



Real Estate Report • 2020

3rd Quarter



Registered in the Literary Property Sector

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Introduction

The year 2020 was an extraordinary year for the local real estate market which was impacted by major unprecedented changes caused by Covid19 pandemic on Kuwait economy. However, certain impacts were much deeper than other impacts witnessed in the local real estate market. The change did not comprise the battle to resist the spread of the virus only but exceeded this level to include changes on the preferences of people and the place and method of living. Chalets and farms, for example, which were at the bottom of the trading list, have witnessed a remarkable demand in several areas e.g. Khairan and Sabah Al-Ahmed Marine areas. This type of real estate has become the most wanted type. Prices of these real estates have increased as buyers seek to acquire large comfortable areas for those who have suffered from the shutdown and inability to travel. Several investors have expressed their wish to invest in entertainment activities due to the increase in demand on leasing in the coastal areas.

Office and rental markets, in particular, which have witnessed high prices in certain places, have suffered a decrease in prices and an increase in offered quantities, as several expats and workers have abandoned these real estates in light of the financial crises resulting from COVID 19 pandemic without any inflow of any new workers. The halt of incoming workers has negatively impacted the demand on investment properties, houses and apartments in this sector. The features of the crises were as follows:

1- Change in sales session in Q3 compared to Q2:

The shutdown instructions have caused a shock to the local real estate market in Q2 which is considered the peak season. Sales have decreased dramatically in this season. However, as restrictions on social distancing have eased, the local real estate market has regained its demand volume as it recorded KD 739 Million. Accordingly, this quarter has become the second highest quarter in 2020 compared to the last position it occupied during the last years. A record activity was witnessed during the period from July till September where demands had increased remarkably in September. Sales have increased during Q3 to six times the volume recorded in various real estate sectors in Q2 even though the levels and volume of sales did not reach the volume recorded in Q3 last year.

2- Stagnant Rent Markets in Certain Places:

Following years of consecutive increase in rental value, rents have decreased in commercial areas, namely in certain locations of certain governorates e.g. capital and Farwania governorates which have high population. The basis of this transition is characterized in the increase in new offered offices and rents. Meanwhile, demand on this type of real estates has decreased. The weak demand on new buildings and the halt of certain projects has limited the increase in offered quantities somehow. Meanwhile, several tenants have faced massive financial pressures while small jobs employees have lost their jobs during the shutdown period to prevent the spread of Covid19 virus, thus leading to the decline in demand on administrative offices dramatically. Due to the transition to online and remote working status, closure of borders and suspension of aviation, many employees and expats remained outside the country especially those working in certain activities including minor and medium activities.

3- Impact of shutdown on investment and commercial activities:

The shutdown has resulted in several severe impacts e.g. decline in rent value, amendment of population structure, decline in the No. of expats. Accordingly, the demand on offices has retreated and real estate and investment construction ratios have declined in this sector. This has reflected on the volume and value of investment and commercial real estate sales which have declined by 52% and 54% respectively during Q3 on annual basis. The No. of building licenses issued during 2020 for investment real estate has decreased by 65% and in commercial building by 61% compared to 2019.

4- Continued demand on chalets and farms:

Life in grand cities lost its brightness with the increase in social distancing practices, curfews and total shutdown, thus imposing an unprecedented paralysis of life movement. As online working, study and shopping facilities have increase the need to exit the shutdown status has declined tremendously. Accordingly, social linkage to residence or location has declined as many Kuwaitis have decided to migrate to far open and wide places e.g. chalets and agricultural areas where green areas and natural scenes are available. This migration has led to the increase in the prices of this real estate category where sales have reached high levels in the coastal strip. Average price per square meter in chalets increased by 5% in Q3 2020 compared to Q2 while this ratio has reached 8% on annual basis due to the increase in demand during the crises.

5- Increase in demand on residential and industrial real estate:

The Central Bank of Kuwait has decreased interest rate to 1.5%. the sharp drop in the returns of alternative investment tools, postponement of debtors' installments for 6 months starting April 2020 and ending October 2020, have contributed to the increase in demand on private residence properties where prices have increased in Q3 by 8.2% compared to 5.8% in Q2. Average price has increased in Q3 by 5.2% on quarterly basis while average price in the industrial real estate marked an increase by 2.4% at the end of Q3 2020 compared to an annual increase by 5% at the end of Q2. Average price per meter in handcraft real estate increased by 2.1% on annual basis with the rise in offered industrial real estates in Q3 where the No. of trades increased compared to Q2 where no activity is recorded. However, offer levels did not reach the levels achieved in Q3 last year where a decline was witnessed by 42% on annual basis.

Pursuant to the information issued by the Central Bank of Kuwait at the end of August 2020, the credit allocated to the real estate and construction sectors at the end of August has increased by 0.25% compared to Q2 while it increased on annual basis by 4.0% to exceed KD 11.1 Billion representing 28% of granted credit. Accordingly, bank credit balance has maintained its level approximating KD 39.7 Billion and recording an increase by 0.9% compared to Q2. This increase has approximated 4.9% on annual basis, accompanied by an increase in credit in certain other economic sectors as well including retail credit which has approximated KD 16.7 Billion i.e. an increase by 1.7% compared to Q2. This credit was higher by 3.9% on annual basis. Instalment credit facilities which are retail facilities granted to individuals wishing to build residential units in the private residence sector. These facilities represent 31% of total credit as they increased to reach KD 12.3 Billion i.e. an increase by 3.5% on annual basis. Accordingly, credit facilities granted to real estate activity continue their escalating trend.

Credit facilities balance allocated to real estate sector have approximated KD 23.4 Billion i.e. an increase by 1.6% compared to Q2 while it reached 3.7% on annual basis. The credit balances represent 58.9% of the credit facilities granted by the banking sector.

6- Retreating demand on apartments and amendment of population structure:

Covid19 pandemic has prevented the inflow of expatriates considering the stoppage of aviation. Estimations indicate that the No. of expats has declined remarkably. The No. of residence permits has also declined and many expats whose residence permits have expired have left the country according to latest issued reports. As the lockdown status continues, this would affect the real estate sectors namely investment apartments, hotel flats and various tourism activities. Indicators have marked a decline in average price of investment real estate to 0.4% at the end of Q3 2020 on quarterly basis compared to a quarterly decline by 0.6% at the end of Q1(Crises Peak).

7- Mudaraba on Lower Prices:

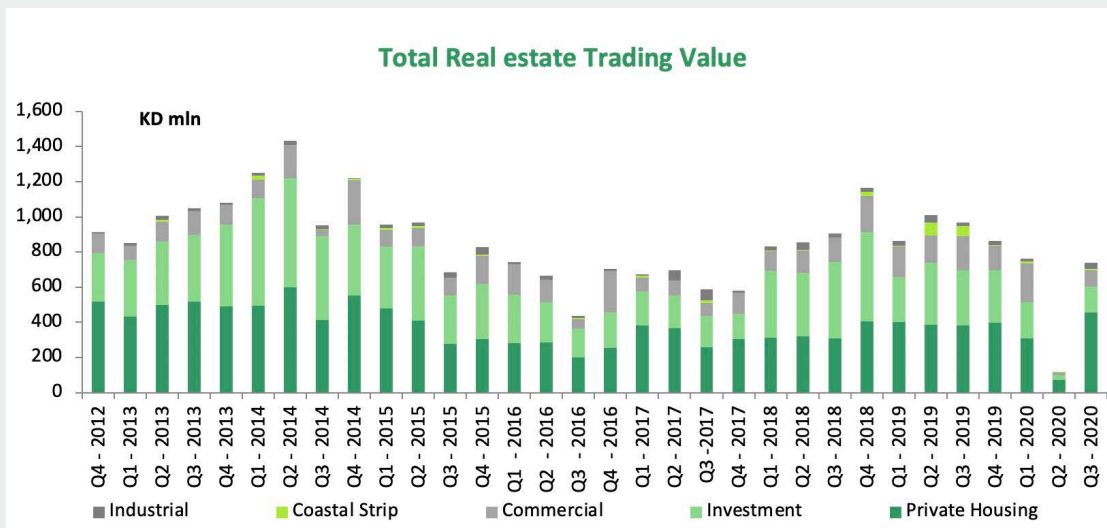
A conservative trend is prevailing the market currently, in regard to real estate investment, by market makers and investment portfolios aiming to acquire real estates at low prices as a result of the crises. The absence of this category from normal trading has led to a decline in demand on real estates. Investors have tried to decrease prices of their real estates to be able to sell them. Certain global markets and exchanges have improved at the end of Q3 2020 bearing in mind that they were affected negatively earlier due to the impacts of Covid19 , restrictions imposed on various activities including aviation, transportation, travel and tourism and consumer sector. Oil prices recorded an increase at the end of Q3 compared to an unprecedented decline in the first half of the year. Restrictions on movement and transportation were eased and various companies and economic businesses resumed their activities following a lockdown which has prolonged for several months worldwide. The lockdown in Kuwait exceeded 3 months and average commercial real estate growth slowed down as they recorded 3.9% in Q3 on annual basis compared to an increase by 4.4% at the end of Q2 on annual basis.

On the other hand, listed real estate companies were affected by the crises as the real estate sector index in the main market declined by 10.8% for the same period. However, the market value of real estate sector recorded a decline from KD 1.3 Billion at the end of 2019 to KD 1.2 Billion at the end of Q3 i.e. a decline by 7.4% while Bourse Kuwait capital value declined by 11.7% for the same period.

Finance markets were affected by the decline in oil prices and consumption and the increase in the prices of gold and digital currencies on annual basis during Q3. Average price per square meter increased by 5.2% increased at all governorates level regarding private residences on quarterly basis while it increased on annual basis by 8.2%. Concerning investment real estate, average price per square meter declined by 1.7% compared to Q2 2020 bearing in mind that it was higher by 0.7% on annual basis. Commercial real estate increased by 0.4% on quarterly basis and continues to record an increase on annual basis by 3.9%.

Real estate Trading during Q3

Economy has regained its activity in Q3 in Kuwait and worldwide. Kuwait government authorities have resumed their services regarding real estate trading during this quarter. This matter has contributed to the enhancement of real estate trades. KFH surveys and evaluations during Q3 have confirmed and real estate information have indicated that the real estate sector has shown remarkable resistance against the financial crises resulting from Covid19 crises where private residence and industrial real estate prices recorded an increase. Investment real estate prices have declined while the commercial sector recorded a minor increase on quarterly basis. The above factors have contributed to the increase in price levels slightly in private residence and industrial real estate while growth declined in investment, commercial and handcraft real estates on annual basis.



Trades in Q3 reached KD 739 Million compared to a relatively low level approximating KD 116 Million in Q2 and KD 762 Million in Q1 due to lockdown in government authorities and certain systems in Q2. Following the lockdown period the value of trades in Q3 was lower by 24% compared to the same period 2019. The volume of demand increased remarkably to 1,973 deals in Q3 compared to 283 deals in Q2 and 1,248 deals in Q1 i.e. an increase by 17% in Q3 on annual basis. However, average deal value declined by 33% on annual basis. This performance has resulted from the decline in the value of real estate deals by 52% for investment real estate trades, 54% for commercial and 80% for coast strip real estates. The value increased by 60% for industrial and handcraft real estates while private residence deals value increased by 19% on annual basis.

Demand volume on private residence has recorded an annual increase. The number of deals increased in Q3 by 56% on annual basis while it declined in investment and commercial real estates by 57% and 81%. The No. of deals in industrial and handcraft real estates witnessed a decline by 42% while demand on coast strip did not witness any change on annual basis.

Concerning developments on local real estate prices in Q3 2020, average price per square meter has increased at Kuwait level to KD 708 for private residence. The quarterly increase ratio reached 5.2% compared to Q2 which has recorded an increase by 1.2% on quarterly basis. Regarding investment real estate, average price per square meter reached KD 1,584, thus recording a decline by 0.4% compared to Q2 which has not witness any change and a decline by 0.6% in Q1 on quarterly basis. Average price in commercial real estate reached 3,666 per square meter i.e. a slight increase by 0.4% compared to Q2 which has not witnessed any change on quarterly basis while the increased slowed to 3.9% in Q3.

Average price per meter stabilized for ownership flats in investment real estates of an area 100 m and 70M in various governorates. Price stabilized in Capital governorate at KD 1,100 in Q3 while it reached less than that in Hawalli governorate when it recorded KD 990. Price per meter stabilized at Mubarak Al-Kabeer at KD 891 while in Farwania average price reached KD 813. Average price stabilized in Ahmadi at KD 765 without any change compared to Q2 2020.

Average rental value for flats of an area 100 sm. in investment real estates did not record any change at the end of Q3 on annual basis in most of the governorates except certain areas in Capital governorate, Ahmadi and Jahraa which has recorded a decline by 1% compared to average rental value on annual basis.

Average rental value for private residence for a flat of an area 135 sm. In capital governorate approximated KD 500, KD 490 in Hawalli and KD 376 in Farwania. Average value did not witness any change in Ahmadi and Mubarak Al-Kabeer governorates.

The real estate sector resilience during the global pandemic was evident despite the descending trend of the Brent oil price. Oil price levels in Q3 were still lower than last year levels as they dropped significantly to historical unprecedented levels in the first half of the year. Government procedures, enhancement plans, gradual opening of economy and the world trade and transportation movement have contributed to the slight recovery of oil prices at the end of Q3 where West Texas recorded US\$ 40.1, Brent US\$ 40.9, Kuwait crude oil closing at US\$ 41.1. Accordingly, the annual decline ratios have slowed for West Texas to 26%, Brent 32.6% Kuwait oil 33.3% on annual basis, bearing in mind that they have dropped to unprecedented levels where USA crude declined to US\$ -37 in Q2 as a result of the increase in stock related to the contract of last May. Brent crude declined to the level of US\$ 5 per barrel and Kuwait oil reached US\$ 12 at the beginning of the crises according to Reuters.

Price index in Kuwait increased to record 117.1 points according to the information announced by the Central Statistics Bureau at the end of August, thus recording an inflation ratio by less than 1% compared to the end of Q2. Inflation reached 2.2% on annual basis as a result of the variable increase in prices levels in most of the components of the index. Meanwhile, price levels in the housing service component did not record any changes on annual basis.

Total Real Estate Trading Value

KD Million	Private Residence	Investment	Commercial	Coast Strip	Handcraft, Industrial and Warehouses	Total Sales
Q3 2018	307	434	140	-	25	906
Q4 2018	407	506	205	26	23	1,167
Q1 2019	403	253	175	6	27	865
Q2 2019	385	353	156	72	44	1,010
Q3 2019	382	313	197	57	21	969
Q4 2019	398	299	140	2	24	863
Q1 2020	310	203	223	9	17	762
Q2 2020	72	26	15	2	-	116
Q3 2020	455	149	91	11	33	739

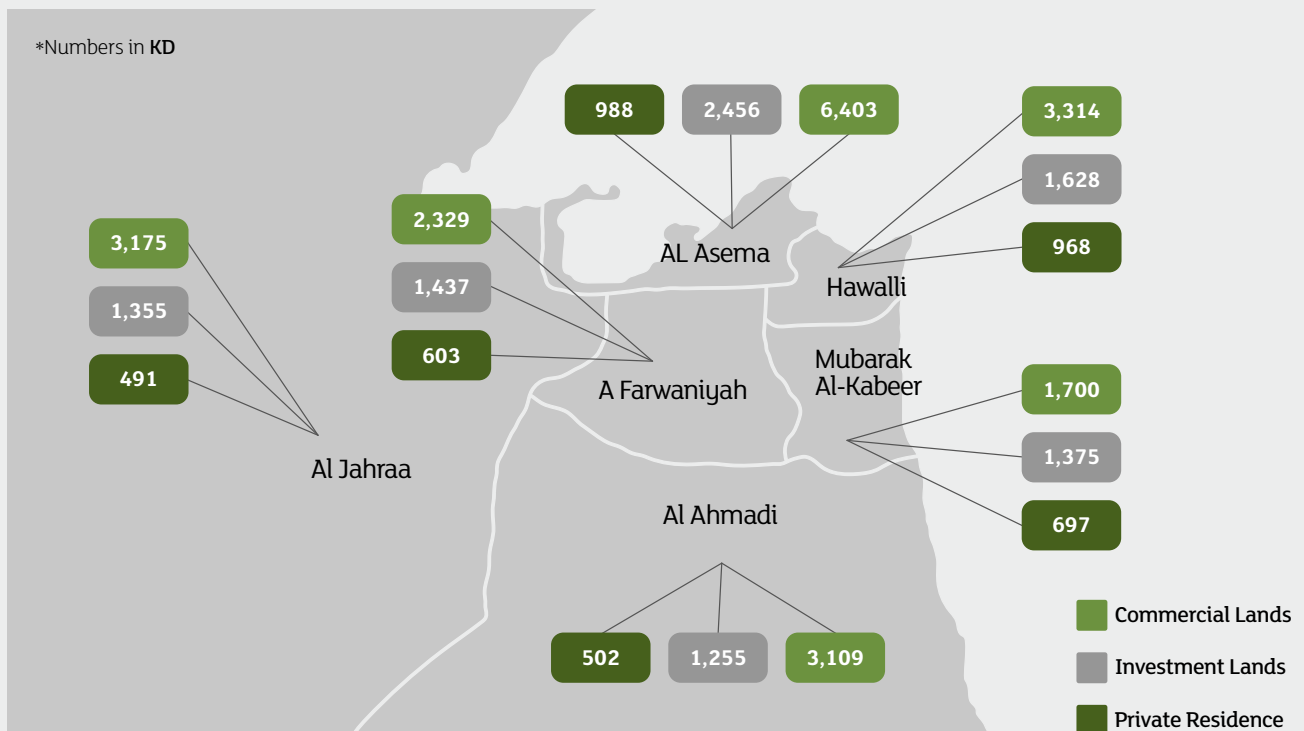
Source: Ministry of Justice - KFH

First: Market Trends

Land Prices in Q3 2020

Average price per meter in Capital governorate increased to reach KD 988 in Q3 2020 in the private residence sector, exceeded KD 2,450 in the investment sector and exceeded KD 6,403 in the commercial sector in Q3. In Hawalli governorate, average price per square meter increased to reach KD 968 for the private residence sector, increased to reach KD 1,628 for the investment sector and increased to reach KD 3,314 for the commercial sector. In Farwaniya governorate, average price increased to reach KD 600 in the private residence sector while it declined to reach KD 1,437 in the investment sector and reached KD 2,329 in the commercial sector as at the end of Q3 2020.

Average price per square meter for Real-estate sectors in all governorates Q3 2020

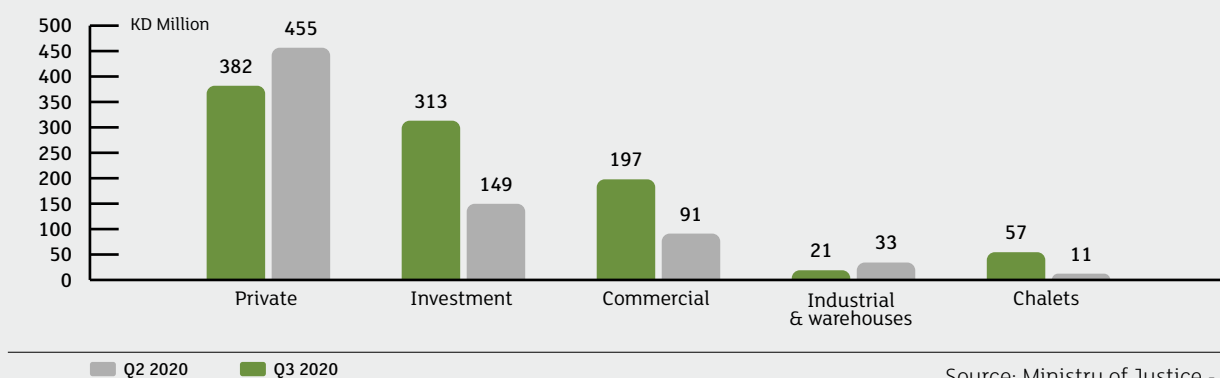


Real estate Sectors Trading Trends

Economy regained its activity in Q3 following the lock down in all government authorities in Q2 this year. Sales value regained some of their former levels as they recorded KD 739 Million in Q3 compared to KD 116 Million recorded through the voluntary work of the real estate registration and authentication department at the Ministry of Justice during the partial lockdown period in Q2 2020. Change ratios varied in Q3 among various real estate sectors value and quantity wise compared to the same period last year. Real estate sales at the coastal strip recorded high levels.

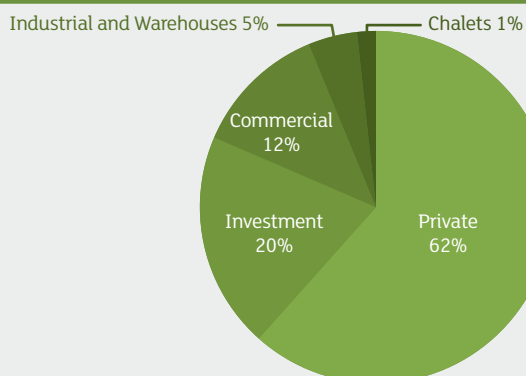
Private residence sector enhanced its leading position among all sectors as it increased its contribution to reach 62% in Q3 compared to 39% of sales for the same period 2019. Investment sector share maintained its second position among various sectors as its share declined to 20% of sales value compared to 32% in Q3 last year. Commercial real estate sales share declined to reach 12% compared to 20% of sales. Handcraft and Industrial real estate sales share reached 4.5% compared to 2% in Q3 last year. The coastal strip real estate share approximated 1.5% of total real estate sales compared to 6% for the same period 2019.

Figure (1) Total Real estate Trading Value



Source: Ministry of Justice - KFH

Figure (2) Distribution of Real estate Transactions Share(Sector wise)/ Total Real estate Transactions Value Q3 2020

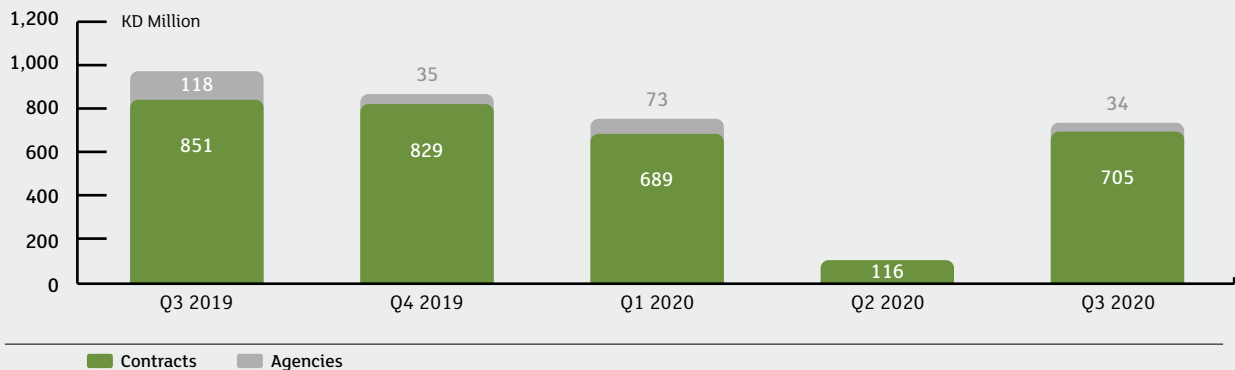


Source: Ministry of Justice - KFH

Total Real estate Sales

Real estate trading value reached KD 739 Million in Q3 2020 as per the information obtained from the Real estate Registration and Authentication Department Records at the Ministry of Justice i.e. 6 times compared to a low level KD 116 Million in Q2 which was the outcome of the voluntary work at the Real estate Registration & Authentication Department at the Ministry of Justice during the lockdown period. However, the trading levels witnessed a decline by 24% on annual basis.

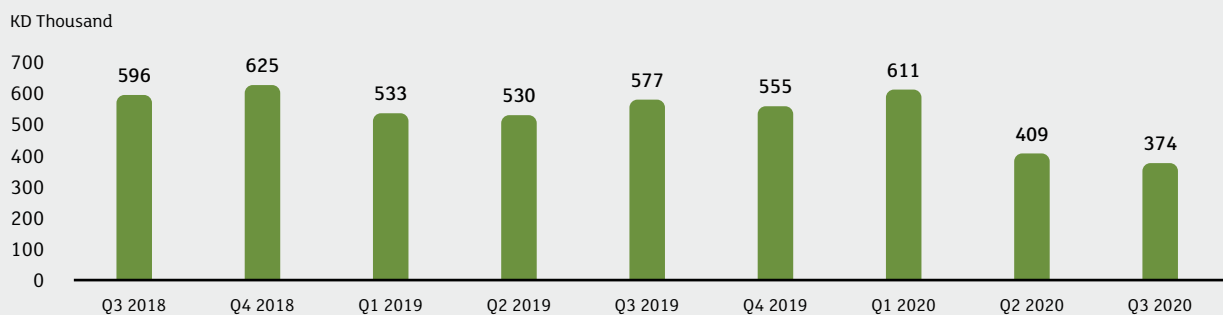
Figure (3) Development on total real estate Sales value



Source: Ministry of Justice – Kuwait Finance House

Average real estate transaction value index declined to reach KD 347 Thousand at the end of Q3 i.e. a decline by 5% compared to Q2 and 33% on annual basis. Meanwhile, total No. of transactions increased to reach 1,973 transactions compared to 283 transactions in Q2 during the lockdown period. Also, it recorded an increase by 17% on annual basis as a result of the significant annual increase in the private residence sector despite the variable decline in the No. of transactions for the commercial and investment sectors.

Figure (4) Development on Average Transaction value/ total real estate Sales

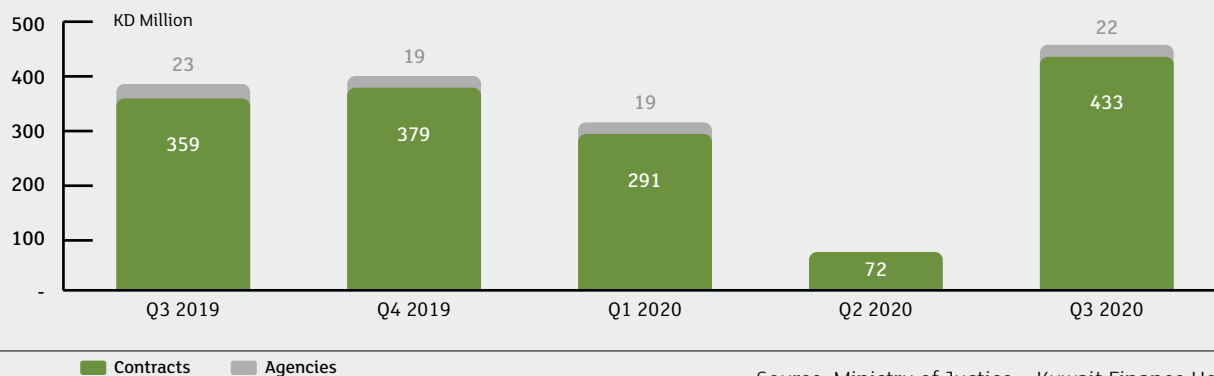


Source: Ministry of Justice – Kuwait Finance House

Private Residence Trends

Private residence sales increased to reach KD 455 Million in Q3 compared to KD 72 Million in Q2 i.e. an increase by 19% on annual basis.

Figure (5) Development on private residence real estate sales

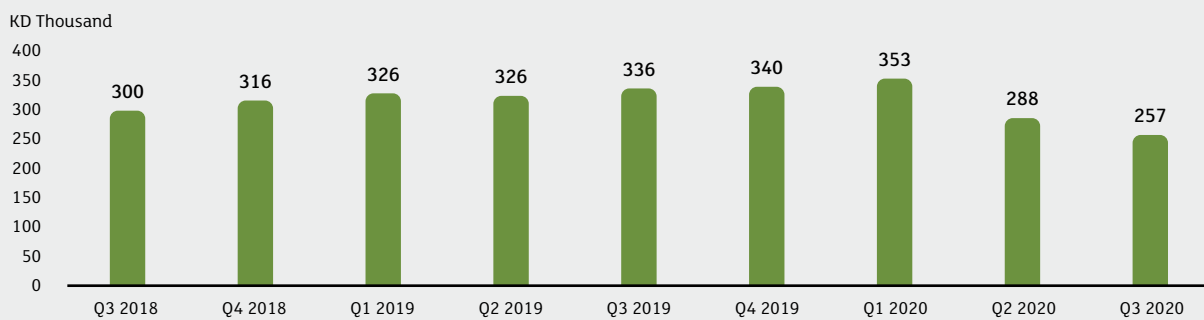


Source: Ministry of Justice – Kuwait Finance House

Average transaction value of private residence declined to reach KD 257 Thousand at the end of Q3 or 11% on quarterly basis. Also, it recorded a decline by 23% on annual basis.

The number of private sector transactions increased to reach 1,770 transactions in Q3 compared to 251 transactions in Q2 i.e. a remarkable increase by 56% compared to Q3 2019.

Figure (6) Progress on average transaction value/ Private residence transactions

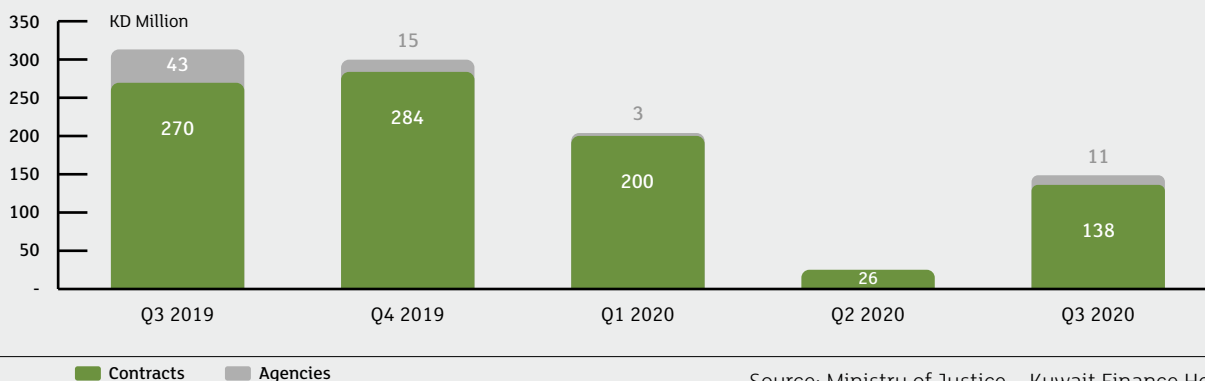


Source: Ministry of Justice – Kuwait Finance House

Investment Real estate Trends

Investment real estate sales value reached KD 149 Million in Q3 compared to KD 26 Million in Q2 i.e. a decline by 52% on annual basis.

Figure (7) Progress on Investment Real estate Transactions Value

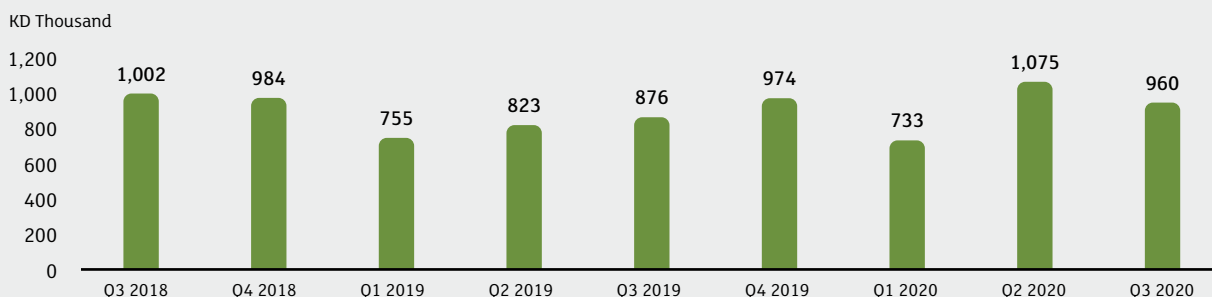


Source: Ministry of Justice – Kuwait Finance House

Average investment real estate transaction value declined to reach KD 960 Thousand i.e. a decline by 11% compared to Q2 2020 while this indicator recorded an increase by 10% on annual basis.

The number of investment real estate transactions recorded 155 transactions in Q3 compared to 24 transactions during the lockdown period in the preceding quarter. This indicator has witnessed a decline by 57% on annual basis.

Figure (8) Progress on Average Transaction Value/ Investment Real estate Sale Value

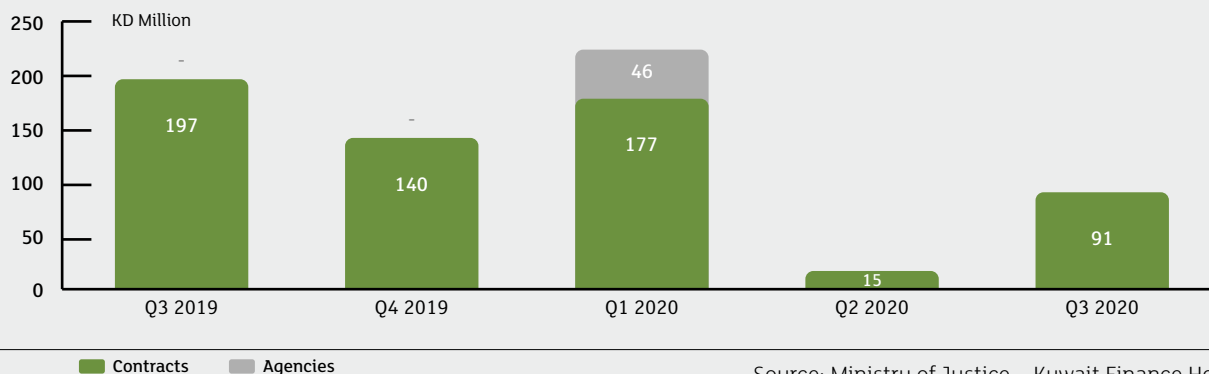


Source: Ministry of Justice – Kuwait Finance House

Commercial Real Estate Trends

Commercial real estate sales value reached KD 91 Million i.e. 6 times the value of KD 15 Million in Q2. However, it is significantly lower by 54% compared to the same period last year.

Figure (9) Progress on Commercial Real estate Transaction Value

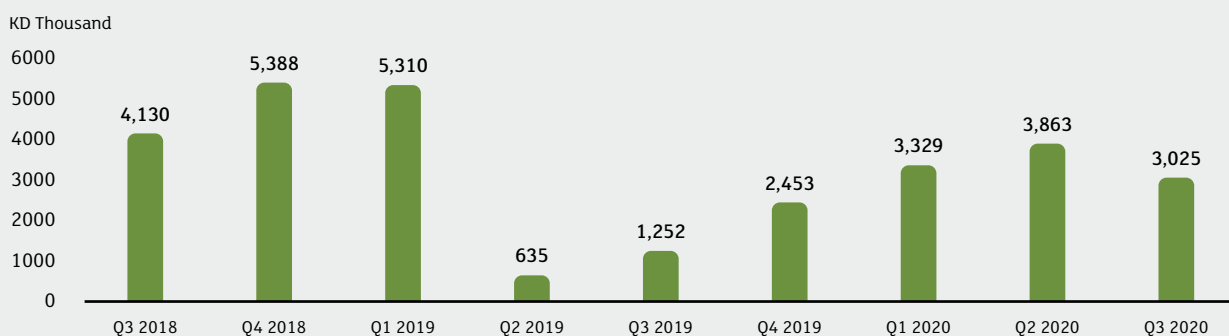


Source: Ministry of Justice – Kuwait Finance House

Average transaction value in commercial real estate sector declined to reach KD 3 Million as at the end of Q3 i.e. a decline by 22% compared to Q2. Average transaction value increased by 142% on annual basis compared to KD 1.3 Million in Q3 2019.

The number of commercial sector transactions recorded 30 transactions in Q3 2020 compared to 4 transactions in Q2. However, it recorded a decline by 81% in Q3 on annual basis compared to the same period 2019.

Figure (10) Progress on average transaction value/ Commercial real estate transactions



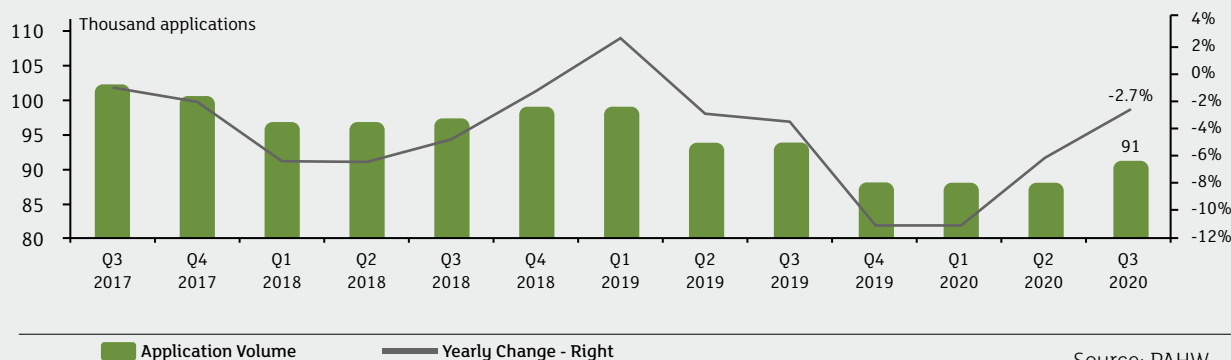
Source: Ministry of Justice – Kuwait Finance House

Second: Residential Projects

The Public Authority for Housing Welfare (PAHW) is executing several projects in the new cities according to the approved time schedule of the current development plan 2015/2016 – 2019/2020. The authority continued its projects in Q3 as they were not affected by the lockdown period which was imposed during the first half of the year. The State of Kuwait aims to be a commercial and financial center attracting the investment, through various announced infrastructure projects executed by the ministry of public works. The authority is also executing residential projects based on very strict technical conditions placed by the authority for the execution of new residential cities. This activity shall fulfil part of the demand which comprises partially accumulated residential applications.

PAHW has succeeded in mitigating the number of residential applications in Q3 compared to the volume of applications last year. Meanwhile the number of applications increased to reach 91 Thousand in Q3 compared to 88 Thousand applications in Q2. The authority is continuing to provide and distribute residential units and lands. The authority succeeded in executing its plan as per the residential units distribution schedule comprising lots of 400 sm each. According to the information published on its website and the latest updates, the authority has announced the distribution of 11 residential districts of a project south Sabah Al-Ahmed city including 20.4 Thousand units comprising 545 public buildings in the whole project. The authority was able to distribute 10.7 Thousand units.

Figure (11) Progress on residential applications presented to PAHW



Source: PAHW – KFH

With the return of the normal economic life in Q3, the authority has endeavored to execute several residential projects which it planned in the past. Despite the delay in the execution of some projects due to COVID19 Pandemic yet the authority continued its efforts to execute several other projects. According to the information announced in its report dated Sep. 2020, the authority has executed projects exceeding KD 316 Million in value including projects amounting KD 25 Million with a completion percentage of 100% or so. It has also completed projects which it started earlier and commenced planning for projects in several residential cities exceeding KD 1 Billion in value. These projects include new projects where completion percentage has exceeded KD 421.7 Million. The authority has started to prepare the time schedule during this period for new projects exceeding KD 771 thousand in value and commenced actual execution. To through some light on the efforts exerted and projects executed, following is a description of the projects executed within three categories according to the concerned sector:

First: The Authority is executing plots and service projects in 7 contracts of various projects totaling KD 490 Million i.e. 36.8% of the authority project costs according to September 2020 report. These projects include projects of KD 74.9 Million in value and have exceeded their contractual completion percentage e.g. Sabah Al-Ahmed City project. The authority is continuing the completion of other projects.

Second: The authority is following up the execution of public building projects in the new residential and certain other cities for 10 projects amounting more than KD 242.3 Million representing a share of 18.2% of the value of the authority projects as per its report including projects which are about to be delivered where the value is estimated to be KD 39.2 Million, in Mina Abdullah and West Mubarak Al-Abdullah. The authority is continuing the completion and maintenance of public buildings where completion percentage has exceeded the contractual completion percentage and which value KD 103 Million in Mutlaa city and West Abdullah Al-Mubarak. The Authority is continuing the execution of other projects amounting KD 179.3 Million and achieved remarkable progress in some of them in several residential cities.

Third: The authority is executing main roads projects and sundry services amounting KD 601 Million comprising 23 different projects which represent 45.1% of the value of the PAHW projects. The said projects are spread in 8 new residential areas including the following: First: Projects which are about to be delivered and have a completion percentage exceeding 90% with total value KD 365 Million in Mutlaa and Wafra areas. Second: projects in progress of a value KD 234 Million including projects where the completion percentage exceeded the contractual completion percentage amounting KD 264 Million. Third: projects for which a time schedule has been set for execution including water network projects in Sabah Al-Ahmed city. Projects include also the execution of a temporary alternative road in East Taimaa amounting KD 771 Thousand and certain construction projects and other related projects.

Accordingly, the value of the PAHW projects has approximated KD 1.4 Billion in several residential cities including projects under execution, under design and planning and future projects which the authority intends to execute in certain new residential projects e.g. 6 different areas comprising more than 53 thousand residential units of 400 M2. area of each unit in South Sabah Al-Ahmed city which is 70 km far from capital governorate, South Saad Al-Abdullah city which is 27 km , South Abdullah Al-Mubarak city which is 16 km far from capital. The projects include also Khaitan in Farwaniya governorate and East Taimaa in Jahraa Governorate. Projects also include low cost houses in the western side Kuwait which are 45 km far from capital and 15km from Jahraa Governorate.

Certain other projects are still under execution to deliver about 39 thousand units of 400m2 area, comprising 900 apartments of an area 385 m2. Projects are distributed in several residential cities including Wafra expansion project and Wafra current projects which provides 600m2 plots, Jaber Al-Ahmed city which is 22km far from capital, South Mutlaa, Sabah Al-Ahmed city, South West Sulaibikhat and West Abdullah Al-Mubarak City.

The Authority plans to execute several future projects aiming to provide around 140 residential units covering an area of 400 M2 each e.g. Sabriya city which is located 60 km from capital governorate. The city comprises more than 52 thousand residential units. Also included, is Khairan city which is 80 km far from capital, comprising 36 thousand residential units, Nawaf Al-Ahmed city which is 110 km far from capital and comprises 52 thousand units covering an area of 400 m2 each.

List of projects announced by the Technical Bureau for Studying Development Projects:

Table (1) Projects for Houses, Plots, Services, and Affiliated Public Buildings

#	Area	Contract Value KD Million	Completion %	
			Contractual	Actual
1	Mutlaa City	215.8	100	79.4
2	Mutlaa City	50.0	100	66.1
3	Mutlaa City	49.3	100	92.0
4	South Abdullah Al-Mubarak	29.0	100	91.0
5	East Taimaa	46.1	87.9	68.0
6	Sabah Al-Ahmed City	24.9	97.9	58.5
7	Sabah Al-Ahmed City*	74.9	57.4	57.4
Cost		KD 489.9 Million		

* Projects which have exceeded completion percentage

Public Building Projects

8	Mina Abdullah	2.2	100	99.0
9	Wafra*	23.7	100	100.0
10	Wafra	24.6	100	77.7
11	West Abdullah Al-Mubarak	28.5	100	78.2
12	West Abdullah Al-Mubarak*	36.9	97	97.1
13	Sabah Al-Ahmed	1.3	100	95.0
14	Mutlaa City	31.8	25.3	18.1
15	Mutlaa City	26.9	13.5	13.1
16	Mutlaa City*	37.9	17.0	37.2
17	Mutlaa City*	28.2	14.6	14.6
Cost		KD 242.3 Million		

* Projects which have exceeded completion percentage

Sundry Main Roads and Service Projects

18	Mutlaa City	288	100	98.6
19	Wafra	3.4	100	99.6
20	Sabah Al-Ahmed	3.4	100	84.6
21	Mutlaa City*	17.4	70	72.2
22	Mutlaa City	17	82	74.7
23	Mutlaa City	17	82	74.3
24	Mutlaa City	16.9	84	77.1
25	North West Sulaibikhat	2.1	100	80.5
26	Low cost houses*	68.1	57	59.8
27	Mutlaa City*	26.2	68	68.2
28	Mutlaa City*	26.2	68	69.6

#	Area	Contract Value KD Million	Completion %	
			Contractual	Actual
29	South Abdullah Al-Mubarak*	11.7	67	68.1
30	West Abdullah Al-Mubarak	2.5	100	89.9
31	West Abdullah Al-Mubarak	2.6	100	87.2
32	Wafra*	2.5	73	74.0
33	Mutlaa City*	23	89	91.0
34	Mutlaa City*	28.3	92	96.5
35	Mutlaa City*	23.3	90	93.1
36	Mutlaa City*	16	12	12.3
37	Mutlaa City	4.5	13	10.3
38	Mutlaa City	0.46	Plans to submit time shcedule	
39	Mutlaa City*	0.311	1.3	80.0
40	Mutlaa City*	0.709	21	21.1
Cost		KD 609.8 Million		
Total Cost of PAHW Projects		KD 1,403.9 Million		

*Projects which have exceeded completion percentage

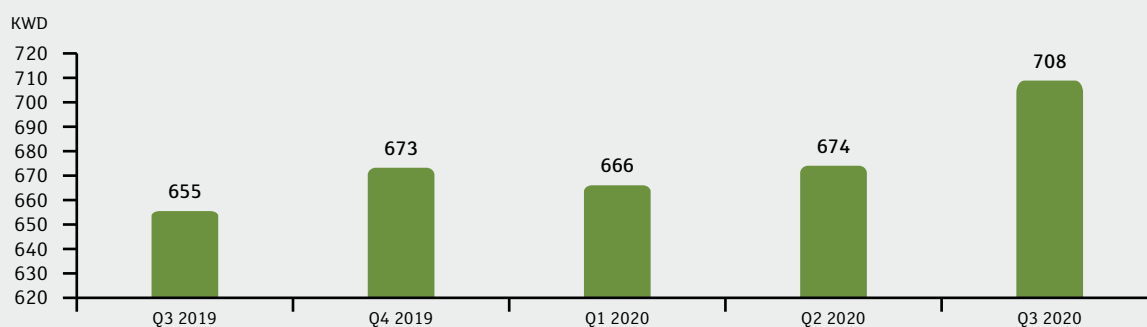
Source: List of Projects of the Public Authority for Housing Welfare (PAHW) – September 2020 (www.housing.gov.kw)

Third: Price Indicators

First: Private Residence Land Prices

Prices of residential land and real estate differ according to their rarity and the suspension of economic activities including real estate trading and registration during Q3 this year. Prices of private residence land differ according to the characteristics and location thereof in various Kuwait governorates and areas. Average price per square meter continued its escalating trajectory at the governorates level on the back continued increase ratios since the beginning of last year as per KFH information. Average price increased in Q3 2020 by 5.2% compared to 1.2% in Q2 on quarterly basis. Average price per meter recorded KD 708 in Q3, thus marking an increase by 8.2% on annual basis i.e. higher than the increase by 5.8% in Q2. Annual growth in average price in private residence still continues at all governorates level.

Figure (12) Average price of square meter of Residential RealEstate



Average price per square meter increased in Q3 compared to price levels in the preceding quarter. Increase ratios in private residence prices accelerated on annual basis at the end of Q3 2020 in Kuwait governorates. Average price increased in Capital Governorate by 12.7% in Q3 on annual basis compared to a lower increase by 11.5% in the preceding quarter. Prices recorded an increase in Hawalli governorate by 8.8% in Q3 compared to 7.7% in Q2. Mubarak Al-Kabeer recorded an increase by 4.1% compared to 2.3% in Q2. Prices increased in Farwania governorate by 7.8% on annual basis compared to 2.4% in Q2. Prices increased in Ahmadi governorate by 4.4% compared to 0.8% in Q2 while in Jahraa price levels recorded an annual increase by 8.8% compared to 5.6% in Q2.

Capital Governorate

Average price per square meter in private residence sector at Capital governorate increased by 4.5% on quarterly basis in Q3 as it approximated KD 988. Price levels at the governorate are still taking the escalating trajectory as a result of the escalating growth ratios on quarterly basis. Average price in the governorate recorded an increase by 12.7% on annual basis.

Figure (13) Average Price per Meter – Capital Governorate

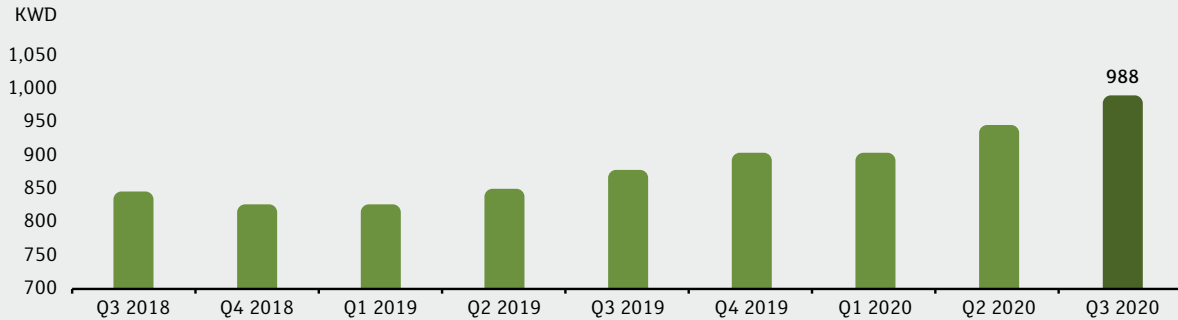
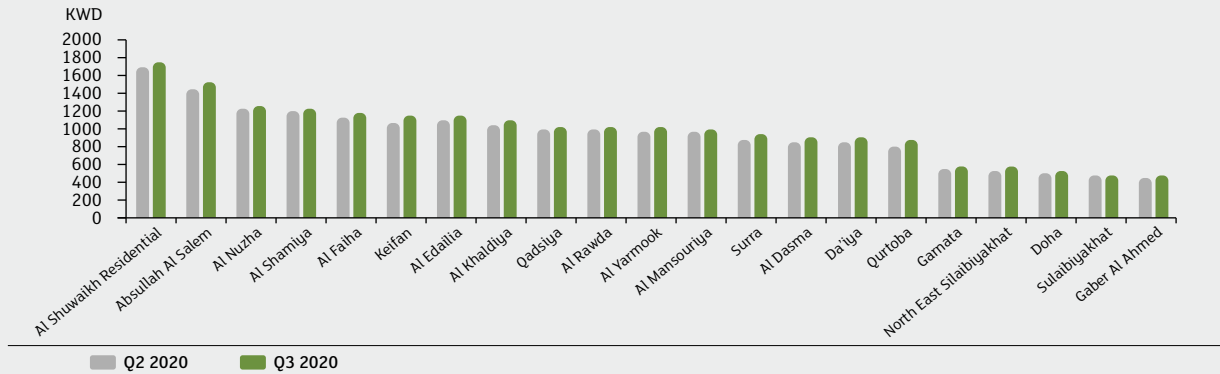


Figure (14) Average Price/ M2 for Private Residence in Capital Governorate



Source: Kuwait Finance House

Table 2: 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 Q3 2020
				From	To	From	To	
Al Shuwaikh Residential	500	210%	Internal	880,000	980,000	1,760	1,960	1,860
	1,000	210%	Internal	1,400,000	1,610,000	1,400	1,610	1,505
	1,000	210%	Main	1,650,000	1,820,000	1,650	1,820	1,735
	1,000	210%	Jamal Abdul-Naser	1,820,000	1,920,000	1,820	1,920	1,870
General Average in the Area				1,437,500	1,582,500	1,658	1,828	1,743
Abdullah Al Salem District	500	210%	Internal	750,000	920,000	1,500	1,840	1,670
	750	210%	Main	1,120,000	1,220,000	1,493	1,627	1,560
	1,000	210%	Sanaa	1,730,000	1,900,000	1,730	1,900	1,815
General Average in the Area				1,171,667	1,380,000	1,411	1,664	1,538
Shamiyah	250	Till 800 m	Internal	320,000	385,000	1,280	1,540	1,410
	1,000	210%	Internal	920,000	1,150,000	920	1,150	1,035
	500	210%	Main	660,000	790,000	1,320	1,580	1,450
	750	210%	Main	850,000	1,050,000	1,133	1,400	1,267
General Average in the Area				744,286	902,143	1,130	1,364	1,247
Nozha	500	210%	Internal	570,000	690,000	1,140	1,380	1,260
	750	210%	Internal	780,000	940,000	1,040	1,253	1,147
	1,000	210%	Main	1,150,000	1,350,000	1,150	1,350	1,250
General Average in the Area				806,000	964,000	1,158	1,393	1,275
Khaldiya	750	210%	Internal	720,000	850,000	960	1,133	1,047
	750	210%	Internal	820,000	1,030,000	1,093	1,373	1,233
	1,000	210%	4th / 3rd Ring Road	1,030,000	1,150,000	1,030	1,150	1,090
General Average in the Area				865,000	1,025,000	993	1,182	1,088
Adailiya	500	210%	Internal	540,000	650,000	1,080	1,300	1,190
	750	210%	Main	850,000	1,020,000	1,133	1,360	1,247
	1,000	210%	Riyad/ Damascus	1,020,000	1,150,000	1,020	1,150	1,085
General Average in the Area				810,000	957,143	1,050	1,245	1,148
Faihaa	400	210%	Internal	430,000	520,000	1,075	1,300	1,188
	750	210%	Internal	800,000	950,000	1,067	1,267	1,167
	1,000	210%	Main	1,030,000	1,260,000	1,030	1,260	1,145
General Average in the Area				651,429	775,714	1,083	1,288	1,186

Source: Kuwait Finance House

Note: the general average price for the areas in tables: 2 to 5 present the general average for several transactions. It has been evaluated by KFH and have not been included at these tables.

Accordingly, the reader may not be able to extract the general average price at the area based on price samples in each area included in the table. However, the general average price per square meter may be used as a price indicator.

Hawalli Governorate

Price levels of private residence land increased in Hawalli governorate as at the end of Q3 to reach KD 968 i.e. an increase by 4.8% compared to Q2 which has recorded a slight increase by 0.4% compared to the preceding quarter. Accordingly, increase ratios have accelerated on annual basis and they recorded 8.8% in Q3 compared to a lower increase in Q2.

Figure (15) Average Price at Hawally

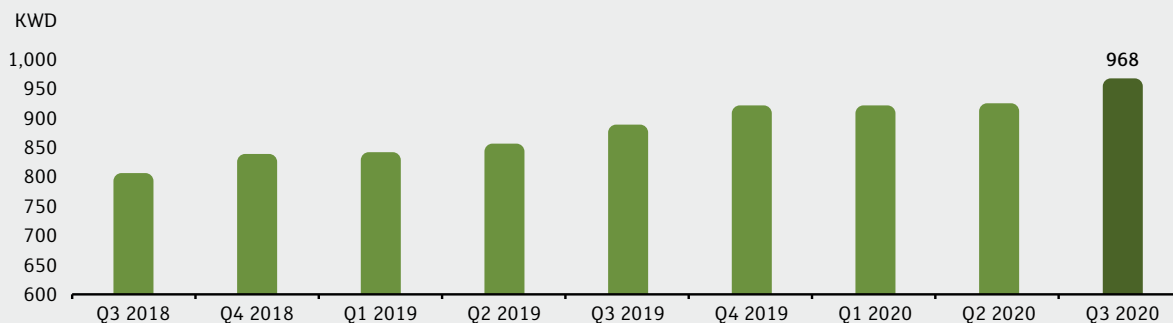
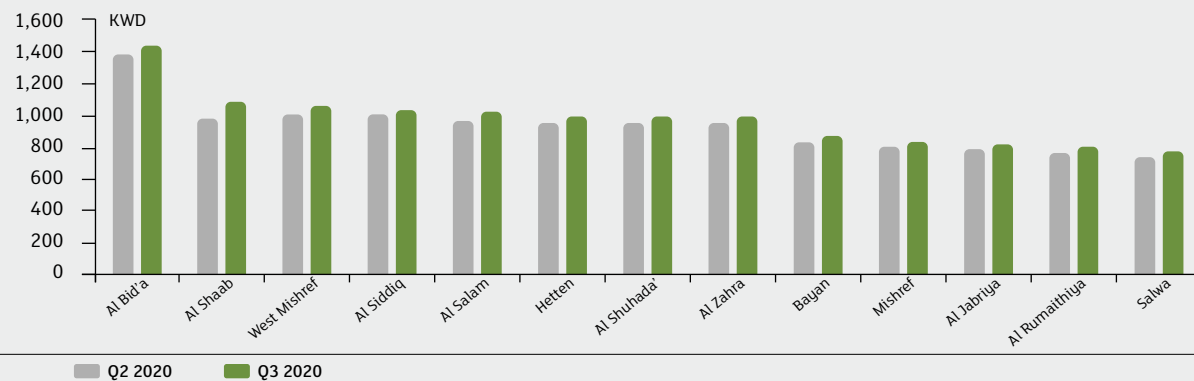


Figure (16) Average price/ M2 for Private Residence at Hawalli Governorate



Source: Kuwait Finance House

Table 3: 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 Q3 2020
				From	To	From	To	
Shaab	400	210%	Internal	400,000	500,000	1,000	1,250	1,125
	500	210%	Main	520,000	600,000	1,040	1,200	1,120
	750	210%	Main	700,000	880,000	933	1,173	1,053
General Average in the Area				521,667	635,833	971	1,181	1,076
Jabriya	400	210%	Internal	320,000	400,000	800	1,000	900
	500	210%	Main	420,000	490,000	840	980	910
	1000	210%	5th + Maghrib	720,000	865,000	720	865	793
General Average in the Area				466,667	559,444	734	879	807
Rumaithiya	400	210%	Internal	290,000	350,000	725	875	800
	750	210%	Main	410,000	500,000	547	667	607
	1000	210%	Taawon	940,000	1,050,000	940	1,050	995
General Average in the Area				479,444	569,444	722	861	792
Salwa	500	210%	Internal	320,000	380,000	640	760	700
	750	210%	Internal	400,000	490,000	533	653	593
	1,000	210%	Aqsa	800,000	950,000	800	950	875
	1,000	210%	Taawon	950,000	1,080,000	950	1,080	1,015
General Average in the Area				559,286	655,714	701	826	763
Salaam	400	210%	Internal	370,000	430,000	925	1,075	1,000
	400	210%	Main	420,000	490,000	1,050	1,225	1,138
	500	210%	Internal	400,000	485,000	800	970	885
	500	210%	Main	480,000	550,000	960	1,100	1,030
General Average in the Area				417,500	488,750	934	1,093	1,013
Hitteen	400	210%	Internal	370,000	410,000	925	1,025	975
	400	210%	Main	420,000	450,000	1,050	1,125	1,088
	500	210%	Internal	400,000	485,000	800	970	885
	500	210%	Main	480,000	510,000	960	1,020	990
General Average in the Area				417,500	488,750	934	1,035	984
Shuhadaa	400	210%	Internal	370,000	410,000	925	1,025	975
	400	210%	Main	420,000	450,000	1,050	1,125	1,088
	500	210%	Internal	400,000	485,000	800	970	885
	500	210%	Main	480,000	510,000	960	1,020	990
General Average in the Area				417,500	463,750	934	1,035	984

Farwaniya Governorate

Prices increased in Farwaniya governorate increased at the end of Q3 to approximate KD 603 i.e. a quarterly increase by 7.0% compared to Q2 which did not witness any change on quarterly basis. Increase ratios in average price accelerated on annual basis as it recorded 7.8% in Q3 i.e. 3 times the annual increase which has reached 2.4% in Q2 2020.

Figure (17) Average Price per meter in Farwaniya Governrate

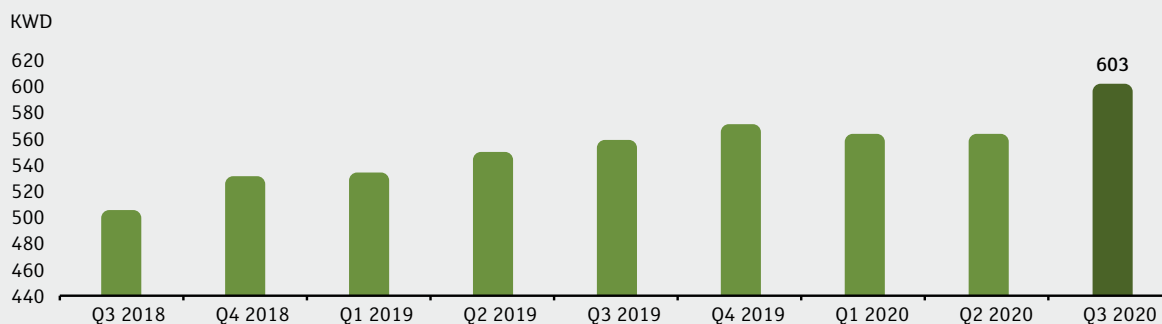
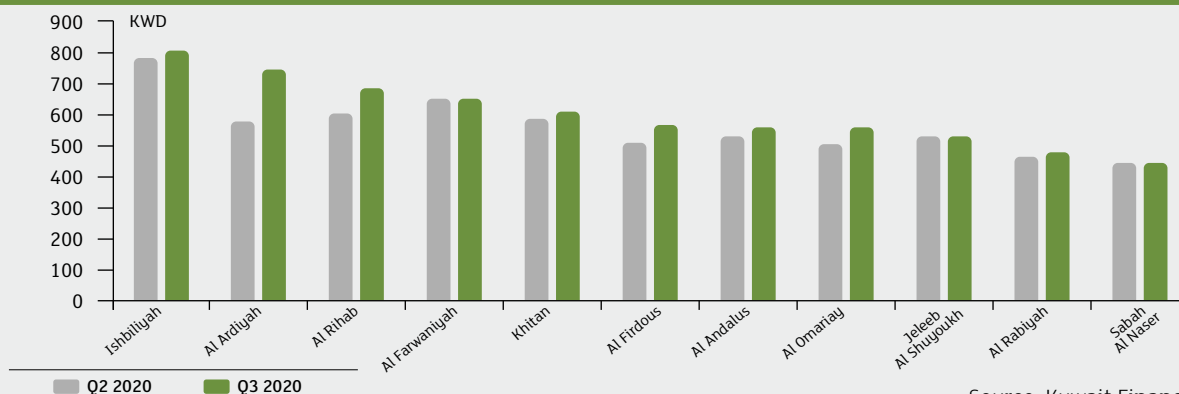


Figure (18) Average price/ M2 for Private Residence at Farwaniya Governorate



Source: Kuwait Finance House

Table 4: 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 Q3 2020
				From	To	From	To	
Andalus	210 %	500	Internal	270,000	300,000	540	600	570
	210 %	750	Main	380,000	420,000	507	560	533
General Average in the Area				340,000	380,000	529	593	561
Rabia (Existing House)	210 %	500	Internal	230,000	250,000	460	500	480
	210 %	500	Main	250,000	270,000	500	540	520
General Average in the Area				293,333	326,667	453	500	477
Ashbilya	210%	375	Internal	280,000	310,000	747	827	787
	210 %	400	Main	330,000	360,000	825	900	863
	210 %	500	Internal	330,000	380,000	660	760	710
	General Average in the Area				320,000	361,667	758	853
Farwaniya	210 %	500	Internal	285,000	325,000	570	650	610
	210 %	500	Main	320,000	375,000	640	750	695
General Average in the Area				302,500	350,000	605	700	653
Khaitan	210 %	400	Internal	240,000	300,000	600	750	675
	210 %	1000	King Faisal Road	600,000	700,000	600	700	650
General Average in the Area				370,000	440,000	493	587	540
Jaleeb	210 %	500	Main	230,000	260,000	460	520	490
Al Shuyoukh	210%	500	Internal	260,000	310,000	520	620	570
General Average in the Area				245,000	285,000	490	570	530
Ardiya	210 %	750	Internal	270,000	335,000	360	447	403
	210 %	750	Main	320,000	410,000	427	547	487
General Average in the Area				247,500	308,750	530	657	742

Mubarak Al Kabeer Governorate

Average price per meter at Mubarak Al-Kabeer governorate increased to reach KD 697 in Q3 i.e. an increase by 3.8% compared to Q2 which did not record any change on Quarterly basis. Accordingly, increase ratios in price levels have doubled in the governorate, thus witnessing an increase on annual basis by 4.1% compared to a lower increase by 2.3% in Q2 2020 on annual basis.

Figure (19) Average price per meter at Mubarak Al Kabeer

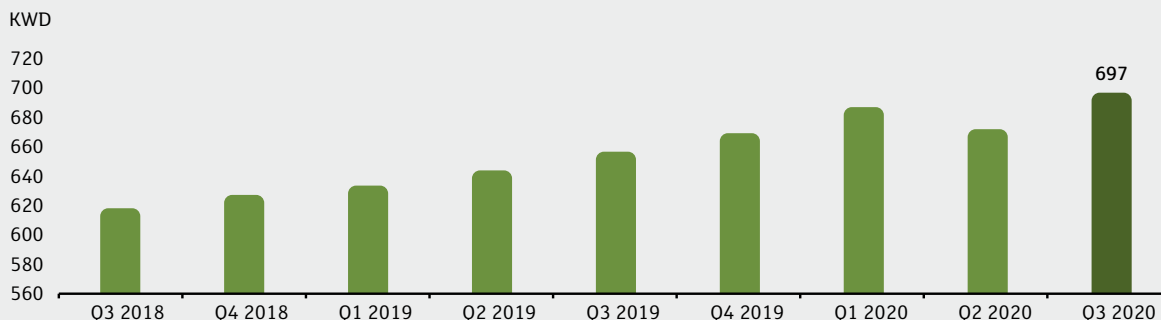
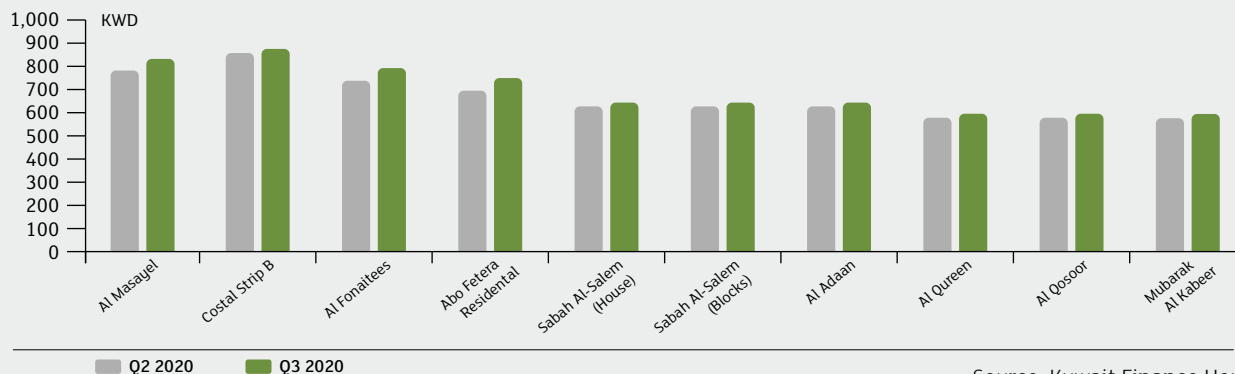


Figure (20) Average price meter for the Private Residence in Mubarak Al Kabeer Governorate



Source: Kuwait Finance House

Table 5: Residential Plot Prices at Mubarak Al Kabeer Governorate

Region	Area	Building %	street	Land Market Value (KD)		Market Value /M ² (KD)		Average price/ M ² Q3 2020
				From	To	From	To	
Masayel	400	210%	Internal	305,000	355,000	763	888	825
	500	210%	Main	370,000	460,000	740	920	830
General Average in the Area				338,750	408,750	758	912	835
Coast Strip B	1000	150%	Internal	450,000	600,000	450	600	525
	2000	150%	Marine	2,400,000	2,800,000	1,200	1,400	1,300
General Average in the Area				1,210,000	1,406,667	810	940	875
Abu Fatira Residential	400	210%	Internal	265,000	330,000	663	825	744
	500	210%	Main	340,000	410,000	680	820	750
General Average in the Area				301,250	368,750	673	826	749
Funaites	400	210%	Internal	285,000	350,000	713	875	794
	500	210%	Main	360,000	420,000	720	840	780
General Average in the Area				318,750	383,750	713	859	786
Addan	400	210%	Main	240,000	290,000	600	725	663
	400	210%	Internal	220,000	265,000	550	663	606
General Average in the Area				236,250	281,250	591	703	647

Source: Kuwait Finance House

Ahmadi Governorate

Prices increased in Ahmadi governorate as at the end of Q3 to reach at KD 502 per meter i.e. an increase by 4.7% compared to Q2 which has recorded a slight quarterly increase by 0.2%. Average price increase ratios accelerated at the governorate as average price marked an increase by 4.4% in Q3 compared to an increase by 0.8% in Q2 on annual basis.

Figure (21) Average price per meter in Al Ahmadi

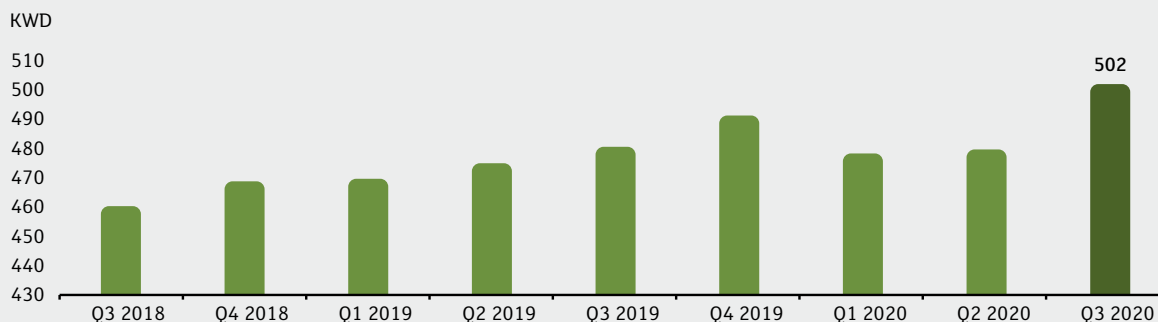
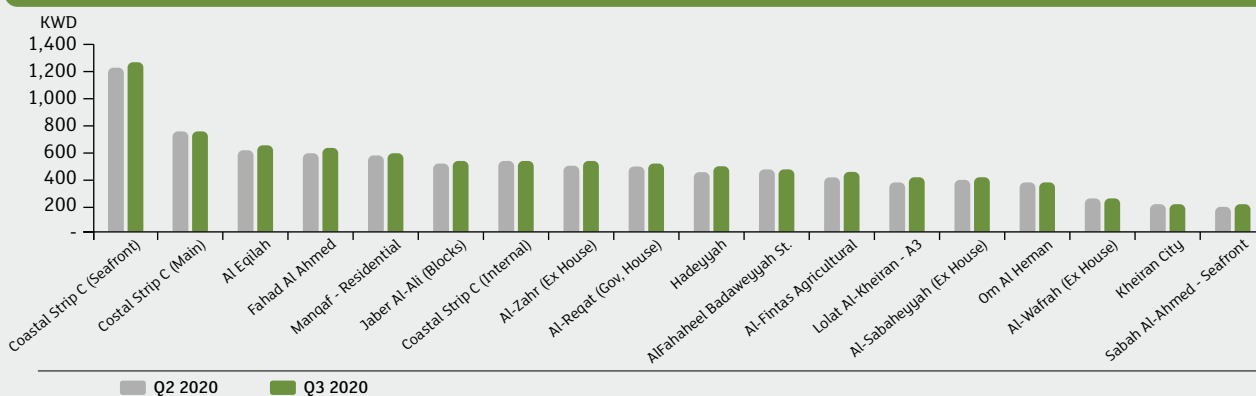


Figure (22) Average price meter for the Private Residence Ahmadi Governorate



Source: Kuwait Finance House

Table 6: Residential Plot Prices at Ahmadi Governorate

Region	Building %	Area	street	Land Market Value (KD)		Market Value /M ² (KD)		Average price/ M ² Q3 2020
				From	To	From	To	
Fintas Agricultural	210%	1,000	Internal	360,000	430,000	360	430	395
	210%	1,000	Main	420,000	570,000	420	570	495
Hadiya	210%	750	Internal	310,000	380,000	413	507	460
	210%	750	Main	370,000	420,000	493	560	527
Aqaila	210%	400	Main	260,000	300,000	650	750	700
	210%	500	Internal	265,000	320,000	530	640	585
Coast strip (S) overlooking Sea	150%	2000	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	70,000	95,000	175	238	206
Sabah Al Ahmad Marine A1 (Overlooking Sea)	210%	1200	Marine	210,000	260,000	175	217	196
Sabah Al Ahmad Marine A2 (overlooking Sea)	210%	450	Marine	170,000	190,000	378	422	400
Khiran Pearl overlooking sea A3	210%	450	Marine	170,000	190,000	378	422	400
Mangaf Residential	210%	375	Internal	195,000	230,000	520	613	567
	210%	400	Main	240,000	290,000	600	725	663

Source: Kuwait Finance House

Jahra Governorate

Prices increased in Jahra governorate as at the end of Q3 as they reached KD 491 i.e. an increase by 7.5% compared to Q2 which has not recorded any change on quarterly basis. Accordingly, price levels have increased by 8.8% on annual basis compared to an increase by 5.6% in Q2.

Figure (23) Average Price per meter of private residence in Al Jahra

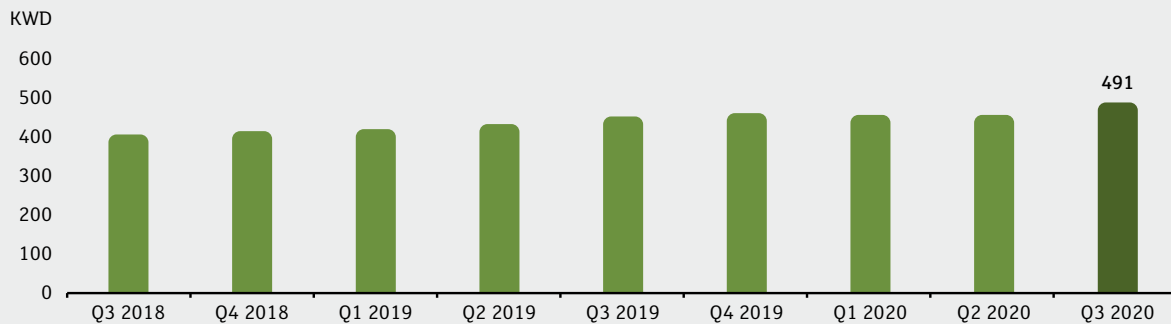
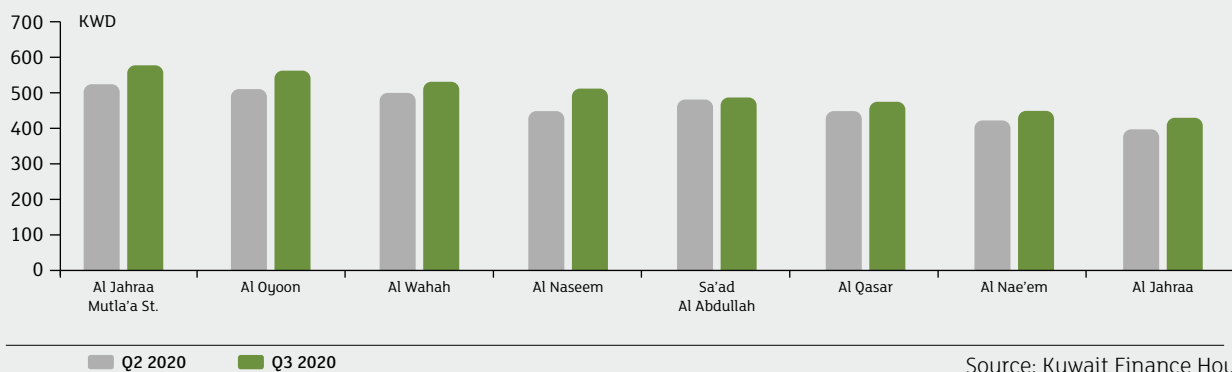


Figure (24) Average price/ M2 for Private Residence at Al Jahraa Governorate



Source: Kuwait Finance House

Table 7: Residential Plot Prices at Jahraa Governorate

Region	Area	Building %	Land Market Value (KD)		Market Value /M ² (KD)		Average price/ M ² Q3 2020
			From	To	From	To	
Qasr – Club Street	1000	210%	500,000	620,000	500	620	560
Qasr (Existing Houses)	600	210%	210,000	255,000	350	425	388
Jahraa – Mutla'a St. - Internal	1000	210%	500,000	650,000	500	650	575
Na'eem – Plots	400	210%	140,000	190,000	350	475	413
Na'eem – (GVT House)	400	% 210	170,000	220,000	425	550	488
Oyoon	298	Up to 800 M2	145,000	190,000	487	638	563
Al Naseem (GVT House) – Main Roads	400	210%	180,000	230,000	450	575	513
Oasis – Existing House	300	Up to 800 M2	140,000	180,000	467	600	533
Saad Al-Abdullah	400	210%	150,000	190,000	375	475	425
Qairawan	400	210%	185,000	230,000	463	575	519

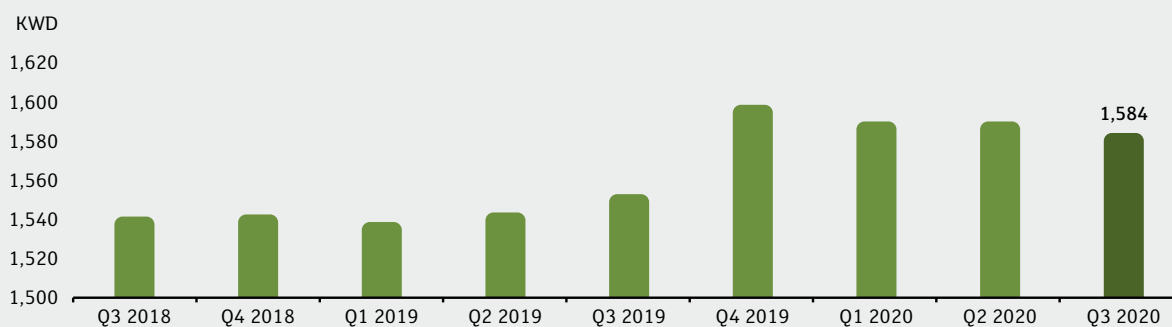
Source: Kuwait Finance House

Second: Investment Land Prices

Economy has regained part of its activity following a long suspension period and the implementation of Social distancing procedures to prevent the spread of COVID19 pandemic. Although real estate restriction and trading activity has been resumed at government authorities, yet, as a large number of labor have been stranded in their countries due to lock down in aviation and travel and the impacts of the lock down procedures, this has caused a limited decline in the average price per meter in investment real estate during Q3 compared to the preceding quarters where they recorded a limited decline ratio on quarterly basis.

Average price per meter approximated KD 1,584 at all governorates level as t the end of Q3 2020. Price movements varied based on certain surveys and various areas. Certain governorates recorded a significant decline ratio while other governorates did not record any change compared to Q2. Normal life was resumed partially and certain companies have also regained some of their activities. Accordingly, average price declined in Q3 by 0.4% as at the end of Q3 on annual basis. The increase in prices has slowed down on annual basis compared to a higher increase in Q2 where it recorded a slight increase by 2% in Q3 compared to an increase by 3.0% in Q2.

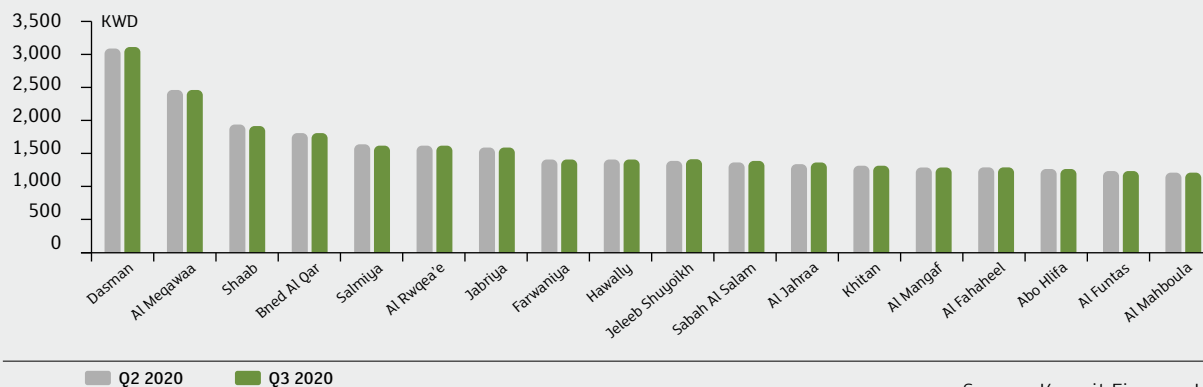
Figure (25) Average price per meter of Investment realestate in Kuwait Governrates



Average price stabilized at the end of Q3 in Capital governorate without any change compared to Q2. However, price declined by 1.2% in Hawalli. Average price did not record any change in Q3 in Farwania and Jahraa governorates compared to Q2. Average price declined in Ahmadi governorate by 1.3% while it did not record any change in Mubarak Al-Kabeer on quarterly basis.

Average price increased on annual basis in certain governorates because of the increase in price levels in Capital governorate by 2.3% compared to Q3 last year. Average price increased in Hawalli governorate by 0.9% while it recorded 1.3% and 1% in Farwania and Jahraa governorates respectively. Average price increased in Mubarak Al-Kabeer governorate by 6% while prices in Ahmadi governorate did not record any change on annual basis.

Figure (26) Average Price per sqm for Investment Residence propreties in Kuwait Governorates

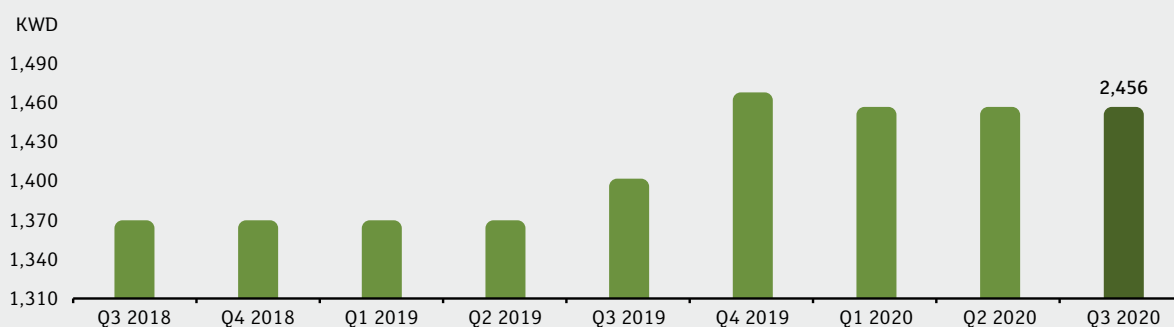


Source: Kuwait Finance House

Capital Governorate

Concerning prices in each governorate, price levels in capital governorate stabilized at the end of Q3 2020 at KD 2,456 per meter. Price per meter is continuing its stable trend since the end of 2016 and considered as the highest at all governorates level. Accordingly, quarterly growth of average price is still going steady following the escalating trajectory which it had taken as it reached 2.3% in Q3 compared to a higher increase by 3.7% in Q2.

Figure (27) Average price per meter of Investment land in Capital Governorate



Source: Kuwait Finance House

Table 8: Investment Land Prices at Capital Governorate

Region	Building %	Area M ²	street	Land Market Value (KD)		Market Value /M ² (KD)		Average price/ M ² Q3 2020
				From	To	From	To	
Bneid Al Gar	250%	1,000	Gulf Road	2,800,000	3,050,000	2,800	3,050	2,925
	250%	500	Main	880,000	930,000	1,760	1,860	1,810
	250%	1,000	Internal	1,330,000	1,530,000	1,330	1,530	1,430
	250%	1,000	1 st & 2 nd Ring	1,750,000	1,930,000	1,750	1,930	1,840
General Average in the Area				1,482,500	1,611,250	1,736	1,883	1,810
Eastern Muqawa	240%	250	Internal	425,000	510,000	1,700	2,040	1,870
	400%	500	main	1,280,000	1,430,000	2,560	2,860	2,710
	400%	1,000	Shuhadaa	2,750,000	2,950,000	2,750	2,950	2,850
General Average in the Area				1,401,250	1,542,500	2,328	2,603	2,465
Dasman	400%	1,000	Gulf Road	4,000,000	4,250,000	4,000	4,250	4,125
	400%	1,000	Internal	2,200,000	2,450,000	2,200	2,450	2,325
	400%	750	Abdullah Al-Ahmed	2,100,000	2,150,000	2,800	2,867	2,833
General Average in the Area				2,766,667	2,950,000	3,000	3,189	3,094

Source: Kuwait Finance House

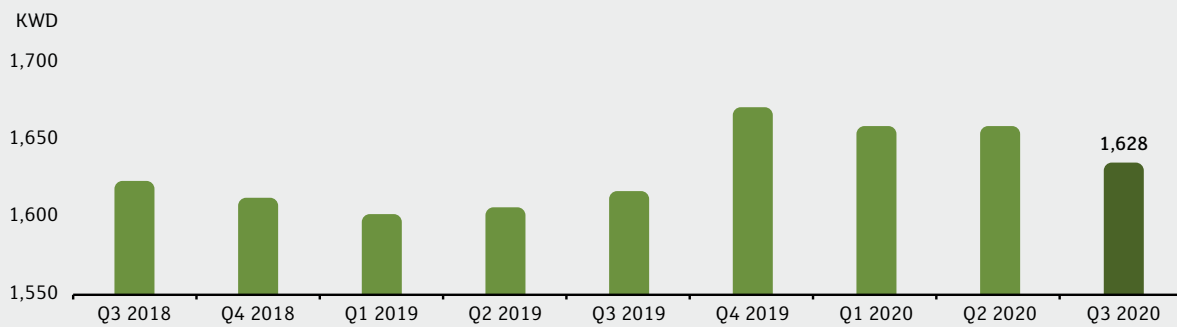
Note: the general average price for the areas in tables: 8 to 13 present the general average for several transactions. It has been evaluated by KFH in which are not included at these tables.

Accordingly, the reader may not be able to extract the general average price at the area based on price samples in each area included in the table. However, the general average price per square meter may be used as a price indicator.

Hawalli Governorate

Average price in Hawalli governorate declined to reach KD 1,628 at the end of Q3 i.e. a decline by 1.2% compared to Q2 where prices recorded a stability on quarterly basis. Average price is still taking the descending trajectory while decline ratios have accelerated recently. Accordingly, price levels have recorded a limited increase on annual basis by 0.9% following the annual decline recorded on annual basis by 3% in Q2.

Figure (28) Average price per meter of Investment land in Hawalli Governorate



Source: Kuwait Finance House

Table 9: Investment Land Prices at Hawalli Governorate

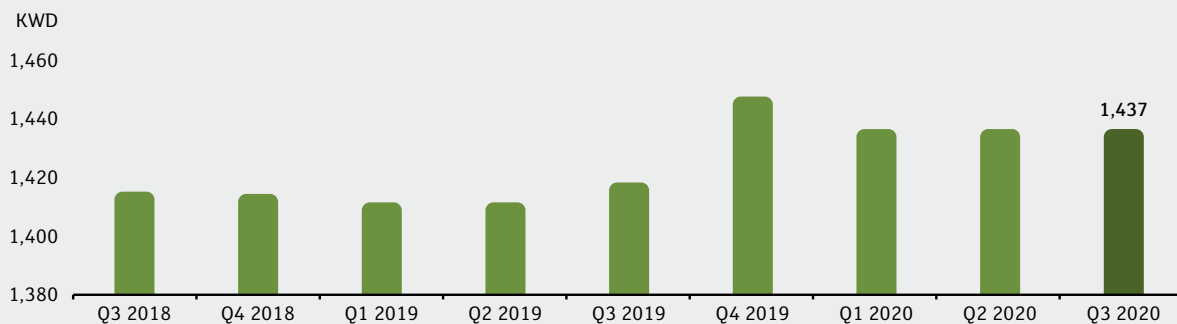
Region	Building %	Area M ²	street	Land Market Value (KD)		Market Value /M ² (KD)		Average price/ M ² Q3 2020
				From	To	From	To	
Hawally	250%	750	Muthana	1,000,000	1,090,000	1,333	1,453	1,393
	250%	750	Qutaiba	1,060,000	1,180,000	1,413	1,573	1,493
	250%	750	Ahmed Bin Toloun	940,000	1,070,000	1,253	1,427	1,340
	250%	750	Maghrib	1,050,000	1,120,000	1,400	1,493	1,447
	250%	750	Sharhabeel	1,010,000	1,100,000	1,347	1,467	1,407
	250%	1,000	Internal	1,100,000	1,330,000	1,100	1,330	1,215
General Average in the Area				1,012,333	1,128,667	1,325	1,476	1,401
Al Salmiya	250%	1,000	Gulf	2,800,000	3,000,000	2,800	3,000	2,900
	250%	750	Baghdad	1,180,000	1,250,000	1,573	1,667	1,620
	250%	750	Amman	1,100,000	1,150,000	1,467	1,533	1,500
	250%	750	Bahrain	1,150,000	1,225,000	1,533	1,633	1,583
	250%	750	Amr Bin Aas	1,250,000	1,350,000	1,667	1,800	1,733
	250%	1,000	Main	1,480,000	1,580,000	1,480	1,580	1,530
	250%	1,000	Internal	1,240,000	1,420,000	1,240	1,420	1,330
General Average in the Area				1,202,188	1,305,938	1,550	1,687	1,619
Al Shaab	250%	1,000	Gulf	2,880,000	3,100,000	2,880	3,100	2,990
	250%	750	Internal	1,070,000	1,200,000	1,427	1,600	1,513
General Average in the Area				1,745,000	1,892,500	1,834	1,993	1,913
Al Jaberiya	250%	1,000	4th Ring	1,650,000	1,720,000	1,650	1,720	1,685
	250%	1,000	Maghrib	1,400,000	1,550,000	1,400	1,550	1,475
	250%	1,000	McDonalds	1,700,000	1,750,000	1,700	1,750	1,725
	250%	750	Internal	1,050,000	1,125,000	1,400	1,500	1,450
General Average in the Area				1,430,625	1,536,875	1,522	1,634	1,578

Source: Kuwait Finance House

Farwania Governorate

Investment land prices in stabilized as it recorded KD 1,437 at the end of Q3 2020 without any change from Q2. The increase in average price per meter slowed on annual basis as it reached 1.3% in Q3 compared to a higher increase by 1.8% in Q2 on annual basis.

Figure (29) Average price per meter of Investment land in Farwaniya Governorate



Source: Kuwait Finance House

Average price levels have not witnessed at the end of Q3 2020 any change at most of investment areas in Farwaniya compared to Q2 2020.

Table (10) Investment Land Prices at Farwaniya Governorate

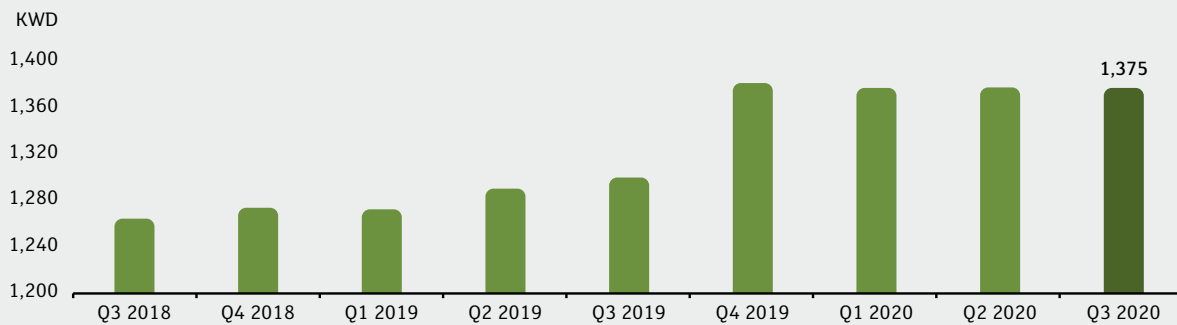
Region	Building %	Area M ²	street	Land Market Value (KD)		Market Value /M ² (KD)		Average price/ M ² Q3 2020
				From	To	From	To	
Farwaniya	250%	750	Airport	1,050,000	1,180,000	1,400	1,573	1,487
	250%	750	6th Ring	1,025,000	1,150,000	1,367	1,533	1,450
	250%	1,000	Internal	1,100,000	1,265,000	1,100	1,265	1,183
	250%	500	Main	730,000	825,000	1,460	1,650	1,555
General Average in the Area				1,036,429	1,156,429	1,332	1,492	1,412
Khaitan	250%	750	Air port	1,400,000	1,500,000	1,400	1,500	1,450
	250%	1,000	Internal	1,100,000	1,250,000	1,100	1,250	1,175
	250%	600	Internal	700,000	840,000	1,167	1,400	1,283
General Average in the Area				1,010,000	1,142,000	1,227	1,395	1,311
Jaleeb AlShuyoukh	250%	750	6th Ring	1,040,000	1,130,000	1,387	1,507	1,447
	250%	750	Khaled Shehab	1,040,000	1,150,000	1,387	1,533	1,460
	250%	750	Main	1,000,000	1,120,000	1,333	1,493	1,413
	250%	500	Internal	630,000	750,000	1,260	1,500	1,380
General Average in the Area				904,375	1,021,250	1,321	1,491	1,406
Al Raqei	250%	750	4th Ring	1,250,000	1,300,000	1,667	1,733	1,700
	250%	1,000	5th Ring	1,600,000	1,700,000	1,600	1,700	1,650
	250%	1,000	4th Ring	1,600,000	1,700,000	1,600	1,700	1,650
	250%	750	Internal Main	1,100,000	1,250,000	1,467	1,667	1,567
General Average in the Area				1,222,857	1,321,429	1,551	1,684	1,618

Source: Kuwait Finance House

Mubarak Al-Kabeer Governorate

Average price per meter declined in Mubarak Al-Kabeer governorate to the limits of KD 1,250 at the end of Q3 2020 i.e. a decline by 9% compared to Q2. Price levels in the governorate continue their descending trajectory, thus resulting into recording a decline by 4% compared to an increase by 7% in Q2 on annual basis.

Figure (30) Average price per meter of Investment land in Mubarak Al Kabeer Governorate



Source: Kuwait Finance House

Prices retreated at the end of Q3 in most of the investment areas in Mubarak Al-Kabeer governorate compared to Q2 2020.

Table (11) Investment Land Prices at Mubarak Al Kabeer Governorate

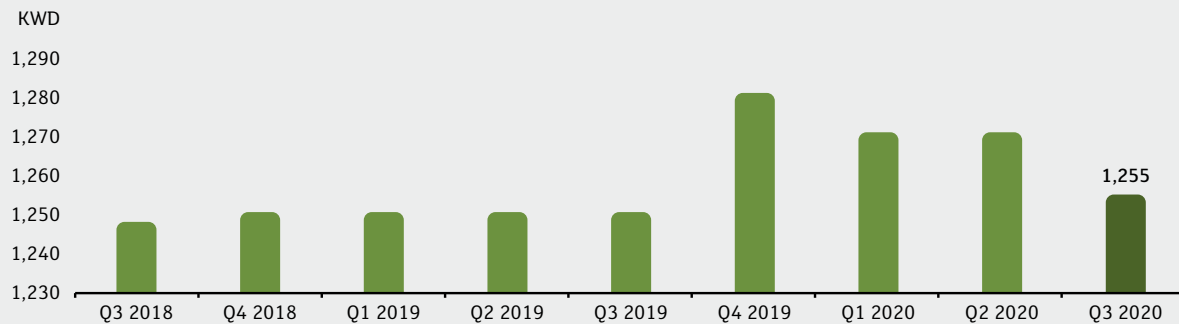
Region	Building %	Area M ²	Site	Land Market Value (KD)		Market Value /M ² (KD)		Average price/ M ² Q3 2020
				From	To	From	To	
Sabah Al Salem	250%	750	Internal	890,000	1,050,000	1,163	1,400	1,293
	250%	1,000	Main	1,380,000	1,470,000	870	1,470	1,425
	250%	1,000	Fahaheel	1,500,000	1,550,000	881	1,550	1,525
	170%	500	Internal	500,000	600,000	1,719	1,200	1,100
General Average in the Area				1,149,286	1,250,000	1,063	1,437	1,375

Source: Kuwait Finance House

Ahmadi Governorate

Average price per square meter declined in Ahmadi governorate in Q3 by 1.3% compared to the preceding quarter and reached KD 1,255. However, Prices did not witness any change on annual basis in the governorate as average price per meter remain at the same level compared to Q3 last year.

Figure (31) Average price per meter of Investment Land in Ahmadi Governorate



Source: Kuwait Finance House

Prices declined at the end of Q3 in most of the investment areas in Ahmadi Governorate compared to Q2.

Table (12) Investment Land Prices at Ahmadi Governorate

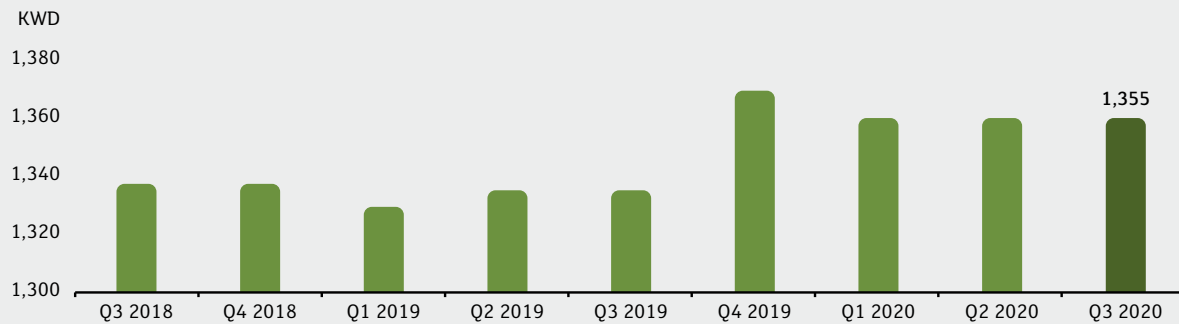
Region	Building %	Area M ²	street	Land Market Value (KD)		Market Value /M ² (KD)		Average price/ M ² Q3 2020
				From	To	From	To	
Al Fintas	250%	750	Fahaheel	950,000	1,000,000	1,267	1,333	1,300
	250%	750	Main	850,000	980,000	1,133	1,307	1,220
	250%	1,000	Coast	1,600,000	1,625,000	1,600	1,625	1,613
General Average in the Area				923,333	1,029,167	1,154	1,293	1,224
Abu Halifa	250%	500	Internal	530,000	640,000	1,060	1,280	1,170
	250%	750	Main	850,000	970,000	1,133	1,293	1,213
	250%	1,000	Coast	1,585,000	1,625,000	1,585	1,625	1,605
General Average in the Area				923,750	1,021,250	1,188	1,333	1,260
Mangaf	250%	500	Internal	550,000	700,000	1,100	1,400	1,250
	350%	750	Main	975,000	1,080,000	1,300	1,440	1,370
	250%	1,000	Main	1,650,000	1,725,000	1,650	1,725	1,688
General Average in the Area				963,571	1,078,571	1,215	1,369	1,292
Mahboula	250%	500	Internal	530,000	640,000	1,060	1,280	1,170
	250%	750	Main	840,000	980,000	1,120	1,307	1,213
	250%	750	Fahaheel	950,000	1,000,000	1,267	1,333	1,300
	250%	1,000	Coast	1,580,000	1,625,000	1,580	1,625	1,603
General Average in the Area				950,000	1,000,000	1,267	1,333	1,300
Fahaheel	250%	500	Internal	580,000	675,000	1,160	1,350	1,255
	250%	750	Main	900,000	1,050,000	1,200	1,400	1,300
	250%	1,000	Mecca	1,380,000	1,450,000	1,380	1,450	1,415
General Average in the Area				890,000	1,020,714	1,196	1,367	1,282

Source: Kuwait Finance House

Jahra Governorate

Investment land prices stabilized in Jahraa governorate as they reached KD 1,355 as at the end of Q3 compared to Q2. Prices recorded an increase by 1% at the end of Q3 on annual basis.

Figure (32) Average price per meter of Investment land in Jahraa Governorate



Source: Kuwait Finance House

Prices in Q3 did not witness any change in some investment areas compared to Q2 in Jahraa.

Table (13) Investment land Prices at Jahraa Governorate

Region	Building %	Area	street	Land Market Value (KD)		Market Value /M ² (KD)		Average price/ M ² Q3 2020
				From	To	From	To	
Al Jahraa	250%	1,000	Internal	1,050,000	1,225,000	1,050	1,225	1,138
	250%	1,000	Main	1,250,000	1,400,000	1,250	1,400	1,325
	250%	800	Khuzami St. (water station)	1,200,000	1,250,000	1,500	1,563	1,531
	250%	500	Main	700,000	800,000	1,400	1,600	1,500
General Average in the Area				941,667	1,079,167	1,261	1,448	1,355

Source: Kuwait Finance House

Annual rate of return on Investment properties

Investment real estate are considered a distinct investment in generating competitive income compared to other investment opportunities. Returns on investment real estates have surpassed returns on commercial real estates in certain governorates. Returns on investment real estates have been stable at the end of Q3 on annual basis compared to the decline they witnessed in Q2 where economic activities were halted, and shop owners were not able to pay rent. No change was noticed in prices in Q3 compared to Q2 where returns declined by variable ratios 7.4% and 8.2%. Investment land returns stabilized in Capital governorate at 7.3% at the end of Q3. Returns on commercial real estate exceeded 7.1%. Average returns on investment real estate in Hawalli governorate reached 7.79% and still less than the return on commercial real estate as at the end of Q3.

Average return on investment real estate in Farwania governorate recorded 7.88% which is lower than the average return on commercial real estate in the governorate. Average return on investment real estate in Ahmadi reached 7.93% without any change compared to Q3 2019. Also it reached 7.83% in Mubarak Al-Kabeer governorate and 8.1% in Jahraa as at the end of Q3.

Table (14) Annual Rate of Return (ARR) on Investment Properties in Certain Areas in Kuwait

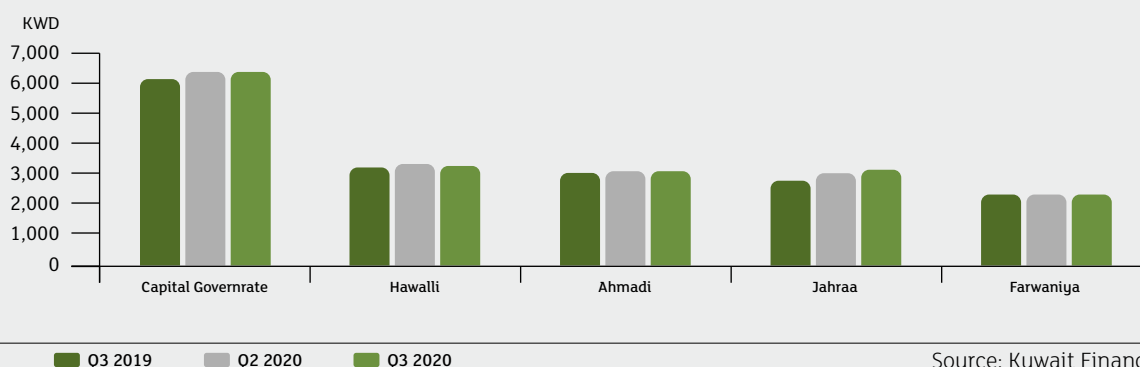
Governorate	Region	Building %	Area M ²	Site	Sale Return/Annual Real Estate Income % - Q3 2020		
					From	To	Average
Capital	Bneid Al Gar	250	1,000	Gulf	7.0%	7.3%	7.1%
	Bneid Al Gar	250	1,000	Istiqlal	7.5%	7.8%	7.6%
	Eastern Maqwa	240	250	Internal	6.8%	7.0%	6.9%
	Dasman	400	1,000	Gulf	7.0%	7.3%	7.1%
Hawalli	Hawalli	250	750	Muthana	8.0%	8.3%	8.1%
	Hawalli	250	1,000	Mousa Bin Nasir	8.0%	8.3%	8.1%
	Salmiya	250	1,000	Gulf	7.0%	7.3%	7.1%
	Salmiya	250	1,000	Hamad Mubarak	7.5%	7.8%	7.6%
	Shaab	250	1,000	Gulf	7.0%	7.3%	7.1%
	Shaab	250	1,000	Internal	7.8%	8.0%	7.9%
Farwaniya	Farwaniya	250	1,000	Airport	7.8%	8.0%	7.9%
	Farwaniya	250	750	Internal	8.0%	8.3%	8.1%
	Khaitan	250	750	Airport	7.8%	8.0%	7.9%
	Khaitan	250	750	Internal	8.0%	8.3%	8.1%
	Raqei	250	1,000	5th Ring	7.8%	7.8%	7.8%
Ahmadi	Fintas	250	500	Internal	8.3%	8.5%	8.4%
	Fintas	250	750	Main	8.3%	8.5%	8.4%
	Abu-Halifa	250	500	Internal	8.3%	8.5%	8.4%
	Abu-Halifa	250	1,000	Coast	7.3%	7.5%	7.4%
	Mahboula	250	750	Internal	8.5%	8.8%	8.6%
	Mahboula	250	750	Fahaheel	8.0%	8.3%	8.1%
	Mahboula	250	1,000	Coast	7.3%	7.5%	7.4%
	Fahaheel	250	500	Internal	8.0%	8.3%	8.1%
	Fahaheel	250	750	Main	8.0%	8.3%	8.1%
	Jahraa	250	1,000	Internal	8.3%	8.5%	8.4%
Al Jahraa	Jahraa	250	800	Khuzami	7.8%	8.0%	7.9%
	Sabah Al-Salem	170	500	Internal	7.3%	7.5%	7.4%
Mubarak Al Kabeer	Sabah Al Salem	250	1,000	Internal	8.0%	8.5%	8.3%

Third: Commercial Real Estate Prices

Economy regained some of its activity in the companies' sector and other economic sectors during Q3, the matter which has contributed to the mitigation of the impacts of the crises on the commercial real estate. According to the precautionary procedural conditions economic activities did not regain its activity fully as the Kuwaiti government has not decided yet to enter the 5th stage of the recovery plan, thus limiting movement in malls and markets. Accordingly, several economic sectors have decided to work remotely, the matter which may impact the returns on commercial real estate, buildings and malls on the medium and long run as well as their market value.

Commercial land prices exceeded KD 3,660 per square meter in Q3 at governorates level. Price movement varied in various areas prices did not witness any change in most of the governorates compared to Q2 while they increased slightly in some areas. Average price increased slightly by 0.4% compared to Q2 which did not witness any change compared to the preceding quarter. Accordingly, increase ratios in average price slowed down in Q3 this year compared to the prices recorded earlier on annual basis. Average price increased at the governorates level by 3.9% in Q3 compared to 4.4% and 6.1% in Q2 and Q1 this year.

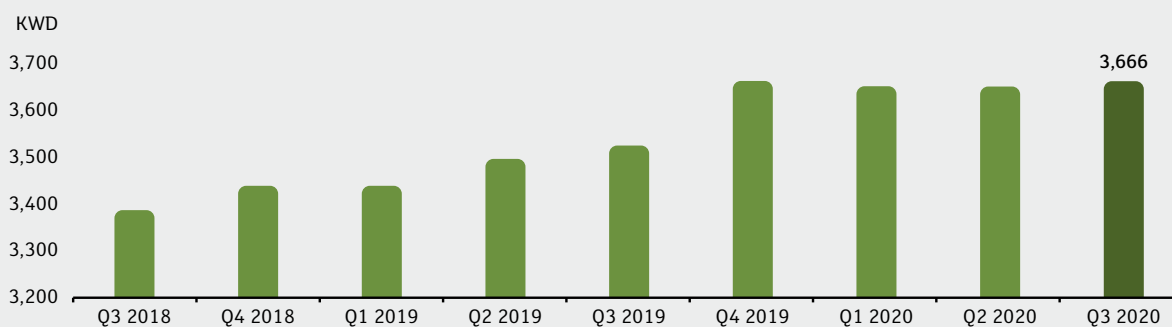
Figure (33) Average price/ M2 of Commercial Real estate at Kuwait Governorates



Source: Kuwait Finance House

Commercial land prices increased in all governorates in Q3 compared to Q2 which did not witness any change on quarterly basis. Average price stabilized in Capital and Ahmadi governorates. Average price declined slightly in Hawalli by 0.8% while it increased in Jahraa by 2.9% compared to Q2 and increased in Farwania by 0.4% compared to Q2. Accordingly, increase ratios have slowed down in Q3 this year compared to Q3 last year in certain governorates while increase ratios accelerated in Jahra Governorate.

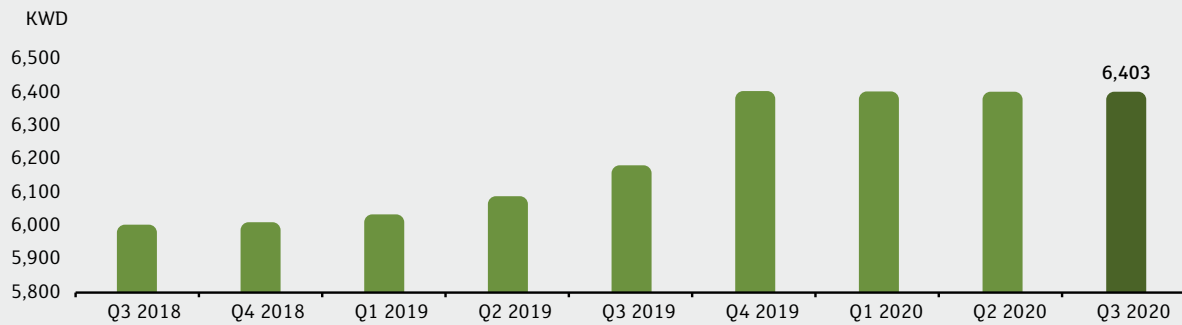
Figure (34) Average price per meter of commercial land



Capital Governorate

Average price per meter of commercial land at Capital governorate recorded KD 6,403 at the end of Q3 i.e. no change compared to Q2. Increase ratios retreated on annual basis as they recorded 3.6% at the end of Q3 compared to a higher increase by 5.2% in Q2.

Figure (35) Average price per meter of commercial land at Capital governorate



Source: Kuwait Finance House

Table (15) Commercial Land Prices at Capital Governorate

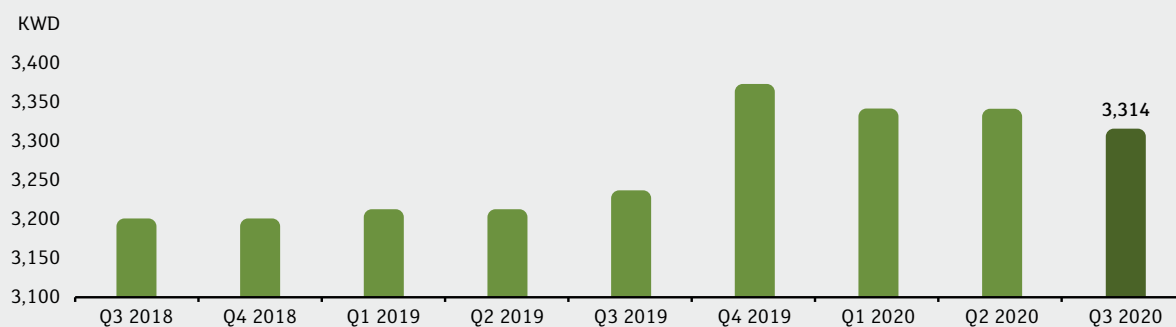
Region	Building %	Street	Area M ²	Land Market Value (KD)		Market Value /M ² (KD)		Average price/ M2 Q3 2020
				From	To	From	To	
Qiblah	300 %	Mubarakiya	500	1,500,000	2,400,000	5,000	8,000	6,500
Sharq	520 %	Ahmad Al Jaber	500	4,687,500	5,437,500	6,250	7,250	6,750
City	620 %	Sour	500	4,500,000	5,062,500	6,000	6,750	6,375
City	620 %	Mubarak Al Kabeer (Stock Exchange)	500	7,500,000	7,750,000	7,500	7,750	7,625
City	300 %	Ali Al-Salem	500	1,500,000	1,950,000	5,000	6,500	5,750
Qibla	520 %	Ali Al-Salem	500	4,500,000	4,687,500	6,000	6,250	6,125

Source: Kuwait Finance House

Hawalli Governorate

Average price per meter of commercial land in Hawalli governorate declined to reach KD 3,314 at the end of Q3 i.e. a slight decline by 0.4% compared to Q2 which did not witness any change on quarterly basis. On annual basis, the increase ratio in price levels declined to reach 2.4% in Q3 compared to a higher increase by 4% in Q2.

Figure (36) Average price per meter of commercial land at Hawalli governorate



: Kuwait Finance House

Table (16) Commercial Land Prices at Hawalli Governorate

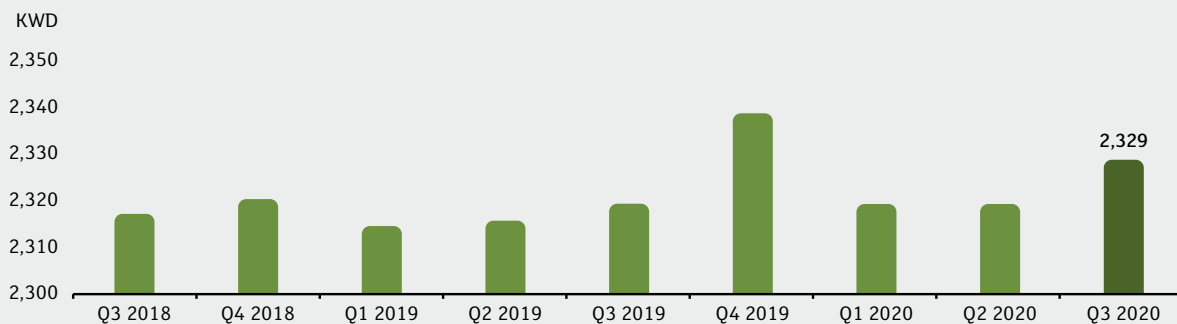
Region	Building %	Street	Area	Land Market Value (KD)		Market Value /M ² (KD)		Average price/ M2 Q3 2020
				From	To	From	To	
Hawalli	180%	Tunis	1,000	3,550,000	3,850,000	3,550	3,850	3,700
	150%	Othman	750	2,062,500	2,325,000	2,750	3,100	2,925
Salmiya	180%	Hamad Mubarak	800	2,400,000	2,680,000	3,000	3,350	3,175
	180%	Salem Mubarak	800	3,000,000	4,400,000	3,000	4,400	3,700
	180%	Bahrain	500	1,400,000	1,450,000	2,800	2,900	2,850

Source: Kuwait Finance House

Farwaniya Governorate

Prices increased in Farwaniya governorate to reach KD 2,329/- per meter as at the end of Q3 2020 i.e. a slight increase by 0.4% as a result of the increase in demand on warehousing facilities in Ardiya area and the increase in the volume of demand thereon. Accordingly, average price per meter increased by 0.4% on annual basis after recording a slight improvement for three consecutive quarters.

Figure (37) Average price per meter of commercial land at Farwaniya governorate



Source: Kuwait Finance House

Increase in prices in certain areas of Farwaniya governorate at the end of Q3.

Table (17) Commercial Land Prices at Farwaniya Governorate

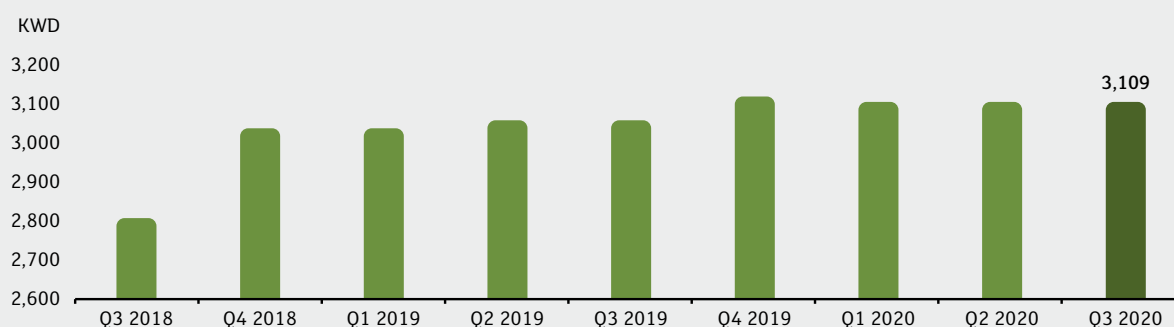
Region	Building %	Street	Area	Land Market Value (KD)		Market Value /M ² (KD)		Average price/ M2 Q3 2020
				From	To	From	To	
Farwaniya Menawer St.	180%	Menawer	1,000	4,400,000	4,700,000	4,400	4,700	4,550
Farwaniya Fire Brigade St.	180%	Fire Brigade St.	800	3,040,000	3,360,000	3,800	4,200	4,000
Jaleeb Al Shuyoukh (Opposite Society)	180%	Cooperative St.	1,000	3,600,000	3,900,000	3,600	3,900	3,750
Khaitan	180%	Opposite Office and Commercial	1,000	2,300,000	2,450,000	2,300	2,450	2,375
Jaleeb Al Shuyoukh (Background)	180%	Internal	1,000	1,800,000	1,950,000	1,800	1,950	1,875
Dhajej (5000 m) 6th ring road	50%	6th Ring	5,000	5,500,000	6,000,000	1,100	1,200	1,150
Dajej (South Khaitan)	250%	Internal	5,000	2,000,000	2,250,000	400	450	425
Ardiya – Warehouses	Ground 80% Mezanin 50%	Main	1,000	1,200,000	1,350,000	1,200	1,350	1,225

Source: Kuwait Finance House

Ahmadi Governorate

Prices at Ahmadi governorate reached KD 3,109 /- at the end of Q3. Price levels showed stability compared to Q2. On annual basis, increase ratios recorded in average price have stabilized compared to earlier. Price levels did not record any change on annual basis but they have increase due to the entry of new categories of evaluated properties by 1.6% at the end of Q3 on annual basis.

Figure (38) Average price per meter of commercial land at Ahmadi governorate



Source: Kuwait Finance House

Table (18) Commercial Land Prices at Ahmadi Governorate

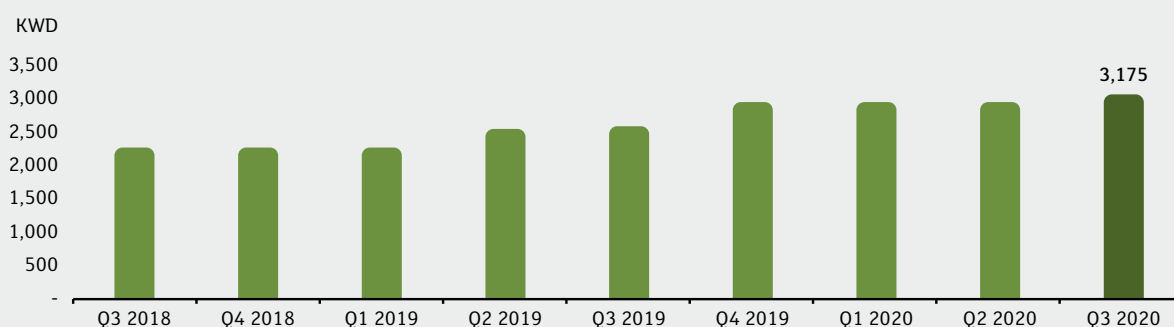
Region	Building %	Street	Area	Land Market Value (KD)		Market Value /M ² (KD)		Average price/ M2 Q3 2020
				From	To	From	To	
Mangaf	300%	Aziziya	750	1,425,000	1,725,000	1,900	2,300	2,100
Fintas Admin. & Comm.	180%	Main	1,000	3,450,000	3,650,000	3,450	3,650	3,550
	180%	Internal	1,000	3,150,000	3,400,000	3,150	3,400	3,275
Fahaheel	180%	Internal	750	2,100,000	2,512,500	2,800	3,350	3,075
Fahaheel	180%	Coastal road	750	3,000,000	3,375,000	4,000	4,500	4,250
Fahaheel	180%	Mecca	750	2,700,000	3,000,000	3,600	4,000	3,800
Khiran Pearl	180%	Marina	2,000	2,000,000	2,300,000	1,000	1,150	1,075

Source: Kuwait Finance House

Jahra Governorate

Average price per square meter in Jahra governorate reached KD 3,175 at the end of Q3. Increase ratio recorded by prices has accelerated in the governorate as it reached 2.9% on quarterly basis while it did not witness any change in Q2. Annual increase ratios of average price per meter have increased in the governorate to reach 11.8% in Q3 compared to 9.4% in Q2 on annual basis.

Figure (39) Average price per meter of commercial land at Jahraa governorate



Source: Kuwait Finance House

Table (19) Commercial Land Prices at Jahra Governorate

Region	Building %	Street	Area	Land Market Value (KD)		Market Value /M ² (KD)		Average price/ M2 Q3 2020
				From	To	From	To	
Jahraa	50%	Marzouk Al-Mat'aab	1,000	3,150,000	3,450,000	3,150	3,450	3,300
Jahraa Admin. & Comm. Center	300%	Admin. & Commercial	875	3,325,000	3,718,750	3,800	4,250	4,025
Jahra - Qaisariyat	300%	Block 20	225	697,500	810,000	3,100	3,600	3,350
Jahraa	50%	Block 21	1,000	2,350,000	2,600,000	2,350	2,600	2,475

Source: Kuwait Finance House

Annual Rate of Return on Commercial Properties

Return ratios on commercial properties declined in most of the commercial places in governorates at the end of Q3 2020 compared to the preceding quarter as they were affected by the total and partial lock down imposed on companies, commercial activities, malls and markets. These procedures were eased later and gradual return to normal life was started according to government plans. Accordingly, a slight improvement was recorded on annual basis. Certain governorates are still relatively lower in regard to investment real estate returns except Hawalli governorate and some locations in Farwania where the rate of return on commercial real estate is little higher than the rate of return on investment real estates.

Average return on commercial real estate declined in Capital governorate at the end of Q3 2020, thus recording 7.1% compared to a higher return at the end of Q2. Also, it is less than the return on investment real estate which has reached 7.3% in Q3 this year as some investment real estates are used as commercial real estates. The return on commercial real estate in Hawalli governorate reached 7.9% compared to 8% in Q2, thus exceeding the return on investment real estate in the governorate which has reached 7.8% in Q3 2020. Average return on commercial real estate in certain distinguished areas in the governorate reached 7.9% in some locations of Salmiya area.

Average return on commercial real estate in Farwania governorate reached 8.1% in Q3 i.e. little higher than Q2. Also, it is still slightly higher than the return on investment real estate in the governorate which has declined slightly to reach 7.88%. Also, it has reached 8.4% and 8.3% in some distinguished commercial areas e.g. Dhajeej and Jaleeb Al-Shoyoukh.

Average return on commercial real estate declined slightly in Jahra governorate to reach 7.9% in Q3 compared to 8.0% in Q2 which is lower than the rate of return on investment real estate which has reached 8.1%. The rate of return on commercial real estate in Jahra commercial area reached 7.88% at the end of Q3.

Return on commercial real estate in Ahmadi governorate declined to reach 7.9% compared to 8% in Q2. It is slightly less than the return on investment real estate. Return on commercial real estate reached 7.8% in Fahaheel and exceeded 8.0% in some distinguished areas e.g. Fintas. Also, it reached 8.3% in Mangaf as at the end of Q3 2020.

Table (20) Annual Rate of Return (ARR) on Commercial Properties In Certain Kuwait Areas

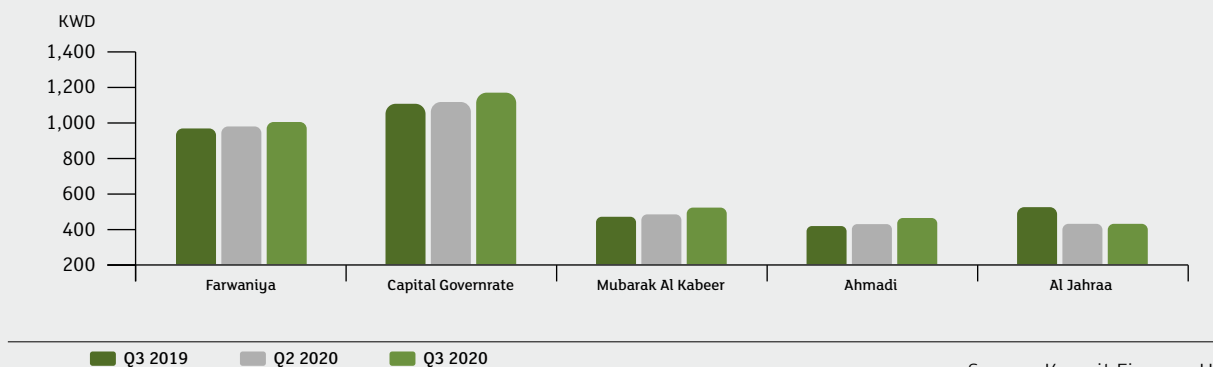
Governorate	Region	Building %	Street	Sale Return/Annual Real Estate Income % - Q3 2020		
				From	To	Average
Capital	Qiblah	300	Mubarakiya	6.75%	7.00%	6.88%
	Sharq	520	Ahmad Al Jaber	7.00%	7.25%	7.13%
	City	620	Sour	7.25%	7.25%	7.25%
	City	620	Mubarak Al-Kabeer (Blocks)	7.25%	7.25%	7.25%
	Qibla	620	Fahad Al-Salem	7.00%	7.25%	7.13%
Hawalli	Hawalli	180	Tunis	7.75%	8.00%	7.88%
	Hawalli	180	Beirut	7.50%	8.00%	7.75%
	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	7.50%	8.00%	7.75%
Farwaniya	Farwaniya Menawer St.	180	Menawer	7.50%	7.75%	7.63%
	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	300	(Admin. & Commercial)	7.75%	8.00%	7.88%
	(Admin. & Commercial)	300	Plot 20	7.50%	7.75%	7.63%
	Jahraa - Quisareyat	50	Plot 41 A	8.00%	8.00%	8.00%
Ahmadi	Jahraa	300	Aziziya	8.00%	8.50%	8.25%
	Mangaf	180	Internal	8.00%	8.25%	8.13%
	Fintas (Admin. & Commercial)	180	Internal	8.00%	8.25%	8.13%
	Fahaheel	280	Mecca	7.50%	8.00%	7.75%

Source: Kuwait Finance House

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

Prices of industrial plots (excluding handcraft real estate) have increased at governorates' level to reach KD 714 as at the end of Q3. Average price has increased by 3.5% compared to Q2 which did not record any change compared to the preceding quarter. Prices have recorded a remarkable increase in most of the industrial areas at governorates on quarterly basis. In capital governorate, average price increased by 3.8% compared to Q2 and increased by 3.3% in Ahmadi. Accordingly, average price increased at all governorates level by 2.4% on annual basis compared to 5% in Q2 on annual basis because of the remarkable increase in price levels at all governorates.

Figure (40) Average Market Value/ M2 for Industrial and Handcraft Property at Kuwait Governorates

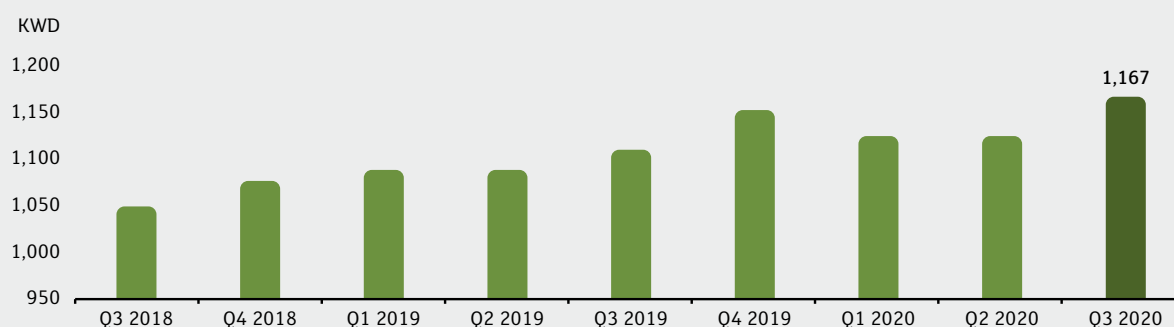


Source: Kuwait Finance House

Capital Governorate

At governorates level, average price per square meter increased in capital governorate as at the end of Q3, thus recording KD 1,167, thus recording any increase by 3.8% compared to Q2 which did not witness any change on quarterly basis. The escalating trajectory of prices which has started at the beginning of 2017 has continued. Accordingly, average price has recorded an increase by 4.9% on annual basis in Q3 compared to a lower increase by 3% in Q2.

Figure (41) Average price per meter of industrial land in Industrial Shuwaikh area – Capital Governorate



Source: Kuwait Finance House

Table 21: Industrial Plot Prices at Capital Governorate

Region	Allocation	Area M ²	Building %	Street	Land Market Value (KD)		Average Price/M ² Q3 2020
Industrial Shuwaikh	Showrooms + Industrial	1,000	100% Basement + 80% Ground + 50% Mezzanine	Fahad Al Masaheed St.	1,520,000	1,625,000	1,573
		5,000		Fahad Al Masaheed St.	5,250,000	6,350,000	1,160
		1,000		Shahrazad St.	850,000	1,125,000	988
		1,000		Decoration St.	1,500,000	1,650,000	1,575
		500		Decoration St.	815,000	915,000	1,730
		500		Electricity St.	1,500,000	1,650,000	1,575
		5,000		Pepsi St.	800,000	890,000	1,690
		1,000		4th Ring Road	580,000	750,000	665
		22,500		Internal	3,750,000	4,550,000	830
		1,000		Mohammad Al Qasim	970,000	1,180,000	1,075
1,000	Ghazali St.	9,500,000	12,000,000	478			
General Average in the Area					2,205,000	2,670,385	1,167

Source: Kuwait Finance House

Note: the general average price for the areas in tables: 21 to 25 present the general average for several transactions. It has been evaluated by KFH and have not been included in these tables.

Accordingly, the reader may not be able to extract the general average price at the area based on price samples in each area included in the table. However, the general average price per square meter may be used as a price indicator.

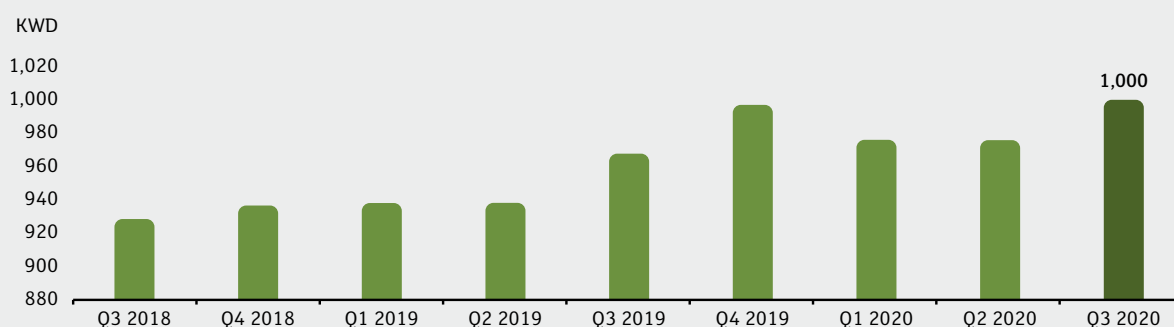
Farwania Governorate

Prices in Farwaniya governorate increased to reach KD 1,000 per meter as at the end of Q3 due to the increase by 2.5% compared to Q2 which did not witness any change on quarterly basis. Average price in the governorate is still the highest at various governorates level. Price levels increased at the end of Q3 by 3% on annual basis.

Average price declined in Handcraft areas as it reached KD 2,985 at the end Q3 e.g. Handcraft Ardiya i.e. a decline by 1.3% compared to Q2. However, prices were higher by 1% on annual basis at the end of Q3.

Prices increased at the end of Q3 in most of the industrial areas while they declined in handcraft areas in the governorate compared to Q2 2020.

Figure (42) Average price per meter of Industrial land in Farwania governorate



Source: Kuwait Finance House

Table 22: Industrial Plot Prices at Farwania Governorate

Region	Allocation	Area	Building %	Street	Land Market Value (KD)		Average Price/M ² Q3 2020
					From	To	
Al Rai	Showrooms + Industrial	1,000	100% Basement	Safat Al Ghanim (till Al Nasr Sports)	1,250,000	1,400,000	1,325
		4,000	80% Ground	Ghazali St.	3,350,000	4,125,000	934
		1,000	50% Mezzanine	Mohammad Al Qasim	620,000	720,000	670
General Average in the Area					1,873,333	2,232,500	1,000
Ardiya Craft Area	Crafts	250	100% Basement	Opposite Ardiya Stores	730,000	760,000	2,980
		250	+ 80% GF	Opposite Ardiya Residential	780,000	800,000	3,160
		250	+ 20% Mezzanine	Internal	630,000	730,000	2,720
General Average in the Area					725,000	767,500	2,985

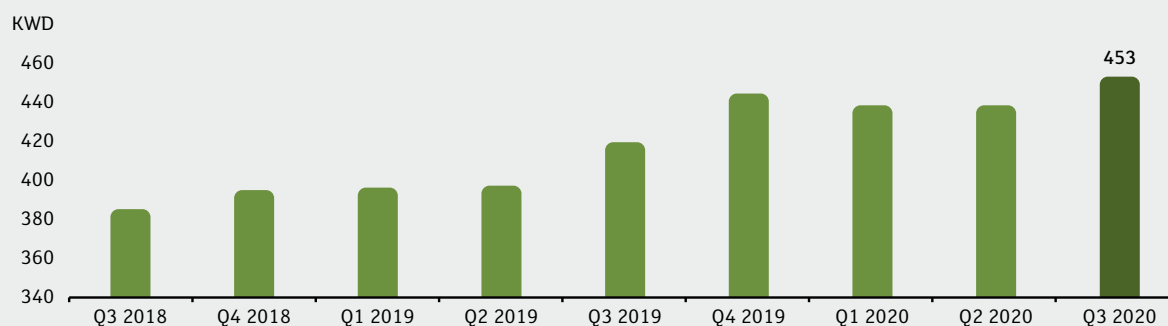
Source: Kuwait Finance House

Ahmadi Governorate

Average price per square meter increased in Ahmadi Governorate to reach KD 453 as at the end of Q3 i.e. an increase by 3.3% compared to Q2. Price indicators recorded an increase on the back of the escalating trend witnessed last year, thus reflecting positively on the annual growth ratio as prices recorded an increase by 7% in Q3 compared to 9% in Q2 on annual basis.

Average price increased in most of the industrial areas in Ahmadi governorate at the end of Q3 on quarterly basis.

Figure (43) Average price per meter of industrial land in Ahmadi Governorate



Source: Kuwait Finance House

Table 23: Industrial Plot Prices at Ahmadi Governorate

Region	Allocation	Area M ²	Street	Land Market Value (KD)		Average Price/M ² Q3 2020
West Shuaiba		120,000	Behind Gas Station	8,330,000	10,300,000	78
West Shuaiba	Industrial	10,000	Internal	1,520,000	1,660,000	159
Mina Abdullah		1,000	Fanar	190,000	210,000	200
General Average in the Area				2,726,667	3,136,111	125
Fahaheel	Showrooms + Industrial	1,000	al Dabous St.	950,000	1,200,000	1,075
		1,000	Khaled Al Sefaih	650,000	750,000	700
		1,000	Internal Streets	470,000	600,000	535
General Average in the Area				690,000	850,000	770
East Ahmadi Industrial Area	Showrooms + Industrial	75,000	Mustafa Karam	4,500,000	5,000,000	6,333
		5,000	Main	1,950,000	2,050,000	400
General Average in the Area				2,175,000	2,370,000	463

Table 24: Prices of Industrial Plots in Mubarak Al Kabeer Governorate

Region	Allocation	Area	Street	Land Market Value (KD)		Average Price/M ² Q3 2020
Abu Fatira Crafts	Showrooms	1,000	Main	1,850,000	1,980,000	1,915
Abu Fatira Crafts	Handcraft	5,00	Main	740,000	840,000	1,580
General Average in the Area				1,322,500	1,552,000	1,863
Sabhan	Industrial	1,000	Main	500,000	630,000	565
		5,000	Pepsi	2,700,000	2,850,000	555
		1,000	Pepsi	400,000	480,000	440
General Average in the Area				1,375,000	1,535,000	482

Table 25: Prices of Industrial Plots in Al Jahraa Governorate

Region	Allocation	Area	Street	Land Market Value (KD)		Average Price/M ² Q3 2020
Amghara	Major Contractors	10,000	Internal	1,500,000	1,650,000	158
		5,000	Main	950,000	1,075,000	202
	Minor Contractors	1000	Internal	190,000	210,000	200
			Main	210,000	230,000	220
General Average in the Area				2,726,667	3,136,111	125
Al Jahraa	Crafts	500	Internal	245,000	330,000	575
		500	Main	180,000	215,000	768
General Average in the Area				483,333	578,958	672

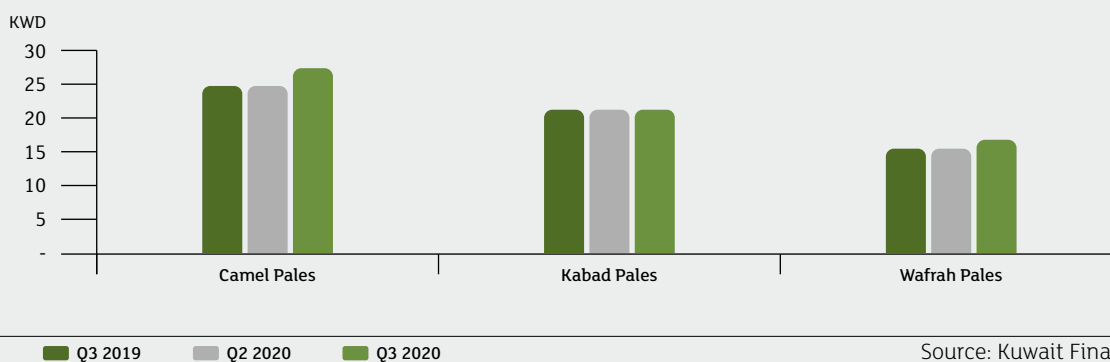
Source: Kuwait Finance House

Fifth: Prices of Farms and Livestock Pales

Prices of livestock pales and stables land increased remarkably at the end of Q3 compared to Q2 in most of the livestock areas in Ahmadi governorate. Average area of land in this category approximates 2,140 square meters. Average price per square meter approximated KD 16.4 at the end of Q3 i.e. an increase by 6.1% compared to Q2.

Prices increased in most of the governorate areas while they stabilized in few locations. Average estimated price per square meter of land with an area 2,500 sm. in Kabd livestock pales reached KD 21 without any change compared to Q2. Average price per land reached KD 50 Thousand in this area. Estimated average price of land in the camel pales with an area 1600 sm. reached KD 44 Thousand on the back of the increase in average price per square meter in this land to KD 28 i.e. a remarkable increase by 10% compared to Q2. Prices of usufruct land in Wafra pales increased as estimated average price of a 2,500 sm. land approximated KD 42 Thousand where average price per meter therein increased to reach KD 17 i.e. an increase by 8.4% compared to Q2.

Figure (44) Average estimated price of usufruct right at Livestock farms at Ahmadi Governorate

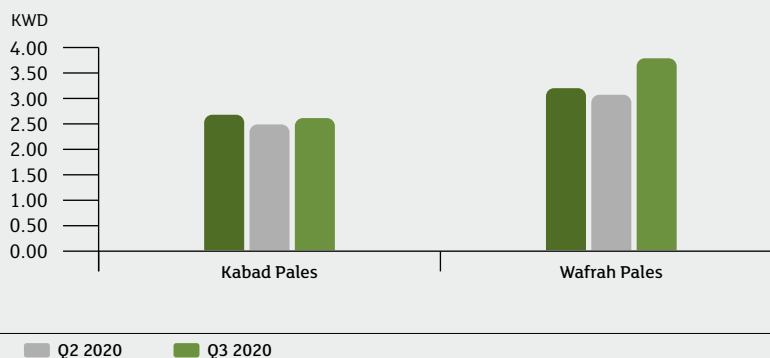


Source: Kuwait Finance House

Agricultural Land in Jahra and Ahmadi Governorates

Prices increased in the farms area as at the end of Q3 compared to Q2. Estimated Average Price per square meter of usufruct land recorded KD 4.3 i.e. an increase by 18.1% compared to Q2 and reached 11.6% on annual basis. Prices increased in most of the sites and areas. Prices in 50,000 M2 areas have increased to KD 4.2 per meter i.e. an increase by 25% compared to Q2 and 19% on annual basis. Lands with 100 thousand M2 area have recorded an increase by KD 2.1 per square meter i.e. an increase by 6.3% compared to Q2 while prices declined by 2.9% on annual basis.

Figure (45) Estimated average price/ M2 and usufruct right in agricultural land in Kuwait



Source: Kuwait Finance House

Prices in land with 1 Million M2 area have increased to reach KD 3.6 per square meter as at the end of Q3 i.e. an increase by 11.5% compared to Q2 and 7.4% on annual basis. Average price per square meter at Ahmadi level has increased to reach KD 2.6 i.e. an increase by 5% compared to Q2. However, this price is still lower than prices last year i.e. a decline by 2.3%. Average price in Jahra increased by KD 3.8 per meter in Q3 i.e. a remarkable increase by 23.5 compared to Q2, bearing in mind that this increase is significantly higher by 17.5% on annual basis.

Estimated average price of usufruct agricultural land in Jahra governorate exceeded KD 1 Million and reached more than KD 1.1 Million according to locations and areas. Prices increased in certain farm areas of the governorate. Average price per meter of usufruct land of 1 Million M2 area of livestock farms in Sulaibiya area in agricultural land in Kuwait governorates reached KD 3.6 for sm, and reached KD 3.8 million for the total land. Prices in locations with an area of 50 Thousand sm. reach KD 388 Thousand per land, average price for land covering 100 thousand M2 i.e. reach KD 175 Thousand.

Estimated average price per square meter in the farms of Ahmadi governorate e.g. Wafra area of 100 Thousand sm. Area increased to reach KD 250 Thousand. Average price of land with 50 Thousand M2 area reached KD 155 Thousand as at the end of Q3 2020.

Table 25: Prices of Farms and Livestock Pales

Governorate	Region	Area	Estimated Plot Usufruct Price (KD)		Price / M ² (KD)		** A/P Q3 2020
			from	To	From	To	
Ahmadi	Wafra	50,000	125,000	185,000	2.50	3.00	2.75
	Wafra	100,000	225,000	275,000	2.25	2.75	2.50
Jahra	Abdali	50,000	87,500	112,500	1.75	2.25	2.00
	Abdali (Mutlaa Road)	100,000	150,000	200,000	1.50	2.00	1.75
	Sulaibiya (Livestock farms)	1,000,000	3,500,000	3,750,000	3.50	3.75	3.63
	Sulaibiya (Livestock farms)	50,000	350,000	425,000	7.00	8.50	7.75

Source: Kuwait Finance House

Table 26: Prices Livestock Pales

Governorate	Region	Area	Site	Estimated Plot Usufruct Price (KD)		Price / M ² (KD)		** A/P Q3 2020
				from	To	From	To	
Ahmadi	Kabd Pales	2,500	Internal	45,000	50,000	18.0	20.0	19
		2,500	Main	50,000	55,000	20.0	22.0	21
	Equestrian Stables –Ahmadi	1,600	Rajm - Khashman	40,000	48,000	25.0	30.0	28
	Wafra Farms	2,500	Internal	32,000	42,000	12.8	16.8	15
		2,500	Main	42,000	52,000	16.8	20.8	19

** A/P = Average Plot Price in KD

Source: Kuwait Finance House

Sixth: Chalet Prices

Quarter 3 has coincided with the beginning Summer season (holidays season). This could be the reason behind the increase in demand on this type of lands as many people have migrated to these open areas to achieve more social distancing in light of the lockdown procedures imposed. Accordingly, average price per meter in the sea front or the coastal strip increased by 3.5% compared to Q2 2020 and 7% on annual basis. Meanwhile, the market is witnessing a state of decline which has prevailed in certain real estate sectors including investment sector during Q3 2020.

Average price per longitude meter on the sea front reached KD 15.3 Thousand at Ahmadi governorate level i.e. an increase by 3.1% compared to Q2. The increase reached 7% on annual basis. Prices increased in most of the governorate areas. Prices increased in certain locations of the chalets' areas in Banaider as they reached KD 26 Thousand, which is the highest at the governorate level. Prices increased in Al-Zour Chalets to reach KD 11.5. In Nuwaiseeb area, which is considered the lowest price area, prices have reached KD 10 Thousand. Average price has increased in usufruct areas of Khairan, Mina Abdullah and average value areas in Dhaba'eya area.

Prices increased in Capital governorate in Q3 as it reached KD 7.4 Thousand i.e. an increase by 9.3% compared to Q2 and 11% on annual basis. Prices increased in the governorate areas e.g. Doha area.

Table 27: Chalet Prices at Al-Ahmadi Governorate

Governorate	Region	Waterfront Length in Meters	Chalet Market Value		Price/Linear Meter - Waterfront (KD)		** A/P/m2 Waterfront Q3 2020
			from	To	From	To	
Ahmadi	Mina Abdullah	20	230,000	280,000	11,500	14,000	12,750
	Dubaeya	20	250,000	300,000	12,500	15,000	13,750
	Julaia	20	420,000	500,000	21,000	25,000	23,000
	Bnaider	20	480,000	560,000	24,000	28,000	26,000
	Al Zour	20	180,000	280,000	9,000	14,000	11,500
	Khairan (beneficiary contract)	20	170,000	240,000	8,500	12,000	10,250
	Nuwaiseeb	20	180,000	220,000	9,000	11,000	10,000

** A/P = Average Price per meter

Source: Kuwait Finance House

Seventh: Occupancy Rates and Rentals

Occupancy rates declined from earlier rates recorded for all types of investment real estates as they recorded 90% and declined in commercial real estates namely offices located in partially locked down areas due to the procedures implemented for preventing the spread of COVID 19 pandemic.

Private Residence Rental Value

Average rental values have fluctuated in various places and areas in Q3 compared to Q2. On annual basis, **average rental value for a ground floor, 3 bedrooms, a hall, covering an area of 135 m²** in capital governorate has increased to record KD 497 as at the end of Q3 2020 in a private residence real estate of 400 m² area i.e. an increase by 1% on quarterly basis and 3% compared to Q3 last year. It reached KD 460 in Daeya, KD 500 in Qadisiya, and reached KD 570 in certain distinguished locations of the governorate e.g. Faiha area which recorded an increase by 6% on annual basis and 2% on quarterly basis. Average rent value in Hawalli increased on annual basis to reach KD 489 as at the end of Q3 i.e. an increase by 10% on annual basis and 2% on quarterly basis. Average rent ranged between KD 430 - KD 490/- and reached KD 500 – 535 in certain distinguished areas e.g. Shaab which increased by 3% and Siddique which increased by 2% compared to Q2.

Average rent in Farwaniya governorate reached KD 367 without any change from Q2 but with an increase by 2% on annual basis. Average rent reached KD 350 for this area in most of the governorate areas. Also, it surpassed KD 375 in certain distinguished areas e.g. Ishbiliya and Omaria. Average price in Mubarak Al-Kabeer area reached KD 357 for the same area without any change from Q2 on annual basis. Average rent reached KD 360 in Addan and more than KD 385 in Sabah Al-Salem and reached KD 440 in Masayel. Average rent value stabilized in Ahmadi governorate on annual basis as it approximated KD 396, KD 360 in Mangaf and KD 480 in Fintas. Average rent value increased by 1% on quarterly basis in Jahra governorate while it did not record any change on annual basis and reached KD 350. Also, it reached KD 360 in certain locations of Old Jahraa as at the end of Q3 2020.

Rental value for a full floor in a private residence covering an area of 400 meters: Average rent value for this category in Capital governorate reached KD 897 as at the end of Q3 2020 i.e. an increase by 2% on annual basis. However, it did not witness any change compared to Q2. Average value reached KD 900 in Qadisiya area and exceeded this value in some distinguished sites e.g. Edailiya and Faihaa. Rental value increased by 4% on annual basis as it recorded KD 1,040 while it stabilized at KD 1,000 in Rawda. Average value increased in Hawalli governorate as it recorded KD 860 i.e. an increase by 3% on annual basis but without any change from Q2. The value reached KD 800 in Jabriya and reached KD 900 in certain distinguished areas of the governorate e.g. Salaam, Hitteen and Sidique i.e. an increase by 9% on annual basis. Average rent value in Farwaniya governorate reached KD 678 i.e. an increase by 5% on annual basis and without any change on quarterly basis. Value reached KD 640 in most of the governorate areas e.g. like Rabiya and Rehab. While in Omariya it reached KD 700 and KD 760 in Ishbiliya (highest rental value of private residence at governorate level).

Average rental value stabilized in Ahmadi governorate at KD 660 in Q3 2020 on annual basis, while it reached KD 640 in most of the areas and KD 700 in certain distinguished areas in the governorate e.g. Eqaila. Average rent value stabilized in Mubarak Al-Kabeer at KD 580 and recorded KD 640 in most of the areas e.g. Addan and Qurain areas. Average rent stabilized in Abu-Fatira and Sabah Al-Salem areas at KD 700 in both areas. In Jahraa governorate, average rent value reached KD 600 i.e. a decline by 3% on annual basis, KD 600 in Saad Al-Abdullah and KD 640 in old Jahraa as at the end of Q3.

Average rental value for a full first or second floor at a private residence covering an area of 400 meter reached KD 797 at Capital governorate i.e. an increase by 2% on annual basis while it did not record any change on quarterly basis. The value in the highest price areas e.g. Edailiya and Faihaa recorded KD 940 i.e. an increase by 4% on annual basis while it stabilized in Rawda by recording KD 900. The value reached

KD 800 in most of the governorate areas. In the lowest price areas, the rental value reached KD 600 i.e. an increase by 3% on annual basis e.g. Gharnata. Average rental value stabilized in Sulaibikhat at KD 540 while it increased in Hawalli to reach KD 760 i.e. an increase by 4% on annual basis without any change compared to Q2. Average rental value in distinguished areas reached KD 800 e.g. Shaab while it recorded KD 700 in some areas i.e. an increase by 7% on annual basis. The value in the lowest price areas e.g. Salwa reached KD 660 i.e. an increase by 10% on annual basis. Rental value increased in Farwaniya to reach KD 578 i.e. an increase by 5% on annual basis. Rental value in Ishbilia reached KD 660 as the highest average rental value i.e. an increase by 10% on annual basis. The value recorded in most of the governorate areas reached KD 540 at the end of Q3 without any change compared to the same period last year.

Rental value at Ahmadi governorate stabilized on annual basis to reach KD 560 and reached more than this in certain governorate areas e.g. Egaila area as it reached KD 600. Average rent in Mubarak Al-Kabeer governorate reached KD 480 without any change on annual basis. Also, it stabilized in Sabah Al-Salem at KD 600 and in Addan and Qurain areas at KD 540. In Jahra governorate, average rental value declined to reach KD 500 as at the end of Q3 i.e. a decline by 4% on annual basis without any change compared to Q2.

Investment Residence Rental Value

Average rental value of a 2 bedrooms flat and a hall covering an area of 60 m² in capital governorate retreated on annual basis and declined at a closer percentage on quarterly basis in most of the areas. Average price declined in Capital governorate to reach KD 312 in Q3 i.e. a decline by 1% on annual basis and approximately the same percentage compared to Q2. Prices declined in most of the investment areas in the governorate. Average price for the same area in Hawalli governorate reached KD 295 i.e. a decline by 0.25% on annual basis but without any change compared to Q2. Certain few areas e.g. Salmia are still recording KD 295. Average value declined in Hawalli areas to reach KD 270 i.e. a decline by 2% on annual basis and 1% compared to 1% 2020. Prices did not witness any change in Jabria KD300 compared to last year. Rental value in Farwania governorate did not record any change as average value reached KD 283 i.e. a slight increase compared to Q2. Value in Farwania and Khaitan areas reached KD 283 without any change on annual basis. Value declined in Riqae to reach KD 290 i.e. a decline by 1% on annual basis. Value decline in Ahmadi governorate and reached KD 253 i.e. a decline by 1% on annual basis. A similar decline was witnessed in most of the governorate areas including Fintas and Abu-Halifa where it reached KD 247. Prices declined in Mahboula by 2% as it reached KD 245 and stabilized in Mubarak Al-Kabeer governorate e.g. Sabah Al-Salem and recorded KD 285. Average value declined in Jahra governorate to reach KD 283 i.e. a decline by 1% on annual basis and at a closer percentage compared to Q2.

Rental value of a 2 bedrooms flats + a hall covering an area of 70 – 74 m²: Average rental value declined in Capital governorate as at the end of Q3 2020, thus recording KD 342 i.e. a decline by 1% on annual basis, stabilized in Hawalli governorate at KD 325 and in Salmia at KD 325. Value declined in Hawalli area to reach KD 300 i.e. a decline by 2% on annual basis. Average rental value declined in Farwania governorate to reach KD 312 i.e. a decline by 0.25 on annual basis, declined in Rigae by 1% to reach KD 320 and stabilized in Khaitan and Farwania at KD 312. Average rental, value declined in Ahmadi governorate to reach KD 283 i.e. a decline by 1% on annual basis with similar decline in most of the other areas e.g. Mangaf and Fintas. Value declined in Mahboula by 2% on annual basis while it stabilized in Mubarak Al-Kabeer governorate at KD 315. Average value declined in Jahra governorate to reach KD 313 at the end of Q3 i.e. a decline by 1% on annual basis.

Rental value for investment apartments covering an area of 80 – 85 m²: Average rental value in Capital governorate to reach KD 373 as at the end of Q3 i.e. a decline by 1% on annual basis and a similar decline on quarterly basis. Average value reached KD 355 in Hawalli governorate i.e. a decline by 0.25% on annual basis without any change compared to Q2. A similar decline is witnessed in some areas e.g. Shaab while in Salmia it reached 1% on annual basis. Average rental value in Farwania governorate reached KD 342 i.e. a decline by 0.25% on annual basis. Rental value reached KD 313 in Ahmadi Governorate i.e. a decline by 1%

on annual basis because of the decline in value in some of its areas e.g. Fintas KD 308 and Mahboula KD 305 i.e. a decline by 1% & 2% on annual basis. Average value reached KD 345 in Mubarak Al-Kabeer governorate without any change on annual basis. Value decline in Jahra governorate by 1% on annual basis while it reached KD 343 in Q3.

Rental value for a flat coving an area of 100 – 110 m² reached KD 422 in Q3 at Capital governorate level i.e. a decline by 1% on annual basis and a similar percentage on quarterly basis. This decline comes on the back of the decline witnessed in most of the governorate areas. Average value reached KD 405 without any change from the same period at the government level. Shaab recorded KD 423 i.e. a decline by 1% compared to Q2 and on annual basis. Average value reached KD 412 in Jabriya without any change on annual basis. Value in Salmia reached KD 405. Average value ranged between KD 385 – 398 in Farwania governorate areas i.e. a decline by 0.25% on annual basis. Average rental value ranged between 358 – 378 without any change in most of the locations while it recorded a decline by 1% on annual basis. Average value declined in Ahmadi governorate on basis to reach KD 363 i.e. a limited decline in most of the areas e.g. Mahboula by 1%. Average value in Mobarak Al-Kabeer governorate reached 395 without any change on annual basis while it declined in Jahra to reach KD 393 i.e. a decline by 1% on annual basis.

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

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

Commercial Property Rental Value:

Average rent of a commercial meter in a ground floor ranged KD 11 – KD 30 / m² in in most areas at all governorates level and reached KD 37 in certain distinguished places. Average value in downtown – Capital governorate reached KD 30 per square meter without any change on quarterly basis. Average value in Hawalli reached KD 30 in several locations i.e. a decline by 8% on annual basis. Average value in Salmia reached KD 31 i.e. a decline by 11% on annual basis and 2% compared to Q2. Vaue declined in Farwania by 8% & 9% on annual basis as it reached KD 30 in Khaitan and KD 37 in Farwania.

Average rent / m² at offices in Mezzanine reaches KD 14 in certain areas of Capital governorate without any change on annual or quarterly basis. Average value in the commercial areas in Hawalli governorate reached KD 13 without any change on annual basis. Price reached KD 14 in certain distinguished areas and grand yards in Hawalli area and reached KD 13.5 in Salmia. Average price in Fahaheel area reached KD 13 and reached KD 14 in distinguished areas. Price has reached less than this in Mangaf area KD 10, recorded KD 14 in Farwania area and ranged KD 12 – 16 or more according to location, finishing type and services rendered to tenants.

Industrial Plots Rental Value:

Average rental price per industrial square meter for a basement reached KD 3 i.e. a decline by 8% on annual basis while it reached for a ground floor – showrooms – in Shuwaikh industrial KD 14.5. Also, it reached KD 3.5 for a basement in a rai and reached KD 14.3 in ground floor. Prices differ according to different locations and other advantages and specifications. Average rental price per meter for a ground floor in Ardiya area (warehouses) reached KD 3.5 without any annual change and KD6.5 in ground floor i.e. a decline by 4% on annual basis. Average price has exceeded these limits significantly in a ground floor in Ardiya (craft) and recorded KD 18.5 per square meter i.e. a decline by 4% on annual basis. Price per meter in East Ahmadi area reached KD 8.5. Rental value per meter in Fahaheel industrial area reached KD 13 in ground floor.

Table 28: Average Rental Value for a newly built Private Residence in KD covering an area 400 m Kuwait Governorates during Q3 2020

Hawalli Governorate	3 Bedrooms, a Hall & 4 Bathroom + Maid Room (1st & 2nd Floor) (135) m		Full Floor (Ground)		Full Floor (1st & 2nd)	
Siddique	450	620	850	950	750	850
Salaam	450	600	850	950	750	850
Hitteen	450	580	850	950	750	850
Shuhadaa	450	580	850	950	750	850
Zahraa	450	580	850	950	750	850
Shaab	450	580	850	950	750	850
Mishrif	450	520	850	950	750	850
Bayan	400	500	750	850	650	750
Mubarak Al-Abdullah	450	550	850	950	750	850
Salwa	380	480	710	810	610	710
Jabriya	400	500	750	850	650	750
Rumaithia	380	480	710	810	610	710
Capital Governorate	3 Bedrooms, a Hall & 4 Bathroom + Maid Room (1st & 2nd Floor) (135)m		Full Floor (Ground)		Full Floor (1st & 2nd)	
Edailiya	520	620	990	1090	890	990
Faihaa	520	620	990	1090	890	990
Rawda	500	620	950	1050	850	950
Yarmouk	450	570	850	950	750	850
Keefan	500	600	950	1050	850	950
Mansouriya	480	600	910	1010	810	910
Qadsiya	450	550	850	950	750	850
Da'eya	420	500	790	890	690	790
Dasma	420	500	790	890	690	790
Surrah	450	550	850	950	750	850
Qurtoba	450	550	850	950	750	850
Ghernata	350	420	650	750	550	650
Sulaibikhat	320	400	590	690	490	590

Table 28: Average Rental Value for a newly built Private Residence in KD covering an area 400 m Kuwait Governorates during Q3 2020

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	650	750	550	650
Omaria	350	400	650	750	550	650
Khaitan	320	400	590	690	490	590
Ishbilia	380	420	710	810	610	710
Rabia	320	380	590	690	490	590
Rehaab	320	380	590	690	490	590
Aardiya	320	380	590	690	490	590
Andalus	350	400	650	750	550	650
Ahmadi Governorate	3 Bedrooms, a Hall & 4 Bathroom + Maid Room (1st & 2nd Floor) (135)m		Full Floor (Ground)		Full Floor (1st & 2nd)	
Hadiya	320	400	590	690	490	590
Agaila	350	420	650	750	550	650
Mangaf	320	400	590	690	490	590
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	350	420	650	750	550	650
Masayel	400	480	750	850	650	750
Abu-Fatira – Residential	350	400	650	750	550	650
Addan	320	400	590	690	490	590
Qurain	320	400	590	690	490	590
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	400	590	690	490	590
Saad Al-Abdullah	300	380	550	650	450	550

Table 29: Average Rental Value Investment Properties in Kuwait Governorates during Q3 2020 (KD)

Hawalli Governorate	2 Bedrooms, a Hall & Bathroom (60)m		2 Bedrooms, a Hall & 2 Bathrooms (70 - 74)m		2 Bedrooms, 2 Bathrooms (80 - 85)m		3 Bedrooms, a Hall & maid (100 – 110)m	
Salmiya	270	320	300	350	330	380	380	430
Hawalli	255	290	285	320	315	350	365	400
Jabriya	285	320	315	350	345	380	395	430
Shaab	295	330	325	360	355	390	405	440
Capital Governorate	2 Bedrooms, a Hall & Bathroom (60)m		2 Bedrooms, a Hall & 2 Bathrooms (70 - 74)m		2 Bedrooms, 2 Bathrooms (80 - 85)m		3 Bedrooms, a Hall & maid (100 – 110)m	
Sharq	295	330	325	360	355	390	405	440
Qibla	295	330	325	360	355	390	405	440
Eastern Muqawa	295	330	325	360	355	390	405	440
Dasman	295	330	325	360	355	390	405	440
Bneid Al Gar	290	330	320	360	350	390	400	440
Farwaniya Governorate	2 Bedrooms, a Hall & Bathroom (60)m		2 Bedrooms, a Hall & 2 Bathrooms (70 - 74)m		2 Bedrooms, 2 Bathrooms (80 - 85)m		3 Bedrooms, a Hall & maid (100 – 110)m	
Khaitan	265	300	295	330	325	360	375	410
Farwaniya	265	300	295	330	325	360	375	410
Jaleeb Al Shuyoukh	260	290	290	320	320	350	370	400
Raqei	270	310	300	340	330	370	380	420
Ahmadi Governorate	2 Bedrooms, a Hall & Bathroom (60)m		2 Bedrooms, a Hall & 2 Bathrooms (70 - 74)m		2 Bedrooms, 2 Bathrooms (80 - 85)m		3 Bedrooms, a Hall & maid (100 – 110)m	
Fintas	235	260	265	290	295	320	345	370
Mahboula	230	260	260	290	290	320	340	370
Abu Halifa	235	260	265	290	295	320	345	370
Mangaf	245	270	275	300	305	330	355	380
Fahaheel	255	280	285	310	315	340	365	390
Mubarak Al Kabeer Governorate	2 Bedrooms, a Hall & Bathroom (60)m		2 Bedrooms, a Hall & 2 Bathrooms (70 - 74)m		2 Bedrooms, 2 Bathrooms (80 - 85)m		3 Bedrooms, a Hall & maid (100 – 110)m	
Sabah Al Salem	270	300	300	330	330	360	380	410
Jahraa Governorate	2 Bedrooms, a Hall & Bathroom (60)m		2 Bedrooms, a Hall & 2 Bathrooms (70 - 74)m		2 Bedrooms, 2 Bathrooms (80 - 85)m		3 Bedrooms, a Hall & maid (100 – 110)m	
Al Jahraa	265	300	295	330	325	360	375	410

Table 30: Average Rental Value Trading of Commercial Properties At Kuwait Governorates "Q3 2020" (KD)

Areas	Basement	Ground Floor	Mezzanine	Offices
Salmiya	10 - 13	20 - 42	12 - 15	8 - 9
Hawalli	10 - 11	20 - 40	12 - 14	7 - 8
Farwaniya	12 - 13	25 - 48	12 - 16	8 - 9
Khaitan	10 - 13	20 - 40	12 - 14	7 - 8.5
Mangaf - Aziziyah	7 - 8	13 - 22	10	6 - 7
Fahaheel	10 - 12	20 - 42	12 - 14	7 - 9
Dajeej (Farwaniya)**	5 - 6	9 - 13	5 - 6	-
Kuwait City ***	12 - 13	20 - 40	12 - 16	8.5 - 11

* 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

Table 31: Average Rental Value per Square Meter of Industrial Plots at Kuwait Governorates during Q3 2020 (KD)

Areas	Basement	Ground Floor	Mezzanine
Industrial Shuwaikh	2.5 - 3.5	22 - 7	3.5 - 3
Al Rai	3 - 4	22 - 6.5	4 - 3
Sabhan	3 - 2	6.5 - 3.5	3.5 - 3
Ardiya (Stores)	3 - 4 As per Height	6 - 7	3 - 4
Ardiya (Craft)	6 - 7 As per height	25 - 12	4 - 5
East Ahmadi	2 - 3	12 - 5	2.5 - 3
Industrial Fahaheel	2.5 - 3.5 As per Height	6 - 20	3.5 - 4

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

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

This report highlights the general trends of Kuwait Real estate market trading prices. However, the method applied by the Evaluation and Studies department at KFH is dependent on the study of each property separately including features, rental value and returns 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

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