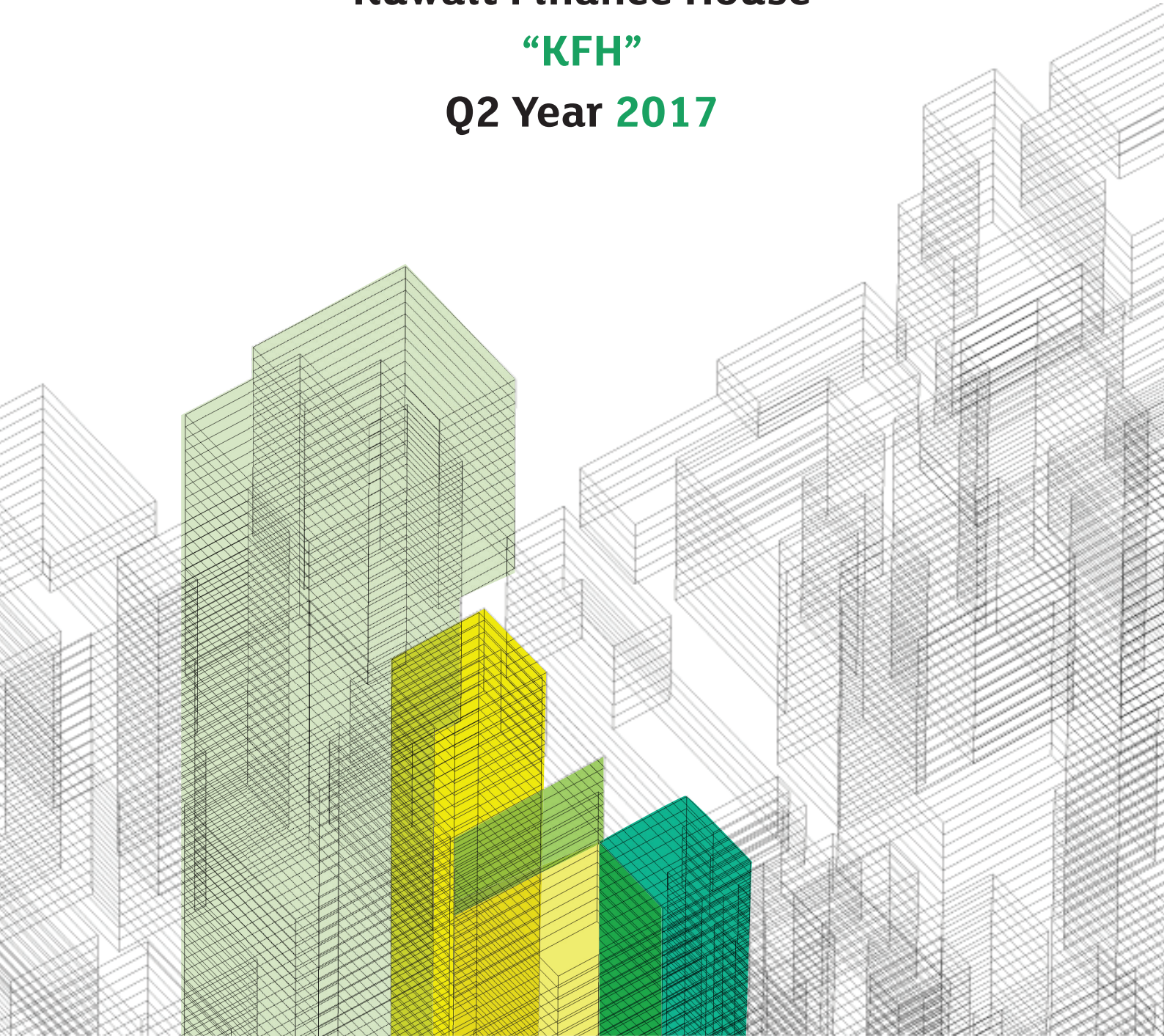
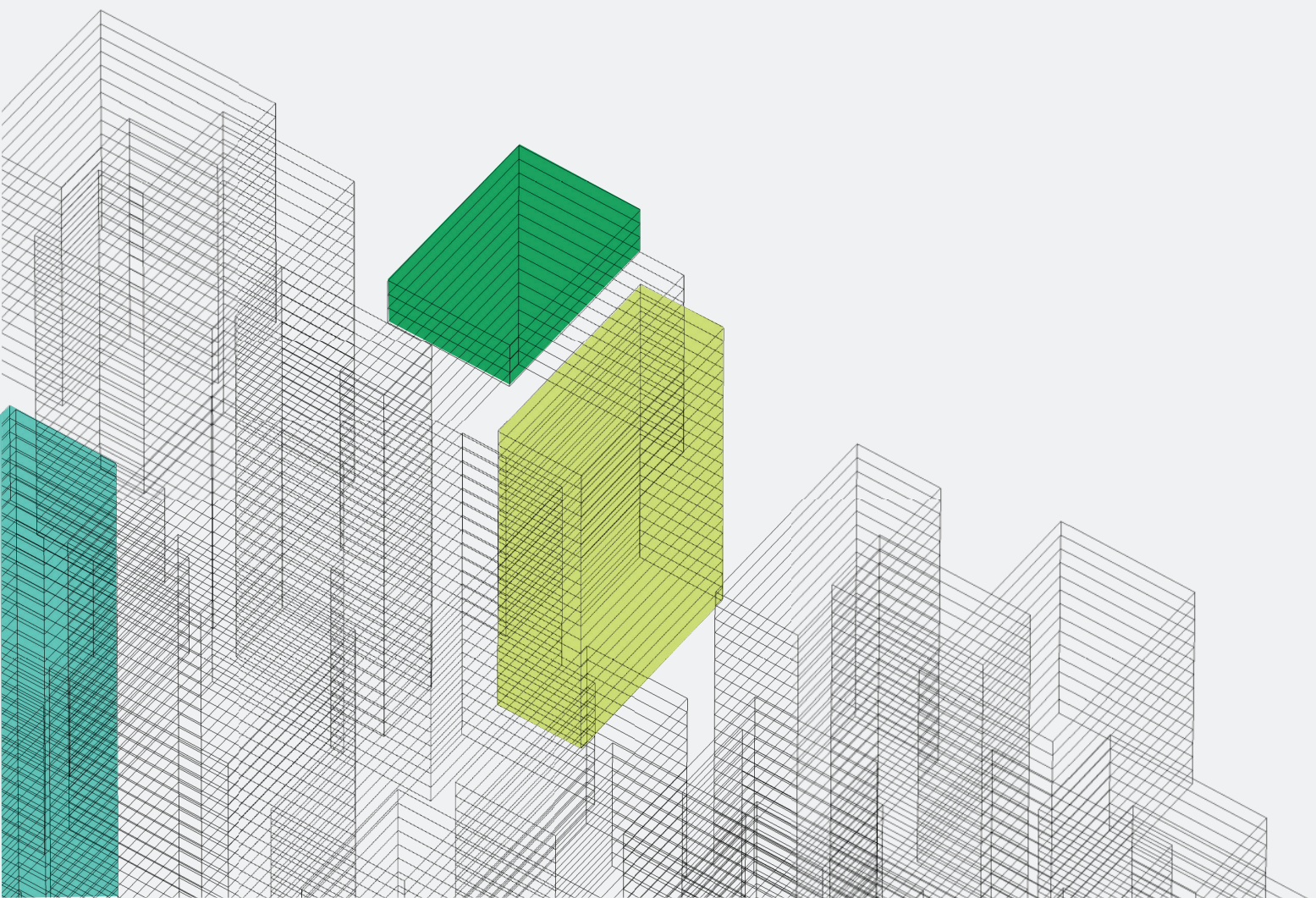




Report on Local Real Estate Market

Kuwait Finance House
“KFH”
Q2 Year 2017





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Introduction

Real estate sector continued its activity during Q2 this year in regard to the number of transactions, thus recording an annual increase for the second year respectively compared to the decline witnessed earlier. The number of transactions in real estate level maintained its positive annual growth level which comes on the back of the significant ascending trend late 2015. Quarterly growth is noticed for the third time respectively even though the second quarter has recorded a decline compared to the first quarter. However, the said significant growth was reflected as an increase in the value of real estate sales which is still recording fluctuating quarterly ratios. Such ratios increase when making an annual comparison. Also the ascending trend was not reflected as an increase in average transaction value in the real estate sector which is still recording low ratios.

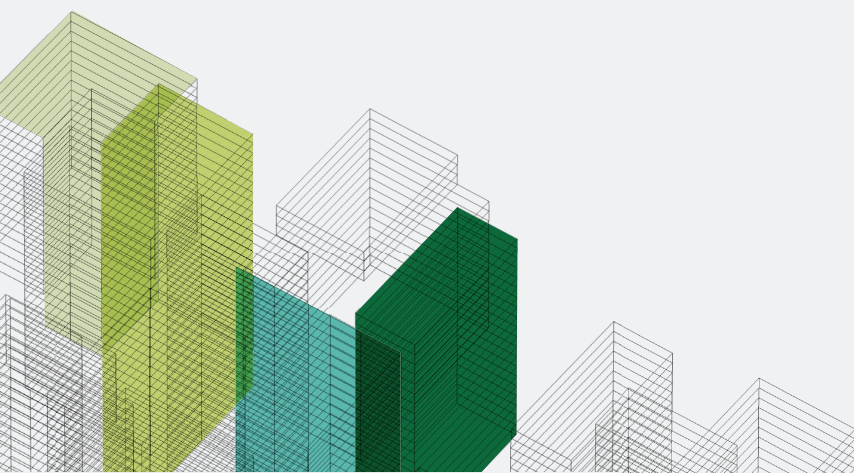
The number of transactions reached 1,533 transaction in Q2 this year, thus continuing its ascending trend since the beginning of Q4 last year after the descending trend witnessed earlier. It has witnessed a significant increase in Q2 this year by 21% on annual basis and an increase by 10.5% on quarterly basis. Meanwhile real estate sales value is taking the descending trend. Real estate sales value increased to reach KD 695 in Q2 i.e. an increase by 4% on quarterly basis and 5% on annual basis. Accordingly, average transaction value reached KD 454 thousand in Q2 i.e. a decline by 6.3% compared to Q1 this year and reached 13% on annual basis.

The ascending trend in the number of transactions in private residence sector has contributed to the increase in the number of transactions in real estate sector in general. The number of transactions in the said sector reached its highest for the second time respectively in one and half years i.e. 1,157 transactions in Q2 this year, thus recording an annual increase by more than 25%. The number of transactions in both investment and commercial sectors is continuing its descending trend as it declined on annual basis by 26% and 20% respectively. The number of transactions reached 318 in investment sector and 13 transactions in the commercial sector. Accordingly, the value of traded real estate transactions in most of the sectors has declined variably by 20% on annual basis in the investment sector, 31% in commercial sector while increased by 29% in residential sector on annual basis.

The improvement in the value of real estate transactions in Q2 has coincided with the stability in oil prices during Q2 while inflation ratio reached 1.4% in the State of Kuwait, following the increase in its ratios in basic components except the housing services element, which has recorded a decline by 2.3% on annual basis as at the end of Q2 in light of the availability of residential units, Continued increase in available land, and building construction licenses in accordance with the development plan and government's obligation and commitment to continue investment spending.

The private residence price levels have witnessed some stability in Q1 & Q2 this year compared to the descending trend which has prevailed. Average price per square meter since the beginning of last year in private residence sector reached less than KD 700 till Q2 this year. The same applies to the average price per square meter in both investment and commercial sectors which are witnessing relative stability. Average price per square meter stabilized at less than KD 1,600 for the investment sector in Q2 – 2017 following the descending trend which it had adopted. Average price per square meter stabilized at less than KD 3,400 for commercial sector during the first and second quarters following the clear descending trend witnessed earlier.

Price movements calculated on quarterly basis in private sector are fluctuating, bearing in mind that the ascending trend is prevailing in general. Prices have dropped in Q2 by less than 1% compared to Q1 levels. However, these levels are still better than the decline ratios which have prevailed previously, thus reaching 4% & 5%. However, the



decline ratios in prices in this sector, calculated on annual basis, have improved to reach 8% in Q2. Prices of land in investment sector are tending to improve as the decline ratio thereof reached less than 0.5% on quarterly basis compared to 2.5% for the same period last year. The said improvement is clearly reflected in the changes in prices calculated on annual basis, which have recorded a decline by 6% in Q2 this year compared to double this ratio in the same quarter last year. Average price per square meter at Kuwait level, recorded in Q2 a slight decline by 0.5% compared to Q1 ratios and reached 2.8% compared to Q2 last year. However, these ratios seem to be improving as the price levels in the commercial sector are witnessing an ascending trend since the end of last year.

Credit facilities extended by Kuwaiti local banks for both real estate sector and construction sector have exceeded KD 10 Billion in May 2017 as per the latest statements issued in Q2 last year i.e. an increase by 1.4% compared to its volume as at the end of Q1. This increase comes on the back of the increase by 1.8% in credit granted to real estate sector which has exceeded KD 7.9 Billion. Meanwhile, credit granted to construction sector declined in May by 0.1% compared to Q1 this year. Despite these positive indicators yet the improvement in credit granted to real estate sector was minimal as it reached 0.2%. Credit granted to construction sector increased significantly by 7.7% thus resulting into an annual increase in credit granted to both sectors by 1.7%.

Retail instalment credit facilities approximated KD 10.5 Billion as per the latest information issued i.e. an increase by 2% compared to Q1 this year. These facilities are granted for building residential units in the private housing sector. Accordingly, credit facilities granted to real estate sector in general are continuing their ascending trend as they exceeded KD 20.5 Billion as per the latest available information in Q2 i.e. an increase by 1.5% on quarterly basis and reached 5% on annual basis. Such facilities represent 58.4% of credit facilities granted to various economic sectors.

The number of real estate sector companies reached 33 listed companies in Q2 compared to 36 companies in Q1 i.e. 19.1% of the number of listed companies which has reached 183 companies in Q2 compared to 19% out of 189 companies in Q1. This sector dominated 37% of the traded share, thus moving to the leading position as at the end of Q2 compared to 35% of sectors shares with second grade as at the end of Q1. The sector contributes by more than KD 200 Million i.e. 21% of the value of traded shares in Q2, thus placing it in third grade among sectors. Accordingly, the value of such shares is less than half its value in Q1 where it exceeded KD 570 Million or 21% of the value of the sector deals in Q1. The value of listed shares of 6 real estate companies has increased while the share value of remaining real estate companies has declined in Q2 following the increase in shares value of 27 real estate companies in Q1 this year.

Capital value of listed companies reached KD 27.8 in Q2 i.e. a decline by 3.5% compared to Q1 this year. The said decline was accompanied by a decline in the value of traded shares as at the end of Q2 to reach KD 972 Million compared to Q1 along with a decline in the number of shares in Q2 to reach 9.4 Billion shares i.e. a decline by 68.5% on quarterly basis in line with a decline in the number of transactions to 226 transactions i.e. a decline by 59% compared to Q1 this year. Weight index declined from 416 points in Q1 to 408 points in Q2 while the price index declined from more than 6900 points to less than 6800 points in Q2 this year.

First: Market Trends

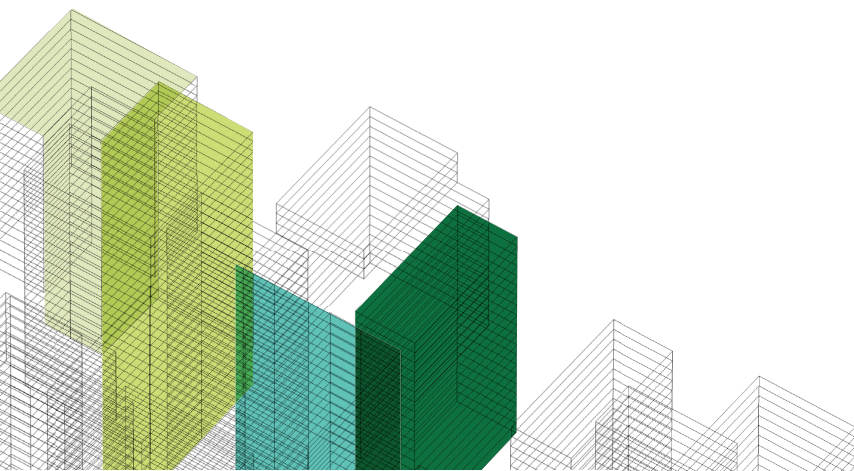
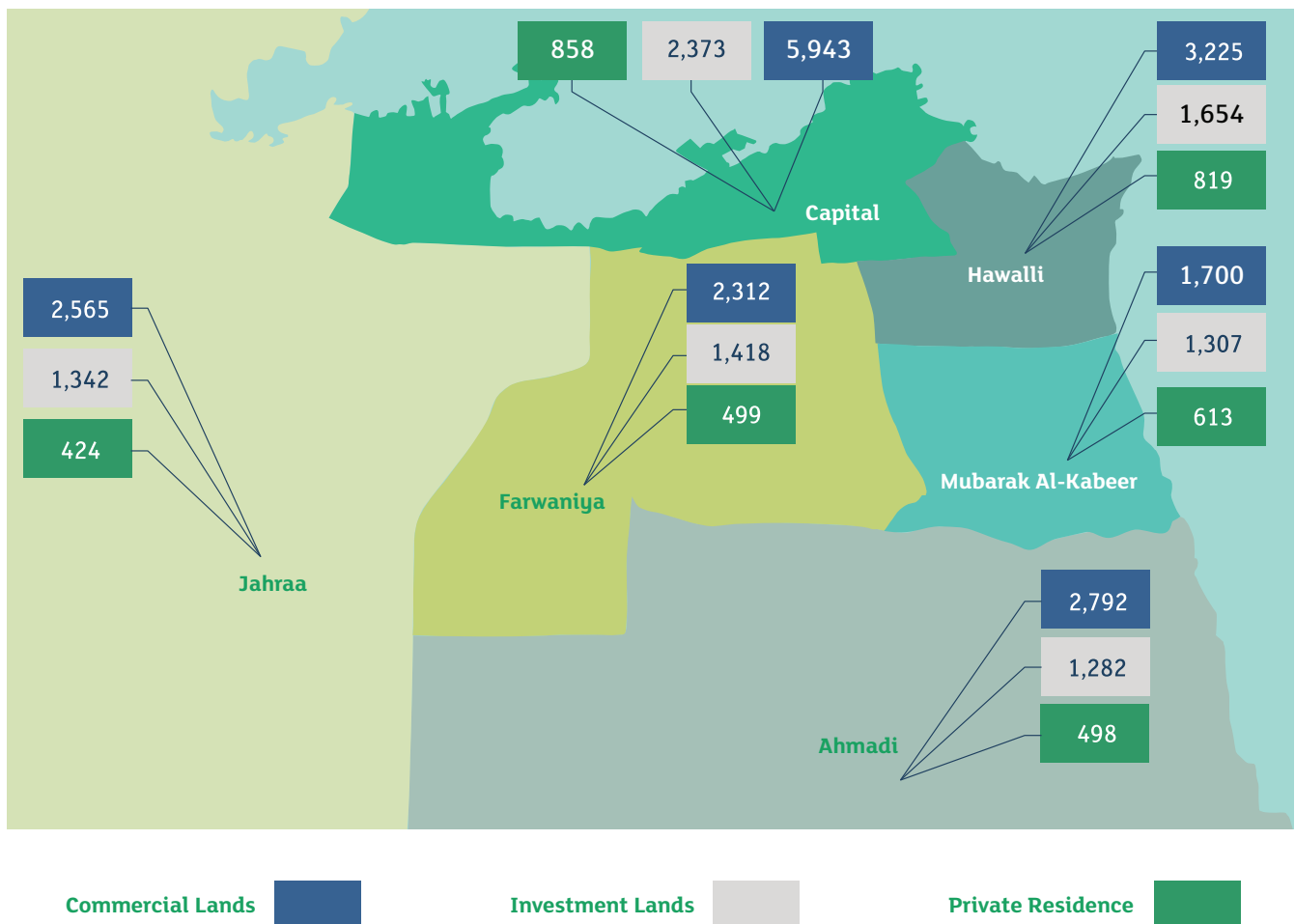
Land Prices in Q2 2017

Surveys conducted by Kuwait Finance House show that price levels have stabilized in various real estate sectors during Q2 and the preceding quarter this year. The said levels recorded a minor decline in those sectors such levels are considered to be better than the decline ratios recorded in prices last year. Prices may tend to improve in coming periods.

Average price per square meter for private residence sector in Capital Governorate reached KD 858 while it reached KD 3,373 for investment sector. Average price increase to more than that level to reach KD 5,943 in commercial sector. In Hawalli Governorate, price per square meter reached KD 819 in private residence sector, KD 1,654 in investment sector and KD 3,225 in commercial sector. In Farwaniya Governorate, average price per square meter recorded KD 499 in residential sector, KD 1,418 in investment sector and KD 2,312 in commercial sector. In Mubarak Al-Kabeer Governorate, average price per square meter recorded KD 613 in residential sector, KD 1,307 in investment sector and KD 1,700 in commercial sector. In Jahraa Governorate, average price per square meter recorded KD 424 in residential sector, KD 1,342 in investment sector and KD 2,565 in commercial sector. In Ahmadi Governorate, average price per square meter recorded KD 498 in residential sector, KD 1,282 in investment sector and KD 2,792 in commercial sector.

Average Price Per Square Meter for Real Estate Sectors in All Governorates Q2 2017

Numbers in KD



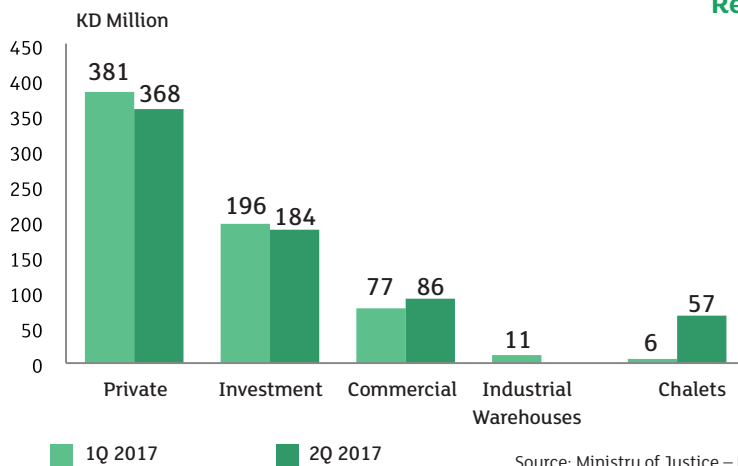
Market Trends during Q2

Real estate sales value improved during Q2 2017 after its continuous clear descending trend during the quarters in the last three years except some quarters in which the value recorded an increase. The descending trend in the value of sales has occurred despite the increase in the number of real estate transactions during the last three quarters until the second quarter this year. Perhaps it is still affected by the descending trend in the number of transactions witnessed earlier. The number did not reach its high levels witnessed last year.

Real estate sector is affected by the ascending trend in the number of real estate transactions in the private residence sector in Q1 & Q2 this year and the preceding quarter. The said trend started after the descending trend witnessed earlier. However, the said number did not reach the level that it had reached prior to 2015. The value of real estate sales in the private residence sector declined in Q2 this year compared to Q1. It seems that it started declining in Q2 compared to the ascending trend that it witnessed last year. However, the transaction value in the private residence sector was relatively stable despite the decline in average transaction value as at the end of Q2 compared to the preceding quarter. However, it has approximated its highest levels achieved in previous years.

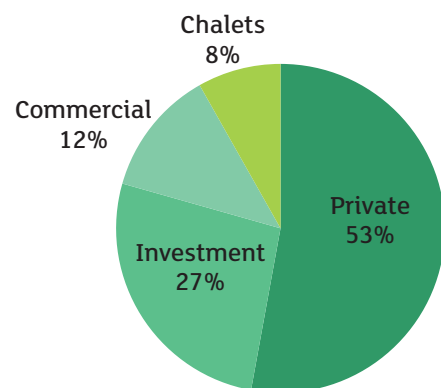
The value of real estate sales in the investment real estate sector is still taking the descending trend in light of the decline in value in Q2 compared to Q1 this year. The descending trend has continued in the number of investment sector transactions except the first and second quarters and certain few periods in which the number of transactions increased. However, average transaction value is witnessing a remarkable stability at its lowest levels in 3 years in Q2 this year and all quarters last year. The descending trend of this index in the preceding years stopped with the beginning of last year and the second quarter this year.

Figure (1) Total Real Estate Trading Value Q1, Q2 2017



Source: Ministry of Justice – Kuwait Finance House

Figure (2) Distribution of Real Estate Transactions Share (Sector Wise) / Total Real Estate Transactions Value Q2 2017



Real estate sales in commercial real estate sector are fluctuating since last year. However, they have taken the ascending trend earlier. The value stabilized in Q1 & Q2 this year at levels which are significantly much less than the ratios recorded during the past three years. The number of real estate transactions in the commercial sector is taking the descending trend. Accordingly, average transaction value in this sector is fluctuating but seems to be ascending on the long run as average transaction value has reached in second quarter its second highest in 4 years.

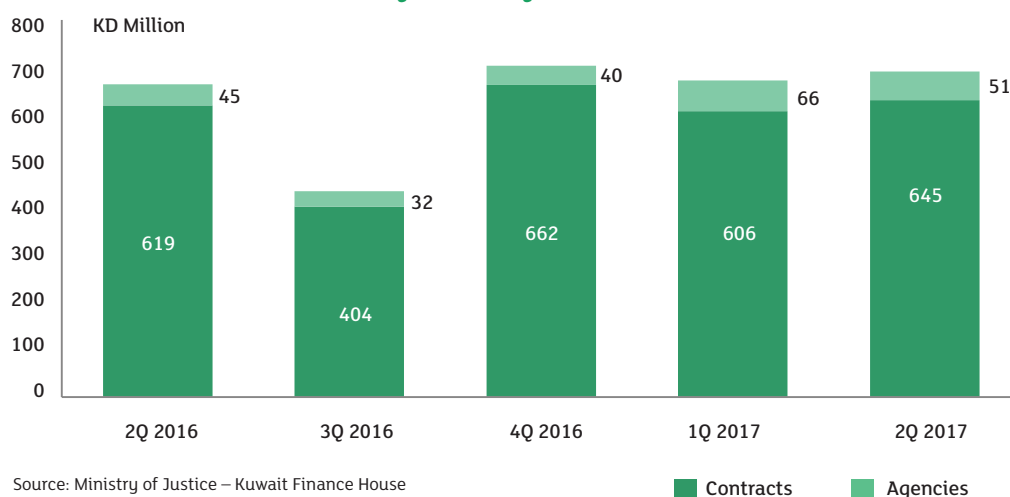
Real Estate Sales Trends During Q2

Real estate sales value reached KD 695 Million in Q2 as per the indicators of the Real Estate Registration & Authentication Dept. – Ministry of Justice. Sales levels declined after reaching their peak in 2014. Sales levels increased in Q2 by 3.5% compared to the preceding quarter. This decline comes on the back of the decline in the value of sales in various real estate sectors. It is noticed that there is a clear fluctuation in the changes calculated on annual basis in the value of real estate sector sales. This significant increase in Q2 comes after the decline by 4.4% in Q1. The value continues to record decline ratios calculated on annual basis along with an annual increase by 5% in Q2 this year. It is noticed that there is an ascending trend of the changes in the value of the real estate sector sales which are calculated on annual basis.

Private residence sector had the second highest share in the last 3 years, thus approximating 53% of the value of real estate sales in Q2 this year. Meanwhile, investment sector sales reached 27% of the real estate sales i.e. the lowest share recorded by the sector during said period. Commercial sector sales reached 12% of the value of real estate sales in Q2 this year.

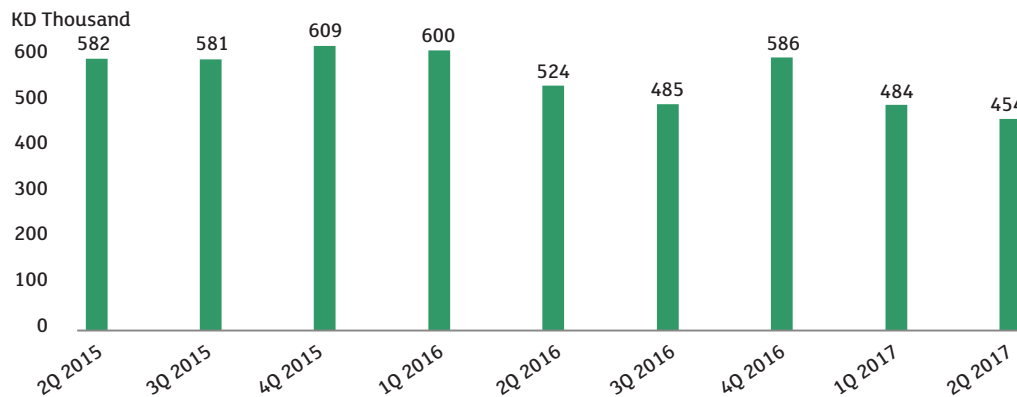
Real estate sales (contracts) approximated KD 645 Million in Q2 i.e. a increase by 6% compared to Q1 this year and by 4.4% compared to Q2 last year. Real estate sales (agencies) declined to reach KD 37 Million in Q2 following the remarkable activity witnessed in Q1 2017 where it reached KD 66 Million i.e. a significant decline in Q2 by 23% compared to Q1. The value declined on annual basis by 13% in Q2 this year.

Figure (3) Development on Total Real Estate Sales Value Q2 2016- Q2 2017



Average real estate transaction value declined in Q2 this year to reach KD 453.6 Thousand i.e. a decline by 6.3% bearing in mind that this decline is the second decline recorded by this indicator on quarterly basis. Average transaction value levels are taking the slow descending trend since they have crossed KD 600 Thousand in quarters 1 & 2 last year. The value reached its lowest in 3 years. Meanwhile, the number of transactions increased in Q2 to highest level in 2 years to reach 1,533 transactions in Q2 i.e. an increase by 10.4% compared to Q1 this year. Real estate transactions increased on annual basis by 21% in Q2 for the second time respectively following a several declines in more than 3 years in the number of transactions. Average transaction value declined by 13% in Q2 compared to the same period last year.

Figure (4) Development on Average Transaction Value / Total Real Estate Sales Q2 2015- Q2 2017

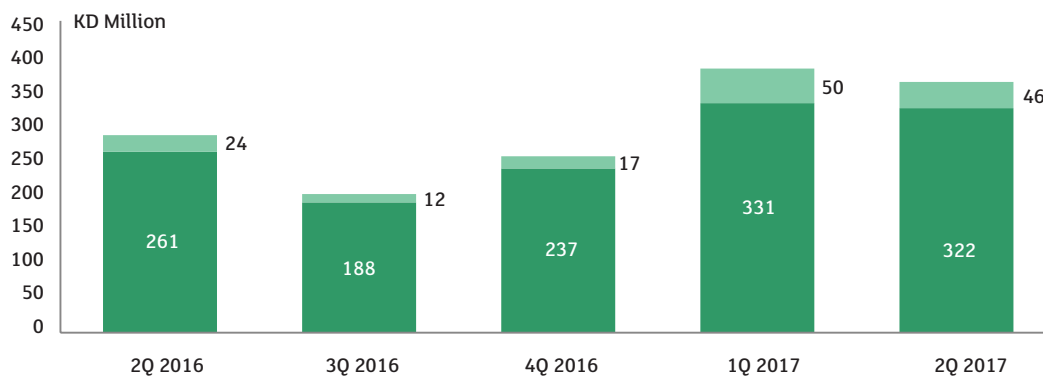


Source: Ministry of Justice – Kuwait Finance House

Private Residence Trends

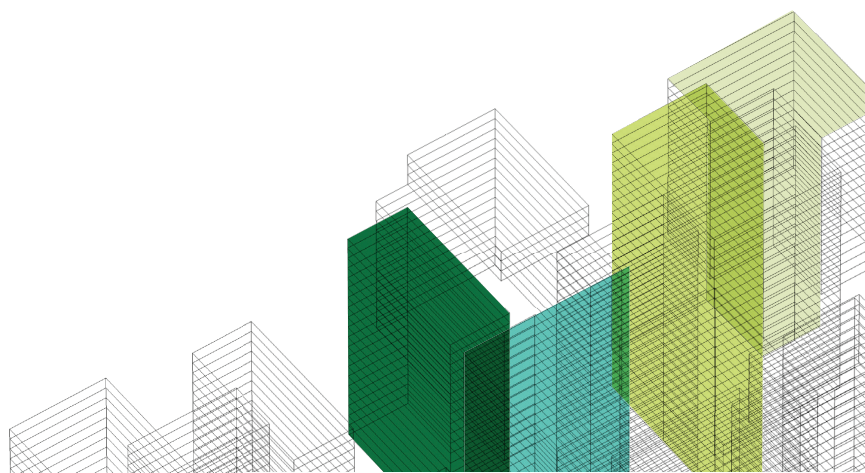
Private residence sales reached KD 368 Million in Q2 compared to KD 381 in Q1. Accordingly, this represents the first quarterly decline in a year where value declined in Q2 by 4% compared to the preceding quarter. There is a clear fluctuation noticed in the changes, which are calculated on annual basis as recorded by the residential sector sales. Meanwhile, the remarkable ascending trend has stabled on annual basis in Q2 for the private residence sector sales as they increased by 29% compared to the value in Q2 this year.

Figure (5) Development on Private Residence Real Estate Sales Q2 2016 - Q2 2017



Source: Ministry of Justice – Kuwait Finance House

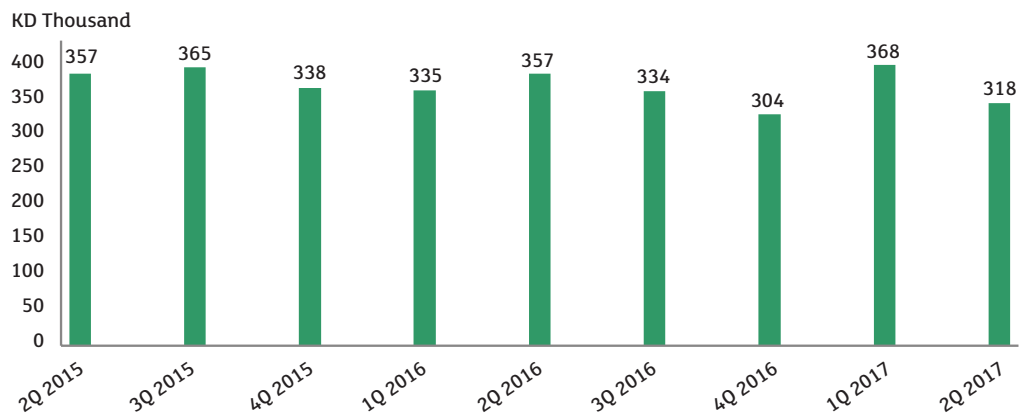
■ Contracts ■ Agencies



Average transaction value of private residence reached KD 318 Thousand in Q2 this year i.e. a modest level compared to earlier levels. However, average value decline in Q2 by 14% compared to Q1 this year and has recorded fluctuating changes calculated on quarterly basis. Average value has recorded its highest decline in more than 3 years on annual basis as it reached 11%. It is noticed that said changes are taking the descending trend.

The number of private residence sector transactions reached its highest in the last 2 years as it recorded 1,157 transactions in Q2. The number increased by 11.7% and increased significantly by 45% on annual basis.

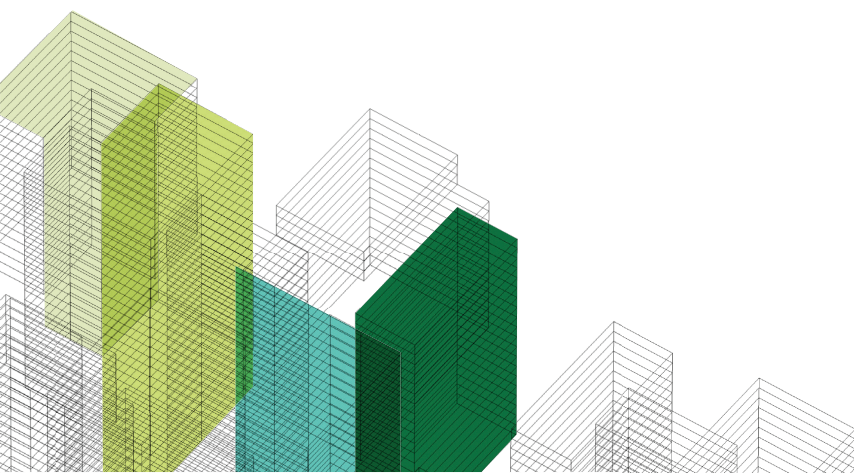
Figure (6) Progress on Average Transaction Value / Private Residence Transactions Q2 2015- Q2 2017



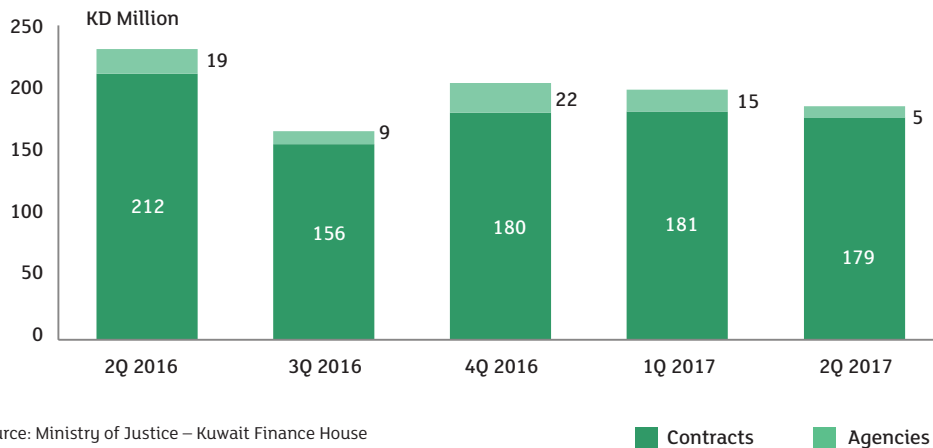
Source: Ministry of Justice – Kuwait Finance House

Investment Real Estate Trends

Investment real estate sales value approximated KD 184 Million in Q2 this year i.e. reaching near to lowest levels. Sales are still taking the descending trend since reaching its highest in Q2 2014 where the value exceeded KD 617 Million. The sector sales value declined in Q2 by 6% compared to Q1 this year. Clear fluctuation is noticed on the changes calculated on quarter basis in the investment sector sales value. Changes calculated on annual basis in the sector sales are continuing to record decline ratios. The said ratios have relatively improved for more than 1 year. Sector sales declined in Q2 by 20% compared to Q1 last year, which has recorded an annual decline by the double ratio as well.

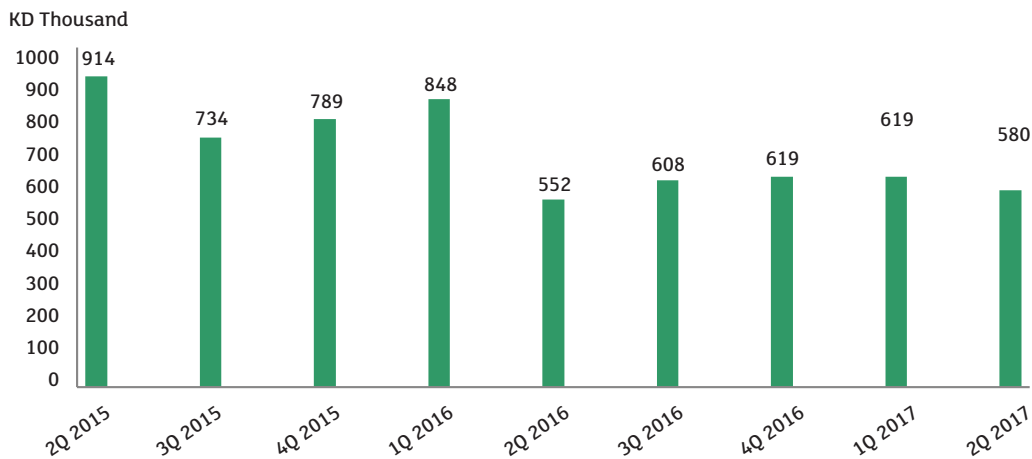


**Figure (7) Progress on Investment Real Estate
Transaction Value Q2 2016- Q2 2017**



Investment real estate average transaction value reached KD 580 Thousand in Q2 compared to KD 619 Thousand in Q1 i.e. a decline by 6%, which is a moderate ratio for the transaction average value compared to several quarters a year ago. Despite monthly decline average transaction value increased in Q2 by 5% for the first time on annual basis. This increase comes after the consecutive decline for this index for the last 3 years. Meanwhile, the number of investment real estate transactions stabilized at 318 transaction in Q2 compared to 317 transactions in Q1. The number of transactions in this sector declined significantly by 24% on annual basis.

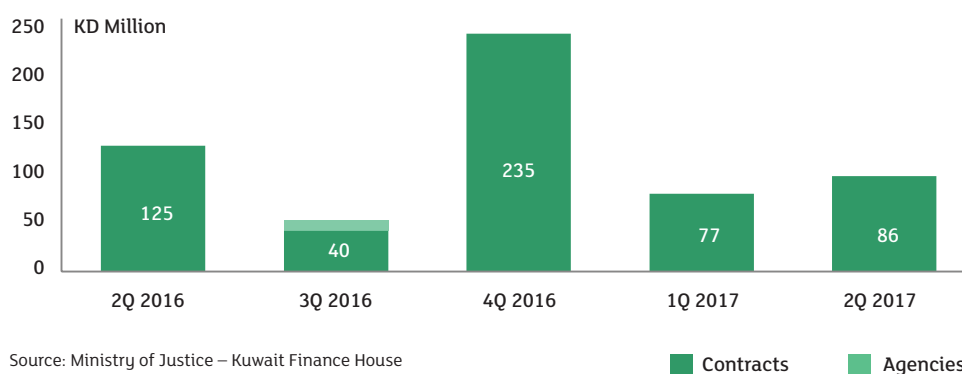
**Figure (8) Progress on Average Transaction Value /
Investment Real Estate Sale Value Q2 2015- Q2 2017**



Commercial Real Estate Trends

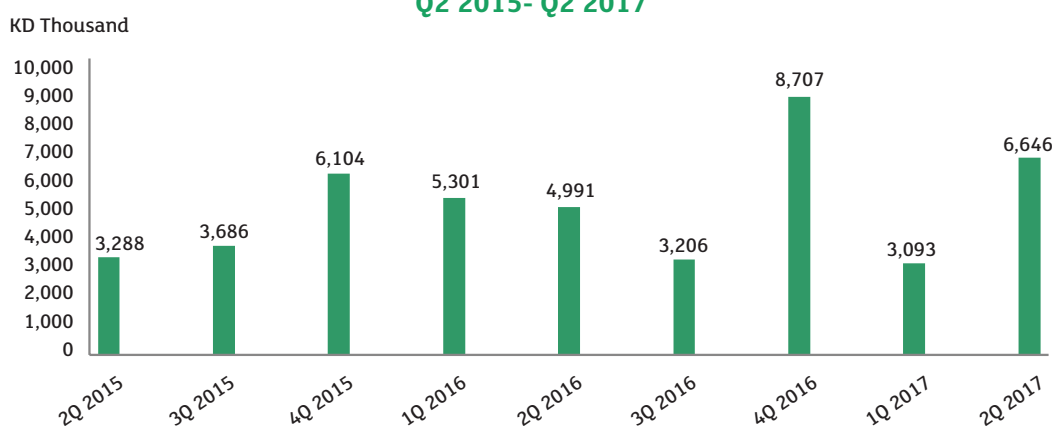
Commercial real estate sales value reached KD 86 Million in Q2 compared to more than KD 77 Million in Q1. It is noticed that change ratios of commercial sector sales are fluctuating on quarterly basis just like other real estate sectors. Commercial sector sales value increased by 11.7% compared to Q1. This slight increase comes after an unprecedented performance recorded by the sector at the end of last year. On annual basis, commercial sector sales declined significantly by 31% compared to Q2 last year sales calculated on annual basis are still recording fluctuation and taking the descending trend in general.

Figure (9) Progress on Commercial Real Estate Transaction Value Q2 2016- Q2 2017



Commercial real estate average transaction value doubled to reach more than KD 6.6 Million in Q2 i.e. second highest level recorded for this index in more than 5 years. However, average transaction value is still fluctuating as average transaction value increased by 33% in Q2 on annual basis.

Figure (10) Progress on Average Transaction Value / Commercial Real Estate Transactions Q2 2015- Q2 2017

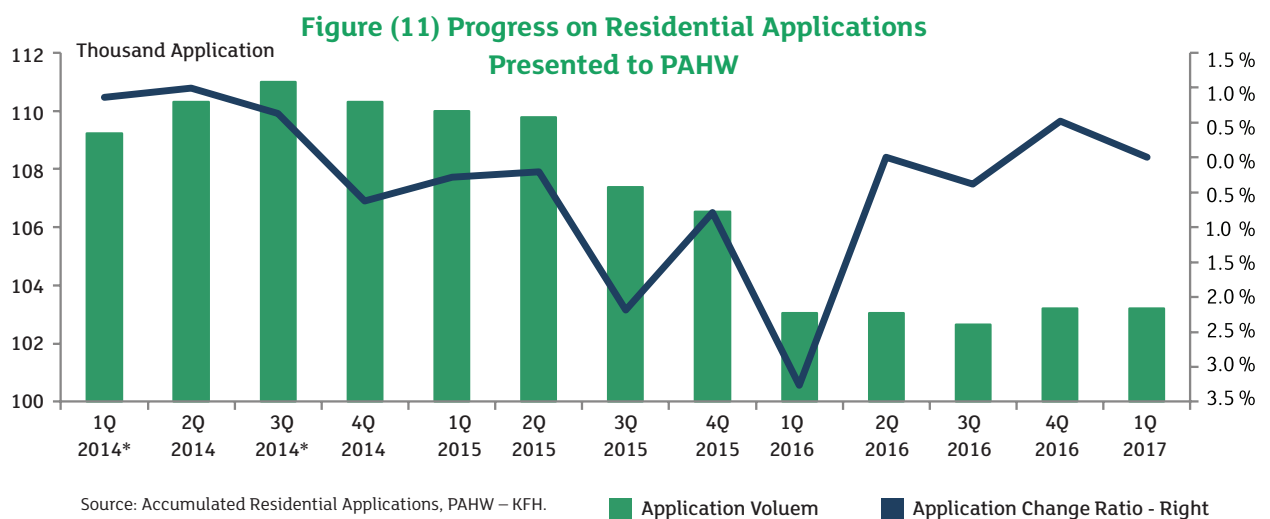


Second: Residential Projects

The Public Authority for Housing Welfare adopted several projects to be executed in the new cities according to the approved time schedule of the ninth 5 year plan 2015/2016 – 2019/2020 made by the authority. The State of Kuwait aims, through projects executed by the authority, to execute more than 36 Thousand residential units until 2017 as per highly strict technical conditions implemented by the authority to execute the new residential cities projects. The said number of residential projects shall fulfill part of the accumulating residential applications volume.

The number of residential applications has declined as per the latest report issued by PAHW in January this year. The number of residential applications reached 100 Thousand applications. The State of Kuwait is still continuing its plan to provide residential lands and units to citizens. Also, it has distributed approximately 4300 units in Q4 2016.

The PAHW announced during Q2 this year the distribution of several residential units and plots covering an area of 400 m² each through 16 announcements out of which 7 announcements were made by the authority during Q2. Distributions 1-7 started in May as per the distributions schedule during the financial year 2017/ 2018 in Southern Mutlaa as it distributed 4770 plots. The authority announced during Q2 the distribution of more than 200 units covering an area of 400 m² each including 1182 units which were distributed in April at the 3rd district of South Mutlaa Project and 850 units in the same district during May. The authority plans to distribute the remaining residential units in the same districts 2 & 3 of the project during Q3 this year.



According to the time schedule approved by PAHW for the ninth 5 year plan as per the latest report issued by PAHW at the end of last year, the authority succeeded, in cooperation with certain companies, to prepare a plan and a time schedule to the execution of residential projects in certain Kuwaiti cities. The authority has completed some of the projects which it started in South Mutlaa City including 30 Thousand units. The authority completed its conditions during Q1 this year as per the tenders announced to several companies to conduct technical and economic studies required for designing South Saad Al-Abdullah City, which shall include 25 Thousand residential units. Also, the authority completed several projects which it started in Sabah Al-Ahmed Marine City including 11,800 units. It commenced the execution and preparation of a time schedule of several other projects including the construction of roads, extension of electrical cables, planning of public parks and other service buildings.

The authority commenced execution of certain projects in West Abdullah Al-Mubarak City during Q1 including the construction of public buildings in certain city sectors. Also, it completed the rest of other projects so that the city would include 5,200 units. Projects planned to be constructed in Wafra Expansion Project were also completed as it included 2,700 residential units. Saad Al-Abdullah City project included 1,476 residential units in addition to other projects in several other cities including West Sulaibikhat, Naseem, Qairawan and Abu-Halifa. The authority is still in the planning and follow up stage of the approved design for the low cost residential areas including 9,700 residential units.

List of Projects Announced by the Technical Bureau for Studying Development Projects:

Projects for Houses, Plots, Services, and Affiliated Public Buildings

#	Area	Contract Value	Actual Completion %
			Q4 2016
1	Sabah Al Ahmad City	18.9	100%*
2	Northwest Sulaibkhat City	38.1	99.7%*
3	Expansion of Wafra Residential Project	28.5	80%*
4	Abu-Halifa Residential Project	2.2	83%*
5	Abdullah Al-Mubarak West Project	46	22.1%
Cost		KD 133.8 Million	* Delayed projects

Projects for Public Buildings

#	Area	Contract Value	Actual Rate of Completion %
			Q4 2016
6	Sabah Al Ahmad City	38.5	94.2%*
7	Sabah Al Ahmad City	6.2	77.9%*
8	Sabah Al Ahmad City	44.7	72%*
9	Sabah Al Ahmad City	36.4	60%*
10	Wafra Project	21.1	39%*
11	Qairawan Project	4.5	32.2%
Cost		KD 151.5 Million	* Delayed projects

Projects for Roads & Main Services

#	Area	Contract Value	Actual Rate of Completion %
			Q4 2016
12	Sabah Al Ahmad City	6.6	98%*
13	Sabah Al Ahmed City	2.29	98%
14	Saad Al Abdullah City	1.46	96%*
15	Sabah Al Ahmed City	1.4	56%
16	Sabah Al Ahmed City	0.669	96%
17	Sabah Al Ahmed City	2.7	95%
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	Northwest 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 359.2	
Total Cost of PAHW Projects		KD 644.5	

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

Price Indicators

First: Private Residence Land Prices

Prices of residential land and real estates differ according to the characteristics of each type of various real estates including location and other advantages in various Kuwait areas and governorates. Average price per square meter reached KD 618 for private residence land at governorates level. The decline continues in average price per square meter but in a slower pace in Q1 & Q2 this year compared to the same period last year.

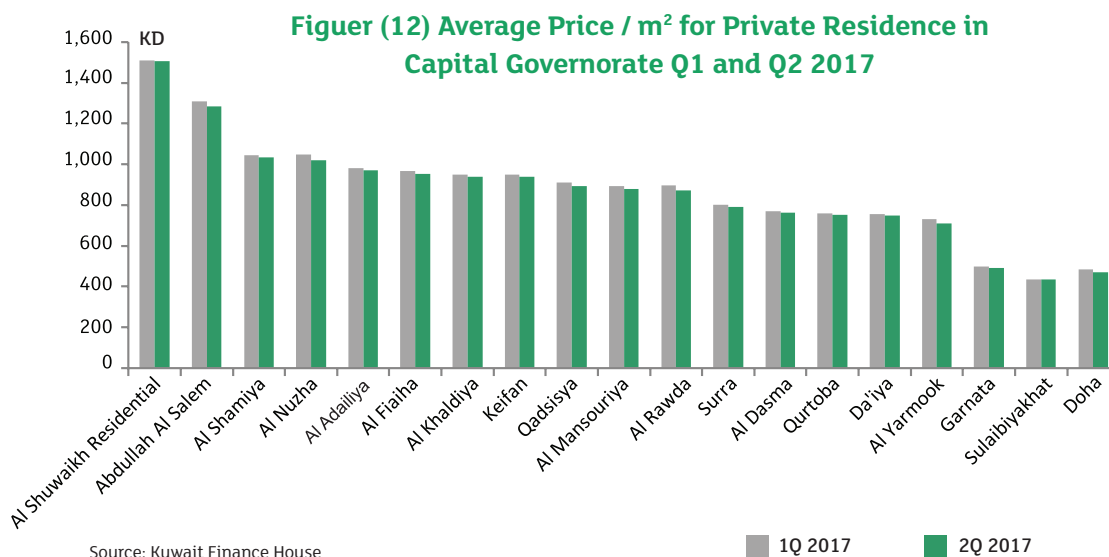
Average price per square meter declined in Q2 by less than 1% compared to a larger decline by 4.2% for the same period last year. This decline comes on the back of the improvement in the decline ratios recorded in various governorates. Most governorates recorded a minor decline by 0.5% on quarterly basis. It is noticed for the first time in 1.5 years that prices have increased in one of the governorates e.g. Jahraa Governorate where prices improved by 0.5% on quarterly basis bearing in mind that prices are taking the ascending trend.

Change ratios calculated on annual basis have improved also. Against the decline in prices by 9% in Q2 last year there was a decline in prices by 8% in Q2 this year due to the improvement in prices in most of the governorates. Average price per square meter of residential land in Capital Governorate reached KD 866 in Q2 this year. Prices in the governorate are taking a descending trend as the average price per square meter declined by 1.5% compared to Q1. Although, prices have taken the ascending trend on the short run yet the general trend is taking the descending direction as price per square meter decline in Q2 this year by 9.9% on annual basis.

Prices declined in Capital Governorate. In Shuwakh, highest price area, where average price per square meter is more than KD 1500, price per meter declined by less than 0.5%. Prices declined in the next area (Abdullah Al-Salem) area by 1.9% compared to Q1 and Shamia by 1% while it declined in Al Nuzha by 2.6% (highest among governorate areas)

Average price per square meter declined in areas in which price reached KD 800 – 900 namely Al Adailiya by 1.1%, Faiha and Khaldiya by 1.4%, Khaldiya and Keefan by 1.2%. Prices recorded the highest decline in Rawda area by 2.7% compared to Q1.

Areas in which price per meter reached KD 700 – 800, namely Dasma and Qurtuba, have recorded a decline by 1% each compared to Q1. Meanwhile prices declined in Yarmouk area by 2.6%. Average price per square meter declined by 2.9% in areas where price per meter reached less than KD 500/- compared to Q1.



Residential Plot Prices at Capital Governorate

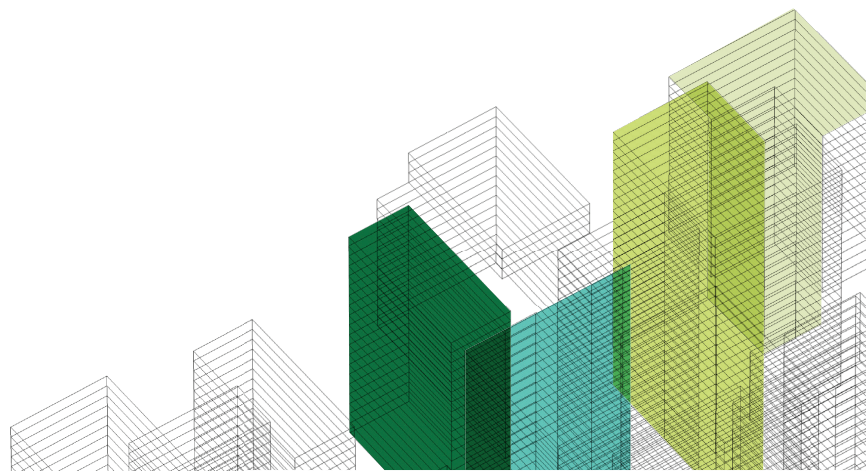
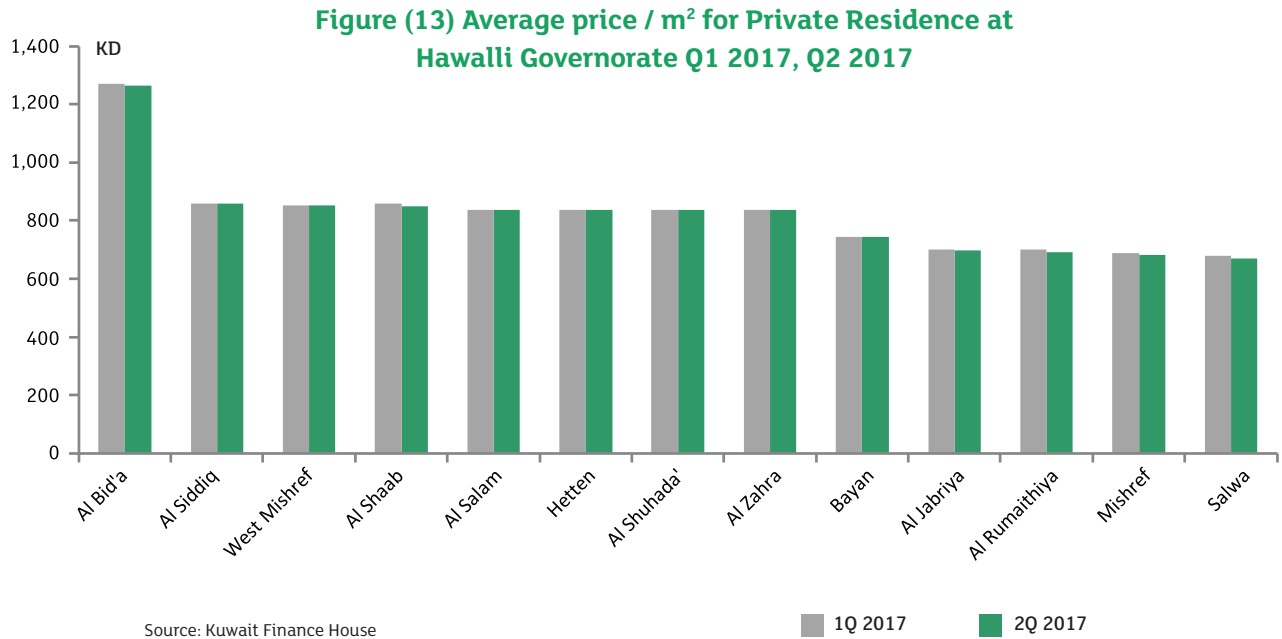
Region	Area m ²	Building %	Street	Land Market Value (KD)		Market Value / m ² (KD)		Average Price / m ² Q2 2017
				From	To	From	To	
Al Shuwaikh Residential	500	210%	Internal	700,000	800,000	1,400	1,600	1,500
	1,000	210%	Internal	1,200,000	1,400,000	1,200	1,400	1,300
	1,000	210%	Main	1,400,000	1,650,000	1,400	1,650	1,525
General Average in the Area				1,225,000	1,412,500	1,400	1,613	1,506
Abdullah Al Salem District	500	210%	Internal	620,000	700,000	1,240	1,400	1,320
	750	210%	Internal	750,000	950,000	1,000	1,267	1,133
	1,000	210%	Internal	900,000	1,200,000	900	1,200	1,050
General Average in the Area				1,225,000	1,412,500	1,400	1,613	1,506
Shamiyah	250	Till 800 m	Internal	260,000	320,000	1,040	1,280	1,160
	750	210%	Internal	620,000	750,000	827	1,000	913
	500	210%	Main	520,000	600,000	1,040	1,200	1,120
General Average in the Area				611,429	762,857	924	1,141	1,032
Al Nuzha	500	210%	Internal	425,000	520,000	850	1,040	945
	500	210%	Main	510,000	600,000	1,020	1,200	1,110
	750	210%	Internal	610,000	750,000	813	1,000	907
General Average in the Area				635,000	794,000	911	1,128	1,020
Al Khaldiya	750	210%	Internal	600,000	750,000	800	1,000	900
	750	210%	Main	720,000	900,000	960	1,200	1,080
	1,000	210%	Internal-Main	710,000	940,000	710	940	825
General Average in the Area				732,500	897,500	843	1,035	939
Al Adailiya	500	210%	Internal	420,000	520,000	840	1,040	940
	750	210%	Main	720,000	850,000	960	1,133	1,047
	1,000	210%	Damascus	950,000	1,100,000	950	1,100	1,025
General Average in the Area				718,750	851,250	889	1,054	971

Average price per square meter in Hawalli Governorate reached KD 819 in Q2. Price levels are witnessing relative stability following an earlier descending trend. A remarkable ascending trend was noticed on the short run in the changes of prices levels at the governorate. The governorate recorded the lowest decline ratios by 0.5% on quarterly basis. Decline ratios calculated on annual basis improved significantly during the last period, thus reaching 6.3% in Q2 on annual basis compared to 10% in Q1 this year and more than 11% in Q2 last year.

Average price per square meter stabilized in certain governorate areas while it declined variably in other areas. In Bedaa, highest price area in the governorate, average price per square meter stabilized at KD 1,200 in Q2. Average price per square meter stabilized also in Siddique and West Mishrif areas at a less price KD 850. Meanwhile, Shaab area was an exception among the governorate areas as it witnessed a decline in prices by 1.1% in Q2.

Prices stabilized in areas in which price per meter ranged KD 800 – 850 e.g. Salaam, Hitteen and Zahraa areas as they did not witness any changes in Q2 compared to Q1. Price per square meter stabilized also in Hitteen area which did not witness any change compared to those areas

Average price per square meter declined slightly by 0.5% in average value areas. However, price is still more than KD 700 in Q2. Average price per square meter declined slightly at Jabriya area. Prices recorded the second highest decline among governorate areas i.e. 1.4% compared to Q1. Prices declined in Mishrif area by 1%. Prices declined in Salwa area by 1.6% which is the highest among governorate areas, thus recording the lowest average price in the governorate at KD 650/-.



Residential Plot Prices at Hawalli Governorate

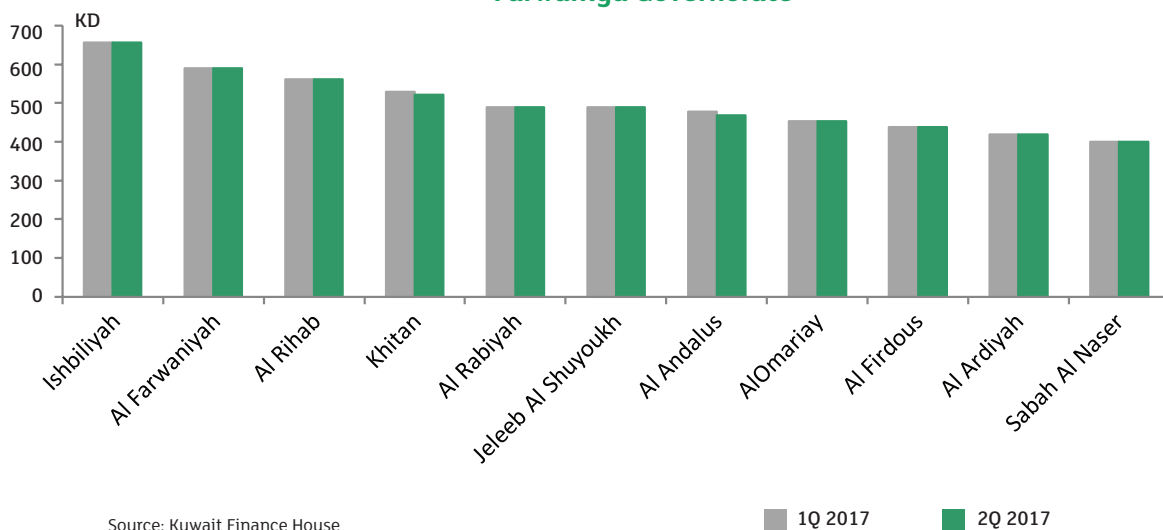
Region	Area m ²	Building %	Street	Land Market Value (KD)		Market Value / m ² (KD)		Average Price / m ² Q2 2017
				From	To	From	To	
Shaab	400	210%	Internal	320,000	380,000	800	950	875
	400	210%	Main	380,000	420,000	950	1,050	1,000
	500	210%	Internal	350,000	400,000	700	800	750
General Average in the Area				421,667	496,667	782	916	849
Jabriya	400	210%	Internal	270,000	330,000	675	825	750
	400	210%	Main	330,000	350,000	825	875	850
	500	210%	Internal	300,000	360,000	600	720	660
General Average in the Area				408,889	488,889	640	757	698
Rumaihiya	400	210%	Internal	250,000	310,000	625	775	700
	400	210%	Main	300,000	360,000	750	900	825
	750	210%	Internal	330,000	430,000	440	573	507
General Average in the Area				420,000	491,111	631	749	690
Salwa	500	210%	Internal	280,000	340,000	560	680	620
	750	210%	Internal	330,000	430,000	440	573	507
	1,000	210%	Aqsa	750,000	800,000	750	800	775
	1,000	210%	Taawon	800,000	850,000	800	850	825
General Average in the Area				492,857	567,143	618	720	669
Salaam	400	210%	Internal	300,000	360,000	750	900	825
	400	210%	Main	350,000	400,000	875	1,000	938
	500	210%	Internal	330,000	400,000	660	800	730
	500	210%	Main	400,000	450,000	800	900	850
General Average in the Area				345,000	402,500	771	900	836
Hitteen	400	210%	Internal	300,000	360,000	750	900	825
	400	210%	Main	350,000	400,000	875	1,000	938
	500	210%	Internal	330,000	400,000	660	800	730
	500	210%	Main	400,000	450,000	800	900	850
General Average in the Area				345,000	402,500	771	900	836
Shuhadaa	400	210%	Internal	300,000	360,000	750	900	825
	400	210%	Main	350,000	400,000	875	1,000	938
	500	210%	Internal	330,000	400,000	660	800	730
	500	210%	Main	400,000	450,000	800	900	850
General Average in the Area				345,000	402,500	771	900	836

Average price per square meter reached KD 499 in Farwania Governorate as at the end of Q2 this year. Accordingly, this shall complete the stability which prices have witnessed for some time although they have declined slightly on quarterly basis by less than 0.5% compared to Q1. Decline ratios calculated on annual basis in the governorate have improved. Declines has reached 12.7% on annual basis in Q2 compared to a decline by 16.1% in Q1.

Prices have stabilized in most of Farwania Governorate areas except Khaitan and Andalus, which have recorded a similar decline. These areas are considered as average value areas in the governorate. Prices stabilized in the highest prices areas in the governorate in Q2 this year e.g. Ashbilia area in which price per square meter reaches more than KD 650/- . Prices stabilized also in Rehab and Rabia areas.

Average price per square meter stabilized in average value areas in the governorate in which price exceeds KD 450 e.g. Jaleeb Al-Shoyoukh and Omania areas. Average price per meter has stabilized also in the low value areas in Q2 compared to Q1 this year e.g. Fardoas and Aardiya areas. Prices have stabilized in Sabah Al-Naser area, which is considered as the lowest price area in Farwania Governorate in Q2 this year.

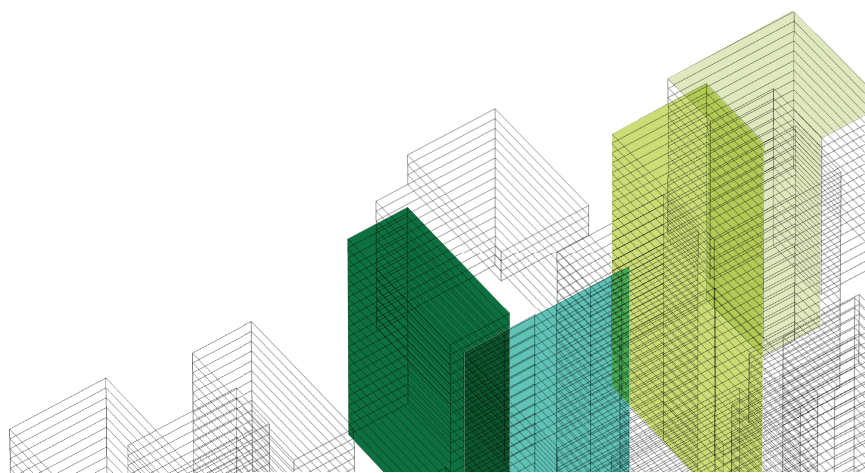
Figure (14) Average Price / m² for Private Residence at Farwaniya Governorate



Source: Kuwait Finance House

■ 1Q 2017

■ 2Q 2017



Residential Plot Prices at Farwaniya Governorate

Region	Area m ²	Building %	Street	Land Market Value (KD)		Market Value / m ² (KD)		Average Price / m ² Q2 2017
				From	To	From	To	
Andalus	500	210 %	Internal	200,000	250,000	400	500	450
	750	210 %	Main	330,000	350,000	440	467	453
General Average in the Area				284,000	322,000	439	500	469
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	250,000	560	667	613
	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	301,667	603	713	658
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	190,000	250,000	475	626	550
	1000	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	250,000	320,000	333	427	380
General Average in the Area				320,000	370,000	427	493	460

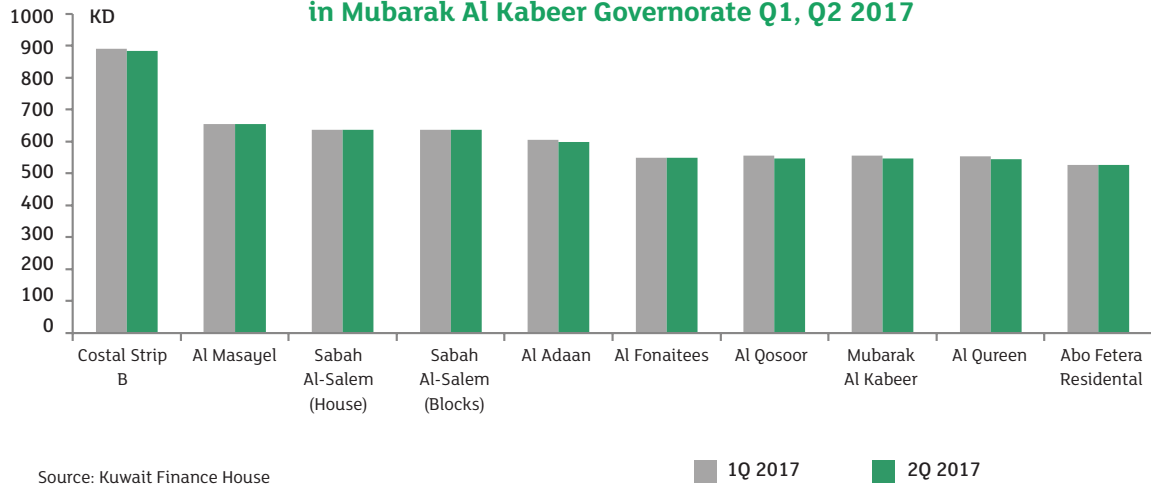
Average price per square meter at Mubarak Al-Kabeer Governorate reached KD 613 in Q2 i.e. a relative stability of prices in this governorate since the beginning of the year, which comes on the back of the slight decline (less than 0.5%) in average price per square meter in Q1. This trend has enhanced the ascending trend of the changes in prices which are calculated on quarterly basis. Meanwhile, price per square meter declined in Q2 by 9.1% on annual basis i.e. the highest annual decline in 5 quarters where average decline was 1%.

Average price per square meter stabilized in most of the governorate areas at the end of Q2 except some areas which have recorded a slight decline compared to Q1. Average price declined in the highest price area Coast Strip (B) slightly by less than 1% compared to Q1. Average price per square meter stabilized in Masayel (second highest price area) in Q2. Prices stabilized also in existing government houses and residential plots in Sabah Al-Salem area where average price per square meter exceeded KD 600 during Q2.

Meanwhile, prices declined in Addan area by 1% in which average price did not exceed KD 600. Prices stabilized in Funaites area while they declined in the residential plots in Qosour area which recorded the highest decline in the governorate by 1.7% price per square meter approximates KD 550 in Q2.

Lower price areas e.g. residential plots in Mubarak Al-Kabeer and Qurain areas, have witnessed a decline in average price per square meter by 1.7% compared to Q2. Average price per square meter stabilized in Abu-Fatira residential area which is considered as the lowest price area in Q2.

**Figure (15) Average Price Meter for the Private Residence
in Mubarak Al Kabeer Governorate Q1, Q2 2017**



Residential Plot Prices at Mubarak Al Kabeer Governorate

Region	Area m ²	Building %	Street	Land Market Value (KD)		Market Value / m ² (KD)		Average price / m ² Q2 2017
				From	To	From	To	
Masayel	400	210 %	Internal	230,000	280,000	575	700	638
	400	210 %	Main	280,000	325,000	700	813	756
General Average in the Area				270,000	316,250	604	708	656
Coast Strip B	1,000	150 %	Internal	450,000	600,000	450	600	525
	1,000	150 %	Fahaheel	750,000	800,000	750	800	775
General Average in the Area				1,233,333	1,433,333	817	950	883
Abu Fatira Residential	400	210 %	Internal	185,000	220,000	463	550	506
	400	210 %	Main	220,000	260,000	550	650	600
General Average in the Area				215,000	257,500	481	575	528
Funaites	400	210 %	Main	190,000	230,000	475	575	525
	500	210 %	Internal	215,000	260,000	430	520	475
General Average in the Area				223,750	267,500	500	598	549
Addan	400	210 %	Internal	210,000	250,000	525	625	575
	400	210 %	Main	250,000	270,000	625	675	650
General Average in the Area				223,750	255,000	559	638	598

Average price per square meter in Ahmadi Governorate reached KD 498 in Q2 this year, thus recording relative stability i.e. a slight decline by less than 0.5% compared to the ascending trend which it adopted in Q1. On annual basis. Decline ratios in average price per square meter improved in the governorate to reach the lowest decline recorded in 2.5 years by 1.5%. Changes calculated on annual basis are taking the ascending trend.

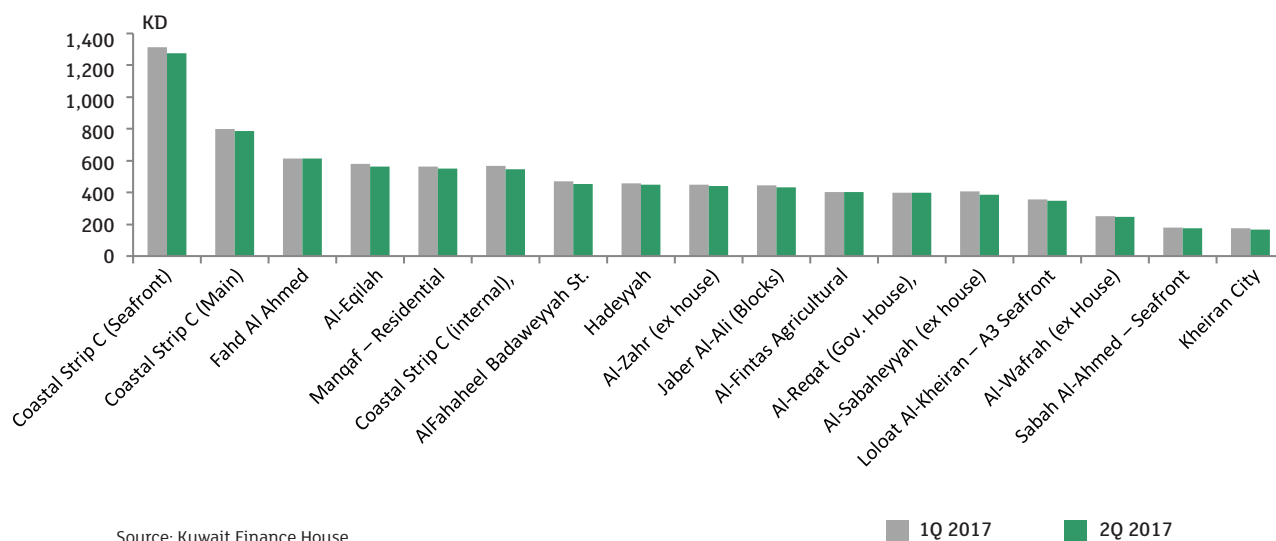
Average price per square meter declined in most of the governorate areas at the end of Q2 except some few areas in which prices stabilized compared to Q1. Price per square meter in the highest price areas reached more than KD 1000 e.g. South coast strip where the price per meter declined by 2.9% compared to Q1. Average price per square meter is less than KD 800. Price per meter in south coast trip declined by 1.7% compared to Q1 while price levels stabilized in Fahad Al-Ahmed area in Q1 and Q2.

Price per meter declined variably in governorate areas in which price per meter reached KD 500 – KD 600 e.g. Eqaila area in which prices declined as at the end of Q2 by 1.9% compared to Q1. Meanwhile, prices declined in Mangaf area 3.5%.

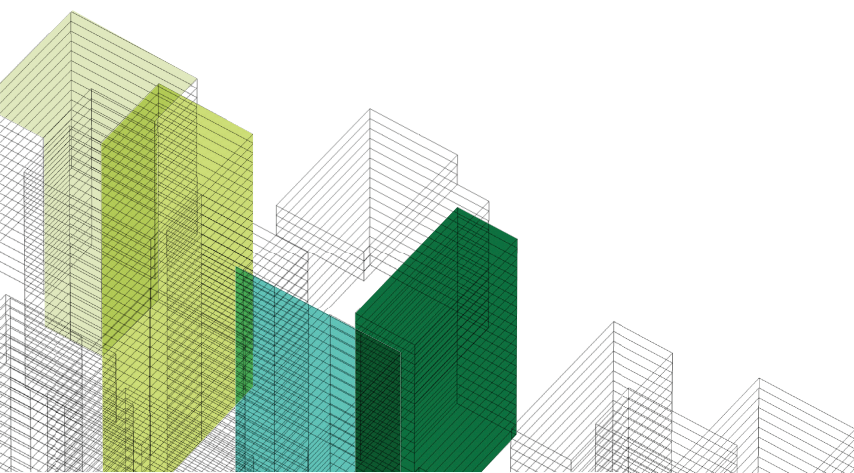
Prices stabilized in certain average value areas in the governorate where price per square meter exceeds KD 400 e.g. certain places in Fintas agricultural area and government houses in Riqqa. Meanwhile, prices declined by 3.7% in other areas e.g. certain parts of Badawia Street in Fahaheel. Prices declined in Hadiya area by less than that while Dhaher area recorded a decline by 2% compared to Q1 this year.

Prices declined in the lowest price area in the governorate e.g. Sabahiya, which has recorded the highest decline among the governorate areas i.e. 5.3% compared to Q1. Prices declined also in Wafra area and Khiran Pearl City and Sabah Al-Ahmed Marine area by 1.6% compared to price levels in Q1 this year.

Figure (16) Average Price / m² for Private Residence at Ahmadi Governorate Q2 & Q1 2017



Source: Kuwait Finance House



Residential Plot Prices at Ahmadi Governorate

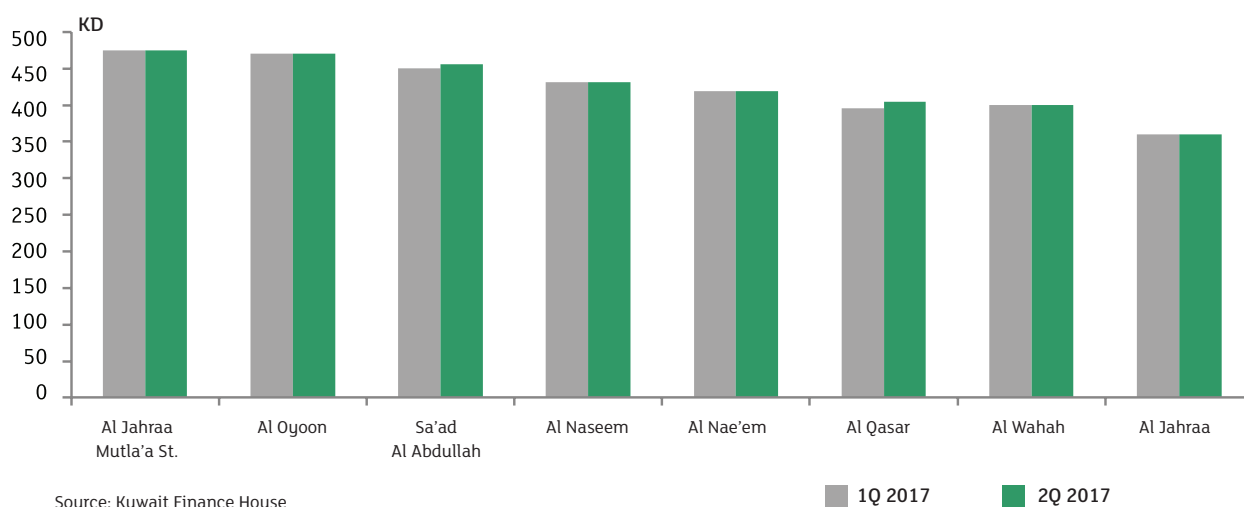
Region	Area m ²	Building %	Street	Land Market Value (KD)		Market Value / m ² (KD)		Average Price / m ² Q2 2017
				From	To	From	To	
Fintas Agricultural	210%	1,000	Internal	320,000	400,000	320	400	360
	210%	1,000	Main	400,000	500,000	400	500	450
Hadiya	210%	750	Internal	270,000	340,000	360	453	407
	210%	750	Main	340,000	400,000	453	533	493
Aqaila	210%	400	Main	230,000	270,000	575	675	625
	210%	500	Main	270,000	315,000	540	630	585
Coast Strip (S) Overlooking Sea	150%	1,000	Marine	2,400,000	2,700,000	1,200	1,350	1,275
Coast Strip (S) Overlooking Internal Road	150%	750	Internal	350,000	450,000	467	600	533
Khairan Residential	210%	400	Internal	55,000	75,000	138	188	163
Sabah Al Ahmad Marine A1 Overlooking Sea	210%	1,200	Marine	200,000	230,000	167	192	179
Sabah Al Ahmad Marine A2 Overlooking Sea	210%	450	Marine	145,000	165,000	322	367	344
Khiran Pearl Overlooking Sea A3	210%	450	Marine	145,000	165,000	322	367	344
Mangaf Residential	210%	375	Internal	160,000	200,000	427	533	480
	210%	400	Main	220,000	250,000	550	625	588

Average price per square meter in Jahra governorate reached KD 424 in Q2 this year i.e. an increase by 0.5% compared to Q1. This governorate is the only governorate which has witnessed an increase in average price per square meter compared to the preceding quarter. The second increase has come for the second time respectively. Decline ratios in average price per meter improved in Q2 as they recorded an annual decline by 8.2% in Q2 this year compared to higher declines in the preceding two quarters.

Prices stabilized for the second time respectively at the end of Q2 in all governorate areas. Prices stabilized in the highest price areas e.g. Jahra area – Mutlaa Street, Qasr area – Club Street and in certain government houses in Oyoun area.

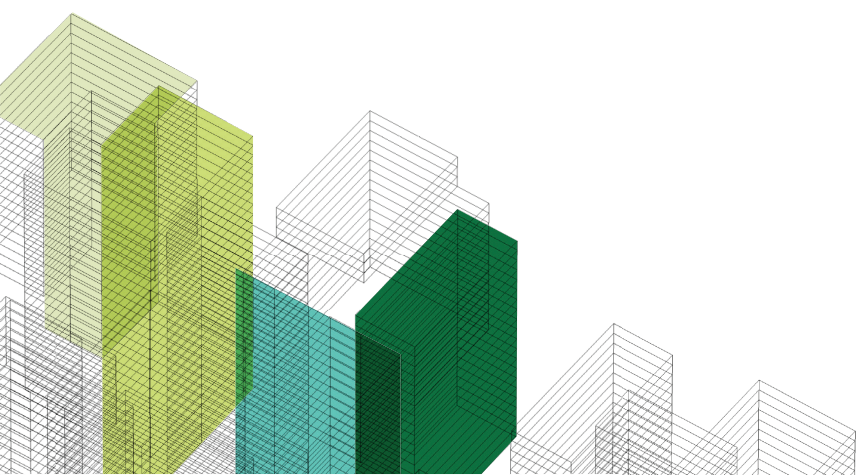
Prices stabilized in Q1 & Q2 this year in most of the governorate areas except certain places which have recorded an increase e.g. internal streets of existing houses in Qaser area where prices increased by 5.5%. Meanwhile, prices stabilized in Q2 in remaining governorate areas compared to Q1. This stability is witnessed mainly in average price areas e.g. Naseem and Saad Al-Abdullah areas. Prices stabilized in government houses in Naem and Oases areas and in certain places of Club Street at Qasr area as well as in the lowest price area e.g. Old Jahraa area.

Figure (17) Average Price / m² for Private Residence at Al Jahraa Governorate Q1 2017 - Q2 2017



Residential Plot Prices at Jahraa Governorate

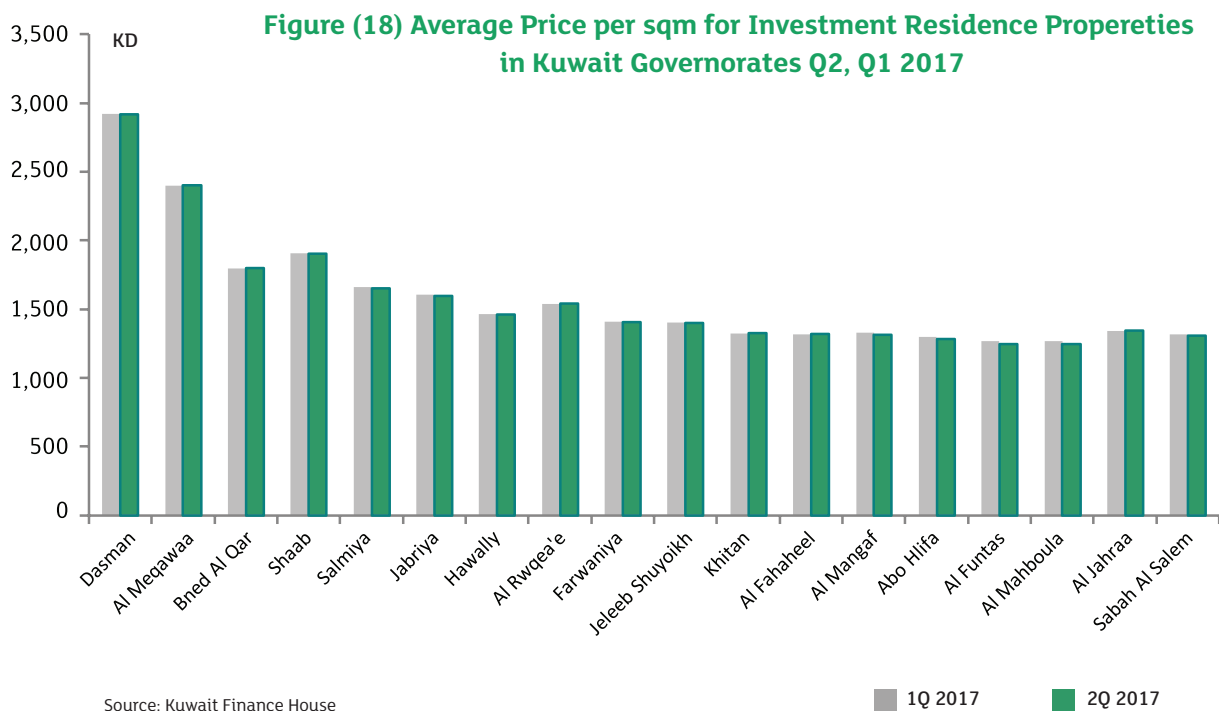
Region	Area m ²	Building %	Land Market Value (KD)		Market Value / m ² (KD)		Average Price / m ² Q2 2017
			From	To	From	To	
Qasr – Club Street	1,000	210%	450,000	500,000	450	500	475
Qasr (Existing Houses)	600	210%	180,000	220,000	300	367	333
Jahraa – Mutla'a St. - Internal	1,000	210%	450,000	500,000	450	500	475
Na'eem – Plots	400	210%	130,000	180,000	325	450	388
Na'eem – (GVT House)	400	210%	150,000	210,000	375	525	450
Oyoon	297.68	Up to 800 M2	120,000	160,000	403	537	470.3
Al Naseem (GVT House) – Main Roads	400	210%	145,000	200,000	363	500	431
Oasis – Existing House	300	Up to 800 M2	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 stabilized at government level for the last two quarters. However, prices continued their declining trend. It is noticed that prices have stabilized relatively at KD 1,563 as price changes are recording slight decline ratios on quarterly basis. Average price per square meter declined by less than half percent compared to Q1 which declined by 1%. It is noticed also that the decline ratio calculated on annual basis has improved to reach 6% in Q2 this year compared to 11% for the same period last year.

Average price improved in Capital Governorate only compared to Q1. Prices stabilized in certain governorates e.g. Farwania and Jahraa while average price per square meter declined slightly by less than 0.5% in Hawalli and Mubarak Al-Kabeer Governorates. Meanwhile, prices declined in Ahmadi Governorate by 1%. The said decline percentage is considered the highest decline ratio of average price at governorates level in Q2 this year. Decline ratios calculated on annual basis continue to record the highest decline on annual basis by 10% compared to Q2 last year. Meanwhile average price per meter in Jahraa Governorate recorded the highest performance among governorates as the decline ratio improved to reach 2% compared to the annual decline by 6% in Q1.



Concerning prices in each governorate, prices have stabilized in Capital Governorate which is considered as the highest among governorates at more than KD 2,300 since the end of Q4 last year with a slight improvement in Q2 compared to Q1. Price changes calculated on quarterly basis keep improving as they realized positive growth for the first time in 1.5 years. However, prices in the governorate are still recording decline ratios calculated on annual basis. However, it is noticed that they are taking an ascending trend to reach 5% in Q2 this year compared to 7% last year.

Price levels in Capital Governorate: Prices in Dasman area take the lead as they are still surpassing prices in all investment areas in other governorates. Average price per meter stabilized at KD 2,900 in this area in Q2. This comes as a result of the stability in most of the places in the area including those which are considered as the highest price in Dasman area e.g. certain places on Gulf Road. Prices stabilized also in several places of Abdullah Al-Ahmed Street and certain internal places at Dasman area remarkably in Q2.

Average price per square meter stabilized during Q2 in Eastern Maqua area compared to Q1. Price levels stabilized in investment places in the area including those overlooking main streets e.g. Shuhadaa Street and in certain internal places. Prices have stabilized as well in other internal places covering an area of 500 m² in Maqua area in Q2.

Average price improved slightly in Benaid Al-Qar area by 0.5% compared to Q1, although there was an exceptional limited increase by 1.8% in prices in the highest price area e.g. certain places on Gulf Road where average price per square meter reached KD 2,900. Meanwhile, prices stabilized in certain places of Istiqlal Street and certain internal places in Benaid Al-Qar area. Prices stabilized also in main locations overlooking first and second ring roads. Prices stabilized in main locations of 1,000 m² area in Port Saeed Street during Q2.

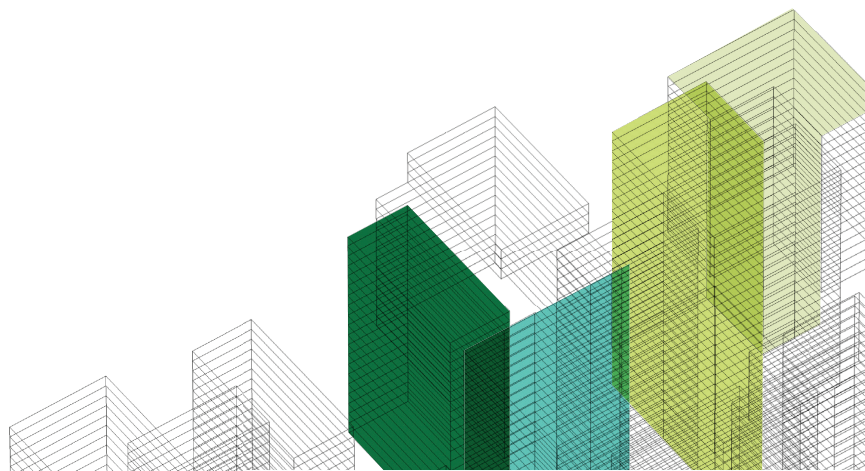
Investment Land Prices at Capital Governorate

Region	Area m ²	Building %	Street	Land Market Value (KD)		Market Value / m ² (KD)		Average Price / m ² Q2 2017
				From	To	From	To	
Bneid Al Gar	1,000	250%	Gulf Road	2,800,000	3,000,000	2,800	3,000	2,900
	500	250%	Main	850,000	900,000	1,700	1,800	1,750
	1,000	250%	Internal	1,400,000	1,500,000	1,400	1,500	1,450
	1,000	250%	1 st & 2 nd Ring Road	1,700,000	1,850,000	1,700	1,850	1,775
General Average in the Area				1,485,500	1,598,750	1,733	1,870	1,801
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%	Shuhadaa	2,700,000	2,850,000	2,700	2,850	2,775
General Average in the Area				1,375,000	1,493,750	2,275	2,525	2,400
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 in Hawalli governorate reached KD 1,654 in Q2 with a slight decline that did not exceed 0.5% compared to Q1. It is noticed that price levels are stable for the last few quarters accompanied by certain fluctuating declines which are improving. This fact is clearly evidenced in the change ratios of average price calculated on annual basis, decline, ratio reached 7% in Q2 this year compared to 12% in Q2 last year.

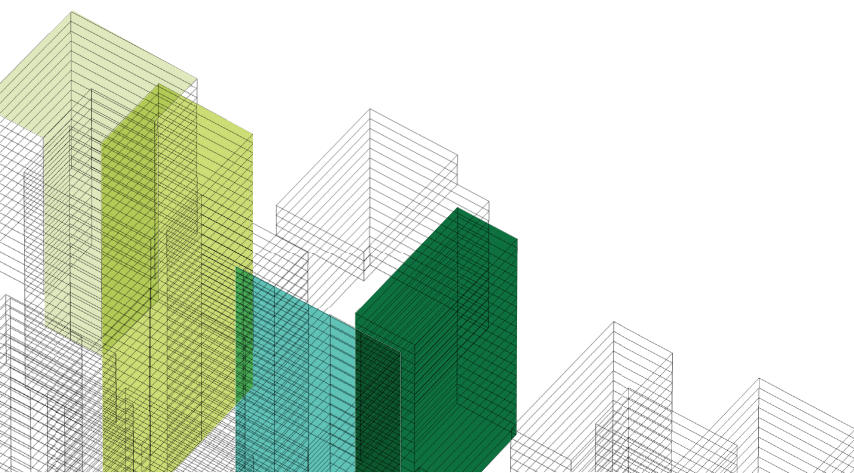
Average price per square meter declined slightly in most of the investment areas in Hawalli governorate except Shaab area in which prices stabilized. Average price per meter is considered as the highest among governorate areas, thus recording KD 1,905 in Q1 & Q2 of this year due to the stability in prices in most of the locations in the area e.g. locations on Gulf Road covering an area of 1,000 m² are considered as the highest price locations in Shaab area. Prices stabilized also in certain internal places and other locations of Istiqlal Street.

Average price declined in Salmia area by less than 0.5% compared to Q1 as a result of the stability in the prices in most of the locations in the area namely by the highest price locations in the said area including those overlooking Gulf Road. Meanwhile, prices declined in the second highest price area e.g. Amr Bin Al-As Street in Q2 by 1% compared to Q1. Average price declined by 1% and 2% in several other places where price ranged between KD 1,500 – KD 1,700 i.e. Baghdad St. , Hamad Al-Mubarak Street, Mughira Bin Shuba Street and Amman Street while prices stabilized in main places covering an area of 1,000 M² and internal places covering an area of 750 m² and 500 m². Average price in Jabriya declined slightly in Q2 by little more than 0.5% compared to Q1. Prices have stabilized in certain places including the highest price places in the area and those overlooking 4th Ring Road and certain other places. Prices declined in places overlooking Maghrib Street by 3% which is highest among governorate areas and declined by less than that in Shanakel Street 1.5%. Prices stabilized remarkably in most of the places in Hawalli area e.g. those located in Cairo Street, Yarmouk Street, and Hasan Basri Street Average price declined by 1% in places that are considered as the lowest price areas in Hawalli by 1% compared to Q1.



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 Q2 2017
				From	To	From	To	
Hawalli	750	250%	Muthana	1,000,000	1,150,000	1,333	1,533	1,433
	750	250%	Qutaiba	1,100,000	1,200,000	1,467	1,600	1,533
	750	250%	Ahmed Bin Toloun	1,000,000	1,125,000	1,333	1,500	1,417
	750	250%	Maghrib	1,150,000	1,200,000	1,533	1,600	1,567
	750	250%	Sharhabeel	1,000,000	1,125,000	1,333	1,500	1,417
	1,000	250%	Internal	1,200,000	1,400,000	1,200	1,400	1,300
General Average in the Area				1,064,000	1,176,000	1,390	1,537	1,463
Al Salmiya	1,000	250%	Gulf	2,700,000	3,000,000	2,700	3,000	2,850
	750	250%	Baghdad	1,200,000	1,250,000	1,600	1,667	1,633
	750	250%	Amman	1,150,000	1,200,000	1,533	1,600	1,567
	750	250%	Bahrain	1,200,000	1,250,000	1,600	1,667	1,633
	750	250%	Amr Bin Aas	1,250,000	1,400,000	1,667	1,867	1,767
	1,000	250%	Main	1,500,000	1,550,000	1,500	1,550	1,525
	1,000	250%	Internal	1,300,000	1,450,000	1,300	1,450	1,375
General Average in the Area				1,236,250	1,321,563	1,598	1,708	1,653
Al Shaab	1,000	250%	Gulf	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	1,895,000	1,813	1,998	1,905
Al Jaberiya	1,000	250%	4th Ring Road	1,650,000	1,700,000	1,650	1,700	1,675
	1,000	250%	Maghrib	1,550,000	1,600,000	1,550	1,600	1,575
	1,000	250%	McDonalds	1,700,000	1,750,000	1,700	1,750	1,725
	750	250%	Internal	1,050,000	1,150,000	1,400	1,533	1,467
General Average in the Area				1,456,250	1,543,750	1,548	1,642	1,595



Average price per square meter stabilized in Farwaniya Governorate at KD 1,418 at the end of Q1 and Q2. This comes as part of the stability pace witnessed in prices during the said period. The general trend of the changes calculated on quarterly basis is ascending. Changes calculated on annual basis are clearly improving. However, the decline in prices at Farwaniya governorate in Q2 is the highest among other governorates where the decline recorded reached 10% compared to 12% and 14% in Q2 & Q3 last year.

Prices stabilized remarkably in Farwaniya governorate including Riga'e area which is considered as the highest price area in the governorate. Prices stabilized in locations overlooking 5th Ring Road and in main internal places and certain other internal locations.

Average price stabilized Farwaniya area and in certain location overlooking airport road as well as other main places in the area and in other areas. Average price stabilized in Jaleeb Al-Shoyoukh area and other locations overlooking 6th Ring Road. Prices did not witness any change in Khaitan area main and internal streets. However, prices stabilized in the airport road and stabilized in locations leading to airport and certain internal streets.

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 Q2 2017
				From	To	From	To	
Farwaniya	750	250%	Airport	1,050,000	1,165,000	1,400	1,553	1,477
	750	250%	6 th Ring	1,050,000	1,130,000	1,400	1,507	1,453
	1,000	250%	Internal	1,100,000	1,250,000	1,100	1,250	1,175
	500	250%	Main	750,000	800,000	1,500	1,600	1,550
General Average in the Area				1,042,857	1,142,143	1,343	1,473	1,408
Khaitan	750	250%	6 th Ring	1,050,000	1,130,000	1,400	1,507	1,453
	1,000	250%	Internal	1,100,000	1,250,000	1,100	1,250	1,175
	600	250%	Internal	750,000	840,000	1,250	1,400	1,325
General Average in the Area				1,030,000	1,138,000	1,257	1,390	1,323
Jaleeb Al Shuyoukh	750	250%	6 th Ring	1,050,000	1,130,000	1,400	1,507	1,453
	750	250%	Police Station	1,040,000	1,130,000	1,387	1,507	1,447
	750	250%	Main	1,000,000	1,100,000	1,333	1,467	1,400
	500	250%	Internal	650,000	750,000	1,300	1,500	1,400
General Average in the Area				908,750	1,007,500	1,328	1,473	1,400
Al Raqei	750	250%	4 th Ring	1,200,000	1,230,000	1,600	1,640	1,620
	1,000	250%	5 th Ring	1,550,000	1,600,000	1,550	1,600	1,575
	1,000	250%	4 th Ring	1,550,000	1,600,000	1,550	1,600	1,575
	750	250%	Internal Main	1,050,000	1,160,000	1,400	1,547	1,473
General Average in the Area				1,171,429	1,252,857	1,481	1,599	1,540

Average price per square meter in Mubarak Al-Kabeer Governorate reached KD 1,307 in Q2. Prices seem to be taking the descending trend relatively with a slight decline in average price in Q2 by 0.5% compared to Q1. This governorate with three governorates in which average price has declined. Decline ratios witnessed in the governorate are taking the ascending trend. Decline ratio calculated on annual basis for the price levels in the governorate has improved to reach 8% in Q2 compared to 11% for the same period last year.

Average price per meter stabilized in most of the places in Sabah Al-Salem area in Q2 except certain locations where prices have declined. Prices stabilized in main places and other locations overlooking Fahaheel Road and considered as the highest price locations in the area. Prices declined by 1% in certain places overlooking 6th Ring Road. Meanwhile, prices stabilized in internal and main streets at Sabah Al-Salem area while average price per square meter declined in internal places of the area by 3.3% compared to Q1.

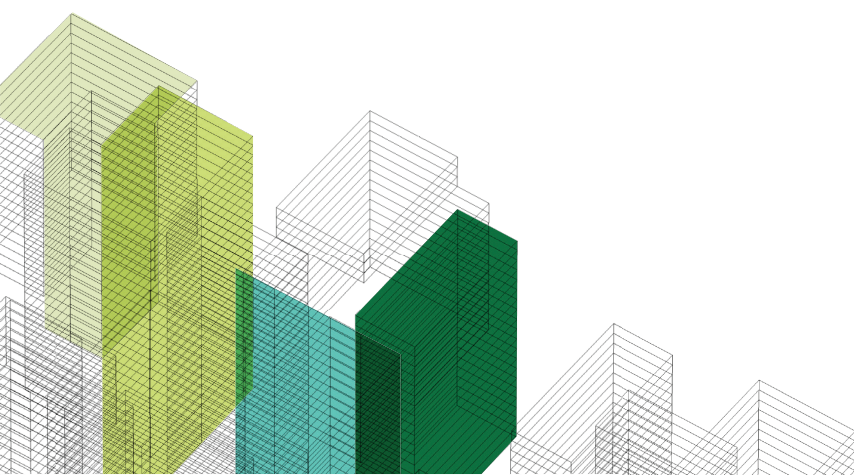
Investment Land Prices at Mubarak Al Kabeer Governorate

Region	Area m ²	Building %	Street	Land Market Value (KD)		Market Value / m ² (KD)		Average Price / m ² Q2 2017
				From	To	From	To	
Sabah Al Salem	750	250%	Internal	825,000	940,000	1,100	1,253	1,177
	1,000	250%	Main	1,250,000	1,400,000	1,250	1,400	1,325
	1,000	250%	Fahaheel	1,480,000	1,550,000	1,480	1,550	1,515
	500	170%	6 th Ring	500,000	550,000	1,000	1,100	1,050
General Average in the Area				1,093,571	1,191,429	1,250	1,365	1,307

Average price per square meter in Ahmadi Governorate reached KD 1,282 in Q2 and still represents the lowest price among Kuwait governorates. It is noticed that there is a descending trend in the price levels in the governorate just like other governorates. Average price per square meter declined also by 1% compared to Q1. This decline is the highest compared to other governorates. Price changes calculated on quarterly basis have taken the ascending trend. Just like other governorates, decline ratios calculated on annual basis in Ahmadi Governorate have taken the ascending trend to reach 6% in Q2 i.e. less by half the decline ratio for the same period last year where it reached 15%.

Prices declined in most of the governorate areas except Fahaheel where average price per square meter declined in Q2 due to the remarkable stability in several locations in the area including main and internal streets as well as Mecca St. and Badawiya St. which are the highest price streets in the area. Prices have stabilized also in internal and main locations with an area of 500 m².

Mangaf area comes in second position in regard to price per square meter among investment areas at the governorate. Average price per square meter declined by 1.2% due to the decline in prices in certain locations e.g. coast strip by 1.5%. However, this area is considered as the highest price area, prices stabilized in main locations of Mecca Street and Fahaheel Road while they declined in internal locations of the area by 4.5% in Q2.



Prices declined in Abu-Halifa area by 1.2% in most of the places e.g. coast strip and some other main places in the area. Prices stabilized in certain internal places. Prices declined in Fintas area by 1.7% and declined in several places of the area except some internal places which have witnessed remarkable stability. Prices declined in the lowest price areas at the end of Q2 by 4.8% compared to Q1. Average price per square meter declined in Mahboula area (lowest price area) by 1.7% accompanied by a decline in most of the places in the area including internal sites by 4.8% and main streets by 1.8%.

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 Q2 2017
				From	To	From	To	
Al Fintas	750	250%	Fahaheel	975,000	1,020,000	1,300	1,360	1,330
	750	250%	Main	850,000	975,000	1,133	1,300	1,217
	1,000	250%	Coast	1,600,000	1,650,000	1,600	1,650	1,625
General Average in the Area				940,833	1,044,167	1,179	1,312	1,245
Abu Halifa	500	250%	Internal	570,000	650,000	1,140	1,300	1,220
	750	250%	Main	850,000	975,000	1,133	1,300	1,217
	1,000	250%	Coast	1,600,000	1,650,000	1,600	1,650	1,625
General Average in the Area				942,500	1,036,250	1,218	1,353	1,285
Mangaf	500	250%	Internal	580,000	700,000	1,160	1,400	1,280
	750	250%	Main	1,000,000	1,100,000	1,333	1,467	1,400
	1,000	250%	Main	1,650,000	1,700,000	1,650	1,700	1,675
General Average in the Area				987,143	1,088,571	1,248	1,382	1,315
Mahboula	500	250%	Internal	570,000	650,000	1,140	1,300	1,220
	750	250%	Main	850,000	975,000	1,133	1,300	1,217
	750	250%	Fahaheel	975,000	1,020,000	1,300	1,360	1,330
	1,000	250%	Coast	1,600,000	1,650,000	1,600	1,650	1,625
General Average in the Area				975,000	1,020,000	1,300	1,360	1,330
Fahaheel	500	250%	Internal	600.000	720.000	1.200	1.440	1.320
	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	1.042.857	1.236	1.400	1.318

Average price per square meter stabilized in Jahra Governorate at KD 1342 in Q2 respectively, thus maintaining the ascending trend which changes calculated on quarterly basis have recorded. Prices in Jahra Governorate have achieved their best levels among governorates and decline ratios continued to improve. Average price per square meter declined to lowest level among governorates by 2% on annual basis in Q2 compared to a larger decline by 13% in other governorates for the same period last year.

Average price stabilized remarkably in investment areas at the governorate for the second time respectively, which comes on the back of the stability witnessed in most of the areas including water Station Street and several other main places in the area. Prices stabilized also in average value places with an area of 500 m² in investment and main sites.

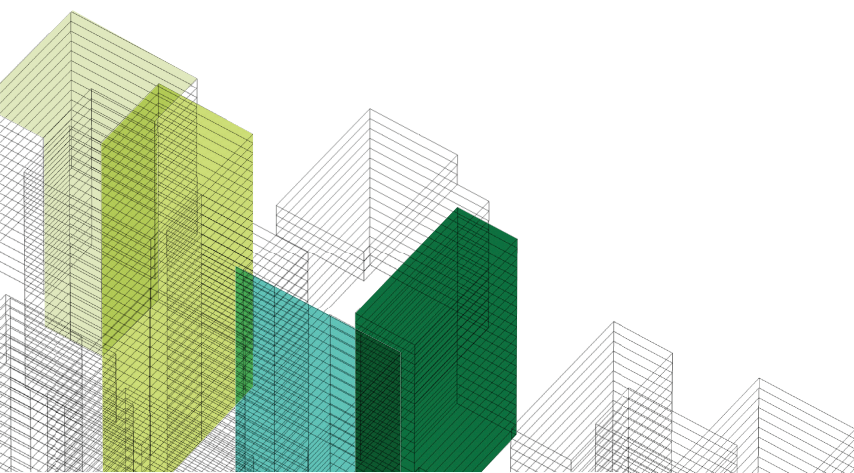
Investment land Prices at Jahraa Governorate

Region	Area m ²	Building %	Street	Land Market Value (KD)		Market Value / m ² (KD)		Average Price / m ² Q2 2017
				From	To	From	To	
Al Jahraa	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 real estate are considered a competitive income generating investment compared to other investment opportunities. Returns stabilized in quarters 1 & 2 this year in most of the governorates to reach 7.3% to 8.5% at Kuwait governorates level. Investment real estate returns are still increasing more than commercial real estate returns in most of the governorates especially with the improvement witnessed in investment returns in Q2 compared to Q1 Returns on investment real estates in Capital Governorate reached 7.3% while it approximated 7.9% in Q2.

Average return reached 8.2% in Farwaniya Governorate and slightly exceeded the rate of return on commercial real estates in the governorates. The rate of return on investment real estates improved slightly in the governorate. Average return in Ahmadi Governorate reached 8.4% and reached 8.2% in Mubarak Al-Kabeer and Jahra Governorates during Q2 2017.

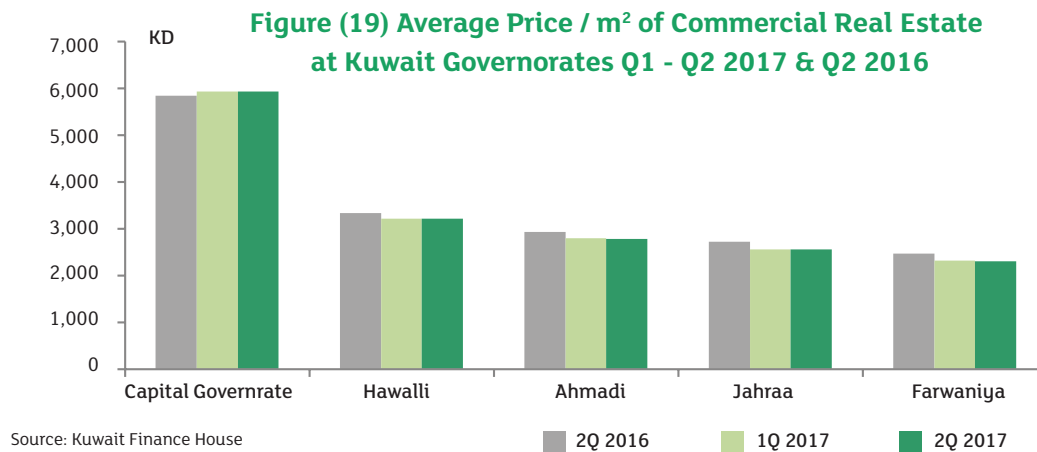


Annual Rate of Return (ARR) on Investment Properties in Certain Areas in Kuwait

Governorate	Region	Area m ²	Building %	Site	Sale Return/Annual Real Estate Income % Q2 2017		
					From	To	Average
Capital	Bneid Al Gar	1,000	250 %	Gulf	6.50 %	7.00 %	6.75 %
	Bneid Al Gar	1,000	250 %	Istiqlal	7.50 %	7.50 %	7.50 %
	Eastern Maqwa	250	240 %	Internal	6.50 %	7.00 %	6.75 %
	Dasman	1,000	400 %	Gulf	6.50 %	7.00 %	6.75 %
Hawalli	Hawalli	750	250 %	Muthana	8.00 %	8.25 %	8.13 %
	Hawalli	1,000	250 %	Mousa Bin Nasir	8.00 %	8.25 %	8.13 %
	Salmiya	1,000	250 %	Gulf	6.50 %	7.00 %	6.75 %
	Salmiya	1,000	250 %	Hamad Mubarak	7.75 %	8.00 %	7.88 %
	Shaab	1,000	250 %	Gulf	6.50 %	7.00 %	6.75 %
	Shaab	1,000	250 %	Internal	7.75 %	8.00 %	7.88 %
Farwaniya	Farwaniya	1,000	250 %	Airport	8.00 %	8.00 %	8.00 %
	Farwaniya	750	250 %	Internal	8.50 %	8.50 %	8.50 %
	Khaitan	750	250 %	Airport	8.00 %	8.00 %	8.00 %
	Khaitan	750	250 %	Internal	8.50 %	8.50 %	8.50 %
	Raqei	1,000	250 %	5th Ring	7.75 %	8.00 %	7.88 %
Ahmadi	Fintas	500	250 %	Internal	8.25 %	8.50 %	8.38 %
	Fintas	750	250 %	Main	8.50 %	8.75 %	8.63 %
	Abu-Halifa	500	250 %	Internal	8.25 %	8.50 %	8.38 %
	Abu-Halifa	1,000	250 %	Coast	7.00 %	7.50 %	7.25 %
	Mahboula	750	250 %	Internal	8.50 %	8.75 %	8.63 %
	Mahboula	750	250 %	Fahaheel	8.50 %	8.50 %	8.50 %
	Mahboula	1,000	250 %	Coast	7.00 %	7.50 %	7.25 %
	Fahaheel	500	250 %	Internal	8.25 %	8.50 %	8.38 %
Fahaheel	750	250 %	Main	8.50 %	8.50 %	8.50 %	
Al Jahraa	Jahraa	1,000	250 %	Internal	8.25 %	8.50 %	8.38 %
	Jahraa	800	250 %	Khuzami	8.00 %	8.00 %	8.00 %
Mubarak Al Kabeer	Sabah Al-Salem	500	170 %	Internal	7.50 %	7.50 %	7.50 %
	Sabah Al Salem	1,000	250 %	Internal	8.50 %	8.50 %	8.50 %

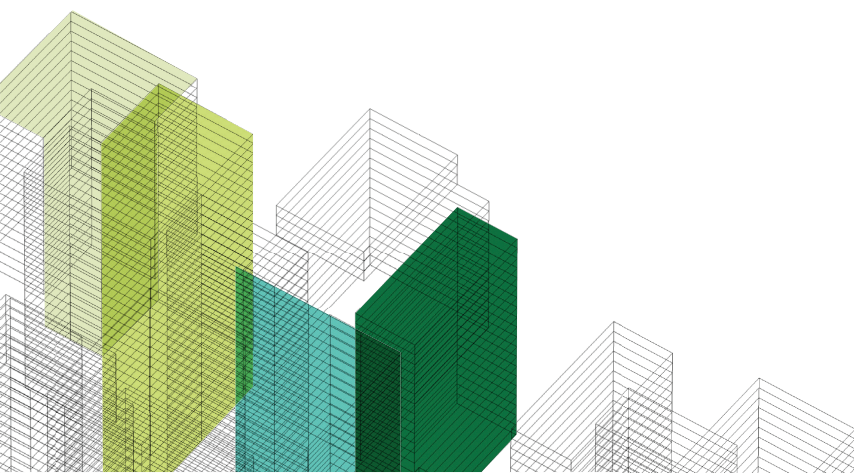
Third: Commercial Real Estate Prices

Average price per square meter of commercial land maintained its level in quarters 1 & 2 following a continuous descending trend for more than 2 years in this sector. Changes in prices calculated on quarterly basis have increased. Average price per square meter at all governorates level reached KD 3,366 in the commercial sector. Accordingly, decline ratios calculated on annual basis continued to improve until Q2 where it recorded a decline by 2.8% i.e. half the decline ratio for the same period last year, which means a clear ascending trend for the changes. Price levels in this sector are less affected than residential and investment sectors.



Concerning average price per square meter in each governorate, prices have stabilized in most governorates as at the end of Q2 compared to their levels in Q1 except Ahmadi and Farwaniya Governorates which have recorded a slight decline by less than 0.5%. Decline ratios calculated on annual basis improved in all governorates due to the exceptional increase in the average price per meter at Capital Governorate compared to the same period last year. Average price per square meter stabilized in Capital Governorate at KD 5,943 in three preceding quarters, thus witnessing the first annual increase in 1.5 years. Changes calculated on annual basis have taken the ascending trend clearly.

Price levels stabilized in most of the commercial real estate areas including highest price areas e.g. city and several available sites in Mubarak Al-Kabeer Street (Stock Exchange Area) and Sour Street Price levels did not witness any change in the blocks area in Mubarak Al-Kabeer Street Prices stabilized in several locations of Shuhadaa Street Average price per square meter stabilized in Sharq area due to price stability in Khaled Bin Al-Waleed Street and Ahmed Al-Jaber Street and most of the other locations.



Commercial Land Prices at Capital Governorate

Region	Building %	Street	Area m ²	Land Market Value (KD)		Market Value / m ² (KD)		Average Price / m ² Q2 2017
				From	To	From	To	
Qiblah	300 %	Mubarakiya	500	2,250,000	3,250,000	4,500	6,500	5,500
Sharq	520 %	Ahmad Al Jaber	500	3,050,000	3,400,000	6,100	6,800	6,450
City	620 %	Sour	500	2,850,000	3,100,000	5,700	6,200	5,950
City	620 %	Mubarak Al Kabeer Stock Exchange	500	3,450,000	3,850,000	6,900	7,700	7,300
City	300 %	Ali Al-Salem	500	2,500,000	3,125,000	5,000	6,260	5,625
Qibla	520 %	Ali Al-Salem	500	2,850,000	3,000,000	5,700	6,000	5,850

Prices stabilized in Hawalli Governorate to reach KD 3,225 in the last three quarters compared to an earlier descending trend earlier. Accordingly, price per square meter calculated on quarterly basis has taken the ascending trend since the beginning of last year. This can be seen clearly in the remarkable improvement in average price per meter on annual basis in the governorate. Decline ratio improved in Q2 to reach 3.2% compared to the same period last year i.e. less than half the annual decline 7% recorded last year.

Average price stabilized in most of the commercial areas at the governorate e.g. highest price commercial areas such as certain places in Salem Al-Mubarak Street. Price per square meter maintained its level which has exceeded KD 3,700. Prices stabilized in several locations of Tunis and Beirut Streets at more than KD 3,500 in Q2. Prices stabilized also at less than KD 3,000 in certain commercial areas in the governorate e.g. certain commercial areas of Bahrain Street.

Commercial Land Prices at Hawalli Governorate

Region	Building %	Street	Area m ²	Land Market Value (KD)		Market Value / m ² (KD)		Average Price / m ² Q2 2017
				From	To	From	To	
Hawalli	180 %	Tunis	1000	3,400,000	3,650,000	3,400	3,650	3,525
	150 %	Othman	750	1,950,000	2,175,000	2,600	2,900	2,750
Salmiya	180 %	Hamad Mubarak	800	2,400,000	2,640,000	3,000	3,300	3,150
	180 %	Salem Mubarak	800	2,400,000	3,600,000	3,000	4,500	3,750
	180 %	Bahrain	500	1,300,000	1,425,000	2,600	2,850	2,725

Average price per square meter reached KD 2,312 in Farwania Governorate in Q2 i.e. a slight decline not exceeding 0.5% compared to Q1. Price levels in Farwania Governorate are still descending but at lesser pace than the last two years. Price per square meter declined on annual basis in the governorate by the highest ratio among all governorates 6.4% which indicates improvements.

Average price per square meter stabilized in governorate areas including high price areas in the governorate e.g. Munawer Street in Farwania and places covering an area of 750 m². Meanwhile, average price declined by 0.5% in locations covering an area of 1,000 m² in the same area. Prices did not witness any change in several locations of Fire Brigade Street compared to Q1 prices.

Prices maintained their levels in Khaitan area in locations falling opposite commercial and office center. Meanwhile, prices declined in some places of Jaleeb AlShoyoukh e.g. places available in the Society Street while prices stabilized in internal streets in the area.

Average price stabilized in most of the places in Dhajeej area e.g. locations overlooking 6th Ring Road and internal locations in Aardiya area e.g. main and internal locations in the area.

Commercial Land Prices at Farwaniya Governorate

Region	Building %	Street	Area m ²	Land Market Value (KD)		Market Value / m ² (KD)		Average Price / m ² Q2 2017
				From	To	From	To	
Farwaniya Menawer St.	180 %	Menawer	1,000	4,400,000	4,750,000	4,400	4,750	4,575
Farwaniya Fire Brigade St.	180 %	Fire Brigade St.	800	3,040,000	3,400,000	3,800	4,250	4,025
Jaleeb Al Shuyoukh (Opposite Society)	180 %	Cooperative St.	1,000	2,150,000	2,350,000	2,150	2,350	2,250
Jaleeb Al Shuyoukh (Background)	180 %	Internal	1,000	1,900,000	2,100,000	1,900	2,100	2,000
Dhajeej (5000 m) 6 th Ring Road	50 %	6 th Ring	5,000	5,500,000	6,000,000	1,100	1,200	1,150
Dajeej (South Khaitan)	250 %	Internal	5,000	1,500,000	2,250,000	300	450	375
Ardiya – Warehouses	Ground 80% Mezanin 50%	Main	1,000	1,100,000	1,200,000	1,100	1,200	1,150

Average price per square meter in Ahmadi Governorate reached KD 2,792 in Q2 i.e. a slight decline not exceeding 0.5%. Price levels at the governorate are have been stable for several quarters. Accordingly, decline ratios in prices improved at the governorate as at the end of Q2 and are still improving to reach 5% compared to a larger decline ratio in Q1. Price levels have exceeded the annual decline 4.5% in Q2 last year.

Concerning average price in governorate areas price levels have stabilized in most of the coast strip places thus exceeding KD 4,200 which is the highest price among governorate areas. Next comes prices in Mecca and Dabous Streets. Average price per square meter stabilized in most of the places in Fahaheel area e.g. coast strip. Prices declined in internal places of the area by 1.7% while average price stabilized as at the end of Q2 in certain places of Mecca Street compared to Q1.

Average price per square meter stabilized in most of the places in Fintas area e.g. internal and main streets. Price levels did not witness any changes in Azeezia Street at Mangaf and Khiran Pearl which is considered as the lowest price area at the governorate level. Average price in this area e.g. Marina Street reached more than KD 1,000. Average price per square meter stabilized in internal places at a lower percentage during Q2.

Commercial Land Prices at Ahmadi Governorate

Region	Building %	Street	Area m ²	Land Market Value (KD)		Market Value / m ² (KD)		Average Price / m ² Q2 2017
				From	To	From	To	
Mangaf	300%	Aziziya	750	1,312,500	1,612,500	1,750	2,150	1,950
Fintas Admin. & Comm.	180%	Main	1,000	3,200,000	3,600,000	3,200	3,600	3,400
	180%	Internal	1,000	3,000,000	3,400,000	3,000	3,400	3,200
Fahaheel	180%	Internal	750	2,625,000	3,000,000	3,500	4,000	3,750
Fahaheel	180%	Coastal road	750	2,062,500	2,325,000	2,750	3,100	2,925
Fahaheel	180%	Mecca	750	3,000,000	3,375,000	4,000	4,500	4,250
Khiran Pearl	180%	Marina	1200	2,550,000	2,850,000	3,400	3,800	3,600

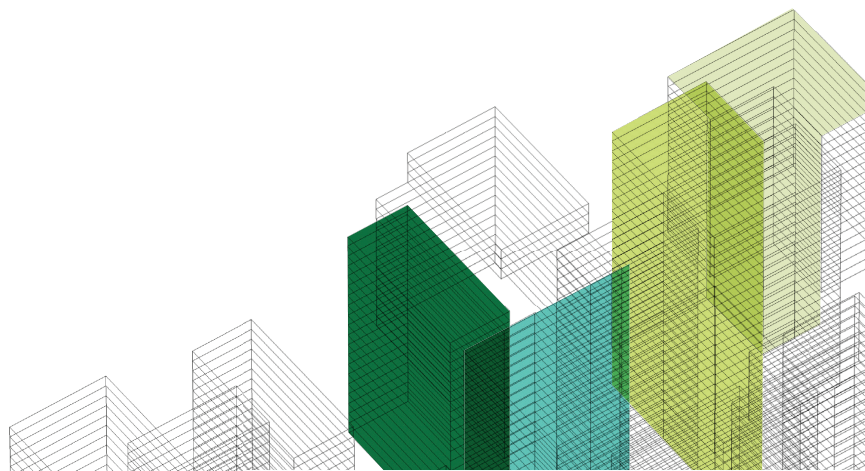
Average price per square meter in Jahra Governorate reached KD 2,565 and did not witness any change compared to Q1. Price levels at the governorate are stable following the significant decline witnessed earlier. On annual basis, average price per square meter declined by 5.9%. Changes calculated on annual basis for average price are taking the ascending trend and improving.

Price levels stabilized in governorate areas e.g. highest price places such as the commercial and office center. Prices stabilized also in places where price per square meter is less than KD 3,000 e.g. several places in Jahra area including Marzouq Al-Met'eb Street.

Price levels in Qaisariyat area did not witness any change in Q2 compared to Q1. Average price stabilized in certain places of Jahra area including places with an area of 1,000 e.g. blocks 21 and 41 compared to price levels in Q1.

Commercial Land Prices at Jahra Governorate

Region	Building %	Street	Area m ²	Land Market Value (KD)		Market Value / m ² (KD)		Average Price / m ² Q2 2017
				From	To	From	To	
Jahraa	50%	Marzouq Al-Met'eb	1,000	2,500,000	3,000,000	2,500	3,000	2,750
Jahraa Admin. & Comm. Center	300%	Admin. & Commercial	875	2,843,750	3,325,000	3,250	3,800	3,525
Jahra - Qaisariyat	300%	Block 20	225	540,000	607,500	2,400	2,700	2,550
Jahraa	50%	Block 21	1,000	1,600,000	2,000,000	1,600	2,000	1,800



Annual Rate of Return on Commercial Properties

Return ratios on commercial properties stabilized remarkably at the end of Q2. However, they are still relatively lower than returns on investment properties in certain governorates except Hawalli governorate in which rate of return on commercial properties is still more than the rate of return on investment properties.

Average return on commercial property in Capital Governorate reached 6.8%. Such ratios have stabilized in Hawalli Governorate, thus recording 7.95% which exceeding the average return of investment real-estate in the same governorate, on the back of continuous increasing expectations related to the future of business and office sector, especially in the attraction areas, average return reached more than 8.1% in some distinguished areas like Salmiya, and Hawalli.

Average return reached in Farwaniya to 8.1%, and 8.4 in some distinguish areas like Jaleeb Shoyoukh, Dajeej and some internal places. Average return has stabilized in Jahraa governorate recording 7.9%, while in Jahraa area it exceeded 8.1% which one of the distinguish areas. The rate of return on commercial properties in Ahmadi Governorate reached 7.9% and reached more than 8% in Fintas and Fahaheel. Also the rate of return exceeded 8.2% in distinguished areas in the governorate e.g. Mangaf area.

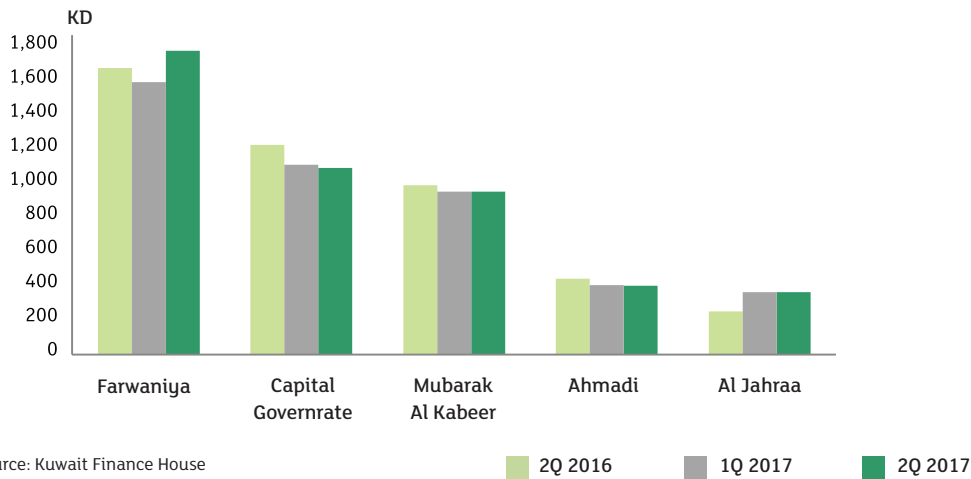
Annual Rate of Return (ARR) on Commercial Properties in Certain Kuwait Areas

Governorate	Region	Building %	Street	Average Annual Return % Q2 2017		
				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%	Sour	6.75 %	7.00 %	6.88 %
	City	620%	Mubarak Al-Kabeer (Blocks)	6.75 %	7.00 %	6.88 %
	Qibla	620%	Fahad 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 Menawer St.	180%	Menawer	7.75 %	7.75 %	7.75 %
	Khaitan (Admin. & Commercial)	300%	Admi. & Comm.	8.00 %	8.25 %	8.13 %
	Jaleeb Shoyoukh – Opposite Cooperative	180%	Coop. St.	8.00 %	8.25 %	8.13 %
	Dhajej (5000m) Internal	210%	Internal	8.25 %	8.50 %	8.38 %
	Ardiya - warehouses	Ground 80% Mezzanine 50%	Main	8.00 %	8.00 %	8.00 %
Jahraa	Jahraa	180%	Marzouk Al-Mat'aab	7.75 %	8.00 %	7.88 %
	Jahraa (Admin. & Commercial)	300%	(Admin. & Commercial)	7.75 %	8.00 %	7.88 %
	Jahraa - Quisareyat	300%	Plot 20	7.50 %	7.75 %	7.63 %
	Jahraa	50%	Plot 41 A	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 Benefit Contracts) and Warehouses

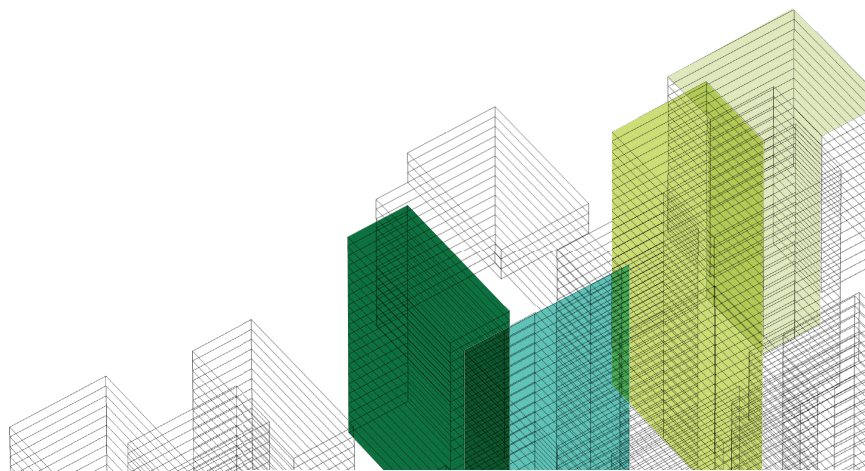
Average price per square meter of industrial plots increased to reach KD 883 at Kuwait level in Q2 i.e. an increase by 3.6% compared to Q1. This increase comes on the back of the significant increase in the average price in Farwania Governorate and the stability of prices in some other governorates. Prices have started to ascend in Q2 following the stability witnessed in the two preceding quarters. The ascending trend of the changes calculated on annual basis has continued. Annual change fluctuations are noticed in the average price per meter which is taking an ascending trend. Average price per square meter has stabilized in Q2 for the same period last year.

Figure (20) Average Market Value / m² for Industrial and Handcraft Property at Kuwait Governorates Q1, Q2 2017



At various governorates level average price per square meter declined in capital governorate to reach KD 1,051 as at the end of Q2. Prices have stabilized relatively since then, although they have declined by 1.6 % compared to Q1. It is noticed that prices in the governorate have recorded the highest decline by 12% among all governorates. Average price stabilized in most of the industrial areas in Q2 except some areas which have recorded a decline compared to Q1. Such areas include the highest price areas e.g. Electricity Street in Shuwaikh Industrial Area which has declined by 3.3% and where prices exceed KD 1,400/-. Next comes Decoration Street in which prices declined by 4.1%. Prices stabilized in several locations of Canada Dry Street in Q2 this year.

Prices stabilized in some of the places in Industrial area overlooking 4th Ring Road and in some places of Pepsi Street, some internal places of Shuwaikh Industrial Area, Ghazalli Street and some industrial plots of Mohammed Bin Al-Qasem Street.



Industrial Plot Prices at Capital Governorate

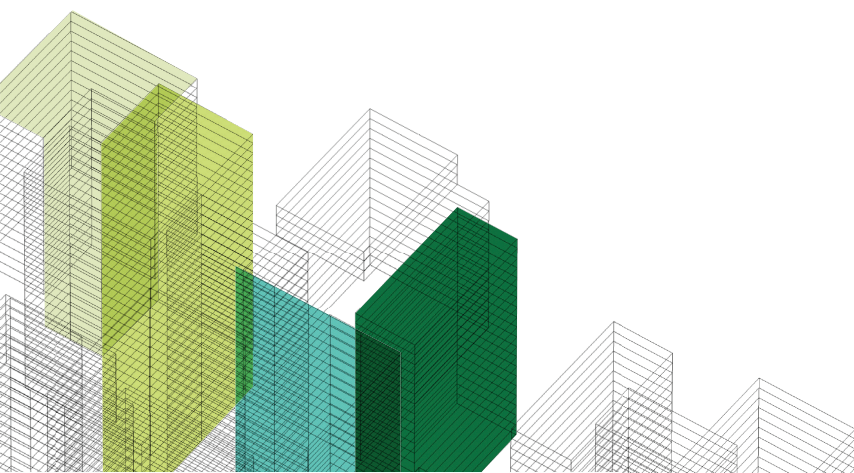
Region	Allocation	Area m ²	Building %	Street	Land Market Value (KD)		Average Price / m ² Q2 2017
					From	To	
Industrial Shuwaikh	Showrooms + Industrial	1,000	100% Basement + 80% Ground + 50% Mezzanine	Canadadry St.	1,200,000	1,320,000	1,260
		5,000		Canadadry St.	5,000,000	6,000,000	1,100
		1,000		Shahrazad St.	800,000	850,000	825
		1,000		Decoration St.	1,100,000	1,250,000	1,175
		500		Decoration St.	650,000	725,000	1,375
		500		Electricity St.	1,200,000	1,350,000	1,275
		5,000		Pepsi St.	3,750,000	4,000,000	775
		1,000		4 th Ring Road	850,000	1,000,000	925
		22,500		Internal	7,900,000	9,700,000	391
		1,000		Mohammad Al Qasim	800,000	900,000	850
		1,000		Ghazali St.	700,000	800,000	750
General Average in the Area					2,085,833	2,430,833	1,051

Average price per square meter increased significantly in Farwania Governorate to reach KD 1,709 as at the end of Q2 i.e. a significant increase reaching 11.5% compared to Q1. This increase is the first increase in more than 2 years. Average price in the governorate is still the highest price among other governorates in Kuwait. Average price per square meter recorded the first increase in more than 2 years by 6% in Q2.

Price per square meter increased in industrial areas at the governorate compared to Q1. Prices increased in Aardiya handcraft area significantly to reach 16.8%, thus exceeding KD 2,500 for average price per square meter. This price is the highest for industrial areas at all governorates level. Prices have increased significantly by 12% in all places opposite Aardiya stores and certain sites overlooking 5th Ring Road. Meanwhile prices increased significantly in places opposite Aardiya residential area by 22% compared to Q1.

Average price per square meter declined in Al Rai area by 1.3% due to the decline in prices in most of the locations despite the stability witnessed in the highest price areas in Q2 including Safat Al-Ghanem area till Al-Nasr Sporting Showroom and certain locations overlooking 4th Ring Road.

Prices declined in certain places of Mohammed Al-Qasem Street by 1.9% prices did not witness any changes in Ghazalli Street and prices stabilized in the internal streets of the area.



Industrial Plot Prices at Farwaniya Governorate

Region	Allocation	Area m ²	Building %	Site	Street	Land Market Value (KD)		Average Price / m ² Q2 2017
						From	To	
Al Rai	Showrooms + Industrial	1.000	100% Basement + 80% Ground + 50% Mezzanine	Main	Safat Al Ghanim (till Al Nasr Sports)	1,150,000	1,250,000	1,200
		1.000		Main	Ghazali St.	750,000	900,000	825
		4.000		Main	Mohammad Al Qasim	3,400,000	4,250,000	956
General Average in the Area						1,790,000	2,133,333	884
Ardiya Craft Area	Crafts	250	100% Basement + 80% GF + 20% Mezzanine	Main	Opposite Ardiya Stores	650,000	700,000	2,700
		250		Main	Opposite Ardiya Residential	640,000	680,000	2,640
General Average in the Area						597,500	670,000	2,535

Average price per square meter reached KD 385 in Ahmadi Governorate in Q2 i.e. a slight decline by 1% compared to Q1. Price levels in the governorate are relatively stable. Changes calculated on quarterly basis are improving. A relative stability is noticed in the decline ratio calculated on annual basis for the average price which has recorded a decline by 10% compared to Q2 last year.

Average price stabilized in industrial areas in the governorate. Price levels stabilized in Fahaheel area which is the highest price area among industrial areas in the governorate. Prices stabilized in certain locations of Sultan Center Street and other places opposite refineries and in internal streets in the area.

Meanwhile, average price per square meter declined in East Ahmadi Industrial by 2.9%. Although prices stabilized in several places in Mustafa Karam Street and several other places in Main Warehousing Area covering an area of 5000 m² yet some internal warehouses of 5,000 m² area have witnessed a decline by 8% approximately while warehouses with 1,000 m² area witnessed a decline by 6% compared to Q1.

Prices stabilized remarkably in low value areas e.g. Shuaiba and Mina Abdullah areas. Prices stabilized in highest price areas e.g. Jawharat Al-Fanar area and most of the internal and main places in the area, main places in East Shuaiba area, Mina Abdullah and Gravel Storage area. Prices stabilized also in internal places of Mina Abdullah area.

Industrial Plot Prices at Ahmadi Governorate

Region	Allocation	Area m ²	Street	Land Market Value (KD)		Average Price / m ² Q2 2017
				From	To	
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	2,020,500	379

Prices of Industrial Plots in Mubarak Al Kabeer Governorate

Region	Allocation	Area m ²	Street	Land Market Value (KD)		Average Price / m ² Q2 2017
				From	To	
Abu Fatira Crafts	Showrooms	1,000	Main	1,600,000	1,700,000	1,650
Abu Fatira Crafts	Handcraft	500	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

Prices of Industrial Plots in Al Jahraa Governorate

Region	Allocation	Area m ²	Street	Land Market Value (KD)		Average Price / m ² Q2 2017
				From	To	
Amghara	Major Contractors	10,000	Internal	1,300,000	1,500,000	140
		10,000	Main	1,600,000	1,800,000	170
	Minor 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
Al Jahraa	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

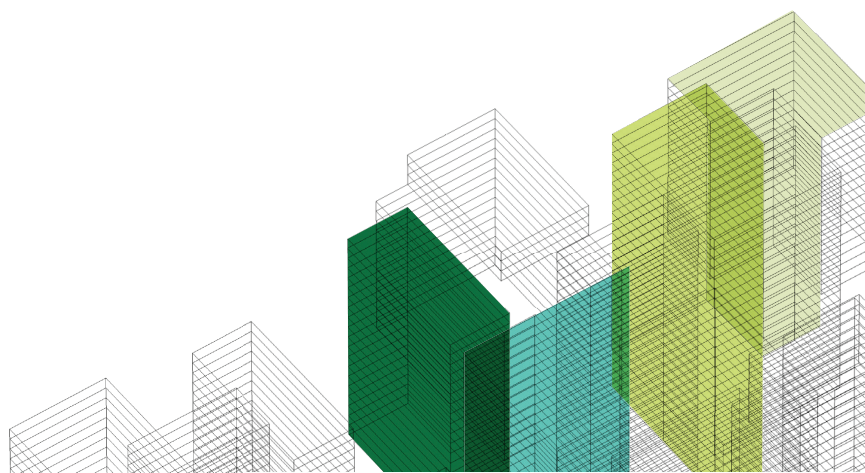
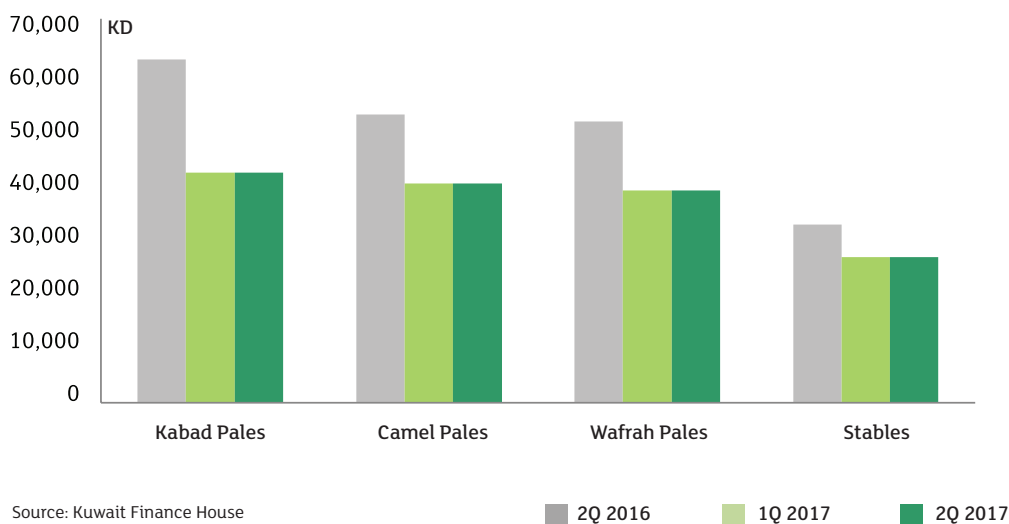
Fifth: Prices of Farms and Livestock Pales

Average prices of livestock pales and stables stabilized in Q2 compared to Q1 2017 at Kuwait level. This remarkable stability comes on the back of the stability in prices in most of the stables and pales in Ahmadi Governorate. The descending trend of the prices of this type of land has stopped at the estimated usufruct price of the land KD 36,812 in Q2. On the other hand, this average is significantly less by 26% than the average price in Q2 last year.

Prices stabilized in all areas at the governorate. Estimated usufruct price of land in a 2500 m² area location at Kabd Farms reached KD 42 Thousand in Q1. Price per meter in this area is still ranging between KD 16 – 22. Average price per square meter of land in certain locations at the livestock pales area with 1,600 m² area as it reached KD 40 Thousand. Price per meter in these areas ranges between KD 22-28. Prices in usufruct land at Wafra Farms stabilized as the estimated price for a 2,500 m² land approximated KD 38.8 Thousand.

Equestrian stables witnessed stability in average price per square meter. Average price per square meter of usufruct land covering an area of 400 – 500 m² approximated KD 26.5 Thousand. Average price per square meter in internal areas ranged between KD 40 – 50 in a 500 m² area and ranged KD 60 – 70 in Racecourse and Golf field. Average price in other 400 m² locations reached KD 70 and reached more in other locations e.g. racecourse.

Figure (21) Average Estimated Price of Usufruct Right at Livestock Farms and Stables at Ahmadi Governorate Q1-Q2 2017



Agricultural Land in Jahra and Ahmadi Governorates

Average estimated price per square meter of usufruct land recorded K.D 3.2 in agricultural land in Kuwait Governorates, thus declining by 6.2% compared to Q1. Average price reached KD 3.6 in land covering an area of 5,0000 m² and reached KD 2.4 per square meter in land covering an area of 100,000 and reached KD 3.4 in land covering an area of 1 million square meter. Average price per square meter declined in Ahmadi and Jahra Governorates declined by 10.4% and 4.4% respectively.

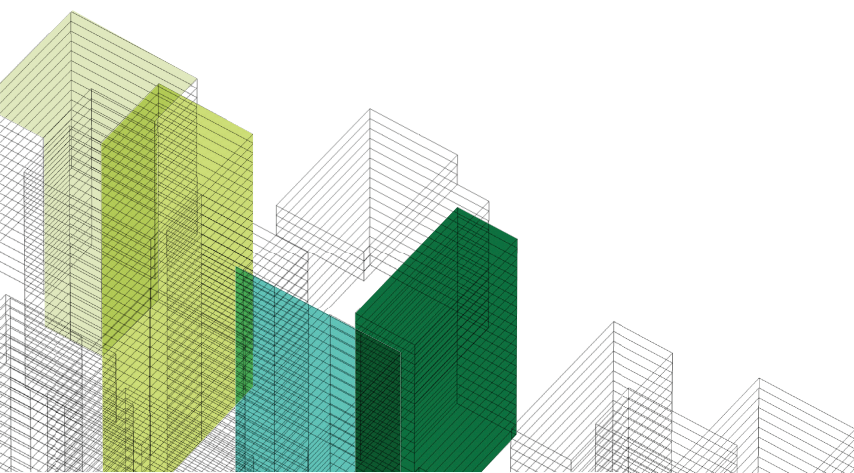
Estimated average price for usufruct land in Jahra Governorate ranged between KD 900 thousand – KD 1 Million as per areas and locations. Prices declined in most of the agricultural areas in the governorate. Average price per square meter of usufruct land covering an area of 1 million square meters in the livestock farm at Sulaibiya area approximated KD 3.5 Million. Average price of usufruct land approximated KD 290 thousand in farms covering an area of 50 thousand square meter. Estimated price of usufruct land in agricultural land in Abdali – Mutlaa Road for a land covering an area of 100 thousand square meters reached KD 210 Thousand i.e. a decline by 5.6%.

Estimated average price per square meter in agricultural land in Ahmadi Governorate - Wafra area covering an area of 100 thousand square meters declined by 8.7% while it declined by more than 12% in land covering an area of 50 thousand during Q2.

Prices of Farms and Livestock Pales

Governorate	Region	Area m ²	Site	Estimated Plot Usufruct Price (KD)		Price / m ² (KD)		** A/P Q2 2017
				From	To	From	To	
Ahmadi	Kabd Pales	2,500	Internal	40,000	50,000	16	20	45,000
	Kabd Pales	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	Racecourse + Golf	30,000	35,000	60	70	32,500
	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 in KD



Sixth: Chalet Prices

Q2 2017 has coincided with the beginning of summer. This could be the reason behind the increase in demand on this type of land. Also, this could explain the stability in average price per square meter in the sea front of the land in addition to the stability that has prevailed during Q2 in the prices of some real estate types compared to prices in the preceding quarter.

Average price per square meter stabilized at the sea front in Ahmadi Governorate compared to Q4. Average price per meter (longitude) of sea front reached KD 14.7 Thousand. Prices stabilized in all governorate areas e.g. Benaider and Jelai'a. Prices stabilized in Nuwaiseeb area which is considered as the lowest price area. Average price has stabilized in Khairan area Usufruct contracts.

Prices stabilized in average value areas e.g. Mina Abdullah, Dhaba'eya and Zour Beach areas during Q2 this year compared to the prices levels in the preceding quarter. Prices stabilized in the governorate areas including Doha area. The same can be said about Jahra governorate which has witnessed stability in prices e.g. chalets in Kazma and Sabbiya areas.

Chalet Prices at Al-Ahmadi Governorate

Governorate	Region	Waterfront Length in Meters	Chalet Market Value		Price/Linear Meter - Waterfront (KD)		**A/P / m2 Waterfront Q2 2017
			From	To	From	To	
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 stabilized at their 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 in 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 m² during Q2 2017 at Hawalli governorate ranged between KD 420 – 520 and reached KD 550 in certain governorate areas e.g. Yarmouk and Qadisia areas. Also, it exceeds this percentage to reach KD 600 in certain distinguished areas of the governorate e.g. Mansouria and Kaifan. Average rental value at Farwania ranges between KD 320 – 370 and reaches KD 400 in certain distinguished areas. Also, it ranges KD 320 – 420 in Ahmadi governorate areas while it increases slightly to KD 500 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 at Masayel. 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 850 in some distinguished areas and may be little higher to reach KD 900 in more distinguished areas. Rental value ranges between KD 790 - 890 in most of Capital Governorate areas and may exceed this level to reach KD 1,000/- in certain distinguished areas e.g. Edailia, Faihaa and Rawda. Prices in Farwania governorate ranged between KD 590 – 690 and reached KD 750 in certain distinguished areas.

Average rental value ranges between KD 590 – 690 at Ahmadi Governorate and reaches KD 750 – 850 in certain distinguished areas. Rental value reaches KD 690 – 790 at Mubarak Al-Kabeer areas including Abu-Fatira area. Also it may reach KD 850 in certain distinguished areas e.g. Masayel. Rental value ranges between KD 550 – 650 in Jahraa Governorate and reaches KD 690 in distinguished areas e.g. Old Jahra area.

Average rental value for a full first or second floor at a private residence covering an area 400 square meter ranges KD 650 – 750 and reaches KD 700 - 800 in distinguished places of Hawalli governorate. The value in Capital Governorate ranges between KD 690 – KD 790 in most of the governorate areas and reached KD 850 in certain areas while it exceeded KD 900 in certain distinguished places. Rental value in Farwaniya governorate ranged between KD 490 – 590 and reached more than KD 650 in certain distinguished places in the governorate.

Rental value at Ahmadi Governorate ranges between KD 490 – 590 while it exceeds this limit in certain governorate areas. Also, it ranges between KD 590 – 690 in most of the areas of Mubarak Al-Kabeer Governorate. Rental value at Jahra Governorate ranged KD 450 – 550.

Investment Residence Rental Value

Average rental value of a 2 bedroom flat and a hall covering an area of 60 m² in Capital Governorate ranged between KD 310 – 330. Rental value for the same area in Hawalli Governorate ranged between KD 280 – 300 and may exceed KD 320. Rental value for the same area ranged between KD 260 – 290 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 covering an area of 70 – 74 m² ranged KD 340 – 360 at Capital Governorate and KD 310 – 350 in Hawalli Governorate areas. Rental value ranged between 290 – 320 in Farwaniya Governorate and Ahmadi Governorate while it ranged KD 310 – 330 at Mubarak Al-Kabeer Governorate and KD 300 – 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 – 370 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 Governorates.

Rental value for a flat covering an area of 100 – 110 m² ranged between KD 420 – 440 in Capital Governorate areas, KD 390 – 410 for Hawalli Governorate areas, KD 400 – 410 in certain areas of 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 380 – 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 a 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 landlord 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.

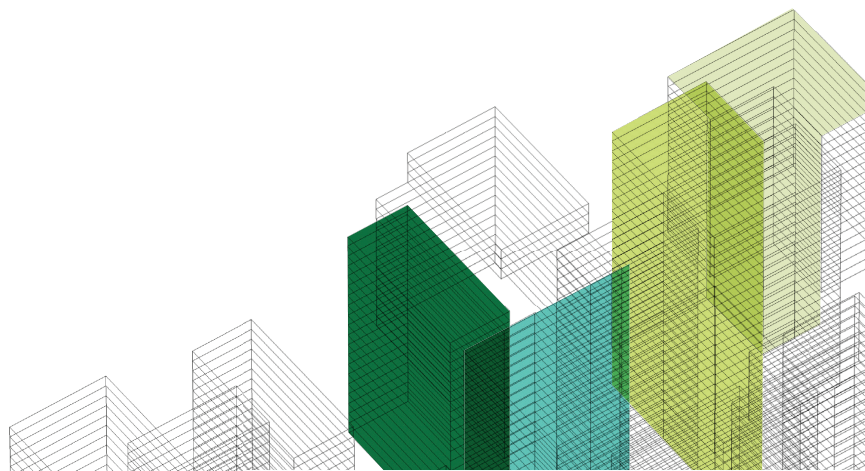
Real estate furnishing is a phenomenon that has spread recently especially for highly distinguished properties. Accordingly, rental value for such properties is determined based on different levels. It is surprisingly noticed recently that rental activities have increased tremendously in internal areas where Kuwaiti citizens live i.e. Salwa, Surra, South Surra and other areas despite the increase in real estate prices and aiming to improve the ability to settle loans.

Commercial Property Rental Value:

Average rent of a commercial meter in a ground floor ranged KD 20 – KD 45 / m² in Hawalli and reached KD 40/- m² in certain distinguished areas of Kuwait city. Rental value of a commercial meter 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 12-13 / 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:

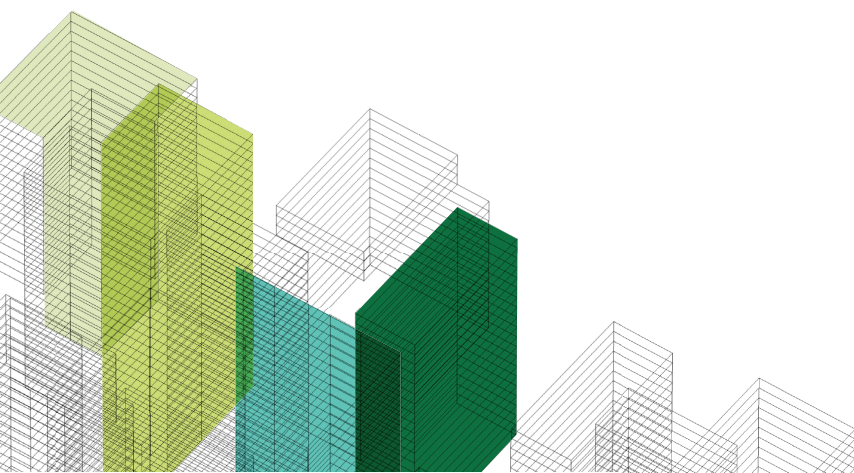
Average rental price per industrial square meter for a ground floor – showrooms – in Shuwaikh and Al-Rai ranged between KD 6.5 – 18. Prices differ according to different locations. Average rental price per square meter for a ground floor in Ardiya area (warehouses) ranged between KD 6.5 – 7 and exceeds this range 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 – 15 while prices in Fahaheel industrial area ranged KD 12 – 18 per square meter on ground floor.



Average Rental Value for a Newly Built Private Residence in KD covering an Area 400 m Kuwait Governorates During Q2 2017

Hawalli Governorate	3 Bedrooms, a Hall & 4 Bathroom + Maid Room (1st & 2nd Floor) (135)m		Full Floor (Ground)		Full Floor (1st & 2nd)	
Siddique	420	550	850	950	750	850
Salaam	420	550	850	950	750	850
Hitteen	420	550	850	950	750	850
Shuhadaa	420	550	850	950	750	850
Zahraa	420	550	850	950	750	850
Shaab	450	600	900	1000	800	900
Mishrif	400	500	800	900	700	800
Bayan	400	500	800	900	700	800
Mubarak Al-Abdullah	420	550	850	950	750	850
Salwa	380	480	750	850	650	750
Jabriya	400	500	800	900	700	800

Capital Governorate	3 Bedrooms, a Hall & 4 Bathroom + Maid Room (1st & 2nd Floor) (135)m		Full Floor (Ground)		Full Floor (1st & 2nd)	
Edailiya	500	650	1000	1100	900	1000
Faihaa	500	650	1000	1100	900	1000
Rawda	500	650	1000	1100	900	1000
Yarmouk	500	650	1000	1100	900	1000
Keefan	500	650	1000	1100	900	1000
Mansouriya	500	600	1000	1100	900	1000
Qadsiya	500	550	1000	1100	900	1000
Da'eya	500	550	1000	1100	900	1000
Dasma	500	550	1000	1100	900	1000
Surrah	500	550	1000	1100	900	1000
Qurtoba	500	600	1000	1100	900	1000
Ghernata	340	500	680	780	580	680
Sulaibikhat	340	450	680	780	580	680



Average Rental Value for a Newly Built Private Residence in KD Covering an Area 400 m Kuwait Governorates During Q2 2017

Farwaniya Governorate	3 Bedrooms, a Hall & 4 Bathroom + Maid Room (1st & 2nd Floor) (135)m		Full Floor (Ground)		Full Floor (1st & 2nd)	
Farwaniya	350	400	700	800	600	700
Omaria	350	400	700	800	600	700
Khaitan	350	400	700	800	600	700
Ishbilia	350	450	700	800	600	700
Rabia	320	370	640	740	540	640
Rehaab	320	370	640	740	540	640
Aardiya	320	370	640	740	540	640
Andalus	320	370	640	740	540	640

Ahmadi Governorate	3 Bedrooms, a Hall & 4 Bathroom + Maid Room (1st & 2nd Floor) (135)m		Full Floor (Ground)		Full Floor (1st & 2nd)	
Hadiya	320	450	640	740	540	640
Agaila	400	550	800	900	700	800
Mangaf	350	450	700	800	600	700

Mubarak Al-Kabeer Governorate	3 Bedrooms, a Hall & 4 Bathroom + Maid Room (1st & 2nd Floor) (135)m		Full Floor (Ground)		Full Floor (1st & 2nd)	
Sabah Al-Salem	400	500	800	900	700	800
Masayel	450	500	900	1000	800	900
Abu-Fatira – Residential	400	450	800	900	700	800
Addan	400	450	800	900	700	800
Qurain	350	400	700	800	600	700

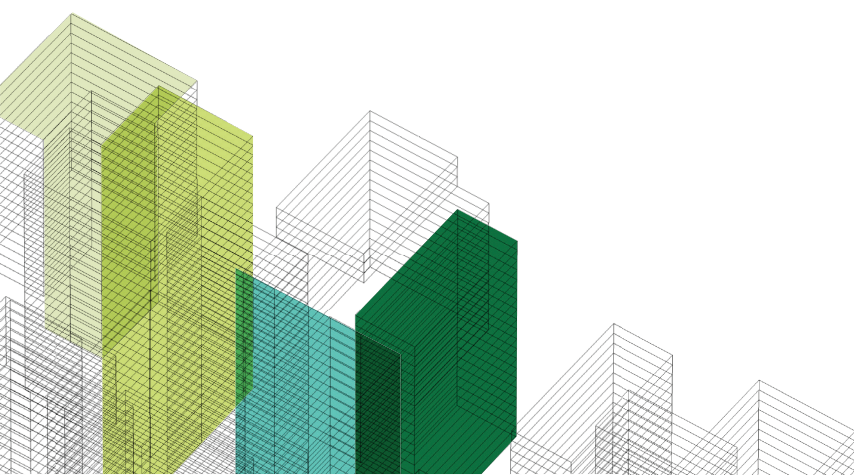
Jahra Governorate	3 Bedrooms, a Hall & 4 Bathroom + Maid Room (1st & 2nd Floor) (135)m		Full Floor (Ground)		Full Floor (1st & 2nd)	
Old Jahra	320	450	640	740	540	640
Saad Al-Abdullah	300	400	600	700	500	600

Average Rental Value Trading Investment Properties in Kuwait Governorates During Q2 2017 (KD)

Hawalli Governorate	2 Bedrooms, Hall & Bathroom (60)m		2 Bedrooms, Hall & 2 Bathrooms (70 - 74)m		2 Bedrooms, Hall & 2 Bathrooms (80 - 85)m		3 Bedrooms, Hall & Maid Room (100 – 110)m	
Salmiya	290	320	320	350	350	380	400	430
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, Hall & Bathroom (60)m		2 Bedrooms, Hall & 2 Bathrooms (70 - 74)m		2 Bedrooms, Hall & 2 Bathrooms (80 - 85)m		3 Bedrooms, Hall & Maid 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, Hall & Bathroom (60)m		2 Bedrooms, Hall & 2 Bathrooms (70 - 74)m		2 Bedrooms, Hall & 2 Bathrooms (80 - 85)m		3 Bedrooms, Hall & Maid Room (100 – 110)m	
Khaitan	280	300	310	330	340	360	390	410
Farwaniya	280	300	310	330	340	360	390	410
Jaleeb Al Shuyoukh	260	290	290	320	320	350	370	400
Raqei	290	310	320	340	350	370	400	420



Average Rental Value Trading Investment Properties in Kuwait Governorates During Q2 2017 (KD)

Ahmadi Governorate	2 Bedrooms, Hall & Bathroom (60)m		2 Bedrooms, Hall & 2 Bathrooms (70 - 74)m		2 Bedrooms, Hall & 2 Bathrooms (80 - 85)m		3 Bedrooms, Hall & Maid 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	270	280	300	310	330	340	380	390

Mubarak Al Kabeer Governorate	2 Bedrooms, Hall & Bathroom (60)m		2 Bedrooms, Hall & 2 Bathrooms (70 - 74)m		2 Bedrooms, Hall & 2 Bathrooms (80 - 85)m		3 Bedrooms, Hall & Maid Room (100 – 110)m	
Sabah Al Salem	280	300	310	330	340	360	390	410

Jahraa Governorate	2 Bedrooms, Hall & Bathroom (60)m		2 Bedrooms, Hall & 2 Bathrooms (70 - 74)m		2 Bedrooms, Hall & 2 Bathrooms (80 - 85)m		3 Bedrooms, Hall & Maid Room (100 – 110)m	
Al Jahraa	270	300	300	330	330	360	380	410

Average Rental Value Trading of Commercial Properties at Kuwait Governorates "Q2 2017" (KD)

Average Rental Price Per Square Meter (KD)

Areas	Basement	Ground Floor	Mezzanine	Offices
Salmiya	12 – 18	20 – 50	12 – 14	7 – 8.5
Hawalli	10 – 16	20 – 45	12	7 – 8
Farwaniya	12 – 18	25 – 55	12 – 14	8 – 9
Khaitan	10 – 16	20 – 45	12	7 – 8.5
Mangaf – Aziziyah	7 – 8	13 – 25	10	6 – 7
Fahaheel	10 – 16	20 – 50	12 – 13	7 – 9
** (Dajeej (Farwaniya	5 – 6	9 – 14	5 – 6	-
*** Kuwait City	12 – 14	20 – 40	12 – 16	8 – 9.5

* 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 Q2 2017 (KD)

Average Rental Price Per Square Meter (KD)

Areas	Basement	Ground Floor	Mezzanine	Price Index
Industrial Shuwaikh	3 – 4	6.5 – 18	3.5 – 5	Unit Area = 40 m
Al Rai	3 – 4	6.5 – 18	3.5 – 5	Excluding Rental Values in Avenues Mall
Sabhan	2.5 – 3	3.5 – 6	3 – 4	► Upon Allocating Stores for the GF, Price/m ² Ranges KD 4 - KD 5
Ardiya (Stores)	3 - 4 as per Height	6.5 – 7	3.5 – 5	► Price/m ² = KD 8 – 6 for a 100-m ² Showroom at Ground Floor
East Ahmadi	3 – 4	10 – 15	3 – 3.5	Auto Show & Restaurant Rentals are the Highest
Industrial Fahaheel	3 - 4 as per Height	12 – 18	3.5 – 4	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 8–6 m.

This reports highlights the general trends of Kuwait real estate market trading prices. However, the method applied by the Evaluation and Studies Section at KFH is dependent on the study of each property separately including features, rental value and returns in order to prepare a special recommendation and adequate appraisal of each real estate based on location, age, depreciation, finishing levels, surrounding environment 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

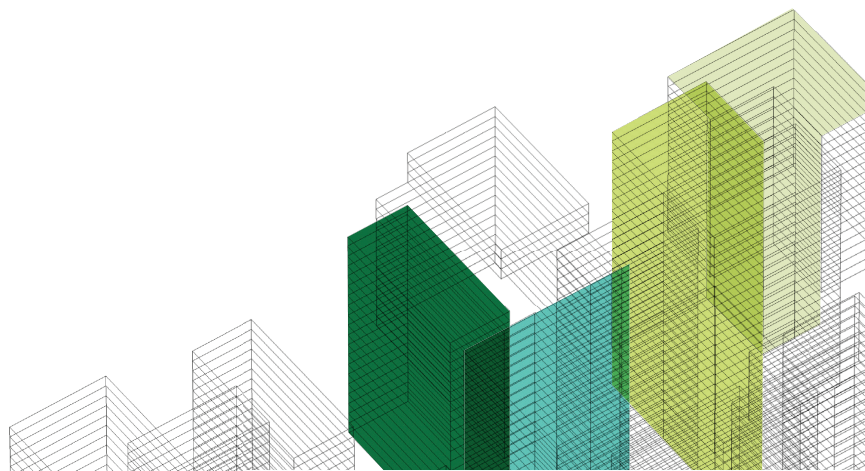
A building in which basement, ground floor and mezzanine are used as commercial shops. These shops may be designed as closely lined up or separate shops in a corridor overlooking the commercial street or in the form of mansions. Recurrent floors may be used as offices or for any other commercial purposes.

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 3000 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 = 1000 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 = 1000 M
- 1 Land Mile = 1.6093 Kilometers = 1609.0 M
- 1 Nautical Mile = 6080 Feet = 1.853 Kilometers = 1853 M
- 1 League = 3 Miles = 4.8281 Kilometers = 4828 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 = 0.0229 M
- 1 Meter = 1.0936 Yard = 3.2808 Feet = 39.37 Inches

Area

- The International unit for measuring length is the Square Meter (M²)
- 1 Hectare = 10 Donum = 2.471 Feddan = 10,000 M²
- Feddan or Acre = 4046.8 M²
- 1 Donam = 1,000 M²
- 1 Square Meter = 10,764 Feet

