AZERBAIJAN INTERNATIONAL REAL ESTATE EXHIBITION

4 – 6 NOVEMBER 2026
BAKU EXPO CENTER
AZERBAIJAN

AIREX

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AZERBAIJAN TODAY: THE NEW REGIONAL GROWTH HUB

A strategic growth market with strong tourism and economic momentum.

Azerbaijan is a growing regional hub welcoming over 2.6 million international visitors annually, with tourism growing by approximately 11% per year, driving rising demand across hospitality, services, and real estate. Strategically located at the crossroads of Europe and Asia with a population of 10+ million, the country recorded nearly $50 billion in foreign trade turnover, supported by expanding infrastructure, including the Port of Baku's 15-million-ton cargo capacity.

The construction sector remains a key growth driver, with its share of GDP reaching 6.5% in the first half of 2025, reflecting ongoing residential and infrastructure development. In 2024, real GDP grew by 4.1% (up from 1.1% in 2023), while FDI inflows reached approximately $7.0 billion (+6% YoY). The Azerbaijani capital investments are expanding globally, with outbound FDI totalling $1.8 billion in 2024 and exceeding $2.0 billion in the first nine months of 2025, directed toward major markets including Türkiye, the UAE, Georgia, the UK, Italy and Israel.

WHEN NATIONAL VISION MEETS REGIONAL CONNECTIVITY AND INVESTMENT OPPORTUNITY

In 2026, declared the Year of Construction and Architecture, Azerbaijan reinforced its commitment to nationwide urban modernisation and large-scale infrastructure expansion. Simultaneously, key connectivity initiatives — including the proposed The Trump Route for International Peace and Prosperity (TRIPP) and the operational Baku–Tbilisi–Kars railway, with 6.5 million tons of annual cargo capacity — are strengthening the country's role within the East–West and North–South transport corridors, solidifying its position as a strategic transit and logistics hub between Europe and Asia and supporting long-term trade and investment growth.

Together, these two are creating a rare early-stage investment window in Azerbaijan.

This momentum is driving:

- Strong government-backed support for construction and architectural development
- Launch of new cities and large-scale residential & commercial clusters
- Rapid expansion of logistics hubs, industrial zones, and trade corridors
- Rising land and property values in strategically positioned areas
- Attractive early-entry opportunities with high long-term ROI potential

Azerbaijani Capital Investing Globally

Azerbaijan has consistently ranked among the Top 10 foreign investors in Turkish real estate.

Total Azerbaijani investments in Turkey: ~$19–20 billion.

Primary Sectors

- Real Estate & Development
- Energy & Infrastructure
- Industrial & Strategic Assets

Azerbaijan · OFDI

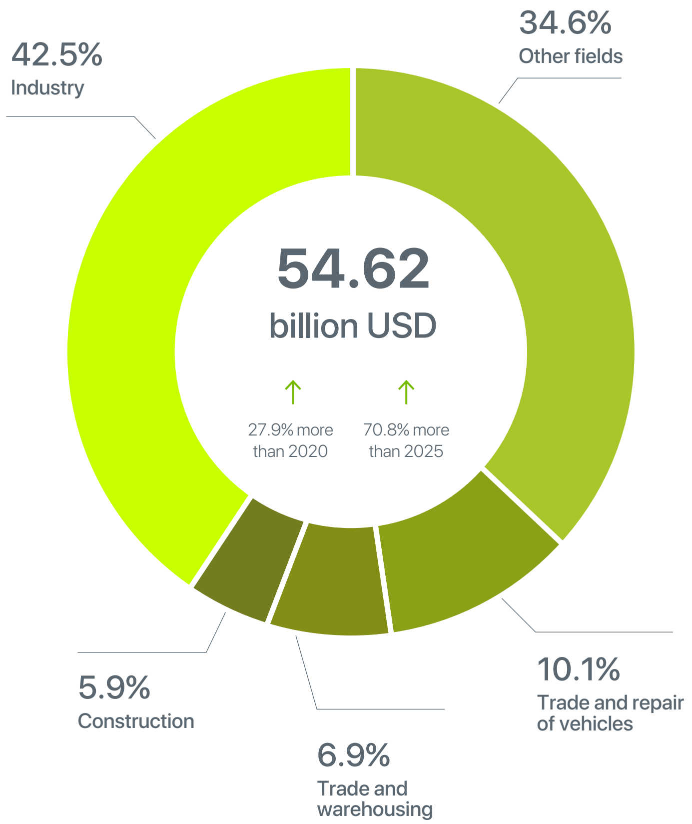
Outbound Foreign Direct Investment

2024 Full year **$1.8B**

2025 First 9 months **$2B**

Key Investment Destinations

Türkiye | UAE | United Kingdom | Georgia | Italy | Israel | Switzerland | Germany | United States | Cyprus | Russia



GDP growth

INVESTMENTS AND INCOME

Azerbaijan continues to demonstrate strong investment activity and accelerating economic diversification, creating a stable foundation for long-term growth. Annual capital investments consistently exceed $12 billion, with substantial foreign participation.

In 2024, real GDP grew by 4.1% (up from 1.1% in 2023), driven by non-oil sector growth of over 6%, with the non-oil economy now representing the dominant share of GDP. FDI inflows reached approximately $7.0 billion (+6% YoY), reinforcing investor confidence.

The construction sector remains a key growth driver, with its share of GDP reaching 6.5% in the first half of 2025, reflecting sustained residential and infrastructure development. Meanwhile, foreign trade turnover reached approximately $47 billion in 2024, highlighting Azerbaijan's expanding integration into regional and global markets.

Ongoing structural reforms continue to strengthen the business climate and position Azerbaijan as a dynamic and fast-emerging investment destination.

REAL ESTATE

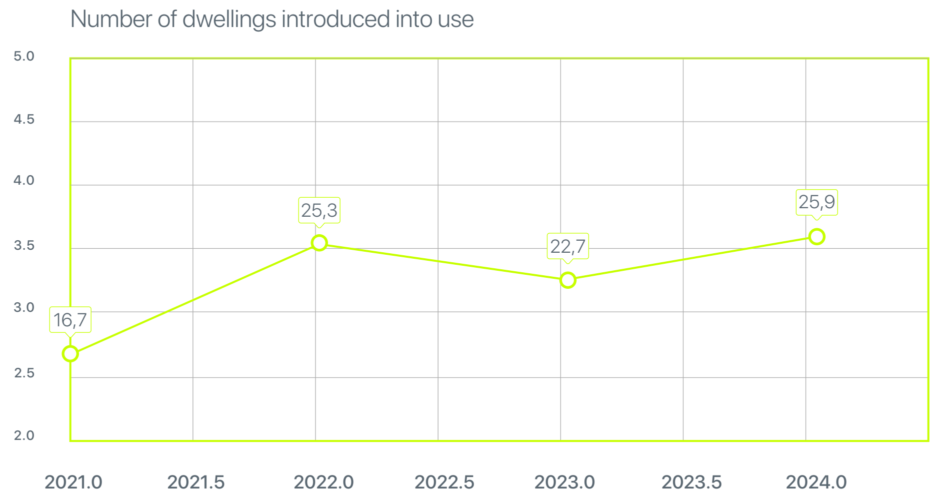
Since the beginning of the 21st century, residential construction in **Azerbaijan** has shown steady and significant growth, driven by urban expansion and private investment.

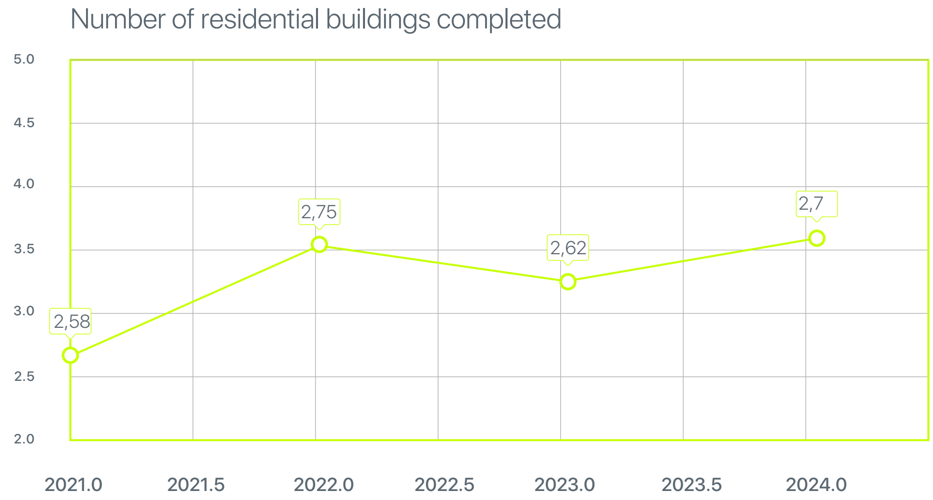
In 2024, more than **2.5 million square meters** of residential property were commissioned nationwide.

Approximately **89–90% of construction activity** is carried out by private (non-state) companies, reflecting strong market liberalisation.

Over **1,800 construction enterprises** operate in Azerbaijan, with several hundred directly engaged in residential and non-residential development.

Total annual construction output exceeds **$10 billion,** highlighting the scale and momentum of Azerbaijan's real estate sector.





INVESTMENT OPPORTUNITIES IN BAKU

Baku remains one of the region's most compelling real estate investment destinations, driven by rapid urban growth, tourism expansion, and strong market fundamentals.

Real estate prices have been growing annually by up to 12%.

Rental rates are increasing ~4–6% per year, reflecting growing interest from residents, professionals, and visitors. With ongoing smart city initiatives and large-scale urban renewal projects, Baku offers a robust environment for long-term real estate investment returns.

Average residential price in Baku ranges between $2,000–$4,000 per sqm, with prime locations exceeding $8,000 per sqm.

11%

annual growth of tourists

25%

total growth of construction since 2020

4-6%

annual rise in rental prices

8-12%

annual rise in real estate prices

DOING BUSINESS

According to the global Doing Business ranking, Azerbaijan is ranked 34th among 191 countries. It also stands third for "Ease of hiring foreign labor" and ninth for "Time to start a business."

34

place among all countries

3

ease of employment of foreign citizens

9

time to start a business

BENEFITS OF INVESTING IN AZERBAIJAN AND REAL ESTATE IN AZERBAIJAN

- Tourism Flow Growth.
- Low property and property sale taxes.
- Full private ownership of real estate regardless of citizenship.
- Global brands of restaurants, hotels, and fashion houses.
- Azerbaijan provides the right to obtain a residence permit for real estate investment to the amount from USD 60,000 or investment in the country to the amount from USD 284,000.

GLOBAL COMPANIES

Azerbaijan continues to be highly attractive for investments, with global companies investing in the country.

bp	Schlumberger	mace	Blackstone
Hilton Hotels & Resorts	Four Seasons	Marriott Hotels · Resorts · Suites	ACWA POWER اكوا باور
KPMG	EY	pwc	ExxonMobil
cisco	bakertilly	Deloitte.	McKinsey & Company
مصدر MASDAR	TotalEnergies	N B	Microsoft

Construction 8.2 %

3.04 billion USD

Foreign investments in fixed assets

7.1 billion USD

Local investments in fixed assets

Construction 18.5 %

10.14 billion USD

Total investments in fixed assets

THE KARABAKH RENAISSANCE

Following the restoration of sovereignty in 2020, Azerbaijan launched one of the region's largest reconstruction and redevelopment programmes, focused on the revitalisation of liberated territories in Karabakh and Eastern Zangezur.

700+ towns, cities, and villages are being reimagined and rebuilt, guided by:

- Internationally recognised master planners.
- First-class engineering firms.
- Smart city and smart mobility principles.
- Renewable energy and green infrastructure models.

Strategic Connectivity

Zangezur Corridor / TRIPP

The region will also be strategically connected to the proposed Zangezur Corridor / Trump Route for International Peace and Prosperity (TRIPP), enhancing connectivity within the broader East–West transport corridor.

Major Infrastructure Projects

- New Highways
- Railways
- Zangilan Airport
- Lachin Airport
- Fuzuli Airport
- Energy Networks

> Karabakh represents not only reconstruction, but the creation of a modern, sustainable economic zone — offering long-term opportunities for international developers, investors, and infrastructure partners to participate in one of the most significant urban regeneration programmes in the wider region.

WHY AIREX?

- AIREX is a global hub for real estate investment, bringing together developers, investors, funds, and industry leaders from multiple markets.
- A strategic platform where international projects meet qualified investors and decision-makers.
- Enables direct deal-making, partnerships, and cross-border investment opportunities.
- AIREX positions participants at the center of the global real estate investment ecosystem.

Why 2026?

- Global investors are actively seeking new international real estate opportunities and diversification.
- The market is entering a new growth cycle following global economic adjustments.
- 2026 presents the ideal moment to capture rising cross-border investment demand.
- Strategic timing to position AIREX as a key meeting point for the next phase of global real estate investment.

Why Azerbaijan?

- Azerbaijan is emerging as a strategic gateway between Europe, Asia, and the Middle East.
- Strong growth in private capital and international investment activity.
- Azerbaijani investors are increasingly active in global real estate markets.
- The market is underserved by large international real estate events, creating strong potential for AIREX to become the region's leading investment platform.

AIREX 2026 positions Azerbaijan as the regional hub connecting global real estate opportunities with a rapidly growing investor market.

PARTNERS AND SPONSORSHIP

PASHA Real Estate

pmd

20 ANNIVERSARY YEARS
SEA BREEZE
EST. 2006

BAKU WHITE CITY

Karabakh Revival Fund

azpromo
Export and Investment Promotion Agency of the Republic of Azerbaijan

KOBİA
Small and Medium Business Development Agency of the Republic of Azerbaijan

STATE SERVICE ON PROPERTY ISSUES

ADRA

PASHA Property Management

TiMES media

ABB

AHG
HOTELS & RESORTS

AMCHAM

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