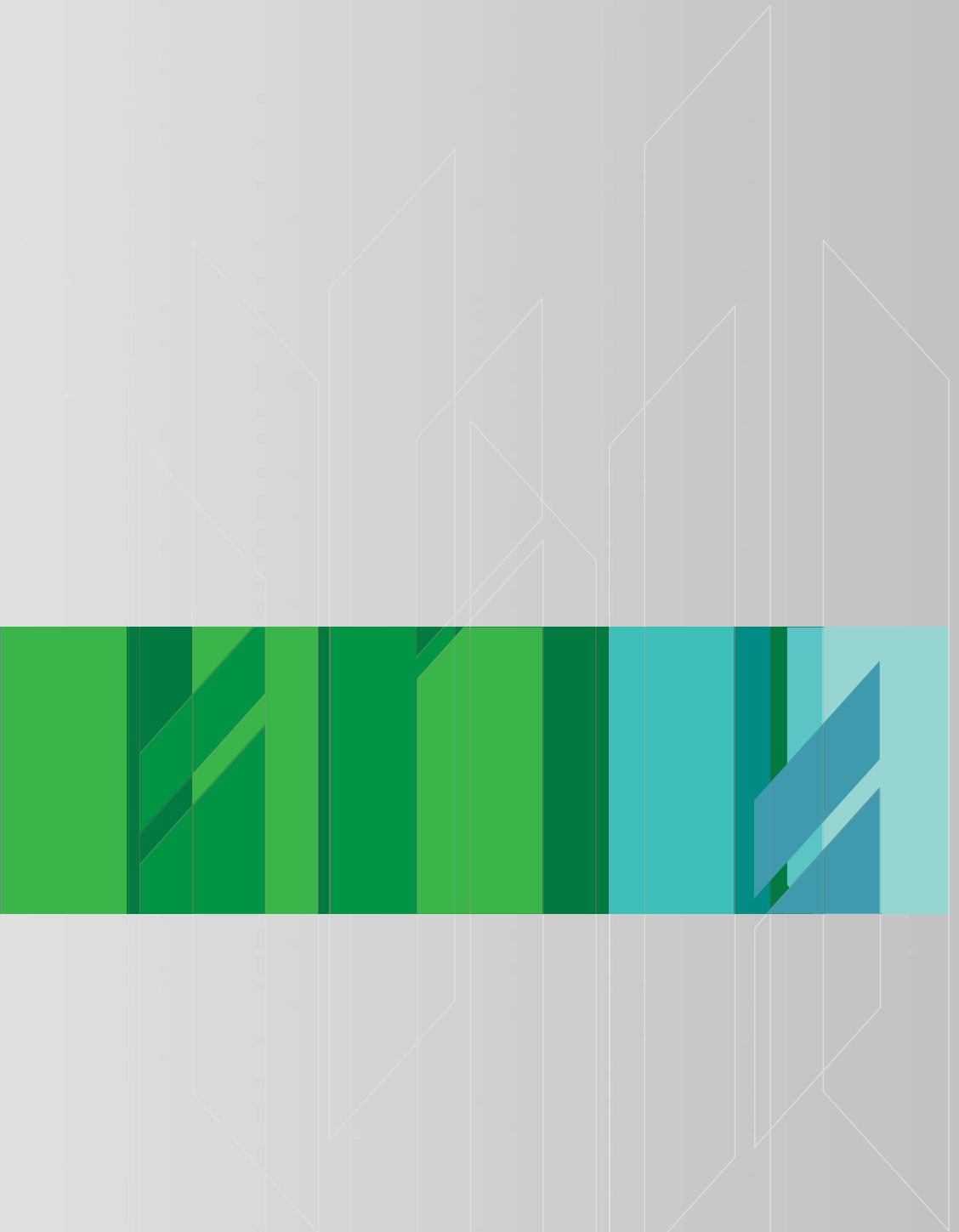




KFH Report
Local Real Estate

2016
Q4

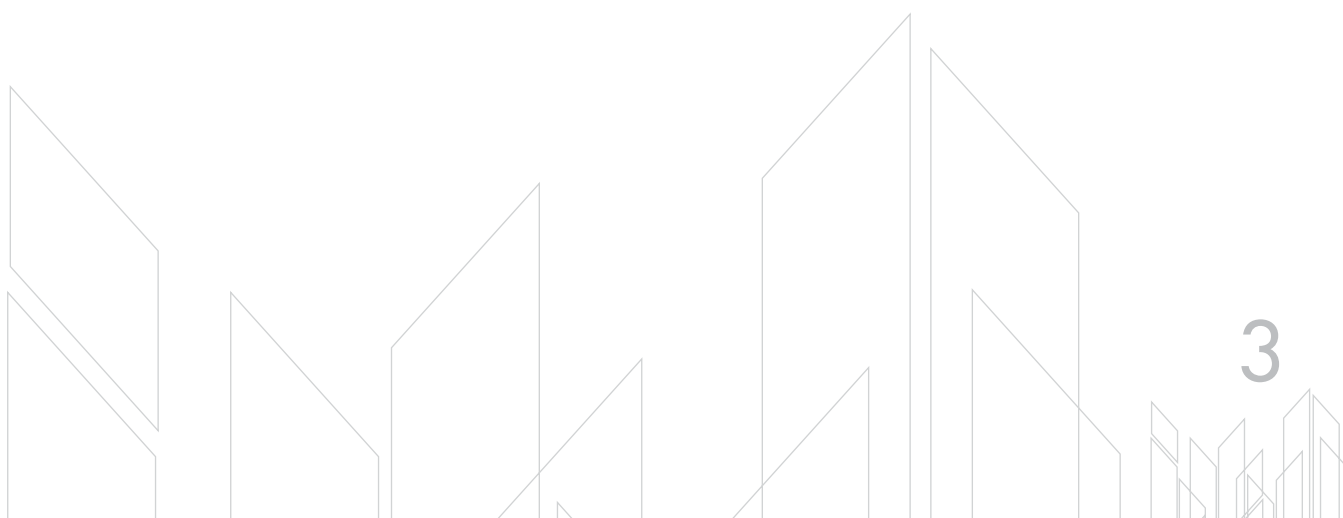






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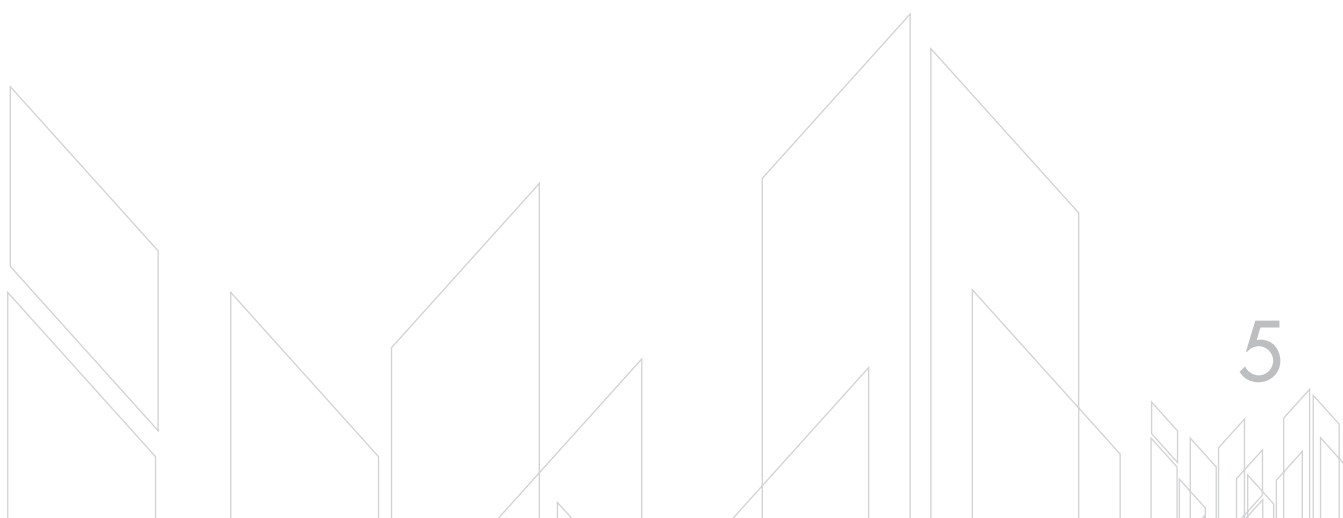
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Introduction

Retreating oil prices environment has imposed certain financial restrictions on the state budget, thus giving rise to the need for economic diversification away from dependence on oil sector and the adoption of the 5 year growth plan in Kuwait for the years 2015/2016 – 2010/2019. The said plan focuses on economic reformation, diversification and several giant strategic projects in light of the government capital spending 2015/2016. This indicates that it is still intending to spend on big projects.

Despite improvement and recent increase in oil price, which is the main driver of economic growth in Kuwait, yet local real estate sector has commenced its retreating trend in 2015 and 2016 following a series of consecutive increases in real estate trading value, which started in 2009 and reached its highest in 2014. The said value began to adopt the descending trend when the real estate sector witnessed its first decline in 2015 following a 5 years continuous increase. Annual decline occurred again at a lower level in 2016 based on the performance of both residential and investment sectors during this period. Commercial sector began its late recovery from the 2008 financial crises in 2012 and adopted an ascending growth till 2016 bearing in mind that it has retreated in 2015.

The said variations are evident in the surrounding environment. Average residential land prices declined as at the end of 2016 compared to 2015. This decline has coincided with a decline in average prices of investment real estate and commercial sector as well. Growth ratios of private residence sector prices witnessed an improvement which was followed by a stability in certain quarters of 2015 yet they have recorded a decline as at the end of 2016. The year 2016 witnessed a correctional movement in price per meter following the descending trend which they adopted. Decline ratios have increased in the commercial sector.

International Monetary Fund (IMF) estimations indicated economic growth in Kuwait Economy should increase in 2016 to reach 2.6% compared to its lowest 1.2% in 2015. However, it is expected to remain stable in the next two years. Oil prices closed on an increase in 2016 to reach US\$ 55/Barrel with a prevailing optimistic environment that prices shall remain strong next year. This optimistic

The prices of private residence properties during Q4 declined by 5% compared to Q3 2016, investment RealEstate by 3.9% and commercial RealEstate by 2.8% compared to the same period.



look comes as a result of OPEC's decision to decrease its production by 1.2 Million Barrels daily so that daily production would approximate 32.5 Million Barrels for a period of 6 months effective January 2017. Oil prices are expected to stabilize at US\$ 55 / Barrel in 2017, thus resulting in a deficit in the state budget by 8% or 9% of GDP.

The Central Bank of Kuwait (CBK) resolved in Mid December 2016 to increase discount rate by 0.25% to reach 2.5%. This resolution comes as a result of the Federal Reserve's resolution to increase discount rate by 0.50% to reach 0.75%. CBK resolution represents amendment on the discount rate in 2016 and the second amendment following the resolution to increase the rate in 2015.

Real estate sales declined by 26% in 2016 compared to the preceding year in which prices declined by 30% as sales reached KD 2.5 Billion i.e. lowest in 6 years. This decline comes as a result of the decline in the volume of demand on real estates to 4,608 deals in 2016 or 23% compared to 2015 in which demand declined by 28%. The decline in demand on residential and investment sectors by 34% and 15% respectively compared to 2015 had a significant impact on the value of real estate sales. Meanwhile, demand on commercial sector stabilized in 2016 compared to the preceding year.

Average price per meter in private residence sector declined as at the end of 2016 by 11.7% compared to the end of the preceding year. This decline comes as a result of the decline in the price per meter at all governorates level. Price per meter declined in investment sector by 11% on annual basis. Commercial real estate sector showed relative endurance compared to the preceding sectors as average price per meter declined by 6.8% compared to the end of 2015.

Credit granted to real estate and construction sector by Kuwaiti local banks reached KD 9.9 Billion i.e. a decline by 1.5% compared to 2015. This decline comes on the back of the decline of credit granted to real estate sector by 3.6% compared to 2015 although credit facilities granted to construction sector increased by 7.2%. Credit facilities granted to most of other economic sectors increased e.g. trading sector, non-banking financial institutions sector and oil sector. Instalment credit facilities increased significantly by 8% while the volume of these credit facilities exceeded KD 10 Billion. If this amount is added to the credit facilities of real estate and construction sectors then the volume of credit facilities granted by banking sector to real estate activities shall exceed KD 19.9 Billion as at the end of 2016. Credit granted to real estate sector represents nearly 58% of the volume of credit granted by the banking sector.

Inflation level increased as at the end of 2016 thus recording 3.5% compared to a lower percentage recorded in the preceding year by 3%. Movement in prices during the year was pinned by a significant increase in the price index of housing services group by 6.4% in 2016 and an increase in the index of the transportation group by 10.5% compared to 2015 levels following the increase in fuel prices.

Shares traded at Kuwait Stock Exchange declined as they reached 30.5 Billion shares i.e. a decline by 29%. Shares value declined to reach KD 2.9 Billion in 2016 i.e. a decline by 28% compared to 2015. Market price index increased by 2% while weighted index edged down by 0.4% compared to 2015. Average daily trading value at Kuwait Stock Exchange declined to reach KD 11.7 Million in 2016 i.e. a decline by 60% compared to 2012. Meanwhile, daily trading declined to KD 10.3 Million i.e. 21% in real estate sector in one day out of 247 days of trading during 2016 compared to KD 28.9 Million which represents the value of trading in the stock exchange and KD 13 Million being the value of real estate trading, thus indicating durability of real estate sector.

The number of companies registered in the real estate sector at Kuwait Stock Exchange reached 36 companies with total market value KD 2.1 Billion. This market value declined by 9.7% compared to KD 2.4 Billion in 2015. Capital value declined to KD 1.8 Billion as at 2016 i.e. a decline by 57% compared to KD 4.1 Billion in 2015.



Private Residence Land Prices in Q4 2016

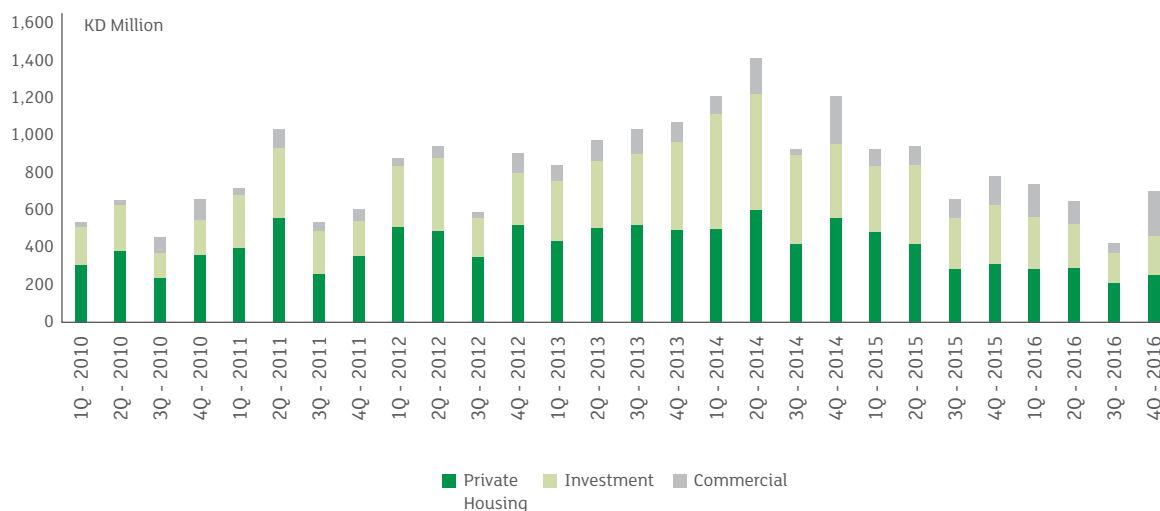
Surveys conducted by Kuwait Finance House show a decline in the prices of private residence properties during Q4 by 5% compared to Q3 2016. This has led to a relative increase in annual decline ratios as at the end of 2016 by 11.7% compared to the same period in 2015 where ratios declined annually by 10.3%.

Investment land price indices continued their decline in Q4 following the improvement witnessed in the preceding quarter. Price indices declined by 3.9% compared to Q3 prices which have witnessed a lower decline by 1.5% on quarterly basis. Price levels declined by 11% in Q4 following an annual decline by 13% in Q3 2016.

Average price per square meter for commercial land declined by 2.8% compared to Q3 2016, which has declined by 1%. Meanwhile, prices declined by 6.8% compared to 2015.

Average price per square meter reached KD 5,775 in Capital governorate, KD 3,204 in Hawalli governorate and KD 2,326 in Farwania govenroate. Average price per square meter declined to reach KD 2,565 in Jahra governorate and KD 2,803 in Ahmadi governorate in Q4 2016.

Value of Real Estate Trading 2010 - 2016





Development of the Value of Real Estate Trading (KD Million) 2012 - 2016

	2012	2013	2014	2015	2016
January	354	303	330	341	222
February	270	239	500	254	272
March	281	308	421	361	250
April	429	310	480	338	233
May	238	318	374	278	227
June	277	380	578	345	203
July	261	461	291	263	156
August	129	241	263	205	156
September	202	346	399	217	115
October	233	289	384	201	168
November	286	343	442	327	232
December	395	449	398	295	303
	2,896	3,355	3,985	4,861	3,425

Source: Authentications Dept. – Ministry of Justice – Economic Research & Reports – KFH

Market Trends during Q4

Real estate sales increased significantly in Q4 by 61% compared to Q3 2016. This increase is the first increase following 3 consecutive quarterly declines. Meanwhile, trade value in Q4 declined on annual basis by 15% compared to Q4 2015. Average transaction value increased in Q4 by approximately 20% compared to average value in Q3 2016. Average value declined by 4% compared to Q4 2015.

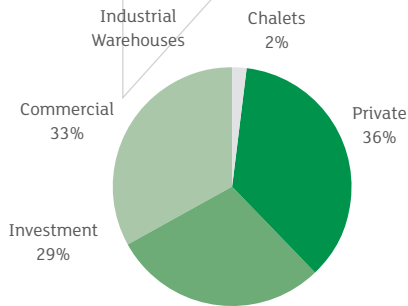
Various real estate sectors recorded positive performance in Q4 2016 compared to the preceding quarter. The commercial real estate sector comes first with an unprecedented increase in two years. Commercial sector trades recorded the second highest in five years following Q4 2014. Meanwhile, residential and investment sectors trades did not reach the levels of Q4 2015. Average transaction value recorded positive performance for real estate sectors except the residential sector which has declined by 2% compared to Q3. Meanwhile, average transaction value declined for all sectors except commercial sector compared to Q4 2015.

Trading value in private residence sector increased as at the end of Q4 by 27% compared to the preceding quarter. Meanwhile trading value declined by 17% compared to the value in Q4 2015. Average transaction value declined in Q4 by 9% compared to Q3 and declined by 10% compared to Q4 2015.

Investment real estate trading value increased by 23% compared to Q3 while it is considered as less by 35% than its value in Q4 2015. Average transaction value improved in Q4 2016 by 2% compared to the preceding quarter. Average transaction value is less by 22% compared to Q4 2015.

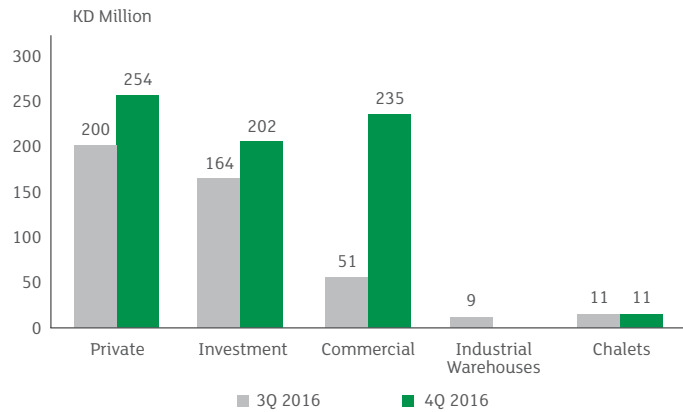
Commercial real estate transactions doubled in Q4 to more than 4 times the value in Q3. Commercial real estate transactions increased by approximately half the value in Q4 2015 i.e. an annual increase by 48%. Average transaction value increased in Q4 2016 by 172% compared to the preceding quarter. Increase reached 43% compared to Q4 2015.

Distribution of Real Estate Transactions Share (Sector wise) / Total Real Estate Transactions Value Q4 2016



Source: Ministry of Justice - Kuwait Finance House

Total Real Estate Trading Value Q3 and Q4 - 2016

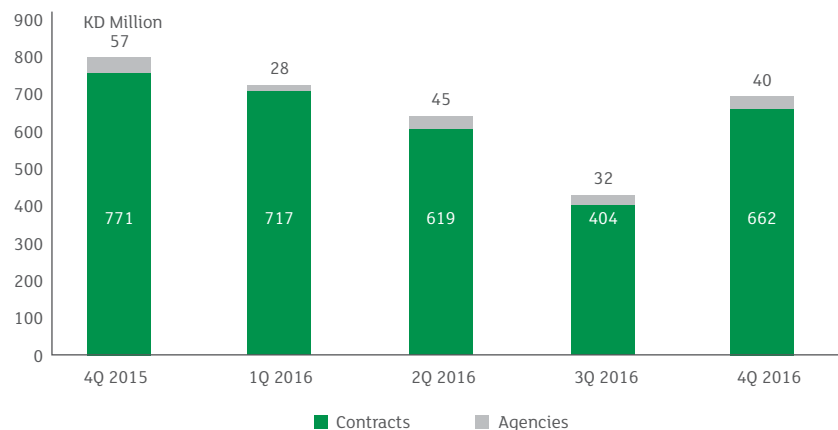


Real Estate Sector Trends During Q4

Real estate sales value increased as per real estate trading indications issued by the Real estate Registration & Authentication Dept. – Ministry of Justice during Q4 to reach KD 702.8 Million, thus correcting its course which was leading a descending trend since Mid – 2014. The value tapped its five year highest increase in Q4 2016 i.e. an increase by 61%, led by the commercial sector, compared to its value in Q3 where it reached KD 436 Million. This exceptional performance in Q4 2016 did not take the real estate transaction value to the levels of the same period 2015. Transactions value in Q4 2016 is less by 15% than the transactions during the same period in 2015.

Quarter 4 - 2016 has witnessed an unprecedented level achieved by the commercial real estate sector as its share has reached, for the first time, more than the investment real estate sector share which usually comes in the second place. Private residence transactions share maintained its leading position but the lowest in 5 years. Commercial realEstate sector transactions represented 33% of real estate transactions.

Development on Total Real Estate Transaction Value Q4 2015 - Q4 2016



Source: Ministry of Justice - Kuwait Finance House

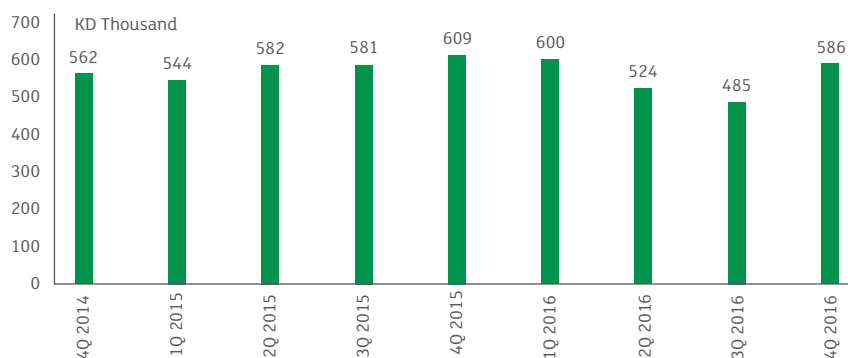


Contracts trading reached KD 662 Million in Q4 compared to KD 404 in Q3, thus marking the highest quarterly increase in 5 years by 64% while its value is less by 14% compared to Q4 2015. Agencies trading reached KD 40 Million compared to KD 32 Million in Q3 i.e. an increase by 26% on quarterly basis. Value declined by 29% in Q4 2016 on annual basis.

Average total real estate transaction value increased to reach KD 585.7 thousand in Q4 i.e. an increase by 21% which comes on the back of an increase in the value of trading in all real estate sectors. A major increase was also achieved in the number of traded transactions led by the commercial real estate sector which has witnessed an increase by 69% compared to Q3 2016. Meanwhile, total real estate transaction value declined on annual basis by 4% due to the decline in the total value of real estate transactions by 15% and the decline of the number of transactions by 3% compared to Q4 2015.

Development on Average Transaction Value/Total Real Estate Sales

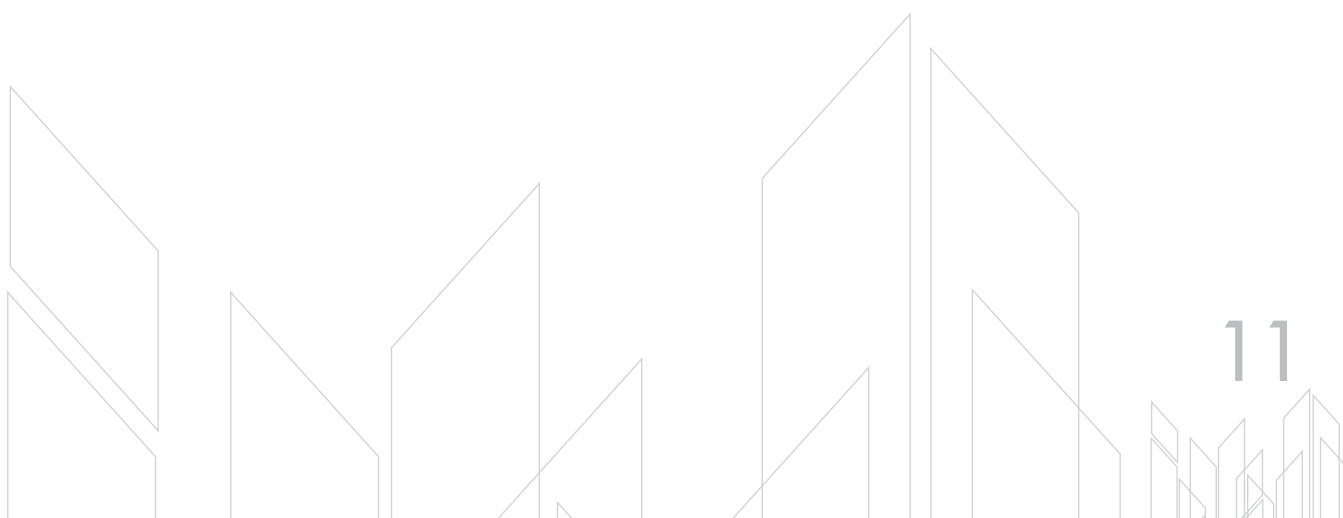
Q4 2014 - Q4 2016



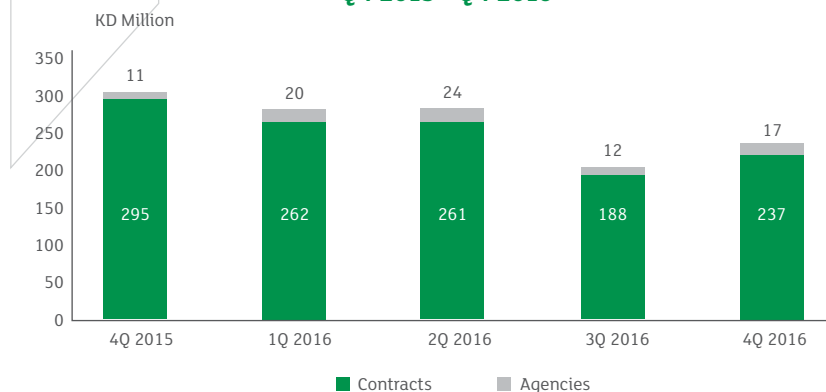
Source: Kuwait Finance House

Private Residence Trends

Private residence transactions value increased significantly by 27% i.e. highest quarterly increase in 2 years. The value exceeded KD 254 Million in Q4 compared to KD 200 Million in Q3 2016. Accordingly, residential sector has restored its course as the value of transactions started to adopt the ascending trend. This fact is confirmed by the ascending trend of the annual change ratios which the sector witnessed. Although, private sector sales value are less by 17% compared to the value in Q4 2015 yet this ratio is better than the decline in the value of sales whether in Q3 2016 by 28% or the ratio which has reached 45% in Q4 2015.



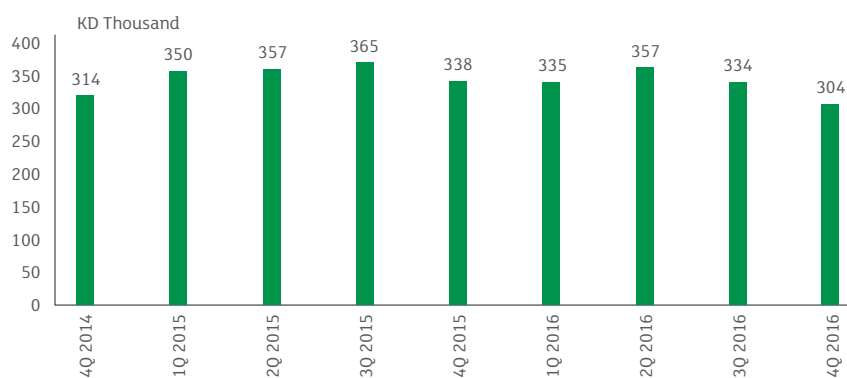
Development on Private Residence Real Estate Sales Q4 2015 - Q4 2016



Source: Ministry of Justice - Kuwait Finance House

Average transaction value of private residence declined to reach KD 304 Thousand i.e. a decline by 9% compared to the value in Q3 2016. It also declined by 10% compared to average transaction value which has reached KD 338 Thousand in Q4 2015.

Progress on Average Transaction Value/Private Residence Transactions Q4 2014 - Q4 2016



Source: Kuwait Finance House

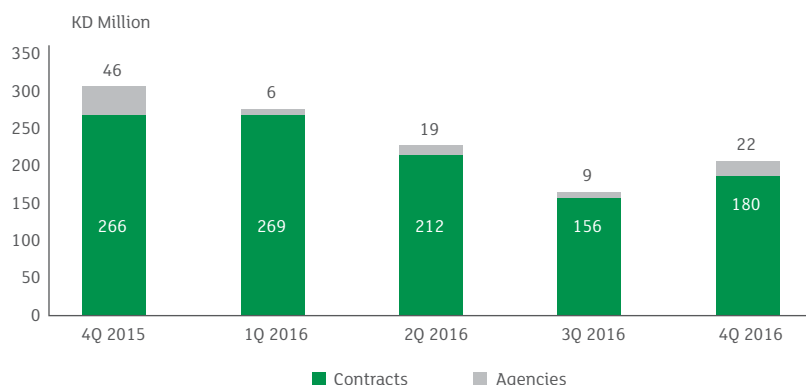




Investment Real Estate Trends

Investment real estate trading value reached KD 202.4 Million in Q4 i.e. an increase by 23% compared to the value in Q3, which has reached KD 165 Million. This is the first time in which the value of investment transactions value increases in 2016. This value is the highest 3 years value. Investment sector transactions declined significantly by 35% compared to Q4 2015, thus continuing its descending trend.

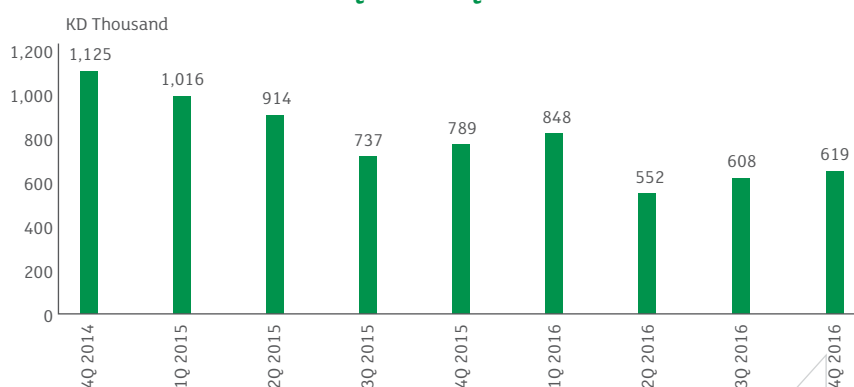
Progress on Investment Real Estate Transactions Value Q4 2015 - Q4 2016



Source: Ministry of Justice - Kuwait Finance House

Investment real estate average transaction value increased to reach KD 619 Thousand in Q4 i.e. an increase by 2% compared to KD 608 Thousand in Q3. Meanwhile average transaction value of this sector declined in Q4 2016 by 22% on annual basis.

Progress on Average Transaction Value/Investment Real Estate Sales Value Q4 2014 - Q4 2016

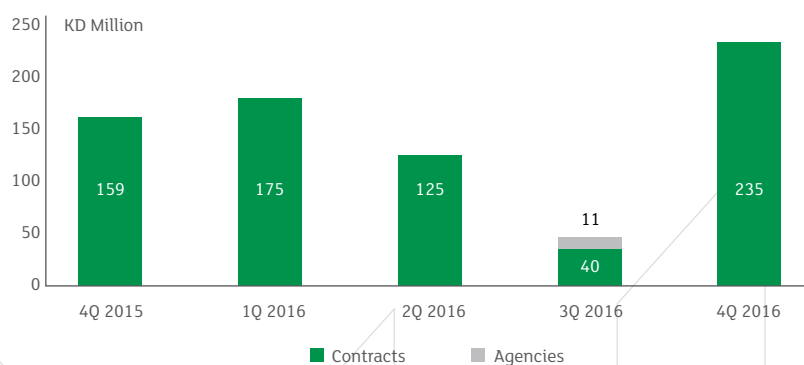


Source: Kuwait Finance House

Commercial Real Estate Trends

Commercial real estate sales jumped to their highest in five years where value reached KD 235 Million i.e. an increase by 358% compared the relatively limited value that recorded KD 51 Million in Q3. On annual basis, commercial sector transactions increased by 48% compared to its value in Q4 2015.

Progress on Commercial Real Estate Transaction Value Q4 2015 - Q4 2016



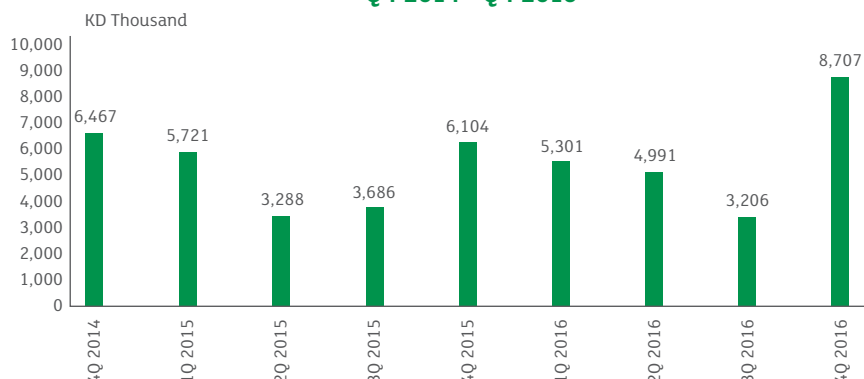
Source: Ministry of Justice - Kuwait Finance House

Commercial real estate average transaction value increased significantly in Q4 2016 by 172% compared to Q3. Meanwhile average transactions value reached a record level which is the 5 years highest i.e. an increase by more than KD 8.7 Million in Q4 compared to KD 3.2 Million in Q3. According to this remarkable performance of this sector average transaction value increased significantly in 2016 by 34% compared to Q4 2015.

Investment real estate average transaction value increased to reach KD 619 Thousand in Q4, and significantly increase in average transaction value of commercial real estate to KD 8.7 Million.



**Progress on Average Transaction Value/Commercial Real Estate Transactions
Q4 2014 - Q4 2016**



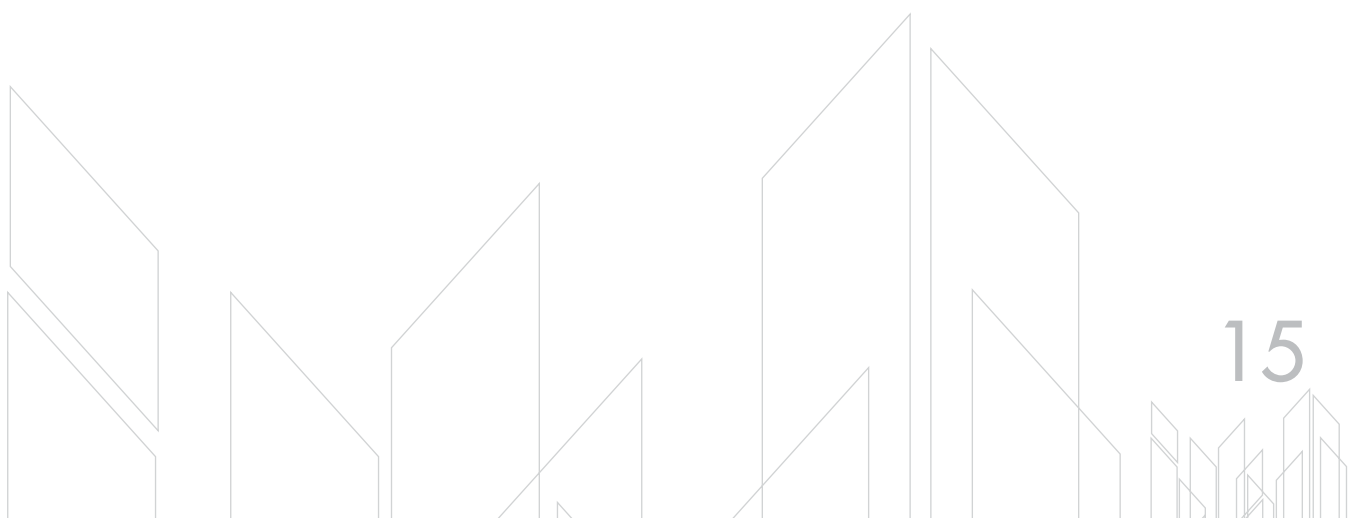
Source: Kuwait Finance House

Housing Projects

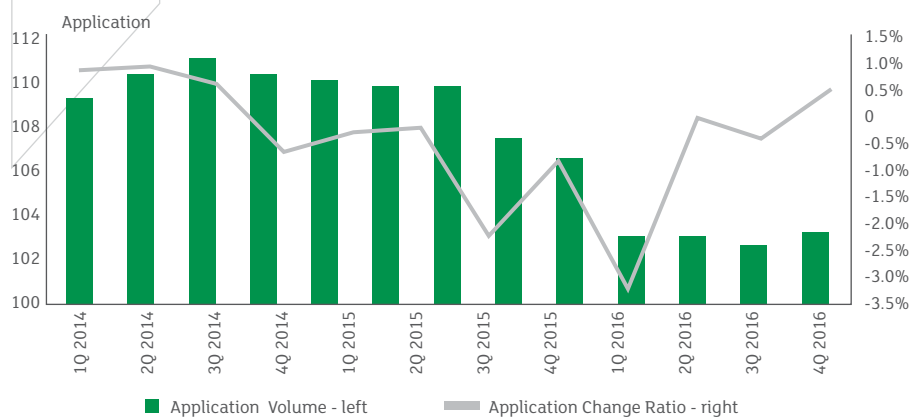
The state aims to complete more than 36 thousand residential units by 2017. This plan will be part of several projects executed by the Public Authority for Housing Welfare in accordance with very stringent technical conditions set by the authority. These planned housing projects shall fulfill part of the increasing demand on such projects including accumulating housing applications.

The State of Kuwait is still continuing its plan to mitigate the number housing applications for citizens. The Public Authority for Housing Welfare has distributed nearly 3,400 units during Q4 2016. The number of housing applications has declined to reach 100 Thousand applications as per the latest report issued by the authority including 7,300 current applications in 2016 in addition to 3,100 other applications which are still standing and being updated.

The Public Authority for Housing Welfare conducted 14 draws in Q4 2016 only starting from the 14th distribution till the 27th distribution. All distributions were in the first and fifth districts of South Mutlaa project. The distributions comprise 1,242 units in October and nearly 1,533 units in November and 1,505 units in December. Accordingly, total units reached approximately 2,108 units in the first district and nearly 2,170 units in the 5th district of South Mutlaa Project.



Progress on Residential Applications Presented to the PAHW



Source: Public Authority for Housing Welfare (PAHW) - www.housing.gov.kw

According to the latest report issued during Q4 2016, The Public Authority for Housing Welfare, in cooperation with certain major global companies has succeeded in executing certain projects which it planned in four new main areas including all required road works, service facilities, main facilities and other planned projects. The completion and delivery process of these projects was due on Q3 2016 including projects worth KD 38 Million for the construction and completion of public buildings in south west Sulaibikhat project, KD 9.9 Million for Sabah Al-Ahmed city, KD 3 Million and KD 1.6 Million in Al-Naseem Housing project to complete various main roads and electricity works total value of which approximates KD 88.2 Million. Completion ratio in Sabah Al-Ahmed marine area and expansion projects of Wafra and Abu-Halifa residential projects reached 80%.

The Authority has completed the execution of certain projects, which it started during the preceding period with various completion ratios. The value of such projects approximates KD 270 Million. However, there was delay in the execution of the projects than planned. The completion of certain projects is still less than expected e.g. plots, public buildings and main service buildings.

The Authority has commenced the execution of new projects, value of which approximates KD 290 Million. The authority started the scheduling process of these projects in Q4 2016 including projects worth KD 288 Million in South Mutlaa City.

List of projects announced by the technical bureau for studying development projects, mainly as follows:

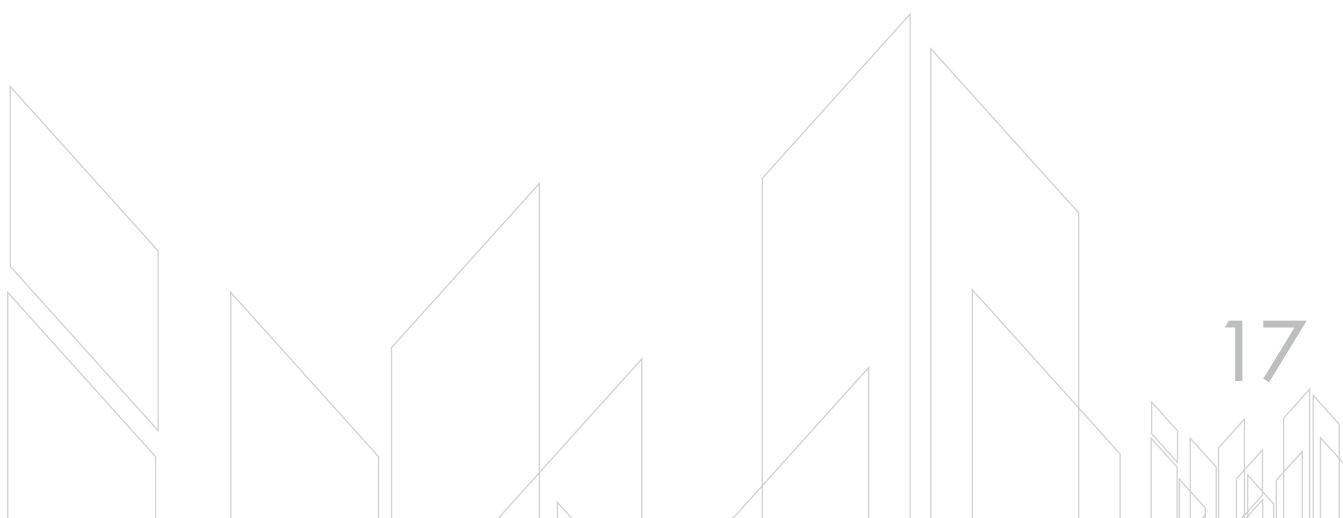
	#	Area	Contract Value	Actual Rate of Completion	
				Q4 2016	Q1 2016
Projects for Houses, Plots, Services, and Affiliated Public Buildings	1	Sabah Al Ahmad City	18.9	100%*	89%*
	2	Northwest Sulaibkhat City	38.1	99.7%*	95.4%*
	3	Expansion of Wafra Residential Project	28.5	80%*	39.2%*
	4	Abu-Halifa Residential Project	2.2	83%*	48.8%*
	5	Abdullah Al-Mubarak West Project	46	22.1%	Time schedule under process
		Cost	KD 133.8M		*Delayed projects



	#	Area	Contract Value	Actual Rate of Completion	
				Q4 2016	Q1 2016
Projects for Public Buildings	6	Sabah Al Ahmad City	38.5	94.2%*	84.3%*
	7	Sabah Al Ahmad City	6.2	77.9%*	65%*
	8	Sabah Al Ahmad City	44.7	72%*	46.5%*
	9	Sabah Al Ahmad City	36.4	60%*	28.8%*
	10	Wafra Project	21.1	39%*	20.5%*
	11	Qairawan Project	4.5	32.2%	8.4%
Cost			KD 151.5M	*Delayed projects	

	#	Area	Contract Value	Actual Rate of Completion	
				Q4 2016	Q1 2016
Projects for Roads & Main Services	12	Sabah Al Ahmad City	6.6	98%*	82%*
	13	Sabah Al Ahmed City	2.29	98%	94%
	14	Saad Al Abdullah City	1.46	96%*	78.5%
	15	Sabah Al Ahmed City	1.4	56%	Start preparation
	16	Sabah Al Ahmed City	0.669	96%	Start preparation
	17	Sabah Al Ahmed City	2.7	95%	3.9%
	18	Expansion of Wafra residential project	46.6	5%	
	19	Naseem Residential Project	1.6	99.5%	
	20	Qairawan Residential Project	0.797	26%	
	21	Sabah Al Ahmed City	2.8	76%	
	22	Sabah Al Ahmed City	2.6	68%*	
	23	Sabah Al Ahmed City	0.979	2%	
	24	Jaber Al Ahmed City	1.08	5%	
	25	North West Sulaibikhat	0.322	Start work and prepare time schedule	
	26	South Mutlaa	288	Prepare time schedule	
27	Sabah Al Ahmed City	1.489	Prepare time schedule		
Cost			KD 359.2M	*Delayed projects	
Total Cost of PAHW Projects			KD 644.5M		

Source: List of Projects of the Public Authority for Housing Welfare (PAHW) – October 2016 (www.housing.gov.kw)



Price Indicators

First: Private Residence Land Prices

Price indicators fluctuate based on various factors related to real estate types. Also, real estate prices have fluctuated in various Kuwait governorates. Residential land price indices recorded the highest quarterly decline of 5% in Q4 2016 due to continued decline which all governorates are witnessing, led by Al Farwaniya and Al Jahraa governorates which have recorded the highest decline among other governorates, thus pushing the decline in private residence average prices in Kuwait to reach 11.7% compared to 2015.

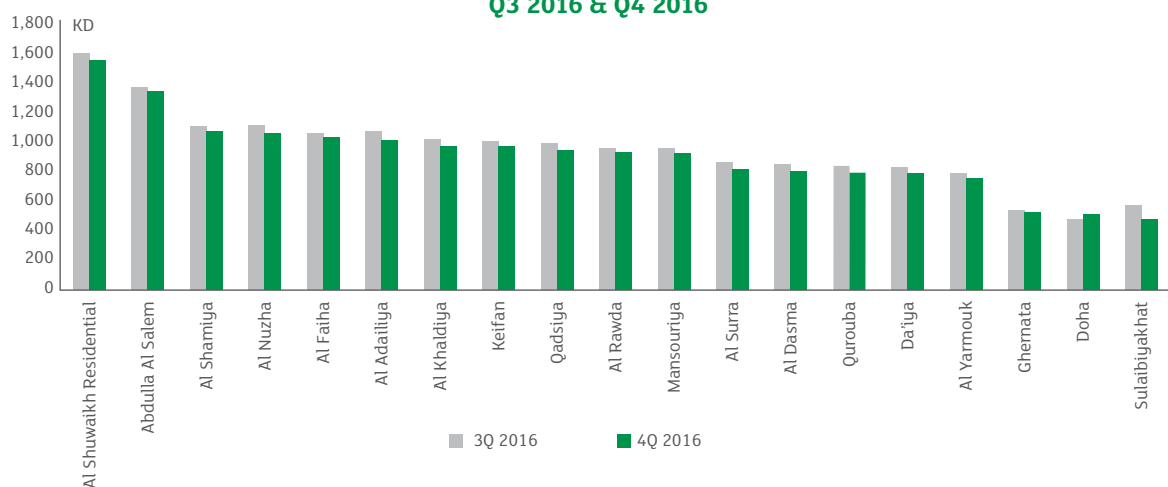
Average price per square meter of residential land recorded KD 892 in Q4 2016, i.e. a decline by 4.4% compared to Q3. Decline ratio reached 11.8% compared to Q4 2015. This decline comes as a result of the decline in prices in all areas of this governorate. In the highest price areas e.g. Shuwaikh residential area, average price per square meter has declined by 3.5% compared to Q3. Meanwhile, prices declined in Abdullah Al-Salem district in Q4 by 2.3% compared to the preceding quarter. This area is considered as the second highest price area in the governorate.

Price levels declined in residential areas in which average price per square meter exceed KD 1000 per square meter e.g. Shamiya and Nuzha areas in which average price per square meter declined by 4% and 4.3% compared to Q3. Meanwhile, prices declined in Edailiya area by 5.1%. Average price per square meter reached KD 1000 in Q4. Prices declined in Khaldiya area by 4.7% compared to Q3.

Prices in Keefan area declined by 3.2% while they declined in Qadsiya area by 4.8%. Prices in Rawda and Mansouriya areas declined by 3.5% and 3.2% compared to Q3. Surra area recorded a double decline compared to Mansouriya area by 6.6% i.e. the highest decline among governorate areas.

Other average value areas in the governorate witnessed a decline in prices by 4.7%. Prices declined in Qurtuba area by 6.3% while prices declined in Qadesiya area by 4.8%. All average price areas which have recorded a price of KD 750 per square meter in Q4 e.g. Yarmouk and Daeya areas declined by 3.5% and 4.8% respectively. Prices declined in the lowest price area of the governorate e.g. Doha area by 3.8% compared to Q3 2016.

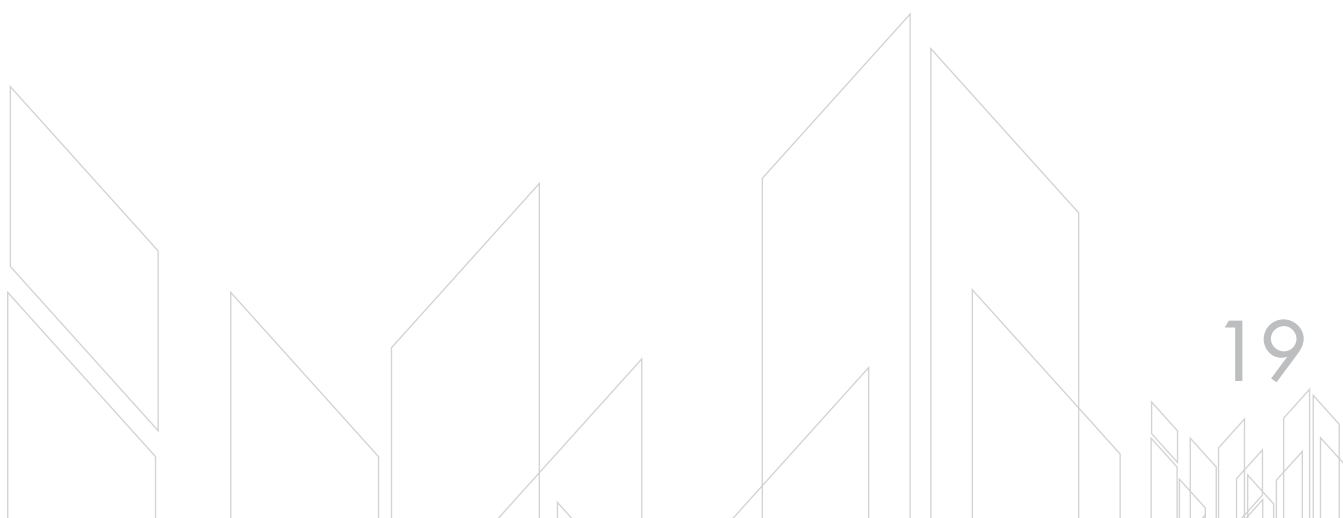
**Average Price/m² for Private Residence in Capital Governorate
Q3 2016 & Q4 2016**





Residential Plot Prices at Capital Governorate

Region	Area m ²	Building %	Street	Land Market Value (KD)		Market Value/m ² (KD)		Average Price/ m ² Q4 2016
				From	To	From	To	
Al Shuwaikh Residential	500	210%	Internal	720,000	800,000	1,440	1,600	1,520
	1,000	210%	Internal	1,200,000	1,420,000	1,200	1,420	1,310
	1,000	210%	Main	1,400,000	1,650,000	1,400	1,650	1,525
General Average in the Area				1,242,500	1,430,000	1,423	1,630	1,526
Abdullah Al Salem District	500	210%	Internal	650,000	720,000	1,300	1,440	1,370
	750	210%	Internal	750,000	1,000,000	1,000	1,333	1,167
	1,000	210%	Internal	900,000	1,280,000	900	1,280	1,090
General Average in the Area				1,242,500	1,430,000	1,423	1,630	1,526
Shamiyah	250	Till 800m ²	Internal	260,000	320,000	1,040	1,280	1,160
	750	210%	Internal	650,000	800,000	867	1,067	967
	500	210%	Main	520,000	620,000	1,040	1,240	1,140
General Average in the Area				627,143	775,714	944	1,162	1,053
Nuzha	500	210%	Internal	450,000	520,000	900	1,040	970
	500	210%	Main	520,000	625,000	1,040	1,250	1,145
	750	210%	Internal	630,000	770,000	840	1,027	933
	750	210%	Main	730,000	920,000	973	1,227	1,100
General Average in the Area				656,000	817,000	941	1,159	1,050
Khaldiya	750	210%	Internal	630,000	770,000	840	1,027	933
	750	210%	Main	730,000	920,000	973	1,227	1,100
	1,000	210%	Int-Main	720,000	950,000	720	950	835
	1,000	210%	4th-3rd RR	900,000	1,050,000	900	1,050	975
General Average in the Area				745,000	922,500	858	1,063	961
Adailiya	500	210%	Internal	450,000	530,000	900	1,060	980
	750	210%	Main	720,000	940,000	960	1,253	1,107
	1,000	210%	Int-Main	710,000	940,000	710	940	825
	1,000	210%	Damascus	950,000	1,100,000	950	1,100	1,025
General Average in the Area				728,750	878,750	907	1,092	1,000



Average price per square meter in Hawalli Governorate reached KD 833 during Q4 i.e. a decline by 3.1% compared to Q3 2016. Accordingly, prices declined by 12.7% compared to Q4 2015 prices.

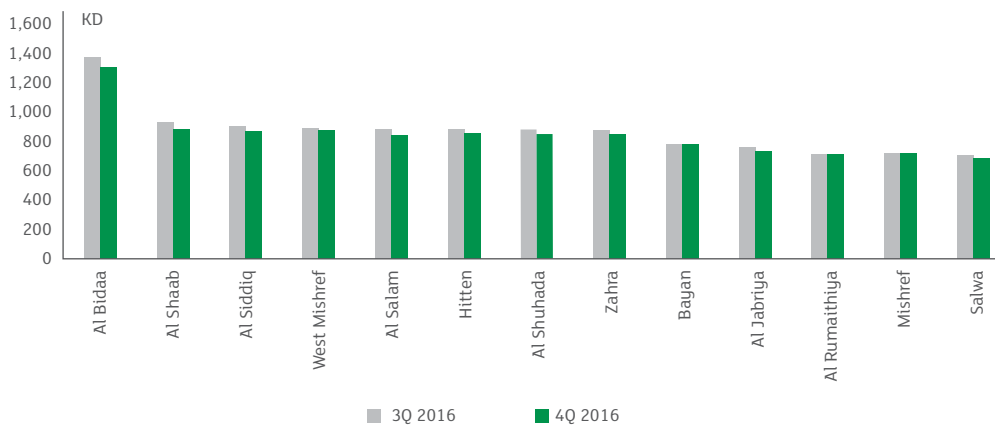
Average price per meter are almost similar in governorate areas except certain distinguished areas. Average price per meter declined in all areas of the governorate. Price declined in the highest price area in the governorate e.g. Bedaa area by 4.1% compared to Q3.

Prices declined in remaining governorate areas by approximate ratios except Shaab area which has recorded the highest decline by 5.7%, this area is considered as the second highest price area in the governorate. Prices declined in Siddique and West Mishrif areas by 3.3% and 3.2%. Average price per square meter in these areas exceeded KD 850 during Q4.

Area prices at the middle level declined in its average prices e.g. Salaam and Hitteen areas, also Al zahraa areaby 3.5% compared to Q3. Average price per meter declined by less ratio in Shuhadaa area where average price per square meter approximated KD 841.

In areas where average price per square meter is less than KD 800 e.g. Bayan, price per square meter has declined slightly by less than 0.5% while the decline in Jabria area was much more as it reached 4.1% compared to Q3. Price per square meter declined in Q4 by less than 1.2% compared to the preceding quarter. Salwa was the lowest price area in the governorate where the average price per square meter decline during Q4 by 2.4% compared to Q3 2016.

Average Price/m² for Private Residence at Hawalli Governorate Q3 2016 & Q4 2016





Residential Plot Prices at Hawalli Governorate

Region	Area m ²	Building %	Street	Land Market Value (KD)		Market Value/m ² (KD)		Average Price/ m ² Q4 2016
				From	To	From	To	
Shaab	400	210%	Internal	330,000	390,000	825	975	900
	400	210%	Main	380,000	450,000	950	1,125	1,038
	500	210%	Internal	350,000	420,000	700	840	770
General Average in the Area				428,333	513,333	794	950	872
Jabriya	400	210%	Internal	290,000	340,000	725	850	788
	400	210%	Main	330,000	380,000	825	950	888
	500	210%	Internal	320,000	370,000	640	740	690
General Average in the Area				418,889	501,111	657	781	719
Rumaithiya	400	210%	Internal	250,000	320,000	625	800	713
	400	210%	Main	300,000	370,000	750	925	838
	750	210%	Internal	340,000	470,000	453	627	540
General Average in the Area				418,333	504,444	631	772	701
Salwa	500	210%	Internal	280,000	350,000	560	700	630
	750	210%	Internal	340,000	470,000	453	627	540
	1,000	210%	Aqsaa	700,000	825,000	700	825	763
	1,000	210%	Taawon	800,000	950,000	800	950	875
General Average in the Area				490,714	599,286	617	757	687
Salaam	400	210%	Internal	300,000	360,000	750	900	825
	400	210%	Main	350,000	410,000	875	1,025	950
	500	210%	Internal	330,000	400,000	660	800	730
	500	210%	Main	400,000	460,000	800	920	860
General Average in the Area				345,000	407,500	771	911	841
Hitteen	400	210%	Internal	300,000	360,000	750	900	825
	400	210%	Main	350,000	410,000	875	1,025	950
	500	210%	Internal	330,000	400,000	660	800	730
	500	210%	Main	400,000	460,000	800	920	860
General Average in the Area				345,000	407,500	771	911	841
Shuhada	400	210%	Internal	300,000	360,000	750	900	825
	400	210%	Main	350,000	410,000	875	1,025	950
	500	210%	Internal	330,000	400,000	660	800	730
	500	210%	Main	400,000	460,000	800	920	860
General Average in the Area				345,000	407,500	771	911	841

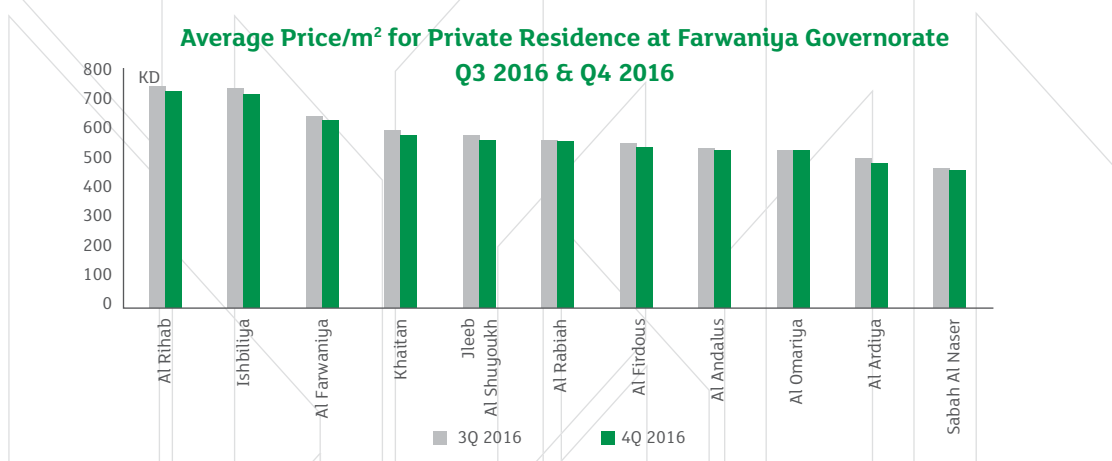


Average price per square meter in Al Farwaniya governorate recorded KD 512 in Q4 2016. Prices in the governorate witnessed the highest decline ratio 9.5% compared to Q3 prices. This decline is the highest decline among governorates. Average price per square meter declined significantly on annual basis by 17.3% compared to Q4 2016. This percentage is the highest decline among governorates on annual basis.

Prices declined by approximate ratios in governorate areas by more than 15% in certain areas compared to Q3. In the highest price areas of the governorate e.g. Eshbilia where price per meter exceeded KD 650/- , prices declined by 6%. In the next high price areas e.g. Farwania, average price per square meter declined by 4% while the decline reached its highest in Rehab area by 18%. Also, prices declined in Khaitan area by 7%.

Prices declined in areas recorded medium prices e.g. Rabia area, by 11% and by higher ratio in Jaleeb Al-Shoyoukh which has witnessed a decline by 12% compared to Q3. Prices declined in Andalus and Omariya by 6%. Average price per square meter in these areas reached KD 490.

Prices declined in low price areas in Farwania governorate. Price per square meter declined in Ardia by 5%. Meanwhile, the decline reached 16% in Firdous area. Prices declined in Sabah Al-Naser area by 11% bearing in mind that this area is still considered as the lowest price area in Q4 2016.



Price levels for residential land indices recorded a decline of 5% in Q4 2016.



2016 Q4

Residential Plot Prices at Farwaniya Governorate

Region	Area m ²	Building %	Site	Land Market Value (KD)		Market Value/m ² (KD)		Average Price/ m ² Q4 2016
				From	To	From	To	
Andalus	500	210%	Internal	200,000	250,000	400	500	450
	750	210%	Main	340,000	380,000	453	507	480
General Average in the Area				290,000	340,000	447	527	487
Rabia (Existing house)	500	210%	Internal	210,000	250,000	420	500	460
	500	210%	Main	240,000	280,000	480	560	520
General Average in the Area				225,000	265,000	450	530	490
Ashbilya	375	210%	Internal	210,000	260,000	560	693	627
	400	210%	Main	270,000	320,000	675	800	738
	500	210%	Internal	260,000	320,000	520	640	580
General Average in the Area				255,000	308,333	603	729	666
Farwaniya	500	210%	Internal	240,000	300,000	480	600	540
	500	210%	Main	290,000	350,000	580	700	640
General Average in the Area				265,000	325,000	530	650	590
Khaitan	400	210%	Internal	210,000	260,000	525	650	588
	750	210%	Main	500,000	600,000	500	600	550
General Average in the Area				360,000	420,000	480	560	520
Jaleeb Al Shuyoukh	500	210%	Main	200,000	240,000	400	480	440
General Average in the Area				240,000	300,000	480	600	540
Ardiya	750	210%	Internal	220,000	270,000	440	540	490
	750	210%	Main	280,000	350,000	373	467	420
General Average in the Area				340,000	400,000	453	533	493

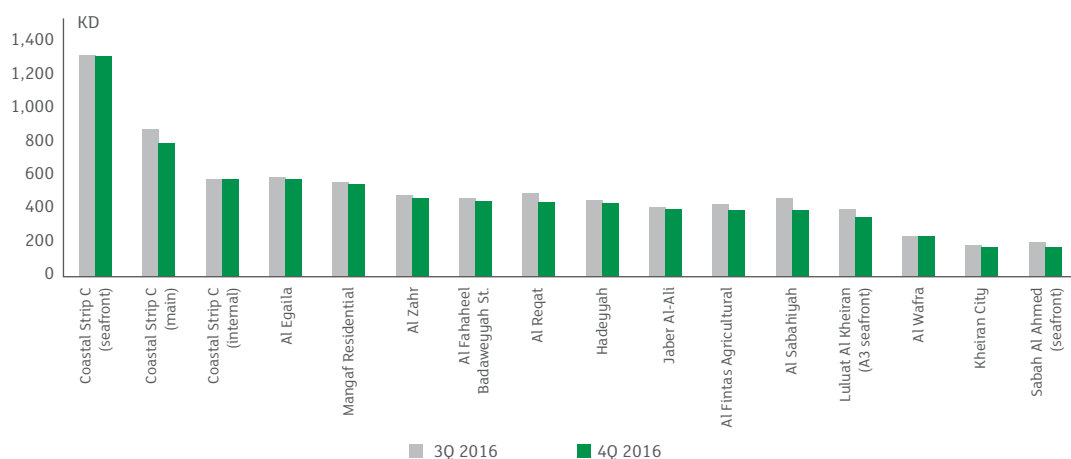
Average price per square meter in Ahmadi Governorate reached KD 477 in Q4 i.e. a decline by 3.8% compared to the preceding quarter. Average price per square meter declined by 10.4% compared to Q4 2015.

Prices declined in governorate areas by less than the decline ratios in most of the areas in other governorates. The highest decline ratio was recorded in Ahmadi governorate reaching 3.5% compared to Q3. In the western marine coast strip prices declined by 1% while prices declined in the main parts of this area by 1.8%. Prices declined in Agaila area by 1.6% compared to Q3.

Prices declined in areas that have medium prices e.g. Mangaf area, by 2%. Nearly same decline ratio was witnessed in Fahaheel area – Badwiya Street. Prices declined in Hadiya area by 1.7% and declined by 2.8% in Dhahr area in compared to Q3.

Prices declined in Jaber Al-Ali area by 3.3% while prices declined in government houses at Riqqa and Khiran Pearl by 1.3%. Prices declined significantly in areas where average price per square meter was less than KD 250 during Q4 by 3.6% e.g. Wafra area. Prices have also declined by 2.4% in Sabah Al-Ahmed Marine city and by slightly higher percentage in Khiran Residential city.

Average Price/m² for Private Residence at Ahmadi Governorate Q3 2016 & Q4 2016





Residential Plot Prices at Ahmadi Governorate

Region	Area m ²	Building %	Street	Land Market Value (KD)		Market Value/m ² (KD)		Average Price/ m ² Q4 2016
				From	To	From	To	
Fintas Agricultural	1,000	210%	Internal	320,000	400,000	320	400	360
	1,000	210%	Main	400,000	500,000	400	500	450
Hadiya	750	210%	Internal	270,000	350,000	360	467	413
	750	210%	Main	350,000	400,000	467	533	500
Egaila	400	210%	Main	240,000	290,000	600	725	663
	500	210%	Main	270,000	315,000	540	630	585
Coast strip C overlooking sea	1,000	150%	Marine	1,250,000	1,375,000	1,250	1,375	1,313
Coast strip C overlooking main road	750	150%	Internal	350,000	500,000	467	667	567
Khairan Residential	400	210%	Internal	60,000	80,000	150	200	175
Sabah Al Ahmad Marine A1 (overlooking sea)	1,200	210%	Marine	210,000	230,000	175	192	183
Sabah Al Ahmad Marine A2 (overlooking Sea)	450	210%	Marine	150,000	170,000	333	378	356
Khairan Pearl Marine A3 City (overlooking Sea)	450	210%	Marine	150,000	170,000	333	378	356
Al Mangaf Residential	375	210%	Internal	160,000	200,000	427	533	480
	400	210%	Main	225,000	260,000	563	650	606

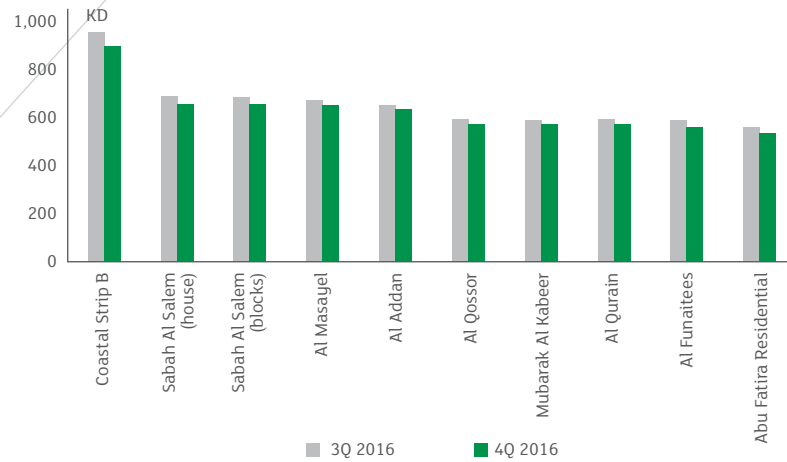
Average price per square meter at Mubarak Al-Kabeer governorate reached KD 641 in Q4. Prices declined at the governorate level, thus recording the lowest among various governorates. Prices declined by 3.6% compared to Q3 2016. Prices recorded the lowest decline among governorates on annual basis by 2.3% during Q4 2016.

Prices declined in the coast strip area (B) in Q4 by 6% compared to the preceding quarter. Prices in this area are still considered as the highest among Mubarak Al-Kabeer areas although it recorded the highest decline ratio among governorate areas. Prices declined also in Sabah Al-Salem area in both existing government houses as well as residential plots by 3.6% compared to Q3.

Prices declined in areas that have medium prices e.g. Masayel area by 2.9% while they declined in Addan area by 2.4%. Average price per square meter declined in Qosour area and Mubarak Al-Kabeer area by 2.6% compared to Q3 prices.

Prices declined in low price areas e.g. Qurain by 3.1% and by a slightly higher percentage during Q4 2016 in Funaitees and Abu-Fatira residential area i.e. 4.3% compared to Q3.

Average Price/m² for Private Residence at Mubarak Al Kabeer Governorate Q3 2016 & Q4 2016



Residential Plot Prices at Mubarak Al Kabeer Governorate

Region	Area m ²	Building %	Site	Land Market Value (KD)		Market Value/m ² (KD)		Average Price/m ² Q4 2016
				From	To	From	To	
Masayel	400	210%	Internal	235,000	280,000	588	700	644
	400	210%	Main	280,000	330,000	700	825	763
General Average in the Area				271,250	317,500	607	711	659
Coastal Strip B	1,000	150%	Internal	450,000	600,000	450	600	525
	1,000	150%	Fahaheel	750,000	850,000	750	850	800
General Average in the Area				1,266,667	1,483,333	833	983	908
Abu Fatira Residential	400	210%	Internal	185,000	230,000	463	575	519
	400	210%	Main	230,000	270,000	575	675	625
General Average in the Area				218,750	267,500	489	598	543
Funaitees	400	210%	Main	190,000	240,000	475	600	538
	500	210%	Internal	210,000	270,000	420	540	480
General Average in the Area				227,500	277,500	509	620	564
Adan	400	210%	Internal	220,000	270,000	550	675	613
	400	210%	Main	260,000	300,000	650	750	700
General Average in the Area				233,750	282,500	584	706	645





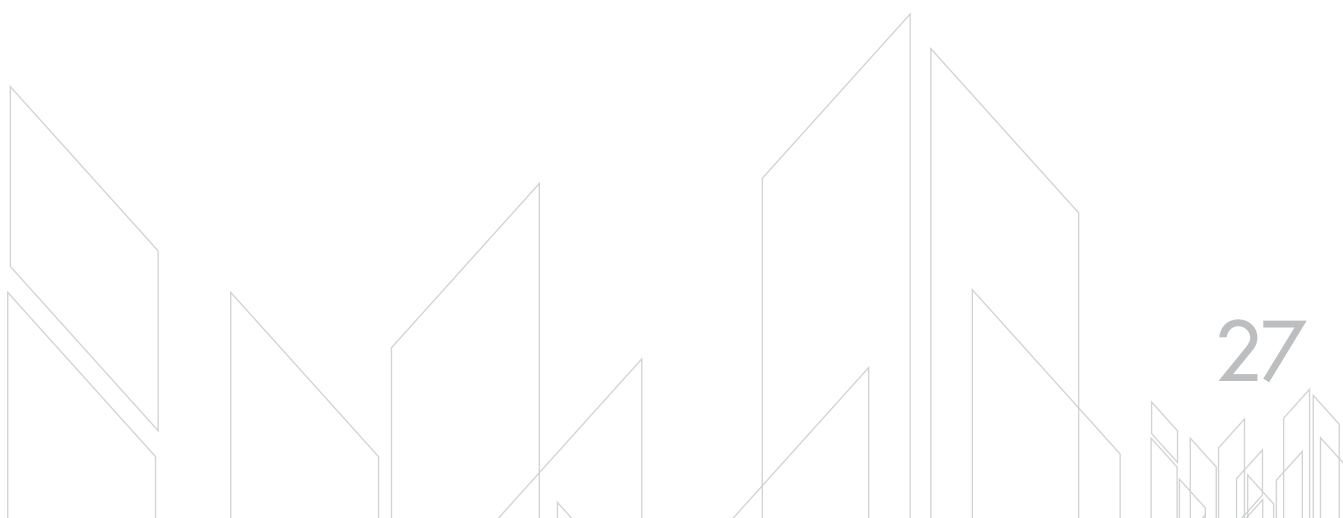
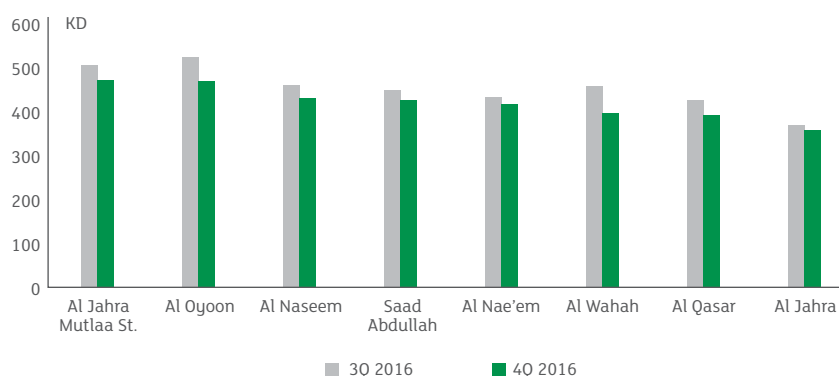
Average price per square meter recorded in Al Jahraa KD 420 in Q4, thus recording the second highest decline among governorates by 7.2% compared to Q3 prices. Accordingly, average price declined on annual basis significantly by 16.7% compared to Q4 2015 prices.

Prices declined significantly in the highest price area by 6.9% e.g. Jahraa area – Mutlaa Street and the area next to it e.g. government houses in Oyouon Area where average price per square meter declined significantly by 11% compared to Q3 2016.

Prices declined in government houses e.g. Naseem area by 6.8% and Saad Al-Abdullah by 5.5%. Average price per square meter in these areas approximated KD 430 in Q4 2016.

Prices declined in government houses at Al-Naeem area by 4.7%. Decline ratio reached its highest in Oasis area thus recording a decline by 12.7% while prices declined in Club Street and Qasar area by less than 7.9% compared to Q3. Prices declined in the lowest price area in the governorate e.g. Old Jahraa area by 3.4% compared to Q3.

Average Price/m² for Private Residence at Jahra Governorate Q3 2016 & Q4 2016



Residential Plot Prices at Jahra Governorate

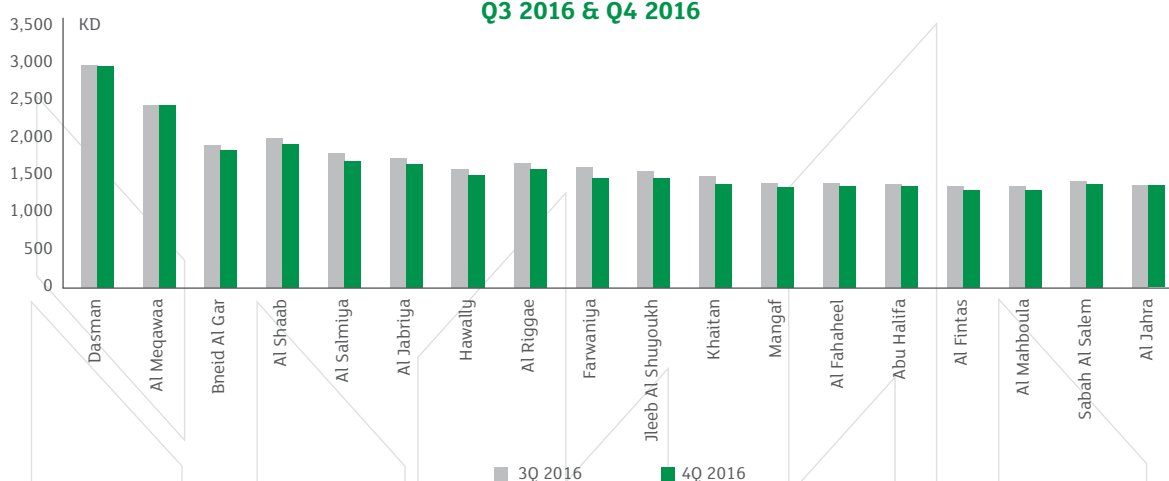
Region	Area m ²	Building %	Land Market Value (KD)		Market Value/m ² (KD)		Average Price/ m ² Q4 2016
			From	To	From	To	
Qasr – Club Street	1,000	210%	450,000	500,000	450	500	470
Qasr (existing houses)	600	210%	150,000	230,000	250	383	317
Jahra – Mutla'a St. - Internal	1,000	210%	450,000	500,000	450	500	475
Na'eem – Plots	400	210%	130,000	180,000	325	450	388
Na'eem – (government house)	400	210%	150,000	210,000	375	525	450
Oyoun	297.68	Till 800m ²	120,000	160,000	403	537	470
Al Naseem (government house) – Main Roads	400	210%	145,000	200,000	363	500	431
Oasis (existing houses)	300	Till 800m ²	100,000	140,000	333	467	400
Saad Al-Abdullah	400	210%	145,000	200,000	363	500	431



Second: Investment Land Prices

Average investment land Prices per square meter declined in Q4 2016 by 3.9% compared to Q3 prices. Following the improvement witnessed in the price per meter during the year, prices declined once again in Q4 thus recording the highest decline in 2016. Average price per meter recorded KD 1,581 as at the end of Q4 compared to KD 1,645 in Q3. Prices declined in all governorates in Q4 to their three years lowest. Capital governorate was the lowest decline area on quarterly basis while Farwania governorate recorded the highest decline ratio among governorates. Average price per square meter declined significantly on annual basis by 10.9% compared to 2015 due to the prices declined in all governorates.

**Average price/m² for Investment Residence Properties at Kuwait Governorates
Q3 2016 & Q4 2016**



Price per square meter of investment land in Capital Governorate declined on quarterly basis in Q4 by 1.7%, and in Hawally Governorate by 5.3% compared to Q3.

Price per square meter of investment land in Capital Governorate reached KD 2,382 during Q4 compared to KD 2,428 in Q3 thus recording the second lowest decline on quarterly basis among governorates in Q4 by 1.7% after Jahraa. Also it is the lowest decline witnessed by capital governorate on quarterly basis in 2016.

Prices declined on annual basis in the governorate by 8.3% compared to price levels as at the end of 2015 which has witnessed a decline by less than half this percentage 3.1% on annual basis.

In regard to capital governorate areas Dasman area was on top of the list in regard to investment areas prices. Average price per square meter in Dasman area reached KD 2,919 in Q4 i.e. a decline by 1.3% compared to Q3 prices. Prices stabilized in the highest price areas e.g. Gulf Road while prices declined slightly in other places of Abdullah Al-Ahmed Street i.e. 0.6% compared to Q3. Prices declined more largely by 4.2% in internal places of Dasman area.

Price levels declined slightly in East Maqwa area in Q4 by 0.1% compared to Q3 prices. Prices stabilized in most of the places including internal and main streets except certain places in Shuhadaa Street which have witnessed a decline by 0.5% compared to Q3.

Prices declined in Benaid Al-Qar area by prices declined in Benaid Al-Qar area by 4.4% i.e. average decline ratio in investment areas which have recorded 4.5%. Prices declined in certain places of Gulf Road in Maqwa area by 1% compared to Q3. Decline ratio reached 4.3% in internal streets as well as Istiqlal Street. Prices declined in places overlooking 1st and 2nd ring roads by 2.7%. prices reached highest level in internal areas of Maqwa area, thus recording 11.2% in internal places covering an area of 750 m².





Investment Land Prices at Capital Governorate

Region	Area m ²	Building %	Street	Land Market Value (KD)		Market Value/m ² (KD)		Average Price/ m ² Q4 2016
				From	To	From	To	
Bneid Al Gar	1,000	250%	Gulf Road	2,700,000	3,000,000	2,700	3,000	2,850
	500	250%	Main	850,000	920,000	1,700	1,840	1,770
	1,000	250%	Internal	1,400,000	1,550,000	1,400	1,550	1,475
	1,000	250%	1st & 2nd Ring Road	1,700,000	1,850,000	1,700	1,850	1,775
General Average in the Area				1,478,750	1,613,750	1,726	1,887	1,807
Eastern Muqawa	250	240%	Internal	400,000	500,000	1,600	2,000	1,800
	500	400%	Main	1,250,000	1,375,000	2,500	2,750	2,625
	1,000	400%	Shuhada	2,700,000	2,850,000	2,700	2,850	2,775
General Average in the Area				1,375,000	1,512,500	2,275	2,563	2,419
Dasman	1,000	400%	Gulf Road	3,650,000	3,800,000	3,650	3,800	3,725
	1,000	400%	Internal	2,200,000	2,400,000	2,200	2,400	2,300
	750	400%	Abdullah Al-Ahmed	2,000,000	2,100,000	2,667	2,800	2,733
General Average in the Area				2,616,667	2,766,667	2,839	3,000	2,919

Average price per square meter reached KD 1,673 in Hawalli governorate as at the end of Q4 2016 i.e. little higher than average price per square meter in the state of Kuwait. Price per square meter declined in Q4 by 5.3% compared to Q3 prices i.e. second highest decline among governorates in Kuwait on quarterly basis. Price per square meter declined on annual basis by 11.3% compared to the end of 2015 in which prices declined by 8.6% on annual basis.

Prices declined in Q4 in investment areas of Hawalli governorate compared to Q3. Average price per square meter reached in Shaab area KD 1,911 in Q4. Average price per square meter declined by 4.2% compared to Q3 despite the stability in prices witnessed in the highest price area in lands covering an area of 1,000 m² and certain places of Gulf Road. Meanwhile, prices declined in Istiqlal Street by 6.8%.

Prices declined in internal places of Shaab area by the same ratio approximately. Average price per square meter declined in Salmia area by 5.8% compared to Q3 which comes on the back of the decline in average price per square meter in all places therein i.e. Baghdad Street in which average price per square meter declined by 4.9% and Qatar Street in which prices declined by 5.8%. The highest decline was witnessed in Amman Street which has recorded a decline by 7.8%.

Prices declined in Jabriya area by 5.3% due to the decline in prices in most of the places in the area including places overlooking 4th Ring Road where prices declined by 5.5%. Prices declined also in other places e.g. Mahreb Highway and Shanakel St. which have recorded a decline by 4.6%. Prices have also declined in Hawalli area by 6.2% compared to Q3 2016. Decline ratios varied in different places of the area and ranged between 2.5% - 8%. Prices declined in Muthanna Street by 4% while they declined in both Al Hasan Al-Basri and Yarmouk Street by 7.6%.

Investment Land Prices at Hawalli Governorate

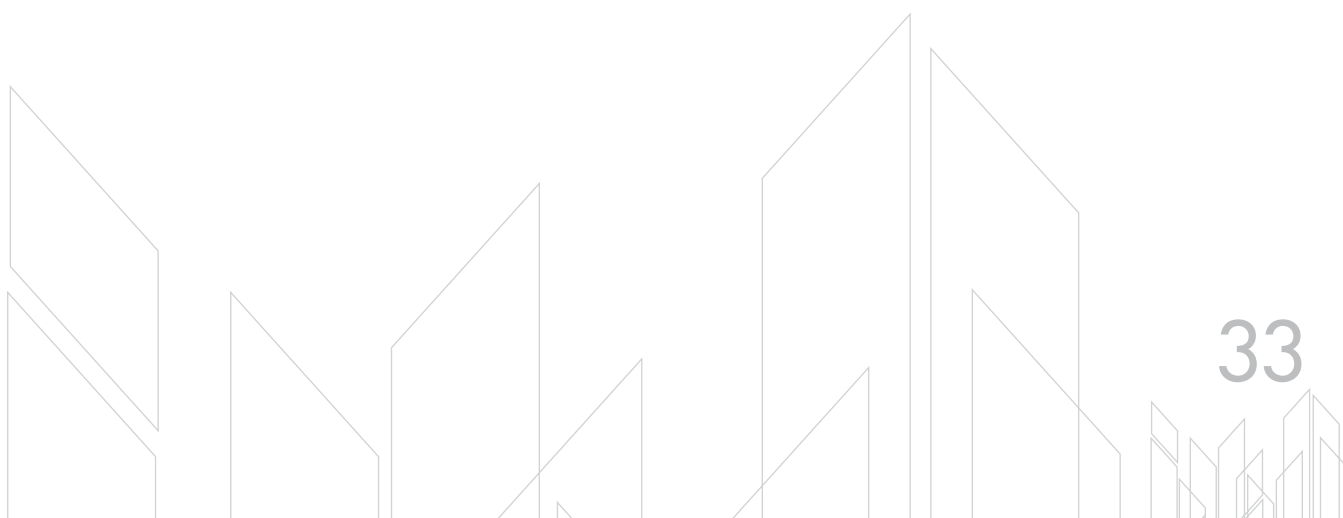
Region	Area m ²	Building %	Street	Land Market Value (KD)		Market Value/m ² (KD)		Average Price/ m ² Q4 2016
				From	To	From	To	
Hawalli	750	250%	Muthanna	1,050,000	1,150,000	1,400	1,533	1,467
	750	250%	Qutaiba	1,150,000	1,200,000	1,533	1,600	1,567
	750	250%	Ahmed bin Toloun	1,000,000	1,125,000	1,333	1,500	1,417
	750	250%	Maghreb	1,160,000	1,220,000	1,547	1,627	1,587
	750	250%	Sharhabeel	1,050,000	1,125,000	1,400	1,500	1,450
	1,000	250%	Internal	1,250,000	1,400,000	1,250	1,400	1,325
General Average in the Area				1,082,000	1,182,667	1,414	1,545	1,479
Salmiya	1,000	250%	Gulf Road	2,700,000	3,000,000	2,700	3,000	2,850
	750	250%	Baghdad (liberation)	1,200,000	1,300,000	1,600	1,733	1,667
	750	250%	Amman	1,170,000	1,230,000	1,560	1,640	1,600
	750	250%	Bahrain	1,200,000	1,300,000	1,600	1,733	1,667
	750	250%	Amr Bin Al-Aas	1,250,000	1,425,000	1,667	1,900	1,783
	1,000	250%	Main	1,500,000	1,600,000	1,500	1,600	1,550
	1,000	250%	Internal	1,300,000	1,450,000	1,300	1,450	1,375
General Average in the Area				1,240,625	1,345,313	1,604	1,741	1,672
Shaab	1,000	250%	Gulf Road	2,800,000	3,050,000	2,800	3,050	2,925
	750	250%	Internal	1,050,000	1,230,000	1,400	1,640	1,520
General Average in the Area				1,725,000	1,907,500	1,813	2,010	1,911
Jabriya	1,000	250%	4th Ring Road	1,650,000	1,800,000	1,650	1,800	1,725
	1,000	250%	Maghreb	1,600,000	1,700,000	1,600	1,700	1,650
	1,000	250%	McDonald's	1,700,000	1,800,000	1,700	1,800	1,750
	750	250%	Internal	1,050,000	1,170,000	1,400	1,560	1,480
General Average in the Area				1,468,750	1,596,250	1,560	1,695	1,628



Average price per square meter in Farwaniya governorate reached KD 1,439 in Q4. The governorate recorded the highest decline in three years. Average price at the governorate is still less than the average price recorded last year in the State of Kuwait. Prices declined by 7.3% compared to Q3 which has recorded a limited decline by 1.1% on quarterly basis. Price per square meter declined on annual basis as at the end of Q4 2016 by 14.2% compared to prices as at the end of 2015 where prices declined within this ratio on annual basis.

Prices declined in Farwaniya governorate areas by variable ratios. The lowest decline was witnessed in Riq'ee area which has witnessed a decline by 5.3%. Prices declined in most of the governorate areas e.g. places overlooking 5th ring road where prices declined by 5.8% while internal main places declined by 4.7%.

Farwaniya area witnessed the highest decline in prices by 9.1% compared to Q3. Prices declined in most of the places in Farwaniya governorate. Prices in places overlooking Airport road declined significantly by more than 11.5% and declined by 8.9% in other main places. Also they declined by 7.1% in other main places. Jaleeb Al-Shoyoukh area recorded the second highest decline in the governorate by 7.5% compared to Q3 prices. Decline ratios in places overlooking 6th ring road reached 10.4% compared to Q3. Average price per square meter declined in Khaitan area by 7.4% in Q4. Prices declined in certain main streets by 9% while they declined in certain internal places by 3.5% and declined by a higher percentage in other internal places by 8%.



Investment Land Prices at Farwaniya Governorate

Region	Area m ²	Building %	Street	Land Market Value (KD)		Market Value/m ² (KD)		Average Price/ m ² Q4 2016
				From	To	From	To	
Farwaniya	750	250%	Airport	1,050,000	1,200,000	1,400	1,600	1,500
	750	250%	6th Ring Road	1,050,000	1,150,000	1,400	1,533	1,467
	1,000	250%	Internal	1,100,000	1,300,000	1,100	1,300	1,200
	500	250%	Main	750,000	850,000	1,500	1,700	1,600
General Average in the Area				1,050,000	1,178,571	1,350	1,526	1,438
Khaitan	750	250%	6th Ring Road	1,050,000	1,150,000	1,400	1,533	1,467
	1,000	250%	Internal	1,100,000	1,300,000	1,100	1,300	1,200
	600	250%	Internal	750,000	900,000	1,250	1,500	1,375
General Average in the Area				1,034,000	1,170,000	1,262	1,433	1,348
Jleeb Al Shuyoukh	750	250%	6th Ring	1,050,000	1,150,000	1,400	1,533	1,467
	750	250%	Police Station	1,040,000	1,140,000	1,387	1,520	1,453
	750	250%	Main	1,000,000	1,120,000	1,333	1,493	1,413
	500	250%	Internal	650,000	800,000	1,300	1,600	1,450
General Average in the Area				908,750	1,026,250	1,328	1,503	1,416
Al Riggae	750	250%	4th Ring Road	1,200,000	1,250,000	1,600	1,667	1,633
	1,000	250%	5th Ring Road	1,550,000	1,650,000	1,550	1,650	1,600
	1,000	250%	4th Ring Road	1,550,000	1,650,000	1,550	1,650	1,600
	750	250%	Internal Main	1,050,000	1,200,000	1,400	1,600	1,500
General Average in the Area				1,171,429	1,278,571	1,481	1,629	1,555

Average price per square meter in Ahmadi governorate reached KD 1,304 in Q4 which is the lowest among Kuwait governorates in regard to investment areas. Decline ratios of price per meter have declined in Q4 2016. Average price per square meter declined in Q4 by 3.7% compared to Q3. On annual basis, prices declined significantly by 11.8% compared to Q4 2015 which has recorded a decline by 9.4% on annual basis.

Prices declined in most of the government areas. Price per square meter declined in Mangaf area by 3.3%. This area is considered as one of the highest price investment areas in Ahmadi governorate. Prices declined in most of the places in Mangaf areas as witnessed in Mecca Street where prices declined by 4.5% while Fahaheel Road witnessed a decline by 5%. Prices declined in Fahaheel area by 3.5% compared to Q3 due to the decline in prices in most of the places in this area e.g. main streets where prices declined by 2%. Prices have also declined in certain places by 2.5%

Prices declined also in Abu-Halifa area by 3.6%. Prices declined in certain places e.g. coast road by 2.1% and in certain main places by 4.1%. Prices declined in internal areas by a slightly higher percentage 4.6% and declined in Fintas area by 4.1% while they declined in the lowest price area i.e. Mahboula by 4.2%



Investment Land Prices at Ahmadi Governorate

Region	Area m ²	Building %	Street	Land Market Value (KD)		Market Value/m ² (KD)		Average Price/ m ² Q4 2016
				From	To	From	To	
Fintas	750	250%	Fahaheel	975,000	1,050,000	1,300	1,400	1,350
	750	250%	Main	850,000	1,000,000	1,133	1,333	1,233
	1,000	250%	Coast Strip	1,600,000	1,700,000	1,600	1,700	1,650
General Average in the Area				949,167	1,088,333	1,187	1,366	1,276
Abu Halifa	500	250%	Internal	570,000	680,000	1,140	1,360	1,250
	750	250%	Main	850,000	1,000,000	1,133	1,333	1,233
	1,000	250%	Coast Strip	1,600,000	1,700,000	1,600	1,700	1,650
General Average in the Area				942,500	1,070,000	1,218	1,398	1,308
Mangaf	500	250%	Internal	580,000	720,000	1,160	1,440	1,300
	750	350%	Main	1,000,000	1,100,000	1,333	1,467	1,400
	1,000	250%	Internal	1,650,000	1,750,000	1,650	1,750	1,700
General Average in the Area				994,286	1,112,857	1,255	1,412	1,333
Mahboula	500	250%	Internal	570,000	680,000	1,140	1,360	1,250
	750	250%	Main	850,000	1,000,000	1,133	1,333	1,233
	750	250%	Fahaheel	975,000	1,050,000	1,300	1,400	1,350
	1,000	250%	Coast	1,600,000	1,700,000	1,600	1,700	1,650
General Average in the Area				975,000	1,050,000	1,300	1,400	1,350
Fahaheel	500	250%	Internal	600,000	750,000	1,200	1,500	1,350
	750	250%	Main	900,000	1,050,000	1,200	1,400	1,300
	1,000	250%	Mecca	1,400,000	1,500,000	1,400	1,500	1,450
General Average in the Area				921,429	1,051,429	1,236	1,417	1,326

Average price per square meter in Mubarak Al-Kabeer governorate reached KD 1,345 in regard to investment land. This price is considered as the 4th highest price for investment areas in all the six governorates. Average price per square meter declined in Q4 by 4.5% on quarterly basis i.e. highest decline ratio witnessed during the year. On annual basis, prices declined by 11.2% compared to 2015 where prices declined at a lower ratio by 6.9% on annual basis.

Average price per square meter declined in Sabah Al-Salem area by 4.5% in Q4 2016 compared to Q3. Prices declined in most of the places in this area. Average price per square meter declined in the highest price area i.e. Fahaheel Street by 6.1%. Meanwhile, prices declined in places overlooking 6th Ring Road by 1.5%. Average price places witnessed a decline in prices by 3.6% as witnessed in certain main streets.



Investment Land Prices at Mubarak Al Kabeer Governorate

Region	Area m ²	Building %	Site	Land Market Value (KD)		Market Value/m ² (KD)		Average Price/ m ² Q4 2016
				From	To	From	To	
Sabah Al Salem	750	250%	Internal	850,000	1,050,000	1,133	1,400	1,267
	1,000	250%	Internal Main	1,300,000	1,400,000	1,300	1,400	1,350
	1,000	250%	Fahaheel	1,500,000	1,600,000	1,500	1,600	1,550
	500	170%	6th Ring	500,000	570,000	1,000	1,140	1,070
General Average in the Area				1,110,714	1,237,143	1,269	1,420	1,345

Average price per square meter in Jahra Governorate reached KD 1,342 in Q4 2016 i.e. a decline by 1.6% on quarterly basis among Kuwait governorates. Decline ratios have improved slightly in the governorate during 2016. However, decline ratios have witnessed the highest decline in prices on quarterly basis as at the end of Q4. On annual basis, prices declined as at the end of 2016 by 10% i.e. double its decline ratio in 2015.

Average price per square meter declined in high price places i.e. water station street (Khuzami Street) by 2.5% while prices declined slightly in main places of the area.

Prices declined in average price places covering an area of 500 m² in investment areas of Jahra governorate e.g. internal areas by 1.6%. Prices have also declined in other main locations covering an area of 1,000 M2 by 1.9% and in certain internal areas covering an area of 1,000 M2 by 1.3%



Investment Land Prices at Jahra Governorate

Region	Area m ²	Building %	Street	Land Market Value (KD)		Market Value/m ² (KD)		Average Price/ m ² Q4 2016
				From	To	From	To	
Jahra	1,000	250%	Internal	1,050,000	1,240,000	1,050	1,240	1,145
	1,000	250%	Main	1,250,000	1,400,000	1,250	1,400	1,325
	800	250%	Khuzami St. (water station)	1,150,000	1,220,000	1,438	1,525	1,481
	500	250%	Main	700,000	780,000	1,400	1,560	1,480
General Average in the Area				940,000	1,066,667	1,258	1,425	1,342

Annual Rate of Return on Investment Properties

Investment properties realize competitive returns compared to other types of investment opportunities. Returns on investment real estates ranged between 7.3 % - 8.4 % during Q4 2016 at governorates level. Returns on investment real estates increased as at the end of Q4 to reach 7.3% and ranged between 6.8% - 7.9% in various governorate areas. Returns on investment real estates increased by 4% at Hawalli governorate level where average returns reached 7.9%. Such ratios increased in all governorate areas except Shaab area which has recorded a limited decline in prices.

Returns in Farwania governorate reached 8.2% and reached 8.6% in some other areas. Rates of Return on investment real estates increased in the governorate to reach 8.2% as at the end of Q4 i.e. an increase by 3% compared to Q3. Returns on investment real estates improved in Ahmadi governorate to reach 8.4% and approximated 8.8% in other places of Mahboula and certain distinguished areas. Average rate of return in both Mubarak Al-Kabeer and Jahraa governorates increased to reach 8.2% in each of them during Q4 while it reached 8.5% in certain places of Sabah Al-Salem area in Mubarak Al-Kabeer governorate.

Returns on investment real estate is higher than returns on commercial real estates for most governorates during Q4 2016.

**Annual Rate of Return (ARR) on Investment Properties
in Certain Areas in Kuwait**

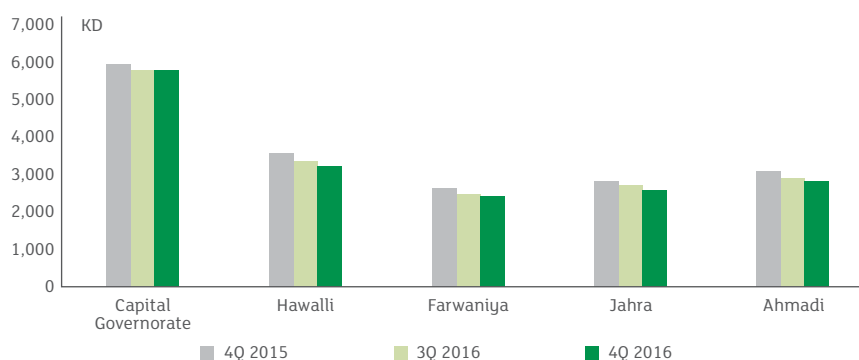
Governorate	Region	Building %	Area m ²	Site	Sale Return/Annual Real Estate Income % Q4 2016		
					From	To	Average
Capital	Bneid Al Gar	250%	1,000	Gulf Road	6.50%	7.00%	6.75%
	Bneid Al Gar	250%	1,000	Istiqlal	7.50%	7.50%	7.50%
	Eastern Maqwa	240%	250	Internal	6.50%	7.00%	6.75%
	Dasman	400%	1,000	Gulf Road	6.50%	7.00%	6.75%
Hawalli	Hawalli	250%	750	Muthanna	8.00%	8.25%	8.13%
	Hawalli	250%	1,000	Mousa Bin Nasir	8.00%	8.25%	8.13%
	Salmiya	250%	1,000	Gulf Road	6.50%	7.00%	6.75%
	Salmiya	250%	1,000	Hamad Al-Mubarak	7.75%	8.00%	7.88%
	Shaab	250%	1,000	Gulf Road	6.50%	7.00%	6.75%
	Shaab	250%	1,000	Internal	7.75%	8.00%	7.88%
Farwaniya	Farwaniya	250%	1,000	Airport	8.00%	8.00%	8.00%
	Farwaniya	250%	750	Internal	8.50%	8.75%	8.63%
	Khaitan	250%	750	Airport	8.00%	8.00%	8.00%
	Khaitan	250%	750	Internal	8.50%	8.75%	8.63%
	Riggae	250%	1,000	5th Ring Rd	8.00%	8.00%	8.00%
Ahmadi	Fintas	250%	500	Internal	8.50%	8.75%	8.63%
	Fintas	250%	750	Main	8.50%	8.75%	8.63%
	Abu Halifa	250%	500	Internal	8.50%	8.75%	8.63%
	Abu Halifa	250%	1,000	Coast strip	7.00%	7.50%	7.25%
	Mahboula	250%	750	Internal	8.50%	9.00%	8.75%
	Mahboula	250%	750	Fahaheel	8.50%	8.50%	8.50%
	Mahboula	250%	1,000	Coast Strip	7.00%	7.50%	7.25%
	Fahaheel	250%	500	Internal	8.25%	8.50%	8.38%
Fahaheel	250%	750	Main	8.50%	8.50%	8.50%	
Jahra	Jahra	250%	1,000	Internal	8.50%	8.75%	8.63%
	Jahra	250%	800	Khuzami	8.00%	8.25%	8.13%
Mubarak Al Kabeer	Sabah Al Salem	170%	500	Internal	7.50%	7.50%	7.50%
	Sabah Al Salem	250%	1,000	Internal	8.50%	8.50%	8.50%



Third: Commercial Property Prices

Commercial property average price per square meter reached KD 3,334 in Q4 2016 i.e. a decline by 2.8% compared to Q3. Average price is still descending as prices have declined in all governorates during Q4 compared to Q3. On annual basis, average price per square meter declined at the state level as at the end of 2016, thus marking the highest decline in two years by 6.8%. However, this decline ratio is still better than the decline ratio witnessed in both private residence and investment sectors.

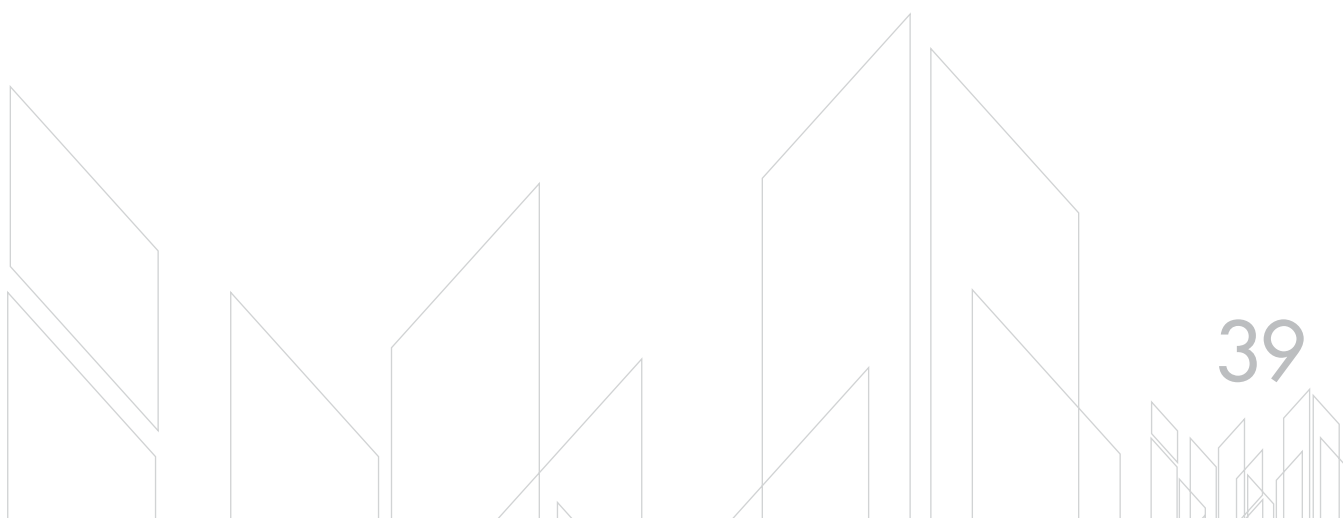
**Average Price/m² of Commercial Real Estate at Kuwait Governorates
Q4 2015, Q3 & Q2 2016**



Concerning average price per square meter in each governorate, prices have declined in all governorates on quarterly basis during Q4 compared to Q3. Capital governorate takes the lead position by recording the lowest decline among all governorates. Farwaniya governorate recorded the highest decline ratio among governorates on quarterly basis.

Average price per square meter in capital governorate reached KD 5,775 in Q4, thus marking a slight decline by (0.5%) compared to the price per square meter in Q3. Average price per square meter declined by 2.9% compared to 2015 prices.

In regard to commercial real estates in Capital Governorate, prices stabilized in the highest price areas of City area e.g. parts of Mubarak Al-Kabeer Street (Stock Exchange Area) compared to Q3. Average price per square meter declined in other areas e.g. Sour St., which has witnessed a decline by 1.8% and by 1.2% in the Blocks at Mubarak al kabeer st. Meanwhile prices increased in certain areas of Shuhadaa Street in Q4 by 2% compared to Q3. Price declined in Sharq area by 0.8% as witnessed in Khaled Bin Al-Waleed Street and Ahmed Al-Jaber Street. Meanwhile, prices stabilized in most of the areas i.e. Qibla area – Ali Al-Salem – Gharaballi neighborhood.



Commercial Land Prices at Capital Governorate

Region	Area m ²	Building %	Street	Land Market Value (KD)		Market Value/m ² (KD)		Average Price/m ² Q4 2016
				From	To	From	To	
Qiblah	500	300%	Mubarakiya	2,050,000	2,750,000	4,100	5,500	4,800
Sharq	500	520%	Ahmad Al Jaber	3,050,000	3,400,000	6,100	6,800	6,450
City	500	620%	Soor	2,850,000	3,100,000	5,700	6,200	5,950
City	500	620%	Mubarak Al Kabeer (Stock Exchange)	3,450,000	3,850,000	6,900	7,700	7,300
City	500	300%	Ali Al-Salem	2,250,000	2,500,000	4,500	5,000	4,750
Qiblah	500	520%	Ali Al-Salem	2,850,000	3,000,000	5,700	6,000	5,850

Average price per square meter declined in Hawalli governorate to reach KD 3,204 in Q4 compared to KD 3,300 in Q3 i.e. a decline by 2.9%. Average price per square meter has declined in this governorate as it is the case with other governorates. Annual decline ratio doubled as at the end of Q4 2016 to reach 8.7% compared to the end of Q4 2015 which has witnessed a decline in the average price per square meter by 1.5% on annual basis.

Prices declined in most of the commercial areas at the governorate. Average price per square meter declined significantly in the highest price areas e.g. Salem Al-Mubarak St. by 6.5% compared to Q3. Prices declined in certain parts of Tunis St. and Beirut St. by 1.4 compared to Q3.

Average price per square meter declined in certain places of Othman St. by 3.5% and declined in certain places of Bahrain Street by 4.4% compared to Q3. Average price per square meter in these places. is less than KD 3,000.



Commercial Land Prices at Hawalli Governorate

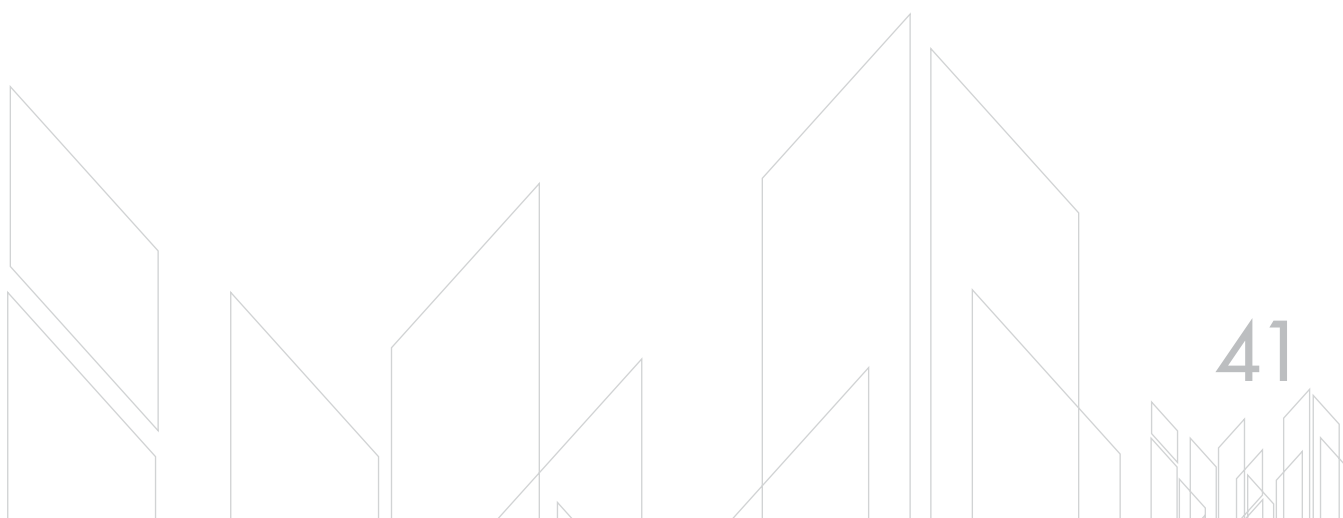
Region	Area m ²	Building %	Street	Land Market Value (KD)		Market Value/m ² (KD)		Average Price/m ² Q4 2016
				From	To	From	To	
Hawalli	1,000	180%	Tunis	3,400,000	3,650,000	3,400	3,650	3,525
	750	150%	Othman	1,950,000	2,175,000	2,600	2,900	2,750
Salmiya	800	180%	Hamad Mubarak	2,400,000	2,640,000	3,000	3,300	3,150
	800	180%	Salem Al Mubarak	2,400,000	3,360,000	3,000	4,200	3,600
	500	180%	Bahrain	1,300,000	1,425,000	2,600	2,850	2,725

Average price per square meter in Farwania governorate reached KD 2,326 in Q4 compared to KD 2,431 in Q3 i.e. a decline by 4.3%. Prices in Farwaniya governorate are tending to decline. On annual basis, average price per square meter declined in Q4 by 10% (highest among governorates) compared to Q4 2015 prices where average price per square meter recorded an annual increase by 1.6%.

Average price per square meter declined in most of the commercial areas in Farwania governorate except some few areas which have shown stability in prices compared to Q3. Prices declined in Munawer St. at Farwania area which is considered as the highest price parts. Prices declined by 5.2% as noticed in places covering an area of 1,000 m² and by 4% in properties covering an area of 750 m². Average price per square meter declined at the end of Q4 in Fire brigade St. by 5.3% compared to Q3 2016.

Prices declined in Khaitan area as noticed in the sites falling opposite the commercial and office center by 4.4%. Meanwhile, prices declined in Jaleeb Al-Shoyoukh area – Cooperative Street by 8.1% and in internal streets by 4.8% compared to Q3 2016.

Prices stabilized in Dhajeej area in Q4 compared to prices in Q3. Accordingly, this has represented the second exceptional case after Qibla area in Capital Governorate. Prices stabilized in locations overlooking 6th Ring Road and at Dhajeej area – Southern Khaitan. Prices declined in Ardiya area as noticed in the main locations by 1.1% and in internal warehousing areas by 2.6% compared to Q 3 2016.



Commercial Land Prices at Farwaniya Governorate

Region	Area m ²	Building %	Street	Land Market Value (KD)		Market Value/m ² (KD)		Average Price/m ² Q4 2016
				From	To	From	To	
Farwaniya Munawer St.	1,000	180%	Munawer	4,400,000	4,800,000	4,400	4,800	4,600
Farwaniya Fire Brigade St.	800	180%	Fire Brigade Street	3,040,000	3,400,000	3,800	4,250	4,025
Jaleeb Al Shuyoukh (Opposite Society)	1,000	180%	Cooperative Street	2,150,000	2,400,000	2,150	2,400	2,275
Jaleeb Al Shuyoukh (Background)	1,000	180%	Internal	1,900,000	2,100,000	1,900	2,100	2,000
Dhajej (5,000 M) on the 6th R. R.	5,000	50%	6th Ring Road	6,000,000	6,250,000	1,200	1,250	1,225
Dhajej (South Khaitan)	5,000	250%	Internal	1,500,000	2,250,000	300	450	375
Ardiya (Warehouses)	1,000	Ground 80% Mezzanine 50%	Main	1,100,000	1,225,000	1,100	1,225	1,163

Average price per square meter at Ahmadi Governorate reached KD 2,803 in Q4 compared to KD 2,913 in Q3 2016. Accordingly, prices have recorded a decline in Q4 by 3.8% compared to Q3. Prices at the governorate are still descending. Average price per square meter has also declined on annual basis by 7.4% compared to Q4 2015 prices that have recorded a decline by less than 1% on annual basis.

Prices exceeding KD 4,200 per meter in most areas from coast road in the governorate are considered as the highest prices in the governorate followed by prices in Mecca St. and Dabous St. Average price per square meter declined in certain places of Fahaheel area e.g. coast road by 1.2% compared to Q3. Meanwhile prices declined largely in certain locations of Mecca St. by 8.2% and in Dabbous St. by 3.2% compared to Q3 prices.

Average price per square meter declined in Fintas area as evidenced in internal and mains streets. Prices declined by 3% and 2.2% respectively compared to Q3 prices. Average price per square meter declined in Azizia St. – Mangaf Area by 3.7%.

Khiran Pearl is considered as one of the lowest prices areas in regard to the prices of commercial lands. Average price per square meter reached KD 1,000 in Q4, thus marking a decline by 4% compared to price levels in Q3.



Commercial Land Prices at Ahmadi Governorate

Region	Area m ²	Building %	Street	Land Market Value (KD)		Market Value/m ² (KD)		Average Price/m ² Q4 2016
				From	To	From	To	
Mangaf	750	300%	Aziziya	1,312,500	1,612,500	1,750	2,150	1,950
Fintas Admin. & Comm.	1,000	180%	Main	3,200,000	3,600,000	3,200	3,600	3,400
	1,000	180%	Internal	3,000,000	3,400,000	3,000	3,400	3,200
Fahaheel	750	180%	Internal	2,625,000	3,000,000	3,500	4,000	3,750
Fahaheel	750	180%	Coastal Road	2,100,000	2,362,500	2,800	3,150	2,975
Fahaheel	750	180%	Mecca	3,000,000	3,375,000	4,000	4,500	4,250
Khiran Pearl	1,200	180%	Marina	2,550,000	2,887,500	3,400	3,850	3,625

Average price per square meter in Al Jahra area reached KD 2,565 in Q4, thus marking a decline by 4.9% compared to KD 2,698 in Q3. Accordingly, average price per square meter in Jahra Governorate has recorded the highest decline among all governorates on quarterly basis. On annual basis, average price per square meter has declined by 8.9% compared to Q4 2015 prices which have declined by 1.7% on annual basis as at the end of 2015.

Prices declined in most of the governorate areas. it is declined in the highest price areas in the governorate by 5.4% as noticed in Jahra commercial and administrative center compared to Q3. Meanwhile prices declined by 8.3% in areas where price per square meter is less than KD 3,000 e.g. certain locations of Jahra area including Marzouk Al-Met'eb St.

Prices declined also in the Qaisariat area by 2.9% compared to Q3. Prices have also declined in certain places of Jahra area covering an area of 1,000 m² e.g. blocks 21 & 41, which have witnessed a decline in prices by 2.7% and 3.8% respectively compared to Q3.

Commercial Land Prices at Jahra Governorate

Region	Area m ²	Building %	Street	Land Market Value (KD)		Market Value/m ² (KD)		Average Price/m ² Q4 2016
				From	To	From	To	
Jahra	1,000	50%	Marzouk Al-Mat'aab	2,500,000	3,000,000	2,500	3,000	2,750
Jahra Admin. & Comm. Center	875	300%	Admin. & Commercial	2,843,750	3,325,000	3,250	3,800	3,525
Jahra Qaisariyat	225	300%	Block 20	540,000	607,500	2,400	2,700	2,550
Jahra	1,000	50%	Block 21	1,600,000	2,000,000	1,600	2,000	1,800

Commercial Properties' Annual Rate of Return (ARR)

Annual Rates of Return on commercial properties increased in Q4 compared to Q3 2016. However they are still relatively less than the rates of return on investment real estates in certain governorates except Hawalli Governorate in which the rate of return on commercial real estates is still more than the rate of return on investment real estates.

Average rate of return on commercial real estates in Capital governorate increased to reach 6.8% as at the end of Q4. Average return has reached 6.9% in most of the commercial areas. Return on commercial real estate in Hawalli governorate reached 7.95% in Q4, thus exceeding the return on investment real estate due to the increased forecasts concerning the future of office sector namely in attraction areas. Average return exceeds 8.1% in certain distinguished areas of the governorate e.g. Salmia and Hawalli areas.

Average return on commercial real estates increased in Farwania governorate to reach 8.1% and 8.4% in certain distinguished areas e.g. Jaleeb Al-Shoyoukh and Dhajeej. Average return on commercial real estates increased in Jahra governorate relatively to reach 7.9% in Q4. And exceeded 8.1% in Jahra area which is considered as one of the most distinguished areas, Average return on commercial real estates has increased in Ahmadi governorate to reach 7.9% as at the end of Q4 and exceeded 8% in Fintas and Fahaheel areas. Average return has also exceeded 8.2% in certain distinguished areas of the governorate e.g. Mangaf area.

Commercial Properties Annual Rate of Return (ARR) In Certain Kuwait Areas

Governorate	Region	Building %	Street	Sale Return/Annual Real Estate Income % Q4 2016		
				From	To	Average
Capital	Qiblah	300%	Mubarakiya	6.25%	6.50%	6.38%
	Sharq	520%	Ahmad Al Jaber	6.75%	7.00%	6.88%
	City	620%	Soor	6.75%	7.00%	6.88%
	City	620%	Mubarak Al Kabeer - Blocks	6.75%	7.00%	6.88%
	Qiblah	620%	Fahd Al Salem	6.75%	6.75%	6.75%
Hawalli	Hawalli	180%	Tunis	7.75%	8.00%	7.88%
	Hawalli	180%	Beirut	7.75%	8.00%	7.88%
	Hawalli	180%	Ibn Khaldoun	7.75%	8.25%	8.00%
	Salmiya	180%	Hamad Al Mubarak	7.75%	8.00%	7.88%
	Salmiya	180%	Salem Al Mubarak	7.75%	8.00%	7.88%
Farwaniya	Farwaniya Munawer St.	180%	Munawer	7.75%	7.75%	7.75%
	Khaitan (Admin & Commercial)	300%	Admin & Commercial	8.00%	8.25%	8.13%
	Jaleeb Al Shuyoukh (Opposite Cooperative)	180%	Cooperative St.	8.00%	8.25%	8.13%
	Dhajeej (5,000 M) Internal	-	Internal	8.25%	8.50%	8.38%
	Ardiya (Warehouses)	GF 80% Mezzanine 50%	Main	8.00%	8.00%	8.00%



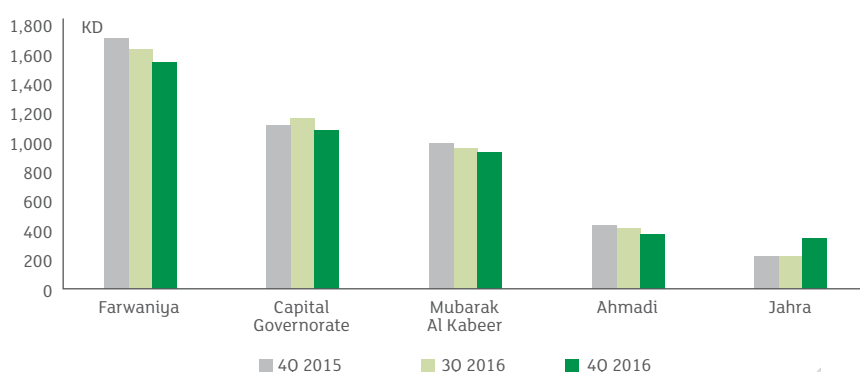
Governorate	Region	Building %	Street	Sale Return/Annual Real Estate Income % Q4 2016		
				From	To	Average
Jahra	Jahra	180%	Marzouk Al-Mat'aab	7.75%	8.00%	7.88%
	Jahra (Admin. & Commercial)	300%	Admin. & Commercial	7.75%	8.00%	7.88%
	Jahra - Qaisariyat	300%	Plot 20	7.50%	7.75%	6.63%
	Jahra	50%	Plot 41A	8.00%	8.00%	8.00%
Ahmadi	Mangaf	300%	Aziziya	8.00%	8.50%	8.25%
	Fintas (Admin. & Commercial)	180%	Internal	8.00%	8.00%	8.00%
	Fahaheel	180%	Internal	8.00%	8.25%	8.13%
	Fahaheel	280%	Mecca	7.75%	7.75%	7.75%

Fourth: Prices of Industrial Plots (Public Welfare Contracts) and Warehouses

Average price per square meter of industrial plots reached KD 852 in Q4 2016, thus marking a decline by 2.7% compared to Q3. This decline comes on the back of the decline in average price per square meter in all Kuwait governorates. However, prices in Jahra governorate were an exception as average price per square meter increase on quarterly basis.

Prices declined in Kuwait in Q4 on annual basis by 5% compared to the same period 2015 in which price per square meter declined to reach 9% on annual basis.

Average Market Value/m² for Industrial and Handcraft Property at Kuwait Governorates Q4 2015, Q3 & Q4 2016



Average price per square meter of industrial plots reached KD 852 in Q4 2016, thus marking a decline by 2.7% compared to Q3. This decline comes on the back of the decline in average price per square meter in all Kuwait governorates. However, prices in Jahra governorate were an exception as average price per square meter increase on quarterly basis.

Prices declined in Kuwait in Q4 on annual basis by 5% compared to the same period 2015 in which price per square meter declined to reach 9% on annual basis.

Industrial Plot Prices at Capital Governorate

Region	Allocation	Area m ²	Building %	Street	Land Market Value (KD)		Average Price/m ² Q4 2016
Industrial Shuwaikh	Showrooms + Industrial	1,000	100% Basement + 80% Ground + 50% Mezzanine	Canada Dry St.	1,200,000	1,320,000	1,260
		5,000		Canada Dry St.	5,000,000	6,000,000	1,100
		1,000		Shahrazad St.	800,000	850,000	825
		1,000		Decoration St.	1,150,000	1,300,000	1,225
		500		Decoration St.	675,000	750,000	1,425
		500		Electricity St.	1,250,000	1,400,000	1,325
		5,000		Pepsi St.	3,750,000	4,250,000	800
		1,000		4th Ring Road	850,000	1,000,000	925
		22,500		Internal	8,000,000	10,000,000	400
		1,000		Mohammad Al Qasim	800,000	900,000	850
		1,000		Ghazalli St.	700,000	800,000	750
		General Average in the Area					2,106,667

Price per square meter in Farwania area reached KD 1,533 in Q4 2016 i.e. a decline by 5.2% compared to Q3. Price per square meter declined largely by 10% compared to Q4 last year.

Prices declined in Ardiya Handcraft area by 3.1% compared to Q3. This area is considered as one of the highest price industrial areas in Kuwait. Prices declined in places opposite Ardiya Warehouses by 2% and in places overlooking 5th Ring Road. Prices declined in places opposite Ardiya residential area by 3.6% and declined by higher percentage in internal sites of Ardiya handcraft area.

Price per square meter declined in Rai area by 10% compared to Q3. Prices declined in the area from Safat Al-Ghanem till Al-Nasr Showroom by 4% while prices declined by less percentage in other locations overlooking 4th Ring Road 9.9%. Prices in Mohammed Bin Al-Qasem St. area recorded a decline by 13.3% while they declined in Ghazalli Street by more than that 15.4% and declined in internal streets by 8.6%.



Industrial Plot Prices at Farwaniya Governorate

Region	Allocation	Area m ²	Building %	Site	Street	Land Market Value (KD)		Average Price/m ² Q4 2016
						From	To	
Al Rai	Showrooms + Industrial	1,000	100% Basement	Main	Safat Alghanim (till Al Nasser Sports)	1,150,000	1,250,000	1,200
		1,000	80% GF	Main	Ghazalli St.	750,000	900,000	825
		4,000	50% Mezzanine	Main	Mohammad Al Qasim	3,400,000	4,400,000	975
General Average in the Area						1,798,333	2,168,333	896
Ardiya Craft Area	Crafts	250	100% Basement + 80% GF + 50% Mezzanine	Main	Opposite Ardiya Stores	580,000	625,000	2,410
		250	80% GF + 50% Mezzanine	Main	Opposite Ardiya Residential	580,000	625,000	2,410
General Average in the Area						520,000	565,000	2,170

Average price per square meter in Al Ahmadi reached KD 389 in Q4 i.e. a decline by 7.6% compared to Q3. Price levels declined significantly by 13% compared to Q4 last year.

Average price per square declined in Q4 2016 in Fahaheel area by 6.8% compared to Q3. Fahaheel is considered as the highest price industrial area in the governorate. Prices have declined in highest price areas as witnessed in Sultan Center Street where prices declined by 6.8%. Prices declined also in other sites opposite the refineries by 6%. Prices declined in the internal streets by 7.6%.

Prices declined in East Ahmadi Industrial area by 9.9%. This area is considered as the second highest price area per square meter. Price per square meter in Mustafa Karam Street declined by 8%. Prices declined by a higher percentage 13% in main warehouses area covering an area of 5,000 m² while they declined by 10.7% in internal places in the warehouses covering an area of 1,000 m².

Prices declined in areas that considered the lowest prices, like Shuaiba and Mina Abdullah areas in Q4 compared to Q3 2016. Average price per square meter declined in the highest price areas e.g. Jawharat Al-Fanar area and most of the internal and main areas by 2.5% and 1.5% respectively. The decline ratio reached 11.5% in certain main sites of East Shuaiba Area in Q4. Prices declined in Mina Abdullah by 4.3% in gravel storage places while they stabilized in other internal areas.

Industrial Plot Prices in Al Ahmadi Governorate

Region	Allocation	Area m ²	Street	Land Market Value (KD)		Average Price/m ² Q4 2016
West Shuaiba	Industrial	120,000	Behind Gas Station	8,500,000	10,500,000	79
West Shuaiba		10,000	Internal	1,350,000	1,550,000	145
Mina Abdullah		1,000	Fanar	175,000	210,000	193
General Average in the Area				2,721,875	3,254,375	110
Fahaheel	Showrooms + Industrial	1,000	Sultan Center St.	900,000	1,150,000	1,025
		1,000	Opposite Refinery	500,000	600,000	550
		1,000	Internal Streets	350,000	500,000	425
General Average in the Area				583,333	750,000	667
East Ahmadi Industrial Area	Showrooms + Industrial	75,000	Mustafa Karam	4,150,000	4,500,000	577
		5,000	Main	1,600,000	1,750,000	335
General Average in the Area				1,892,500	2,062,500	390

Industrial Plot Prices in Mubarak Al Kabeer Governorate

Region	Allocation	Area m ²	Street	Land Market Value (KD)		Average Price/m ² Q4 2016
Abu Fatira Crafts	Showrooms	1,000	Main	1,600,000	1,700,000	1,650
Abu Fatira Crafts	Handcraft	5,000	Main	600,000	650,000	1,250
General Average in the Area				1,087,500	1,175,000	1,425
Sabhan	Industrial	1,000	Main	400,000	550,000	475
		1,000	Pepsi	500,000	600,000	550
		5,000	Pepsi	2,000,000	2,250,000	425
General Average in the Area				1,033,333	1,216,667	408





Industrial Plot Prices in Jahra Governorate

Region	Allocation	Area m ²	Street	Land Market Value (KD)		Average Price/m ² Q4 2016
Amghara	Major Contractors	10,000	Internal	1,300,000	1,500,000	140
		10,000	Main	1,600,000	1,800,000	170
	Major Contractors	1,000	Internal	750,000	825,000	158
		1,000	Main	850,000	1,000,000	185
General Average in the Area				809,167	920,833	172
Jahra	Crafts	500	Internal	190,000	220,000	410
		500	Main	240,000	260,000	500
General Average in the Area				210,000	242,500	530

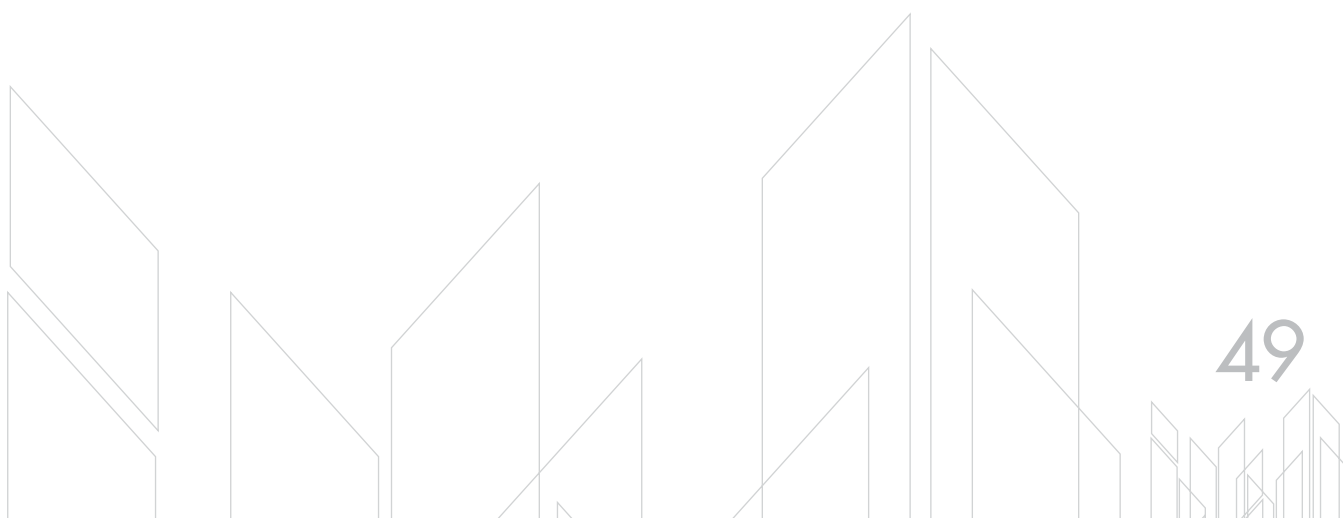
Fifth: Prices of Farms and Livestock Farms

Prices of livestock farms and stables in Kuwait declined significantly by 22% in Q4 2016 compared to Q3. Average price per square meter declined significantly by 28% on annual basis in Q4.

Prices declined in most of the governorate areas such as public benefit areas e.g. Kabd Livestock farms covering an area of 2,500 m² in Ahmadi governorate whereas estimated public benefit land price declined in Q4 by 29% compared to Q3. Price per square meter in this area ranged between KD 16 – KD 20. Estimated average price of public benefit land covering an area of 2,500 m² reached KD 42 Thousand in Q4. Average price of land covering 1,600 m² declined as witnessed in camel farm by 20% to reach KD 40 Thousand. Price per square meter in these locations ranged between KD 20 – KD 22. Prices of public benefit land in Wafra farms declined by 21% where estimated price of a land covering an area of 2,500 reached KD 38.8 Thousand in Q4.

Estimated average usufruct price of land covering an area of 500 m² and 400 m² e.g. equestrian stables declined by 14% compared to Q3 where price reached KD 26.5 Thousand. Average price per square meter in sites covering an area of 500 m² ranged between KD 40 – KD 50 in internal sites and between KD 60 – KD 70 in racecourse area and gulf field. Other sites covering an area of 400 m².

Prices declined in Equestrian stables at Ahmadi Governorate during Q3 by 5% due to the decline in the prices of the Equestrian Stables area, racecourse area, golf area and internal areas on quarterly basis. Average price per square meter in other sites covering an area of 400 m² reached KD 70 and may exceed KD 80 in other places covering the same area in the racecourse area.





Agricultural Land in Jahra and Ahmadi Governorates

Prices of agricultural areas in Jahra and Ahmadi governorates declined during Q4 by 2.9% compared to Q3. Average price per square meter reached KD 3.5 in Jahra governorate and KD 3 in Ahmadi governorate.

Estimated prices of usufruct land in Jahra governorate for a land covering an area of 50 Thousand m² reached KD 300 Thousand as witnessed in Suliabia area – Livestock Pales. Estimated average price per square meter stabilized in Q4, thus recording KD 6 while estimated price of usufruct land covering an area of 1 Million m² reached KD 3.4 Million. Average price per square meter of usufruct land in livestock pales – Sulaibia recorded KD 3.4 during Q4. Estimated price of usufruct land covering an area of 100 thousand m² reached KD 225 Thousand as the estimated price per square meter in these sites declined by 3.2%

Estimated price per square meter declined by 6.5% in agricultural land – Ahmadi governorate as witnessed in Wafra covering an area of 100 thousand m². Prices declined by 6.7% in this area in regard to land covering an area of 50 thousand m².

Prices of Farms and Livestock Farms

Governorate	Region	Area m ²	Site	Estimated Plot Usufruct Price (KD)		Price /m ² (KD)		** A/P Q4 2016
				From	To	From	To	
Ahmadi	Kabd Farms	2,500	Internal	40,000	50,000	16	20	45,000
	Kabd Farms	2,500	Main	50,000	55,000	20	22	52,500
	Equestrian Stables – Ahmadi	500	Internal	20,000	25,000	40	50	22,500
		500	Race Course – Golf	30,000	35,000	60	70	32,500
	Al Wafra Farms	2,500	Internal	30,000	40,000	12	16	35,000
		2,500	Main	40,000	45,000	16	18	42,500

** A/P = Average Plot Price





Sixth: Chalet Prices

Quarter 4 2016 has coincided with the end of summer season and summer holidays and the beginning of winter. This could be the reason behind the decline in demand on this type of land. Also, this could be attributed partially to the decline in average price per square

Average price per square meter of sea front declined in Ahmadi governorate by 5.7% compared to Q3. Average price per meter (longitude) of sea front reached KD 14.7 Thousand. Prices declined in all governorate areas. Prices declined in Benaider area by 2.7% and Jelai'a by 4.5%. Prices declined in the lowest price areas e.g. Nuwaiseeb area. Decline in prices reached its peak in Khairan area Usufruct contracts area by more than 16%.

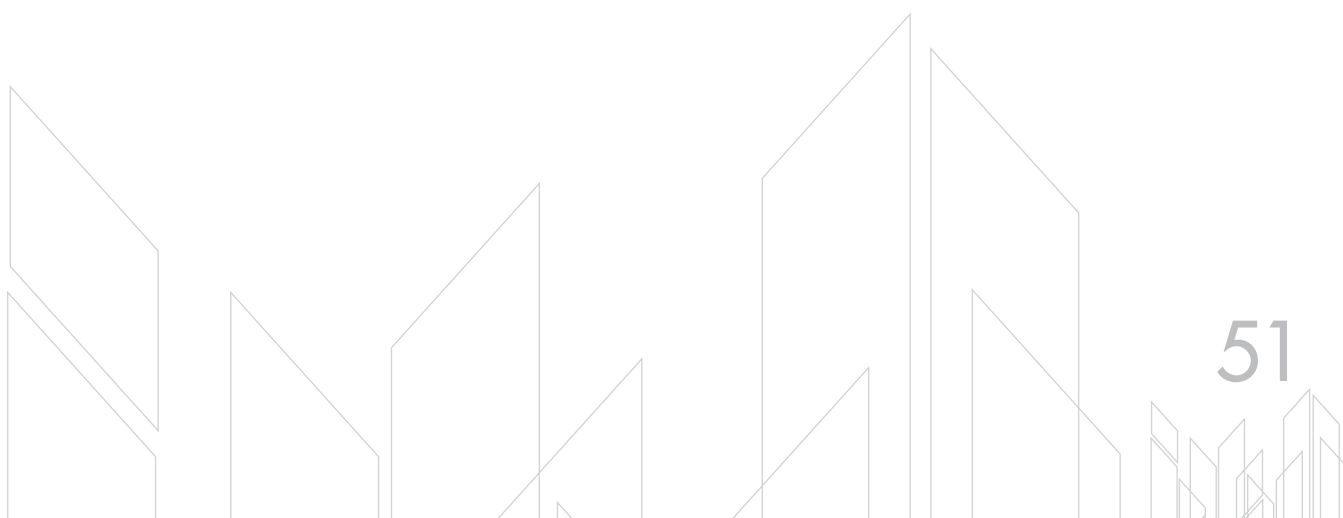
Average price areas e.g. Mina Abdullah and Dhaba'eya witnessed a decline in prices by 4.4%. Prices declined in Al-Zour sea side area 6.7%.

Prices declined in Capital governorate by 3.6% as witnessed in Doha area. Prices declined in Jahraa governorate by 4% and declined in Chalets of Kazma area by 3.6% during Q4. Prices declined in Sabbiya chalets by 4% compared to Q3 2016.

Chalet Prices at Al Ahmadi Governorate

Governorate	Region	Waterfront Length in Meters	Chalet Market Value		Price/Linear Meter - Waterfront (KD)		**A/P/m ² Waterfront Q4 2016
			From	To	From	To	
Al Ahmadi	Mina Abdullah	20	240,000	300,000	12,000	15,000	13,500
	Dubaeya	20	240,000	300,000	12,000	15,000	13,500
	Julaia	20	400,000	450,000	20,000	22,500	21,250
	Bnaider	20	420,000	480,000	21,000	24,000	22,500
	Al Zour	20	220,000	270,000	11,000	13,500	12,250
	Khairan (Beneficiary contract)	20	200,000	240,000	10,000	12,000	11,000
	Nuwaiseeb	20	155,000	200,000	7,750	10,000	8,875

** A/P = Average Price Per Meter



Seventh: Occupancy Rates and Rentals

Occupancy rates maintained former levels for all types of investment properties ranging between 90 – 96%. Occupancy rates improved in commercial properties especially in offices located at capital area.

Private Residence Rental Value

Average rental values have fluctuated among various places and areas. Average rental value for a ground floor, 3 bed rooms, a hall, covering an area of 135 m² in a private residence real estate with a total area 400 m during Q4 2016 at Hawalli governorate ranged between KD 400 – 550 and exceeded this level to reach KD 600 in certain distinguished areas of the governorate. Average rental value at Farwania ranges between KD 320 – 370 and reaches KD 400 in certain distinguished areas. Also, it ranges KD 320 – 450 in Ahmadi governorate areas while it increases slightly to KD 550 in certain areas. Average rent ranges KD 350 – 450 in Mubarak Al-Kabeer governorate areas. Average value increases to reach KD 480 – 500 in some other areas. Rental value in Jahraa area ranged KD 300 – 400 and reaches KD 420 in distinguished areas.

Rental value for a full floor in a private residence covering an area of 400 meters ranges KD 750 – 850 at Hawalli governorate and reached KD 900 in some distinguished areas and can go little higher to reach KD 1000 in more distinguished areas. Rental value ranges between KD 790 - 890 in most of Capital governorate areas. Prices in Farwania governorate ranged between KD 590 – 690 and reached KD 700 in certain distinguished areas.

Average rental value ranges between KD 590 – 690 at Ahmadi governorate and reaches KD 850 in certain distinguished areas. Rental value reaches KD 690 – 790 at Mubarak Al-Kabeer areas including Abu-Fatira area and may reach KD 850 in distinguished areas. Rental value ranges KD 550 – 650 in Jahraa Governorate.

Average rental value for a full first or second floor at a private residence covering an area 400 meter ranges KD 650 – 750 and reaches KD 800 in distinguished places of Hawalli governorate. Rental value reached KD 900 in certain distinguished areas. Rental value in Capital governorate ranged KD 690 - 790 in most of the governorate areas. The value in certain Farwania governorate areas ranges KD 490 – 590 and exceeds this limit in certain distinguished areas.

Rental value at Ahmadi governorate ranged between KD 490 – 590 while it increased slightly in some other areas. Rental value at Mubarak Al-Kabeer governorate areas ranged KD 590 - 690. Rental value at Jahra governorate ranged KD 450 – 550.

Investment Residence Rental Value

Average rental value of a 2 bed room flat and a hall covering an area of 60 m in capital governorate ranged between KD 310 – 330. Rental value for the same area in Hawalli governorate ranged between KD 290 – 330. Rental value for the same area ranged between KD 260 – 300 in Farwaniya Governorate and KD 250 – 270 in Ahmadi governorate. Rental values recorded KD 280 – 300 at Mubarak Al-Kabeer governorate and KD 260-300 at Jahra governorate.

Rental value of a 2 bed room flats + a hall coving an area of 70 – 74 m ranged KD 340 – 360 at capital governorate and KD 310 – 350 in Hawalli governorate areas. Rental value ranged between 290 – 320 in Farwaniya governorate, KD 280 – 300 in Ahmadi governorate, KD 310 – 330 at Mubarak Al-Kabeer governorate and KD 290 – 330 at Jahraa governorate.

Rental value for investment apartments covering an area of 80 – 85 m² ranged between KD 370 – 390 at capital governorate and ranged between KD 340 – 380 at Hawalli governorate areas. Rental



value ranged between KD 340 – 360 at Farwaniya governorate areas and ranged KD 310 – 330 at Ahmadi governorate. Rental value approximated KD 360 at Mubarak Al-Kabeer governorate and Jahraa governorate respectively.

Rental value for a flat coving an area of 100 – 110 m² ranged between KD 420 – 440 in Capital governorate areas, KD 390 – 410 for Hawalli governorate areas, KD 350 for Farwaniya governorate while value ranged KD 360 – 380 for Ahmadi governorate. Rental value increased slightly in Mubarak Al-Kabeer area ranging KD 390 – 410 and reached KD 370 – 410 at Jahraa governorate.

Prices differ according to different areas, design type, finishing and location. The property age is considered as a basic factor in determining average rental value of the property in Kuwait. We shall focus in this report on new property prices which are increasing rapidly, thus putting more pressure on the rental values of old properties available in the market. When old properties are vacant the land lord will eventually increase rent for the new tenant.

Average property trading is considered a significant factor for assessment of rental value. There are distinguished areas, e.g. Shaab, Mirgab, Bneid Al Gar, Sharq and other places inside those distinguished areas e.g. Qatar and Bahrain Streets at Salmiya, real estate buildings overlooking the coast and Qutaiba and Al Muthanna streets at Hawalli. Also, there are less significant areas e.g. Jaleeb Al Shoyoukh, Abu Halifa and Khaitan.

Real estate furnishing is a phenomenon which has spread recently especially for highly distinguished properties. Accordingly, rental value for such properties is determined based on different levels. It is surprisingly noticed recently that rental activities have increased tremendously in internal areas where Kuwaiti citizens live i.e. Salwa, Surra, South Surra and other areas.

Commercial Property Rental Value

Average rent of a commercial meter in a ground floor ranged KD 20 – KD 45/m² in Hawalli as it reached KD 40/- m² in Kuwait city while it reached KD 50 in Salmiya.

Average rent/m² at offices in Mezzanine ranges KD 12 and reaches KD 16 in certain prime areas and grand yards in Kuwait city. Also it has reached KD 10 - 12/m² in certain areas in Hawalli, Fahaheel and Mangaf and may reach KD 14 or more in certain places, depending on location, finishing type and services provided to tenants and visitors.

Industrial Plots Rental Value

Average rental price per industrial square meter for a ground floor – showrooms – in Shuwaikh and Al-Rai ranged between KD 12 – 20. Prices differ according to different locations. Average rental price per meter at Ardiya area (warehouses) ranged between KD 6.5 – 8 and exceeds this rang to reach KD 12 – 20 for average price per square meter of ground floor in Ardiya (craft). Average price per square meter in East Ahmadi area ranged between KD 10 – 18 while prices in Fahaheel industrial area ranged KD 12 – 20 per square meter in ground floor.



**Average Rental Value for a Newly Built Private Residence
in KD covering an area 400m Kuwait Governorates during Q4 2016**

Hawalli Governorate	3 Bedrooms, a Hall & 4 Bathrooms + Maid's Room (1st & 2nd Floor) (135)m		Full Floor (Ground)		Full Floor (1st & 2nd)	
Siddique	420	520	800	900	700	800
Salaam	420	520	800	900	700	800
Hitteen	420	520	800	900	700	800
Shuhada	420	520	800	900	700	800
Zahra	420	520	800	900	700	800
Shaab	450	550	850	950	750	850
Mishref	400	500	750	850	650	750
Bayan	400	500	750	850	650	750
Mubarak Al-Abdullah	420	520	850	950	750	850
Salwa	350	450	650	750	550	650
Jabriya	400	500	750	850	650	750

Capital Governorate	3 Bedrooms, a Hall & 4 Bathrooms + Maid's Room (1st & 2nd Floor) (135)m		Full Floor (Ground)		Full Floor (1st & 2nd)	
Adailiya	500	600	950	1,050	850	950
Faiha	500	600	950	1,050	850	950
Rawda	500	600	950	1,050	850	950
Yarmouk	450	550	850	950	750	850
Keifan	500	600	950	1,050	850	950
Mansouriya	500	600	950	1,050	850	950
Qadsiya	450	550	850	950	750	850
Da'iya	420	520	790	890	690	790
Dasman	420	520	790	890	690	790
Surra	420	520	790	890	690	790
Qurtoba	420	520	790	890	690	790
Ghernata	340	440	630	730	530	630
Sulaibikhat	320	420	590	690	490	590

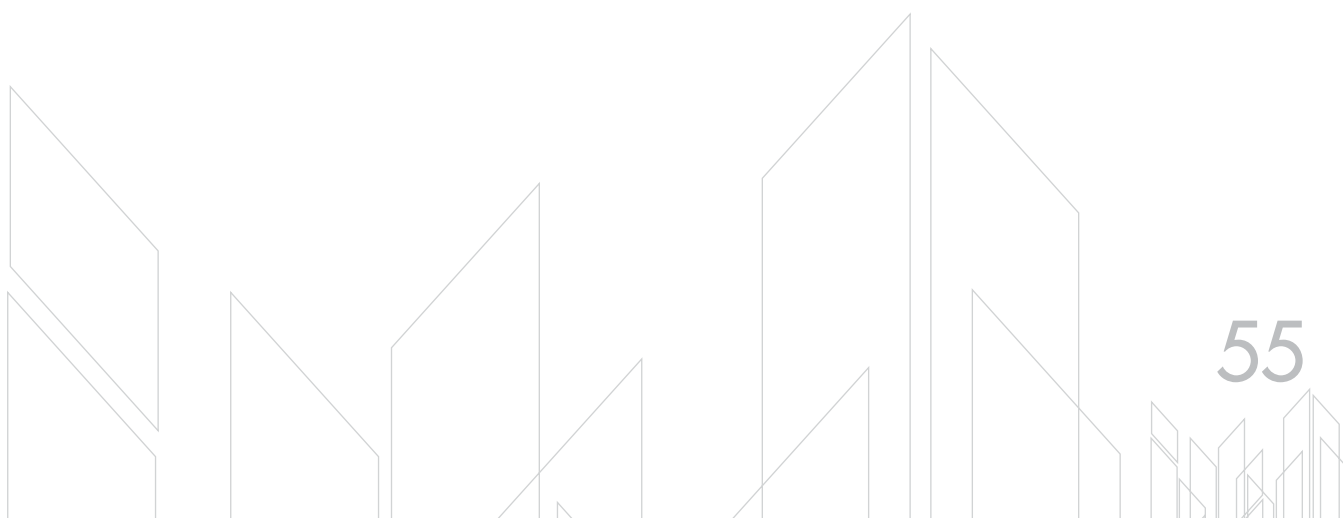


Farwaniya Governorate	3 Bedrooms, a Hall & 4 Bathrooms + Maid's Room (1st & 2nd Floor) (135)m		Full Floor (Ground)		Full Floor (1st & 2nd)	
Farwaniya	350	400	650	750	550	650
Omaria	350	400	650	750	550	650
Khaitan	350	400	650	750	550	650
Ishbiliya	350	450	650	750	550	650
Rabia	320	370	590	690	490	590
Rihab	320	370	590	690	490	590
Ardiya	320	370	590	690	490	590
Andalus	320	370	590	690	490	590

Ahmadi Governorate	3 Bedrooms, a Hall & 4 Bathrooms + Maid's Room (1st & 2nd Floor) (135)m		Full Floor (Ground)		Full Floor (1st & 2nd)	
Hadiya	320	420	590	690	490	590
Egaila	400	500	750	850	650	750
Mangaf	350	450	650	750	550	650

Mubarak Al Kabeer Governorate	3 Bedrooms, a Hall & 4 Bathrooms + Maid's Room (1st & 2nd Floor) (135)m		Full Floor (Ground)		Full Floor (1st & 2nd)	
Sabah Al-Salem	380	480	710	810	610	710
Masayel	400	500	750	850	650	750
Abu Fatira Residential	370	470	690	790	590	690
Addan	370	470	690	790	590	690
Qurain	350	450	650	750	550	650

Jahra Governorate	3 Bedrooms, a Hall & 4 Bathrooms + Maid's Room (1st & 2nd Floor) (135)m		Full Floor (Ground)		Full Floor (1st & 2nd)	
Old Jahra	320	420	590	690	490	590
Saad Al-Abdullah	300	400	550	650	450	550



Average Rental Value Trading
Investment Properties in Kuwait Governorates during Q4 2016 (KD)

Hawalli Governorate	2 Bedrooms, a Hall & Bathroom (60)m		2 Bedrooms, a Hall & 2 Bathrooms (70 - 74)m		2 Bedrooms, 2 Bathrooms (80 - 85)m		3 Bedrooms, a Hall & Maid's Room (100 - 110)m	
Salmiya	290	310	320	340	350	370	400	420
Hawalli	280	300	310	330	340	360	390	410
Jabriya	300	320	330	350	360	380	410	430
Shaab	310	330	340	360	370	390	420	440
Capital Governorate	2 Bedrooms, a Hall & Bathroom (60)m		2 Bedrooms, a Hall & 2 Bathrooms (70 - 74)m		2 Bedrooms, 2 Bathrooms (80 - 85)m		3 Bedrooms, a Hall & Maid's Room (100 - 110)m	
Sharq	310	330	340	360	370	390	420	440
Qibla	310	330	340	360	370	390	420	440
Eastern Muqawa	310	330	340	360	370	390	420	440
Dasman	310	330	340	360	370	390	420	440
Bneid Al Gar	310	330	340	360	370	390	420	440
Farwaniya Governorate	2 Bedrooms, a Hall & Bathroom (60)m		2 Bedrooms, a Hall & 2 Bathrooms (70 - 74)m		2 Bedrooms, 2 Bathrooms (80 - 85)m		3 Bedrooms, a Hall & Maid's Room (100 - 110)m	
Khaitan	280	300	310	330	340	360	390	410
Farwaniya	280	300	310	330	340	360	390	410
Jleeb Al Shuyoukh	260	290	290	320	320	350	370	400
Riggae	290	310	320	340	350	370	400	420
Ahmadi Governorate	2 Bedrooms, a Hall & Bathroom (60)m		2 Bedrooms, a Hall & 2 Bathrooms (70 - 74)m		2 Bedrooms, 2 Bathrooms (80 - 85)m		3 Bedrooms, a Hall & Maid's Room (100 - 110)m	
Fintas	250	270	280	300	310	330	360	380
Mahboula	250	270	280	300	310	330	360	380
Abu Halifa	250	270	280	300	310	330	360	380
Mangaf	250	270	280	300	310	330	360	380
Fahaheel	260	280	290	310	320	340	370	390
Mubarak Al Kabeer Governorate	2 Bedrooms, a Hall & Bathroom (60)m		2 Bedrooms, a Hall & 2 Bathrooms (70 - 74)m		2 Bedrooms, 2 Bathrooms (80 - 85)m		3 Bedrooms, a Hall & Maid's Room (100 - 110)m	
Sabah Al Salem	280	300	310	330	340	360	390	410
Jahra Governorate	2 Bedrooms, a Hall & Bathroom (60)m		2 Bedrooms, a Hall & 2 Bathrooms (70 - 74)m		2 Bedrooms, 2 Bathrooms (80 - 85)m		3 Bedrooms, a Hall & Maid's Room (100 - 110)m	
Jahra	260	300	290	330	320	360	370	410



Average Rental Value Trading of Commercial Properties at Kuwait Governorates during Q4 2016 (KD)

Average Rental price per Square Meter (KD)

Areas	Basement	Ground Floor	Mezzanine	Offices
Salmiya	12 - 18	20 - 50	12 - 14	7 - 8
Hawalli	10 - 16	20 - 45	12	7 - 8
Farwaniya	12 - 18	30 - 55	12 - 14	8 - 9
Khaitan	10 - 16	25 - 55	12	7 - 8
Mangaf - Aziziyah	7 - 8	13 - 25	10	6 - 7
Fahaheel	10 - 14	20 - 45	12 - 13	7 - 8
Dhajej (Farwaniya)**	5 - 6	9 - 14	5 - 6	-
Kuwait City***	10 - 14	20 - 40	12 - 16	7 - 9

* Average rental values per square meter increase in prime locations and modern buildings. Activity type is also considered.

** Basement as a commercial unit and not a store.

*** Administrative and commercial towers.

Average Rental Value Trading of Industrial Plots At Kuwait Governorates during Q4 2016 (KD)

Average Rental price per Square Meter (KD)

Areas	Basement	Ground Floor	Mezzanine	Price Index
Industrial Shuwaikh	3.5 - 4.5	12 - 20	3.5 - 5	Unit Area = 40 m
Al Rai	3.5 - 4	12 - 20	3.5 - 5	Excluding rental values in Avenues Mall
Sabhan	2.5 - 3	3.5 - 6.5	3 - 4	► Upon allocating stores for the Ground Floor, Price/m ² ranges KD 4 - KD 5
Ardiya (Stores)	3.5 - 4 (As per height)	6.5 - 8	3.5 - 5	► Price/m ² = KD 8 - 6 for a 100-m ² showroom at Ground Floor
East Ahmadi	3.75	10 - 18	3 - 4.5	Auto Show & restaurant rentals are the highest
Industrial Fahaheel	3.5 - 4 (As per height)	12 - 20	3.5 - 5	Depending on activity

• Average rental values per square meter increase in prime locations and modern buildings. Activity type is also considered.

• Average rental values per square meter increase depending on floor height.
In addition, demand increases on stores with a net ceiling height of 6 - 8 m.

This report highlights the general trends adopted to transact real estate market prices in Kuwait. However, the methodology applied by the Evaluation and Studies Department at "KFH" depends on the study of each property separately, study characteristics; determine rental value and returns in order to produce a special recommendation and a fair evaluation for each property based on location, age, depreciation, finishing, type of place, periphery and infrastructure level.

GLOSSARY OF TERMS

Private Residence Buildings

Model single family buildings located in low density areas. These buildings are constructed either by individuals or private sector companies using various architectural designs as provided by various owners, or lands of which were distributed by the state as part of the housing welfare programs using unified or various architectural designs (model)

Investment Residence Building

A building comprising several residential units (apartments - villas - duplex - studios) used fully for leasing or ownership purposes.

Private School Building

Buildings allocated to provide educational services to a single or several learning stages.

Hotels and Motels Buildings

Buildings allocated for temporary lodging for touristic or entertainment purposes or to provide general services to visitors.

Commercial Building

A building in which basement, ground floor and mezzanine are used as commercial shops. These shops may be designed as closely lined up or separate shops in a corridor overlooking the commercial street or in the form of mansions. Recurrent floors may be used as offices or for any other commercial purposes.

Industrial Facilities

Buildings allocated for industrial, storage, service or craftwork purposes.

Residential Complexes Outside and Inside Kuwait City

Buildings allocated for investment residence purposes. These buildings comprise several residential units (apartments - villas - studios - duplex) and used fully for leasing or ownership purposes. These buildings may be in the form of several buildings constructed as one building or several separate buildings provided that the land area on which the complex is constructed is not less than 3,000 m². Areas allocated for vision angles shall be computed as part of the area required to construct the complex.

Buildings in Various Coastal Strip Areas

Buildings constructed at the coastal strip by individuals on their own private properties.

Buildings Allocated as Plant Nurseries

Buildings used for growing all types of seedling, sell and display plants and flowers, landscaping and garden maintenance and sell agricultural products. Buildings include seeds and agricultural requirements store in addition to administrative offices.

Special Seafront Chalet

Buildings and facilities constructed outside the general cordon limits as per lease contracts on state owned properties for entertainment purposes.

Private Hospitals

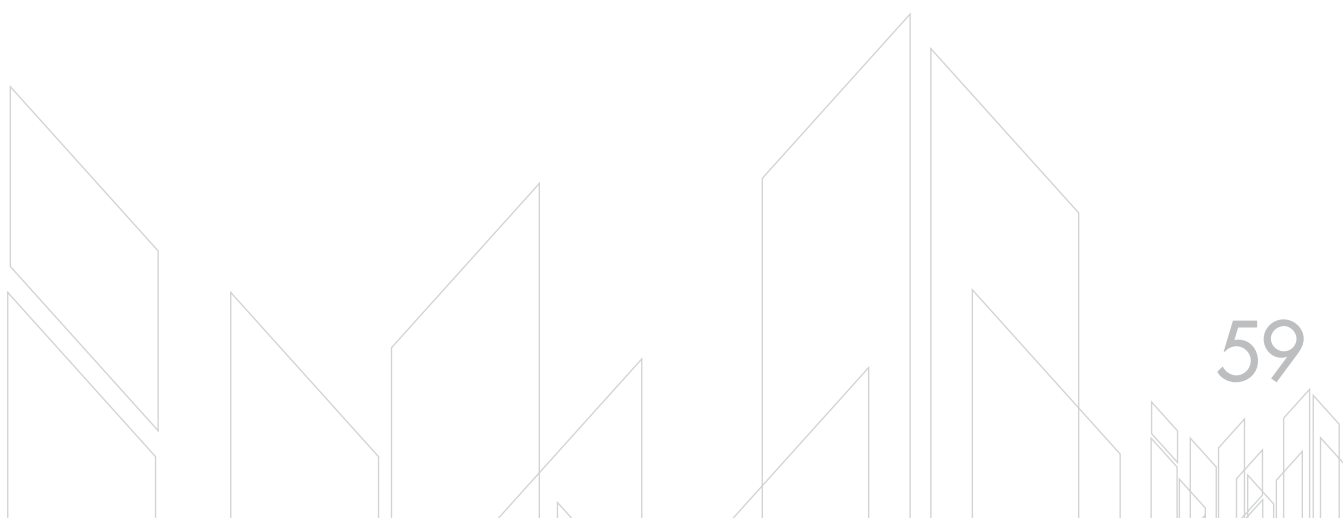
Buildings allocated to provide medical services (Outpatient clinics - Operation theaters - laboratories - patient rooms and wards). These facilities may provide general or private services.





Units of Measurement

Length	
•	The International unit for measuring length is the Meter (m)
•	(1 m = 10 dcm = 100 cm = 1,000 mm)
•	1 yard = 3 feet = 0.9144 m
•	1 foot = 12 inches = 30.48 cm = 0.3048 m
•	1 inch = 2.54 cm = 0.0254 m
•	1 kilometer = 0.6214 miles = 1,000 m
•	1 land mile = 1.6093 kilometers = 1609.0 m
•	1 nautical mile = 6,080 feet = 1.853 kilometers = 1,853 m
•	1 league = 3 miles = 4.8281 kilometers = 4,828 m
•	1 boa = 2 meters approximately
•	1 fathom = 182.88 cm = 1.8288 m
•	1 cubit = 51 cm = 0.51 m
•	1 span = 22.86 cm = 0.2286 m
•	1 meter = 1.0936 yard = 3.2808 feet = 39.37 inches
Area	
•	The International unit for measuring length is the Square Meter (m ²)
•	1 hectare = 10 donum = 2.471 feddan = 10,000 m ²
•	feddan or acre = 4046.8 m ²
•	1 donam = 1,000 m ²
•	1 square meter = 10,764 feet





Kuwait Finance House
P.O. Box 24989 Safat, 13110 Kuwait
Tel. 1800700
Fax: 22455135
corp@kfh.com
www.kfh.com



kfh.com 180 3333