



KFH LOCAL REAL ESTATE REPORT

Second Quarter 2010 - Kuwait

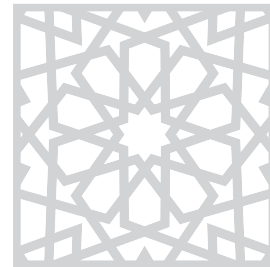
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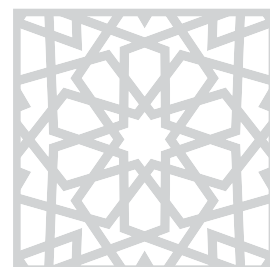
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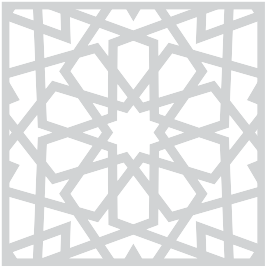
بيت التمويل الكويتي
Kuwait Finance House





KFH LOCAL REAL ESTATE REPORT
Second Quarter 2010 - Kuwait





Supervision by :

Eng. Fahad K. Al-Mukhaizeem
Marketing & P.R. Dept.

Prepared by :

Dr. Mohamed Jamel Alshebshiry
Marketing & P.R. Dept.

Ahmed AbdulMohsen Al-Farhan
Wajeeh Zedan
Yaser Saleh Bin naji
Local Real Estate Dept. - Property Evaluation

Creative Direction by :

Ahmed Al-Rashid
Marketing & P.R. Dept.

Cover:

Photo by: Haya Al-Roumi

Local Real Estate Dept.

Tel : 22905800

Fax: 22905804

Marketing & Public Relations Dept.

Tel : 22445050 - Ext: 4231

Fax: 22409414

P.O. Box: 24989 Safat, 13110 Kuwait

Email: corp@kfh.com

KFH Local Real Estate Service Locations :

KFH HEAD OFFICE

Banking Hall

Tel: 22445050 Ext: 2158 / 2122

KFH AL-FAIHA BRANCH

Tel: 22522264 - 22520174 Ext: 304 / 305

KFH KHEITAN BRANCH

Tel: 24756491

KFH MUBARAK AL-ABDULLA BRANCH

Exhibition Ground

Tel: 25379182 / 3 / 4 Ext:104

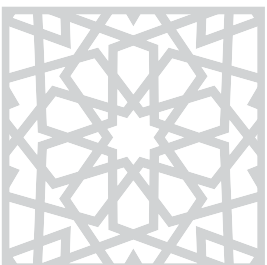
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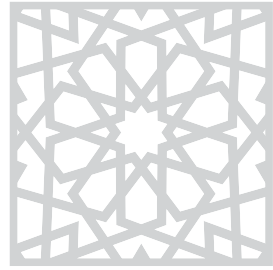
Tel: 24866037

MAKKI JOMAA TOWER

4th Floor

Tel: 22413720





Valued Reader

KFH is delighted to present to you the new edition of KFH Local Real Estate Report for Q2-2010, which analyzes the price indices of real estate properties through all Governorates of Kuwait, as per location (Internal or Prime). A glossary of real estate terminology is also annexed herein. This report translates KFH's strive to provide a broad analysis to certain aspects of the real estate market in the State of Kuwait as it highlights the major qualitative and quantitative developments and activities on a regular basis.

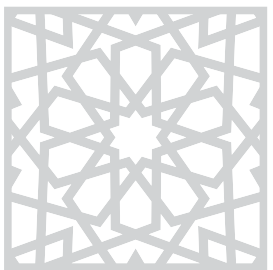
Indeed, KFH seeks to collect and monitor all official data and price indices on the local Real Estate Sector, present these data in an illustrative manner, monitor the real estate key performance indicators using a consolidated methodology, and publish the same on a periodic and regular basis in an effort to contribute to raising awareness on real estate and investment practices in the local market, encouraging the developmental role of the local market in the economy and helping customers and investors to take sound and well-informed investment decisions.

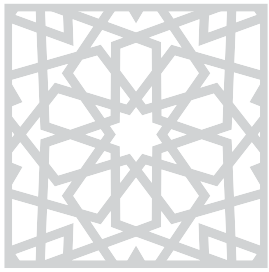
In addition to analyzing the local real estate performance, the report reviews the major economic developments related to the activity of this real estate market as well as the related governmental regulations.

We wholeheartedly hope that this report will be a key driver for developing the real estate and investment activities to contribute to the local development.



Emad Abdullah Al-Thaqeb
AGM, Finance Sector - KFH



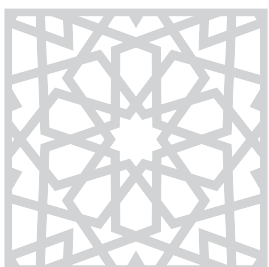


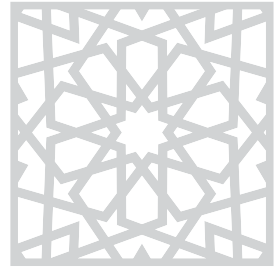
Introduction

The local real estate transactions showed tangible improvements during the second quarter of 2010 due to many promising factors. In addition to the population growth rates, the state of Kuwait is still receiving a huge number of expatriates which in turn act as a positive incentive to improving the real estate sector and increase the demand on construction, in spite of the adverse repercussions of global financial crisis and the suspicious future of global economy due to the recent Greece crisis after downgrading the credit ranking of Greece, Bulgaria and Spain during the second quarter of 2010. This had direct impact on the Euro zone countries and thus on the global and GCC financial markets. As a result, the local real estate sector becomes one of the main investment attractions for Kuwaitis as long as this sector still receives positive forecasts with low risk factors. The key influencing factors support the real estate sector on the long term, such as the stability of oil prices, the rise of domestic variables such as the increase of income averages compared to low inflation rates especially the construction materials, the youth community coupled with the emergence of new families, the attempts of real estate companies to exist the adverse affects of the global financial turmoil, the government expenditure and tangible efforts by releasing the Economic Development Plan to pump new investments worth KD 37 billion into the economy during the coming four years while focusing on meeting the population demand. In addition to cutting down the interest rates on lending, while decreasing housing prices, which contributes to the revitalization of a new demand on housing. All undertaken measures would have positive impact on the real estate sector in the country.

The total trading volume during the second quarter of 2010 raised by 26% compared to the first quarter of 2010, where the transactions volume in the first half of the year reached KD 1.190 billion, reflecting the good investment potential of this sector that attracts many investors since the real estate investment is considered as one of the main driving force in the economy, as it plays an integral part in saving the economy of the sudden turndown and being as an efficient backup during critical periods. Besides, the real estate investment sector supports the economies during downbeats since it has lesser fluctuation rate compared to stock markets.

The growth of real estate activity had positive impact on all sectors of the local economy driven by the gradual recovery of the real estate sector from the global financial turndown during the second half of last year, coupled with the fading away of negative effect of Laws 8 and 9 / 2008, which restricted trading in residential real estates and suspended the process of financing residential projects for longtime after which KFH was able to secure a court sentence excluding Islamic Banks from this law. Nevertheless, there is still a quite difference between supply and demand on the private housing while the





interval to get a land or house exceeds ten years. The reinvigoration of the financing process, the drop of its cost as a result of the discount rate decline in addition to the decision to sort the land plots, would help energize and stabilize this sector in the future, and especially in new areas of South Surra and East Qurain for small land plots ranging from 375 to 400 meters, which in turn would lower the housing cost and accelerate the purchasing power, making private housing units available for all middle-income citizens.

The residential real estate transactions showed tangible improvements during the second quarter of 2010 rising at 24.27% as compared to the previous quarter, when prices remained stable, especially in the Capital, Hawally, Farwaniya, Jahra and Ahmadi Governorates as well as Abu Al Hasaniya, Al Maseelah, Funaitees, and Abu Fatirah.

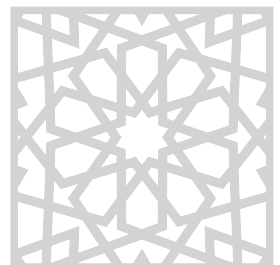
Besides, investment real estate properties witnessed significant growth with increased demand on such properties, in light of the short supply of income-generating investment properties and the rise of their revenues, making them the most competitive investment source to generate returns compared to other investment returns.

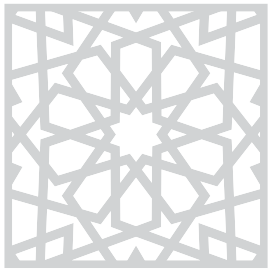
On the other hand, an abundant supply and low demand were reported on the commercial real estates, driven by the slowdown of commercial tradings in town, the exist of many tenants to either overseas markets, or to cut down their rental expenses or even due to some financial difficulties that currently face many companies. More to the point, the lack of financing commercial and real estate projects and the financial problems that some companies are facing would add a new challenge to those companies that are not getting enough support from the government.

All such factors had direct impact on the real estate trading prices, where prices remained stable in the following areas: Salmiya (Abdullah Al Mubarak, Salem Al Mubarak, Hamad Al Mubarak and Al Bahrain Streets), Hawally (Beirut, Al Othman and Ibn Khaldoun Streets), Farwaniya (Habib Al Menawer Street), Khaitan (offices and business center), Jahra- Al Qaisariyat, Mangaf and La'alea Khairan Project.

However, prices of industrial real estate properties received high demand in Fahaheel with an increase by 6%, and yet such rise didn't have any effect on the industrial real estate tradings.

Although demand increases on chalets as summer season nears, but statistics shows that chalet prices will remain stable due to the global financial turmoil, as well as the tendency to look for revenue-gener-





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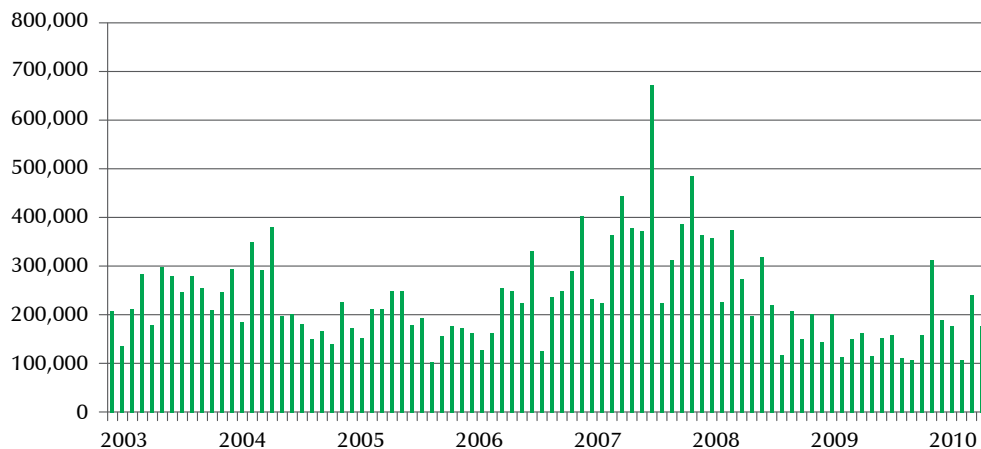
ating investment properties that would help families to improve their financial stand after being affected by the sharp decrease of stock markets and banking revenues. Nevertheless, a significant recovery was reported in La'alea Khairan area as a result of the launch of the project's third phase, which is known for its small offered plots, and the spacious frontage of new plots.

Market Trading Indices

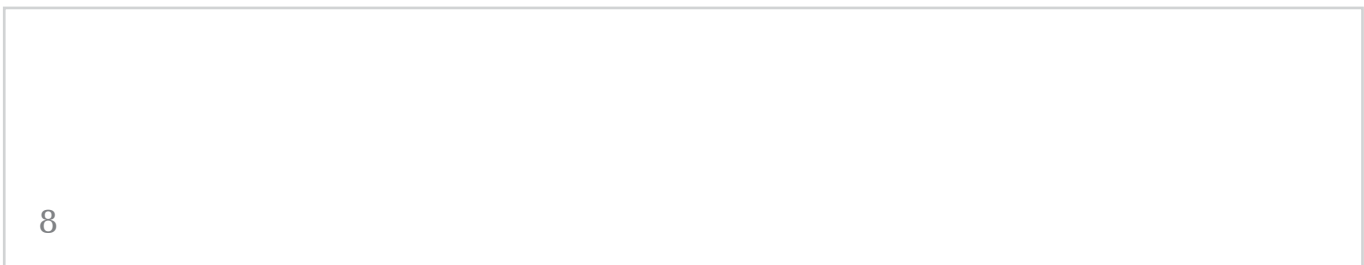
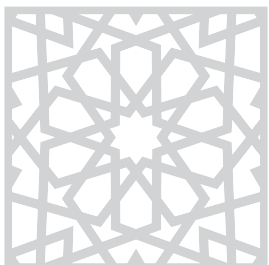
The real estate sector constitutes more than 7% of GDP, where over the past decades, the economic boom lead to an increase of income levels which in turn had augmented the demand on housing units (i.e. villas) that exceeded the supply margins due to the rapid increase of population and the government's inability to increase supply to meet such demands.

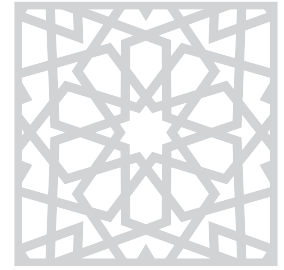
The Public Authority for Housing Welfare has submitted various initiatives and projects to the National Assembly offered by the Kuwaiti Government to launch giant companies into the different sectors of the economy, including the offering of a share to the public offering and pumping new investments in the Kuwaiti economy. Kuwaiti Government has also announced the signature of contracts to construct four residential cities including 22 thousand residential units within its five-year budget (2009-2014) aiming at setting up projects worth KD 37 billion in order to diversify the sources of income, attract more investments, and encourage the private sector's participation in the government-led projects.

Total Real Estate Trading 2003 to June 2010 (Thousand KD)

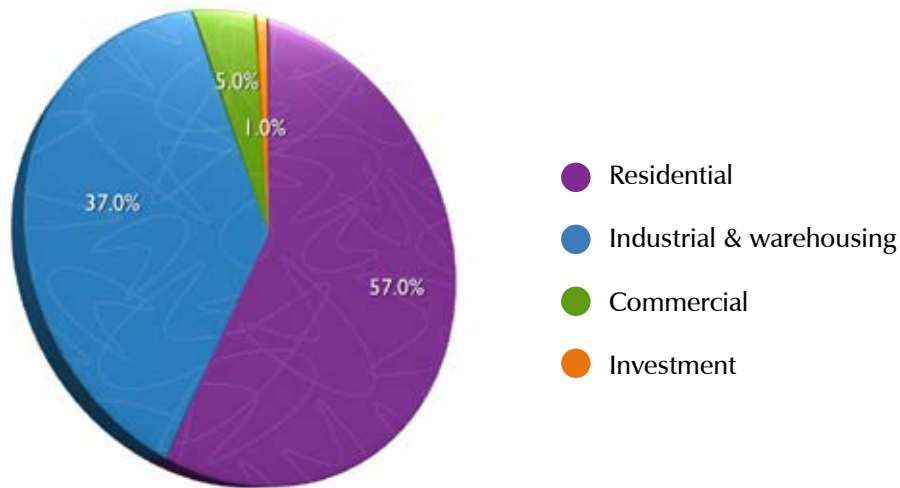


Source: Real Estate Registration and Authentication Department, Ministry of Justice





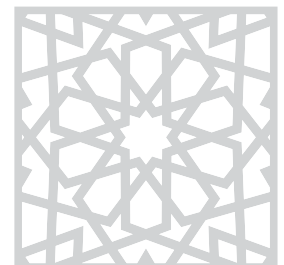
Real Estate Indices during Q2, 2010

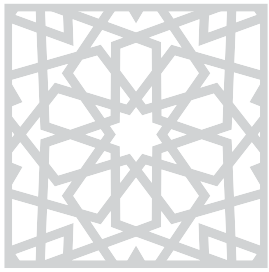


Source: Real Estate Registration and Authentication Department, Ministry of Justice

Regarding the overall real estate market, the trading indices posted by the Real Estate Registration and Authentication Department at the Ministry of Justice during Q2, 2010 showed an increase of KD 663,367 million equal to 26% as compared to KD 526,348 million in Q1 2010. Real estate private housing trading made up 56.5%, investment 36.95%, while commercial 4.72%

Governorate	No. of Registered Contracts				No. of Real Estate POAs			
	Residential	Investment	Commercial	Industrial	Residential	Investment	Commercial	Industrial
Capital	51	5	1	0	2	0	0	0
Hawally	98	59	1	0	6	4	0	0
Farwaniya	82	22	0	8	8	4	0	0
Mubarak Al-Kabeer	104	5	0	0	15	0	0	0
Ahmadi	142	105	0	0	3	2	0	0
Jahra	33	0	0	0	1	1	0	0
Total	510	196	2	8	35	11	0	0





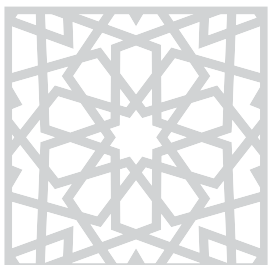
Private Housing Transactions

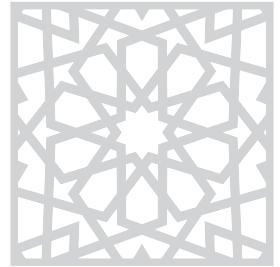
The demand on residential real estates is still on the rise in Kuwait. The population has reached 3.31 million in 2010, increasing by 7.5% over the period from 2004 to 2007 and is expected to rise by more than 2% annually till 2015. The residential real estate sector is affected by the local demand on private housing by Kuwaiti citizens. The changing lifestyle and community structure, the emergence of small families, and the involvement of youth in the business world to gain income, all are factors that will notably ascend the demand on residential units as long as Kuwaitis prefer to own their villas rather than renting them out.

The Public Authority for Housing Welfare has announced different initiatives to start up housing projects to be executed in a timely manner within the planned strategy. Such initiatives backup the development plans that are aimed at providing private housing for citizens in line with the highest international standards and practices. Moreover, the new plan would act as a substitute of the ordinary practices by adopting pioneering construction measures, and at the same time would help provide private housing to citizens within a short time frame, utilizing the available resources while minimizing cost, where the government has provided around 92 thousand housing units since 1954.

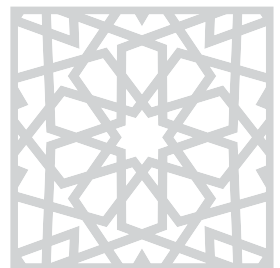
More to the point, the State aims at enlarging the private sector involvement in developing the various residential projects, keeping in mind that the private sector participation would play a vital role in turning the corner due to their flexible procedures, and sound expertise that would make projects' execution easier, faster and more efficient.

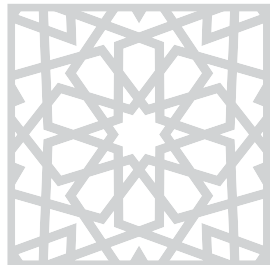
The execution of such projects together with the private sector would energize this sector, especially the construction sector, while giving a room for innovation and creativity, cutting down the financial, technical and administrative burden as well as reducing the number of pending housing applications. The Public Housing Committee of the National Assembly and the Public Authority for Housing Welfare in talks to issue the necessary legislations to establish a public shareholding company with shares owned by the private sector and citizens in order to develop housing projects while financing individuals to build their own houses through the Credit and Savings Bank. Besides, the company will impede the steady increase of distributions and outsource infrastructure projects to private companies to cope with the increasing number of housing units during the next three years, which will exceed 20 thousand units.





The private housing transactions have increased as compared to the previous quarter thus reaching 56.4% of the total real estate trading valued KD 663.367 million, which reflects the huge demand on private housing by citizens. The private housing transactions have amounted to KD 374,777 million in Q2-2010, rising at 24.27% as compared to Q1-2010. The number of private housing transactions increased slightly by 25.9% to reach 1.825 transactions during Q2-2010 as compared to 1.352 in Q1-2010. May 2010 recorded the highest trading rate accounting for 41.6% equal to KD 156.101 million of the total private housing transactions amounting to KD 374.777 million during Q2-2010 while June ranked second recording KD 110.280 million recording 29.4%. April came last with KD 394. 108 million accounting for 28.9% of the total private housing trading.





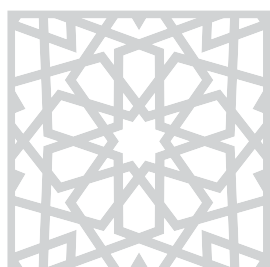
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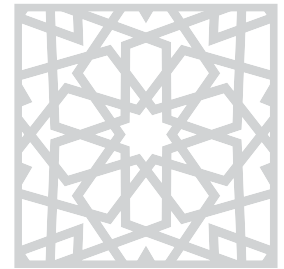
Investment Real Estate Transactions

Total trading of investment real estates soared notably during Q2-2010 driven by the investors' aim to step into real, stable investments rather than investing in stock markets, reduced rates of return of local banks and limited investment opportunities, in addition to the steep performance during Q4-2009 resulting from the restructuring of some companies' portfolios and real estates trading in order to prepare balance sheet.

Annual Rate of Return on Investment Real Estate in Some Areas

Area	% of Built Area	Area (sqm)	Location	Street Name	Annual rate of return on investment real estate, 2010 (%)		
					From	To	Average
Bneid Al Gar	250%	1,000		Arabian Gulf	8.00%	8.50%	8.25%
Bneid Al Gar	250%	1,000		Isteqlal	8.25%	8.50%	8.38%
East Al Mukwa'a	240%	250	Internal		7.00%	8.00%	7.50%
East Al Mukwa'a	400%	500	Prime		7.50%	8.25%	7.88%
Dasman	400%	1,000		Arabian Gulf	8.00%	8.50%	8.25%
Dasman	400%	1,000	Internal		8.50%	8.70%	8.60%
Dasman	400%	750		Abdullah Al Ahmad	8.25%	8.70%	8.48%
Hawally	250%	750		Al Muthanna	8.25%	9.00%	8.63%
Hawally	250%	750		Qutaiba	8.25%	9.00%	8.63%
Hawally	250%	1,000		Al Hassan Al Basri	8.50%	9.00%	8.75%
Hawally	250%	1,000		Ahmad Bin Tolon	8.50%	9.00%	8.75%
Hawally	250%	1,000		Yarmouk	8.50%	9.00%	8.75%
Hawally	250%	1,000		Moussa Bin Nuseir	8.50%	9.00%	8.75%
Hawally	250%	1,000		Fahaheel	8.50%	9.00%	8.75%
Hawally	250%	500	Prime		7.50%	8.50%	8.00%
Salmiya	250%	1,000		Arabian Gulf	8.00%	8.70%	8.35%
Salmiya	250%	1,000		Baghdad	8.50%	8.75%	8.63%
Salmiya	250%	1,000		Qatar	8.50%	8.75%	8.63%
Salmiya	250%	1,000		Hamad Al Mubarak	8.50%	8.75%	8.63%
Salmiya	250%	1,000		Bahrain	8.50%	8.75%	8.63%
Shaab	250%	1,000		Arabian Gulf	8.00%	8.70%	8.35%
Shaab	250%	1,000		Isteqlal	8.00%	8.60%	8.30%
Shaab	250%	1,000			8.50%	8.75%	8.63%





Total real estate investment trading accounted for KD 245,094 million compared to KD 201,013 million in Q1-2010, with a rise at 21.9%. May came as a top volume leader in Q2-2010 recording KD 98,876 million, April came second recording KD 73,338 million, while June came third recording KD 72,879 million.

Commercial Real Estate Transactions

Total commercial real estate trading ascended notably during Q2-2010 driven by the pessimistic view by certain traders, the tendency by other traders to sell their commercial properties as a result of the decreased sales turnover and the shrunken local consumption, especially in the retail trade and food stuffs. A low demand is also reported on the new commercial real estates offered for lease, driving some landlords to cut down the rental value. In addition, suspension of certain commercial real estate projects was also reported, as the value of trading is increased by 24.9% registering KD31,326 million as compared to Q1-2010, which reached KD23.522 million accounting for 4.7% of the total trading. Private real estate transactions accounted for 56.4%, investment transactions accounted for 36.9%.

May came first valuing KD 19,217 million, while April came the second registering KD 487, 9 million, and June the third accounting for KD 622, 2 million, and the average transaction was valued KD 1.010 million during Q2 - 2010 compared to KD 1.383 during Q1 - 2010 due to the rise in the number of transactions and with the decreased prices in some areas.

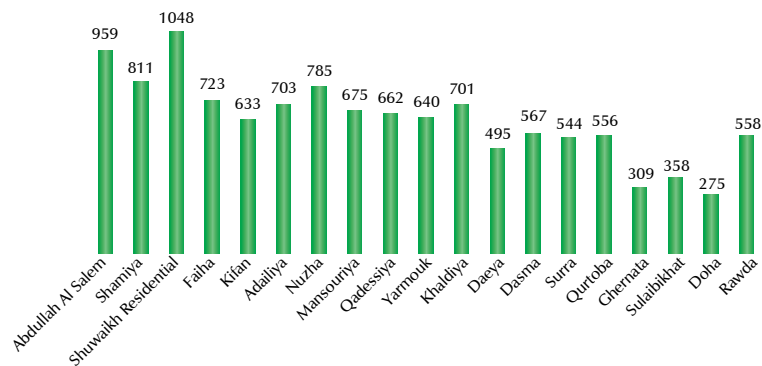


Price Indices:

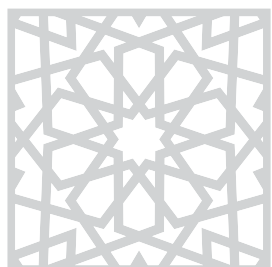
First: Prices of Private Housing Lands:

It is unlikely that the State or real estate companies will be able to meet the housing needs during the next ten years and therefore the State aims to complete more than 70 thousand housing units by the end of 2015, since the number of applications reached 87 thousand with an increase of up to eight thousand applications each year. This situation has driven the state to take immediate actions and raise the offerings to provide the additional housing units so as the shortage in supply would not lead prices to soar. Market price indices monitored by KFH showed stability in the prices of residential lands during Q2-2010 in Capital Governorate.

Average rate of Private Housing in Capital Governorate- Q2, 2010



Area	M ²	% of Built Area	Location	Value in KD *		Rate per Meter (KD)		AR in Q2-2010 (KD)*
				From	To	From	To	
Abdullah Al Salem	500	210%	Internal	410,000	500,000	820	1,000	910.0
	750	210%	Internal	650,000	750,000	867	1,000	933.3
	1,000	210%	Internal	750,000	900,000	750	900	825.0
	750	210%	Prime	750,000	940,000	1,000	1,253	1126.7
Shamiya	250	210%	Internal	170,000	250,000	680	1,000	840.0
	750	210%	Internal	450,000	550,000	600	733	666.7
	1,000	210%	Internal	650,000	850,000	650	850	750.0
	500	210%	Prime	400,000	500,000	800	1,000	900.0
	1,000	210%	Prime	750,000	1,000,000	750	1,000	875.0





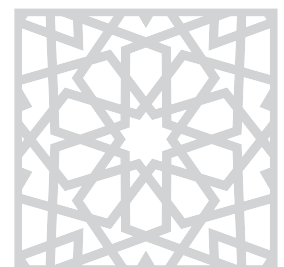
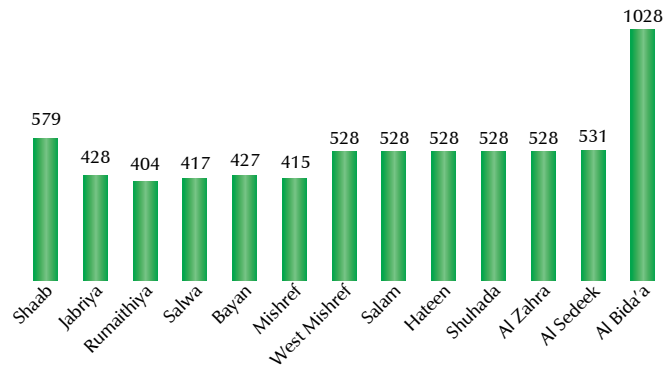
Area	M ²	% of Built Area	Location	Value in KD *		Rate per Meter (KD)		AR in Q2-2010 (KD)*
				From	To	From	To	
Residential Shuwaikh	500	210%	Internal	440,000	600,000	880	1,200	1040.0
	1,000	210%	Prime	1,000,000	1,400,000	1,000	1,400	1200.0
	400	210%	Internal	240,000	300,000	600	750	675.0
Faiha'	750	210%	Internal	340,000	380,000	453	507	480.0
	400	210%	Prime	300,000	400,000	750	1,000	875.0
	500	210%	Prime	350,000	480,000	700	960	830.0
	1,000	210%	Prime	720,000	820,000	720	820	770.0
Kifan	500	210%	Internal	270,000	340,000	540	680	610.0
	750	210%	Internal	350,000	420,000	467	560	513.3
	750	210%	Prime	400,000	550,000	533	733	633.3

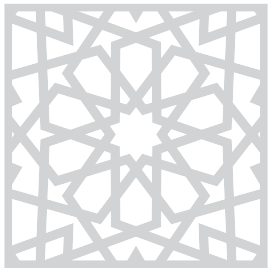
* (KD) Valued in Kuwaiti Dinar

* AR means average rate per square meter in KD.

Prices in Hawally Governorate remained stable, registering an average rate of KD 529 per square meter. According to the late KFH survey, prices remained stable in most areas like: Shaab, Jabriya, Rumaithiya, Salwa, Surra, Bayan and South Surra.

Average rate of Private Housing in Hawally Governorate- Q2, 2010





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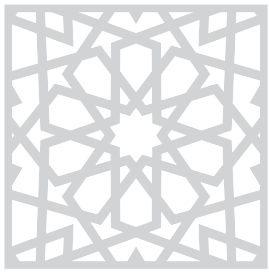
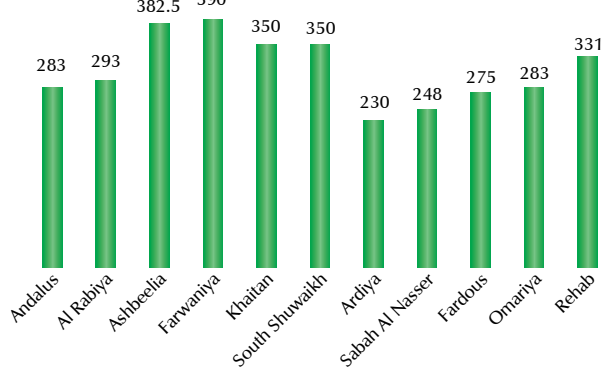
Area	M ²	% of Built Area	Location	Value in KD *		Rate per Meter (KD)		AR Q2-2010 (KD)*
				From	To	From	To	
Shaab	210%	400	Internal	210.000	240.000	525	600	562.5
Shaab	210%	400	Prime	260.000	300.000	650	750	700.0
Jabriya	210%	500	Prime	220,000	250,000	440	500	470.0
Jabriya	210%	750	Internal	230,000	260,000	307	347	326.7
Rumaithiya	210%	400	Prime	180,000	210,000	450	525	487.5
Salwa	210%	400	Internal	170,000	200,000	340	400	370.0
Salwa	210%	750	Prime	265,000	285,000	353	380	366.7
Bayan (Existing House)	210%	300	Internal	125,000	145,000	417	483	450.0
Bayan	210%	750	Internal	210,000	250,000	280	333	306.7
Bayan	210%	750	Prime	265,000	285,000	353	380	366.7
Mishref	210%	750	Internal	240,000	295,000	320	393	356.7
West Mishret (Mubarak Al Abdullah)	210%	400	Internal	205,000	240,000	513	600	556.3
	210%	500	Internal	230,000	270,000	460	540	500.0

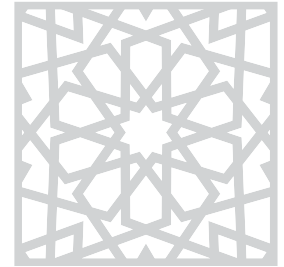
* (KD) Valued in Kuwaiti Dinar

* AR means average rate per square meter in KD.

Farwaniya Governorate has recorded an average price rate of KD 308 per square meter during Q2-2010. According to the latest study conducted by KFH, price indices of Andalus, Al Rabiya, Farwaniya, Khaitan, Ardiya and Sabah Al Nasser remained stable while Ashbeelia recorded a slight increase by 3%.

Average Rate of Private Housing in Farwaniya Governorate- Q2, 2010





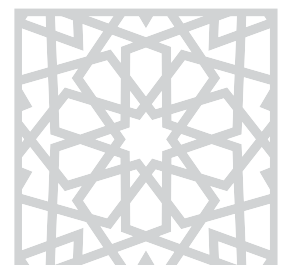
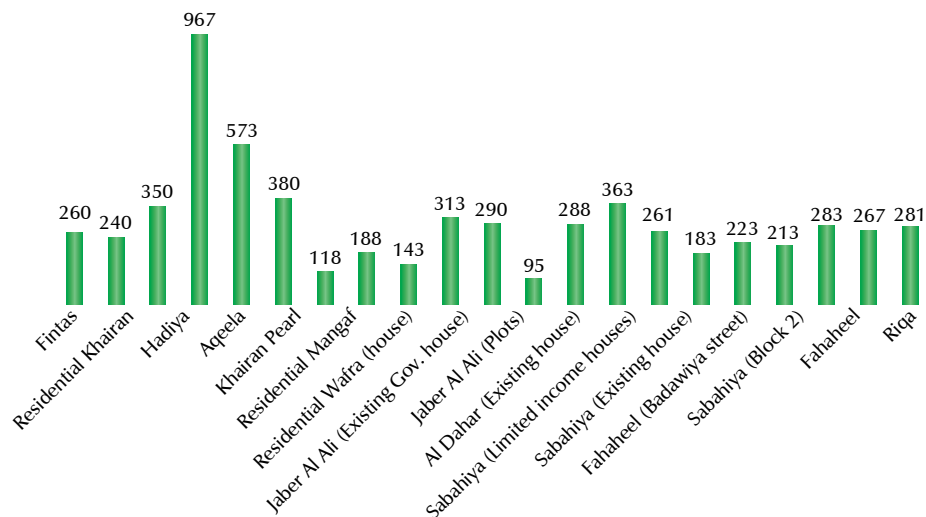
Area	M ²	% of Built Area	Location	Value in KD *		Rate per Meter (KD)		AR Q2-2010 (KD)*
				From	To	From	To	
Andalus	210%	500	Prime	150,000	185,000	300	370	335.0
	210%	750	Prime	200,000	230,000	267	307	286.7
Rabiya (Existing House)	210%	500	Internal	125,000	145,000	250	290	270.0
	210%	500	Prime	140,000	175,000	280	350	315.0
Ashbeelia	210%	400	Prime	150,000	185,000	375	463	418.8
	210%	500	Internal	150,000	185,000	300	370	335.0
Farwaniya	210%	500	Internal	175,000	190,000	350	380	365.0
	210%	500	Prime	185,000	230,000	370	460	415.0
Khaitan	210%	750	Internal	200,000	240,000	267	320	293.3
	210%	750	Prime	240,000	300,000	320	400	360.0

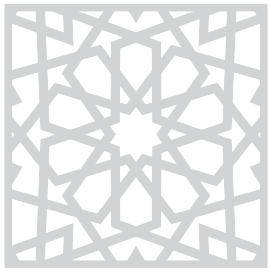
* (KD) Valued in Kuwaiti Dinar

* AR means average rate per square meter in KD.

Prices remained stable in Ahmadi Governorate with an average price registering KD 298.9 per square meter. Prices remained unchanged in Agricultural Fintas, Hadiya, Aqeela, Mangaf, Residential Wafra, Jaber Al Ali, Al Dahar, Sabahiya, Fahaheel and Riqa.

Average Rate of Private Housing in Ahmadi Governorate- Q2, 2010





KFH LOCAL REAL ESTATE REPORT

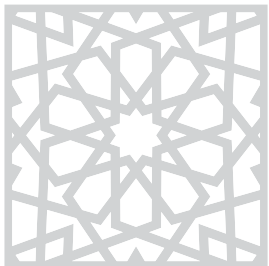
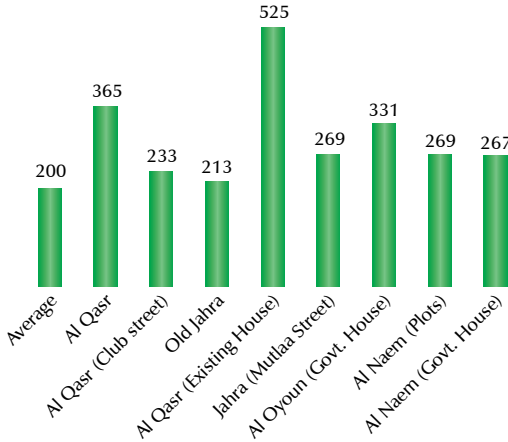
Area	M ²	% of Built Area	Location	Value in KD *		Rate per Meter (KD)		AR Q2-2010 (KD)*
				From	To	From	To	
Agricultural Fintas	210%	1000	Internal	200,000	320,000	200	320	260.000
Hadiya	210%	750	Prime	150.000	210.000	200	280	240.0
Aqeela	210%	400	Internal	130.000	150.000	325	375	350.0
Coastal Strip	210%	750	Prime	700,000	750,000	933	1,000	966.7
	210%	750	Internal	380,000	480,000	507	640	573.3
Residential Mangaf	210%	750	Prime	265,000	305,000	353	407	380.0
	210%	400	Internal	110,000	140.000	275	350	312.5
Residential Mangaf	210%	500	Prime	130.000	160,000	260	320	290.0
Residential Wafra (Existing House)	210%	400	Internal	30.000	46.000	75	115.0	95.0
Jaber Al Ali (Plots)	210%	400		125,000	165,000	313	412.5	362.5
Al Dahar (Existing house)	210%	278		65,000	80,000	234	287.8	260.8
Sabahiya (Existing House)	210%	600	Internal	90.000	130,000	150	216.7	183.33

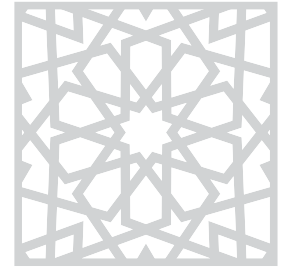
* (KD) Valued in Kuwaiti Dinar

* AR means average rate per square meter in KD.

Prices remained unchanged in Jahra Governorate and the average price reached KD 297 per square meter.

Average Rate of Private Housing in Jahra Governorate - Q2, 2010





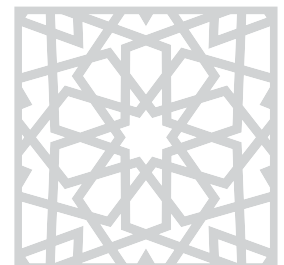
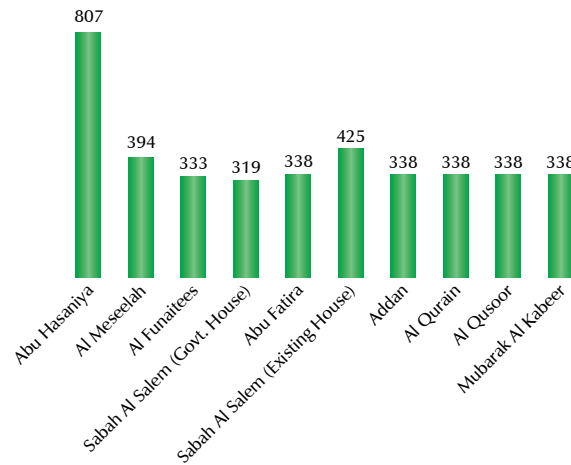
Area	M ²	% of Built Area	Location	Value in KD *		Rate per Meter (KD)		AR Q2-2010 (KD)*
				From	To	From	To	
Al Qasr	210%	750	Internal	130,000	170,000	173	227	200.0
	210%	1000	Club Street	350,000	380,000	350	380	365.0
Old Jahra	210%	750		150.000	200.000	200	267	233.33
Al Qasr (Existing House)	210%	600		110.000	145.000	183	242	212.5
Jahra (Mutlaa Street)	210%	400	Internal	200.000	220.000	500	550	525.0
Al Oyoun (Government House)	210%	400	Prime	90.000	125.000	225	313	268.75
Al Naem (Plots)	210%	400	Internal	120.000	145.000	300	363	331.25
Al Naem (Government House)	210%	400	Prime	90.000	125.000	225	313	268.75
Al Waha (Existing House)	210%	300		70.000	90.000	233	300	266.67

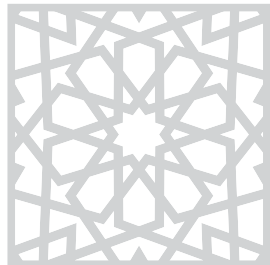
* (KD) Valued in Kuwaiti Dinar

* AR means average rate per square meter in KD.

A noticeable price stability is reported in Mubarak Al Kabeer Governorate, as the average price reached KD 397 per square meter, as price fluctuation was reported according to KFH' latest study.

Average Rate of Private Housing in Mubarak Al Kabeer Governorate - Q2, 2010



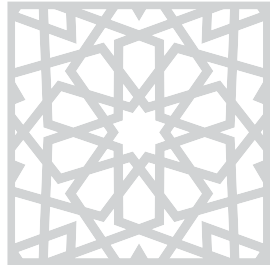


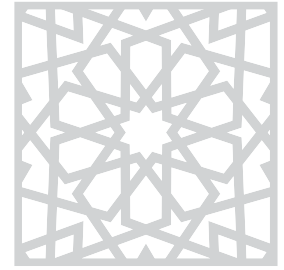
KFH LOCAL REAL ESTATE REPORT

Area	M ²	% of Built Area	Location	Value in KD *		Rate per Meter (KD)		AR Q2-2010 (KD)*
				From	To	From	To	
	210%	750	Internal	350.000	530.000	507	733	620.0
Abu Al Hasaniya	210%	750		450.000	600.000	600	800	700.0
	210%	750	Sea Side	750.000	900.000	1.000	1.200	1100.0
Al Maseelah (East Qurain)	210%	400	Internal	145,000	185,000	363	463	412.5
	210%	500	Internal	165,000	210,000	330	420	375.0
Funaitees (East Qurain)	210%	400	Internal	125,000	160,000	313	400	356.3
	210%	500	Internal	135,000	175,000	270	350	310.0
Abu Fatirah (East Qurain)	210%	400	Internal	115,000	160,000	288	400	343.8
	210%	500	Internal	125,000	170,000	250	340	295.0
Addan (Government House)	210%	400		105.000	130.000	263	325	293.8
	210%	400	Internal	130.000	175.000	325	438	381.3

* (KD) Valued in Kuwaiti Dinar

* AR means average rate per square meter in KD.

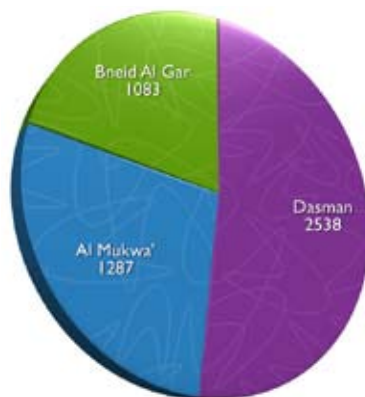




Second: Prices of Investment Lands:

A price increase of investment lands is recorded during Q2-2010 as compared to Q1-2010 in most Governorates of Kuwait, while price increase is reported at the Capital Governorate valuing KD 1083 per meter rising at 4%.

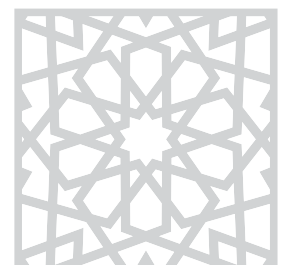
Average Rate per Square Meter in the Capital Governorate- Q2, 2010

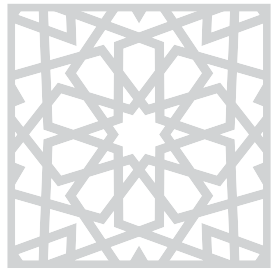


Area	M ²	% of Built Area	Value in KD *		Rate per Meter (KD)		AR Q2-2010 (KD)*
			From	To	From	To	
Bneid Al Gar	250%	1,000	950,000	1,100,000	950	1,100	1025.00
	250%	500	380,000	450,000	760	900	830.00
	250%	500	480,000	540,000	960	1,080	1020.00
	250%	1,000	750,000	850,000	750	850	800.00
	250%	1,000	1,000,000	1,200,000	1,000	1,200	1100.00
East Al Mukwa'a	240%	250	270,000	310,000	1,080	1,240	1160.00
	400%	500	570,000	680,000	1,140	1,360	1250.00
	400%	500	700,000	750,000	1,400	1,500	1450.00
Dasman	400%	1,000	3,100,000	3,500,000	3,100	3,500	3300.00
	400%	1,000	1,750,000	1,850,000	1,750	1,850	1800.00

* (KD) Valued in Kuwaiti Dinar

* AR means average rate per square meter in KD.

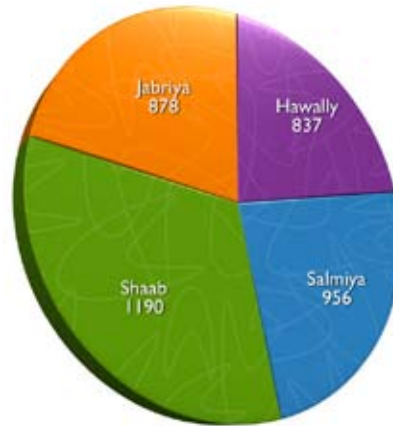




KFH LOCAL REAL ESTATE REPORT

In Hawally Governorate, the average price increased notably to KD 956 per square meter during Q2-2010 rising at 1% as compared to Q1-2010.

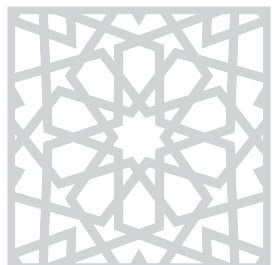
Average Rate per Square Meter in the Hawally Governorate - Q2, 2010



Area	M ²	% of Built Area	Value in KD *		Rate per Meter (KD)		AR Q2-2010 (KD)*
			From	To	From	To	
Hawally	250%	750	600,000	700,000	800	933	866.67
	250%	500	370,000	440,000	740	880	810.00
Salmiya	250%	750	700,000	800,000	933	1,067	1000.00
	250%	500	430,000	480,000	860	960	910.00
Shaab	250%	1,000	1,700,000	2,200,000	1,700	2,200	1950.00
	250%	1,000	950,000	1,100,000	950	1,150	1050.00
	250%	1,000	750,000	900,000	750	900	825.00
Jabriya	250%	750	650,000	750,000	867	1,000	933.33
	250%	1,000	950,000	1,100,000	950	1,100	1025.00
	250%	750	580,000	650,000	773	867	820.00

* (KD) Valued in Kuwaiti Dinar

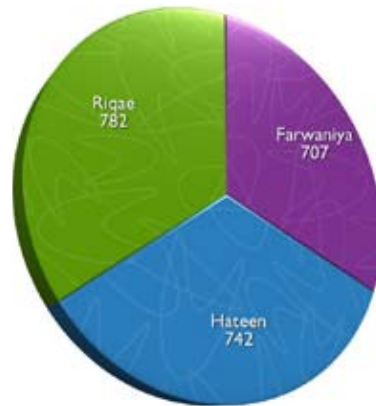
* AR means average rate per square meter in KD.





In Farwaniya Governorate a relative price increase was reported as the average price reached KD 744 per square meter rising at 1% as compared to Q1-2010.

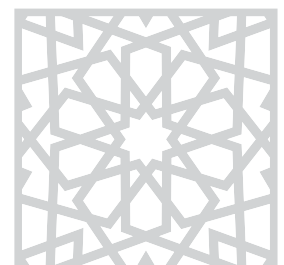
Average Rate per Square Meter in the Farwaniya Governorate - Q2, 2010

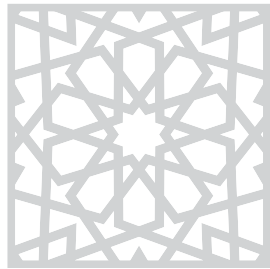


Area	M ²	% of Built Area	Location	Value in KD *		Rate per Meter (KD)		AR Q2-2010 (KD)*
				From	To	From	To	
Farwaniya	250%	1,000	Airport	750,000	800,000	750	800	775.00
	250%	1,000	Prime	600,000	750,000	600	750	675.00
	250%	500	Internal	350,000	425,000	700	850	775.00
Khaitan	250%	750	Airport	600,000	680,000	800	907	853.33
	250%	750	Prime	500,000	570,000	667	760	713.33
	250%	600	Internal	400,000	480,000	667	800	733.33
Reqaie	250%	750	4 th Ring	620,000	720,000	827	960	893.33
	250%	750	5 th Ring	595,000	660,000	793	880	836.67
	250%	1,000	5 th Ring	700,000	800,000	700	800	750.00
	250%	1,000	4 th Ring	700,000	800,000	700	800	750.00
	250%	750	Internal	480,000	560,000	640	747	693.33

* (KD) Valued in Kuwaiti Dinar

* AR means average rate per square meter in KD.

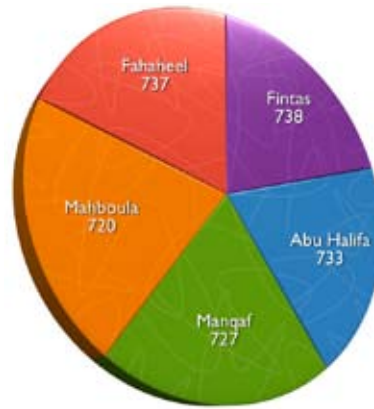




KFH LOCAL REAL ESTATE REPORT

Ahmadi Governorate has experience price stability during Q2-2010 as compared to Q1-2010. The rate of profit-generating properties ranged between 9.5% and 11.00%, dependent on the site and rental value.

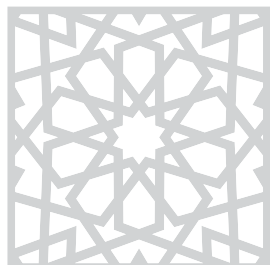
Average Rate per Square Meter in Ahmadi Governorate- Q2, 2010

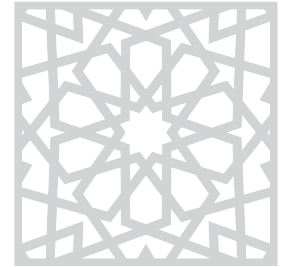


Area	M ²	% of Built Area	Location	Value in KD *		Rate per Meter (KD)		AR Q2-2010 (KD)*
				From	To	From	To	
Fintas	250%	500	Internal	330,000	380,000	660	760	710.00
	250%	750	Prime	420,000	500,000	560	667	613.33
	250%	750	Fahaheel	500,000	525,000	667	700	683.33
	250%	1,000	Coastal Road	1,050,000	1,200,000	1,050	1,200	1125.00
Abu Haleifa	250%	500	Internal	330,000	380,000	660	760	710.00
	250%	750	Fahaheel	500,000	550,000	667	733	700.00
	250%	1,000	Coastal Road	960,000	1,150,000	960	1,150	1055.00
Mangaf	250%	500	Internal	330,000	380,000	660	760	710.00
	250%	500	Internal	330,000	370,000	660	740	700.00
Mahboula	250%	750	Internal	365,000	460,000	487	613	550.00
	250%	750	Prime	440,000	520,000	587	693	640.00

* (KD) Valued in Kuwaiti Dinar

* AR means average rate per square meter in KD.





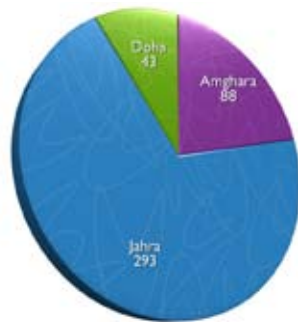
A noticeable price increase by 4.76% is reported in Al Jahra Governorate as compared to Q1-2010, as the average price KD 666 per square meter. The rates of revenue-generating properties ranged between 9.5% and 11.00% depending on the location and rental value.

Area	M ²	% of Built Area	Location	Value in KD *		Rate per Meter (KD)		AR Q2-2010 (KD)*
				From	To	From	To	
Jahra	250%	1,000	Internal	520,000	580,000	520	580	550.00
	250%	1,000	Prime	565,000	650,000	565	650	607.50
	250%	800	Khuzami	560,000	640,000	700	800	750.00
	250%	500	Internal	320,000	360,000	640	720	680.00
	250%	500	Prime	340,000	400,000	680	800	740.00

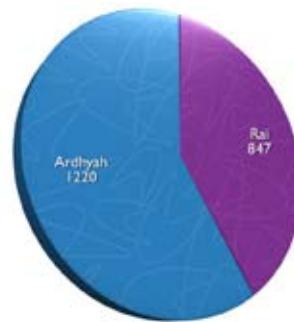
* (KD) Valued in Kuwaiti Dinar

* AR means average rate per square meter in KD.

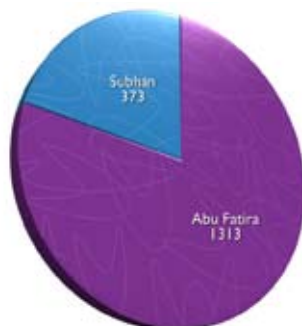
Average Rate per Square Meter (Industrial) in Jahra Governorate- Q2, 2010



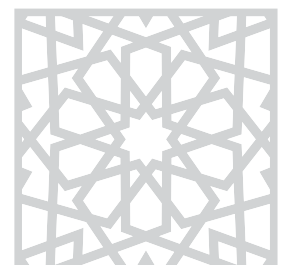
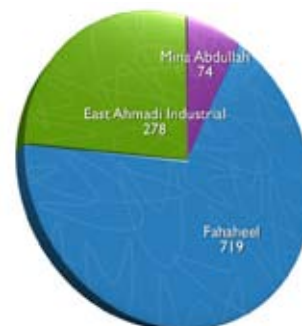
Average Rate per Square Meter (Industrial) in Farwaniya Governorate- Q2, 2010

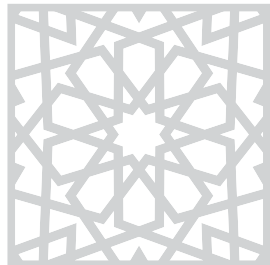


Average Rate per Square Meter (Industrial) in Mubarak Al Kabera Governorate- Q2, 2010



Average Rate per Square Meter (Industrial) in Ahmadi Governorate- Q2, 2010





KFH LOCAL REAL ESTATE REPORT

Third: Prices of Commercial Real Estate Properties:

A noticeable price stability is reported for Commercial real estates in most areas especially the Capital Governorate, as the average price per square meter reached KD 5,186.

Area	% of Built Area	Street	M ²	Value in KD *		Rate per M ²		AR Q2-2010 (KD)*
				From	To	From	To	
Qibla	300%	Mubarakiyah	500	1,400,000	1,950,000	2,800	3,900	3,350
Sharq	520%	Ahmed Al Jaber	500	3,000,000	3,200,000	6,000	6,400	6,200
Sharq	520%	Khalid Bin Al Waleed	500	2,750,000	2,950,000	5,500	5,900	5,700
City	620%	Al Soor	500	2,900,000	3,200,000	5,800	6,400	6,100
City	300%	Al Soor	500	1,500,000	1,700,000	3,000	3,400	3,200
Qibla	620%	Fahad Al Salem	500	3,150,000	3,400,000	6,300	6,800	6,550
Sharq	520%	Jabel Al Mubarak	500	2,750,000	3,050,000	5,500	6,100	5,800
Qibla	520%	Ali Al Salem	500	2,750,000	3,125,000	5,500	6,250	5,875
Qibla	300%	Al Gharabally	500	1,450,000	2,000,000	2,900	4,000	3,450

* (KD) Valued in Kuwaiti Dinar

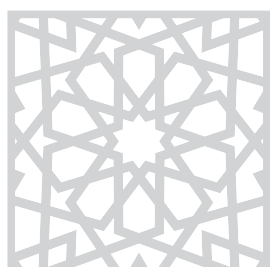
* AR means average rate per square meter in KD.

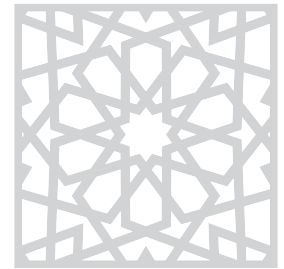
On the other hand, prices remained unchanged in other areas such as Jahra as compared to Q1-2010 recording an average price per square meter of KD 2,025.

Area	% of Built Area	Street	M ²	Value in KD *		Rate per M ²		AR Q2-2010 (KD)*
				From	To	From	To	
Jahra	180%	Marzouq Al Metaeb	1,000	1,850,000	2,400,000	1,850	2,400	2,125
	300%	Buiness and office center	875	1,662,500	1,968,750	1,900	2,250	2,075
Jahra (Al Qaisariyat)	300%	Al Qaisariyat	225	393,750	450,000	1,750	2,000	1,875

* (KD) Valued in Kuwaiti Dinar

* AR means average rate per square meter in KD.



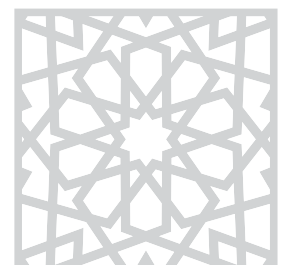


Hawally Governorate recorded stability in prices in most areas, as the average price reached KD 2,504 per square meter.

Area	% of Built Area	Street	M ²	Value in KD *		Rate per M ²		AR Q2-2010 (KD)*
				From	To	From	To	
Hawally	180%	Tunis	1,000	2,800,000	3,000,000	2,800	3,000	2,900
	180%	Beirut	1,000	2,650,000	3,000,000	2,650	3,000	2,825
	150%	Othman	1,000	1,650,000	2,250,000	1,650	2,250	1,950
	180%	Ibn Khaldun	1,000	2,000,000	2,500,000	2,000	2,500	2,250
Salmiya	180%	Hamad Al Mubarak	1,000	2,000,000	2,400,000	2,000	2,400	2,200
	180%	Salem Al Mubarak	1,000	3,000,000	3,500,000	3,000	3,500	3,250
	180%	Bahrain	500	1,000,000	1,200,000	2,000	2,400	2,200

* (KD) Valued in Kuwaiti Dinar

* AR means average rate per square meter in KD.





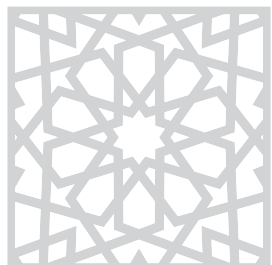
KFH LOCAL REAL ESTATE REPORT

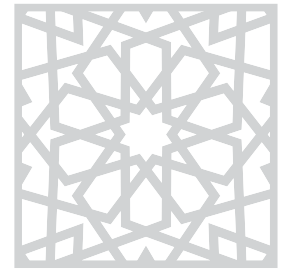
In Farwaniya Governorate, prices remained stable in some areas, as the average price per square meter reached KD 1,270. A price fluctuation in some areas was reported as per KFH's latest studies.

Area	% of Built Area	Street	M ²	Value in KD *		Rate per M ²		AR Q2-2010 (KD)*
				From	To	From	To	
Farwaniya	180%	Menawer Street	1,000	2,500,000	3,000,000	2,500	3,000	2,750
	180%	Fire Station	1,000	2,000,000	2,500,000	2,000	2,500	2,250
Khaitan	300%	Business and office Center	1,000	1,650,000	2,000,000	1,650	2,000	1,825
Jleeb Al Shoyoukh	180%	Cooperative Society Street	1,000	1,350,000	1,600,000	1,350	1,600	1,475
	180%	Internal	1,000	650,000	850,000	650	850	750
Al Dhajeej (5000 m)	210%	6 th Ringroad	5,000	4,500,000	5,000,000	900	1,000	950
		Internal	5,000	3,250,000	4,000,000	650	800	725
Al Dhajeej (South of Khaitan)	250%	6 th Ringroad	5,000	1,500,000	2,500,000	300	500	400
		Internal	5,000	1,400,000	2,000,000	280	400	340
Ardiya (Warehouses)	Ground 80% Mezzanine 50%	Prime	1,000	800,000	1,000,000	800	1,000	900
		Internal	1,000	700,000	750,000	700	750	725

* (KD) Valued in Kuwaiti Dinar

* AR means average rate per square meter in KD.



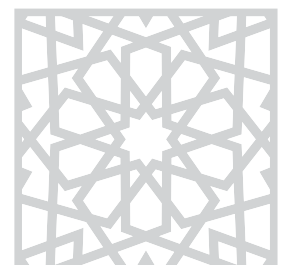


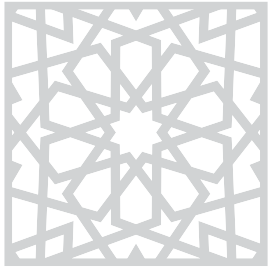
Prices remained also stable in Ahmadi Governorate, as the average price per square meter reached KD 1877, and according to KFH's latest studies.

Area	% of Built Area	Street	M ²	Value in KD *		Rate per M ²		AR Q2-2010 (KD)*
				From	To	From	To	
Mangaf	300%	Azizia	750	712.500	862.500	950	1.150	1.050
Fintas	180%	Business and office Center	1000	1,400,000	1,750,000	1,400	1,750	1,575
Fahaheel	180%	Al Dabous	750	2,006,250	2,175,000	2,675	2,900	2,788
Fahaheel	180%	Internal	750	1,350,000	1,725,000	1,800	2,300	2,050
Fahaheel	180%	Coastal Road	750	2,625,000	2,775,000	3,500	3,700	3,600
Khairan Pearl	180%	Internal	1000	800,000	1,000,000	800	1,000	900
Khairan Pearl	180%	Marina	1200	1,380,000	1,440,000	1,150	1,200	1,175

* (KD) Valued in Kuwaiti Dinar

* AR means average rate per square meter in KD.

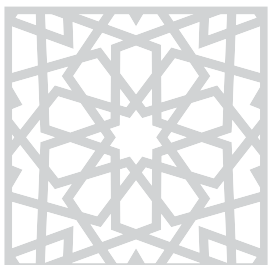
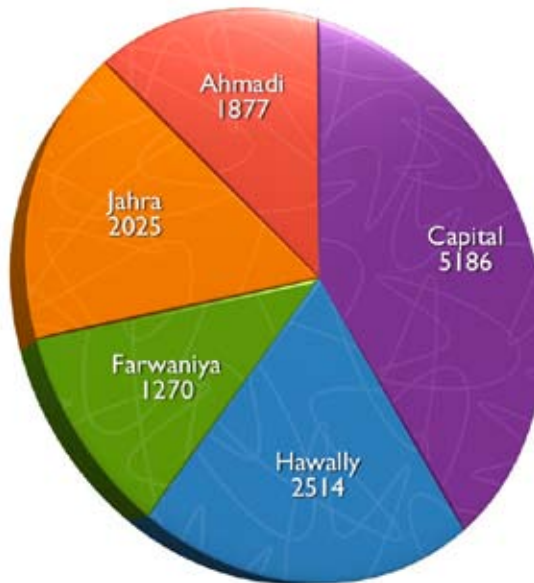


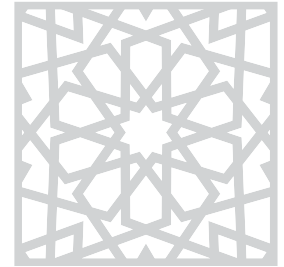


Fourth: Prices of Industrial Plots (Usufruct & Warehousing Contracts):

Prices of industrial plots registered a notable rise at most governorates. Industrial plots Prices varied in some areas during Q2-2010 as per surveys conducted by KFH indicating that prices in Shuwaikh, Mohammad Al Qasim Street, rose by 10%, industrial Fahaheel rose by 6% for plots located on Sultan Center Street, while prices of industrial plots located in Industrial Shuwaikh area, Canadadry and Pepsi Streets remained stable. The revenue-generating properties of the Shuwaikh Industrial plots ranged between 12% to 13%, while revenues ranged between 8.5% to 9.5% in Ahmadi Governorate.

Average Rate per Square Meter (Commercial & warehousing) - Q2, 2010

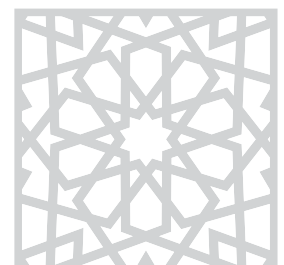


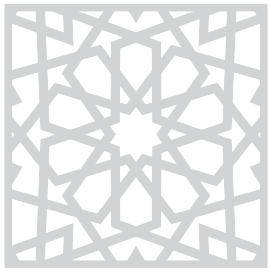


Area	M ²	Street	Value in KD *		Rate per M ²		AR Q2-2010 (KD)*
			From	To	From	To	
Industrial Shuwaikh	1,000	Canadadry Street	1,100,000	1,300,000	1,100	1,300	1,200
	1,000	Zeinah Street	750,000	1,300,000	750	1,300	1,025
	500	Zeinah Street	450,000	725,000	900	1,450	1,175
	5,000	Pepsi Street	3,750,000	4,500,000	750	900	825
	1,000	4 th Ring road	1,100,000	1,300,000	1,100	1,300	1,200
Al Rai	1,000	Al Ghazali Street	800,000	1,100,000	800	1,100	950
	1,000	Al Ghazali Street	800,000	1,050,000	800	1,050	925
	2,000	Mohammad Al Qasim	1,600,000	1,800,000	800	900	850
Al Rai (Cars showrooms)	4,000	4 th Ring road	5,000,000	5,500,000	1,250	1,375	1,313
Mina Abdullah	100,000	Behind fuel station	3,500,000	4,200,000	35.0	42.0	38.5
West Al Shueba	10,000	Miscellaneous	750,000	1,000,000	75.0	100.0	87.5
	1,000	Jawharat Al Fanar	130,000	180,000	130.0	180.0	155.0
Mina Abdullah	50,000	Miscellaneous	4,000,000	4,500,000	80.0	90.0	85.0
	50,000	Storage of imported stones	850,000	1,250,000	17.0	25.0	21.0
Fahaheel	1,000	Sultan Center Street	1,000,000	1,200,000	1,000.0	1,200.0	1,100.0
East Industrial Ahmadi	7,500	Mustafa Karam	2,650,000	3,200,000	353.3	426.7	390.0

* (KD) Valued in Kuwaiti Dinar

* AR means average rate per square meter in KD.

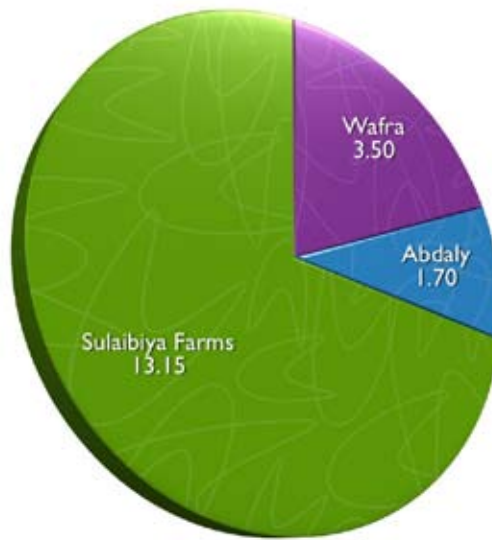




Fifth: Prices of Farm and Pales:

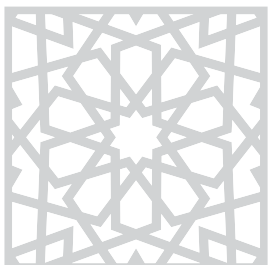
Prices of Abdali and Wafra farms as well as Sulaibiya cattle farms remained unchanged during Q2-2010 as compared to the previous quarter.

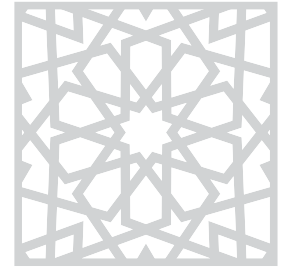
Average Rate per Square Meter (Farms) - Q2, 2010



Area	M ²	Price (KD)		Estimated price per square meter (KD)		AR Q2-2010 (KD)*
		From	To	From	To	
Wafra	50,000	110,000	230,000	2.2	4.6	3.40
Abdali	100,000	130,000	210,000	1.3	2.1	1.70
Sulaibiya (Cattle Farms)	1,000,000	2,800,000	3,500,000	2.8	3.5	3.15
	50,000	450,000	550,000	9.0	11.0	10.00

* AR means average rate per square meter in KD.

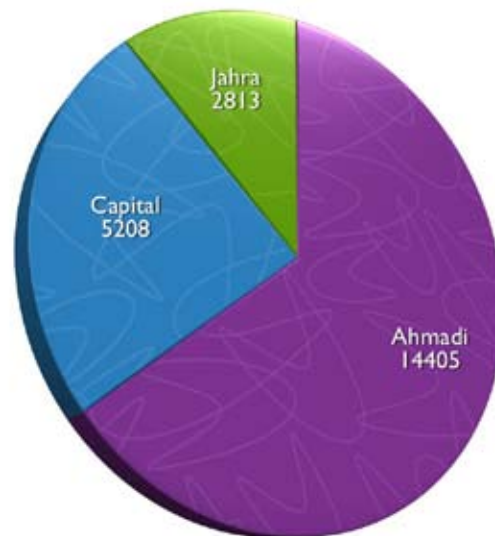




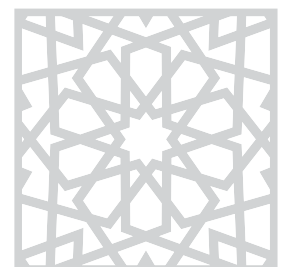
Sixth: Prices of Chalets:

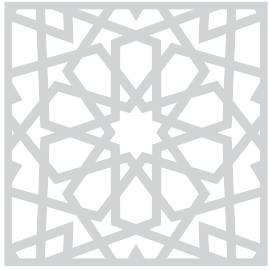
Chalets prices remained stable in the governorates of Kuwait in spite of the approach of summer season, where the average price per square meter valued KD 14.405 in Ahmadi Governorate, KD 5.208 in the Capital Governorate and KD 2.813 in Jahra Governorate. La'alea Khairan witnessed substantial tradings after the launch of the third phase of the project, which is known for its small offered plots, and the spacious frontage of new plots.

Average Rate per Square Meter (Chalets) - Q2, 2010



Area	Sea façade	Chalet Value (Land)		Price of Sea façade per Meter (KD)		Average Meter Price of the Sea façade during Q1-2010 (KD)
		From	To	From	To	
Mina Abdullah	15	120,000	195,000	8,000	13,000	10,500
Al Dabaeah	15	135,000	210,000	9,000	14,000	11,500
Al Juliah	15	195,000	300,000	13,000	20,000	16,500
Al Zour	15	165,000	230,000	11,000	15,333	13,167
Nuwiseeb	15	157,000	215,000	10,467	14,333	12,400
Asheerge (Doha)	15	55,000	86,250	3,667	5,750	4,708
Doha	15	70,000	101,250	4,667	6,750	5,708





Seventh: Prices of Freehold Apartments:

The average price rate for freehold apartments remained stable during Q2-2010, whether constructed or under construction, as prices at the internal sites ranged between KD 350-680 per square meter (of the apartment area as per the title deed) as compared to the average price during Q2-2010 that ranged between KD 350-670 per square meter. Hawally Governorate witnessed the highest trading rate, followed by Ahmadi and Farwaniya Governorates.

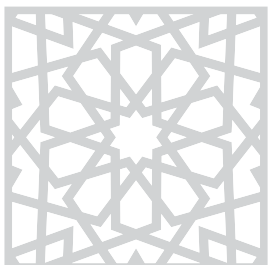
Demand on freehold apartments with a direct or semi-direct view on the sea (Arabian Gulf Road) remained stable, as the average price per square meter ranged between KD 850 to 1150 (contingent upon the space of the apartment as per to the title deed) similar to the prices in Q1-2010.

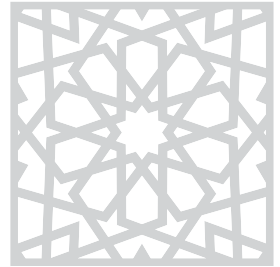
Apartments with a direct sea front are often marked by Super Deluxe finishing incorporating many features, including:

- Dedicated car parking (free).
- Satellite channels provided for free or at reduced rates.
- Advantages offered such as free access to swimming pool, health gym or entertainment nursery for children.
- Security and guard services and reception hall on ground floor with central air conditioning.
- Free comprehensive maintenance service during a period to be agreed upon.

The internal sketching and layout of the apartment's facilities also plays a key role in the way such apartments are marketed, where a high demand by certain tiers of the society for housing or re-lease purposes is reported.

In general, freehold apartments combine certain privileges such as; the low total value, easy trading as compared to real estate lands and residential houses, and rewarding returns in case of leasing, in addition to the high demand reported by Kuwaiti Nationals and expatriates as well. Freehold apartments are a point of attraction for newly-married Kuwaiti Nationals, small investors, women in particular, and the old-aged people whose sons got married; thereby they do not need such roomy family house; especially because the amount spent in purchasing a freehold apartment is lesser than the amount invested in other types of real estate.





However, the landlords failure to meet their promises and commitment to bear the regular maintenance expenses had negative impact on freehold units shown by the reluctance of investors in this product.

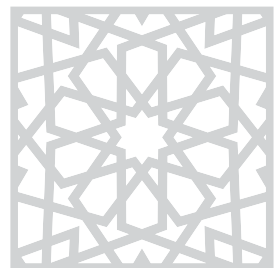
Promulgation of a law allowing expatriates to possess freehold apartments is urgently needed, as it will certainly address some of the problems that have arisen due to the absence of such a law including some current legislations of the Real Estate Landlord Union.

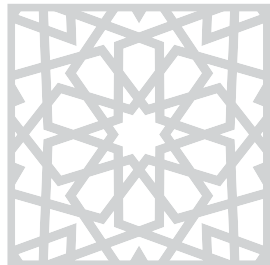
Eighth: Occupancy Rates and Rentals:

Occupancy rates of all types of investment properties remained stable; ranging between 90% to 95%. Average rental rate has ranged between KD 150 to KD 220 for apartments with 1 b/r and a hall, KD 180 to KD 250 for apartments with 2 b/r and a hall, KD 220 to KD 350 for apartments with 2 b/r, a hall, 2 bathrooms, and a maid room, and KD 250 to KD 400 for apartments with 3 b/r and a hall; while keeping in mind that rental rates vary according to the area, design, and finishing.

Average rental rate per square meter in commercial ground floors stabilized and ranged between KD 15 to KD 25 per square meter and may reach KD 30 in prime locations. Average rental rate for each square meter in offices is ranged between KD 5 to KD 8 for the different areas in Kuwait and approached KD 7 or above in Kuwait City according to the location, level of finishing, and the services provided to tenants and guests. The rental rate of Smart offices; turn-key, furnished, and equipped offices with all technologies, options, and secretaries for use on short-term basis; especially by foreign companies that tend to rent such offices for intermittent intervals, reached KD 8 or more per square meter.

A noticeable stability in the rental rates of industrial plots is reported, as the average price rate for each square meter in ground floors; showrooms, ranged between KD 10 to KD 30 in Industrial Shuwaikh, bearing in mind that rates are location-specific. Al Rai Building area comes second with the average price rate ranging between KD 10 to KD 20 for each square meter, while the average price rate for each square meter in Industrial Fahaheel is ranged between KD 12 to KD 16.





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Average Trading of Rental Values of Investment Properties In Governorates of Kuwait, Q2 - 2010

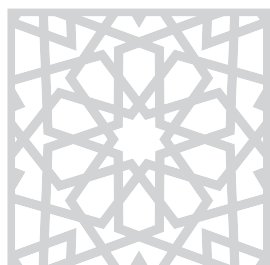
Governorate	Area	1 b/r & 1 Hall (48-50) M ²	2 b/r, 1 hall & a bathroom (58-60) M ²	2 b/r, 1 hall & 2 bathrooms (70-74) M ²	2 b/r, 2 bathrooms & a maid room (80-85) M ²	3 b/r, 1 h, maid room (100-110) M ²
Hawally	Salmiya	170-160	200-210	220-240	250-260	320-350
	Hawally	160-150	210-220	210-225	240-260	320-340
	Jabriya	160-155	210-220	220-240	250-260	320-340
	Shaab	195-185	225-240	260-280	260-300	340-380
	Shaab (Sea Side)	210-200	260	280-300	300-320	360-400
Capital	Sharq	200-220	250-260	300	320-350	360-400
	Qibla	220	240-250	280-300	300-320	350-360
	East Mukawa	200	230-240	260-300	300-320	340-380
	Dasman	220	240-250	320	340-350	380-420
	Bneid Al Gar	200	240-250	280	320-340	360-400
Farwaniya	Khaitan	165	185-195	210-230	240	260-300
	Farwaniya	165	195-200	210-230	240	260-300
	Jleeb Al Shoyoukh	165	180-190	220-230	240	-
	Al Reqae	165-175	195-200	230-240	240-260	310-350
Ahmadi	Fintas	150-165	170-185	190-200	220-225	250-275
	Mahboula	150-165	160-175	190-200	220-225	250-275
	Abu Halifa	150-165	170-185	190-200	220-225	250-275
	Mangaf	150-165	160-180	190-200	220-225	250-275
	Fahaheel	160-175	170-190	200-220	220-240	260-280
Jahra	Jahra	165	190-200	220	225-240	260-280

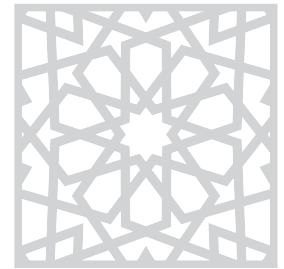
* Rental values include properties with internal locations with new finishing.

* Rental rates are higher for apartments located at prime locations (Sea, Main Streets, Services available, etc...), apartments with high quality finishing, and apartments provided with a certain type of services included with the rental (Swimming Pool, Health Gym., Car Parks, Satellite & Internet, Security, etc.)..

* Rental values for investment housing, excluding the commercial activities (Hair Saloon, female tailor shop, etc).

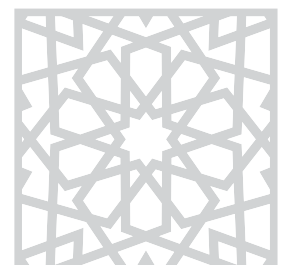
* Rental values referred to in the table do not include electricity (Electricity fees are the responsibility of a lessee not the landlord).

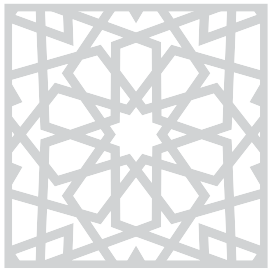




Average Trading of Rental Values of Commercial Properties
Throughout Kuwait, "Q2-2010"

Areas	Basement Average rental per square meter (KD)	Land Average rental per square meter (KD)	Mezzanine Average rental per square meter (KD)	Offices Average rental per square meter (KD)
Salmiya	12-18	20-30	14-18	6-8
Hawally	10-18	18-27	10-16	6-7
Farwaniya	8-15	25-35	8-15	5-7
Khaitan	6-15	25-35	6-15	6-7
Mangaf - Aziziya	7-15	20	7-15	7-8
Fahaheel	8-15	18-25	8-15	5-6
Dajeej	2.5 *	8-10	5-6	-
Kuwait City	10	25-30	10-12	6-7

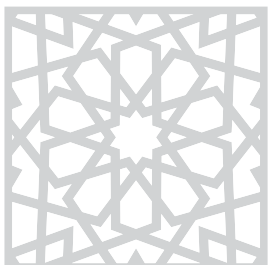


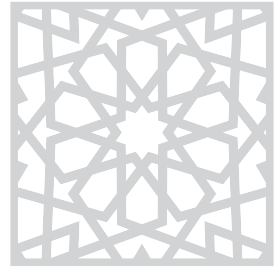


Average Trading of Rental Values of Industrial Properties Throughout Kuwait, Q1-2010

Areas	Basement Average rental per square meter (Warehouses)	Ground Average rental per square meter (exhibitions)	Mezzanine Average rental per square meter (offices)
Industrial Shuwaikh	3-4	12 - 30	3.5 - 7
Al Rai	3.5 - 4	12 - 20	3.5-6.5
Sabhan	2.5 - 3	4-6	2.5 - 3
Al Ardiya (Warehouses)	3	6 - 6.5	3-5
East Ahmadi	2-4	8-14	3.5 - 5
Industrial Fahaheel	2.5 - 4	12-16	3-5

It's worth noting that this Report monitors the general trends of the local real estate market trading in the State of Kuwait. However, Evaluation & Studies Section at KFH believes that a separate valuation should be made for each real estate property and the respective rental value and returns should be determined to ensure the fair valuation for each property.





Terminology

Private Housing Building:

The typical buildings designated for a single family and located in the low density population areas and are constructed by individuals or private sector enterprises and have different architectural designs made by multiple landlords, or the lands which are distributed by the State under the Housing Welfare Schemes; and thus have unified or various architectural designs.

Investment Housing Building:

A multiple residential units building (Apartments, Villas, Duplex, and Studios) used for freehold or renting purposes in all storeys.

Private School Building:

A building designated for the provision of educational services for one or multiple educational stages.

Hotel and Motel Building:

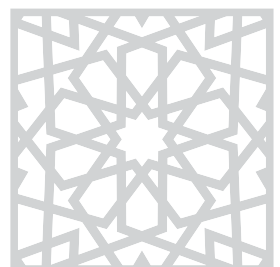
A building designated for short accommodation by guests for tourist and recreational purposes where general services are presented to guests.

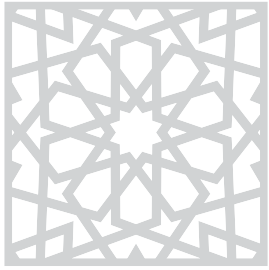
Commercial Building:

A building where the basement, ground, and mezzanine floors are allowed for use as shops, which may be designed as a set of adjacent or separate shops with corridors at the commercial street, or as spacious areas. Repetitive storeys may be used as offices or for any other business activity.

Industrial Building:

A building designated for the industrial, warehousing, service, or craftsmanship purposes.





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Residential Complexes Inside and Outside Kuwait City:

A residential building incorporating multiple premises designated for investment housing. Such premises are typically composed of multiple residential units including apartments, villas, studios, and duplex units designated for renting or freehold use in all storeys, and may be designed as adjacent to or separate from each other, provided that the built area may not be less than 3,000 m². Vacant spaces designated for the range of vision and convenience of eyesight are included in the total area required for the construction of the complex.

Coastal Strip Buildings:

Buildings built by individuals on their own land extended throughout the coastline.

Buildings for Horticulture Activities:

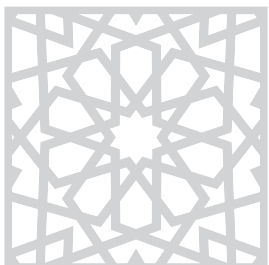
Buildings designated for the cultivation, care, show, and sale of flora and flowers of different types, care of gardens and agricultural products, inventory of seeds and agricultural needs, and office spaces.

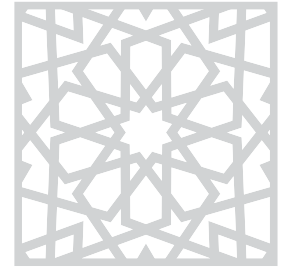
Private Chalets:

Buildings or facilities established outside public order under leasing contracts for the lease of the State owned properties for recreational and entertainment purposes.

Private Hospitals:

Premises designated for the provision of general or specialized medical services (Outpatient clinics, operating theaters, laboratories, patient rooms and wards).





Measurement Units:

Length

- Meter is the International Standard Unit for linear measure.
- 1M = 10 cm = 1000 millimeter
- Yard = 3 feet = 0.9144 m.
- Foot = 12 inches = 30.48 cm = 0.3048 m
- Inch = 2.54 cm = 0.0254 m
- Km = 0.6214 mile = 1000 m
- Land Mile = 1.6093 Km = 1609.0 m
- Nautical Mile = 6080 feet = 1.853 km = 1853 m
- League = 3 Miles = 4.8281 Km = 4828 m
- Al Bou = approximately 2 m
- Fathom = 182.88 cm = 1.8288 m
- Cubit = 51 cm = 0.51 m
- Span = 22.86 cm = 0.0229 m
- 1 M = 1.0936 Yard = 3.2808 Feet = 39.37 Inches

Area

- Square Meter is the International Standard Unit of area.
- Hectare = 10 Donum = 2.471 Feddan = 10,000 m²
- Feddan / Acre = 4046.8 m²
- Donum = 1000 m²
- Square Meter = 10,764 square feet

