infrastructure, assets can be represented as secure digital tokens, allowing fractional ownership while maintaining transparency and traceability.

Across global markets, tokenization is already reshaping how investors approach property. Platforms in the United States, Europe, and the Middle East are experimenting with new ownership models where individuals can hold digital shares of real estate assets, opening the door to a much broader investor base.

This evolving model introduces 3 key advantages for real estate investment.

First, it lowers the entry barrier, allowing investors to participate with smaller amounts of capital.

Second, it improves liquidity, enabling assets to be structured in a way that allows partial ownership transfers.

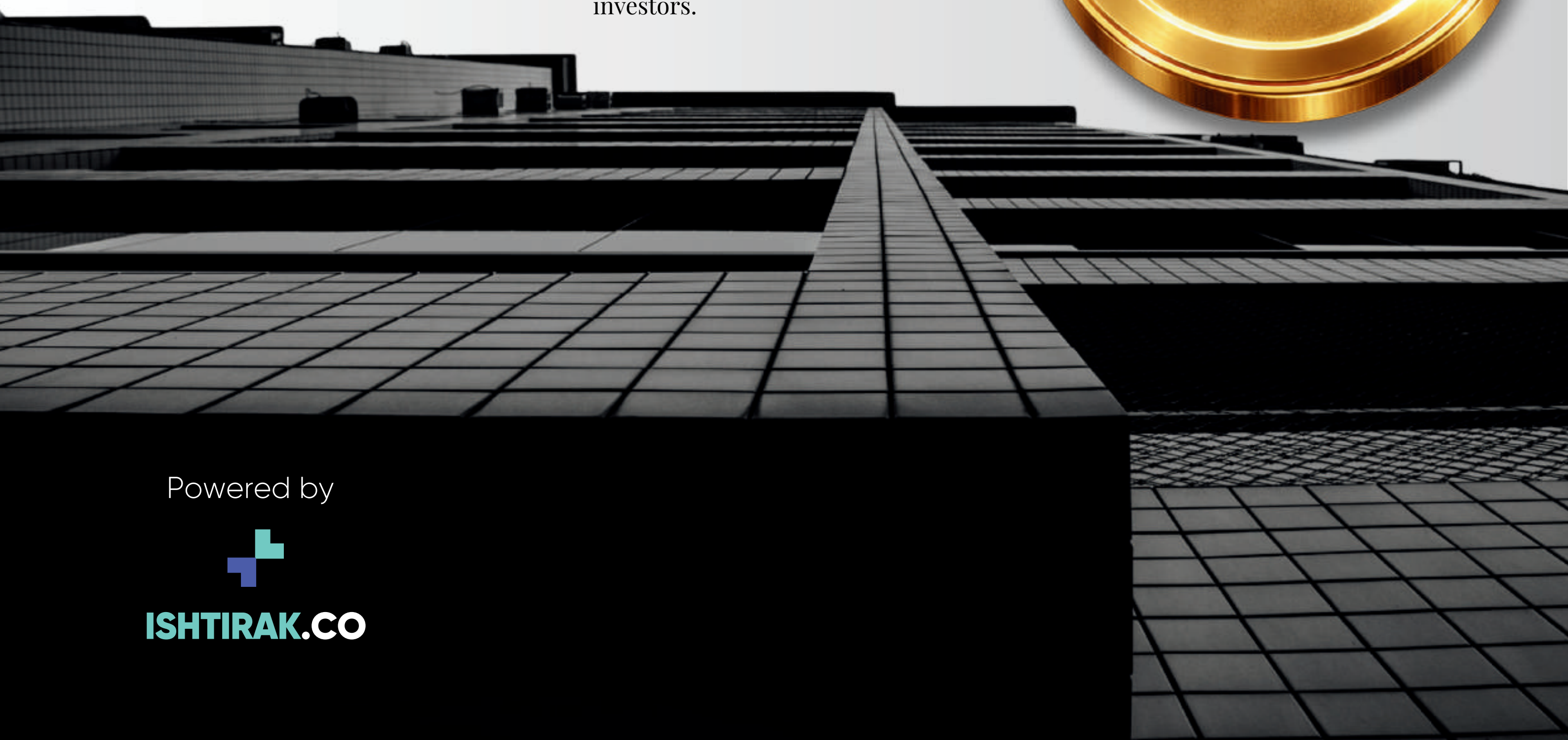
Third, it introduces greater transparency, with digital systems providing clearer records of ownership and transactions.

During discussions at the 6th PropTech Convention, industry leaders explored how these global trends could shape the future of property investment in Pakistan and the wider region. The conversation highlighted the growing importance of digital infrastructure in making real estate more accessible, transparent, and investment-friendly.

Ishtirak is being developed around the vision of enabling fractional ownership and digial participation in real estate investment opportunities. By combining property investment with digital ownership structures, the platform aims to make real estate more accessible to a wider community of investors.

Rather than replacing traditional property ownership, tokenization introduces an additional layer of flexibility allowing investors to participate in real estate markets in ways that were previously difficult to achieve.

As technology continues to reshape financial systems and investment models around the world, tokenization may become one of the most significant transformations the real estate industry experiences in the coming decade.



FINANCING THE FUTURE

THE VISION BEHIND A DEDICATED PROPTECH FUND

Real estate is the world's largest asset class, yet it remains one of its most fragmented and inefficient industries. Over the last decade, technology has steadily entered the sector through portals, CRMs, automation tools, dashboards, blockchain pilots, and now AI and tokenization. But despite this progress, adoption remains slow, outcomes remain uneven, and many PropTech startups fail to scale beyond early pilots.
The reason is simple.Real estate does not move on technology alone.It moves on alignment.

THE CORE CHALLENGE

Across markets, real estate stakeholders often operate in silos.Developers focus on inventory and capital cycles.Financial institutions focus on risk and compliance.Regulators focus on governance and protection.Technology companies focus on product innovation.Each moves forward, but rarely together. That gap is where good ideas often stall. Capital exists. Talent exists. Demand exists. What is missing is a connected ecosystem that can turn innovation into adoption.

WHY CAPITAL ALONE FAILS

Traditional venture thinking often assumes that capital plus product leads to scale.In PropTech, it is rarely that simple.Startups need more than funding. They need: access to real developers and operators regulatory understanding trust within the market pathways to adoption patience to scale within a complex industry Without this, even strong products struggle to move beyond pilots.This is why PropTech needs ecosystem-led capital,not just financial backing.

THE ECOSYSTEM APPROACH

Through platforms like PropTech Club, Landtrack.pk, and the PropTech Convention, one lesson became clear: When policymakers, developers, financiers, technologists, and founders sit at the same table, progress accelerates. Conversations become pilots.
Pilots becomeplatforms.Platforms begin shaping industries.The PropTech Fund, launched at the 6th PropTech Convention, is a continuation of that journey, not a standalone idea, but an extension of ecosystem building.

GLOBAL BY DESIGN

This is not a geography-bound vision.Pakistan offers technical talent, strong product thinking, and cost-efficient innovation.The GCC offers real estate scale, capital depth, regulatory momentum, and global market access.Together, they create a powerful equation: Capability + Market + Capital + Adoption The objective is not to build local startups for local problems. It is to build globally relevant PropTech platforms, tested in real markets and designed for cross-border scale.

BEYOND TRENDS

Real estate is entering a phase where traditional and emerging models will coexist.REITs have introduced regulation, transparency, and investor protection. Tokenization introduces liquidity, programmability, and broader access.The future is not one versus the other. It is hybrid, where governance and innovation strengthen each other.PropTech's role is to enable that shift responsibly, with trust, compliance, and real utility at the centre.

A LONG-TERM VIEW

The PropTech Fund is not about chasing trends.
It is about backing founders who understand real estate deeply, respect regulation, and design for adoption, not just valuation.It is about enabling: better capital flows smarter ownership models transparent transactions scalable platforms Most importantly, it is about aligning people before scaling products. Because the next phase of real estate will not be defined by technology alone, but by how well we align capital, talent, policy, and purpose.

THE RISE OF
INTELLIGENT REAL ESTATE
HOW AI & AUTOMATION ARE TRANSFORMING THE PROPERTY INDUSTRY

For years, the real estate industry hasrelied heavily on manual processes from marketing & lead management to market research and client engagement.
But that is rapidly changing.

THE PROBLEM
Across the ecosystem, the same challenges continue to slow growth:
- Low conversion from online leads
- Repetitive manual client handling
- Lack of reliable market insights
- Disconnected marketing & sales channels

THE SHIFT
AI is turning these challenges into opportunities.
Today, real estate businesses can:
- Automate customer engagement with AI assistants
- Generate predictive insights using real-time data
- Run smarter, performance-driven marketing campaigns
- Make faster decisions with analytics dashboards

The shift is clear from manual operations to data-driven systems.

THE LANDTRACK ADVANTAGE
Landtrack is built specifically for real estate.
It brings AI, automation, and analytics into one integrated platform designed for developers, brokers, and investors.

- AI-powered lead generation & marketing systems
- Automated customer engagement & response handling
- Real-time data insights for smarter decisions
- End-to-end digital workflows aligned with property sales

Instead of fragmented tools, Landtrack offers a complete, practical system tailored to the industry.

AI Video Generation

Content Creation & Personal Branding

Lead Generation

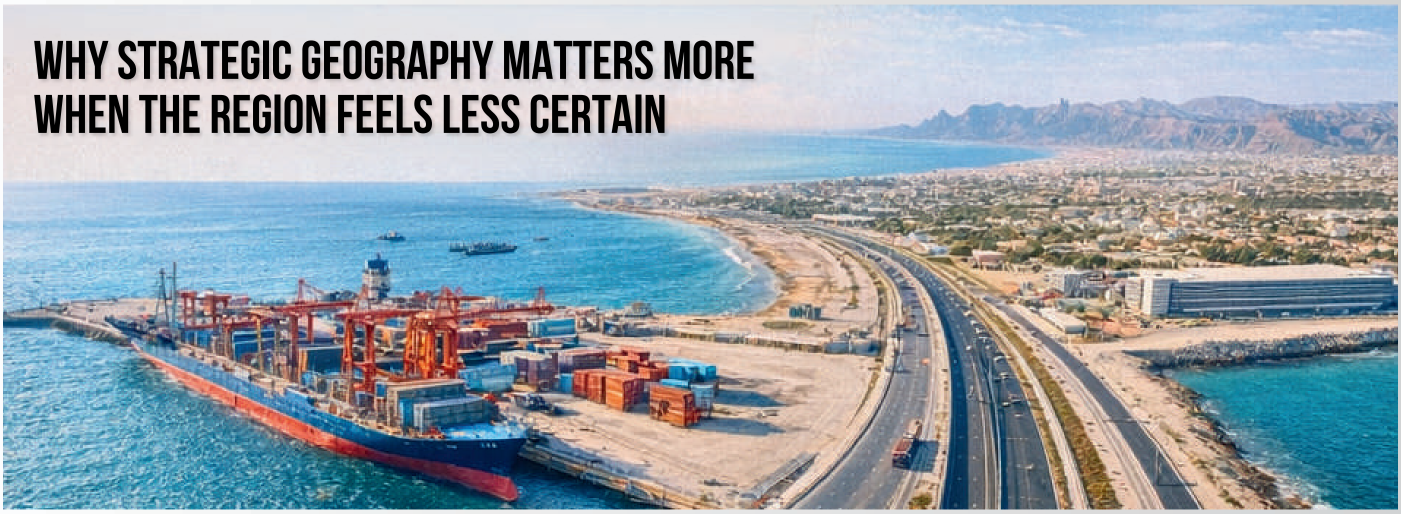
Automation

landtrack.pk

EMPOWERING REAL ESTATE WITH TECHNOLOGY

GWADAR: THE LONG BET THAT MAY FINALLY LOOK TIMELY

WHY STRATEGIC GEOGRAPHY MATTERS MORE WHEN THE REGION FEELS LESS CERTAIN



For years, Gwadar was sold as a future. Today, it should be read as a position. The reason lies beyond Pakistan. In early 2026, disruption in the Strait of Hormuz exposed how fragile regional shipping can become when conflict escalates. Reuters reported that the chokepoint, which carries about 20% of global oil and gas transport, was partially blocked, disrupting flows and rattling markets before a fragile ceasefire and reopening effort followed.

That is what makes Gwadar more relevant now.

Its value is no longer only about old CPEC headlines. It is about strategic location in a region where trade routes, maritime security, and logistics resilience are becoming more important again. In uncertain times, strategic coastal geography starts carrying a different kind of weight. Gwadar matters because it sits at the intersection of port access, logistics potential, and long-term regional connectivity. That significance is not theoretical. Official CPEC sources show that the New Gwadar International Airport was completed and inaugurated on 14 October 2024, the Gwadar Eastbay Expressway is a 19 km link completed in June 2022, and Gwadar Free Zone Phase 2 covers 2,221 acres after Phase 1 moved earlier into operation.Together, these are not isolated projects. They are layers of infrastructure. And layered infrastructure changes how investors should read Gwadar, not as a single promise, but as a system slowly being assembled. The Gwadar Smart Port City Master Plan further reinforces that long-term urban direction.Gwadar is not moving forward as a standalone local port story.

It remains embedded in the broader China-Pakistan strategic framework. The official 2025–2029 China-Pakistan Action Plan calls for stronger coordination between Gwadar Port and the New Gwadar International Airport, and explicitly aims to develop Gwadar Port into a regional connectivity hub. That matters because China's role is not just historical. It is still directional.

For investors, that creates a different kind of confidence. Projects with long gestation periods often need strategic continuity more than noise. Gwadar's relevance increases when both infrastructure and state-level intent continue moving in the same direction.

Gwadar is not strongest as a short-term flip story.It is strongest as a long-duration strategic thesis.That is the key difference. In markets shaped by infrastructure and geopolitics, value often unlocks in layers: first through connectivity, then through logistics, then industrial activity, then institutional confidence, and only after that through broader real estate repricing. That is why earlier investors may not have been wrong.They may simply have been early. And when regional trade uncertainty rises, early strategic geography can start making more sense than it did in calmer times.Gwadar's importance grows when the world feels less predictable.In stable times, markets tend to reward speed and familiarity. In uncertain times, they begin rewarding depth, optionality, and strategic relevance. The latest Gulf disruptions have reminded investors that trade geography still matters, and that ports, corridors, and maritime alternatives can regain importance very quickly when chokepoints come under stress.That is why Gwadar deserves a different reading in 2026.

GCC MARKET SHIFT

In recent weeks, Dubai has seen a shift in investor behaviour. Activity has slowed slightly, and investors are becoming more selective in how and where they deploy capital.
But this is not a collapse, it is a transition.

Geopolitical tensions in the region have slowed investor activity, disrupted tourism, and triggered caution across financial markets.
In fact, Dubai's real estate-related indices have seen sharp short-term declines, reflecting investor anxiety and reduced liquidity.

At the same time, sectors closely linked to property demand especially tourism and short-term rentals are facing pressure due to reduced travel activity.

A closer look suggests that the situation is less of a crash, and more of a correction.
What we are seeing is a temporary pause driven by sentiment, not a structural breakdown.

PART 01 — AWARENESS OF THE SHIFT
What we are seeing is a change in sentiment, not fundamentals.

• Investors are taking a more cautious, strategic approach
• Transaction activity is slowing, not disappearing
• Capital is becoming more selective and opportunity-driven
• Short-term momentum is stabilising across segments

In every mature market, phases like this are natural.

PART 02 — THE RISING OPPORTUNITY
As global investors reassess Dubai, attention is beginning to shift toward emerging markets.
• Lower entry points compared to global markets
• Infrastructure-led growth creating new corridors
• Increasing demand driven by urban expansion
For investors, this is not about replacing one market with another
it is about diversification and timing.

THE OPPORTUNITY FOR PAKISTAN

As global investors reassess their strategies, emerging markets like Pakistan are coming into focus.

- Lower entry barriers compared to global markets
- High growth potential in developing corridors
- Increasing demand driven by urban expansion
-

Pakistan is no longer just a local market, it is becoming a strategic alternative.

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