



KFH Local Real Estate Report

Third Quarter 2013 - Kuwait

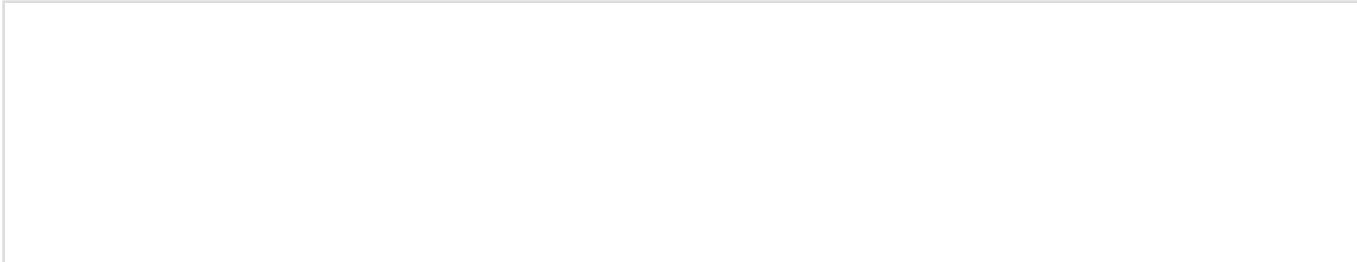
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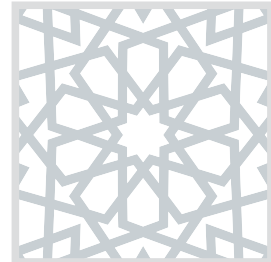
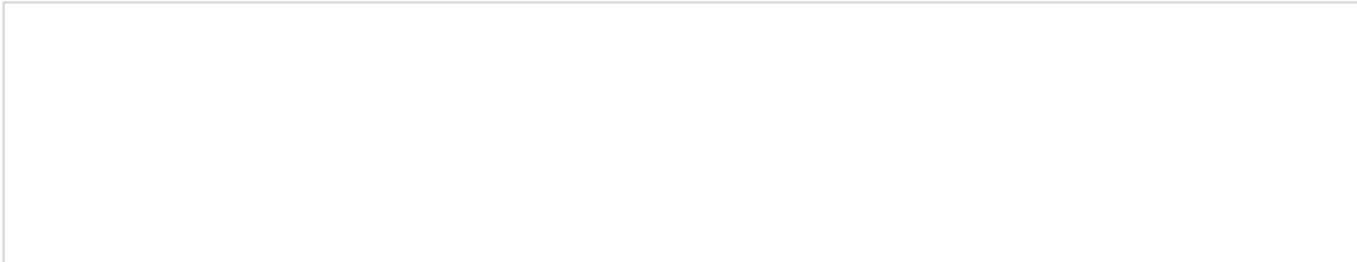
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بيت التمويل الكويتي
Kuwait Finance House





KFH Local Real Estate Report
Third Quarter 2013 - Kuwait



Supervision by :
Eng. Fahad K. Al-Mukhaizeem
General Manager of Strategy and Corporate Affairs

Prepared by :
Dr. Mohamed Jamel Al-Shebshiry
Strategy and Corporate Affairs

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

Technical Accreditation :
Waled Ahmed Al-Ahmed
Local Real Estate Dept.

Creative Direction by :
Ahmed Al-Rashid
Marketing & P.R. Dept.

Cover:
Photo by: Saleh Al-Rashid

KFH Local Real Estate Service Locations :

KFH HEAD OFFICE

Banking Hall
Tel: 22445050 Ext: 2158 / 2122

KFH AL-FAIHA BRANCH

Tel: 22522264 - 22520174 Ext: 304 / 305

KFH KHEITAN BRANCH

Tel: 24756491

KFH MUBARAK AL-ABDULLA BRANCH

Exhibition Ground
Tel: 25379182 / 3 / 4 Ext:104

KFH AL-ANDALUS BRANCH

Tel: 24866037

MAKKI JOMAA TOWER

4th Floor
Tel: 22413720

Local Real Estate Dept.

Tel : 22905800
Fax: 22905804

Marketing & Public Relations Dept.

Tel : 22445050 - Ext: 4231
Fax: 22409414

P.O. Box: 24989 Safat, 13110 Kuwait
Email: corp@KFH.com

Dear Reader,

Driven by its firm commitment to carry out its unwavering role towards community service, social responsibility and promoting insight into the real estate marketplace, Kuwait Finance House ("KFH") is pleased to release KFH Local Real Estate Market Report ("Report") of the Third Quarter – 2013 which displays and analyzes the data and key performance indicators of the real estate sector.

The report provides a set of indicators which by far covers the geographical areas of Kuwait and credibly depicts reality to customers, decision makers, private sector institutions and other stakeholders inside and outside Kuwait based on reliable data and authentic sources of information.

Lastly, I would like to present my warm thanks to the Research and Studies team who took the responsibility of producing this Report and to everybody who provided the technical and administrative support to help put this Report at your hands. I hope that this Report will contribute to promoting the solid knowledge of the real estate marketplace in Kuwait.

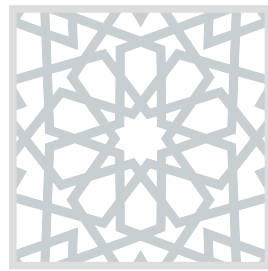
We truly urge everybody who reads this Report to provide us with constructive feedback or suggestion that would contribute to developing this Report and promoting KFH's role in enhancing the real estate trading. In addition to the Arabic version, this Report will continue to be issued in English to showcase helpful data on the real estate marketplace, display the results and recommendations, and meet the needs of the real estate marketplace.

For the convenience of non-specialists, the Report provides at the end of this Report a terminology list of the key real estate terms and definitions that are commonly used in the local real estate market.



Mohammad Sulaiman Al-Omar

CEO
Kuwait Finance House



Introduction

The housing problem has come back to focus during Q3-2013 as the questionnaire prepared by National Assembly revealed that housing is a top priority for Kuwaitis. A set of studies and discussions have followed as an assertion that the housing problem has become under attention in light of inability of a Kuwaiti national to afford a suitable housing especially with the growing demand on housing and the government's inability to meet the growing needs of people on housing or provide extra lands; factors which have contributed to increasing the prices of lands coupled with the scarcity of lands as well.

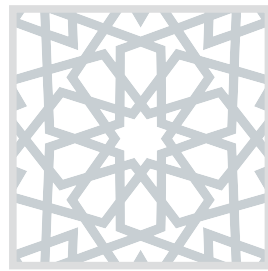
The discussions of specialists and interested parties highlighted several initiatives and hands-on solutions for the housing problem through a plan set by the government for resolving this irremediable problem. Mass media asserted that the government is working out innovative and non-traditional solutions that are based on vertical expansion in the sense that a 400 sqm piece of land can fairly accommodate 8 families. The government's plan (2013-2014 / 2016-2017) aims at constructing 36,705 housing units.

Volume of real estate sales soared up in Q3 – 2013 compared to Q2-2013 overstepping KD 1 billion for the second successive year as the value of real estate trading skyrocketed as never been witnessed since Q4-2007. This upward trend, though coincided with the vacation season and the Holy Month of Ramadan, is attributable to the growing demand on residential and investment properties coupled with a corresponding rise in prices. High sales turnover of commercial real estate properties, especially commercial buildings and towers, is reported during this Q3-2013.

The value of total real estate trading soared up during Q3-2013 by 4% accounting for KD 41 Million as the total real estate trading valued KD 1.047 billion during Q3-2013 compared to KD 1.007 billion during Q2-2013. As such, the value of real estate sales since the beginning of the year up to Q3-2013 approached the barrier of KD 3 billion as it registered KD 2.9 billion hiking up noticeably by 19% worth KD 463 million compared to the sales turnover at the same period of the past year when the real estate sales valued KD 2.4 billion.

Trading of private housing contributed to 50% of the total real estate trading during Q2 and Q3-2013 though the volume of residential real estate trading increased by 3.9% equal to KD 19.6 million during Q3-2013 compared to the value of residential real estate trading during Q2-2013 which hiked up by KD 65 million at 15% compared to the residential real estate trading in Q1.-2013.

Investment real estate trading contributed to 36% of the total real estate trading during Q2 and Q3 2013 as it hiked up by 6% at KD 21.6 million during Q3-2013 compared Q2-2013 when the investment real estate trading increased by 12% at KD 39 million compared to Q1-2013.

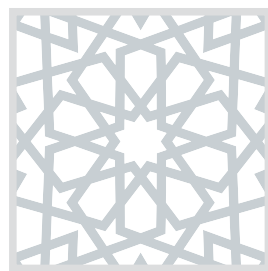
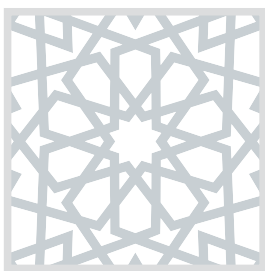
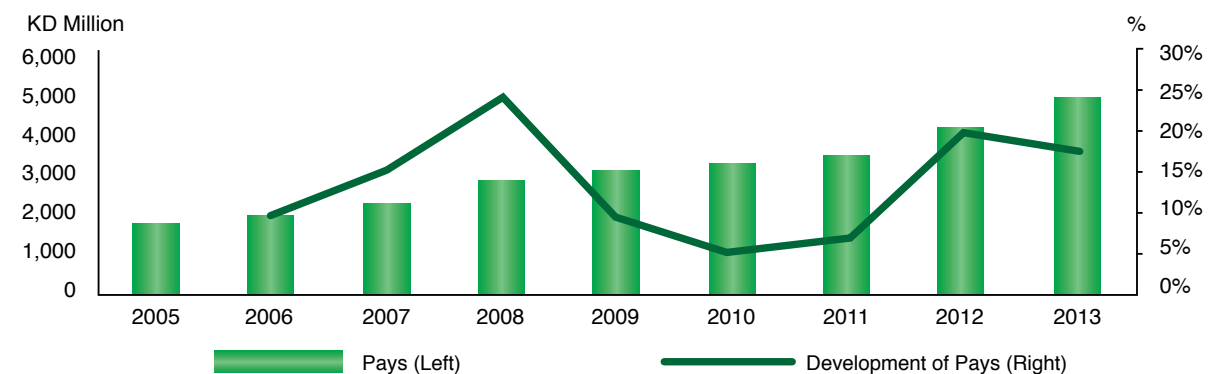


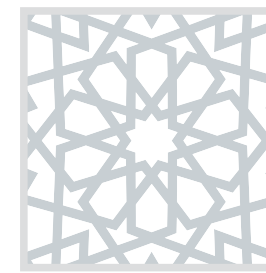
The low rate of return on investment properties attracted attention as the average rate of return on investment properties reached 6.47% at the Capital Governorate, 6.48% at Hawalli Governorate, 6.83% at Farwaneyyah Governorate, 7.39% at Al-Ahmadi Governorate, 7.17% at Al-Jahra Governorate and 7.15% at Mubarak Al-Kabeer Governorate. This reflects the noticeable appreciation in the value of investment properties as the average value of a building in the State of Kuwait is estimated at KD 881 million during Q3-2013.

This appreciation in the value of investment properties was conducive to corresponding appreciation in the value of rentals of investment properties especially the new properties whose rates hiked up by 16% to 35% during Q3-2013 compared to Q3-2012 depending on the location, rating and services of the leased properties. Rentals ranged from KD 190 to 280 during Q3-2012 compared to KD 250 to KD 350 during Q3-2013 for 60 sqm investment apartments, and from KD 280 to KD 415 for investment apartments during Q3-2013 compared to KD 200 to KD 350 during Q3-2012 for 70 to 74 sqm apartments, and from KD 220 to KD 400 during Q3-2012 for 80 to 85 sqm investment apartments, and from KD 425 to KD 565 during Q3-2013 compared to KD 280 to KD 550 during Q2-2012 for 100 to 110 sqm investment apartments.

Critical to this is that the pay raises in the public sector have contributed to increasing the demand on private housing though scarcity in supply leading immediately to a rise in the rentals at residential areas. Pays at public sector hiked to KD 4.8 billion during 2013 rising by 18% equal to KD 728 million than pays in 2012 which valued KD 4.1 billion.

Chronology of development of pays at public Sector (2004-2005 to 2012-2013)





Trading of commercial properties contributed to 13% during Q3-2013 compared to 11% in Q2-2013. Volume of commercial trades hiked up by 17.7% at KD 20 million during Q3-2013 compared to a hike by 35% at KD 29.6 million during Q2-2013 compared to the value of commercial trade in Q1-2013. A relative decline in the trading on handicraft properties and showrooms is reported during Q3-2013 as it contributed to 1% though accounted for 2% of the total real estate trading during Q2-2013. Trading of warehouse and handicraft properties declined during Q3-2013 by 35% at a value of KD 8.4 million than the value registered during Q2-2013 which appreciated by 77% at a value of KD 10.6 million compared to the value of trading in Q1-2013.

Trading of the coastal strip properties remained idle during Q3-2013 compared to 2% of the total real estate trading during Q2-2013 which registered KD 11.7 million, knowing that no trading was registered during Q1-2013.

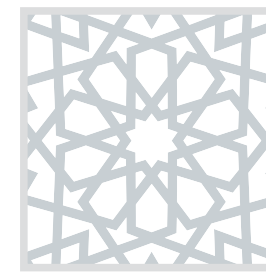
Price indices of residential properties kept on rising during Q3-2013 compared to the rises reported over the past two quarters of 2013 in all governorates by 4% compared to an average price increase by 4.4% during Q2-2013. Price indices of investment housing also kept on hiking up by 5% just like the percentage reported in Q2-2013.

Price indices of commercial properties went up noticeably during Q2-2013 in all governorates except for the Capital Governorate and Hawalli Governorate which witnessed price stability at KD 5,655 and KD 3,225 respectively during Q3-2013. The average price per square meter went up in Al-Ahmadi Governorate by 2.25% as it registered KD 2,778 per square meter during Q3-2013 and KD 2,276 in Farwaneyyah Governorate rising up by less than one per cent compared to Q2-2013. A noticeable price increase by 34% was reported in Al-Jahra Governorate as the average price per square meter registered KD 2,530 during Q3-2013.

It is therefore concluded that real estate investment is still attractive in spite of the decreased rate of return given the noticeable decline in the return on deposits and the remarkable decrease in Kuwait Stock Exchange ("KSE") during Q3-2013 compared to Q2-2013 when the value of trading in all sectors of KSE decreased dramatically. The trades registered at KSE drew back by 56% at KD 2.8 billion when the trades registered KD 2.2 billion during Q3-2013 compared to the value that has not been registered before 2008 which amounted to KD 5 billion during Q2-2013. However, KSE witnessed an unprecedented rise to 80% hiking up by KD 983.8 million more than the value registered in Q3-2012 at KD 1.2 billion.

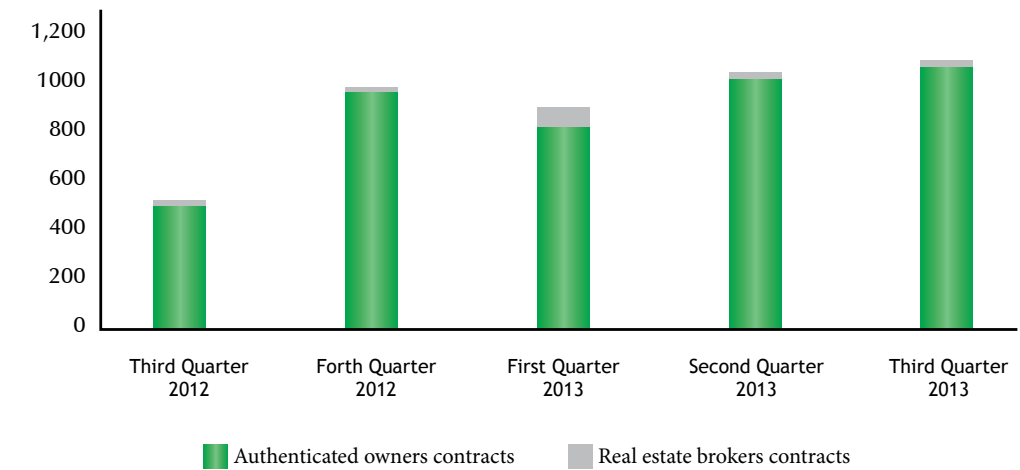
Market Trends

As far as the entire real estate marketplace is concerned, the trading indices disclosed by the Real Registration and Authentication Department at Ministry of Justice registered KD 1.047 billion during Q3-2013 rising by 4% at KD 41 million than the value of KD 850 million reported during Q2-2013.



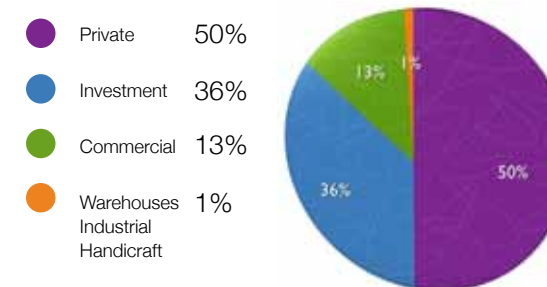
Chronology of the Development of total Real Estate Trading on Quarterly basis (Q3-2012 to Q3-2013)

Figures are in KD million



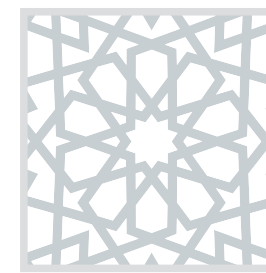
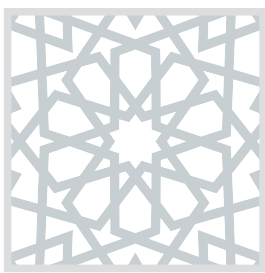
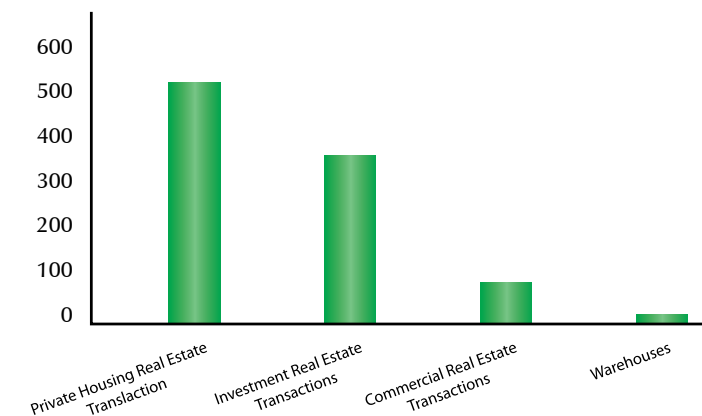
Total value of real estate trading through authenticated owners' contracts amounted to KD 986 million during Q3-2013 rising by 5% at KD 45 million than the value of KD 941 million registered during Q2-2013. Total value of real estate trading through real estate brokers' contracts amounted to KD 62 million during Q3-2013 declining by KD 6% at KD 4 million that the value of KD 65 registered during Q2-2013. Real estate trading through contracts - on an annual basis - went up by 85% at KD 453 as they registered KD 563 during Q3 -2012, while the total value of real estate trading through real estate brokers' contracts exceeded the double registering KD 31 million compared to KD 30 million during Q3-2012.

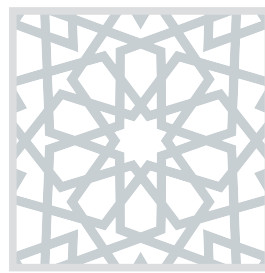
% of Trading Value of each Real Estate Sector compared to Total Real Estate Trading Q3-2013



Total Value of Real Estate Trading Q3-2013

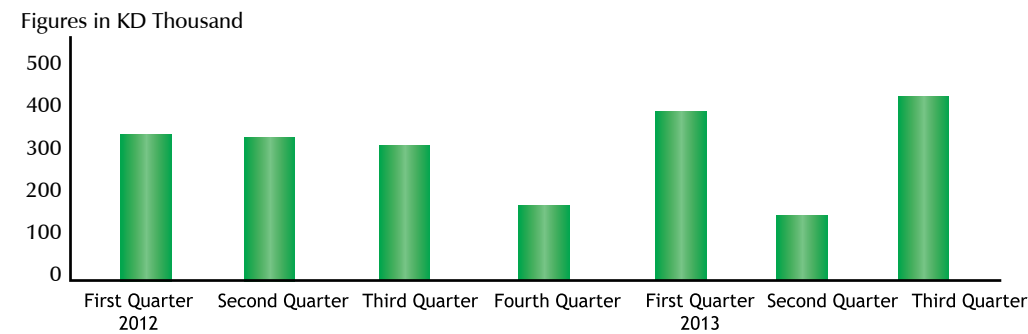
Figures are in KD million





The average value of total trades registered KD 441 thousand compared to KD 216 thousand during Q2-2013 doubling its value by KD 225 million during Q3-2013.

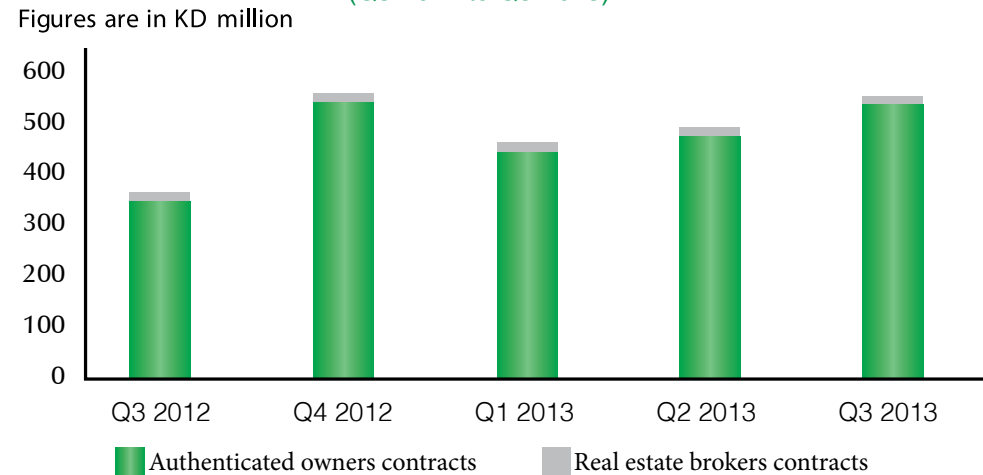
Development of the Average Value of transaction in the Real Estate Trading (Q1-2012 to Q3-2013)



Private Housing Trends

Share of the private housing deals remained steady during Q3-2013 though the appreciation in the value, as it accounted for 50% of the total real estate trading during Q2 and Q3 of 2013.

Development of Real Estate Trading (Private Housing) (Q3-2012 to Q3-2013)



Private housing deals registered KD 519 million during Q3-2013 compared to KD 499 million during Q2-2013; hiking up by KD 19.6 million that is equal to 3.9%. The number of private housing transactions increased to 1,895 transactions during Q3-2013 compared to 1,669 transactions during Q2-2013 achieving an increase by 14% and 226 transactions.

On the other hand, the average value per transaction decreased during Q3-2013 registering KD 274 thousand declining by 8% at KD 25 million compared to KD 299 thousand during Q2-2013.

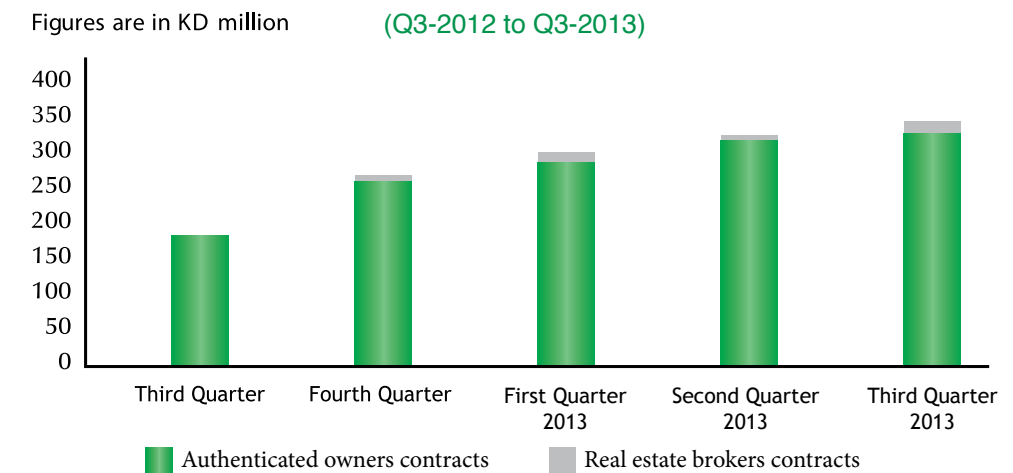
July 2013 registered the top trading performance during Q3-2013 accounting for 40% equal to KD 208 million of the total private housing trading valued KD 519 million during Q3-2013. September 2013 came second accounting for KD 198 million taking a share of 38% of the total private housing trading during Q3-2013. August 2013 came last as it accounted for KD 113 million taking a share of 22% of the total private housing trading during Q3-2013.

Investment Properties Trends

Trading in investment properties kept on going up during Q3-2013 registering KD 380 million hiking up by KD 21.9 million equal to 6% compared to KD 358 million in Q2-2013 which hiked by KD 39 million and accounted for 12% compared to Q1-2013.

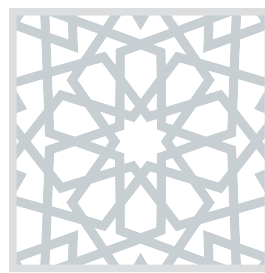
Investment properties accounted for 36% of the total trading during Q2 and Q3 of 2013 versus 37% during Q1-2013.

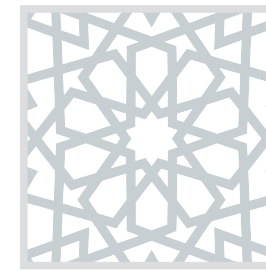
Development of Real Estate Trading (Investment) (Q3-2012 to Q3-2013)



The average value of transaction of the investment property trading drew back dramatically during Q3-2013 registering KD 881 thousand declining by KD 34 million at 4% compared to the average value of KD 915 thousand registered during Q2-2013 which increased by KD 19 thousand at 16% compared to Q1-2013.

Annually wise, the average value of transaction of the investment property trading went up by KD 294 thousand at around 50% compared to Q3-2012 when the average value per transaction registered KD 587 thousand.





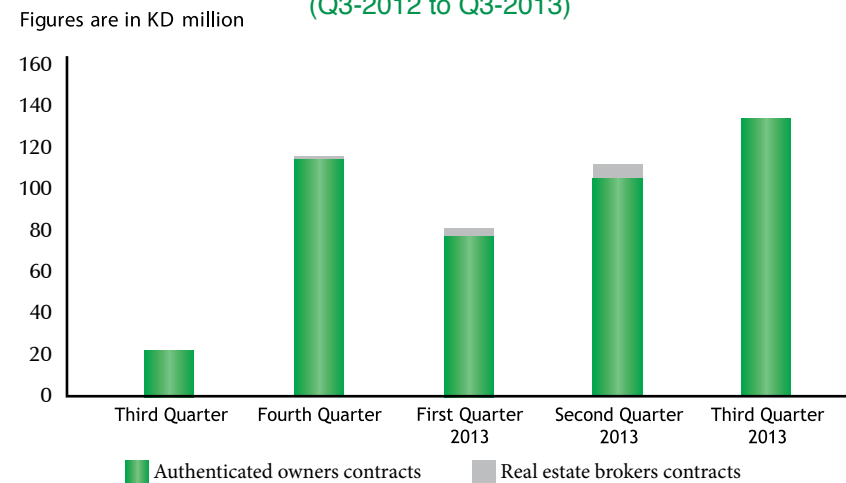
In terms of the number of investment trades, 431 transactions were registered during Q3-2013 compared to 546 transactions during Q2-2013; a decline by 21% and a decrease in the number of transactions by 115 transactions than the number of transactions in Q2-2013.

July ranked first in terms of the volume of investment trading as it accounted for 49.5% of the total investment trading during Q3-2013 registering KD 188 million; September ranked second accounting for 35.6% as it registered KD 135.3 million, while August ranked third accounting for 15% registering KD 56 million.

Commercial Real Estate Trends

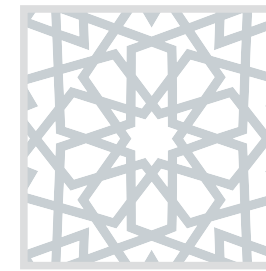
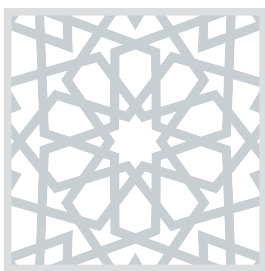
Total commercial real estate trading revived noticeably during Q3-2013 registering KD 133 million compared to around KD 113 million during Q2-2013 rising by around KD 20 million which is equal to 17.7%. This, in fact, has contributed to raising the total value of real estate trading by 13% of the total trading in Q3-2013 against 11% in Q2-2013.

Development of Real Estate Trading (Commercial)
(Q3-2012 to Q3-2013)



The value of trading grew better month after the other during Q3-2013; yet, it drew back dramatically during September, as August ranked first accounting for 48% of the total commercial real estate trading during Q3-2013 as it registered KD 64 million, followed by July which came second by 44% of the total commercial real estate trading as it registered KD 59 million, and September ranked third by 7.7% registering KD 10 million.

The average value per a commercial real estate transaction in Q3-2013 registered KD 4.4 million declining sharply by 35% at KD 2.4 million compared to KD 6.8 million during Q2-2013.



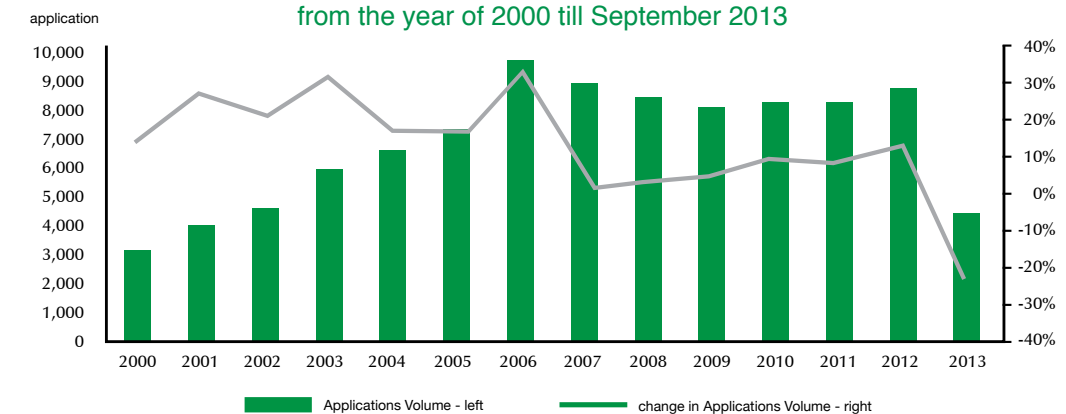
In terms of the number of commercial trades, around 30 transactions were reported during Q3-2013 compared to 73 transactions in Q2-2013; a decline by 59% that is equal to 43 transactions less than the number of transactions in Q2-2013.

Price Indices

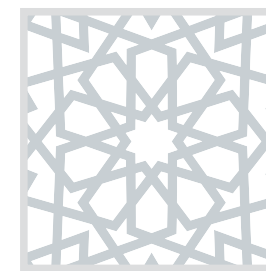
First: Prices of Private Housing Land

The State plans to have more than 70,000 residential units accomplished by 2015, though a bunch of 106.7 thousand applications was submitted during 2000 to 2013. Around 5782 applications were submitted to PAHW in the past months of 2013 against 8500 applications in 2012; a matter which urges the State to exert much effort to be able to meet the demand on residential units to avoid any hike in prices that may be caused by the scarcity of supply. To avert the aggravation of the crisis, the construction of residential projects is underway which would accommodate 20.2 thousand residential units of which 13,600 apartments, houses and blocks have been already delivered in Sabah Al-Ahmed City, Jaber Al-Ahmed City, West of Sulai bekhat, Naseem Blocks, and the existing Kheiran and Wafrah projects.

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



PAHW set an ambitious plan for implementing the State's five-year plan (2011-2014) approved by the National Assembly. The plan proposes that big companies operating in the different sectors of the economy be established and that new investments be pumped into the Kuwaiti economy. The plan provides for the construction of mega projects aiming at constructing houses, blocks, public buildings, and perquisite services in addition to the construction of road networks, major and public facilities. It should be noted that 90% of the overall projects has been accomplished right now. The Developmental Projects and Initiatives Task Force announced the launch of a wide scale of



enterprises and initiatives as illustrated in the table below:

PAHW's List of Enterprises covering houses, blocks, public facilities and associated services (September 2013)

S/N	Location	Value of Contract	% of Accomplished Projects	
			Q3-2013	Q2-2013
1	Sabah Al-Ahmed City	133	84 %	80 %
2	Sabah Al-Ahmed City	128	62 %	60 %
3	Jaber Al-Ahmed City	201	62 %	57 %
4	Northwest Sulaybekhat	34	19 %	12 %
5	Sabah Al-Ahmed City	19	27 %	21 %
6	Northwest Sulaybekhat	38	19 %	14 %
Cost	KD 553 Million			

PAHW's List of Public Facilities (September 2013)

S/N	Location	Value of Contract	% of Accomplished Projects	
			Q3-2013	Q2-2013
7	Sabah Al-Ahmed City	34	28 %	16 %
8	Saad Al-Abdullah City	2	63 %	47 %
9	Sabah Al-Ahmed City	39	16 %	12 %
10	Sabah Al-Ahmed City	6	8 %	1 %
11	Jaber Al-Ahmed City	57	6 %	1 %
12	Sabah Al-Ahmed City	45	2 %	Approval of the Timeframe is underway
Cost	KD 183 Million			

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

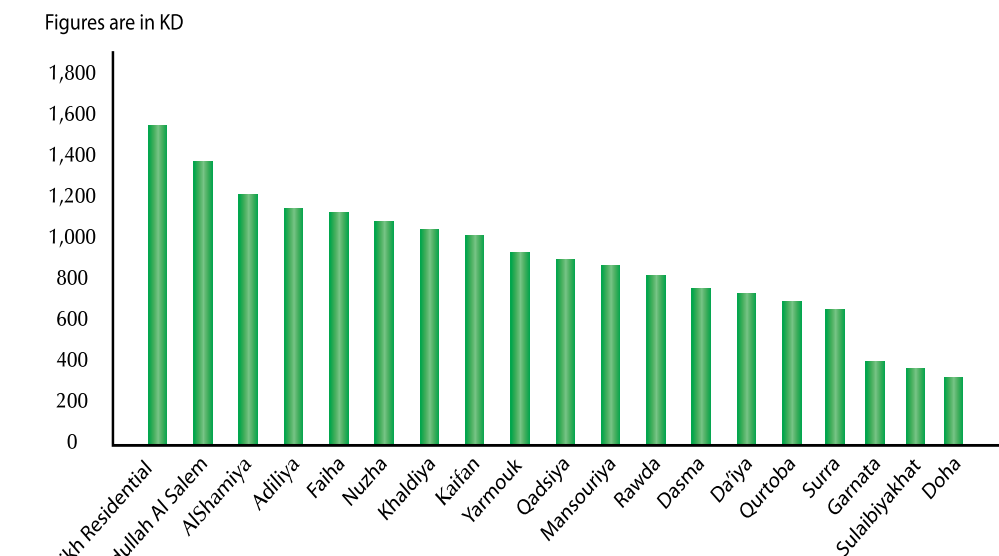
S/N	Location	Value of Contract	% of Accomplished Projects	
			Q3-2013	Q2-2013
12	Sabah Al-Ahmed City	13	83 %	73 %
13	Saad Al-Abdullah City	0.126	100 %	95 %
14	Sabah Al-Ahmed City	7	47 %	45 %
15	Jaber Al-Ahmed City	0.305	98 %	80 %
16	Jaber Al-Ahmed City	0.315	94 %	56 %
17	Fahed Al-Ahmed Residential	2	26 %	12 %
18	Qayrawan District	0.053	60 %	1 %
Cost	KD 22 Million			
Total Cost of PAHW's Enterprises	KD 758			

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

The price indices observed by KFH during Q3-2013 showed a continuous increase hitting 2.7% in the Capital Governorate compared to the average prices reported during Q2-2013.

The average price per square meter recorded KD 994 in the Q3-2013 compared to KD 968 per square meter in Q2-2013. Price stability is reported in Shuwaikh Residential District and Abdullah Al-Salem Suburb registering the highest prices in the Capital Governorate as the average price per square meter registered KD 1546 and KD 1322 respectively. A price increase ranging from 2% to 3.5% was reported in Al-Shamiya, Al-Adiliya, Al-Nuzha and Al-Khalidiya, though prices in Kaifan hiked to 6%. Prices in Gernata, Sulaybekhat and Doha went up from 2.5% to 4%.

Average Price per sqm of private housing - Capital Governorate (Q3-2013)



Prices of Residential Land at Capital Governorate

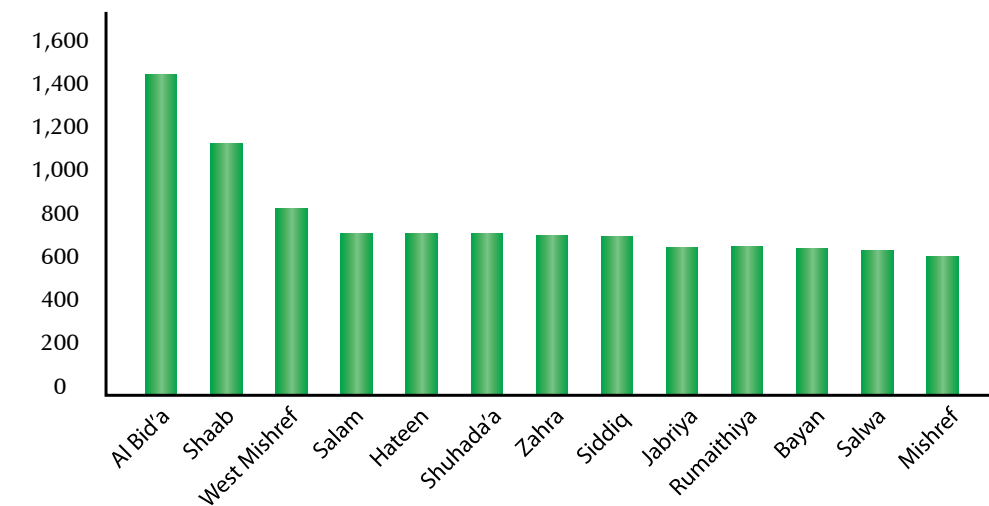
Region	Area	% of Built Area	Location	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q3-2013
				From	To	From	To	
Residential	500	210 %	Internal	675,000	750,000	1,350	1,500	1425
Shuwaikh	1,000	210 %	Internal	1,400,000	1,600,000	1,400	1,600	1500
	1,000	210 %	Main	1,600,000	1,800,000	1,600	1,800	1700
Average Prices of the Region				1,225,000	1,383,333	1,450	1,633	1,541
Abdullah	250	320 %	Internal	625,000	700,000	1,250	1,400	1,325
Al-Salem	500	210 %	Internal	850,000	937,500	1,133	1,250	1,267
	750	210 %	Internal	1,100,000	1,250,000	1,100	1,250	1,150
Average Prices of the Region				858,000	962,500	1,160	1,300	1,247
Al-Shamiya	250	320 %	Internal	280,000	300,000	1,120	1,200	1,160
	500	210 %	Internal	500,000	550,000	1,000	1,100	1,050
	750	210 %	Internal	725,000	825,000	967	1,100	1,033
Average Prices of the Region				730,714	805,000	1,074	1,182	1,128
Al-Nuzha	500	210 %	Internal	485,000	550,000	970	1,100	1,035
	500	210 %	Main	575,000	650,000	1,150	1,300	1,225
	750	210 %	Internal	710,000	820,000	947	1,093	1,020
	750	210 %	Main	840,000	900,000	1,120	1,200	1,160
Average Prices of the Region				762,000	837,000	1,077	1,192	1,135
Khaldiya	750	210 %	Internal	685,000	750,000	913	1,000	957
	750	210 %	Main	825,000	900,000	1,100	1,200	1,150
	1,000	210 %	Internal	925,000	1,000,000	925	1,000	963
	1,000	210 %	Main	1,050,000	1,200,000	1,050	1,200	1,125
Average Prices of the Region				871,250	962,500	997	1,100	1,049
Adliya	500	210 %	Internal	475,000	550,000	950	1,100	1,025
	500	210 %	Main	550,000	650,000	1,100	1,300	1,200
	750	210 %	Internal	700,000	750,000	933	1,000	967
	750	210 %	Main	800,000	900,000	1,067	1,200	1,133
Average Prices of the Region				865,625	956,250	1,056	1,175	1,116

A price increase by less than 1% is reported in Hawalli Governorate as the average price per square meter reached KD 949 during Q3-2013 compared to KD 943 in Q2-2013.

The highest price value in Hawalli Governorate was reported in Beda' and Shaab where prices hiked by 10% and 2% respectively compared to the average price per square meter in Q2-2013. A hike by 14% was reported in West Mishrif, Al-Salam, Hetteen, Al-Shuhada' and Al-Jabriya, while prices went up in Bayan, Salwa and Mishref by 6%, 3% and 10% respectively as per KFH's recent surveys.

Average Price per sqm of private housing - Hawalli Governorate (Q3-2013)

Figures are in KD



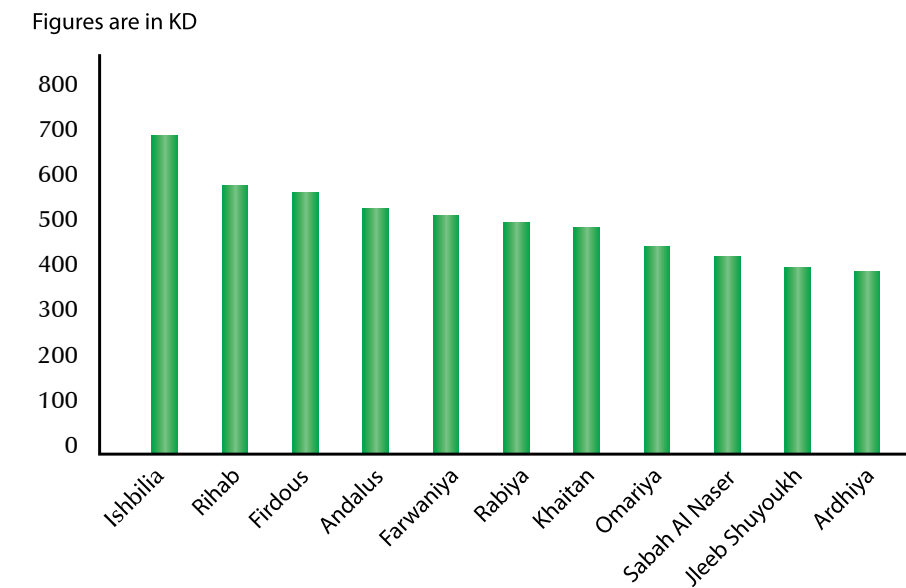
Prices of Residential Land at Hawalli Governorate

Region	% of Built Area	Area	Location	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q3-2013
				From	To	From	To	
Shaab	210 %	400	Internal	400,000	440,000	1,000	1,100	1050
	210 %	400	Main	440,000	465,000	1,100	1,163	1131
	210 %	500	Internal	450,000	480,000	900	960	930
Average Price of the Region				524,167	553,333	1,000	1,074	1,037
Jabriya	210 %	400	Internal	340,000	385,200	850	963	906.5
	210 %	400	Main	380,000	420,000	950	1,050	1,000
Average Price of the Region				360,000	402,600	900	1006.5	953,3
Rumaythyyah	210 %	400	Internal	330,000	360,000	825	900	862.5
	210 %	400	Main	380,000	420,000	950	1050	1,000
	210 %	500	Internal	380,000	440,000	760	880	820
Average Price of the Region				363,333	406,666	845	943	894.2
Salwa	210 %	500	Internal	325,000	350,000	650	700	675
	210 %	500	Main	380,000	400,000	760	800	780
Average Price of the Region				602,857	642,857	752	802	777
Al-Salam	210 %	400	Internal	350,000	385,000	875	963	919
	210 %	400	Main	425,000	450,000	1,063	1,125	1094
Average Price of the Region				412,500	446,250	922	997	959
Hetten	210 %	500	Internal	400,000	450,000	800	900	850
	210 %	500	Main	475,000	500,000	950	1,000	975
Average Price of the Region				412,500	446,250	922	997	959
Al-Shuhada	210 %	400	Main	425,000	450,000	1,063	1,125	1094
	210 %	500	Internal	400,000	450,000	800	900	850
Average Price of the Region				412,500	446,250	922	997	959

The average price per square meter in Farwaniyah Governorate hiked by 2.9% recording KD 541 in Q3-2013 compared to KD 526 during Q2-2013.

The highest increase in the average price per square meter was reported in Ishbilila as it hiked modestly by 1% compared to the average prices reported during Q2-2013, while a price stability was reported in Al-Rihab, Al-Ferdous, Al-Farwaniya and Al-Rabiya though a 4% hike in prices was reported in Al-Andalus. Prices in Sabah Al-Naser, Ardiya and Khaitan went up by 1%. In addition, prices remained stable in Jleeb Al-Shoyoukh.

Average Price per sqm of private housing - Farwaniyah Governorate (Q3-2013)





Prices of Residential Land at Farwaneyyah Governorate

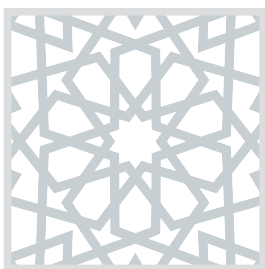
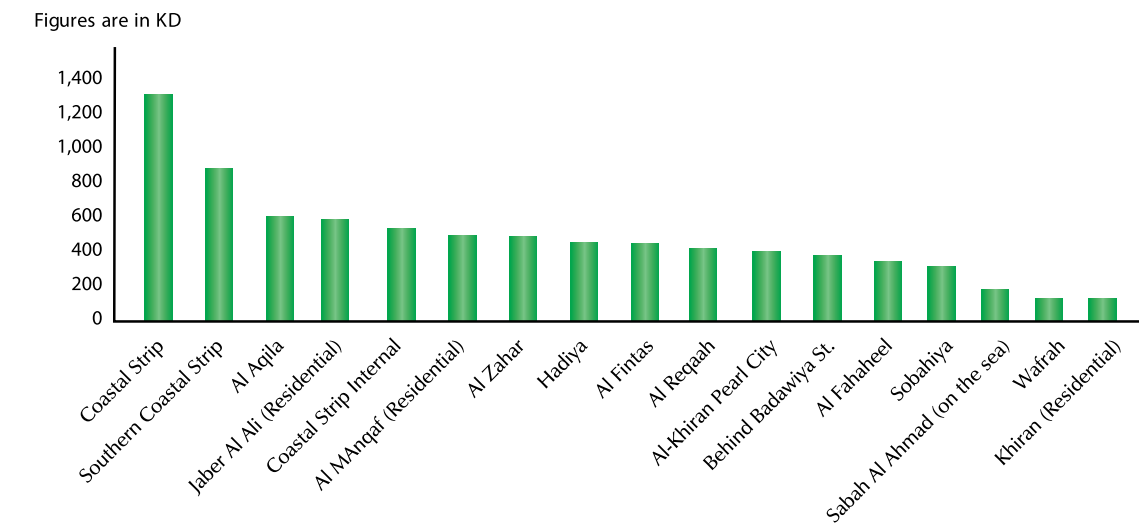
Region	% of Built Area	Area	Location	Street	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q3-2013
					From	To	From	To	
Andalus	210 %	500	Internal		280,000	340,000	560	680	620
	210 %	500	Main		300,000	360,000	600	720	660
Average Price of the Region					290,000	350,000	580	700	640
Rabiya (Existing House)	210 %	500	Internal		270,000	320,000	540	640	590
	210 %	500	Main		320,000	350,000	640	700	670
Average Price of the Region					295,000	335,000	590	670	630
Ishbilia	210 %	400	Internal		255,000	275,000	680	733	707
	210 %	400	Main		285,000	310,000	760	827	793
Average Price of the Region					297,500	316,667	703	750	726
Farwaneyyah	210 %	500	Internal		280,000	300,000	560	600	625
	210 %	500	Main		320,000	350,000	640	700	670
Average Price of the Region					300,000	325,000	600	650	647.5
Khaitan (Behind Khaitan Clup)	210 %	400	Internal		240,000	280,000	600	700	650
Khaitan	210 %	1000		Faisal Motorway	480,000	500,000	480	500	490
Average Price of the Region					360,000	390,000	540	600	570
Jleeb Al-Shoyukh	210 %	750	Internal		320,000	360,000	426.7	480	453.7
Average Price of the Region					320,000	360,000	426.7	480	453.7
Ardiya	210 %	750	Internal		280,000	340,000	373.4	453.4	413.4
	210 %	750	Main		340,000	380,000	453.4	506.7	480.1
Average Price of the Region					310,000	360,000	413.4	480.1	446.8

Prices soared up by 5% in Al-Ahmadi Governorate as the average price per square meter hit KD 539 in Q3-2013 compared to KD 512 in Q2-2013.

Price stability was reported at the prime locations of the highest market value at Al-Ahmadi; notably the southern coastal strip, though prices went up during Q3-2013 at areas with the second highest market value; particularly Aqelah recording a hike in prices by 15% compared to the prices reported in Q2-2013.

In addition, a price increase ranging from 5% to 9% was reported at Jaber Al-Ali, Manqaf, Fintas, Reqqaah and Hadyia, though prices increased in the lowest-value locations specifically at Seafront Sabah Al-Ahmed and Al-Wafra at 4% and 5% respectively. Prices remained stable at Residential Kheiran in Q3-2013 compared to Q2-2013.

Average Price per sqm of private housing - Al Ahmadi Governorate (Q3-2013)



Prices of Residential Land at Al-Ahmadi Governorate

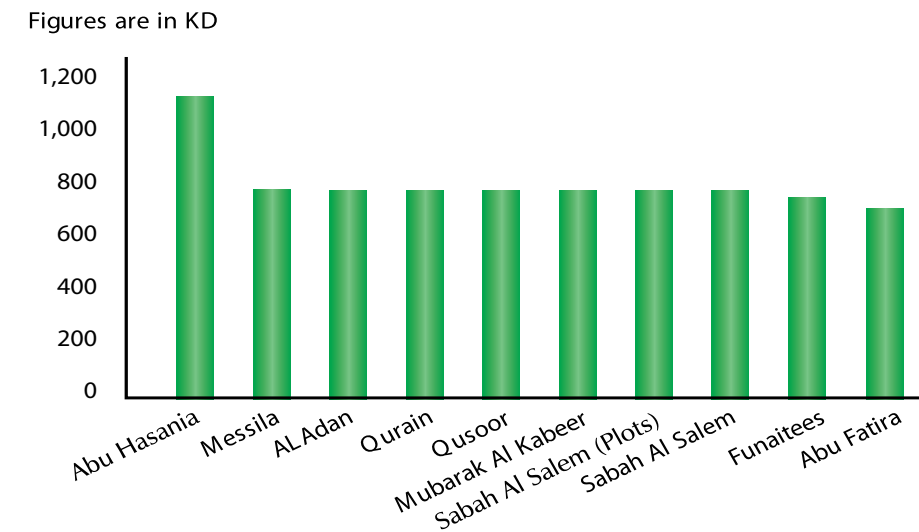
Region	% of Built Area	Area	Location	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q3-2013
				From	To	From	To	
Fintas Agricultural	210 %	1000	Internal	430,000	450,000	430	450	440
	210 %	1000	Main	520,000	550,000	520	550	535
Hadiya	210 %	750	Internal	320,000	360,000	427	480	453
	210 %	750	Main	385,000	425,000	513	567	540
Aqeelah	210 %	400	Internal	250,000	280,000	625	700	663
	210 %	400	Main	300,000	320,000	750	800	775
	210 %	500	Internal	280,000	330,000	560	660	610
	210 %	500	Main	370,000	400,000	740	800	770
Coastal Strip C – Seafront	150 %	750	Main	1,000,000	1,050,000	1,333	1,400	1367
Coastal Strip C – Main Street	150 %	750	Main	750,000	800,000	1,000	1,067	1033
Coastal Strip C – Internal Streets	150 %	750	Internal	450,000	500,000	600	667	633
Kheiran Residential City	210 %	400	Internal	65,000	80,000	163	200	181
Sabah Al-Ahmed A1 - Seafront	210 %	1200	Seafront	255,000	265,000	213	221	217
Sabah Al-Ahmed A2 - Seafront	210 %	1200	Seafront	285,000	300,000	238	250	244
Loloat Kheiran City A3 – Seafront	210 %	640	Seafront	260,000	300,000	406	469	438

Mubarak Al-Kabeer Governorate recorded a noticeable hike in prices by 10% as the average price per square meter reached KD 803 in Q3-2013 compared to KD 728 during Q2-2013.

Abo Al-Hasaynah which comes on top as the highest market value at Mubarak Al-Kabeer recorded a slight price increase by 1% compared to Q2-2013, though the prices in Al-Meselah which comes second in terms of the market value soared up by 21%. A price increase by 11% was then witnessed by the majority areas in the governorate such as Al-Adan, Al-Qurain and Al-Qusoor, while prices remained unchanged in Sabah Al-Salem.

Fineetis reported to be the lowest-value area in the governorate recorded a noticeable price increase by 19%, while an average price of KD 678 per square meter was reported in Abo Fairah.

Average Price per sqm of private housing - Mubarak Al-Kabeer Governorate (Q3-2013)



Prices of Residential Land at Mubarak Al-Kabeer Governorate

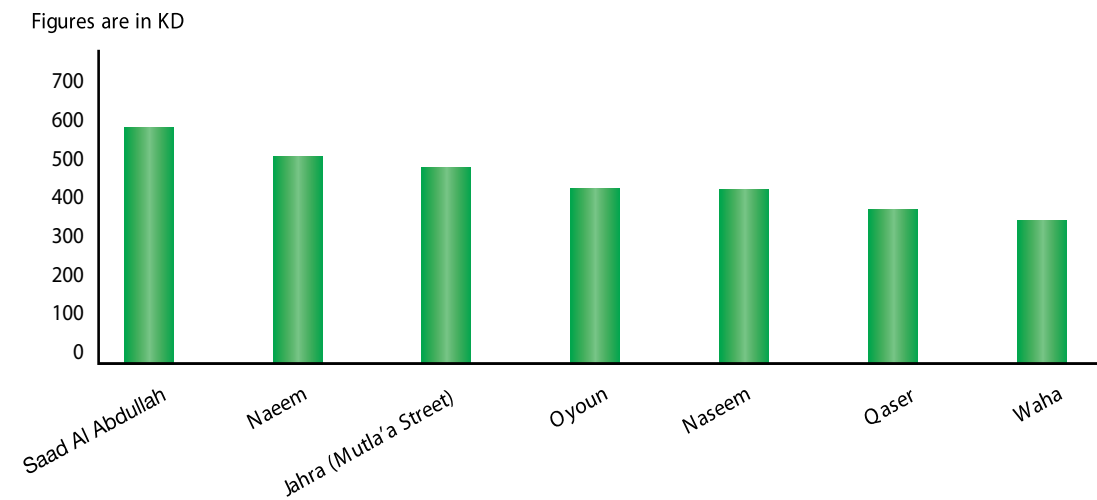
Region	% of Built Area	Area	Location	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q3-2013
				From	To	From	To	
Abo Al-Hasynah	150 %	750	Internal	560,000	680,000	700	850	775
	150 %	750		800,000	880,000	1,000	1,100	1050
	150 %	750	Seafront	1,600,000	1,700,000	1,600	1,700	1650
Average Price of the Region				986,667	1,086,667	1,100	1,217	1158
Al-Meseelah	210 %	400	Internal	270,000	330,000	675	825	750
	210 %	400	Main	360,000	380,000	900	950	925
	210 %	500	Internal	320,000	360,000	640	720	680
	210 %	500	Main	400,000	430,000	800	860	830
Average Price of the Region				337,500	375,000	754	839	796
Abo Fatirah Residential	210 %	400	Internal	235,000	275,000	588	688	638
	210 %	400	Main	290,000	320,000	725	800	763
	210 %	500	Internal	260,000	310,000	520	620	620
	210 %	500	Main	330,000	360,000	660	720	690
Average Price of the Region				278,750	316,250	623	707	678

Al-Jahrah Governorate recorded a noticeable price increase as the average price per square meter reached KD 552 in Q3-2013 compared to KD 509 in Q2-2013 hiking up by 8.4%.

Saad Al-Abdullah reported to be the highest market value in the governorate witnessed some sort of price stability as prices went up by less than 0.5%. To the contrary, a noticeable hike in prices ranging from 8% to 11% was reported in al-Naeem and Al-Metla', and Al-Oyoon. A price increase by 4% was reported at Al-Jahra Street.

Al-Waha is reported to be the lowest market value in the governorate recording a price increase by 5.8% compared to the average prices in Q2-2013.

Average Price per sqm of private housing - Al Jahra Governorate (Q3-2013)



Prices of Residential Land at Al-Jahra Governorate

Region	% of Built Area	Area	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q3-2013
			From	To	From	To	
Al-Qasr	210 %	750	320,000	350,000	427	467	447
Al-Qasr Club Street	210 %	1000	500,000	550,000	500	550	525
Al-Qasr Existing House	210 %	600	280,000	320,000	467	533	500
Al-Jahra Al-Metla Street	210 %	400	270,000	300,000	540	600	570
Al-Oyoun Gov. House	210 %	400	200,000	230,000	500	575	538
Al-Naeem Blocks	210 %	400	235,000	265,000	588	663	625
Al-Naeem Gov. House	210 %	400	200,000	230,000	500	575	538
Al-Waha Existing House	Up to 800 m ²	300	125,000	150,000	417	500	458
Al-Naseem Gov. House	210 %	400	200,000	230,000	500	575	538

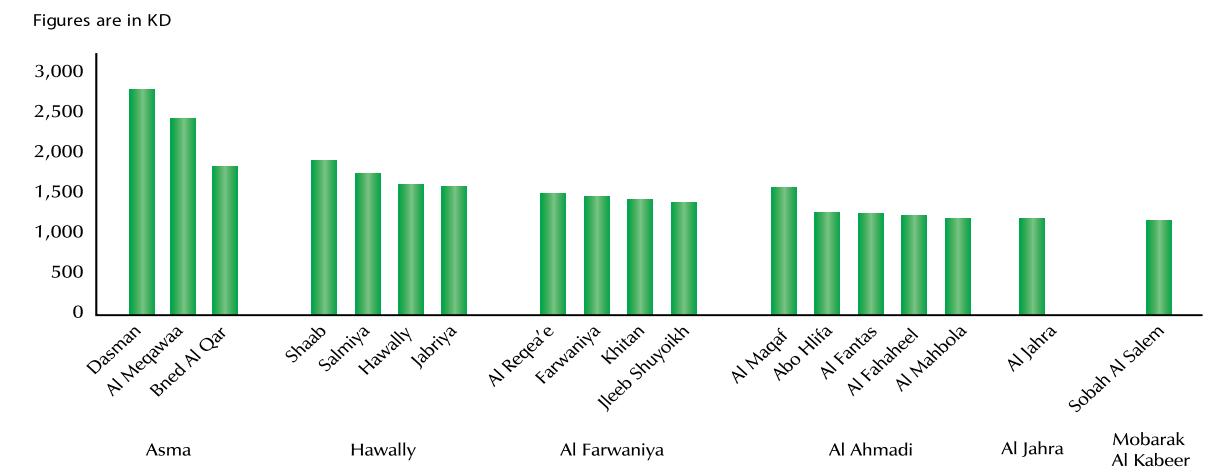
Second: Prices of Investment Lands

Prices of investment lands increased in the Capital Governorate by 5% during Q3-2013 compared to 1% during Q2-2013, as the average price recorded KD 2,437 per square meter in Q3-2013 compared to KD 2,318 during Q2-2013.

Annually wise, the average price per square meter hiked up by 15% during Q3-2013 compared to around KD 2,212 during Q3-2012.

A price increase at 7.6% was reported at Bneid Al-Qar, less than 0.5% at Eastern Al-Meqwae and around 1.6% at Dasman during Q3-2013 compared to the registered prices in Q2-2013.

Average Price per sqm of Investment housing in the governorates of Kuwait (Q3-2013)



Prices of Investment Lands at Capital Governorate

Region	% of Built Area	Area	Location	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q3-2013
				From	To	From	To	
Bneid Al-Qar	250 %	1,000	Gulf Road	2,800,000	2,850,000	2,800	2,850	2,825
	250 %	1,000	Independence	1,850,000	1,900,000	1,850	1,900	1,875
	250 %	500	Internal	800,000	850,000	1,600	1,700	1,650
	250 %	500	Main	2,800,000	2,850,000	2,800	2,850	2,825
Average Price of the Region				1,645,833	1,708,333	1,921	2,000	1,960
East Al-Meqwae	240 %	250	Internal	450,000	500,000	1,800	2,000	1,900
	400 %	500	Internal	1,200,000	1,300,000	2,400	2,600	2,500
Average Price of the Region				1,500,000	1,600,000	2,475	2,650	2,563
Dasman	400 %	1,000	Gulf Road	3,200,000	3,400,000	3,200	3,400	3,300
	400 %	1,000	Internal	2,100,000	2,300,000	2,100	2,300	2,200
	400 %	750	Abdullah Al-Ahmed	2,100,000	2,200,000	2,800	2,933	2,867
Average Price of the Region				2,466,667	2,633,333	2,700	2,878	2,789

Hawalli Governorate witnessed a price increase as the average price per square meter recorded KD 1,805 during Q3-2013 compared to KD 1,688 during Q2-2013; a hike by 7% compared to the average price per square meter recorded in Q1-2013 which went up by 3% compared to Q1-2013.

Annually wise, Hawalli Governorate recorded a hike in the prices at 34% compared to KD 1,348 per square meter during Q3-2012. Hawalli, Salmeyyah, Shaab and Jabreyyah witnessed a price increase by 8%, 8.6%, 5.7% and 5.65% respectively compared to the average price per square meter recorded during Q2-2013.

Prices of Investment Lands at Hawalli Governorate

Region	% of Built Area	Area	Street	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q3-2013
				From	To	From	To	
Hawalli	250 %	750	Al-Muthana	1,225,000	1,350,000	1,633	1,800	1,717
	250 %	750	Qutayba	1,225,000	1,350,000	1,633	1,800	1,717
	250 %	750	Al-Hassan Al-Basry	1,225,000	1,350,000	1,633	1,800	1,717
	250 %	750	Ahmed Bin Tolon	1,225,000	1,350,000	1,633	1,800	1,717
	250 %	750	Al-Yarmouk	1,225,000	1,350,000	1,633	1,800	1,717
	250 %	750	Mosa Bin Nuseer	1,225,000	1,350,000	1,633	1,800	1,717
Average Price of the Region				1,265,000	1,362,000	1,650	1,778	1,714
Salmeyyah	250 %	1,000	Gulf Road	2,750,000	2,850,000	2,750	2,850	2,800
	250 %	750	Baghdad (Al-Tahrir)	1,350,000	1,500,000	1,800	2,000	1,900
	250 %	750	Abdul Kareem Al-Khattabi	1,350,000	1,450,000	1,800	1,933	1,867
	250 %	750	Qatar	1,380,000	1,550,000	1,840	2,067	1,953
	250 %	750	Abdullah Bin Masoud	1,250,000	1,380,000	1,667	1,840	1,753
	250 %	750	Yusuf Bin Hamoud	1,250,000	1,380,000	1,667	1,840	1,753
	250 %	750	Hamad Al-Mubarak	1,400,000	1,450,000	1,867	1,933	1,900
Average Price of the Region				1,387,813	1,479,375	1,799	1,919	1,859
Shaab	250 %	1,000	Gulf Road	2,800,000	2,850,000	2,800	2,850	2,825
	250 %	1,000	Independence	1,770,000	1,825,000	1,770	1,825	1,798
Average Price of the Region				1,870,000	1,918,750	1,977	2,029	2,003
Jabreyyah	250 %	1,000	4 th Ring Road	1,725,000	1,825,000	1,725	1,825	1,775
	250 %	1,000	Al-Maghreb	1,550,000	1,600,000	1,550	1,600	1,575
	250 %	1,000	Al-Shanakel	1,600,000	1,650,000	1,600	1,650	1,625
Average Price of the Region				1,555,000	1,614,286	1,614	1,676	1,645

Al-Farwanyyah Governorate recorded KD 1,492 for the average square meter during Q3-2013 compared to KD 1,426 in Q2-2013, as the Governorate registered a price increase by 5% during Q3-2013 compared to 4% during Q2-2013.

A price increase by 3% was reported at Farwaneyyah City, 6% at Kheitan, and 2% at Al-Reqeï. The highest price increase was reported at Jleeb Al-Shoyoukh which hit 7% compared to the average price per square meter during Q2-2013.

Prices of Investment Lands at Farwaneyyah Governorate

Region	% of Built Area	Area	Location	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q3-2013
				From	To	From	To	
Farwaneyyah	250 %	1,000	Airport	1,580,000	1,625,000	1,580	1,625	1,603
	250 %	1,000	6 th Ring Road	1,550,000	1,580,000	1,550	1,580	1,565
	250 %	1,000	Main	1,500,000	1,550,000	1,500	1,550	1,525
	250 %	1,000	Internal	1,375,000	1,425,000	1,375	1,425	1,400
Average Price of the Region				1,288,333	1,334,167	1,459	1,516	1,488
Kheitan	250 %	750	Airport	1,220,000	1,275,000	1,627	1,700	1,663
	250 %	750	Main	1,175,000	1,250,000	1,567	1,667	1,617
	250 %	750	Internal	1,000,000	1,050,000	1,333	1,400	1,367
Average Price of the Region				974,000	1,030,000	1,442	1,527	1,484
Jleeb Al-Shoyoukh	250 %	750	6 th Ring Road	1,150,000	1,200,000	1,533	1,600	1,567
	250 %	750	Police Station Str.	1,175,000	1,225,000	1,567	1,633	1,600
Average Price of the Region				983,571	1,046,429	1,441	1,533	1,487
Al-Reqeï	250 %	750	4 th Ring Road	1,200,000	1,250,000	1,600	1,667	1,633
	250 %	750	5 th Ring Road	1,175,000	1,200,000	1,567	1,600	1,583
Average Price of the Region				1,166,667	1,212,500	1,476	1,538	1,507

Al-Ahmadi Governorate recorded a price increase by 4% in Q3-2013 compared to 12% in Q2-2013, as the average price per square meter recorded KD 1,345 in Q3-2013 compared to KD 1,296 in Q2-2013.

Annually wise, the Governorate recorded a price increase at 31% compared to an average price of KD 1,027 per square meter in Q3-2012.

Prices of Investment Lands at Al-Ahmadi Governorate

Region	% of Built Area	Area	Location	Market Value of Land KD		Market Value per Square Meter KD		Price / Square Meter Q3-2013
				From	To	From	To	
Fintas	250 %	500	Main	920,000	1,000,000	1,227	1,333	1,280
	250 %	750	Fahaheel	975,000	1,000,000	1,300	1,333	1,317
	250 %	1,000	Coastal Strip	1,600,000	1,700,000	1,600	1,700	1,650
Average Price of the Region				966,000	1,050,000	1,255	1,373	1,314
Abo Helifa	250%	750	Internal	800,000	900,000	1,067	1,200	1,133
	250%	750	Main	975,000	1,000,000	1,300	1,333	1,317
Average Price of the Region				981,250	1,062,500	1,267	1,383	1,325
Al-Manqaf	250%	750	Internal	800,000	900,000	1,067	1,200	1,133
	250%	750	Water Station Street	985,000	1,025,000	1,313	1,367	1,340
Average Price of the Region				1,177,000	1,265,000	1,536	1,660	1,598
Mahboulah	250 %	500	Internal	725,000	775,000	967	1,033	1,000
	250 %	750	Main	835,000	900,000	1,113	1,200	1,157
Average Price of the Region				917,000	978,000	1,186	1,267	1,227
Fahaheel	250 %	500	Internal	770,000	865,000	1,027	1,153	1,090
	250 %	750	Main	925,000	975,000	1,233	1,300	1,267
	250 %	1,000	Mecca	1,350,000	1,400,000	1,350	1,400	1,375
	250 %	750	Al-Badwyah	925,000	975,000	1,233	1,300	1,267
Average Price of the Region				865,833	927,500	1,216	1,309	1,262

Al-Jahra Governorate recorded an average price increase by 3% in Q3-2013 as the average price hit KD 1,204 compared to the same percentage reported during Q2-2013 when the average square meter recorded KD 1,167.

Prices of Investment Lands at Al-Jahra Governorate

Region	% of Built Area	Area	Location	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q3-2013
				From	To	From	To	
Al-Jahra	250 %	1,000	Internal	1,000,000	1,150,000	1,000	1,150	1,075
	250 %	1,000	Main	1,200,000	1,250,000	1,200	1,250	1,225
	250 %	800	Al-Khazami	1,150,000	1,200,000	1,438	1,500	1,469
	250 %	500	Internal	500,000	550,000	1,000	1,100	1,050
	250 %	500	Main	575,000	625,000	1,150	1,250	1,200
Average Price of the Region				885,000	955,000	1,158	1,250	1,204

Mubarak Al-Kabeer Governorate recorded a price increase in almost all places in the Governorate by 3% as the price per square meter reached KD 1,189 during Q3-2013 compared to a price increase by 9% and KD 1,156 in Q2-2013.

Prices of Investment Lands at Mubarak Al-Kabeer Governorate

Region	% of Built Area	Area	Location	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q3-2013
				From	To	From	To	
Sabah Al-Salem	250 %	750	Internal	825,000	950,000	1,100	1,266.7	1,183.4
	250 %	750	Main	950,000	1,100,000	1,267	1,466	1,366.5
	250 %	1,000	Internal	1,050,000	1,300,000	1,050	1,300	1,175
	250 %	1,000	Main	1,250,000	1,400,000	1,250	1,400	1,325
	250 %	1,000	Fahaheel	1,350,000	1,400,000	1,350	1,500	1,425
Average Price of the Region				1,085,000	1,230,000	1,203.4	1,378.6	1,295

Annual Rate of Return on Investment Properties

Demand on investment properties is closely contingent upon the rate of return of such properties which ranged from 6.25% to 6.6% in the Capital Governorate and some areas in Hawalli and Farwaneyyah governorates. Annual rate of return ranging from 6.75% to 7.6% is reported in Al-Ahmadi, Moubrark Al-Kabeer and Al-Jahra governorates. Investment properties are still competitive and stable if compared to the rate of return on deposits at banks or the variable returns at KSE.

Annual Rate of Return on Investment Properties by Geography

Governorate	Region	% Built Area	Area	Location	Street	% Annual Return on Investment Properties Q3-2013		
						From	To	Average
Capital Governorate	Bneid Al-Qar	250%	1,000		Gulf Road	6.00 %	7.00%	6.50 %
	Bneid Al-Qar	250%	1,000		Independence	6.25%	6.70%	6.63%
	East Meqwaie	240%	250	Internal		6.00%	6.50%	6.25 %
	Dasman	400%	1,000		Gulf Road	6.25%	7.00%	6.50 %
Hawalli	Hawalli	250%	750		Al-Muthanna	6.50%	6.70%	6.60 %
	Hawalli	250%	1,000		Al-hasan Al-Basri	6.50%	6.70%	6.60 %
	Salmeyyah	250%	1,000		Gulf Road	6.00 %	7.00%	6.50 %
	Salmeyyah	250%	1,000		Baghdad	6.25%	6.50%	6.38%
	Shaab	250%	1,000		Gulf Road	6.00 %	7.00%	6.5%
	Shaab	250%	1,000		Independence	6.25%	6.50%	6.38%
Farwaneyyah	Farwaneyyah	250%	1,000		Airport	6.50%	6.70%	6.60 %
	Farwaneyyah	250%	1,000	Main	Airport	6.50%	6.70%	6.60 %
	Kheitan	250%	750		Airport	6.50%	6.70%	6.60 %
	Al-Reqeie	250%	750		4 th Ring Road	6.50%	6.70%	6.60 %
	Al-Reqeie	250%	750		5 th Ring Road	6.50%	6.70%	6.60 %
Al-Ahmadi	Fintas	250%	500	Internal		7.50 %	7.70%	7.60%
	Abo Helefa	250%	500	Internal		7.50 %	7.70%	7.60%
	Abo Helefa	250%	750	Internal		7.50 %	7.70%	7.60%
	Manqaf	250%	500	Internal		7.50 %	7.70%	7.60%
	Fahaheel	250%	500	Internal		7.00%	7.50%	7.25%
	Fahaheel	250%	500	Main		7.00%	7.50%	7.25%
Al-Jahra	Al-Jahra	250%	1,000	Internal		7.25%	7.50%	7.38%
	Al-Jahra	250%	1,000	Main		7.00%	7.25%	7.13%
Mubarak Al-Kabeer	Sabah Al-Salem	250%	750	Internal		7.00%	7.25%	7.13%
	Sabah Al-Salem	250%	750	Main		6.50%	7.00 %	6.75%

Third: Prices of Commercial Properties

Prices of commercial properties especially those designated for office use remained stable at the Capital Governorate specifically Ahmed Al-Jaber, Al-Shuhada', Jaber Al-Mubarak streets and some other nearby streets. An average price of KD 5,655 per square meter is reported in Q3-2013 compared to Q2-2013.

Annually wise, the average price in the Capital Governorate hiked up by 10% as the average price had valued KD 5,095 per square meter during Q3-2012.

Price stability is reported at Qiblah, Sharq and Al-Madinah in the Capital Governorate during Q3-2013.

Prices of Commercial Land at the Capital Governorate

Region	% of Built Area	Street	Area	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q3-2013
				From	To	From	To	
Al-Qibla	300%	Al-Moubarkeyyah	500	2,250,000	2,750,000	4,500	5,500	5,000
Sharq	520%	Ahmed Al-Jaber	500	3,250,000	3,500,000	6,500	7,000	6,750
Al-Madina	620%	Moubark Al-Kabeer (Blocks)	500	2,950,000	3,050,000	5,900	6,100	6,000
	620%	Moubark Al-Kabeer (KSE)	500	3,500,000	3,600,000	7,000	7,200	7,100
Al-Qibla	620%	Fahed Al-Salem	500	3,450,000	3,550,000	6,900	7,100	7,000
Sharq	520%	Jaber Al-Mubarak	500	2,925,000	3,000,000	5,850	6,000	5,925

Prices remained stable in Hawalli Governorate as the prices averaged KD 3,225 per square meter during Q2 and Q3-2013; yet, registered an annual hike by 3% compared to Q3-2012 when the average price per square meter was KD 3,132 during Q3-2012.

Price stability is reported in Hawalli Governate at Tunis, Beirut and Ibn Khaldoon streets. Prices remained unchanged in Salmeyyah at Hamad Al-Mubarak and Bahrain streets compared to the prices of Q2-2013.

Prices of Commercial Land at Hawalli Governorate

Region	% of Built Area	Street	Area	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q3-2013
				From	To	From	To	
				Hawalli	180%	Tunis	1,000	
	180%	Beirut	1,000	3,500,000	3,850,000	3,500	3,850	3,675
Salmeyyah	180%	Salem Al-Mubarak	800	2,800,000	3,200,000	3,500	4,000	3,750
	180%	Bahrain	500	1,250,000	1,300,000	2,500	2,600	2,550

A slight change in prices not exceeding 1% is reported in Farwaneyyah Governorate during Q3-2013 as the average price recorded KD 2,276 per square meter. The majority of places in Farwaneyyah Governorate demonstrated stability in prices save Al-Dajeej located south of Kheitan which recorded a noticeable hike in prices at 17% in the main streets and 13% in the internal streets. Al-Ardeyyah Warehouses showed a hike in prices at 10% compared to the prices reported during Q2-2013.

Prices of Commercial Land at Farwaneyyah Governorate

Region	% of Built Area	Street	Area	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q3-2013
				From	To	From	To	
				Farwaneyyah	180%	Menawer	1,000	
Fawarneyyah	180%	Fire Fighting	800	3,040,000	3,200,000	3,800	4,000	3,900
Kheitan	180%		1,000	3,500,000	3,800,000	3,500	3,800	3,650
Kheitan (Administrative & Commercial)	300%	Administrative & Commercial	1,000	3,000,000	3,300,000	3,000	3,300	3,150
Jleeb Al-Shoyoukh Opposite to Coo-Society	180%	Coo-Society	1,000	2,100,000	2,200,000	2,100	2,200	2,150
Jleeb Al-Shoyoukh (Back Area)	180%	Internal	1,000	1,750,000	1,850,000	1,750	1,850	1,800
Al-Dajeej (5000m) at 6 th Ring Road	210%	6 th Ring Road	5,000	6,500,000	7,000,000	1,300	1,400	1,350
Al-Dajeej (5000m) Internal		Internal	5,000	4,750,000	5,250,000	950	1,050	1,000
Al-Dajeej South Kheitan	250%	Internal	5,000	2,000,000	2,250,000	400	450	425

A noticeable hike in prices by 34% is reported in Al-Jahrah Governorate during Q3-2013 as the average price per square meter reached KD 2,530 compared to KD 1,885 during Q2-2013. Prices at Al-Jahra Commercial and Administrative Centre hiked dramatically to 48% during Q3-2013 and to 28% at Al-Jahra area compared to Q2-2013.

Prices of Commercial Land at Al-Jahra Governorate

Region	% of Built Area	Street	Area	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q3-2013
				From	To	From	To	
Al-Jahra	180%	Marzouk Al-Meteib	1,000	2,700,000	3,000,000	2,700	3,000	2,850
Al-Jahrah Administrative & Commercial Centre	300%	Administrative & Commercial	875	2,843,750	3,150,000	3,250	3,600	3,425
Al-Jahra	50%	Plot 41A	1,000	2,500,000	2,800,000	2,500	2,800	2,650

In Al-Ahmadi Governorate, the average price per square meter valued KD 2,778 during Q3-2013 soaring up by 2% compared to KD 2,717 during Q2-2013. The highest price increase in the governorate by 12% was reported at Manqaf, while prices at Fintas (Administrative & Commercial) soared up by 4.8% compared to Q2-2013 as per KFH's latest surveys. A price increase ranging from 1% to 3% is reported at Fahaheel, and prices at Loloat Al-Kheiran remained unchanged during Q3-2013.

Prices of Commercial Land at Al-Ahmadi Governorate

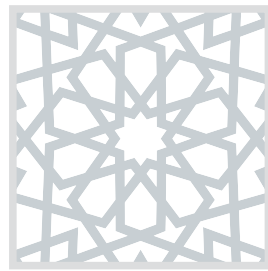
Region	% of Built Area	Street	Area	Market Value of Land KD		Market Value per Square Meter KD		Average Price / Square Meter Q3-2013
				From	To	From	To	
Al-Manqaf	300%	Azezeyyah	750	975,000	1,125,000	1,300	1,500	1,400
Fintas Administrative & Commercial	180%	Main	1000	3,350,000	3,450,000	3,350	3,450	3,400
	180%	Internal	1000	3,000,000	3,100,000	3,000	3,100	3,050
	180%	Al-Daboos	750	2,475,000	2,550,000	3,300	3,400	3,350
Fahaheel	180%	Internal	750	2,137,500	2,250,000	2,850	3,000	2,925
	180%	Coastal Strip	750	3,262,500	3,375,000	4,350	4,500	4,425

Annual Rate of Return on Commercial Properties

Annual rate of return on commercial properties is still significantly less than the annual rate of return on investment properties due to a decrease in the occupancy rates affected by the offices sector, especially in the Capital Governorate where the average rate of return settled at 6.48%, while it hiked up to 7.25% in Hawalli Governorate, and to 7.68%, 7.83%, and 7.68% in the governorates of Farwaneyyah, Al-Jahra and Al-Ahmadi respectively.

Annual Rate of Return on Commercial Properties by Geography

Governorate	Region	% Built Area	Area / Street	% Annual Return on Investment Properties Q3-2013		
				From	To	Average
Capital Governorate	Al-Qiblah	300%	Al-Moubarkeyyah	6.00%	6.50%	6.25%
	Sharq	520%	Ahmed Al-Jaber	6.00%	7.00%	6.50%
	Sharq	520%	Khaled Ibn Al-Waleed	6.00%	7.00%	6.50%
	Al-Madinah	620%	Al-Soor	6.00%	7.00%	6.50%
	Al-Madinah	300%	Al-Soor	6.00%	7.00%	6.50%
	Al-Madinah	620%	Mubarak Al-Kabeer (Blocks)	6.00%	7.00%	6.50%
Hawalli	Hawalli	180%	Tunis	7.00%	7.50%	7.25%
	Hawalli	180%	Beirut	7.00%	7.50%	7.25%
	Salmeyyah	180%	Hamad Al-Mubarak	7.00%	7.50%	7.25%
	Salmeyyah	180%	Salem Al-Mubarak	7.00%	7.50%	7.25%
Farwaneyyah	Farwaneyyah, Menawer St.	180%	Menawer	7.00%	7.50%	7.25%
	Farwaneyyah, Fire Fighting St.	180%	Fire Fighting	7.00%	7.50%	7.25%
	Kheitan	180%		7.00%	7.50%	7.25%
	Kheitan, Administrative & Commercial	300%	Administrative & Commercial	7.50%	7.50%	7.50%
	Ardeyyah – Warehouses	Ground 80 % Mezzanine 50%	Internal	8.00%	8.50%	8.25%
Jahra	Al-Jahrah	180%	Marzouk Al-Meteb	7.50%	8.00%	7.75%
	Al-Jahrah Admin. & Comm. Cent.	300 %	Administrative & Commercial	7.50%	8.00%	7.75%
	Al-Jahra Al-Quaisareyat	300%	Plot 20	7.50%	7.75%	7.63%
Ahmadi	Manqaf	300%	Azezeyyah	8.00%	8.00%	8.00%
	Fintas Admin. & Comm.	180%	Main	8.00%	8.00%	8.00%
	Fahaheel	180%	Al-Dabbos	7.25%	7.50%	7.38%



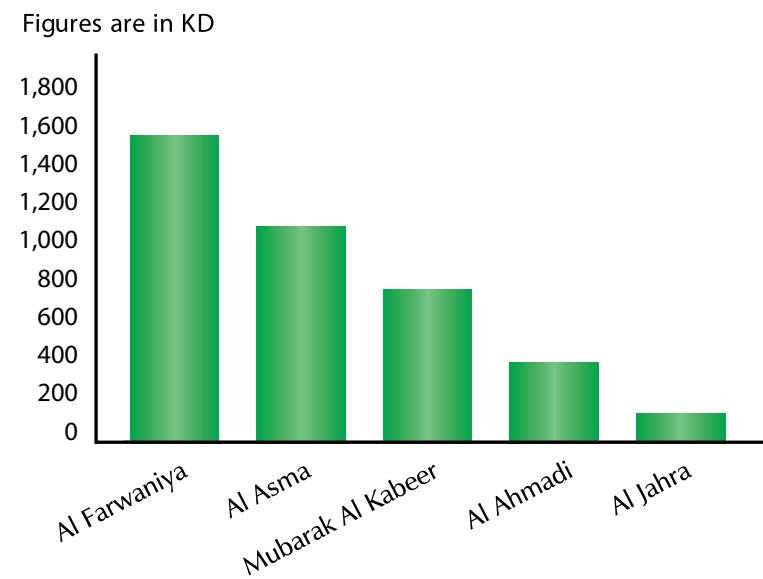
Fourth: Prices of Industrial Plots (Usufruct Contracts) and Warehouses

The average price per square meter of industrial plots soared up in the Capital Governorate by 9.7% during Q3-2013 compared to a rise by less than half per cent during Q2-2013.

A price increase by 2%, 1.7% and 1.5% was reported at the industrial plots of Shuwaikh Industrial areas like Canada Dry, Ghazali and Pepsi roads respectively during Q3-2013.

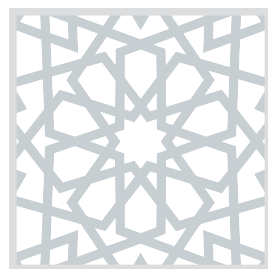
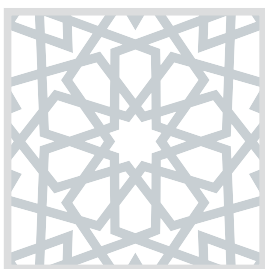
The average price per square meter of the industrial plots at the Capital Governorate (Shuwaikh Industrial) namely at Canada Dry, Pepsi, Electricity and Ghazali roads registered KD 1,293 during Q3-2013 compared to KD 1,179 during Q2-2013.

Average Market Value of sqm in Industrial & Handicraft Properties in the Governorates of Kuwait (Q3-2013)



Prices of Industrial Plots at the Capital Governorate

Region	Purpose	% Built Area	Area	Street	Market Value of Land KD		Average Price / Square Meter Q3-2013
					From	To	
Industrial Shuwaikh		170%	1,000	Canada Dry	1,550,000	1,600,000	1,575
		170%	5,000	Scheherazade	6,000,000	6,200,000	1,220
		170%	1,000	Al-Zinah	1,200,000	1,500,000	1,350
	Showrooms	170%	500	Al-Zinah	1,250,000	1,350,000	1,300
	+	170%	500	Al-Zinah	725,000	850,000	1,575
	Land	170%	500	Electricity	685,000	750,000	1,435
	+	170%	500	Pepsi	550,000	650,000	600
	Industrial	170%	5,000	4 th Ring Road	1,200,000	1,300,000	250
		170%	1,000	Muhammad Al-Qasem	1,525,000	1,575,000	1,550
		170%	22,500		11,250,000	13,000,000	539
	170%	1,000	Al-Ghazali	1,100,000	1,250,000	1,175	
Average Price of the Region					2,894,091	3,145,455	1,293



Prices of industrial plots at Farwaneyyah Governorate went up by less than one per cent during Q3-2013 compared to 2.5% during Q2-2013. Al-Ardeyyah Handicraft area recorded a minor price increase by less than half per cent during Q3-2013 compared to 3.4% during Q2-2013. A price increase by 2% was reported in Al-Rai during Q3-2013 compared to an increase be less than half per cent in Q2-2013. The average price per square meter recorded KD 1,593 during Q3-2013 compared to KD 1,579 during Q2-2013.

The average price per square meter went up to KD 465 rising by 3.24% in Al-Ahmadi Governorate during Q3-2013 compared to a rise by 3% in Q2-2013 when the average price per square meter valued KD 450.

A price increase ranging from 2.8% to 5% was reported at Al-Fahaheel during Q3-2013 following a price stability during Q2-13. Prices remained unchanged in East Ahmadi Industrial area during Q3-2013 after it had recorded the highest price increase in the governorate by 11% during Q2-2013. Prices of Abdullah Port remained unchanged for the successive third quarter following Q1 and Q2 of 2013.

Prices of Industrial Plots at Al-Farwaneyyah Governorate

Region	Purpose	% Built Area	Area	Location	Street	Market Value of Land KD		Average Price / Square Meter Q3-2013
						From	To	
Al-Rai	Showrooms + Industrial	170%	1,000	Main	Safat Alghanim (up to Nasser Sports)	1,200,000	1,350,000	1,275
		170%	1,000	Main	Al-Ghazali	1,100,000	1,200,000	1,150
	170%	2,000	Main	M. Al-Qasem	2,400,000	2,800,000	1,300	
Average Price of the Region						1,566,666	1,783,333	1,241
Ardeyyah Handicraft	Handicraft	130%	250	Main	Opposite to Al-Ardeyyah Warehouses	535,000	545,000	2,160
		130%	250	Internal		435,000	485,000	1,840
Average Price of the Region						511,250	533,750	2,090

Prices of Industrial Plots at Al-Ahmadi Governorate

Region	Purpose	Area	Street	Market Value of Land KD		Average Price / Square Meter Q3-2013
				From	To	
Abdullah Port	Industrial	100,000	Behind Fuel Station	4,300,000	4,600,000	44
Al-Shuaiba West		10,000	Miscellaneous	1,000,000	1,150,000	105
Abdullah Port		10,000	Inside the Port	900,000	1,100,000	100
Average Price of the Region				2,225,000	2,485,714	84
Fahaheel	Showrooms + Industrial	1,000	Sultan Centre	1,350,000	1,450,000	1,400
		1,000	Opposite to Fire Fighting	750,000	850,000	800
	1,000	Internal	450,000	580,000	515	
Average Price of the Region				850,000	960,000	905
East Ahmadi Industrial	Showrooms + Industrial	7,500	Mostafa Karam	3,750,000	4,000,000	486.67
		5,000		1,750,000	2,000,000	350
Average Price of the Region				1,825,000	1,968,750	397

Prices of Industrial Plots at Mubarak Al-Kabeer Governorate

Region	Purpose	Area	Street	Market Value of Land KD		Average Price / Square Meter Q3-2013
				From	From	
Abo Fatirah Handicraft	Showrooms	1,000	Main	1,650,000	1,750,000	1,700
Abo Fatirah Handicraft	Showrooms	1,000	Main	1,200,000	1,400,000	1,300
Average Price of the Region				975,000	1,087,500	1,313
Sabhan	Industrial	1,000	Main	500,000	600,000	550.0
		1,000	Pepsi	620,000	700,000	660.0
		5,000	Pepsi	2,350,000	2,500,000	485.0
Average Price of the Region				1,190,000	1,354,167	472

Prices of Industrial Plots at Al-Jahrah Governorate

Region	Purpose	Area	Street	Market Value of Land KD		Average Price / Square Meter Q3-2013
				From	From	
Amgharah	Major	10,000	Internal	1,350,000	1,400,000	138
	Contractors	10,000	Main	1,550,000	1,650,000	160
Average Price of the Region				649,444	690,556	144
Al-Jahra	Handicraft	500	Internal	130,000	150,000	280
		500	Main	180,000	200,000	380
Average Price of the Region				156,250	177,500	434
Al-Doha	Ship Repair	1,000	Main	120,000	180,000	150
Average Price of the Region				120,000	180,000	150

Fifth: Prices of Farms and Pales

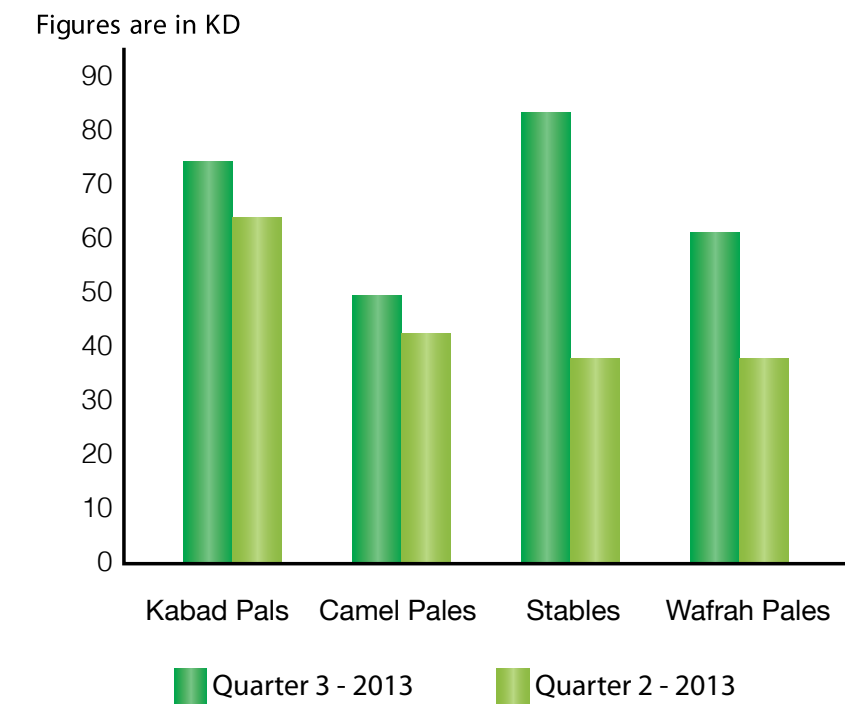
A noticeable price increase was reported at the pales and stables area at Al-Ahmadi, as the price of square meter soared up to more than two thirds registering KD 74.4 during Q3-2013 hiking up by 76% if compared to the prices reported during Q2-2013 which went up by 33% registering KD 42.3 per square meter. Prices at the stables areas of Al-Ahmadi skyrocketed by 163% during Q3-2013 compared to a 13% price increase in Q2-2013.

Price stability was reported in Al-Wafra Agricultural during Q3-2013 compared to Q2-2013 when prices rose up slightly, as the average price per square meter recorded KD 4 during Q3 and Q2-2013 compared to KD 3.75 during Q1-2013.

Price stability was also reported in most of the cattle farms at Salebeyyah except for one area where prices hiked up by 10% registering an average price of KD 12 per square meter during Q3-2013 compared to a slight price increase of less than one per cent during Q2-2013. An average price of KD 3.75 per square meter was reported at another area of the cattle farms during Q3-2013 compared to KD 3.25 during Q2-2013.

The price per square meter at Al-Jahra Agriculture area and Abdali area settled at KD 2.75 compared to a price increase by 9% during Q2-2013.

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



Prices of Farms and Pales

Governorate	Region	Area	Location	Estimate Price of Plot		Price per sqm		Average Price of Plot Q3-2013
				From	To	From	To	
Al-Ahmadi	Kabad Pales	2,500	Internal	70,000	80,000	28.00	32.00	75,000
	Kabad Pales	2,500	Main	100,000	110,000	40.00	44.00	105,000
	Chivalry Stables (Al-Ahmadi)	500	Internal	36,000	40,000	72.00	80.00	76,000
		500	Race Track / Golf Course	45,000	50,000	90.00	100.00	47,500
	Wafra Pales	2,500	Main	50,000	60,000	20.00	24.00	55,000

Sixth: Prices of Chalets

Though prices of chalets are largely contingent upon summer and while this quarter coincides with the 2013 summer and vacation season where demand on chalets is expected to grow noticeably, prices of chalets settled generally at all Kuwait governorates; as price stability was reported at Al-Ahmadi Governorate which registered KD 17,143 per square meter during Q3-2013, KD 6,550 in the Capital Governorate compared to Q2-2013 which hiked up by 5% compared to the prices recorded in Q1-2013.

Prices of chalets at Al-Jahra Governorate; particularly at Sabeyyah and Kazmah, settled during Q3-2013 compared to a price increase by 4% during Q2-2013.

Prices of Chalets at Al-Ahmadi Governorate

Governorate	Region	Sea Façade (sqm)	Market Value of Chalet (KD)		Price / sqm Sea Façade		Average Price / sqm of Sea Façade Q3-2013
			From	To	From	To	
Al-Ahmadi	Abdullah Port	15	210,000	240,000	14,000	16,000	15,000
	Al-Dabaeyyah	15	210,000	240,000	14,000	16,000	15,000
	Al-Jleeah	15	300,000	375,000	20,000	25,000	22,500
	Bneeder	15	375,000	435,000	25,000	29,000	27,500
	Al-Zoor	15	195,000	232,500	13,000	15,500	14,250
	Al-Kheiran (unlike Khor)	15	195,000	232,500	13,000	15,500	14,250
	Al-Nuwaiseeb	15	187,500	217,500	12,500	14,500	13,500

Seventh: Occupancy Rates and Rental Prices

Occupancy rates of all types of investment properties remained unchanged and ranged between 90% and 95%, while occupancy rates at commercial properties especially offices did not reach satisfactory levels; thus, continuing the pressure towards reducing the rates of rentals.

Average rental of a 60 sqm apartment (2 bedrooms and a hall) ranged from KD 330 to 350 in the Capital Governorate, from KD 280 to KD 330 in Hawalli Governorate, from KD 270 to KD 300 in Farwaneyyah, from KD 250 to KD 270 in Al-Ahmadi, from KD 265 to KD 285 in Mubarak Al-Kabeer Governorate, and from KD 250 to KD 270 in Al-Jahra Governorate.

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

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

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

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

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

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

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

Average rental of square meter of industrial plots (showrooms / ground floors) ranged between KD 12 to KD 34 at Shuwaikh Industrial area with a price variance depending on the location. Al-Rai Buildings are came second as the average rental value per sqm ranged between KD 14 to KD 30, while rentals in Fahaheel Industrial area ranged between KD 12 to KD 18. On the other hand, prices of freehold apartments and prices of commercial shops (freehold) registered a hike in prices.

Average Rental Values of Investment Properties in the Governorates of Kuwait Q3-2013 (KD)

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

Average Rental Values of Commercial Properties in the Governorates of Kuwait
Q3-2013 (KD)

Region	Basement	Ground	Mezzanine	Offices	Price Indices
	Average Rental per sqm	Average Rental per sqm	Average Rental per sqm	Average Rental per sqm	
Salmeyyah	12 - 18	25 - 35	12 - 18	7 - 8	
Hawalli	10 - 16	20 - 30	12 - 16	7 - 8	
Farwanyeeah	10 - 15	25 - 40	12 - 15	9.5 - 7	
Kheitan	8 - 14	20 - 30	10 - 14	6 - 7	
Mnqaf-Azezyyah	7 - 15	35 - 20	10 - 15	7 - 8	
Fahaheel	10 - 14	20 - 30	12 - 14	7 - 8	
Dajeej (Farwaneyyah)	3.6 *	35	5 - 6	-	Ground (shop) 100 sqm, entire basement
Madina /Kuwait	12 - 14	25 - 30	10 - 14	6 - 8	Commercial Malls
Madina /Kuwait	5 - 7	18 - 25	8 - 10	5.5 - 6.5	Administrative & Commercial Towers

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

Average Rental Values of Industrial Plots in the Governorates of Kuwait
Q3-2013 (KD)

Region	Basement	Ground	Mezzanine	Remarks
	Average Rental per sqm (Warehouses)	Average Rental per sqm (Showrooms)	Average Rental per sqm (Offices)	
Industrial Shuwaikh	3.5 - 5	14 - 40	4.5 - 7	Area of unit (40 sqm)
Al-Rai	3.5 - 4	14 - 30	4 - 6.5	* This study does not cover rental values in Avenues Mall
Sabhan	2.5 - 3	4 - 6	3	* Price per sqm for warehouses at Ground Floor ranges between KD 4 to KD5.
Al-Ardeyyah-Warehouses	3.5-4	6.5 - 7	3 - 5	* Rental value of sqm ranges between KD6 to KD8 for a showroom of 100 sqm at Ground Floor.
East Ahmadi	2.5 - 4	8 - 14	3.5 - 5	
Fahaheel Industrial	3 - 4	12 - 18	3.5 - 5	

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

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

Prices of Freehold Apartments for Investment

Governorate	Region	Purpose	Description	Net Area of Apartment	Market Value / Apartment		Average Price of sqm of Net Area of Apartment		Average Price of sqm Q3-2013
					From	To	From	To	
Capital Gov.	Beed Al-Qar	Investment	Gulf Road	95	140,000	150,000	1,474	1,579	1,526
	Beed Al-Qar	Investment	Main	72	88,000	92,000	1,222	1,278	1,250
	Average Prices in Capital Governorate				80	102,667	364,000	1,269	4,887
Hawalli	Shaab	Investment	Gulf Road	95	140,000	150,000	1,474	1,579	1,526
	Shaab	Investment	Main	72	90,000	95,000	1,250	1,319	1,285
	Salmeyyah	Investment	Gulf Road + Beach	95	130,000	140,000	1,368	1,474	1,421
	Hawalli	Investment	Main	64	70,000	75,000	1,094	1,172	1,133
	Hawalli	Investment	Internal	64	60,000	65,000	938	1,016	977
Average Prices in Hawalli				74	85,017	91,250	1,132	1,215	1,174
Mubarak Al-Kabeer	Mesila	Investment	Main	72	65,000	70,000	903	972	938
	Average Prices in Mubarak Al-Kabeer				72	62,500	67,500	868	938
Farwanyeeah	Farwanyeeah	Investment	Main	72	75,000	77,000	1,042	1,069	1,056
	Average Prices in Farwaneyyah				72	70,000	73,500	972	1,021

Governorate	Region	Purpose	Description	Net Area of Apartment	Market Value / Apartment		Average Price of sqm of Net Area of Apartment		Average Price of sqm Q2-2013
					From	To	From	To	
					Al-Ahmadi	Fintas	Investment	Main	
Fintas	Investment	Internal	72	50,000		55,000	694	764	729
Mahboulah	Investment	Sea Façade	95	105,000		115,000	1,105	1,211	1,158
Mahboulah	Investment	Main	100	75,000		85,000	750	850	800
Mahboulah	Investment	Internal	72	62,000		65,000	861	903	882
Abo Helefa	Investment	Sea Façade	95	105,000		115,000	1,105	1,211	1,158
Abo Helefa	Investment	Main	72	62,000		65,000	861	903	882
Abo Helefa	Investment	Internal	72	45,000		55,000	625	764	694
Manqaf	Investment	Sea Façade	95	100,000		105,000	1,053	1,105	1,079
Manqaf	Investment	Main	72	62,000		65,000	861	903	882
Manqaf	Investment	Internal	72	50,000		55,000	694	764	729
Fahaheel	Investment	Main	72	65,000		70,000	903	972	938
Fintas	Investment	Internal	72	55,000		58,000	764	806	785
Average Prices in Al-Ahmadi				85		73,867	79,800	915	988

It should be noted that this Report monitors the general trends of the local real estate market trading in the State of Kuwait. However, Evaluation & Studies Section at KFH uses an approach that provides a separate valuation for each property and assesses its rental and returns in order to provide fair valuation for each property.

Terminology

Residential Buildings:

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

Investment Housing Buildings:

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

Private School Buildings:

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

Hotel and Motel Buildings:

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

Commercial Buildings:

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

Industrial Buildings:

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

Residential Complexes Inside and Outside Kuwait City:

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



Coastal Strip Buildings:

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

Buildings for Horticulture Activities:

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

Private Chalets:

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

Private Hospitals:

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

Measurement Units:

Length

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

Area

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

