

The 2026 Global Investment Migration Outlook

Where Wealth Moves Next

By HA Heritage – Timeless Legacies by Design

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2025 marked a decisive year in global mobility. For the first time, more than **142,000 high-net-worth individuals** relocated across borders. This represents the largest wealth migration ever recorded.

The **United Arab Emirates** consolidated its leadership, attracting an estimated **9,800 new millionaires** in 2025 alone. The **United States, Italy, Switzerland, and Portugal** followed. Traditional centers including the **United Kingdom and France** faced historic outflows, reflecting rising taxation, cost pressures, and evolving perceptions of where stability resides.

2025 marked a global reset in **investment migration policy**. Spain ended its Golden Visa, Malta's citizenship-by-investment program was ruled illegal by the EU Court, and Greece raised thresholds to a premium tier. The **UAE and Saudi Arabia** emerged as the world's most dynamic wealth-relocation destinations, combining fiscal clarity, long-term residency options, and secure environments for business families.

As 2026 approaches, global mobility transforms. Transparency regulations including **DAC8** and **OECD's CARF** enter force, requiring investors to build compliant, transparent wealth structures operating across borders.

For investors and families, the imperative is clear:

Mobility, compliance, and simplicity now form the cornerstones of modern wealth architecture.

The Shifting Landscape of Global Mobility

Over the last decade, residency-by-investment programs evolved from niche products into mainstream wealth positioning. What began as tax optimization matured into a comprehensive **strategy for stability, mobility, and continuity**.

In 2025, global migration reached record levels:

- 142,000 HNWIs relocated
- UAE (+9,800) led inflows for a third consecutive year
- UK (-16,500) marked the largest recorded outflow

Why This Matters

Affluent family movement shapes entire ecosystems: real estate, family offices, education, and healthcare. Destinations that draw wealth also draw in innovation, governance, and long-term growth.

The European Reset

Europe remains desirable, yet 2025 brought decisive regulatory transformation:

- **Spain:** Repealed its Golden Visa program effective April 3, 2025 (Law 1/2025). Existing permits remain valid; no new applications accepted.
- **Portugal:** The Mais Habitação law ended real-estate pathways. Current routes emphasize fund participation, research, cultural contributions, and business activity.
- **Greece:** Introduced a two-tier system: €800,000 minimum in prime regions (Athens, Thessaloniki, Santorini, Mykonos) and €400,000 elsewhere. Restoration and heritage projects qualify at €250,000.
- **Malta:** On April 29, 2025, the European Court of Justice declared its citizenship-by-investment program incompatible with EU law, establishing clear precedent against direct citizenship programs.

These reforms confirm European evolution toward **higher thresholds, enhanced due diligence, and substantive socioeconomic contribution**.

The Gulf: Capital's New Home

While Europe tightens, the Gulf expands.

United Arab Emirates

The UAE remains the world's premier destination for global wealth. Its **10-year Golden Visa**, accessible through **AED 2 million** property ownership, provides long-term residency for investors, families, and professionals.

Key Advantages:

- 0% personal income tax
- Multi-asset eligibility: property, business, savings

- Family inclusion: spouse, children, parents
- Global connectivity via Dubai and Abu Dhabi

The UAE's economic diversification, regulatory transparency, and cultural openness position it as the preferred base for entrepreneurs and family offices seeking stability and growth.

Saudi Arabia

Saudi Arabia's **Premium Residency Program**, expanded in **2024**, offers multiple pathways: Investor, Entrepreneur, and Real Estate Owner.

Investment begins at **SAR 4 million** for property ownership or **SAR 800,000** for lifetime residency.

Saudi Arabia's megaprojects: **NEOM, Diriyah Gate, Riyadh expansion** attract investors seeking early-stage growth and government-backed stability.

Together, the UAE and Saudi Arabia form a **dual hub** for global capital, bridging East and West, wealth and opportunity.

The Caribbean Consolidates

The Caribbean transitions from fragmentation to alignment. In 2024, five programs (**Antigua & Barbuda, Dominica, Grenada, St Kitts & Nevis, and St Lucia**) established a **minimum investment of US\$200,000** across the region. **St Kitts & Nevis** raised its threshold to **US\$250,000** under the *Sustainable Island State Contribution*.

This harmonization strengthens credibility and ensures enhanced due diligence, an essential step following EU and UK scrutiny of visa-free privileges.

For investors: **increased stability, reduced risk**, maintained global access.

Asia & Central Europe: Raising the Bar

The Asia and Central Europe regions continue refining high-net-worth residency pathways.

- **Singapore:** Since 2023, its Global Investor Programme requires S\$25 million investment into approved funds or businesses, positioning for ultra-high-net-worth individuals. Singapore remains Asia's benchmark for security, education, and corporate governance.
- **Turkey:** Maintains citizenship thresholds at US\$400,000 for real estate and US\$500,000 for financial instruments. Despite enhanced valuations and extended processing, interest remains strong due to its E-2 treaty with the United States.
- **Hungary:** Relaunched its Guest Investor Visa in mid-2024, offering 10-year renewable residency through approved real-estate funds, positioning as an accessible Schengen option in 2026.

Transparency & Compliance: The 2026 Turning Point

Global regulation transforms cross-border wealth in 2026:

- **EU DAC8:** Mandates automatic exchange of crypto-asset data from January 1, 2026.
- **OECD CARF:** Expands Common Reporting Standard to digital assets, with first exchanges expected in 2027-2028.

What This Means

Residency planning must integrate **tax transparency and digital-asset disclosure**. Structures must be compliant by design, not retrofitted later.

At HA Heritage, we call this the **Post-DAC8 Era**: where strategic investors design simplicity and compliance into every layer of global architecture.

Key Program Overview (2025-2026)

Destination	Minimum Investment	Status	Highlights
UAE	AED 2,000,000 (property)	Open	10-year visa; family inclusion; 0% tax
Saudi Arabia	SAR 4,000,000 (real estate) / SAR 800,000 (lifetime)	Expanded	Investor & entrepreneur categories
Greece	€800k / €400k tiers	Active	EU access; prime lifestyle; limited supply
Portugal	Fund or business routes	Active	No real estate option; EU mobility
Caribbean (St Kitts)	US\$250,000	Harmonized	Citizenship; visa-free Schengen/UK access
Hungary	Real-estate fund	Relaunched	10-year Schengen residency
Türkiye	US\$400k real estate	Active	Fast citizenship; E-2 treaty
Singapore	S\$25 million	Active	PR through fund/business investment

Strategic Recommendations for 2026

1. **Combine stability and flexibility.** Deploy a dual-base model: one Gulf residency for fiscal security (UAE or Saudi Arabia) and one EU option for lifestyle and mobility.

2. **Prioritize transparency.** Audit wealth structures for DAC8 and CARF compliance. Future success lies in transparency, not opacity.
3. **Think beyond real estate.** Funds, innovation, and corporate pathways offer greater durability than property-linked programs.
4. **Simplify execution.** Work with one strategic partner to coordinate legal, tax, and investment aspects, avoiding fragmented structures.
5. **Protect continuity.** Residency forms part of legacy architecture. Align mobility decisions with succession and family governance strategy.

HA Heritage Perspective

At HA Heritage, we believe **simplicity to be the ultimate sophistication**. Global migration has grown complex. Yet clarity, trust, and foresight remain timeless.

Our *Chessboard Strategy* aligns each move, from residence to asset structure, with a clear vision: **to protect and compound what matters across generations**.

Whether you are an entrepreneur seeking diversification, a family planning your legacy, or an investor navigating regulatory evolution, our mission is to make complexity effortless.

HA Heritage. *Timeless Legacies by Design.*

Key Takeaways

- **142,000 millionaires** relocated in 2025 (a record)
- **UAE and Saudi Arabia** emerged as the world's fastest-growing wealth hubs
- **Spain and Malta** exited the investment migration landscape
- **Greece and Portugal** remain Europe's refined entry points
- **Caribbean programs** consolidated under unified standards
- **2026** marks a new compliance era: DAC8 and CARF
- Strategic advantage belongs to those who **combine mobility, transparency, and simplicity**

Sources: [Henley & Partners Private Wealth Migration Report 2025](#), [BOE Spain — Law 1/2025 \(Golden Visa Repeal\)](#), [EU Court of Justice — Malta Citizenship Ruling \(April 2025\)](#), [Greece — Law 5100/2024 \(Golden Visa Amendments\)](#), [Portugal — Law 56/2023 \(“Mais Habitação”\)](#), [OECS Memorandum on Caribbean Citizenship-by-Investment \(2024\)](#), [OECD Crypto-Asset Reporting Framework \(CARF\)](#), [European Commission — DAC8 Directive](#), [DIFC Half-Year Growth Report 2025](#)