

INSIGHTS · 30 OCTOBER 2026

DMCC in numbers: *why JLT keeps growing*

26,000 companies, 100,000 people and a new wave of towers in Uptown Dubai. What the free zone behind JLT means for property there.

Image: DMCC

DMCC (Dubai Multi Commodities Centre) is the government-owned free zone that runs **Jumeirah Lake Towers (JLT)** and **Uptown Dubai**, next to Dubai Marina. It started in 2002 as a hub for gold, diamonds and commodities. Today it is home to more than **26,000 companies**, from tea traders to tech start-ups, and plans to double that number in the coming years. More than **100,000 people** live and work in its districts, which is why JLT has one of the deepest rental markets in Dubai.

DMCC *in numbers*

26,000+ REGISTERED COMPANIES (END OF 2025)	**2,300** NEW COMPANIES IN 2025 – 8+ EVERY WORKING DAY	**15%** OF ALL FOREIGN DIRECT INVESTMENT INTO DUBAI
100,000+ PEOPLE LIVE AND WORK IN JLT AND UPTOWN DUBAI	**4,000+** TECHNOLOGY COMPANIES, NOW THE LARGEST SECTOR	**89%** LICENCE RETENTION RATE
#4 GLOBAL FREE ZONE OF THE YEAR TOP 10 (FDI MAGAZINE, 2025)	**AED 1.3T** ISLAMIC TRADE FINANCE THROUGH DMCC TRADEFLOW IN 2025	

Source: DMCC Annual Report 2025. DMCC was also named Global Knowledge Zone of the Year 2025 by the Financial Times' fDi Magazine, for the second year running.

More than *a commodities hub*

DMCC still runs the region's main markets for precious stones, tea and coffee, but in 2025 technology overtook commodities as its biggest sector:

Technology	4,000+ companies, including more than 1,000 in DMCC's crypto, AI and gaming centres
Energy	3,600+ companies; 313 new energy firms joined in 2025
Finance	Nearly 2,000 private capital and finance companies
Diamonds	103 tenders and auctions at the Dubai Diamond Exchange in 2025
Tea & coffee	15,214 tonnes of tea and 8,200 tonnes of coffee handled in 2025
DGCX	Over 2 million contracts traded, worth USD 46.9 billion
Fastest-growing origins	Companies from the United States (+59%), China (+56%), Germany and Switzerland (+41%)

What is *being built*

- **Uptown Place One and Two:** twin office towers of 21 and 15 storeys in Uptown Dubai, adding more than 560,000 sq ft of offices and about 82,000 sq ft of shops, due in Q1 2028. They take Uptown Dubai past 1 million sq ft of office space.
- **Uptown Tower:** all SO/ branded residences in DMCC's flagship tower have sold out.
- **New homes:** construction has started on **W Residences JLT** and **Mercer House** by Ellington in Uptown Dubai.
- **JLT offices:** BAY360 at Lake D and Sweid One will add about 500,000 sq ft of Grade A office space.
- **Community upgrades:** lake improvements, new walking paths, a football pitch, skate park, running tracks and a dog park.



Uptown Tower, DMCC's headquarters, with JLT and Dubai Marina behind. Image: DMCC

What it means *for JLT property*

JLT has around **36,300 homes**, and about **14,800** are currently rented, so most buyers there are investors renting to people who work in the district. Dubai Land Department sales data shows how prices have moved:

YEAR	SALES TRANSACTIONS	MEDIAN PRICE PER SQ FT
2020	1,116	AED 788
2021	3,264	AED 976
2022	2,533	AED 979
2023	5,099	AED 1,374
2024	5,529	AED 1,625
2025	4,228	AED 1,733
2026 (to October)	1,716	AED 1,626

Source: Dubai Land Department transaction data for Jumeirah Lake Towers, all property types. 2026 covers January to October.

The median price per square foot more than **doubled between 2020 and 2025** and has eased slightly so far in 2026. Rental returns remain among the strongest in prime Dubai: a gross yield of around **8%**, with a median rent of about **AED 97,000** a year.

What this means *for buyers*

- **A built-in tenant pool.** With 26,000 companies and 100,000 people in the district, demand for rentals near the office is steady.
- **Location.** JLT has two Dubai Metro stations and sits between Dubai Marina, Emirates Golf Club and Sheikh Zayed Road.
- **Choose the building carefully.** Many JLT towers are 15 to 20 years old, so compare service charges, maintenance and views. New branded projects such as Sobha Verde and W Residences offer newer stock.
- **Yield first.** At around 8% gross, JLT suits buyers who want rental income more than short-term price gains.

Projects *to consider*



Sobha Verde Residences

JLT · Sobha



Kempinski Marina Residences

Dubai Marina, next to JLT



Rove Home Dubai Marina

Dubai Marina · IRTH

Looking at *JLT?*

Ask for the latest prices, rents and new launches in JLT, Uptown Dubai and Dubai Marina.

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Sources

- DMCC, Annual Report 2025
- DMCC, "DMCC reports strong 2025 growth, welcomes over 2,300 companies", 2026
- Gulf News, "DMCC crosses 26,000 firms as tech overtakes commodities in 2025", 14 April 2026
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- Dubai Land Department transaction data for Jumeirah Lake Towers, October 2026

This article is for information only and is not investment advice. Figures come from the sources listed and may change.
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