

# Property Pulse: Quarterly snapshot of GCC demand for UK residential properties

Q2 2026

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## A record increase in demand

Nomo's fifth Property Pulse, reviewing UK property searches from April to June 2026, recorded the highest quarterly increase in GCC<sup>1</sup> search activity since the analysis began.

Rightmove data shows a 48% quarter-on-quarter increase in searches by GCC residents for property in England, Scotland and Wales, driven mainly by higher search volumes from the UAE.

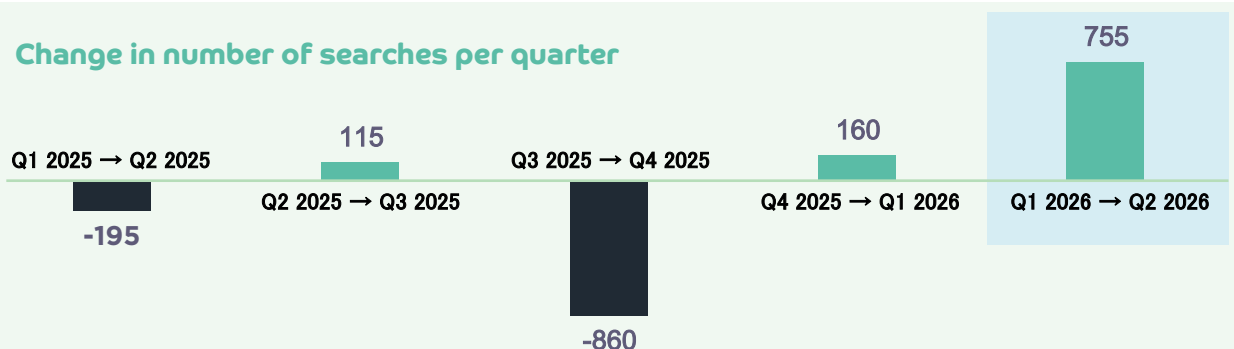


**Layla Hamidian,**  
Head of Property Finance Sales and Servicing at Nomo, said:

*"With its large community of British expats, the UAE has consistently led Rightmove's GCC search data. This is also reflected in the number of cases placed with us, which increased by 45% in 2025."*

*"This is the most significant quarterly increase in searches since Nomo's analysis began and demonstrates continued interest in UK property among both expatriates and GCC nationals."*

## Change in number of searches per quarter



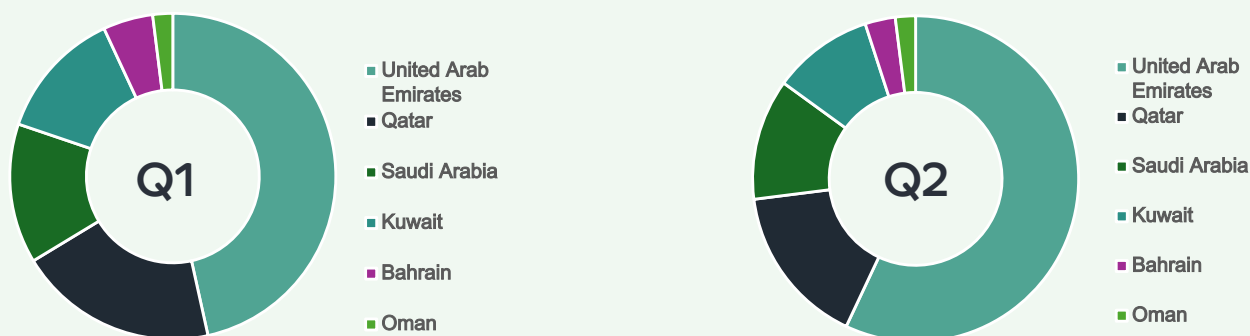
1. Nomo property finance is currently available to residents in Kuwait, UAE, Saudi Arabia, Qatar and Bahrain

## Where are searches coming from?

UAE residents not only continue to dominate searches, but have been almost entirely responsible for the near doubling of GCC interest between Q1 and Q2.

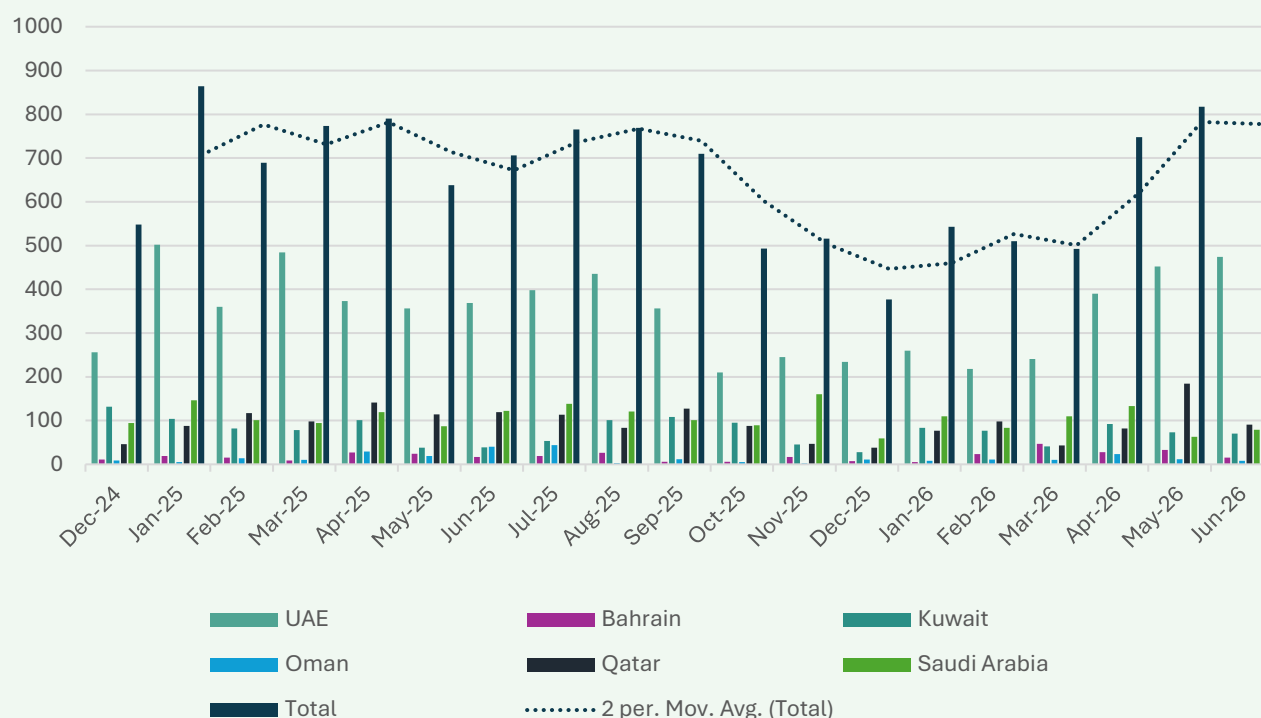
Searches from the UAE increased by 597 (10 percentage points), while searches from Qatar, Saudi Arabia and Kuwait all saw percentage increases of over 10%.

### Searches for UK property by GCC country



The chart below shows monthly search activity by GCC country since Nomo began collecting data in December 2024, including the increase recorded in Q2 2026.

### Number of searches by GCC country



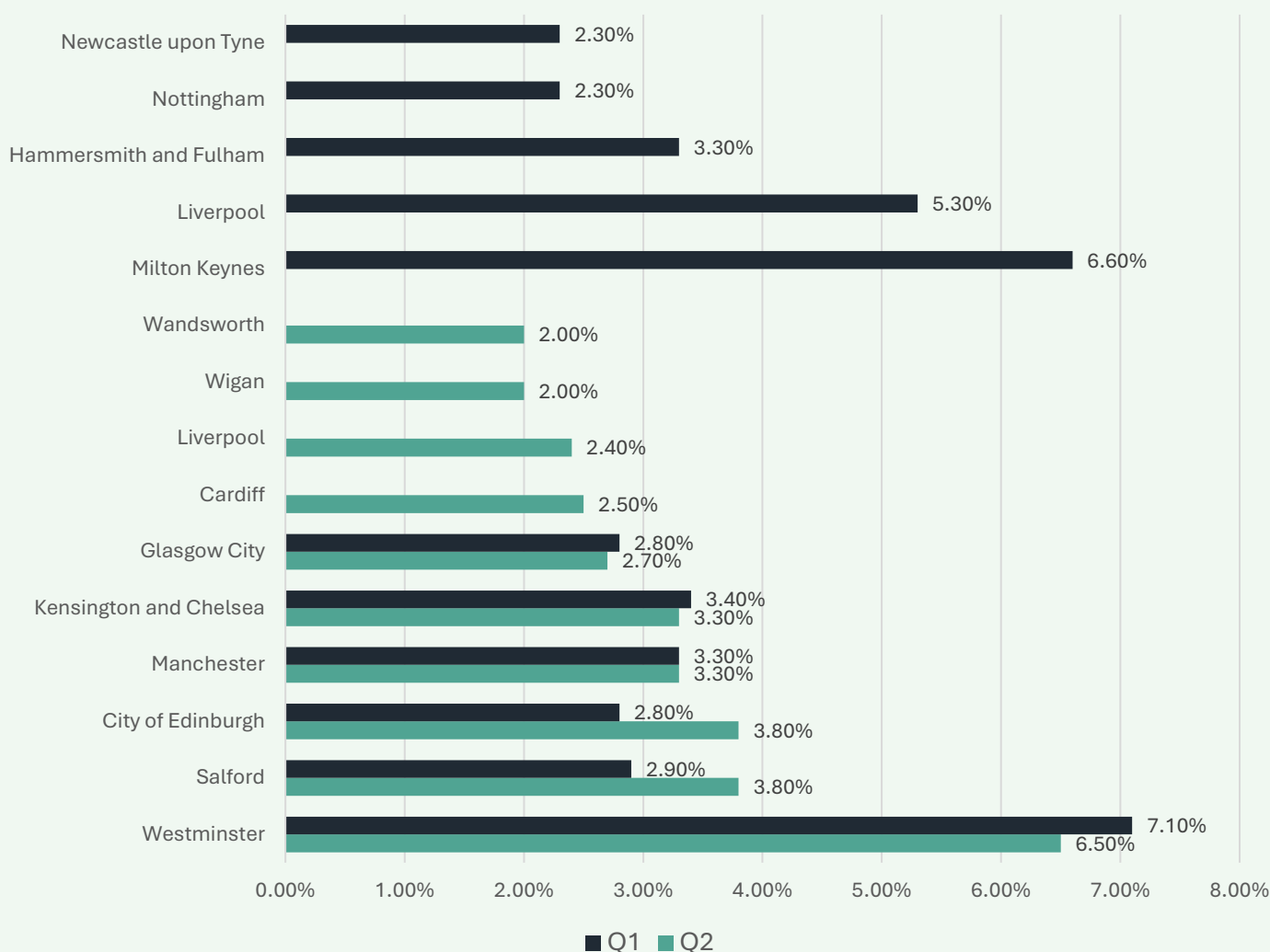
## Where are people looking to purchase property?

Westminster remains at the top of the GCC search rankings, although its share of searches fell by 0.6 percentage points compared with the previous quarter.

Search activity in Wigan rose from zero in Q1 to ninth place in Q2, with most searches coming from Qatar, followed by the UAE. Wigan and the wider North West may appeal to overseas buy-to-let investors because of their relative affordability, rental demand and higher yields compared with London and other major cities.

Wigan's proximity to Manchester, together with its comparatively higher rental yields, may help explain the increased search activity recorded in Q2.

### Searches by council area



## Customer case studies

In Q2 2026, Nomo has helped GCC residents purchase properties across the UK. Here are some examples of the types of properties we've financed.

### Kuwaiti resident

Purchased four properties to the value of £1.3M, and a Property Finance Value of £960K, in Manchester. Refinance SPV case to raise capital for further investment

### British expat living in Saudi Arabia

Enabled the purchase of a Buy to Let property in Cardiff worth £390K with financing of £265K. From offer to completion in 3 months

### Irish national residing and working in Qatar

The customer purchased a 3 bedroom house in Milton Keynes for £415K, with Nomo providing property financing of £311,250. From application to mortgage offer it took our team just nine working days.

### British national living in Dubai UAE

Purchased a property to the value of £3M and a refinance value of £1.8M in Harrow, London. Use of Top Slicing in this case to raise capital for further investment.

### UAE national

Nomo supported the purchase of a residential property in London worth £11.3M with property financing of £2M

To discuss purchasing or refinancing a property with the Nomo team, visit our website for more information:

[\*\*Nomo Bank | UK Sharia-compliant digital banking\*\*](#)

Disclaimer: T&Cs apply. Your property may be at risk if you do not keep up the payments on your Nomo Property Finance. Nomo provides property finance for purchases and refinancing properties in England and Wales to residents in Bahrain, Kuwait, Qatar, the UAE and the Kingdom of Saudi Arabia. Nomo accounts are not currently available to UK residents.

The data detailed in this snapshot represents property searches and does not reflect actual purchasing trends.