



KFH Local Real Estate Report

Fourth Quarter 2013 - Kuwait

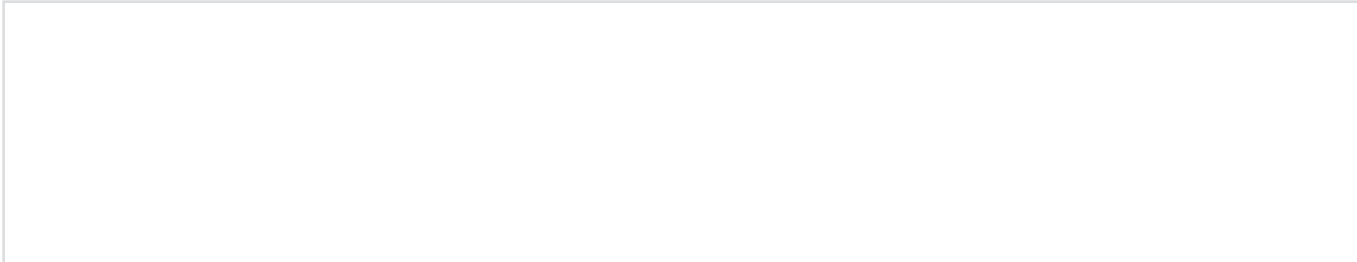
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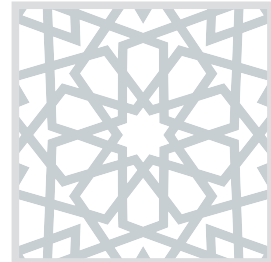
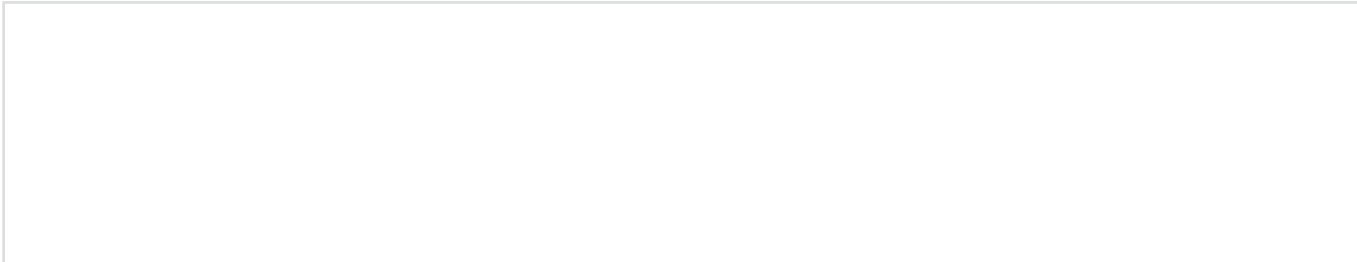
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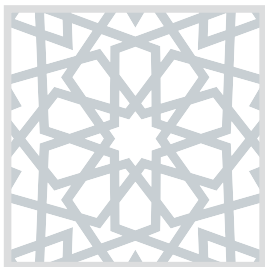
بيت التمويل الكويتي
Kuwait Finance House





KFH Local Real Estate Report
Fourth Quarter 2013 - Kuwait





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Dear Reader,

As a completion to the role of Kuwait Finance House (Baitak) in the area of social services and disseminating weighty real estate awareness, it pleases us to issue this report about the local real estate market on Q4/2013. The report includes a survey and an analysis of the data and an indicator related to the performance of this sector held as a priority for a Kuwaiti citizen. In issuing this report, we took into due consideration a set of indicators which seek to be highly comprehensive so as to cover the whole geographical areas of Kuwait.

The report will also display truthfully and neutrally the picture to clients, officials, decision makers and those interested in real estate affairs inside and outside Kuwait in light of reliable information and sources.

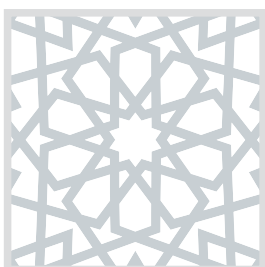
In the end, I would like to thank the work team who took the trouble to prepare this report and other individuals who extended their technical and administrative support in order for this report to see light. We also hope that this effort will be a good asset to the national efforts aiming to set and establish objective and solid frames for real estate awareness in the State of Kuwait.

We, on our part, accept and approve all remarks aiming to develop this report and the information included therein, besides energizing the real estate movement in the country. This report will continue to be published in English to highlight the information included in it and to lay emphasis on the results and recommendations. By doing so, we hope to meet the requirements of the market in the light of the available data. In addition, the Report will also include a part on the major real estate terms in vogue in the local real estate market, so that they could be at the disposal of all for a better understanding of the real estate language.

May Allah the Almighty guide us in the way of righteousness.



Mohammad Sulaiman Al-Omar
CEO
Kuwait Finance House



Introduction

In light of the exalted directions of H.H. the Amir calling for going ahead with solving the housing problem, Kuwaiti government undertook to establish 36,700 residential units by the year 2017, and to spare no effort in solving the housing problem so that the dream of owning a house comes true, taking into consideration the limitedness of lands and their soaring prices. Spending on the infra-structure by the government to serve this end is one of the key tools currently utilized by the government through investments in housing sector, healthcare, communications, education...etc. Undoubtedly, spending on infra-structure assists in building solid and sustainable economic growth through raising the standard of living and providing job opportunities to citizens.

Housing sector is a major part of the infra-structure sector to be invested in the housing projects. It represents the backbone of the governmental investment with social and economic impacts. A number of projects, including new cities, worth KD 758 million are in progress as declared by the Public Authority for Housing Welfare. At the same time, Kuwait Airport is undergoing an expansion process with an approximate cost of USD 2 billion, in addition to Al-Zour Water and Electricity Facility with an approximate cost of USD 3 billion, not to mention Al-Hareer City and other hospitals, roads and flyovers. Another exciting development popped up, i.e. the new program aiming to support housing and subsidize building materials. It goes without saying that governmental support to housing sector is highly important for reducing inflation which hit the real estate prices, either in purchase or lease. It should be admitted that this state of affairs affected negatively the ability of a percentage of the citizens. Investment in the housing sector will certainly assist in providing social security and stability through providing a house so far deemed a major concern for a Kuwaiti citizen, in addition to acting as a source of personal security for him.

It has been a convention that the government was the body in charge of executing the infra-structure projects, but parallel studies confirmed that involving private sector in these projects will have a great positive impact through competitiveness connected with speedy execution, high quality and reduced cost. This will push the private sector to take up one of its major responsibilities exemplified in providing job opportunities in the local market, besides benefiting from the available experiences and potentials of the private sector, assimilating the experiences of the advanced countries in the area of housing investment and copying their technical experiences. This is meant to achieve the ultimate goal of providing a decent and appropriate accommodation for a Kuwaiti citizen, apart from transparency and minute supervision.

In addition to the real estate sales during Q4/2013, the real estate sales showed an improvement compared to the sales of Q3 of the same year. It continued to soar starting from Q1 of the year and took

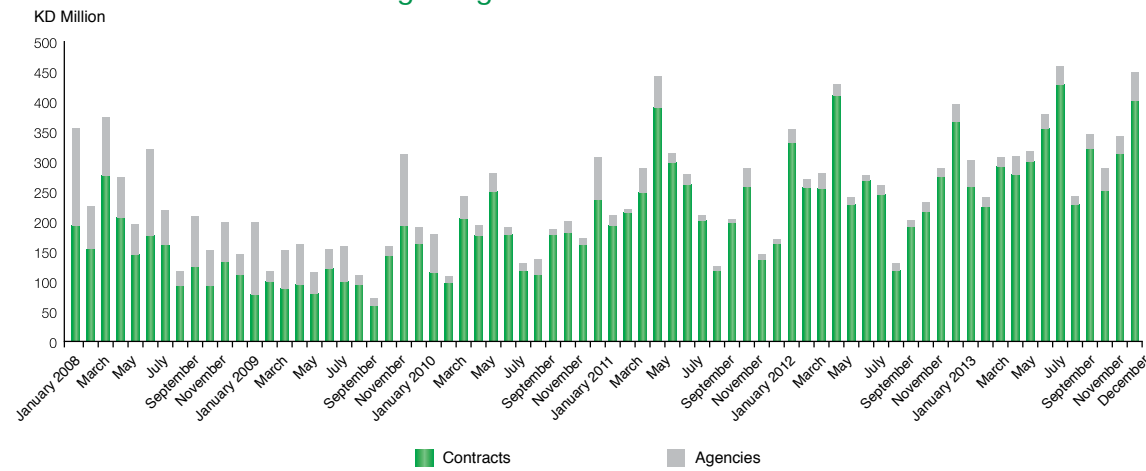
the same course to overstep the KD 1 billion barrier in Q2 and 3 consecutively. It took the same course during Q4 to register a record high never witnessed since Q4/2007. This remarkable high, irrespective of the events which occurred during 2013 such as the Eid Al-Adha and pilgrimage season, coincided with the low number of available residential property and the rise in the number of investment dealing and a remarkable decrease in the sales of commercial real estate during this quarter. The other real estate indicators of commercial buildings and towers showed a remarkable improvement during the year. Consequently, the value of the real estate trading was about KD 1.080 billion in Q4/2014 compared to about KD 1.047 billion in Q3/2013. This means an increase at 3% equaling KD 32.6 million. Thus the value of real estate sales since the beginning of the year till the end of the year came near to the barrier of KD 4 billion, thereby registering approximately KD 3.985 billion in 2013 at a percentage of 19% equaling KD 629 million above the 2012 sales which registered about KD 3.355 million.

Total real estate trading value per month from the beginning of 2008 till Dec. 2013
Value in million KD

Description	2008	2009	2010	2011	2012	2013
January	357	200	178	211	354	303
February	225	115	107	220	270	239
March	375	152	241	290	281	308
April	274	163	192	442	429	310
May	196	115	280	313	238	318
June	320	153	191	278	277	380
July	220	158	130	211	261	461
August	117	109	137	124	129	241
September	209	73	186	203	202	346
October	151	159	199	290	233	289
November	200	311	171	145	286	343
December	145	189	308	169	395	449
Total	2,790	1,897	2,315	2,896	3,355	3,985

Source: Department of Registration and Authentication – Ministry of Justice

The Monthly Growth in the Dealings of Real Estate from the Beginning of 2008 till December 2013



The share of the real estate dealings in private housing receded to the percentage of 46% from the total value of real estate dealings in Q4/2013, whereas these dealings formed half the real estate dealings in Q3/2013. This can be attributed to the drop in the residential real estate dealings at a percentage of 5% which is worth KD 27.5 million during Q4/2013 compared to the residential trading in Q3/2013.

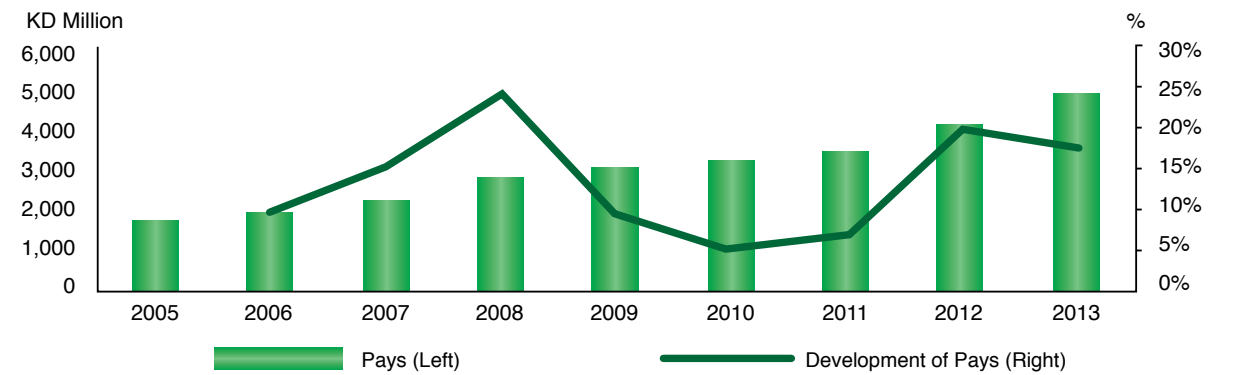
On the other hand, the share of investment dealings showed an improvement to form 43% of the total values during Q4/2013 compared to a share of 36% out of the total dealings in Q3/2013. Investment real estate dealings showed a remarkable rise at 23% which is worth KD 86.4 million compared to their value in Q3/2013.

This hike in the value of invested real estate was reflected in the rents of residential flats, namely the newly built ones which entered the market. This hike ranged between 16% - 20% during Q4/2013 compared to Q3/2012.

This came as a result to the different locations, quality and services connected with the rented real estate. The rental value ranged between KD 250 – 350 during Q3/2013 compared to a rental value ranging between KD 350 during Q4/2013 for a 60 meter flat. It also ranged between KD 200 – 350 during Q3/2013 for 70 – 74 meter flats and a rental value ranging between KD 220 – 400 during Q3/2013 for the 80 – 85 meter flats. The rental value ranged between KD 425 – 565 during Q4/2013 compared to KD 425 – 565 during Q3/2013 for 100 – 110 meter flats.

It is expected that the increased governmental salaries and wages will boost the demand for private residence, citing the limitedness of supply which triggered high rents in the residential areas. The amount of governmental salaries amounted to about KD 4.8 billion up to Q3/2013 with an increase at 18% which equals KD 728/- compared to KD 4.1/- in 2012.

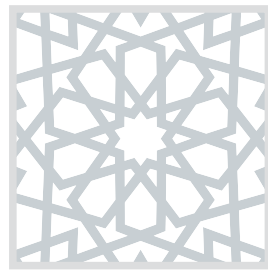
Amounts of salaries paid to governmental employees and changes therein from the fiscal year 2004 – 2005 to 2012 – 2013.



Source: Fifth category of the budget of the state of Kuwait in September 2013.

High revenues of invested real estate property were remarkable in most of the governorates as the average percentage was 6.95% during Q4/2013. In the capital governorate revenues went up by 6.5%; in Hawally governorate it was 6/7; in Fawaniya and Ahmadi, it was 7% and it was 7.15% in Mubarak Al-Kabeer governorate. This reflects a remarkable increase in the value of investment property as the average value of a building amounted to KD 881000/- in Q3/2013.

Commercial real estate trading formed about 10% during Q4/2013 compared to a share of 13% of the real estate trading in Q3/2013. On the other hand, the volume of commercial dealings dropped by 17%, i.e. KD 23.17 million in Q4/2013 compared to Q3/2013.



Q4/2013 witnessed a relative drop in the trading of handicraft property and exhibitions, with a share of about 1% in Q4/2013 compared to a share of 2% of the total real estate trading during Q3/2013. Warehousing and handicraft real estate trading during Q4/2013 dropped significantly by 20%, i.e. KD 3 million, compared to its registered value during Q3/2013 which witnessed an increase by 35%, i.e. KD 8.5 million, compared to the trading of Q2/2013.

The trading of the coastline did not witness any remarkable activity during Quarters 3 and 4/2013 compared to the share of 2% of the real estate trading during Q2/2013. These tradings amounted to about KD 11.7 million during Q2/2013, whereas they did not register any activity during Q1/2013.

With respect to prices of residential real estate, they continued to soar during Q4/2013 compared to the increase throughout the year in most governorates of Kuwait at a percentage of 3.9% compared to a moderate rise in prices during Q3/2013 which realized an average rise at a percentage of 4.5% for all governorates of Kuwait.

With reference to the prices of residential investment, they continued to hike remarkably as they reached about 7% during Q4/2013 compared to 5% in Q3/2013.

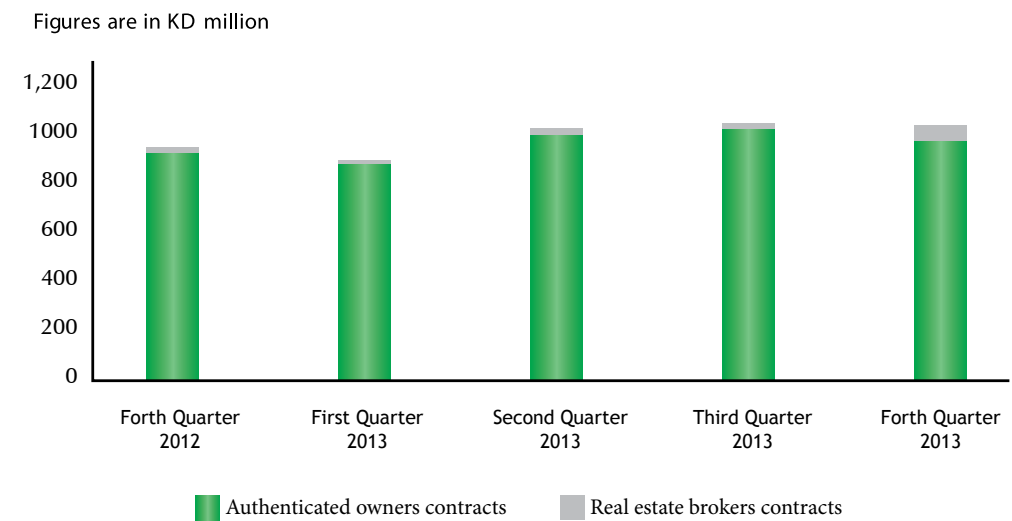
Commercial real estate prices indexes have also witnessed a tangible increase at about 3.7% in Kuwait governorates as the average rise in prices went up to register KD 5,773 for a separate meter for commercial property in the capital, and KD 3,339 in Hawally during Q4/2013.

On the other hand, the average price for a square meter in Ahmadi went up by 3.7% compared to Q3/2013 as it registered about KD 2,881 during Q4/2013. The average price for a meter in Farwaniya registered KD 2,395 in Q4 with an increase at 5% compared to Q3/2013. Al-Jahra governorate witnessed an increase at 6% as the price of a meter registered KD 2,680 in Q4/2013. This means that real estate investment continued to be the most attractive.

Market Trends:

At the level of the real estate market, the dealings indices issued by the Department of Registration and Authentication at the Ministry of Justice registered about KD 1,080 billion during Q4/2013, with an increase of 3%, i.e. KD 32.6 million above their value which registered about KD 1,047 during Q3/2013.

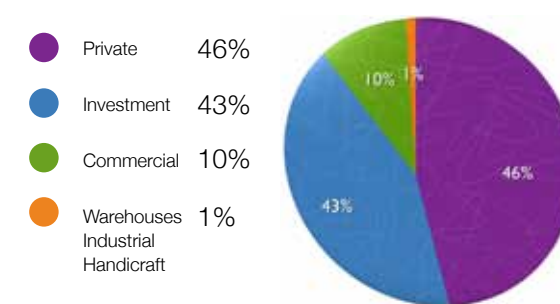
Development in the total value of real estate dealings starting from Q3/2012 till Q3/2013.



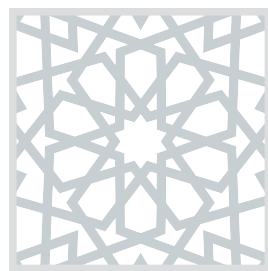
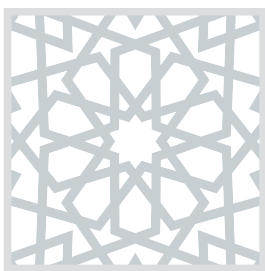
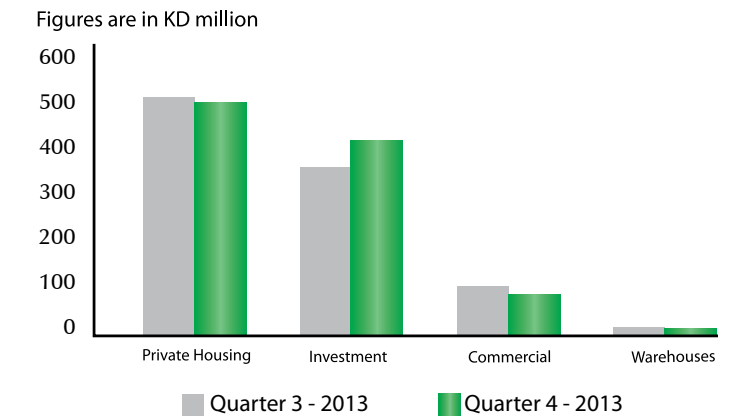
The real estate tradings by contract receded to register KD 974 million in Q4/2013, with a slight drop of 1%, i.e. KD 12 million compared to their value amounting to KD 986 million as in Q3/2013. On the other hand, the total real estate dealings by agencies registered about KD 106 million during Q4/2013, with a remarkable rise at 71%, i.e. about KD 44 million compared to their value in Q3/2013 which registered about KD 62 million.

Real estate trading by contract went up on annual basis at a percentage of 12.7%, i.e. KD 110 million, as it registered about KD 864 million in Q4/2012. The value of the total real estate trading by agencies doubled and realized a remarkable activity on an annual basis at KD 55 million compared to their value amounting to KD 51 million which was registered in Q4/2012.

% of Trading Value of each Real Estate Sector compared to Total Real Estate Trading Q4-2013



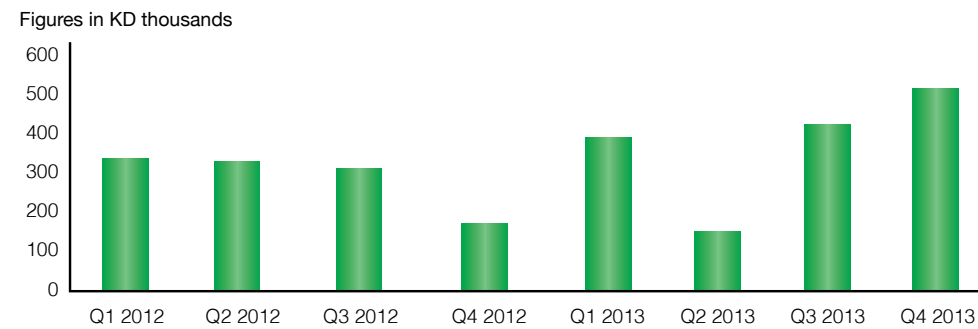
Total Value of Real Estate Trading Q4-2013





With reference to the average total trades, it registered about KD 526,000 during Q4/2013 with an increase at 19%, i.e. KD 85 million, compared to about KD 441,000 in Q3/2013.

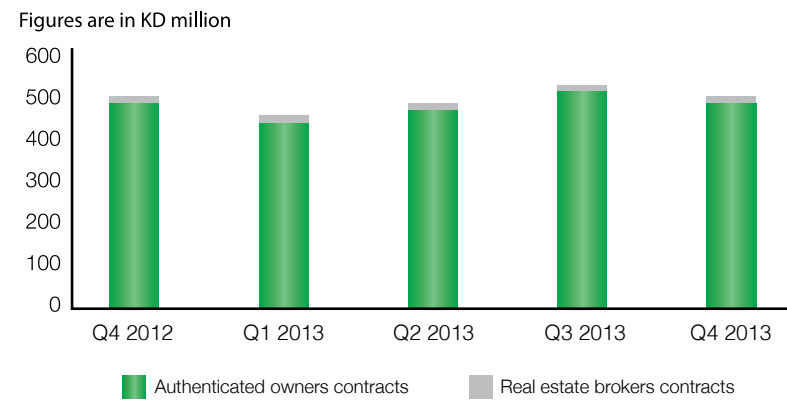
Development of the average trading value out of the total real estate value starting from Q1/2012 to Q4/2013



Private Housing Trends

Private housing deals receded to form 46% of the total real estate trading during Q4/2013 due to the drop in their value compared to their value in the previous quarter. It used to contribute by a share of 50% out of the total real estate trading during Q3 and 2/2013.

Development of Real Estate Trading (Private Housing) (Q4-2012 to Q4-2013)

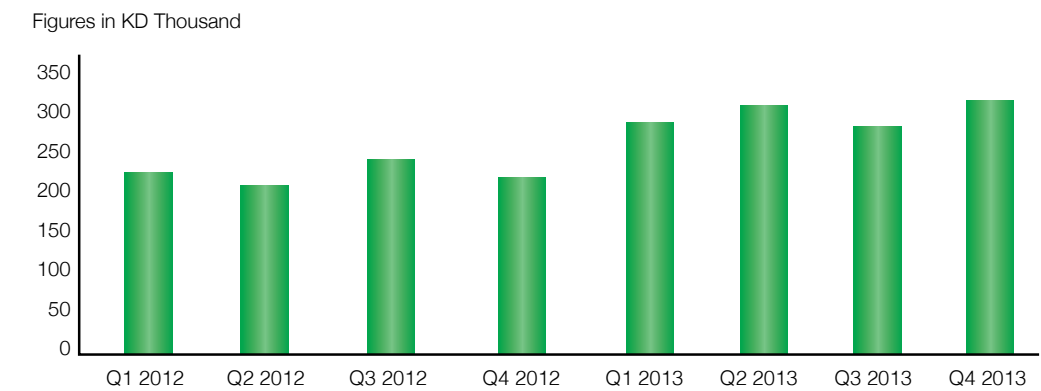


Private housing deals registered about KD 491 million in Q4/2013 compared to their value which registered KD 519 million in Q3/2013 with a drop of about KD 27.5 million at a percentage 5%.

The private housing deals went down to register about 1,574 deals in Q4/2013 compared to 1895 in Q3/2013 at a percentage of 17% while forming 321 deals.

At the same time, the average value of each transaction in Q4/2014 went up to reach KD 213,000 with an increase at 14% which form KD 38 million compared to KD 274000 during Q3/2013.

Development of the average value of a transaction in the residential real estate trading Q1/2012 – Q4/2013

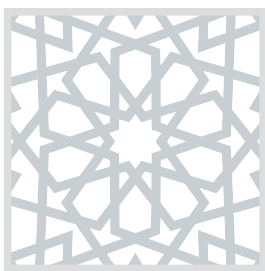


As regards the monthly trading of private housing during Q4/2013, it registered the highest trading share in October 2013 as it accounted for 35%, i.e. KD 170.4 million out of the total trading. December came second as it accounted for KD 164.9 million, with a share of 33%; November came last as it accounted for KD 156 million, with a share of 32% out the private housing trading during Q4/2013.

Investment Property Trends:

Investment real estate trading continued its movement up during the year as it hiked during Q4/2013 to register about KD 466 million, with a rise of KD 86 Million forming a percentage of 23% compared to its value registering KD 380 million during Q3/2013.

During Q4/2013, investment trading contributed by a share of 43% of the total trading value against a share of 36% out of the total value of trading during Q3/2013.





Development of Real Estate Trading (Investment) (Q4-2012 to Q4-2013)

Figures are in KD million



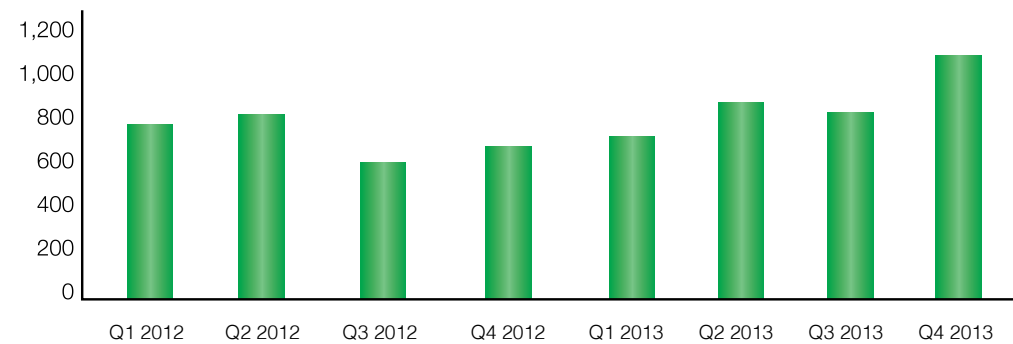
The rise in investment tradings value comes accompanied by a limited rise in their number registering 433 deals during Q4/2013, with a rise less than 05%, i.e. 431 deals during Q3/2013.

With relevance to the average value of the investment real estate deal, it witnessed a remarkable rise during Q4/2013, thus breaking the barrier of KD 1 million as it registered about KD 1.08 million. The rise amounted to KD 195 million with a percentage of 22%. A single deal registered about KD 881000 during Q3/2013.

The average value of an investment real estate trading deal increased by KD 378000 with a percentage exceeding 05% to bring the percentage up to 54% compared to Q4/2012 in which the average value of a deal amounted to about KD 698000.

Development of the average value of a transaction in the residential real estate trading Q1/2012 – Q4/2013

Figures in KD Thousand



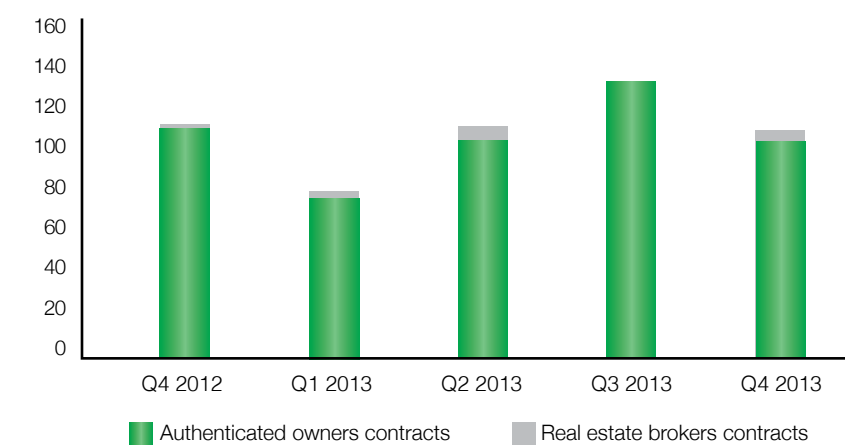
With reference to the volume of monthly investment trading during Q4/2013, December accounted for more than half of the tradings with a share of 52% out of the total investment tradings during Q4/2013, registering an amount of KD 244 million; November came second with a share of 34% with an amount of KD 157 million; October came third with a share of 14% registering an amount of KD 65 million.

Commercial Property Trends:

Commercial real estate tradings value receded remarkably during Q4/2013, registering about KD 110 million during Q4/2013 compared to about KD 133 million in Q3/2013 with a drop of about KD 23 million at a percentage of 17%. This caused its share to drop out of the total real estate tradings to form 10% of the total tradings in Q4 compared to a share of 13% during Q3/2013.

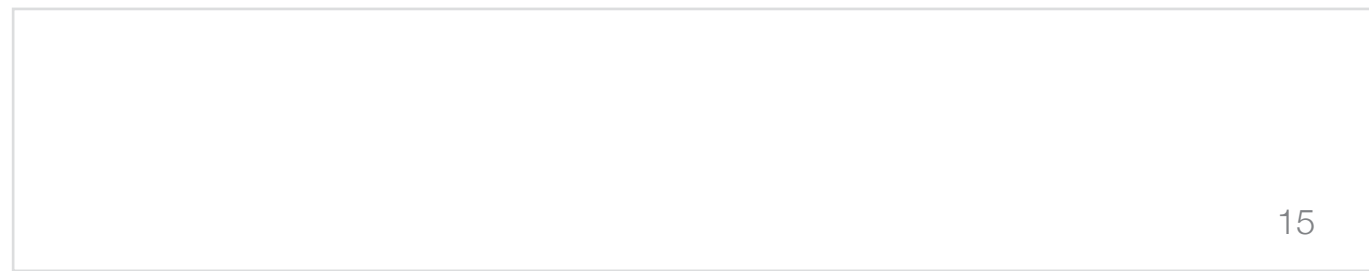
Development of Real Estate Trading (Commercial) (Q4-2012 to Q4-2013)

Figures in KD Million



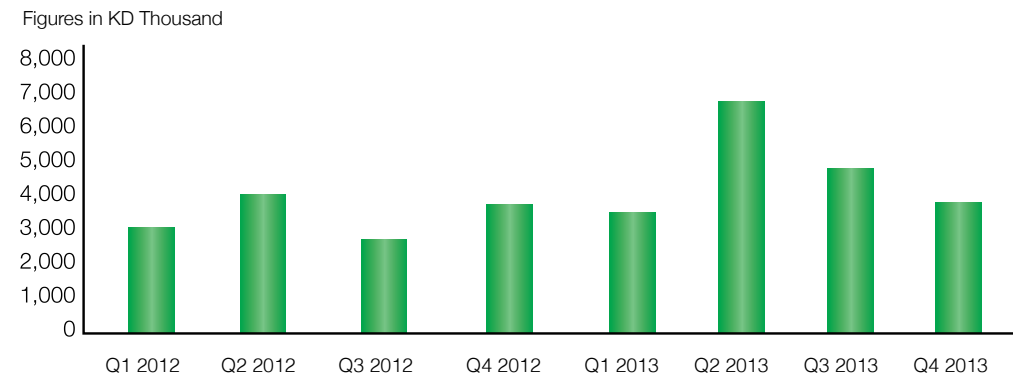
Regarding the number of commercial deals, they were steady during Q4/2013, registering 30 deals of commercial property during Q4 which is the same as the number of deals registered for Q3 of the year.

As for the average value of the tradings in commercial property, a deal registered an average of KD 3.7 million during Q4/2013, at a receding percentage of 17%, i.e. KD 772000. The value of a deal amounted to KD 4.4 million during Q3/2013.





Development of the average value of a transaction in the residential real estate trading
Q1/2012 – Q4/2013



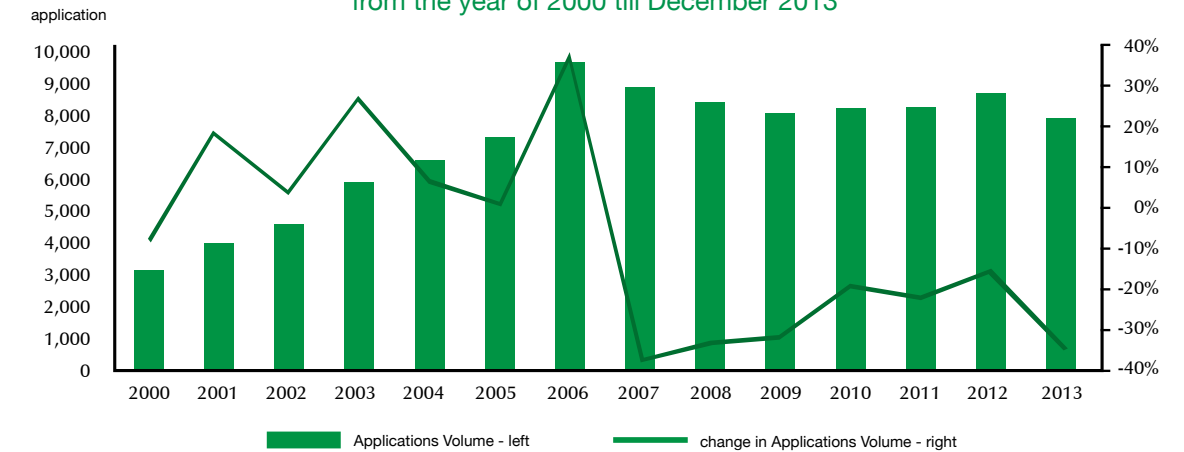
As for the monthly tradings of commercial property during Q4, October came first with a share of 45% of the monthly value of the commercial tradings during Q4, with an amount of about KD 49.9 million; December came second with a share of 33% amounting to KD 35.8 million; November came third with a share of 22% amounting to KD 24.5 million.

Price Index:

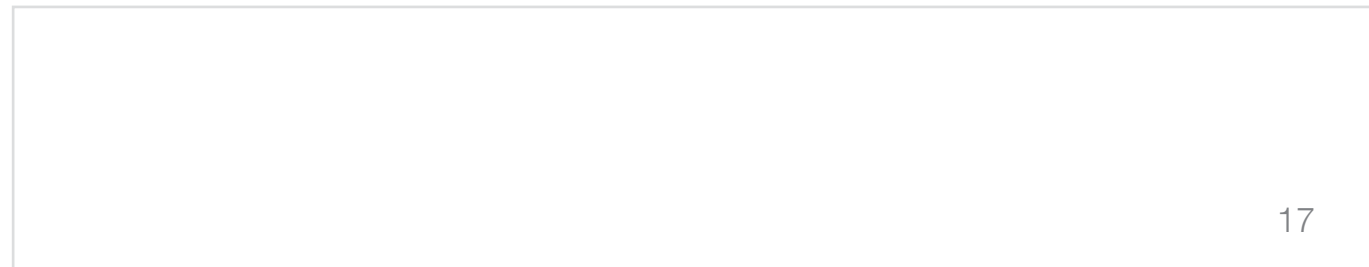
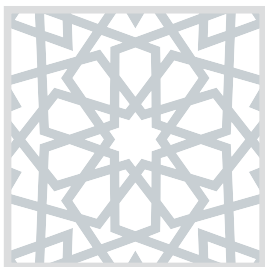
Price of private residential lands.

The government aims to build more than 36000 residential units up to 2017, whereas the number of residential applications so far accumulated is about 108003 from the year 2000 to December 2013. The applications submitted to the Housing Welfare Authority were about 7930 in 2013 against 8500 already submitted in 2012. This requires more biddings to secure this number of residential units in order for the limited supply not to influence prices. What mitigates the intensity of the crisis are the efforts exerted by the governments to build residential projects including about 20,002 units, out of which 13,600 units including flats, houses and plots already delivered in Sabah Al-Ahmad and Jaber Al-Ahmad suburbs, in addition to West Sulaibekhat project, Al-Naseem plots and the two projects in progress in Khairan and Wafra.

Housing applications submitted to Public Authority for Housing Welfare starting from the year of 2000 till December 2013



It is worth mentioning that the Public Authority for Housing Welfare has adopted an ambitious plan during the period from 2011 to 2014 endorsed by the government to involve some of the major companies in the various economic sectors, in addition to pumping new investments into the body of Kuwait economy. Among those projects are those for building houses plots, services, buildings and public facilities, with all ancillaries including streets and other facilities. Achievement percentage was more than 90% according to the information released by the Public Authority for Housing Welfare.



The technical system for studying developmental projects and initiatives have floated a number of projects and initiatives, as follows

S/N	Location	Value of Contract	% of Accomplished Projects	
			Q4-2013	Q3-2013
1	Sabah Al-Ahmed City	133	85 %	84 %
2	Sabah Al-Ahmed City	128	68 %	62 %
3	Jaber Al-Ahmed City	201	69 %	62 %
4	Northwest Sulaybekhat	34	27 %	19 %
5	Sabah Al-Ahmed City	19	27 %	27 %
6	Northwest Sulaybekhat	38	19 %	19 %
Cost		KD 553 Million		

PAHW's List of Public Facilities (December 2013)

S/N	Location	Value of Contract	% of Accomplished Projects	
			Q4-2013	Q3-2013
7	Sabah Al-Ahmed City	34	32 %	28 %
8	Saad Al-Abdullah City	2	81 %	63 %
9	Sabah Al-Ahmed City	39	25 %	16 %
10	Sabah Al-Ahmed City	6	15 %	8 %
11	Jaber Al-Ahmed City	57	9 %	6 %
12	Sabah Al-Ahmed City	45	3 %	2 %
Cost		KD 183 Million		

PAHW's List of Road Network and Perquisite Services (December 2013)

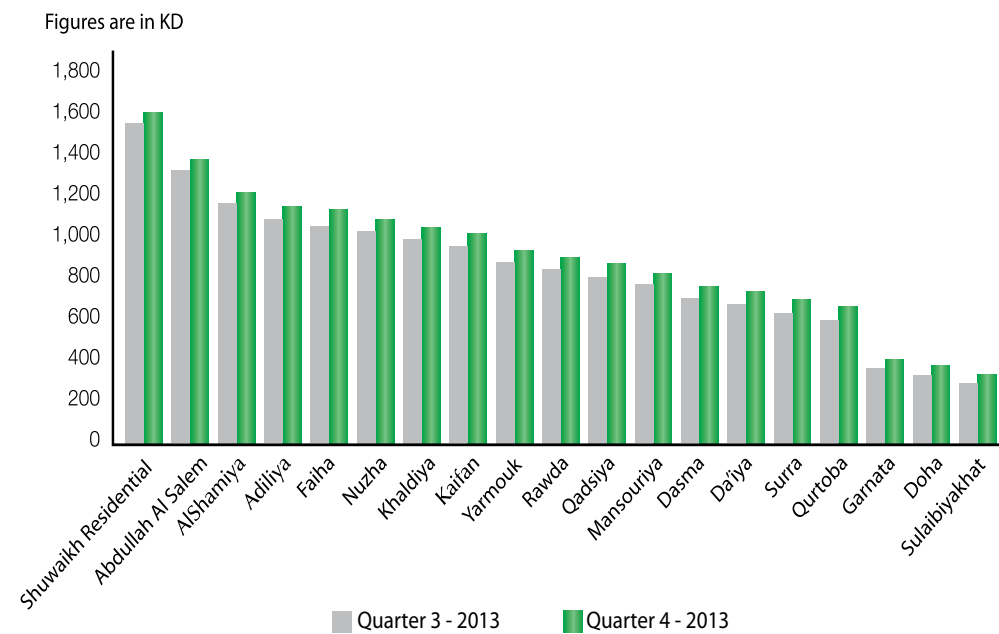
S/N	Location	Value of Contract	% of Accomplished Projects	
			Q4-2013	Q3-2013
12	Sabah Al-Ahmed City	13	93 %	83 %
13	Saad Al-Abdullah City	0.126	100 %	100 %
14	Sabah Al-Ahmed City	7	48 %	47 %
15	Jaber Al-Ahmed City	0.305	100 %	98 %
16	Jaber Al-Ahmed City	0.315	100 %	98 %
17	Fahed Al-Ahmed Residential	2	61 %	26 %
18	Qayrawan District	0.053	100 %	60 %
Cost		KD 22 Million		
Total Cost of PAHW's Enterprises		KD 758		

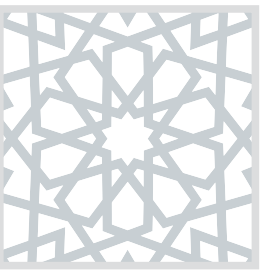
Source: PAHW's List of Enterprises- December 2013 (www.housing.gov.kw)

Indexes of residential lands spotted by KFH continued to hike during Q4/2013. In the capital governorate the hike was 4.2% in Q4/2013 compared to a percentage of 2.6% during Q3/2013.

The average price of a meter in the capital governorate was registered at about KD 1,036 in Q4/2013 compared to an average of KD 994 for a square meter in Q3/2013. This came as a result of the hike in Shuwaikh and Abdullah Al-Salem areas which came first with the highest price registered at KD 1,638 and 1,433 respectively with a hike percentage ranging between 2.7% and 5.6%. Prices in Kaifan area soared by 3.4%, in Doha by 6.9%, Gharnata 4.7%. The prices in Surrah, Daiya, Qurtoba and Sulaibekhat ranged between 2.6% and 3.9%.

Average prices of a square meter in the capital governorate during Q3 and Q4/2013.





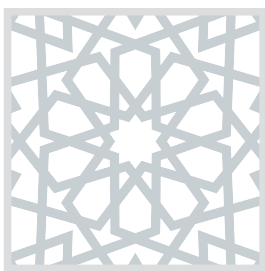
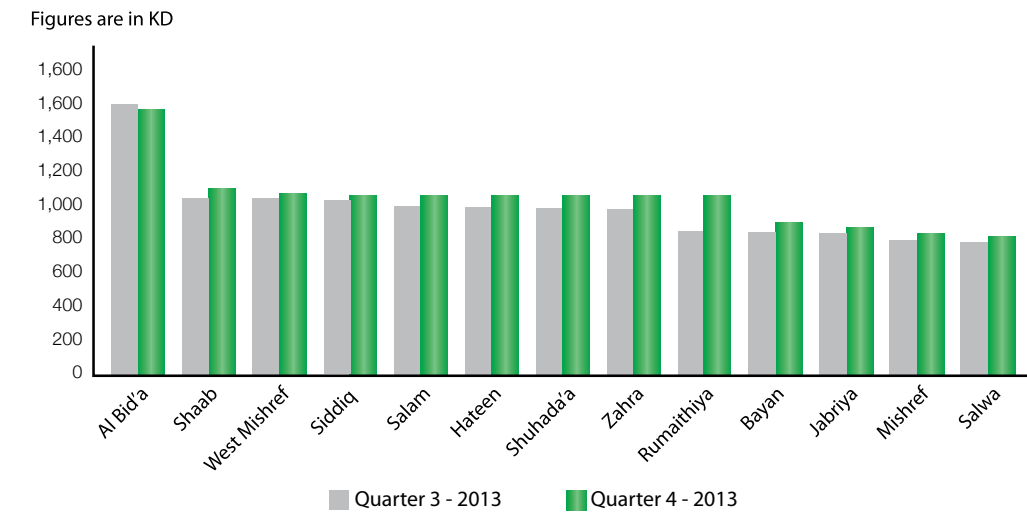
Prices of Residential Land at Capital Governorate

Region	Area	% of Built Area	Location	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q4-2013
				From	To	From	To	
Residential	500	210 %	Internal	700,000	800,000	1,400	1,600	1,500
Shuwaikh	1,000	210 %	Internal	1,300,000	1,500,000	1,300	1,500	1,400
	1,000	210 %	Main	1,550,000	1,850,000	1,550	1,850	1,700
Average Prices of the Region				1,337,500	1,562,500	1,513	1,763	1,638
Abdullah	250	320 %	Internal	600,000	720,000	1,200	1,440	1,320
	500	210 %	Internal	900,000	1,080,000	1,200	1,440	1,320
Al-Salem	750	210 %	Internal	1,150,000	1,350,000	1,150	1,350	1,250
Average Prices of the Region				1,116,667	1,291,667	1,325	1,541	1,433
Al-Shamiya	250	320 %	Internal	312,500	350,000	1,250	1,400	1,325
	500	210 %	Internal	600,000	750,000	1,200	1,500	1,350
	750	210 %	Internal	862,000	1,125,000	1,150	1,500	1,325
Average Prices of the Region				740,714	867,143	1,300	1,400	1,350
Al-Nuzha	500	210 %	Internal	490,000	580,000	980	1,160	1,070
	500	210 %	Main	580,000	680,000	1,160	1,360	1,260
	750	210 %	Internal	750,000	900,000	1,000	1,200	1,100
	750	210 %	Main	840,000	1,050,000	1,120	1,400	1,260
Average Prices of the Region				772,000	902,000	1,092	1,284	1,188
Khaldiya	750	210 %	Internal	700,000	850,000	933	1,133	1,033
	750	210 %	Main	825,000	925,000	1,100	1,233	1,167
	1,000	210 %	Internal	925,000	1,100,000	925	1,100	1,013
	1,000	210 %	Main	1,075,000	1,250,000	1,075	1,250	1,163
Average Prices of the Region				881,250	1,031,250	1,008	1,179	1,094
Adiliya	500	210 %	Internal	480,000	580,000	960	1,160	1,060
	500	210 %	Main	560,000	675,000	1,120	1,350	1,235
	750	210 %	Internal	700,000	825,000	933	1,100	1,017
	750	210 %	Main	800,000	940,000	1,067	1,253	1,160
Average Prices of the Region				867,500	1,002,500	1,060	1,233	1,146

In Hawally governorate, a hike was registered in the prices which reached KD 980 during Q4/2013 compared to KD 949 in Q3/2013 registering a hike percentage of 3.2% during Q4/2013 compared to the average price in Q3/2013.

Lands in Bida'a, Shaab and West Mishref came first in value. The hike in Shaab and West Mishref was 2% compared to the price of a square meter during Q3/2013. Areas of Al-Siddiq, Al-Salam, Hittin, Shuhada and Al-Zahraa witnessed a hike ranging between 2.5% and 2.9%. Al-Rumaithiya area witnessed also a remarkable hike at 19% whereas the hike in Bayan, Jabriya, Salwa and Mishref ranged between 3.3% and 5.4% according to the latest surveys undertaken by KFH.

Average price of a square meter for private residence in Hawally governorate during Q3 & Q4/2013



Prices of Residential Land at Hawalli Governorate

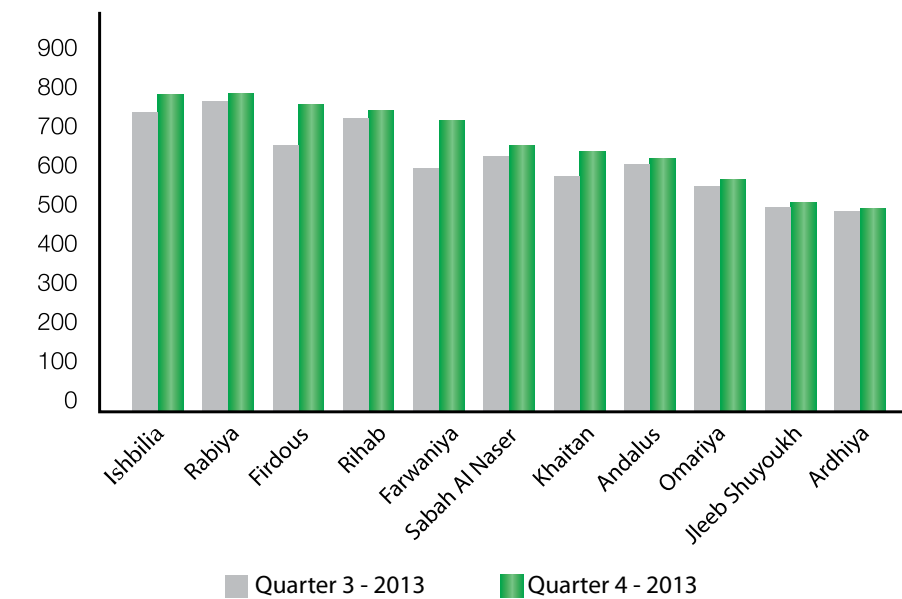
Region	% of Built Area	Area	Location	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q4-2013
				From	To	From	To	
Shaab	210 %	400	Internal	400,000	440,000	1,000	1,100	1,050
	210 %	400	Main	440,000	480,000	1,100	1,200	1,150
	210 %	500	Internal	460,000	500,000	920	1,000	960
Average Price of the Region				525,833	575,000	973	1,062	1,018
Jabriya	210 %	400	Internal	340,000	400,000	850	1,000	925
	210 %	400	Main	380,000	440,000	950	1,100	1,025
Average Price of the Region				503,333	578,889	786	909	847
Rumaythiyah	210 %	400	Internal	330,000	380,000	825	950	888
	210 %	400	Main	350,000	430,000	875	1,075	975
	210 %	500	Internal	380,000	440,000	760	880	820
Average Price of the Region				579,375	663,750	883	1,024	953
Salwa	210 %	500	Internal	330,000	370,000	660	740	700
	210 %	500	Main	380,000	420,000	760	840	800
Average Price of the Region				603,571	682,857	753	852	803
Al-Salam	210 %	400	Internal	360,000	400,000	900	1,000	950
	210 %	400	Main	425,000	460,000	1,063	1,150	1,106
Average Price of the Region				416,250	463,750	931	1,035	983
Hetten	210 %	500	Internal	360,000	400,000	900	1,000	950
	210 %	500	Main	425,000	460,000	1,063	1,150	1,106
Average Price of the Region				416,250	463,750	931	1,035	983
Al-Shuhada	210 %	400	Main	360,000	400,000	900	1,000	950
	210 %	500	Internal	425,000	460,000	1,063	1,150	1,106
Average Price of the Region				416,250	463,750	931	1,035	983

Prices registered in Farwaniya governorate amounted to KD 624, registering the highest hike among Kuwait governorates for a square meter in Q4/2013, with a percentage of 15.4% compared to KD 541 in Q3/2013.

Ishbilia area came first with an average price at KD 774. It witnessed a remarkable hike during Q4/2013 at a percentage of 7% compared to the average price during Q3/2013. On the other hand areas of Rabia and Farwaniya registered a hike at 1.5% and 2.3% respectively compared to Q3/2013. Sabah Al-Nasser area witnessed a hike at a percentage of 2.5%; Al-Rehab and Khaitan witnessed a hike ranging between 2.7% and 5.7%.

Average price of meter of private residence in Farwaniya area during Q3,Q4/2013.

Figures are in KD



Prices of Residential Land at Farwaniya Governorate

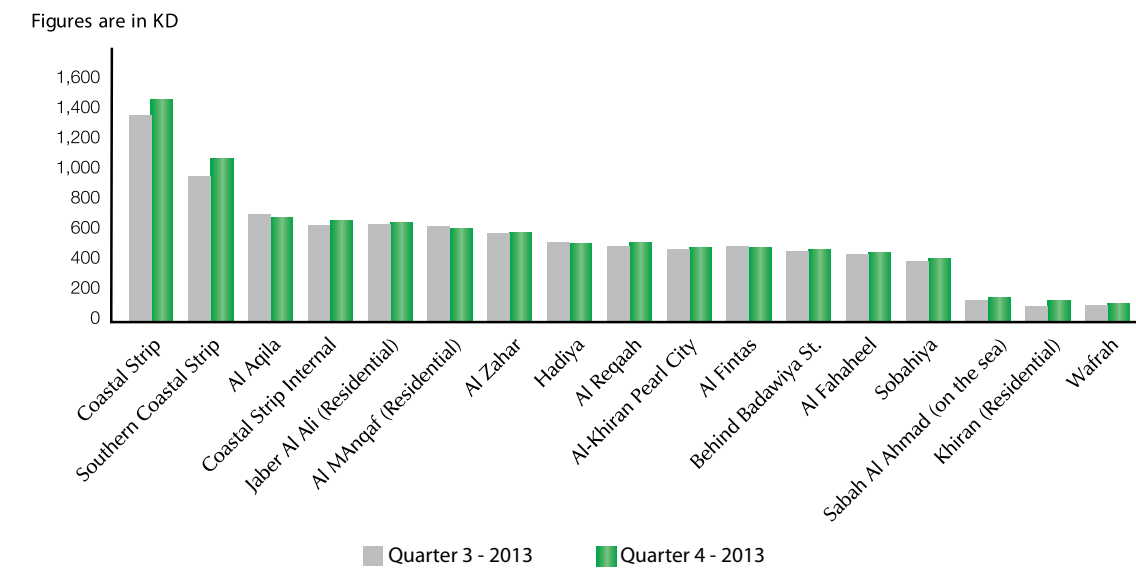
Region	% of Built Area	Area	Location	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q4-2013
				From	To	From	To	
Andalus	210 %	500	Internal	260,000	300,000	520	600	560
	210 %	500	Main	285,000	335,000	570	670	620
Average Price of the Region				350,000	395,000	539	611	575
Rabiya (Existing House)	210 %	500	Internal	265,000	300,000	663	750	706
	210 %	500	Main	320,000	350,000	800	875	838
Average Price of the Region				292,500	325,000	731	813	772
Ishbilia	210 %	400	Internal	260,000	300,000	693	800	747
	210 %	400	Main	290,000	330,000	773	880	827
Average Price of the Region				310,000	345,000	732	817	774
Farwaniya	210 %	500	Internal	320,000	360,000	640	720	680
	210 %	500	Main	350,000	400,000	700	800	750
Average Price of the Region				335,000	380,000	670	760	715
Khaitan (Behind Khaitan Clup)	210 %	400	Internal	240,000	265,000	600	663	631
Khaitan	210 %	1000		650,000	700,000	650	700	675
Average Price of the Region				418,750	452,500	574	622	598
Jleeb Al-Shuyoukh	210 %	750	Internal	280,000	360,000	373	480	427
Average Price of the Region				280,000	360,000	373	480	427
Ardiya	210 %	750	Internal	280,000	300,000	373	400	387
	210 %	750	Main	330,000	370,000	440	493	467
Average Price of the Region				305,000	335,000	407	447	427

With respect to Ahmadi governorate, the hike was limited at KD 537 for an average price of a square meter during Q4/2013, at a percentage of 1.5% compared to a price at KD 529 for a square meter during Q3/2013.

Prices during Q4/2013 came up in terms of the market value in the main coastal line areas in Ahmadi at a percentage ranging between 2% and 5%, whereas it hiked up to 6% in the internal coastal line areas to hit 6%. It dropped in the second lowest price areas in Egaila to 3% during Q4/2013.

In Jaber Al-Ali area, the hike was limited at 2% whereas prices were steady in Al-Daher area. As for Al-Manqaf, Hadiya and Fintas, the average price went down to range between 1%-2%, whereas some other residential areas witnessed a hike ranging between 7%-8%. The remaining areas in Marine Sabah Al-Ahmad, Al-Sabahia and Al-Wafra witnessed a hike ranging between 5% - 6% during Q4/2013. Khairan residential area witnessed an unprecedented hike at 10% compared to Q3/2013.

Average price of meter of private housing in Ahmadi governorate during Q3,4/2013



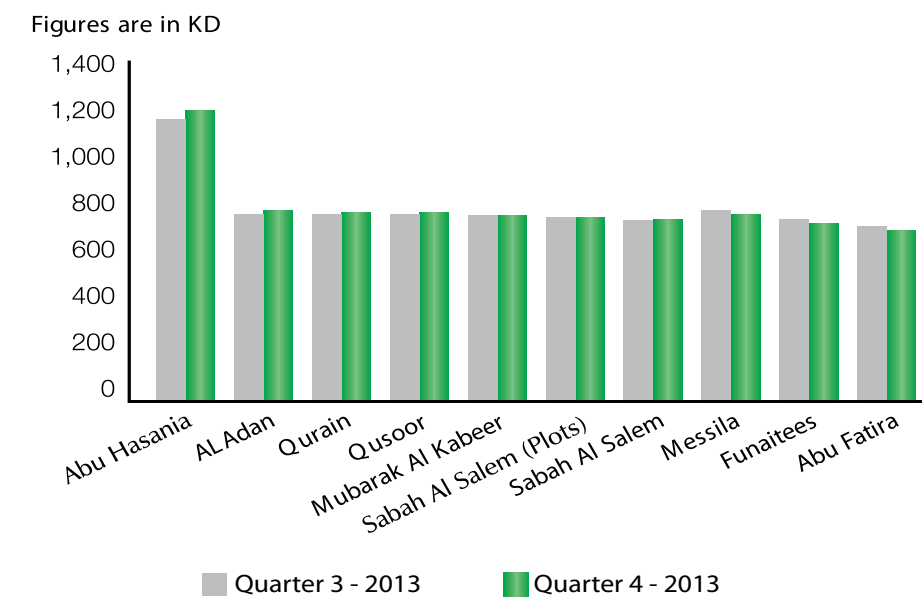
Prices of Residential Land at Al-Ahmadi Governorate

Region	% of Built Area	Area	Location	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q4-2013
				From	To	From	To	
Fintas Agricultural	210 %	1000	Internal	420,000	450,000	420	450	435
	210 %	1000	Main	500,000	550,000	500	550	525
Hadiya	210 %	750	Internal	320,000	350,000	427	467	447
	210 %	750	Main	375,000	420,000	500	560	530
Aqeelah	210 %	400	Internal	235,000	280,000	588	700	644
	210 %	400	Main	270,000	310,000	675	775	725
	210 %	500	Internal	270,000	330,000	540	660	600
	210 %	500	Main	370,000	390,000	740	780	760
Coastal Strip C – Seafront	150 %	750	Main	1,050,000	1,100,000	1,400	1,467	1433
Coastal Strip C – Main Street	150 %	750	Main	750,000	825,000	1,000	1,100	1050
Coastal Strip C – Internal Streets	150 %	750	Internal	480,000	525,000	640	700	670
Kheiran Residential City	210 %	400	Internal	70,000	90,000	175	225	200
Sabah Al-Ahmed A1 - Seafront	210 %	1200	Seafront	265,000	290,000	221	242	231
Sabah Al-Ahmed A2 - Seafront	210 %	1200	Seafront	285,000	320,000	238	267	252
Loloat Kheiran City A3 – Seafront	210 %	640	Seafront	280,000	320,000	438	500	469

In Mubarak Al-Kabeer governorate, there was a slight drop less than 1% (0.6%) as the average price of a square meter was registered at KD 799 during Q4/2013 compared to KD 803 in Q3/2013.

Abul Hasaniya area came first as it registered a hike at 3% during Q4/2013, whereas the prices in Messila, Funaitees and Abu Fatira dropped to an average ranging between 4% - 6%. Prices in Sabah Al-Salem area remained steady for governmental houses and plots falling within the domain of Al-Ahmadi governorate. As for Qurain, Adan and Qusour and other parts of the governorate there was a slight hike at about 1%.

Average price of a square meter of private residence in Mubarak Al-Kabeer governorate during Q3, Q4/2013

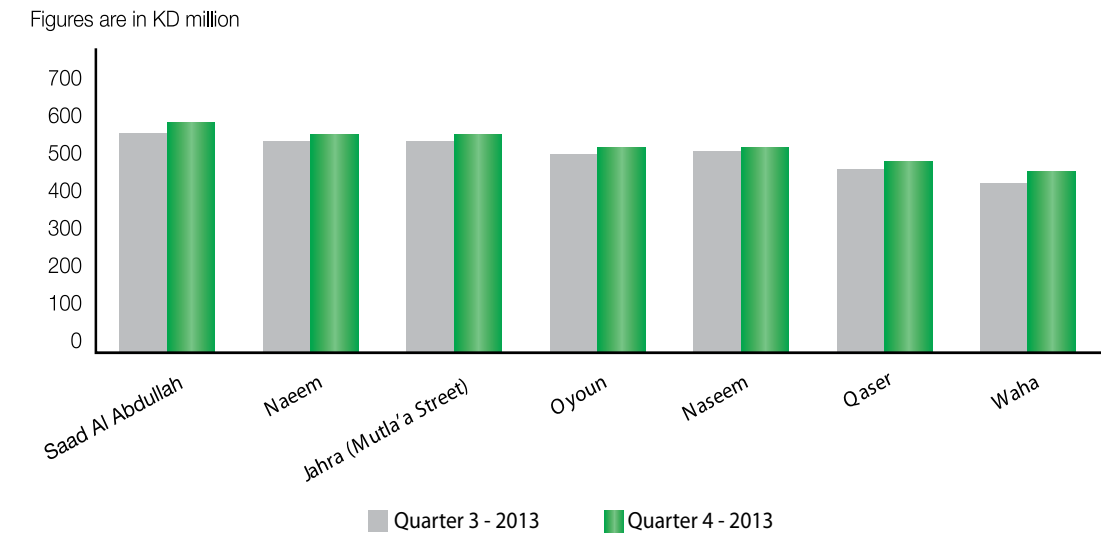


Prices of Residential Land at Mubarak Al-Kabeer Governorate

Region	% of Built Area	Area	Location	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q4-2013
				From	To	From	To	
Abo Al-Hasynah	150 %	750	Internal	600,000	720,000	750	900	825
	150 %	750		840,000	920,000	1,050	1,150	1100
	150 %	750	Seafront	1,600,000	1,700,000	1,600	1,700	1650
Average Price of the Region				1,013,333	1,113,333	1,133	1,250	1,192
Al-Meseelah	210 %	400	Internal	270,000	320,000	675	800	738
	210 %	400	Main	340,000	370,000	850	925	888
	210 %	500	Internal	300,000	350,000	600	700	650
	210 %	500	Main	365,000	420,000	730	840	785
Average Price of the Region				318,750	365,000	714	816	765
Abo Fatirah Residential	210 %	400	Internal	235,000	270,000	588	675	631
	210 %	400	Main	270,000	310,000	675	775	725
	210 %	500	Internal	255,000	300,000	510	600	600
	210 %	500	Main	300,000	350,000	600	700	650
Average Price of the Region				265,000	307,500	593	688	652

Prices in Jahra governorate registered a limited hike at KD 587 for a square meter during Q4/2013 at a percentage of 2.3% above the average meter price of KD 574 registered during Q3/2013. Areas of Saad Al-Abdullah and Al-Naim witnessed a hike at a percentage of 4.6% and 2% respectively. Al-Mitla'a street registered a hike at percentage of about 3.5% during Q4/2013. Governmental houses in Al-Uyoun and Al-Naseem registered also a hike at a percentage ranging between 1% - 2%. In Al-Qasr and the houses of Al-Waha, the prices hiked to range between 3% and 5.5% during Q4/2013.

Average Price per sqm of private housing - Al Jahra Governorate during Q3, Q4/2013



Prices of Residential Land at Al-Jahra Governorate

Region	% of Built Area	Area	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q4-2013
			From	To	From	To	
Al-Qasr	% 210	750	325,000	360,000	433	480	457
Al-Qasr Club Street	% 210	1000	540,000	570,000	540	570	555
Al-Qasr Existing House	% 210	600	280,000	330,000	467	550	508
Al-Jahra Al-Metla Street	% 210	400	280,000	310,000	560	620	590
Al-Oyoun Gov. House	% 210	400	200,000	240,000	500	600	550
Al-Naeem Blocks	% 210	400	235,000	275,000	588	688	638
Al-Naeem Gov. House	% 210	400	200,000	240,000	500	600	550
Al-Waha Existing House	Up to 800 m ²	300	130,000	160,000	433	533	483
Al-Naseem Gov. House	% 210	400	200,000	235,000	500	588	544

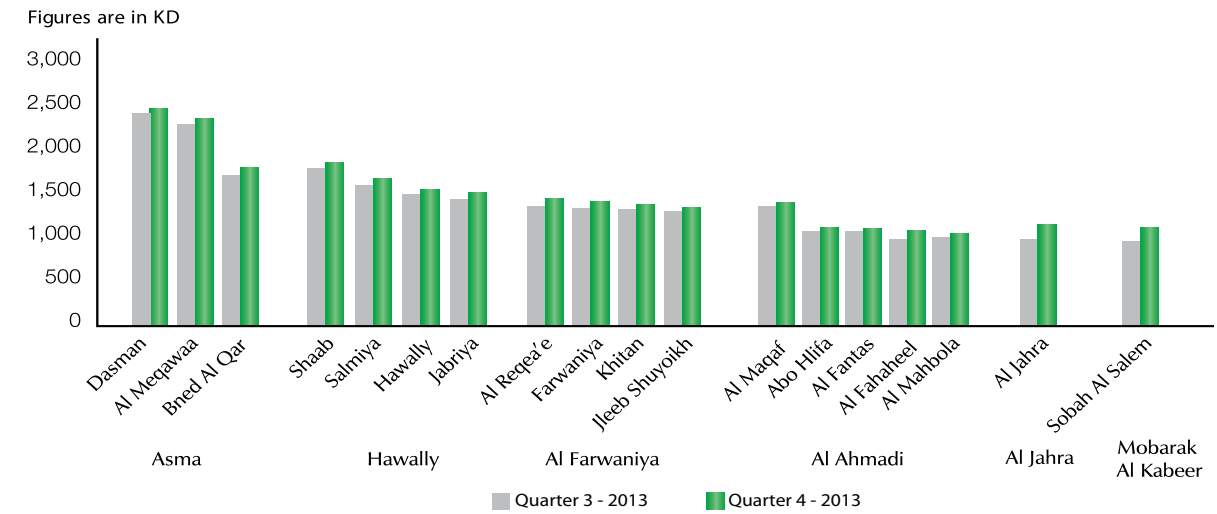
Second: Prices of Investment Lands

Investment lands in most of Kuwait governorates registered a remarkable hike during Q4/2013 compared to the price of a square meter during Q3/2013. The capital governorate registered a limited hike at 2% during Q4/2013 compared to that hike at 5% during Q3/2013, registering an average price for a square meter at KD 2,497 during Q4/2013 compared to an average price at KD 2,437 during Q3/2013.

On an annual basis, the average price of a square meter went up at a percentage of 14% during Q4/2013 compared to KD 2.186 which was registered during Q4/2012.

Dasman and East Maqwa'a witnessed a hike at a percentage of 2% during Q4/2013, whereas Bneid Al-Qar, in the capital governorate, the hike came up to 3.5% compared to the average price registered during Q3/2013.

Average Price per sqm of Investment housing in the governorates of Kuwait during Q3, Q4/2013



Prices of Investment Lands at Capital Governorate

Region	% of Built Area	Area	Location	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q4-2013
				From	To	From	To	
Bneid Al-Qar	250 %	1,000	Gulf Road	2,800,000	3,000,000	2,800	3,000	2,900
	250 %	1,000	Independence	1,850,000	1,950,000	1,850	1,950	1,900
	250 %	500	Internal	850,000	900,000	1,700	1,800	1,750
	250 %	500	Main	900,000	975,000	1,800	1,950	1,875
Average Price of the Region				1,666,667	1,787,500	1,958	2,100	2,029
East Al-Meqwae	240 %	250	Internal	450,000	525,000	1,800	2,100	1,950
	400 %	500	Internal	1,250,000	1,350,000	2,500	2,700	2,600
Average Price of the Region				1,512,500	1,643,750	2,500	2,738	2,619
Dasman	400 %	1,000	Gulf Road	3,200,000	3,400,000	3,200	3,400	3,300
	400 %	1,000	Internal	2,150,000	2,400,000	2,150	2,400	2,275
	400 %	750	Abdullah Al-Ahmed	2,175,000	2,250,000	2,900	3,000	2,950
Average Price of the Region				2,508,333	2,683,333	2,750	2,933	2,842

In Hawally governorate, the average price of a square meter during Q4/2013 was registered at KD 1,860 with a limited hike at 3% compared to KD 1,805 during Q3/2013.

On an annual basis, the governorate registered a remarkable hike in prices at 26% compared to the price registered at KD 1,473 during Q4/2013.

Al-Shaab area witnessed a hike percentage of 3% during Q4/2013 and the same applies to Salmiya and Hawalli registering an increase at 2% and 3% respectively. Al-Jabriya witnessed an increase at a percentage of 4% compared to an average price for the square meter registered for Q3/2013.

Prices of Investment Lands at Hawalli Governorate

Region	% of Built Area	Area	Street	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q4-2013
				From	To	From	To	
Hawalli	250 %	750	Al-Muthana	1,250,000	1,400,000	1,667	1,867	1,767
	250 %	750	Qutayba	1,300,000	1,450,000	1,733	1,933	1,833
	250 %	750	Al-Hassan Al-Basry	1,250,000	1,400,000	1,667	1,867	1,767
	250 %	750	Ahmed Bin Tolon	1,250,000	1,400,000	1,667	1,867	1,767
	250 %	750	Al-Yarmouk	1,275,000	1,425,000	1,700	1,900	1,800
	250 %	750	Mosa Bin Nuseer	1,275,000	1,425,000	1,700	1,900	1,800
Average Price of the Region				1,288,333	1,414,000	1,682	1,845	1,764
Salmiya	250 %	1,000	Gulf Road	2,750,000	2,900,000	2,750	2,900	2,825
	250 %	750	Baghdad (Al-Tahrir)	1,385,000	1,525,000	1,847	2,033	1,940
	250 %	750	Abdul Kareem Al-Khattabi	1,350,000	1,500,000	1,800	2,000	1,900
	250 %	750	Qatar	1,380,000	1,550,000	1,840	2,067	1,953
	250 %	750	Abdullah Bin Masoud	1,300,000	1,400,000	1,733	1,867	1,800
	250 %	750	Yusuf Bin Hamoud	1,300,000	1,400,000	1,733	1,867	1,800
	250 %	750	Hamad Al-Mubarak	1,400,000	1,475,000	1,867	1,967	1,917
Average Price of the Region				1,407,188	1,522,500	1,825	1,978	1,902
Shaab	250 %	1,000	Gulf Road	2,800,000	2,950,000	2,800	2,950	2,875
	250 %	1,000	Independence	1,800,000	1,900,000	1,800	1,900	1,850
Average Price of the Region				1,887,500	2,000,000	1,996	2,117	2,056
Jabriya	250 %	1,000	4 th Ring Road	1,750,000	1,900,000	1,750	1,900	1,825
	250 %	1,000	Al-Maghreb	1,600,000	1,750,000	1,600	1,750	1,675
	250 %	1,000	Al-Shanakel	1,600,000	1,700,000	1,600	1,700	1,650
Average Price of the Region				1,589,286	1,717,857	1,650	1,786	1,718

In Farwaniya governorate, the price of a square meter was registered at KD 1.637 during Q4/2013 compared to its price registered at KD 1.492 during Q3/2013, realizing a remarkable increase at 10% compared to 5% which was registered during Q3/2013.

Based on the annual assessment, Farwaniya governorate registered a remarkable hike at 37% compared to the average price of a square meter registered at KD 1.191 during Q4/2012. Al-Riggae area witnessed a hike at 12% compared to the average price of a square meter registered during Q3/2013. Jleeb Al-Shuyoukh area witnessed a hike at 12%, followed by Khaitan area at 9% during Q4/2013. Al-Farwaniya area witnessed a hike at 7% compared to the average price of a square meter during Q3/2013.

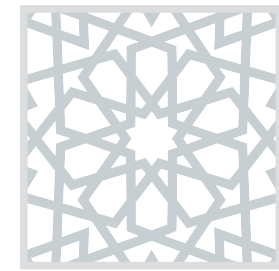
Prices of Investment Lands at Farwaniya Governorate

Region	% of Built Area	Area	Location	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q4-2013
				From	To	From	To	
Farwaniya	250 %	1,000	Airport	1,600,000	1,700,000	1,600	1,700	1,650
	250 %	1,000	6 th Ring Road	1,600,000	1,675,000	1,600	1,675	1,638
	250 %	1,000	Main	1,550,000	1,650,000	1,550	1,650	1,600
	250 %	1,000	Internal	1,450,000	1,550,000	1,450	1,550	1,500
Average Price of the Region				1,341,667	1,437,500	1,528	1,646	1,587
Khaitan	250 %	750	Airport	1,275,000	1,350,000	1,700	1,800	1,750
	250 %	750	Main	1,250,000	1,300,000	1,667	1,733	1,700
	250 %	750	Internal	1,100,000	1,200,000	1,467	1,600	1,533
Average Price of the Region				1,045,000	1,130,000	1,550	1,683	1,617
Jleeb Al-Shuyoukh	250 %	750	6 th Ring Road	1,200,000	1,325,000	1,600	1,767	1,683
	250 %	750	Police Station Str.	1,250,000	1,350,000	1,667	1,800	1,733
Average Price of the Region				1,050,000	1,185,714	1,552	1,752	1,652
Al-Reggae	250 %	750	4 th Ring Road	1,300,000	1,400,000	1,733	1,867	1,800
	250 %	750	5 th Ring Road	1,275,000	1,350,000	1,700	1,800	1,750
Average Price of the Region				1,295,833	1,395,833	1,626	1,761	1,694

In Ahmadi governorate, the average price of square meter amounted to KD 1,413 in Q2/2013, with an increase percentage of 5% during Q4/2013 compared to KD 1,345 in Q3/2013 which witnessed a hike at 5% for the price of a square meter. On parallel lines, Al-Ahmadi governorate on an annual basis witnessed a hike at 31% for the price of an average meter during Q4/2012 whose value amounted to KD 1,080 for the average price of a square meter. In Al-Manqaf area the hike was 2% compared to the average price during Q3/2013. Abu Hulaifa and Fintas witnessed a hike at 4% whereas the hike in Mahboula went up to 11%.

Prices of Investment Lands at Al-Ahmadi Governorate

Region	% of Built Area	Area	Location	Market Value of Land KD		Market Value per Square Meter KD		Price / Square Meter Q4-2013
				From	To	From	To	
Fintas	250 %	500	Main	925,000	1,000,000	1,233	1,333	1,283
	250 %	750	Fahaheel	975,000	1,050,000	1,300	1,400	1,350
	250 %	1,000	Coastal Strip	1,700,000	1,800,000	1,700	1,800	1,750
Average Price of the Region				966,000	1,050,000	1,255	1,373	1,314
Abu Halifa	250%	750	Internal	800,000	900,000	1,067	1,200	1,133
	250%	750	Main	975,000	1,000,000	1,300	1,333	1,317
Average Price of the Region				981,250	1,062,500	1,267	1,383	1,325
Al-Manqaf	250%	750	Internal	800,000	900,000	1,067	1,200	1,133
	250%	750	Water Station Street	985,000	1,025,000	1,313	1,367	1,340
Average Price of the Region				1,177,000	1,265,000	1,536	1,660	1,598
Mahboulah	250 %	500	Internal	600,000	740,000	1,200	1,480	1,340
	250 %	750	Main	850,000	1,000,000	1,133	1,333	1,233
Average Price of the Region				985,000	1,108,000	1,280	1,453	1,366
Fahaheel	250 %	500	Internal	600,000	725,000	1,200	1,450	1,325
	250 %	750	Main	650,000	760,000	1,300	1,520	1,410
	250 %	1,000	Mecca	1,400,000	1,450,000	1,400	1,450	1,425
	250 %	750	Al-Badwyah	950,000	1,050,000	1,267	1,400	1,333
Average Price of the Region				887,500	976,667	1,244	1,387	1,316

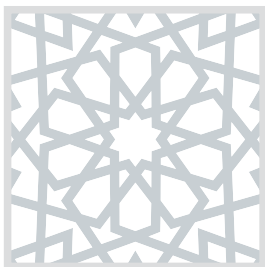


In Jahra governorate, the average price of a square meter came to an unprecedented average at 15% as the price of a square meter was registered at KD 1,384 during Q4/2013 compared to a percentage of 3% during Q3/2013 as the average price was KD 1,204.

On an annual basis, the government realized a hike of 36% during Q4/2013 compared to the average price of a meter registered at KD 1,015 during Q4/2012.

Prices of Investment Lands at Jahra Governorate

Region	% of Built Area	Area	Location	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q4-2013
				From	To	From	To	
Al-Jahrah	250 %	1,000	Internal	1,050,000	1,250,000	1,050	1,250	1,150
	250 %	1,000	Main	1,300,000	1,500,000	1,300	1,500	1,400
	250 %	800	Al-Khazami	1,240,000	1,350,000	1,550	1,688	1,619
	250 %	500	Internal	600,000	700,000	1,200	1,400	1,300
	250 %	500	Main	650,000	800,000	1,300	1,600	1,450
Average Price of the Region				968,000	1,120,000	1,280	1,488	1,384

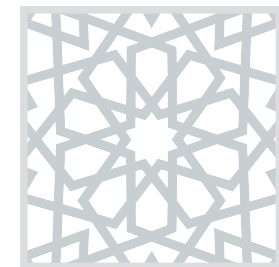


In Mubarak Al-Kabeer governorate, the increase in prices came up to a tangible percentage at 13% with the meter registered at KD 1,344 during Q4/2013 compared to an amount of KD 1,189 during Q3/2013 which witnessed a limited hike at 3% during Q3/2013.

On an annual basis, Mubarak Al-Kabeer governorate registered the highest annual growth compared to the annual growth of other governorates in the country. The growth was registered at 40% compared to KD 960 registered during Q4/2012. This is attributed in building flats for ownership and investment complexes. There has always been a growing demand for building private schools due to the available space which may reach 3000 meters in Sabah Al-Salem investment area inside the governorate.

Prices of Investment Lands at Mubarak Al-Kabeer Governorate

Region	% of Built Area	Area	Location	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q4-2013
				From	To	From	To	
Sabah Al-Salem	250 %	750	Internal	940,000	1,020,000	1,253	1,360	1,307
	250 %	750	Main	1,000,000	1,050,000	1,333	1,400	1,367
	250 %	1,000	Internal	1,050,000	1,300,000	1,050	1,300	1,175
	250 %	1,000	Main	1,350,000	1,500,000	1,350	1,500	1,425
	250 %	1,000	Fahaheel	1,550,000	1,750,000	1,550	1,750	1,650
Average Price of the Region				1,071,667	1,203,333	1,269	1,418	1,344



Average Annual Return on Investment Property

The demand for investment property is associated with the return generated from it which ranged between 6.25% to 6.75% in the capital governorate. In Hawally governorate the percentage was 6.7% during Q4/2013. In Farwaniya governorate the percentage was 7%. In Ahmadi governorate the percentage was 7.25%. In Mubarak Al-Kabeer it ranged between 6.75% and 7.38%. In Jahra it ranged between 7% and 7.25% during Q4/2013.

Investment properties are characterized by competitiveness and steadiness if compared to the banks' deposits or other volatile returns in the stock market.

Average Annual Return on Investment Property in some Area of Kuwait

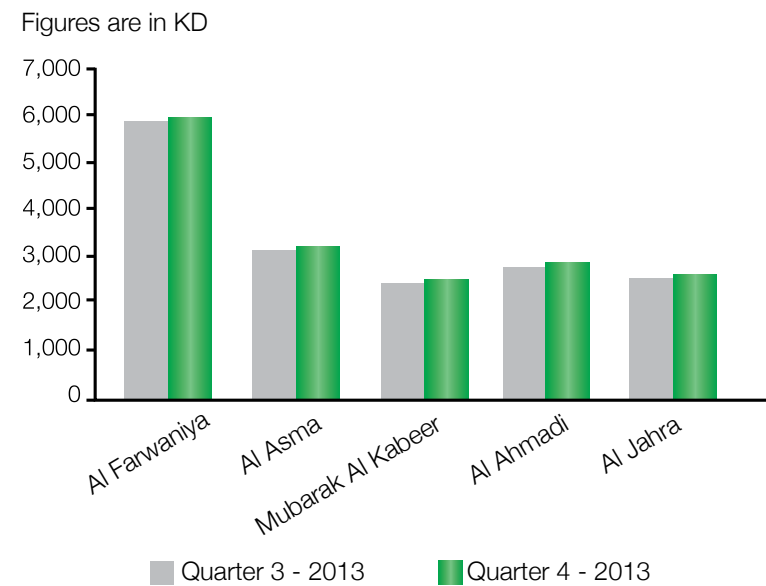
Governorate	Region	% Built Area	Area	Location	Street	% Annual Return on Investment Properties Q4-2013		
						From	To	Average
Capital Governorate	Bneid Al-Qar	250%	1,000		Gulf Road	6.00 %	7.00%	6.50 %
	Bneid Al-Qar	250%	1,000		Independence	6.25%	6.70%	6.63%
	East Meqwae	240%	250	Internal		6.00%	6.50%	6.25 %
	Dasman	400%	1,000		Gulf Road	6.25%	7.00%	6.50 %
Hawalli	Hawalli	250%	750		Al-Muthanna	6.50%	6.70%	6.60 %
	Hawalli	250%	1,000		Al-hasan Al-Basri	6.50%	6.70%	6.60 %
	Salmiya	250%	1,000		Gulf Road	6.00 %	7.00%	6.50 %
	Salmiya	250%	1,000		Baghdad	6.25%	6.50%	6.38%
	Shaab	250%	1,000		Gulf Road	6.00 %	7.00%	6.5%
	Shaab	250%	1,000		Independence	6.25%	6.50%	6.38%
Farwaniya	Farwaniya	250%	1,000		Airport	6.50%	6.70%	6.60 %
	Farwaniya	250%	1,000	Main	Airport	6.50%	6.70%	6.60 %
	Khaitan	250%	750		Airport	6.50%	6.70%	6.60 %
	Al-Reggae	250%	750		4 th Ring Road	6.50%	6.70%	6.60 %
	Al-Reggae	250%	750		5 th Ring Road	6.50%	6.70%	6.60 %
Al-Ahmadai	Fintas	250%	500	Internal		7.50 %	7.70%	7.60%
	Abo Helefa	250%	500	Internal		7.50 %	7.70%	7.60%
	Abo Helefa	250%	750	Internal		7.50 %	7.70%	7.60%
	Manqaf	250%	500	Internal		7.50 %	7.70%	7.60%
	Fahaheel	250%	500	Internal		7.00%	7.50%	7.25%
	Fahaheel	250%	500	Main		7.00%	7.50%	7.25%
Al-Jahrah	Al-Jahrah	250%	1,000	Internal		7.25%	7.50%	7.38%
	Al-Jahrah	250%	1,000	Main		7.00%	7.25%	7.13%
Mubarak Al-Kabeer	Sabah Al-Salem	250%	750	Internal		7.00%	7.25%	7.13%
	Sabah Al-Salem	250%	750	Main		6.50%	7.00 %	6.75%

Third: Prices of Commercial Properties

A tangible hike was witnessed in the prices of commercial property during Q4/2013 in the governorates of Kuwait compared to Q3/2013. The capital governorate, a limited improvement in prices was felt, mostly of an administrative nature, namely in the heart of Kuwait city which include streets such as Ahmad Al-Jaber street, Al-Shuhada street, Jaber Al-Mubarak street and other surrounding streets where the price of a square meter amounted to KD 5,773 during Q4/2013, with a limited increase at 2% compared to a value worth 5,655 for a meter during Q3/2013.

On an annual basis, the average price of commercial property in the capital governorate increased by 12.5% registering an average price for a meter at 5.133 during Q4/2012. Prices in most of the commercial properties areas in the capital soared with the exception of those of the city and Sharq where prices kept steady compared to Q3/2013.

Average price of a square meter of commercial property in Kuwait governorates during Quarters 3/4/2013



Prices of Commercial Land at the Capital Governorate

Region	% of Built Area	Street	Area	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q4-2013
				From	To	From	To	
Al-Qibla	300%	Al-Moubarkeyyah	500	2,000,000	2,750,000	4,000	5,500	4,750
Sharq	520%	Ahmed Al-Jaber	500	3,250,000	3,500,000	6,500	7,000	6,750
Al-Madina	620%	Moubark Al-Kabeer (Blocks)	500	2,950,000	3,100,000	5,900	6,200	6,050
	620%	Moubark Al-Kabeer (KSE)	500	3,600,000	3,700,000	7,200	7,400	7,300
Al-Qibla	620%	Fahed Al-Salem	500	3,450,000	3,550,000	6,900	7,100	7,000
Sharq	520%	Jaber Al-Mubarak	500	2,925,000	3,000,000	5,850	6,000	5,925

The prices in Hawalli governorates hiked during Q4/2013 to register KD 3,339 with a percentage of 3.5% compared to Q3/2013 which witnessed an increase by about 3% when the average price of a meter was registered at KD 3,225 during Q3/2013.

On an annual level, the prices registered a hike at 4.6% compared to the price of a meter registered at KD 3,139 during Q4/2012. The prices hiked at a limited percentage of 1.5% in most of the areas of Hawalli governorate such as Tunis street, Beirut street and Ibn Khaldoun street. Prices also soared in some of Salmiya areas at a percentage of 9.5% compared to an average price of square meter during Q3/2013.

Prices of Commercial Land at Hawalli Governorate

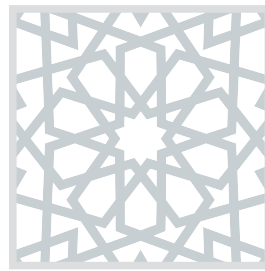
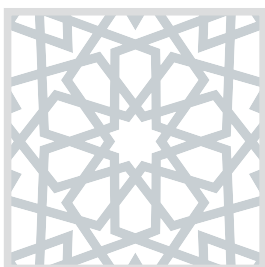
Region	% of Built Area	Street	Area	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q4-2013
				From	To	From	To	
Hawalli	180%	Tunis	1,000	3,600,000	4,000,000	3,600	4,000	3,800
	180%	Beirut	1,000	3,600,000	3,850,000	3,600	3,850	3,725
Al-Salmiya	180%	Salem Al-Mubarak	800	2,800,000	3,400,000	3,500	4,250	3,875
	180%	Bahrain	500	1,350,000	1,450,000	2,700	2,900	2,800



In Farwaniya governorate, the prices soared at a percentage which exceeded 5%, registering KD 2,395 for an average price of a square meter during Q4/2013, whereas the average price was KD 2,276 during Q3/2013. Most areas of the governorate witnessed a steadiness in prices, with the exception of some places which witnessed an increase at a percentage ranging between 3% - 4% and some areas in Khaitan and Jleeb Al-Shuyoukh which registered a remarkable hike ranging between 16.7% - 11% and to 9% in some areas of Jleeb Al-Shuyoukh opposite the Cooperative Society. Prices remained steady in Ardhiya Warehousing during Q4/2013.

Prices of Commercial Land at Farwaniya Governorate

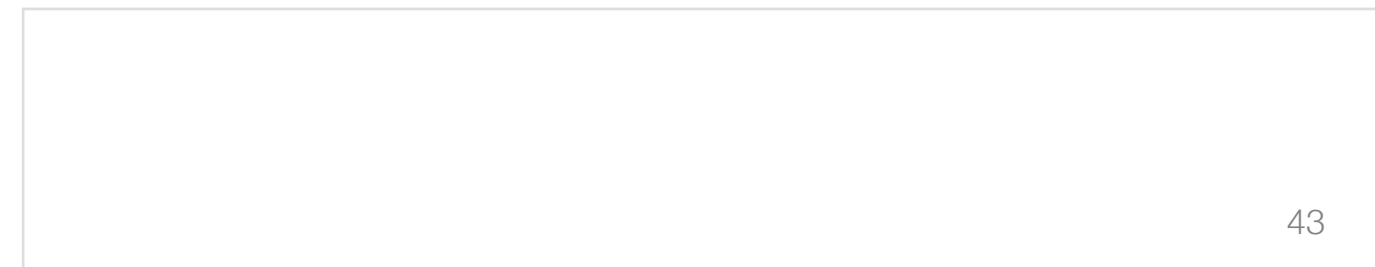
Region	% of Built Area	Street	Area	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q4-2013
				From	To	From	To	
				Farwaniya Menawer St.	180%	Menawer	1,000	
Fawarneyyah Fire Fighting St.	180%	Fire Fighting	800	3,525,000	3,750,000	4,700	5,000	4,850
Khaitan	180%		1,000	3,040,000	3,400,000	3,800	4,250	4,025
Khaitan (Administrative & Commercial)	300%	Administrative & Commercial	1,000	3,600,000	4,000,000	3,600	4,000	3,800
Jleeb Al-Shuyoukh Opposite to Coo-Society	180%	Coo-Society	1,000	3,500,000	3,850,000	3,500	3,850	3,675
Jleeb Al-Shuyoukh (Back Area)	180%	Internal	1,000	2,200,000	2,500,000	2,200	2,500	2,350
Al-Dajeej (5000m) at 6 th Ring Road	210%	6 th Ring Road	5,000	1,900,000	2,100,000	1,900	2,100	2,000
Al-Dajeej (5000m) Internal		Internal	5,000	6,500,000	7,000,000	1,300	1,400	1,350
Al-Dajeej South Khaitan	250%	Internal	5,000	4,750,000	5,250,000	950	1,050	1,000



Prices in Al-Jahra governorate went up at a percentage of 5.9%, with the square meter registering KD 2,680 during Q4 against KD 2,530 during Q3/2013. The prices in Al-Jahra Commercial and Administrative Center registered a remarkable increase at 7.6% during Q4/2013. In some areas of the governorate, prices registered an increase at 17%, whereas the prices in other areas of the governorate registered an increase ranging between 2.5% and 6.7%. Prices in other areas remained steady.

Prices of Commercial Land at Al-Jahra Governorate

Region	% of Built Area	Street	Area	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q4-2013
				From	To	From	To	
				Al-Jahra	180%	Marzouk Al-Meteib	1,000	
Al-Jahra Administrative & Commercial Centre	300%	Administrative & Commercial	875	3,018,750	3,193,750	3,450	3,650	3,550
Al-Jahra	50%	Plot 41A	1,000	2,500,000	2,800,000	2,500	2,800	2,650



In Ahmadi governorate, prices were registered at about KD 2,881 during Q4/2013, with an increase at a percentage of 3.7% above the price of square meter registered at KD 2,778 during Q3/2013. Prices in Al-Manqaf area realized an unprecedented increase at 28%, registering an increase over the average price during the year. Prices in others areas in Fintas Commercial and Administrative Center registered an increase at 4% compared to Q3/2013. Prices witnessed an increase also ranging between 1.7% and 3% in some areas of Fahaheel. In Luluat Al-Khiran, some areas witnessed an increase at 7% and in some others areas at 3.5%.

Prices of Commercial Land at Al-Ahmadi Governorate

Region	% of Built Area	Street	Area	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q4-2013
				From	To	From	To	
Al-Manqaf	300%	Azezeyyah	750	1,200,000	1,500,000	1,600	2,000	1,800
Fintas Administrative & Commercial	180%	Main	1000	3,350,000	3,500,000	3,350	3,500	3,425
	180%	Internal	1000	3,100,000	3,250,000	3,100	3,250	3,175
Fahaheel	180%	Al-Daboos	750	2,550,000	2,625,000	3,400	3,500	3,450
	180%	Internal	750	2,137,500	2,325,000	2,850	3,100	2,975
	180%	Coastal Strip	750	3,262,500	3,375,000	4,350	4,500	4,425

Average Annual Return on Commercial Property

Returns on commercial property are remarkably lower than those generated by investment property in some governorates due to the low rate of occupancy in the offices' sector, mainly in the capital governorate. The return at the level of the capital was steady at 6.25%, whereas the annual return came up to 7% in Hawalli; 6.7%, 7.7%, 7.7% in Farwaniya, Jahra and Ahmadi respectively.

Average Annual on Commercial Property on some area of the country

Governorate	Region	% Built Area	Area / Street	% Annual Return on Investment Properties Q4-2013		
				From	To	Average
Capital Governorate	Al-Qiblah	300%	Al-Moubarkeyyah	%6.00	%6.50	%6.25
	Sharq	520%	Ahmed Al-Jaber	%6.00	%7.00	%6.50
	Sharq	520%	Khaled Ibn Al-Waleed	%6.00	%6.50	%6.25
	Al-Madinah	620%	Al-Soor	%6.00	%6.50	%6.25
	Al-Madinah	300%	Al-Soor	%6.00	%6.50	%6.25
Hawalli	Al-Madinah	620%	Mubarak Al-Kabeer (Blocks)	%6.00	%6.50	%6.25
	Hawalli	180%	Tunis	%7.00	%7.00	%7.00
	Hawalli	180%	Beirut	%7.00	%7.00	%7.00
	Salmiya	180%	Hamad Al-Mubarak	%7.00	%7.00	%7.00
Farwaniya	Salmiya	180%	Salem Al-Mubarak	%7.00	%7.00	%7.00
	Farwaniya, Menawer St.	180%	Menawer	%7.00	%7.50	%7.25
	Farwaniya, Fire Fighting St.	180%	Fire Fighting	%7.00	%7.50	%7.25
	Khaitan	180%		%7.00	%7.50	%7.25
	Khaitan, Administrative & Commercial	300%	Administrative & Commercial	%7.50	%7.50	%7.50
Jahra	Ardeyyah – Warehouses	Ground 80 % Mezzanine 50%	Internal	%7.50	%8.000	% 7.75
	Al-Jahrah	180%	Marzouk Al-Meteb	% 7.50	%8.00	% 7.75
	Al-Jahrah Admin. & Comm. Cent.	300 %	Administrative & Commercial	% 7.50	%8.00	% 7.75
Ahmedi	Al-Jahra Al-Quaisareyat	300%	Plot 20	% 7.50	%8.00	% 7.75
	Manqaf	300%	Azezeyyah	%8.00	%8.00	%8.00
	Fintas Admin. & Comm.	180%	Main	%8.00	%8.00	%8.00
	Fahaheel	180%	Al-Dabbos	%7.25	%7.50	%7.38



Fourth: Prices of Industrial Plots (Usufruct Contracts) and Warehouses

Prices of industrial plots remained steady during Q4/2013 in most governorates of Kuwait compared to Q3/2013 with the exception of some governorates which witnessed a limited hike. The prices of a square meter of industrial plots in the capital governorate registered a limited percentage at 2% during Q4/2013 compared to a remarkable increase of 9.7% during Q3/2013.

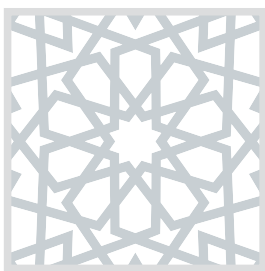
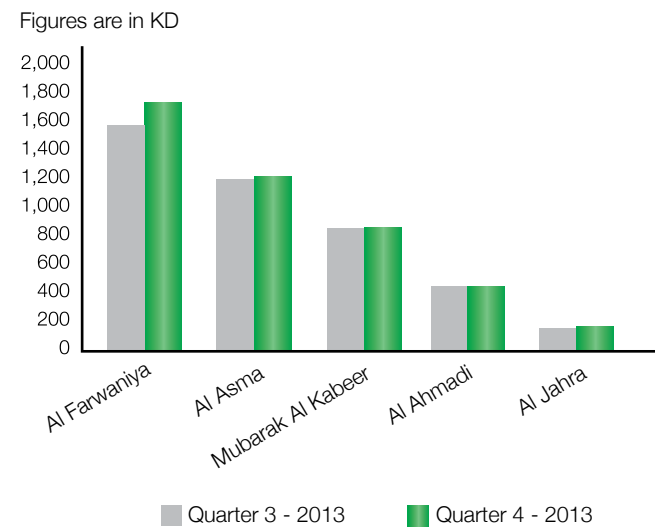
Industrial plots in the capital governorate (Canada Dry street, Shehrezad street and Al-Aeena street) witnessed an increase ranging between 0.5% - 3.3% in some areas of Al-Zeena street. On the other hand, prices hiked in Al-Kahrabaa street at a percentage of 8% and they exceeded 7% in some internal areas in Shuwaikh Industrial Area during Q4/2013, whereas they kept steady in the remaining parts of Shuwaikh Industrial Area (Fourth Ring Road and industrial plots in Al-Ghazali street and Mohammed Ibn Al-Qasem street during Q4/2013).

The average price of a square meter of the industrial plots in the capital governorate inside Shuwaikh Industrial Area registered a price of KD 1,322 during Q4/2013 compared to an average of KD 1,293 for Q3/2013.

Prices of Industrial Plots at the Capital Governorate

Region	Purpose	% Built Area	Area	Street	Market Value of Land KD		Average Price / Square Meter Q4-2013
					From	To	
Industrial Shuwaikh		170%	1,000	Canada Dry	1,550,000	1,650,000	1,600
		170%	5,000	Scheherazade	1,150,000	1,250,000	1,200
		170%	1,000	Al-Zinah	1,250,000	1,400,000	1,325
	Showrooms	170%	500	Al-Zinah	1,250,000	1,400,000	1,300
	+	170%	500	Al-Zinah	750,000	800,000	1,550
	Land	170%	500	Electricity	750,000	800,000	1,550
	+	170%	500	Pepsi	5,000,000	5,250,000	1,025
	Industrial	170%	5,000	4 th Ring Road	1,525,000	1,575,000	1,550
		170%	1,000	Muhammad Al-Qasem	1,100,000	1,250,000	1,175
		170%	22,500		12,000,000	14,000,000	578
	170%	1,000	Al-Ghazali	1,100,000	1,200,000	1,150	
Average Price of the Region					2,975,000	3,281,364	1,322

Average Market Price for square meter of Industrial and handicraft property in Kuwait governorates during Quarters 3,4/2013



Farwaniya governorate registered a remarkable hike in prices during Q4/2013, at a percentage of 12.8% compared to the prices registered during Q3/2013 which witnessed a slight hike below 1%. Average prices in Al-Ardhia Handicraft Area registered a remarkable increase during Q4/2013 above 17% as some locations there registered a remarkable hike at 25% if compared to Q3/2013. Prices in Al-Rai area registered a hike ranging between 2% - 3.3% during Q4/2013. Some internal streets in the area witnessed an increase in prices at 9% during Q4/2013. The average price of a square meter in the area was registered at KD 1,796 during Q4/2013 compared to KD 1,593 in Q3/2013.

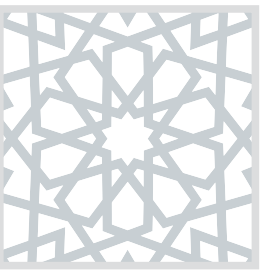
The average price of a square meter in Al-Ahmadi governorate was registered at KD 468 during Q4/2013, with a slight increase below 1% (06%) compared to KD 465 during Q3/2013 which hiked at 32%. Prices in Fahaheel area remained steady during Q4/2013 compared to a hike percentage ranging between 2.8% and 5% during Q3/2013. Prices likewise remained steady in Sharq Ahmadi Industrial Area during Q4/2013, whereas they hiked at a percentage ranging between 2.5% and 6%, whereas they went up to 7% in the main streets during Q3/2013. Prices in Mina Abdullah remained steady in most of the areas with the exception of one space which registered an increase at 10%. In Al-Shuaiba, one of the areas registered a remarkable hike during Q4/2013 at 14% and 20% in other areas. In other areas, prices registered a hike ranging between 1% and 2% during Q4/2013.

Prices of Industrial Plots at Al-Farwaniya Governorate

Region	Purpose	% Built Area	Area	Location	Street	Market Value of Land KD		Average Price / Square Meter Q4-2013
						From	To	
Al-Rai	Showrooms + Industrial	170%	1,000	Main	Safat Alghanim (up to Nasser Sports)	1,150,000	1,350,000	1,150
		170%	1,000	Main	Al-Ghazali	1,125,000	1,250,000	1,125
	170%	2,000	Main	M. Al-Qasem	2,200,000	2,500,000	1,100	
Average Price of the Region						1,995,833	2,216,667	1,129
Ardeyyah Handicraft	Handicraft	130%	250	Main	Opposite to Al-Ardeyyah Warehouses	625,000	725,000	2,500
		130%	250	Internal		600,000	700,000	2,400
Average Price of the Region						568,750	662,500	2,463

Prices of Industrial Plots at Al-Ahmadi Governorate

Region	Purpose	Area	Street	Market Value of Land KD		Average Price / Square Meter Q4-2013
				From	To	
Abdullah Port	Industrial	100,000	Behind Fuel Station	5,250,000	46.0	52.5
Al-Shuaiba		10,000	Miscellaneous	1,300,000	110.0	130.0
West Abdullah Port		10,000	Inside the Port	90.0	110.0	100.0
Average Price of the Region				2,292,857	2,642,857	92
Fahaheel	Showrooms + Industrial	1,000	Sultan Centre	1,350,000	1,450,000	1,350.0
		1,000	Opposite to Fire Fighting	800,000	850,000	800.0
	1,000	Internal	450,000	580,000	450.0	
Average Price of the Region				866,667	960,000	913
East Ahmadi	Showrooms + Industrial	7,500	Mostafa Karam	3,750,000	4,000,000	516.67
		5,000		1,750,000	2,000,000	375
Average Price of the Region				1,825,000	1,968,750	397



Prices of Industrial Plots at Mubarak Al-Kabeer Governorate

Region	Purpose	Area	Street	Market Value of Land KD		Average Price / Square Meter Q4-2013
				From	To	
Abo Fatirah Handicraft	Showrooms	1,000	Main	1,650,000	1,750,000	1,700
Abo Fatirah Handicraft	Showrooms	1,000	Main	600,000	650,000	1,250
Average Price of the Region				975,500	1,087,500	1,313
Sabhan	Industrial	1,000	Main	500,000	600,000	550.0
		5,000	Pepsi	2,350,000	2,500,000	485.0
Average Price of the Region				1,190,000	1,354,167	472

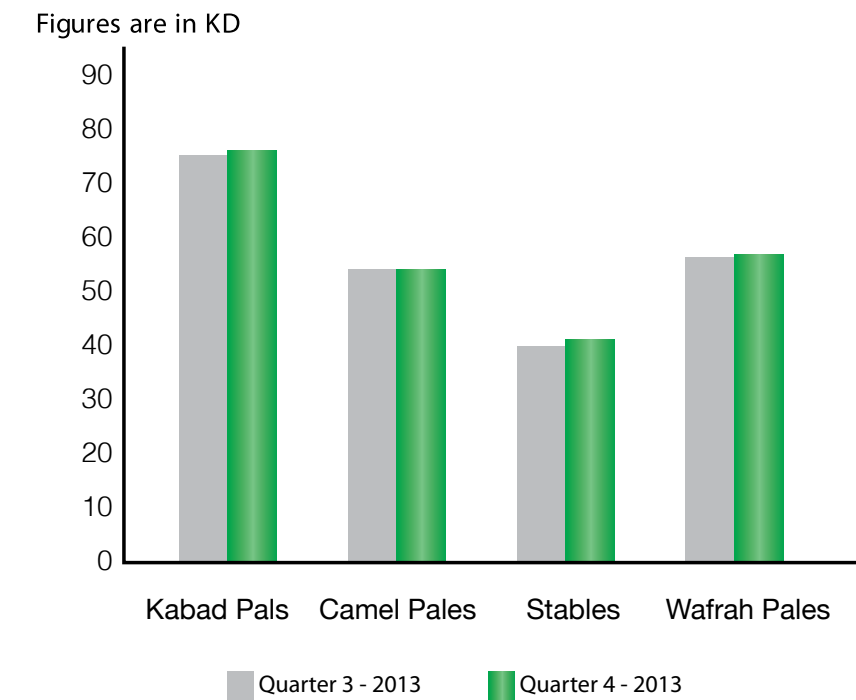
Fifth: Prices of Farms and Pales

Prices at livestock sheds and stables in Al-Ahmadi governorate registered an increase by about KD 76 for a meter, i.e. a limited increase by 3% during Q4/2013 compared to about KD 74.4 as an average price for a meter during Q3/2013 which witnessed a hike at 76%.

In the stables' areas, the average price for a meter in some of the internal areas witnessed a noticeable drop at 3%, whereas it registered an increase at 6% in other areas. The Track and Golf area witnessed an increase at 8% in some of this area, whereas the prices remained steady during Q4/2013 in other locations in the area.

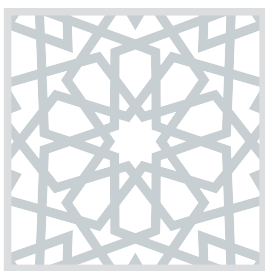
With respect to camel pales in Wafra during Q4/2013, prices remained steady compared to the prices in Q3/2013. As regards Wafra Agricultural Area, prices registered an increase at a percentage of 6.25% during Q4/2013. Cow ranches in Sulaibiya area registered steady prices with the exception of one area in which prices hiked by 3% at an average price of KD 12 during Q4/2013, whereas another area registered a price at KD 3.88 during Q4/2013 compared to KD 3,75 for a meter during Q3/2013. In Abdali prices remained steady at KD 2.88 during Q4/2013 compared to Q3/2013 in which the price for a square meter jumped by 4.6%.

Average Price per sqm of pales and stables at Al Ahmadi during Q2-2013 compared to Q3-2013



Prices of Industrial Plots at Al-Jahrah Governorate

Region	Purpose	Area	Street	Market Value of Land KD		Average Price / Square Meter Q4-2013
				From	To	
Amgharah	Major	10,000	Internal	1,350,000	1,400,000	138
	Contractors	10,000	Main	1,550,000	1,650,000	160
Average Price of the Region				649,444	690,556	144
Al-Jahra	Handicraft	500	Internal	130,000	150,000	802
		500	Main	180,000	200,000	380
Average Price of the Region				156,250	177,500	434
Al-Doha	Ship Repair	1,000	Main	120,000	180,000	150
Average Price of the Region				120,000	180,000	150



Prices of Farms and Pales

Governorate	Region	Area	Location	Estimate Price of Plot		Price per sqm		Average Price of Plot Q4-2013
				From	To	From	To	
Al-Ahmadi	Kabad Pales	2,500	Internal	70,000	85,000	28.00	32.00	75,000
	Kabad Pales	2,500	Main	100,000	110,000	40.00	44.00	105,000
	Chivalry Stables (Al-Ahmadi)	500	Internal	38,000	45,000	76.0	90.0	41,500
			Race Track / Golf Course	45,000	50,000	90.0	100.0	47,500
	Wafra Pales	2,500	Main	65,000	77,500	26.0	31.0	71,250

Sixth: Prices of Chalets

Chalets are usually associated with the summer season. Given that this quarter coincided with a period with no holidays with the exception of Eid Al-Adha holiday and with the approach of the winter season which affect the demand for chalet, prices realized an increase in the various areas of Kuwait governorates. There was limited increase at 2.3% in the chalet areas of Ahmadi, registering KD 17,536 during Q4/2013.

Prices likewise realized a tangible hike in the capital governorate as the price of a square meter amounted to KD 6,917 during Q4/2013, with an increase percentage at 5.6% compared to Q3/2013. Chalet prices in Al-Jahra governorate (Sabbia and Kazema) were registered at about KD 3,938, i.e., with an increase percentage at 7.9% during Q4/2013.

Prices of Chalets at Al-Ahmadi Governorate

Governorate	Region	Sea Façade (sqm)	Market Value of Chalet (KD)		Price / sqm Sea Façade		Average Price / sqm of Sea Façade Q4-2013
			From	To	From	To	
Al-Ahmadi	Abdullah Port	15	217,500	247,500	14,500	16,500	15,500
	Al-Dabaeyyah	15	217,500	255,000	14,500	17,000	15,750
	Al-Jleeah	15	300,000	360,000	20,000	24,000	22,000
	Bneeder	15	375,000	435,000	25,000	29,000	27,000
	Al-Zoor	15	202,500	232,500	13,500	15,500	14,500
	Al-Kheiran (unlike Khor)	15	195,000	232,500	13,000	15,500	14,250
	Al-Nuwaiseeb	15	187,500	225,000	12,500	15,000	13,750

Seventh: Occupancy Rates and Rental Prices

Occupancy rates of all types of investment properties remained unchanged and ranged between 90% and 96%. On the other hand, the occupancy rate at the commercial property, namely offices, was not satisfactory; thus pressure will continue to bring about a reduction in rental value averages.

Average rental of a 60 sqm apartment (2 bedrooms and a hall) ranged from KD 330 to 350 in the Capital Governorate, from KD 290 to KD 330 in Hawalli Governorate, from KD 270 to KD 300 in Farwaniya, from KD 250 to KD 270 in Al-Ahmadi, from KD 265 to KD 285 in Mubarak Al-Kabeer Governorate, and from KD 250 to KD 270 in Al-Jahra Governorate.

Average rental of a 70 sqm – 74 sqm apartment (2 bedrooms and a hall) ranged from KD 385 to KD 415 in the Capital Governorate, from KD 323 to KD 360 in Hawalli Governorate, from KD 290 to KD 335 in Farwaniya, while the average rental is reduced to range from KD 290 to KD 320 in Al-Ahmadi, from KD 320 to KD 340 in Mubarak Al-Kabeer Governorate, and from KD 280 to KD 320 in Al-Jahra Governorate.

The average rental of 80 sqm – 85 sqm investment apartment ranged from KD 425 to 465 in the Capital Governorate, from KD 380 to KD 450 in Hawalli Governorate, from KD 350 to KD 380 in Farwaniya, from KD 330 to KD 360 in Al-Ahmadi, and ranged KD 380 and KD 350 in Mubarak Al-Kabeer and Al-Jahra governorates respectively.

Average rental of a 100 sqm – 110 sqm apartment ranged from KD 500 to 565 in the Capital Governorate, from KD 450 to KD 550 in Hawalli Governorate, KD 475 in Farwaniya, from KD 425 to KD 450 in Al-Ahmadi, while the average rental goes up to range from KD 450 to KD 480 in Mubarak Al-Kabeer Governorate, and from KD 425 to KD 450 in Al-Jahra Governorate.

Rentals usually vary depending on the area, design, finishing and location of an apartment, in addition to the age of the building which is crucial in identifying the average value of rental. However, this Report sheds light in particular on new properties whose hiking prices create pressures on the rentals of old Buildings, which if evacuated by their current tenants, the landlord tends to raise the rental for the new tenant.

Location of the building is crucial in determining the rental. Rentals are typically higher in prime locations like Al-Shaab, Al-Merqab, Bneid Al-Qar, Sharq, Qatar and Bahrain streets in Salmiya, seafront buildings, and Qutaiba and Al-Muthanna streets in Hawalli. Areas like Jleeb Al-Shuyoukh, Abu Helefa and Khaitan are less privileged.

A furnished apartment is a new phenomenon that appeared in the horizon especially in privileged buildings where the rental varies depending on the level of furniture. What attracts attention is that properties in areas like Salwa, Al-Surrah, South Surrah and the like which are basically inhabited by Kuwaitis are made available for rent. Kuwaitis are pushed to do this to face the growing prices of properties and optimize their ability to pay off the loans.

Average rental value of square meter (commercial / ground floors) ranged between KD 20 to KD 30 and it is likely to range between KD 35 to KD 40 at privileged locations. Average rental of square meter (offices) ranged from KD 5.5 to KD 7 at the different areas of Kuwait and hits KD 8 or more in the Capital Governorate, Hawalli, Fahaheel and Al-Manqaf depending on the location, level of finishing and the quality services provided to tenants and visitors.

Average rental of square meter of industrial plots (showrooms / ground floors) ranged between KD 14 to KD 35 at Shuwaikh Industrial area with a price variance depending on the location. Al-Rai Buildings came second as the average rental value per sqm ranged between KD 14 to KD 30, while rentals in Fahaheel Industrial area ranged between KD 12 to KD 18. On the other hand, prices of freehold apartments and prices of commercial shops (freehold) registered a hike in prices.

Average Rental Values of Investment Properties in the Governorates of Kuwait Q4-2013 (KD)

Hawalli Governorate	2 bedrooms, hall, 1 WC (60 sqm)	2 bedrooms, hall, 2 WC (70-74 sqm)	2 bedrooms, 2 WC, 1 maid room (80-85 sqm)	3 bedrooms, hall, maid room (100-110 sqm)
Salmiya	300-320	335-355	380-425	480-500
Hawalli	290-310	323-345	365-410	450-485
Al-Jabriya	300-320	335-355	380-425	480-500
Al-Shaab	310-330	350-360	425-450	500-550
Capital Governorate	2 bedrooms, hall, 1 WC (58-60 sqm)	2 bedrooms, hall, 2 WC (70-74 sqm)	2 bedrooms, 2 WC, 1 maid room (80-85 sqm)	3 bedrooms, hall, maid room (100-110 sqm)
Sharq	330-350	385-415	435-465	515-565
Al-Qiblah	330-350	385-415	435-465	515-565
East Al-Meqwae	330-350	385-415	435-465	515-565
Dasman	330-350	385-415	435-465	515-565
Bneid Al-Qar	320-340	365-385	425-450	500-550
Farwaniya	2 bedrooms, hall, 1 WC (58-60 sqm)	2 bedrooms, hall, 2 WC (70-74 sqm)	2 bedrooms, 2 WC, 1 maid room (80-85 sqm)	3 bedrooms, hall, maid room (100-110 sqm)
Khaitan	280-300	320-335	350-380	435-475
Farwaniya	280-300	320-335	350-380	435-475
Jleeb Al-Shuyoukh	270-290	290-310	330-360	415-455
Al-Reggae	280-300	320-335	350-380	435-475
Ahmadi	2 bedrooms, hall, 1 WC (58-60 sqm)	2 bedrooms, hall, 2 WC (70-74 sqm)	2 bedrooms, 2 WC, 1 maid room (80-85 sqm)	3 bedrooms, hall, maid room (100-110 sqm)
Al-Fintas	250-270	290-320	330-360	425-450
Al-Mahboulah	250-270	290-320	330-360	425-450
Abo Helelah	250-270	290-320	330-360	425-450
Al-Manqaf	250-270	290-320	330-360	425-450
Al-Fahaheel	250-270	290-320	330-360	425-450
Mubarak Al-Kabeer Governorate	2 bedrooms, hall, 1 WC (58-60 sqm)	2 bedrooms, hall, 2 WC (70-74 sqm)	2 bedrooms, 2 WC, 1 maid room (80-85 sqm)	3 bedrooms, hall, maid room (100-110 sqm)
Al-Mesilah	265-285	320-340	350-380	450-480
Al-Jahra Governorate	2 bedrooms, hall, 1 WC (58-60 sqm)	2 bedrooms, hall, 2 WC (70-74 sqm)	2 bedrooms, 2 WC, 1 maid room (80-85 sqm)	3 bedrooms, hall, maid room (100-110 sqm)
Al-Jahra	250-270	280-320	320-350	425-450

Average Rental Values of Commercial Properties in the Governorates of Kuwait
Q4-2013 (KD)

Region	Basement	Ground	Mezzanine	Offices	Price Indices
	Average Rental per sqm	Average Rental per sqm	Average Rental per sqm	Average Rental per sqm	
Salmiya	12 - 18	20 - 35	12 - 18	7 - 8	Ground (shop) 100 sqm, entire basement Commercial Malls Administrative & Commercial Towers
Hawalli	10 - 16	20 - 30	12 - 16	7 - 8	
Farwanyeeah	10 - 15	25 - 35	12 - 15	7	
Khaitan	8 - 14	20 - 30	10 - 14	6 - 7	
Mnqaf-Azezzyyah	7 - 15	25 - 20	10 - 15	7 - 8	
Fahaheel	10 - 14	20 - 30	12 - 14	7 - 8	
Dajeej (Farwaniya)	2.5 *	10 - 8	5 - 6	-	
Madina /Kuwait	12 - 14	20 - 30	10 - 14	6 - 8	
Madina /Kuwait	5 - 7	16 - 20	8 - 10	5.5 - 6.5	

* Average rental value is higher in prime locations and modern buildings and depends on the type of the business.

Average Rental Values of Industrial Plots in the Governorates of Kuwait
Q4-2013 (KD)

Region	Basement	Ground	Mezzanine	Remarks
	Average Rental per sqm (Warehouses)	Average Rental per sqm (Showrooms)	Average Rental per sqm (Offices)	
Industrial Shuwaikh	3.5 - 5	14 - 35	4.5 - 7	Area of unit (40 sqm)
Al-Rai	3.5 - 4	14 - 30	4 - 6.5	* This study does not cover rental values in Avenues Mall
Sabhan	2.5 - 3	4 - 6	3 - 2.5	* Price per sqm for warehouses at Ground Floor ranges between KD 4 to KD5.
Al-Ardeyyah-Warehouses	4 - 3.5	6.5 - 7	3 - 5	* Rental value of sqm ranges between KD6 to KD8 for a showroom of 100 sqm at Ground Floor.
East Ahmadi	3.75 - 3.5	10 - 16	3.5 - 5	
Fahaheel Industrial	3 - 4	12 - 18	3.5 - 5	

* Average rental value is higher in prime locations and modern buildings and depends on the type of the business.

* Average rental value per sqm is higher depending on the storey. Demand is high on warehouses with a ceiling of 6 - 8 sqm high.

Prices of Freehold Apartments for Investment

Governorate	Region	Purpose	Description	Net Area of Apartment	Market Value / Apartment		Average Price of sqm of Net Area of Apartment		Average Price of sqm Q4-2013
					From	To	From	To	
Capital Gov.	Beed Al-Qar	Investment	Gulf Road	100	135,000	140,000	1,350	1,450	1,400
	Beed Al-Qar	Investment	Main	72	88,000	92,000	1,222	1,278	1,250
	Average Prices in Capital Governorate					103,250	301,750	1,196	3,933
Hawalli	Shaab	Investment	Gulf Road	100	135,000	145,000	1,350	1,450	1,400
	Shaab	Investment	Main	72	90,000	95,000	1,250	1,319	1,285
	Salmiya	Investment	Gulf Road + Beach	100	135,000	145,000	1,350	1,450	1,400
	Hawalli	Investment	Main	64	75,000	85,000	1,172	1,328	1,250
	Hawalli	Investment	Internal	64	65,000	70,000	1,016	1,094	1,055
Average Prices in Hawalli					89,963	97,733	1,096	1,189	1,142
Mubarak Al-Kabeer	Mesila	Investment	Main	72	65,000	70,000	903	972	938
	Average Prices in Mubarak Al-Kabeer					75,000	83,333	912	1,008
Farwanyeeah	Farwanyeeah	Investment	Main	72	75,000	77,000	1,042	1,069	1,056
	Average Prices in Farwaniya					70,000	73,500	972	1,021

Governorate	Region	Purpose	Description	Net Area of Apartment	Market Value / Apartment		Average Price of sqm of Net Area of Apartment		Average Price of sqm Q4-2013
					From	To	From	To	
Al-Ahmadi	Fintas	Investment	Main	72	62,000	65,000	861	903	882
	Fintas	Investment	Internal	72	50,000	55,000	694	764	729
	Mahboulah	Investment	Sea Façade	95	110,000	115,000	5805	1,211	1,184
	Mahboulah	Investment	Main	72	62,000	65,000	861	903	882
	Mahboulah	Investment	Internal	72	50,000	55,000	694	764	729
	Abo Helefa	Investment	Sea Façade	95	110,000	115,000	1,158	1,211	1,184
	Abo Helefa	Investment	Main	100	75,000	85,000	750	850	800
	Abo Helefa	Investment	Internal	72	62,000	65,000	861	903	882
	Manqaf	Investment	Sea Façade	95	110,000	115,000	1,158	1,211	1,184
	Manqaf	Investment	Main	100	75,000	85,000	750	850	800
	Manqaf	Investment	Internal	72	62,000	65,000	861	903	882
	Fahaheel	Investment	Main	72	65,000	70,000	903	972	938
	Fintas	Investment	Internal	72	55,000	58,000	764	806	785
	Average Prices in Al-Ahmadi					71,150	76,800	856	923

It should be noted 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 uses an approach that provides a separate valuation for each property and assesses its rental and returns in order to provide fair valuation for each property.

Terminology

Residential Buildings:

The typical buildings designated for a single family, located in low density population areas, 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 Buildings:

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

Private School Buildings:

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

Hotel and Motel Buildings:

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



Commercial Buildings:

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

Industrial Buildings:

buildings designated for industrial, warehousing, service, or craftsmanship purposes.

Residential Complexes Inside and Outside Kuwait City:

Residential buildings 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:

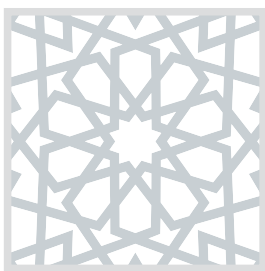
Buildings designated for the cultivation, care, show, and sale of flora and flowers of different types, care of gardens and agricultural products, inventory of seeds and agricultural needs, and office spaces.

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.

