GULF CONSTRUCTS
NEWS & MAGAZINE

Investment in the Gulf & the Middle East

Special issue | November 2026 | Free edition



Special issue

Investor Guide 2027

13 countries · 7 criteria · every figure officially sourced

Gulf states
Saudi Arabia · UAE · Qatar · Kuwait · Bahrain · Oman

Middle East
Egypt · Jordan · Iraq · Lebanon · Türkiye

North Africa
Tunisia · Algeria

Data as stated in official sources up to 22 November 2026

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Editor’s note

> This special issue gathers in one book the investment guides for the countries we cover: the six Gulf states, Egypt, Jordan, Iraq, Lebanon, Türkiye, Tunisia and Algeria. Each country has a page with what investors need across seven

criteria: corporate tax, VAT, foreign ownership, legal framework, property ownership, investor residency and free zones.

Every cell is taken from an official source numbered beside it; anything not yet verified is marked “under verification”. The guide ends with the comparison table, the investment legislation timeline and the glossary.

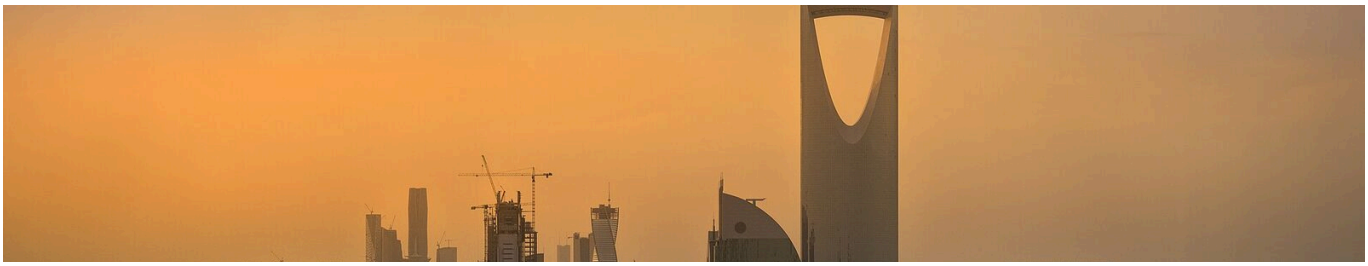
The data reflects the official sources at the time of publication in November 2026, and we update it on the website as it changes. The content is general information, not advice.

— The editorial team

Gulf states

Investing in Saudi Arabia

The largest economy in the Gulf. The new Investment Law guarantees equal treatment of local and foreign investors, and investing starts with registration at the Ministry of Investment.



Riyadh skyline showing Kingdom Tower and the King Abdullah Financial District (KAFD), April 2016. Photo: B.alotaby — Wikimedia Commons, CC BY-SA 4.0.

Key facts for investors

Criterion	Value	Details as in the source
Corporate tax	**20%**[1][2]	Income tax on non-Saudi shares in resident companies; the share of Saudis and GCC nationals treated as Saudis is subject to zakat at 2.5%. Oil and hydrocarbon production has rates from 50% to 85%.
VAT	**15%**[3]	Since 1 July 2020, after starting at 5% on 1 January 2018.
Foreign ownership	**Permitted, with a list of excluded activities**[4]	Foreign investors register with the Ministry of Investment before investing and may invest in any available sector, subject to the list of prohibited or restricted activities.
Investment legal framework	**Investment Law**[4]	Issued by Royal Decree M/19 dated 16/1/1446H, repealing the Foreign Investment Law.
Foreign property ownership	**Permitted within set geographic areas**[5][6]	Under the Law of Real Estate Ownership by Non-Saudis, in force since 22 January 2026, within areas set by the Council of Ministers; a resident may own one home outside them, except in Makkah and Madinah.
Investor residency	**Premium residency, permanent or fixed-term**[7]	Premium Residency Permit Law: permanent and fixed-term types, each with products and fees approved by the Council of Economic and Development Affairs (Article 3); benefits include residence with family and property ownership outside Mecca, Medina and border areas (Article 2). Product amounts under verification.
Free & economic zones	**5% income tax in 4 special economic zones**[8]	The Economic Cities and Special Zones Authority lists four zones: King Abdullah Economic City, Ras Al-Khair, Jazan and the Cloud Computing zone in Riyadh, with incentives including 5% corporate income tax, 0% withholding tax and VAT, customs duty deferral and flexible workforce requirements.

Official bodies

- **Ministry of Investment** — Investor registration and services · misa.gov.sa
- **Zakat, Tax and Customs Authority (ZATCA)** — Zakat, income tax, VAT and customs · zatca.gov.sa

Sources

1. Simplified Guideline for Income Tax, second version — ZATCA (May 2026)
2. Implementing Regulations for Zakat Collection 1445H — ZATCA (2024, amended 1446H)
3. About Value Added Tax — ZATCA (Official page)
4. Investment Law — official translation, Ministry of Investment (Council of Ministers Resolution 40, 16 July 2024)
5. Law of Real Estate Ownership by Non-Saudis — Real Estate General Authority (Royal Decree M/14, 2025)
6. REGA announces entry into force of the law allowing non-Saudis to own property — Saudi Press Agency (22 January 2026)
7. Premium Residency Permit Law — English translation published by the Ministry of Investment (1445 AH version)

8. Special economic zones — Economic Cities and Special Zones Authority (Arabic) (Official page)

Gulf states

Investing in UAE

Up to 100% foreign ownership on the mainland since 2021, one of the lowest corporate tax rates, and 5% VAT.



The Hatta mountains and dam lake in Dubai, June 2018. Photo: Chuck202 — Wikimedia Commons, CC BY-SA 4.0.

Key facts for investors

Criterion	Value	Details as in the source
Corporate tax	**9%**[1][2]	On taxable income above AED 375,000 and 0% below it, for tax periods starting on or after 1 June 2023.
VAT	**5%**[3][4]	The standard rate since its introduction on 1 January 2018.
Foreign ownership	**Up to 100% on the mainland**[5]	Since Decree-Law No. 26 of 2020, effective early 2021, except activities of "strategic impact" set by the Cabinet.
Investment legal framework	**Commercial Companies Law**[5]	Federal Decree-Law No. 32 of 2021 on Commercial Companies, consolidating the 2020 amendments.
Foreign property ownership	**In areas set by each emirate**[6]	Freehold in designated areas in Dubai; 99-year ownership of apartments and floors in 9 areas in Abu Dhabi; usufruct of up to 100 years in Sharjah.
Investor residency	**Golden visa, 5 or 10 years**[7]	For investors: 10 years for public investments and 5 years for real estate, with minimum capital of AED 2 million, property ownership, or contribution to an establishment paying at least AED 250,000 a year in taxes. Renewable, no sponsor needed.
Free & economic zones	**Full foreign ownership, 0% customs**[8][1]	Full foreign ownership, 0% customs duty on goods imported into the free zone, and mainland sales through a licensed distributor or branch. A Qualifying Free Zone Person pays 0% corporate tax on qualifying income and 9% on other income (Articles 3 and 18).

Official bodies

- **Ministry of Finance** — Tax policy and legislation · mof.gov.ae
- **Federal Tax Authority** — Tax registration and returns · tax.gov.ae
- **The Official Portal of the UAE Government** — Guide to government services and procedures · u.ae

Sources

1. Federal Decree-Law No. 47 of 2022 on the Taxation of Corporations and Businesses — Ministry of Finance (December 2022)
2. Cabinet Decision No. 116 of 2022 — Ministry of Finance (2022)
3. Value Added Tax (VAT) — UAE Ministry of Finance (Official page)
4. FAQs — Federal Tax Authority (Official page)
5. Full foreign ownership of commercial companies — The Official Portal of the UAE Government (Official page)
6. Expatriates buying a property in the UAE — The Official Portal of the UAE Government (updated 2 November 2026)
7. Golden visa — The official portal of the UAE Government (updated 28 July 2026)
8. Running a business in a free zone — The official portal of the UAE Government (updated 27 October 2026)

Gulf states

Investing in Qatar

Up to 100% foreign ownership in most sectors, 10% income tax, and no VAT.



West Bay skyline in Doha, February 2026 (cropped). Photo: P. Hughes — Wikimedia Commons, CC BY 4.0.

Key facts for investors

Criterion	Value	Details as in the source
Corporate tax	**10%**[1]	On net income generated in Qatar, and 35% for oil and petrochemicals. Qatari partners are exempt; foreign partners pay 10% on their share of net profit.
VAT	**Not applied**[1]	The General Tax Authority states that Qatar has not applied VAT.
Foreign ownership	**Up to 100%**[2]	Except banking and insurance, natural resource exploitation, commercial agencies and sectors set by the Council of Ministers.
Investment legal framework	**Law No. (1) of 2019**[3]	On regulating non-Qatari capital investment in the economic activity.
Foreign property ownership	**In 25 designated areas**[4][5]	Freehold or usufruct usually up to 99 years under Council of Ministers Resolution No. 28 of 2020, with residency linked to property value.
Investor residency	**Residency via property from QAR 730,000**[4]	Property worth at least QAR 730,000 allows a residency permit without a sponsor, subject to residency requirements; property worth at least QAR 3.65 million allows a permit with permanent-residency privileges including free healthcare and education.
Free & economic zones	**20-year corporate tax holiday**[6]	Qatar Free Zones Authority offers 20-year corporate tax holidays, no individual income tax, zero customs duty on imports, and 100% foreign ownership with full capital repatriation.

Official bodies

- **Investment Promotion Agency Qatar (Invest Qatar)** — Investment promotion and investor information · invest.qa
- **General Tax Authority** — Income tax and returns · gta.gov.qa

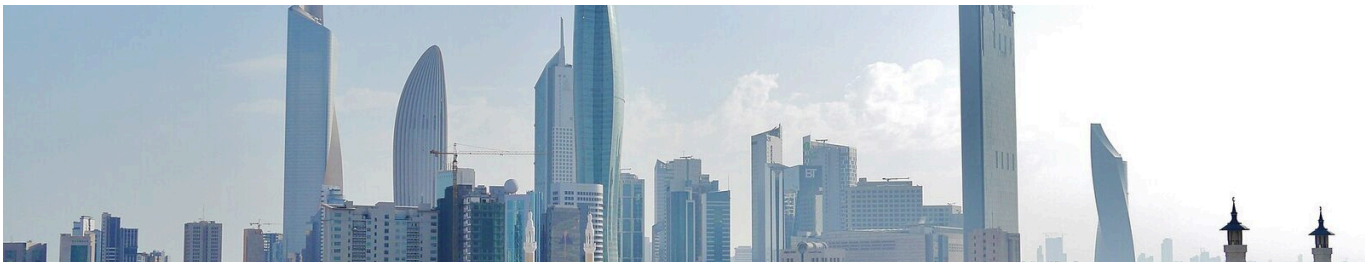
Sources

1. Investors guide — General Tax Authority, Qatar (Official page)
2. 100% foreign ownership in Qatar — Invest Qatar (Official page)
3. Investment laws — Invest Qatar (Official page)
4. Keys to unlocking opportunities in Qatar's real estate landscape — Invest Qatar (23 October 2023)
5. Real estate sector — Invest Qatar (Official page)
6. Business friendly — Qatar Free Zones Authority (Official page)

Gulf states

Investing in Kuwait

The Direct Investment Promotion Law allows up to 100% foreign ownership, with tax incentives of up to ten years.



Kuwait City skyline, December 2022 (cropped). Photo: Zairon — Wikimedia Commons, CC BY 4.0.

Key facts for investors

Criterion	Value	Details as in the source
Corporate tax	**15%**[1][2]	On net taxable income of foreign companies. According to KDIPA there is also a 2.5% National Labour Support Tax on profits of listed companies, and 1% zakat and a 1% KFAS contribution on profits of shareholding companies.
VAT	*Under verification*	
Foreign ownership	**Up to 100%**[3]	In a Kuwaiti company incorporated for direct investment under Law No. 116 of 2013, except a negative list set by the Council of Ministers.
Investment legal framework	**Law No. 116 of 2013**[3]	On the Promotion of Direct Investment, applied by the Direct Investment Promotion Authority.
Foreign property ownership	*Under verification*	
Investor residency	*Under verification*	
Free & economic zones	*Under verification*	

Official bodies

- **Kuwait Direct Investment Promotion Authority (KDIPA)** — Direct investment licensing and incentives · kdipa.gov.kw
- **Ministry of Finance** — Tax affairs · www.mof.gov.kw

Sources

1. Law No. 2 of 2008 amending Kuwait Income Tax Decree No. 3 of 1955 — published by KDIPA (2008)
2. Invest in Kuwait brochure — KDIPA (November 2025)
3. Law No. 116 of 2013 on the Promotion of Direct Investment — WIPO Lex (promulgated 16 June 2013)

Gulf states

Investing in Bahrain

VAT of 10% since 2022, a 15% minimum tax on large multinational groups since 2025, full foreign ownership in most sectors and a 10-year golden residency. Property ownership and free zones are being verified.

Key facts for investors

Criterion	Value	Details as in the source
Corporate tax	**15% for large multinational groups**[1]	Domestic Minimum Top-up Tax: levied on Bahrain entities of multinational groups with global revenue of EUR 750 million or more in at least two of the four preceding financial years, for financial years starting on or after 1 January 2025. We have not yet verified the position of other companies.
VAT	**10%**[2]	The standard rate since 1 January 2022, after starting at 5% on 1 January 2019.
Foreign ownership	**100% in most sectors**[3]	The Commercial Companies Law allows full foreign ownership in most activities, with sector exceptions including some trading, government contracting and oil and gas activities, according to the Economic Development Board.
Investment legal framework	**Commercial Companies Law of 2001**[3]	The framework governing foreign ownership of companies, as amended, according to the Economic Development Board.
Foreign property ownership	*Under verification*	
Investor residency	**10-year golden residency**[4]	Issued by Nationality, Passports and Residence Affairs for BD 300 for ten years (plus a BD 5 application fee). Categories include non-resident retirees with a basic pension of BD 4,000 or more. The property-value condition was recently changed and we have not yet verified the new amount from an official text.
Free & economic zones	*Under verification*	

Official bodies

- **Bahrain Economic Development Board** — Investment promotion · www.bahrainedb.com
- **National Bureau for Revenue** — VAT and taxes · www.nbr.gov.bh

Sources

1. National Bureau for Revenue — Domestic Minimum Top-up Tax FAQs (in Arabic) (page last updated 19 November 2026)
2. National Bureau for Revenue — What is VAT? (in Arabic) (page last updated 19 November 2026)
3. Bahrain Economic Development Board — Investor Questions on Bahrain's Regulations (5 December 2025)
4. Bahrain eGovernment portal — Golden Residency application (Ministry of Interior, in Arabic) (accessed 22 November 2026)

Gulf states

Investing in Oman

The Foreign Capital Investment Law allows full ownership in permitted activities, with deemed approval if a request goes unanswered.



Muttrah corniche in Muscat at sunset, May 2017. Photo: Muiad123 — Wikimedia Commons, CC BY-SA 4.0.

Key facts for investors

Criterion	Value	Details as in the source
Corporate tax	**15%**[1]	Of net taxable income for establishments and commercial companies; 3% for small enterprises meeting conditions; 55% for oil and gas exploration companies under concession contracts.
VAT	**5%**[1]	The basic rate on most goods and services, zero-rated for some such as exports, with exemptions including financial services and residential rent.
Foreign ownership	**Full or partial**[2]	Investors may own the invested capital in whole or contribute to it in a permitted activity; prohibited activities are listed by ministerial decision.
Investment legal framework	**Foreign Capital Investment Law**[2]	Issued by Royal Decree 50/2019, in force since 1 January 2020.
Foreign property ownership	**In integrated tourism complexes**[3][4]	According to Invest Oman, foreigners may own property only in specified integrated tourism complexes and may take renewable 50-year leases in most areas; buying in these complexes is one route to Golden Residency.
Investor residency	**10-year golden residency from OMR 200,000**[4]	Launched on 1 September 2025, renewable, with minimum capital of OMR 200,000 through seven routes including property in integrated tourism complexes, company formation, government bonds, Muscat Stock Exchange shares and bank deposits.
Free & economic zones	**Tax exemption up to 30 years**[5][6]	Tax exemptions of up to 30 years, 100% foreign ownership, full repatriation of capital and profits, and no import or re-export duties. In Duqm the exemption runs up to 30 years from the start of operations, renewable for 30 more, with no minimum capital.

Official bodies

- **Tax Authority** — Income tax and VAT · tms.taxoman.gov.om/portal
- **Ministry of Legal Affairs** — Texts of Omani legislation · mola.gov.om

Sources

1. Tax rates — Oman Tax Authority portal (Official page)
2. Foreign Capital Investment Law (Royal Decree 50/2019) — WIPO Lex (issued 1 July 2019)
3. Oman Trade Agreements — Invest Oman (undated)
4. Oman launches 10-year Golden Residency — Invest Oman (1 September 2025)
5. FAQ — Public Authority for Special Economic Zones and Free Zones (Official page)
6. Special Economic Zone at Duqm — Public Authority for Special Economic Zones and Free Zones (Official page)

Middle East

Investing in Egypt

The most populous Arab market. Investment Law No. 72 of 2017 treats foreign and Egyptian investors equally, offers tax incentives by region and sector, and a “Golden License” for strategic projects.



The Iconic Tower and the central business district in the New Administrative Capital, June 2023. Photo: Mohamed Ouda — Wikimedia Commons, CC BY-SA 4.0.

Key facts for investors

Criterion	Value	Details as in the source
Corporate tax	**22.5%**[1][2]	Tax on the profits of companies operating in Egypt, according to GAFI. The Investment Law deducts 50% or 30% of investment costs from taxable net profits for up to seven years, depending on the geographic sector and project type.
VAT	**14%**[3]	The standard rate since the start of fiscal year 2017/2018; 5% on machinery and equipment used in production except buses and passenger cars; exports zero-rated (Article 3).
Foreign ownership	**Equal treatment with Egyptian investors**[2]	The state guarantees foreign investors the same treatment as national investors (Article 3), with the right to set up, fund from abroad without restriction, own the project and transfer profits and liquidation proceeds (Article 6).
Investment legal framework	**Investment Law No. 72 of 2017**[2]	Applied by the General Authority for Investment and Free Zones; amended by Law No. 141 of 2019 and Law No. 160 of 2023.
Foreign property ownership	*Under verification*	
Investor residency	**Residence for the project term**[2]	The state grants non-Egyptian investors residence for the term of the project under the relevant laws (Article 3 of the Investment Law). Property-linked residency terms are under verification.
Free & economic zones	**1% or 2% fee instead of taxes**[2][4]	Free zone projects and their dividends are outside the tax and fee laws and pay a fee instead: in public free zones, 2% of goods value on entry for storage projects and 1% on exit for manufacturing and assembly (Article 41). The Suez Canal Economic Zone offers a 50% deduction of investment costs for 7 years.

Official bodies

- **General Authority for Investment and Free Zones (GAFI)** — Company formation, incentives and free zones · www.gafi.gov.eg
- **Invest in Egypt** — Investor information, laws and opportunities · www.investinegypt.gov.eg
- **Egyptian Tax Authority** — Income tax and VAT · www.eta.gov.eg

Sources

1. Snapshot of Egypt — General Authority for Investment and Free Zones (2022 edition)
2. Investment Law No. 72 of 2017 — GAFI English translation (including Law No. 160 of 2023 amendments)
3. Value Added Tax Law No. 67 of 2016 — Egyptian Tax Authority translation (updated to 15 January 2023)

4. Special Economic Zones incentives — General Authority for Investment and Free Zones (Official page, August 2026)

Middle East

Investing in Jordan

Our Jordan guide is in progress. Jordan's official investment and tax sites currently block access from abroad, so we will not publish any figure before confirming it from the official text.

Key facts for investors

Criterion	Value	Details as in the source
Corporate tax	*Under verification*	
VAT	*Under verification*	
Foreign ownership	*Under verification*	
Investment legal framework	*Under verification*	
Foreign property ownership	*Under verification*	
Investor residency	*Under verification*	
Free & economic zones	*Under verification*	

Official bodies

- **Ministry of Investment** — Investor registration and incentives · www.moin.gov.jo
- **Income and Sales Tax Department** — Income tax and sales tax · www.istd.gov.jo

Middle East

Investing in Iraq

Our Iraq guide is in progress. The National Investment Commission’s site blocks automated access, so we will not publish any figure before confirming it from the official text.

Key facts for investors

Criterion	Value	Details as in the source
Corporate tax	*Under verification*	
VAT	*Under verification*	
Foreign ownership	*Under verification*	
Investment legal framework	*Under verification*	
Foreign property ownership	*Under verification*	
Investor residency	*Under verification*	
Free & economic zones	*Under verification*	

Official bodies

- **National Investment Commission** — Investment licences and incentives · investpromo.gov.iq

Middle East

Investing in Lebanon

Lebanon's corporate profit tax is 17% according to the Investment Development Authority of Lebanon (IDAL); the legal framework treats local and foreign investors equally, and IDAL grants project incentives under Investment Law No. 360.

Key facts for investors

Criterion	Value	Details as in the source
Corporate tax	**17%**[1]	On the profits of joint stock and limited liability companies, with 15% on profits from selling fixed assets including shares and a 10% withholding tax on dividends and interest. Holding and offshore companies are exempt from income tax on profits and follow special rules.
VAT	*Under verification*	
Foreign ownership	**Equal treatment for local and foreign investors**[2]	According to IDAL, Lebanon's legal framework meets international standards and offers equal treatment to local and foreign investors.
Investment legal framework	**Investment Law No. 360**[3]	Under it, IDAL grants financial and non-financial incentives to investment projects.
Foreign property ownership	*Under verification*	
Investor residency	*Under verification*	
Free & economic zones	*Under verification*	

Official bodies

- **Investment Development Authority of Lebanon (IDAL)** — Investment promotion and incentives · investinlebanon.gov.lb
- **Ministry of Finance** — Taxes and tax returns · www.finance.gov.lb

Sources

1. Tax system — Investment Development Authority of Lebanon (IDAL) (Official page)
2. Legal framework — IDAL (Official page)
3. Investment incentives — IDAL (Official page)

Middle East

Investing in Türkiye

Foreign Direct Investment Law No. 4875 of 2003 makes foreign investment free, treats foreign and domestic investors equally and guarantees the transfer of profits abroad; corporate tax is 25%.



The Levent skyline in Istanbul from across the Bosphorus, October 2011. Photo: ampersandyslexia — Wikimedia Commons, CC BY-SA 2.0.

Key facts for investors

Criterion	Value	Details as in the source
Corporate tax	**25%**[1][2]	On corporate profits (Article 32 of Corporate Tax Law No. 5520 as amended by Law No. 7456 of 14 July 2023), and 30% for banks, insurers and specified financial institutions. According to the Investment Office, exporters get a reduced 5% rate on export income.
VAT	**1%, 10% and 20%**[2]	The generally applied VAT rates, according to the Presidency's Investment Office.
Foreign ownership	**Equal treatment with domestic investors**[3]	Foreign direct investment is free and foreign investors receive the same treatment as domestic investors; expropriation or nationalisation only for public interest against compensation, with free transfer of profits and sale and liquidation proceeds abroad (Article 3).
Investment legal framework	**Foreign Direct Investment Law No. 4875**[3]	Enacted on 5 June 2003 and published in the Official Gazette on 17 June 2003; it replaced the permission and approval system for foreign investment with a notification system (Article 1).
Foreign property ownership	*Under verification*	
Investor residency	*Under verification*	
Free & economic zones	*Under verification*	

Official bodies

- **Investment Office of the Presidency** — Investment promotion and investor support · www.invest.gov.tr
- **Revenue Administration (GİB)** — Taxes and returns · www.gib.gov.tr
- **Legislation portal** — Texts of laws and regulations · www.mevzuat.gov.tr

Sources

1. Corporate Tax Law No. 5520 — Turkish legislation portal (Turkish) (Consolidated text with amendments)
2. Tax guide — Investment Office of the Presidency of Türkiye (Official page)
3. Foreign Direct Investment Law No. 4875 — Turkish legislation portal (Turkish) (enacted 5 June 2003)

North Africa

Investing in Tunisia

Tunisia's 2016 Investment Law makes investment free and bars treating foreign investors less favourably than Tunisian investors. Tax rates are being verified, because the official page we read carries rates whose latest amendment we still need to confirm.

Key facts for investors

Criterion	Value	Details as in the source
Corporate tax	*Under verification*	
VAT	*Under verification*	
Foreign ownership	**Free, treated no less favourably than Tunisians**[1][2]	Article 4: "Investment is free", subject to the legislation on exercising economic activities. Article 7: foreign investors must not be treated less favourably than Tunisian investors in like circumstances. According to the Tunisia Investment Authority, investment is not restricted in most sectors.
Investment legal framework	**Investment Law No. 2016-71**[1][2]	A single investment framework with one contact point for investors (the Tunisia Investment Authority) and guarantees including fair and equal treatment and freedom to transfer capital abroad, complemented by Law No. 2019-47 on improving the investment climate.
Foreign property ownership	*Under verification*	
Investor residency	*Under verification*	
Free & economic zones	*Under verification*	

Official bodies

- **Tunisia Investment Authority (TIA)** — Single contact point for investors and incentives · tia.gov.tn
- **Ministry of Finance** — Taxes and finance laws · www.finances.gov.tn

Sources

1. Investment Law 2016 — unofficial translation by the Tunisia Investment Authority (the Arabic text prevails) (2016)
2. Legal framework — Tunisia Investment Authority (Official page)

North Africa

Investing in Algeria

Investment Law No. 22-18 of 2022 enshrines freedom to invest for residents and non-residents and equal treatment; the 49/51 rule now applies only to strategic activities and importing goods for resale, and corporate profit tax is 19%, 23% or 26% depending on the activity.

Key facts for investors

Criterion	Value	Details as in the source
Corporate tax	**19%, 23% or 26%**[1]	Article 150 of the Direct Taxes Code: 19% for producing goods, 23% for building, public works, hydraulics, tourism and spa activities (excluding travel agencies), and 26% for other activities.
VAT	**19%**[1]	The standard rate, with a reduced 9% rate for operations and products listed in Article 23 of the Turnover Taxes Code.
Foreign ownership	**Free, with 51% national ownership in strategic activities**[2]	Article 2 of Law 22-18: freedom to invest for any national or foreign, resident or non-resident person. Since the 2020 Finance Law, the 49/51 rule is limited to strategic activities (mining, upstream energy, military industries, railways, ports and airports, and pharmaceutical industries except some innovative essential products) and to importing goods for resale as is.
Investment legal framework	**Law No. 22-18 on investment**[2]	Issued on 24 July 2022; its guarantees include transfer of capital and returns, protection from administrative requisition, recourse to international arbitration, and keeping rights and benefits acquired under previous laws.
Foreign property ownership	*Under verification*	
Investor residency	*Under verification*	
Free & economic zones	*Under verification*	

Official bodies

- **Algerian Investment Promotion Agency (AAPI)** — Investment registration, support and benefits · aapi.dz
- **Investor digital platform** — Procedures and land for investment · invest.gov.dz

Sources

1. Tax system — Algerian Investment Promotion Agency (AAPI) (French) (Official page)
2. Foreign investment in Algeria — AAPI (French) (Official page)

Country comparison

Country comparison

The headline rate or rule as stated in the official source. Full details and conditions are on the comparison page: gulfconstructs.com/en/compare/

Gulf states

Criterion	Saudi Arabia	UAE	Qatar	Kuwait	Bahrain	Oman
Corporate tax	20%[12]	9%[34]	10%[5]	15%[67]	15% for large multinational groups[8]	15%[9]
VAT	15%[10]	5%[1112]	Not applied[5]	*Under verification*	10%[13]	5%[9]
Foreign ownership	Permitted, with a list of excluded activities[14]	Up to 100% on the mainland[15]	Up to 100%[16]	Up to 100%[17]	100% in most sectors[18]	Full or partial[19]
Investment legal framework	Investment Law[14]	Commercial Companies Law[15]	Law No. (1) of 2019[20]	Law No. 116 of 2013[17]	Commercial Companies Law of 2001[18]	Foreign Capital Investment Law[19]
Foreign property ownership	Permitted within set geographic areas[2122]	In areas set by each emirate[23]	In 25 designated areas[2425]	*Under verification*	*Under verification*	In integrated tourism complexes[2627]
Investor residency	Premium residency, permanent or fixed-term[28]	Golden visa, 5 or 10 years[29]	Residency via property from QAR 730,000[24]	*Under verification*	10-year golden residency[30]	10-year golden residency from OMR 200,000[27]
Free & economic zones	5% income tax in 4 special economic zones[31]	Full foreign ownership, 0% customs[323]	20-year corporate tax holiday[33]	*Under verification*	*Under verification*	Tax exemption up to 30 years[3435]

Middle East

Criterion	Egypt	Jordan	Iraq	Lebanon	Türkiye
Corporate tax	22.5%[3637]	*Under verification*	*Under verification*	17%[38]	25%[3940]
VAT	14%[41]	*Under verification*	*Under verification*	*Under verification*	1%, 10% and 20%[40]
Foreign ownership	Equal treatment with Egyptian investors[37]	*Under verification*	*Under verification*	Equal treatment for local and foreign investors[42]	Equal treatment with domestic investors[43]

Criterion	Egypt	Jordan	Iraq	Lebanon	Türkiye
Investment legal framework	Investment Law No. 72 of 2017[37]	*Under verification*	*Under verification*	Investment Law No. 360[44]	Foreign Direct Investment Law No. 4875[43]
Foreign property ownership	*Under verification*	*Under verification*	*Under verification*	*Under verification*	*Under verification*
Investor residency	Residence for the project term[37]	*Under verification*	*Under verification*	*Under verification*	*Under verification*
Free & economic zones	1% or 2% fee instead of taxes[3745]	*Under verification*	*Under verification*	*Under verification*	*Under verification*

North Africa

Criterion	Tunisia	Algeria
Corporate tax	*Under verification*	19%, 23% or 26%[46]
VAT	*Under verification*	19%[46]
Foreign ownership	Free, treated no less favourably than Tunisians[4748]	Free, with 51% national ownership in strategic activities[49]
Investment legal framework	Investment Law No. 2016-71[4748]	Law No. 22-18 on investment[49]
Foreign property ownership	*Under verification*	*Under verification*
Investor residency	*Under verification*	*Under verification*
Free & economic zones	*Under verification*	*Under verification*

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Investment legislation timeline

Investment legislation timeline

5 June 2003 Türkiye

Foreign Direct Investment Law No. 4875 enacted, replacing permission and approval with notification and giving foreign investors national treatment.

Foreign Direct Investment Law No. 4875 — Turkish legislation portal (Turkish)

In 2008 Kuwait

Law No. 2 of 2008 sets income tax at 15% of foreign companies' net taxable income.

Law No. 2 of 2008 amending Kuwait Income Tax Decree No. 3 of 1955 — published by KDIPA

16 June 2013 Kuwait

Law No. 116 of 2013 on the Promotion of Direct Investment in Kuwait issued.

Law No. 116 of 2013 on the Promotion of Direct Investment — WIPO Lex

In 2016 Egypt

Egypt's Value Added Tax Law No. 67 of 2016.

Value Added Tax Law No. 67 of 2016 — Egyptian Tax Authority translation

In 2017 Egypt

Egypt's Investment Law No. 72 of 2017, giving foreign and Egyptian investors equal treatment and offering incentives and tax deductions.

Investment Law No. 72 of 2017 — GAFI English translation

In 2017 Egypt

Egypt's VAT rate is 14% from the start of fiscal year 2017/2018.

Value Added Tax Law No. 67 of 2016 — Egyptian Tax Authority translation

1 January 2018 Saudi Arabia

Saudi Arabia introduces VAT at 5%.

About Value Added Tax — ZATCA

1 January 2018 UAE

The UAE introduces VAT at 5%.

Value Added Tax (VAT) — UAE Ministry of Finance

In 2019 Qatar

Law No. (1) of 2019 regulating non-Qatari capital investment in economic activity.

Investment laws — Invest Qatar

In 2019 Egypt

Egypt's Investment Law amended by Law No. 141 of 2019.

Investment Law No. 72 of 2017 — GAFI English translation

1 July 2019 Oman

Oman's Foreign Capital Investment Law issued by Royal Decree No. 50/2019.

Foreign Capital Investment Law (Royal Decree 50/2019) — WIPO Lex

In 2020 Qatar

Qatar's Council of Ministers Resolution No. 28 of 2020 allows non-Qataris to own property in 25 designated areas, with property-linked residency.

Keys to unlocking opportunities in Qatar's real estate landscape — Invest Qatar

1 January 2020 Oman

Oman's Foreign Capital Investment Law enters into force.

Foreign Capital Investment Law (Royal Decree 50/2019) — WIPO Lex

1 July 2020 Saudi Arabia

Saudi VAT rises to 15%.

About Value Added Tax — ZATCA

In 2022 UAE

UAE Federal Decree-Law No. 47 of 2022 on the Taxation of Corporations and Businesses.

Federal Decree-Law No. 47 of 2022 on the Taxation of Corporations and Businesses — Ministry of Finance

24 July 2022 Algeria

Algeria's Law No. 22-18 on investment issued, enshrining freedom to invest for residents and non-residents and equal treatment of investments.

Foreign investment in Algeria — AAPI (French)

In 2023 Egypt

Egypt's Investment Law amended by Law No. 160 of 2023.

Investment Law No. 72 of 2017 — GAFI English translation

1 June 2023 UAE

UAE corporate tax applies to tax periods starting on or after this date: 0% up to AED 375,000 and 9% above.

Federal Decree-Law No. 47 of 2022 on the Taxation of Corporations and Businesses — Ministry of Finance

14 July 2023 Türkiye

Turkish Law No. 7456 raises corporate tax to 25% (30% for banks and specified financial institutions).

Corporate Tax Law No. 5520 — Turkish legislation portal (Turkish)

16 July 2024 Saudi Arabia

The Saudi Council of Ministers approves the new Investment Law (Resolution No. 40), repealing the Foreign Investment Law.

Investment Law — official translation, Ministry of Investment

14 July 2025 Saudi Arabia

The Law of Real Estate Ownership by Non-Saudis issued by Royal Decree (M/14).

Q&A on the updated Law of Real Estate Ownership by Non-Saudis — REGA

1 September 2025 Oman

Oman launches its 10-year Golden Residency programme with a minimum of OMR 200,000.

Oman launches 10-year Golden Residency — Invest Oman

22 January 2026 Saudi Arabia

The Law of Real Estate Ownership by Non-Saudis enters into force, within geographic areas set by the Council of Ministers.

REGA announces entry into force of the law allowing non-Saudis to own property — Saudi Press Agency

Glossary

Glossary

Activities of strategic impact الأنشطة ذات الأثر الاستراتيجي
Activities set by the UAE Cabinet with specific licensing requirements, which may restrict foreign ownership, as an exception to full mainland ownership.

Basher platform (UAE) منصة باشر (الإمارات)
An online platform that the official portal says allows a mainland business to be set up in 15 minutes, connected to federal and local licensing bodies.

Deemed approval الموافقة الضمنية
Under Omani law: if no response is given to an investor's request within the periods set in the regulation, the request is deemed accepted.

Expropriation for public benefit نزع الملكية للمنفعة العامة
The state taking an investment or asset for the public interest. The Gulf investment laws we cover require this to follow the law and come with fair compensation.

Free zone (Egypt) المنطقة الحرة (مصر)
A framework under Egypt's Investment Law where projects and their dividends are outside the tax and fee laws and pay a fee of 1% to 2% instead, depending on the zone and activity (Article 41).

Freehold ownership التملك الحر
Full property rights including selling, mortgaging and renting. It is one of the two forms of non-Qatari ownership in designated areas, alongside usufruct of usually up to 99 years.

Golden License (Egypt) الرخصة الذهبية (مصر)
A single comprehensive approval granted by Egypt's Council of Ministers to companies with strategic or national projects, covering setup, operation, management and building permits, and self-executing.

Golden Residency (Oman) الإقامة الذهبية (عُمان)
A renewable 10-year residency launched on 1 September 2025, with minimum capital of OMR 200,000 through seven investment routes.

Golden visa (UAE) التأشيرة الذهبية (الإمارات)
A renewable long-term residence of 5 or 10 years with no sponsor. For investors: 10 years for public investments and 5 years for real estate, with minimum capital of AED 2 million.

Initial approval (UAE) الموافقة المبدئية (الإمارات)
An approval stating the government has no objection to the business, allowing the next steps but not the right to operate. Foreign investors first need approval from the General Directorate of Residency and Foreigners' Affairs.

Integrated tourism complexes (Oman) المجمعات السياحية المتكاملة (عُمان)
Designated complexes where foreigners may own property in Oman; buying there is one of the Golden Residency routes.

Invest Qatar incentive programme برنامج حوافز Invest Qatar
Financial incentives reimbursing an agreed share of project costs in Qatar over five years in ten semi-annual periods, for projects with at least QAR 25 million of local investment and five high-skilled jobs.

Investment registration (Saudi Arabia) التسجيل الاستثماري (السعودية)
The first service for foreign investors at the Ministry of Investment under the Investment Law, for activities open to investment, with an estimated 10 working days according to the Investor Guide.

Investment Services Centre مركز خدمات الاستثمار
A centre at Oman's Ministry of Commerce and Industry that registers foreign investors and facilitates approvals, permits and licences.

List of excluded activities قائمة الأنشطة المستثناة
Activities in which foreign investment is prohibited or restricted in Saudi Arabia; investing in them requires prior approval through the Ministry of Investment.

Local service agent (UAE) وكيل الخدمات المحلي (الإمارات)
A UAE agent appointed by mainland businesses wholly owned by non-GCC nationals, under an agreement attested by a notary public or court.

National Labour Support Tax ضريبة دعم العمالة الوطنية
A Kuwaiti tax of 2.5% on the profits of listed companies, according to KDIPA.

National Register of Investors السجل الوطني للمستثمرين
A register kept by Saudi Arabia's Ministry of Investment recording investors and their investments; foreign investors register in it before investing.

National treatment المعاملة الوطنية

Treating foreign investors the same as domestic investors, as provided by Türkiye's FDI Law (Article 3) and Egypt's Investment Law (Article 3).

Negative list القائمة السلبية

In Kuwait: the list of investments excluded from the Direct Investment Promotion Law, prepared and updated by the Council of Ministers.

Notification system (Türkiye) نظام الإخطار (تركيا)

The system that replaced prior permission and approval for foreign investment in Türkiye under Foreign Direct Investment Law No. 4875 (Article 1).

Omanisation التعمين

Oman's policy of hiring ratios for Omani citizens, applied by sector; Invest Oman guides investors on the ratios and permits.

One-Stop Shop النافذة الواحدة

A unit within Kuwait's Direct Investment Promotion Authority, staffed by the relevant government bodies, to complete licensing and incorporation within a set period.

Premium Residency (Saudi Arabia) الإقامة المميزة (السعودية)

Residency under the Premium Residency Permit Law in two types, permanent and fixed-term, with benefits including residence with family and property ownership outside Mecca, Medina and border areas.

Qualifying Free Zone Person الشخص المؤهل في المنطقة الحرة

Under UAE corporate tax: a free zone company taxed at 0% on Qualifying Income and 9% on other taxable income, without the 0% band on the first AED 375,000.

Special Economic Zone (Saudi Arabia) المنطقة الاقتصادية الخاصة (السعودية)

Zones overseen by the Economic Cities and Special Zones Authority: King Abdullah Economic City, Ras Al-Khair, Jazan and Cloud Computing in Riyadh, with incentives including 5% corporate income tax.

Special incentive (Egypt) الحافز الخاص (مصر)

A deduction from taxable net profits: 50% of investment costs in Sector A and 30% in Sector B, for up to seven years and capped at 80% of paid-up capital.

Tax period الفترة الضريبية

The period for which a tax return is filed. UAE corporate tax applies to tax periods starting on or after 1 June 2023.

Usufruct حق الانتفاع

A right to use land or property for a period without owning it. Qatari and Omani law allow land for investment projects through lease or usufruct.

Value Added Tax (VAT) ضريبة القيمة المضافة

A tax on the consumption of goods and services: 15% in Saudi Arabia and 5% in the UAE and Oman; Qatar has not applied it, according to the official bodies.

Zakat (Saudi Arabia) الزكاة (في السعودية)

Levied at 2.5% of the zakat base per Hijri year on the shares of Saudis, and GCC nationals treated as Saudis, in resident companies.

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