



Kuwait Finance House Report

on the Local Real Estate Market

The Fourth Quarter 4th

2024



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Introduction

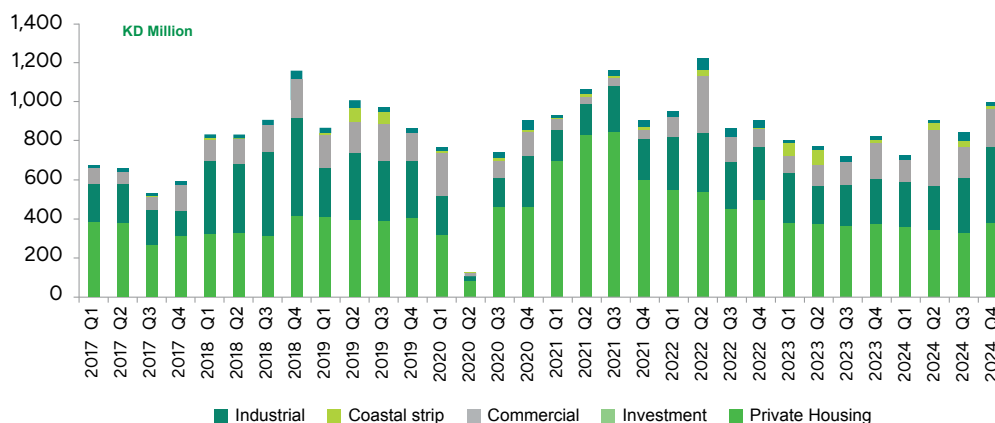
According to annual consolidated data released by the Kuwait Ministry of Justice, real estate transactions in 2024 reached their fourth-highest level in the past decade, exceeding KD 3.7 billion—an 18.6% increase from 2023. This surge was primarily driven by investment real estate transactions, which surpassed KD 1.2 billion in 2024, marking the highest value in the last five years and a 33.9% annual increase. This surge was accompanied by a notable increase in commercial real estate transactions, which reached KD 755 million, a 45.2% rise compared to 2023. Meanwhile, private housing transactions saw a modest increase of 4.3%, surpassing KD 1.5 billion in value. In contrast, coastal strip transactions experienced a significant 44.4% decrease in 2024, totaling KD 78 million. Transactions involving craftsmanship real estate and industrial plots reached KD 121 million, marking a 44.6% annual increase.

The surge in transactions during the year was primarily driven by increased demand in real estate, which reached 4,950 deals in 2024 (an 11.4% increase compared to 2023). This growth occurred despite an economic slowdown in the surrounding environment and limited alternative investment opportunities, and was further supported by the Federal Reserve's interest rate decrease and the Central Bank of Kuwait's reduction of the discount rate to 4.0% in Q3. This marked the first decrease after a four-year period aimed at curbing inflation. Private housing demand saw an annual increase of 10.7% (3,527 deals), followed by investment real estate at 5.3% (1,218 deals), and commercial real estate at 10.6% (136 deals). Craftsmanship real estate and industrial plots also experienced increased demand, rising by 29.5% (57 deals).

The value of real estate transactions recorded in Q4 2024 surpassed one-third of the total value transacted throughout the entire year, exceeding approximately KD 1.1 billion. This quarterly performance reflects a 14.0% increase, driven by strong demand within the real estate sector, which saw 1,536 deals, marking a 16.7% increase from the preceding quarter. Private housing transactions rose to approximately KD 455.8 million, a 12.1% increase from the previous quarter. This growth was driven by increased demand throughout the year, peaking in Q4 2024 with 1,107 deals, representing a 19.7% rise for the same period. Investment property transactions reached KD 432.7 million in Q4 2024, registering a 28.6% increase. This was accompanied by a quarterly rise in demand to 370 deals, an increase of 9.8%. Additionally, commercial real estate transactions rose to nearly KD 193.3 million, representing a 24.4% increase compared to Q3 2024. Demand strengthened, with 38 deals recorded, a 31.0% rise for the same period. Real estate activity on the coastal strip was limited, totaling KD 11.5 million across only 5 transactions, compared to approximately KD 34.2 million across 6 transactions in Q3 2024. Meanwhile, craftsmanship, industrial plots and showroom real estate declined, with transactions totaling KD 29.3 million, a 43.4% decrease from Q3. Demand in this segment recorded a limited decrease, with 16 deals in Q4 compared to 19 in the previous quarter.

The average value of total real estate transactions declined to KD 731,000 in Q4 2024, a decrease of 2.3% from Q3. However, it remained 5.8% higher compared to the same period last year.

Figure No. (1) Real Estate Trading Value



Source: Ministry of Justice – Kuwait Finance House

Table (1) Total Real Estate Trading Value

KD million

	Private housing	Investment	Commercial	Coastline	Craftsmanship, industrial and warehouses	Total transactions
Q4 2022	491.8	275.6	91.1	2.0	41.7	902.2
Q1 2023	372.7	257.4	96.2	58.2	18.0	802.5
Q2 2023	363.3	200.2	114.1	72.4	17.0	766.9
Q3 2023	357.4	214.4	116.5	0.0	28.1	716.4
Q4 2023	368.3	234.6	187.1	9.0	20.7	819.7
Q1 2024	355.3	227.8	112.4	0.0	24.0	719.5
Q2 2024	336.9	227.9	293.5	32.0	16.1	906.5
Q3 2024	406.5	336.4	155.5	34.2	51.8	984.4
Q4 2024	455.8	432.7	193.3	11.5	29.3	1,122.6

First: Market Trends

Private housing prices decreased slightly in Q4 of 2024, falling 0.4% from Q3 2024 and 2.7% year-over-year. In contrast, investment real estate prices increased by 3.2% quarter-over-quarter, marking a 5.6% year-over-year gain. Commercial real estate prices also rose quarter-over-quarter, increasing by 1.7% due to the influx of new commercial properties into the real estate market.

Chalet prices remained stable in Q4 2024 without change on a quarterly basis. Meanwhile, the average price in the Sabah Al-Ahmad Sea City decreased by 1.3% quarter-on-quarter. This area categorized as private housing in the coastal and chalet real estate segment by the Ministry of Justice (Land Registration and Documentation Services Department) has gained popularity among buyers seeking larger spaces and diverse entertainment options. On an annual basis, average chalet prices showed no significant change. These areas include Bnaider, renowned for its high-value chalets in the coastal area, witnessed no change quarter-on-quarter. Prices in the Nuwaiseeb in the Ahmadi Governorate maintained stable prices without change on a quarterly basis.

Prices movement in different areas:

Prices in most residential areas declined quarterly by the end of Q4 2024. This decline includes many areas of the Capital Governorate which experienced a limited price decrease. Hawally Governorate saw a slightly higher decrease.

Prices in Farwaniya Governorate declined by 0.8% compared to the third quarter of 2024 (1.6%) primarily due to falling prices in several areas, including Ishbiliyah (down 0.8%), Al-Ferdous and Al-Rehab declined by a close percentage. The prices in Mubarak Al Kabeer Governorate declined by 0.3% quarter-on-quarter, mainly due to a limited decline of no more than 0.9% in some of the areas including Al-Masayel and Funaitees.

In Ahmadi Governorate, prices witnessed a limited decline by 0.6% on a quarterly basis. Prices in the governorate recorded a limited decline across some of its residential areas, including Egaila (down 1.6%) and Hadiya (down 2.3%). As for Jahra Governorate, the average price declined by 0.5% compared to Q3 2024, with a limited decline in some areas including Ayoun (1.2%) and Qairawan (1.9%) compared to Q3 2024.

Prices increase of the investment real estate accelerated, recording 3.2% at the governorates level on a quarterly basis. On an annual basis, the average price increased by 5.6%. Prices of investment real estate increased slightly in most areas compared to Q3 2024, including Bneid Al-Gar, Salmiya, and Jabriya. On a quarterly basis, prices stabilized in some investment areas such as Riggae. In contrast, the prices increased on a year-over-year basis in areas such as East Al-Maqwa (about 4.8%), Bneid Al-Gar (about 6.0%). In Salmiya, the average price increased by 8.0% on an annual basis, driven by investor demand for office space rentals. Prices in other investment locations increased as witnessed in Fahaheel (up 3.1%) and Abu Halifa (up 3.5%) on an annual basis.

The average price per commercial meter in the governorates increased on a quarterly basis by the end of Q4 2024, recording a 1.7% increase compared to Q3. This increase is driven by new commercial spaces being offered in the real estate market. The average price in industrial real estate registered a limited increase on a quarterly basis of 0.3%, recording the same rate on an annual basis. Additionally, the average price of craftsmanship real estate increased by the end of Q4 by 0.4% on a quarterly basis and by 1.5% on an annual basis.

Compared to Q3 of 2024, the average price per meter based on residential areas across the State of Kuwait decreased by 0.4% to nearly KD 1,035 for private housing. In contrast, the average price of investment real estate reached KD 1,698 per meter, up 3.2% on a quarterly basis. The average price of commercial real estate in commercial areas reached KD 4,773 per meter, a quarterly increase of 1.7% after including prices of commercial areas that were not previously calculated. The average price of industrial plots reached KD 900 per meter and reached KD 2,932 in the craftsmanship real estate by the end of Q4 2024.

The Average Price of Privately-Owned Apartments and Rental Value

By the end of Q4 2024, the average price per meter of flats to own with areas of 95 and 70 square meters did not record a change on a quarterly or annual basis in most of the areas, recording KD 900 across the governorates. The Capital Governorate has the highest average price in Kuwait, recording KD 1,095. Mubarak Al Kabeer takes second place with an average price of KD 1,091 per meter. Hawally Governorate recorded an average price of KD 1,017 per meter. The average price per meter stood at KD 796 in Farwaniya, KD 762 in Ahmadi by the end of Q4 2024.

Rental values

As for the rental value of private housing, the general average rental value in the State of Kuwait reached KD 718, a limited quarterly decline by 0.3% and by nearly 0.4% on an annual basis. The average rental value recorded KD 853 in the Capital Governorate and KD 774 in Hawally Governorate. The average price in Farwaniya Governorate recorded KD 574, down 2.1% compared to Q3 and by 2.3% on an annual basis. In Ahmadi Governorate, the average rental value did not report quarterly or annual change, standing at KD 558. In Mubarak Al Kabeer Governorate, it stood at KD 655, unchanged on a quarterly basis. Meanwhile, it registered a decline at 0.2% on an annual basis. In Jahra Governorate, the average rental value registered KD 502, without quarterly or annual change by the end of Q4 2024.

Regarding the average rental values in investment real estate, the overall average increased across the governorates, reaching KD 345, up 1.0% on a quarterly basis and up by nearly 3.1% on an annual basis. In the Capital Governorate, the average rental value reached KD 374, an annual increase of 3.0%. In Hawally Governorate, the average reached KD 364, up 2.5% year-over-year. In Farwaniya Governorate, it reached KD 341, an annual increase of 3.4%. Mubarak Al Kabeer Governorate's average rental value was KD 360 (up 2.9%), while Ahmadi Governorate's was KD 304, reflecting a 3.4% annual increase. Finally, Jahra Governorate's average rental value reached KD 335, a 3.9% year-over-year increase.

Credit Directed to Real Estate

Recent statistics issued by the Central Bank of Kuwait show that credit granted to residents and non-residents which has been directed to the real estate and construction sectors exceeded nearly KD 13.3 billion by the end of 2024, up 0.4% from Q3 2024, recoding an annual increase of 7.7% and representing 23.2% of the total credit granted to residents and non-residents. The increase in this category is accompanied by an annual increase in credit granted in most economic sectors.

Credit directed to individuals (residents and non-residents) reached about KD 19.3 billion, a 1.1% increase from Q3 2024, and 3.0% higher on an annual basis. Instalment credit facilities slowed down, registering a 1.3% increase from Q3 2024 and 3.3% year-over-year. These facilities are granted to individuals who wish to build residential units in the private housing sector and represent on their own category 28.9% of all credits granted to “residents and non-residents” with a total credit balance exceeding KD 16.5 billion. The balance of credit granted for private and model housing amounted to KD 245 million, down 6.9% from Q4 2024 and lower by 19.3% on an annual basis.

Therefore, the balance of credit facilities directed to the real estate sector as a whole reached about KD 30 billion and covered credit granted to the real estate and construction sectors, in addition to instalment credit facilities and credit directed to private housing. The balance increased by nearly 0.8% from Q3 2024, up 4.9% on an annual basis. The balance represents 52% of the credit facilities granted by the local banking sector to residents and non-residents

The upward trend of the credit facilities provided for real estate activities continues. This has helped drive the banking credit to residents and non-residents up exceeding KD 57.2 billion by the end of 2024, which is higher by 2.4% compared to Q3 2024 and higher by 6.8% year-over-year.

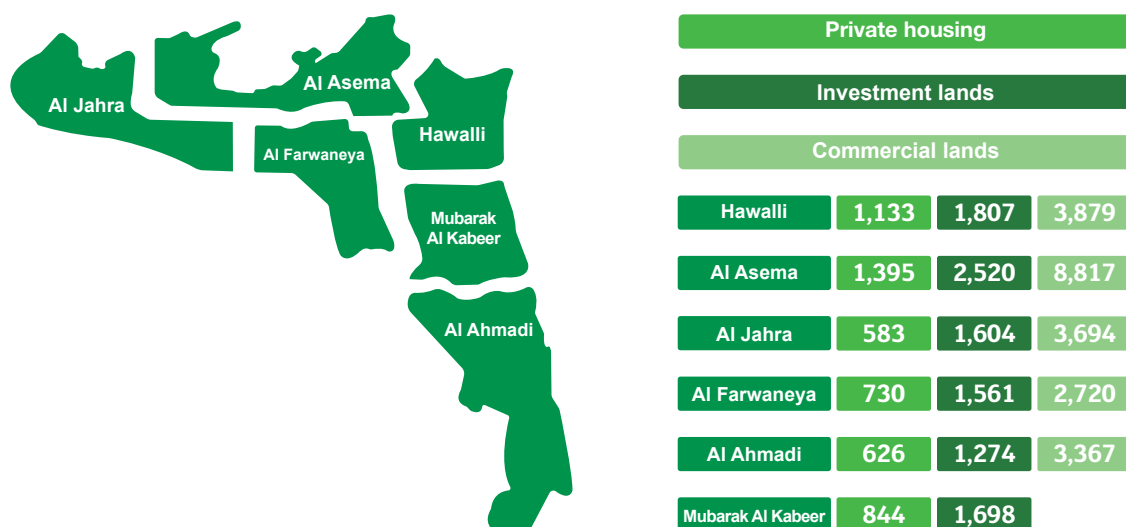
Inflation

The inflation rate in Kuwait saw lower rates in the last months of 2024. However, it remains higher than the rates recorded in some GCC countries. The inflation price index reached 135.2 points in Kuwait at the end of 2024 as per the latest data issued by the Central Statistical Bureau. The annual inflation rate declined to around 2.5% by the end of 2024 in comparison to 3.4% in 2023 end. There have been variable increases in the prices of the benchmark components, with the prices in the residential services component recording a limited annual inflation rate of 0.9% by the end of 2024 against 2.3% recorded in 2023 end.

Land Prices in Q4 2024

By the end of Q4 2024, the average price per square meter for private housing in the Capital Governorate was KD 1,395. For investment real estate, the average price reached KD 2,520. The commercial real estate in the governorate saw a higher average price at KD 8,817 per meter by the end of Q4 2024. As for Hawalli Governorate, the average price of private housing approximated KD 1,133 per meter, and was higher for the investment real estate, reaching KD 1,807 per meter and the commercial real estate which recorded KD 3,879. In Farwaniya Governorate, the average price per square meter for private housing was KD 730. The average price of the investment real estate in the governorate increased to KD 1,561 while the commercial real estate reached KD 2,720 by the end of Q4 2024.

Average price per square meter in the different real estate sectors across Kuwait governorates by the end of Q4 2024



Real Estate Transactions

The share of private housing transactions recorded a limited decline to 40.6% of the total real estate transactions in Q4 2024 compared to 41.3% in the previous quarter. It is still at the first rank among other real estate sectors. The share of the investment real estate sector increased, ranking second among other real estate sectors with a market share of 38.5% in Q4 against 34.2% of the total real estate transactions recorded in Q3 2024. The share of commercial real estate transactions improved in Q4, accounting for 17.2% of the market share, compared to a share of approximately 15.8% of Q3 trading. Meanwhile, trading in craftsmanship, industrial and exhibition real estate decreased to 2.6% in Q4 compared to 5.3% of the Q3 trading. Coastline real estate trading constituted 1.0% in Q4 against 3.5% of the Q3 trading.

Figure No. (3) Distribution of Real Estate Shares

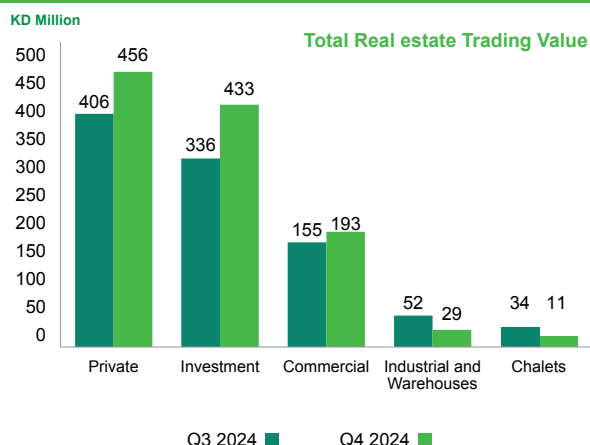
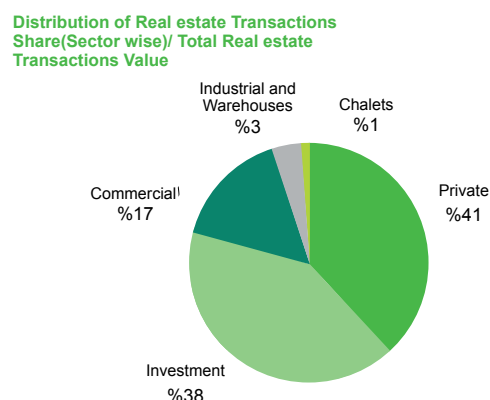


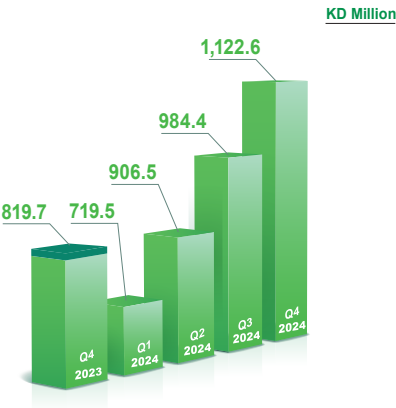
Figure No. (2) Total Real Estate Transaction



Total Real Estate Transactions in Q4 2024

According to data and indicators from the Land Registration and Documentation Department at the Ministry of Justice, the value of real estate transactions rose exceeding KD 1.1 billion in Q4 2024. This represents a 14.0% increase from Q3 and significantly higher by 37.0% on an annual basis.

Figure No. (4) Total Real Estate Transactions Value



Source: Ministry of Justice – Kuwait Finance House

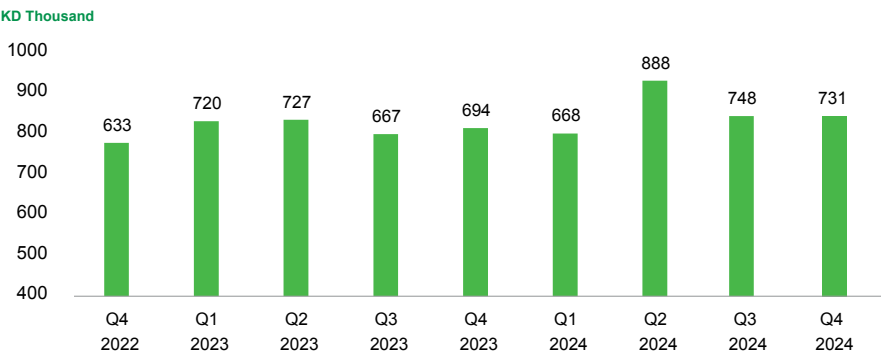
Agencies ■ Contracts ■

The Average Transaction Value

The average real estate transaction value index declined to KD 731,000 by the end of Q4 2024, a 2.3% decrease compared to Q3 2024, while it increased 5.8% year-over-year.

The total number of transactions traded increased to 1,536, up 16.7% quarter-over-quarter and 29.5% year-over-year. This growth was driven by a year-over-year increase in transactions for private housing and investment real estate. Demand for commercial real estate increased, while demand for craft real estate remained high. The coastal real estate segment recorded a limited number of transactions in Q4 2024.

Figure No. (5) Average Transaction Value of the Total Real Estate Sales

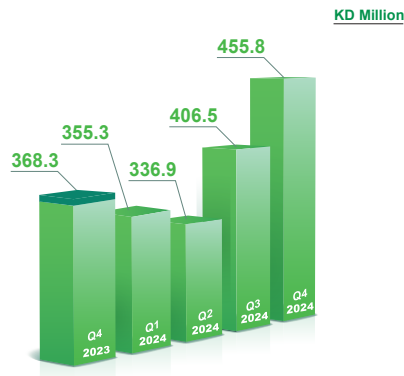


Source: Kuwait Finance House

Residential Real Estate Transactions

Private residential real estate transactions rose to KD 455.8 million, a 12.1% increase compared to Q3 2024 and higher by 23.8% year-over-year.

Figure No.(6) Transaction Value of Private Housing Real Estate



Source: Ministry of Justice – Kuwait Finance House

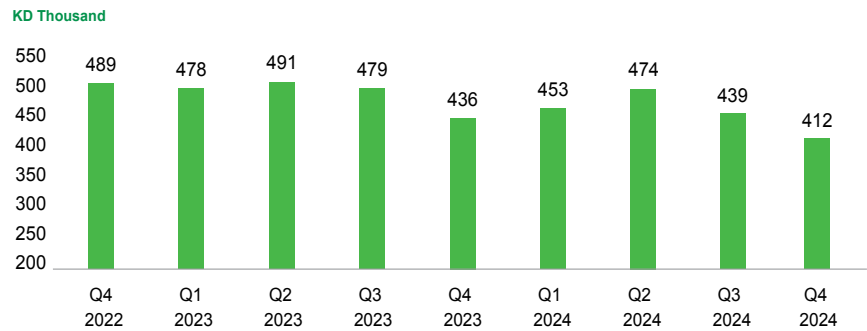
Agencies Contracts

The Average Transaction Value of Private Housing Real Estate

The average transaction value for private residential real estate declined to KD 412,000 in Q4 2024, a 6.3% quarterly decrease and a 6.2% annual decline.

Meanwhile, private housing transactions surged to 1,107 deals in Q4 2024, a 19.7% increase compared to Q3 2024 and a 31.9% year-over-year rise.

Figure No.(7) The Average Transactions Value of the Private Housing Real Estate

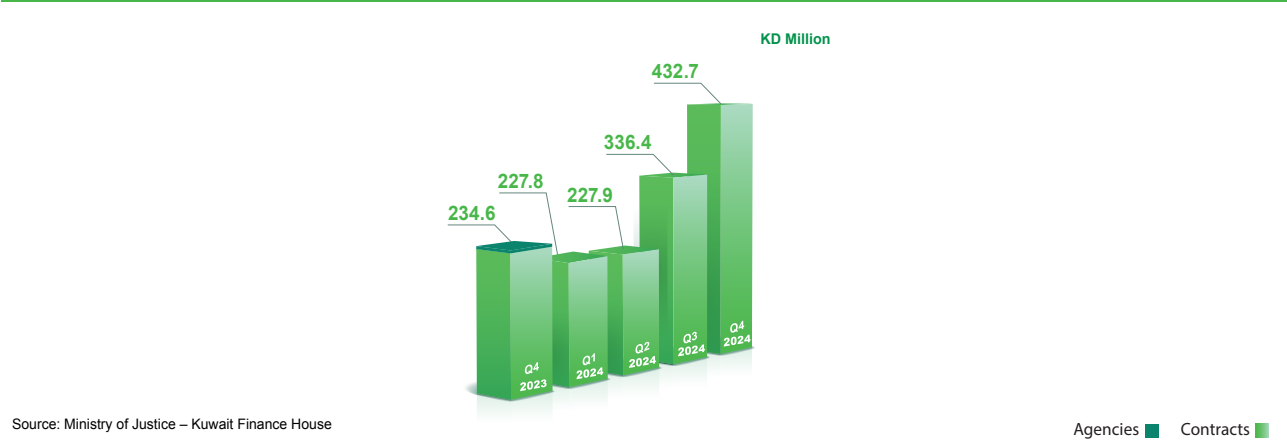


Source: Kuwait Finance House

Investment Real Estate Transactions

The value of investment real estate trading surged to nearly KD 432.7 million in Q4 2024, a significant quarterly increase of 28.6% compared to Q3 trading, and an exceptional year-over-year jump of 84.5%.

Figure No. (8) Value of Investment Real Estate Deals

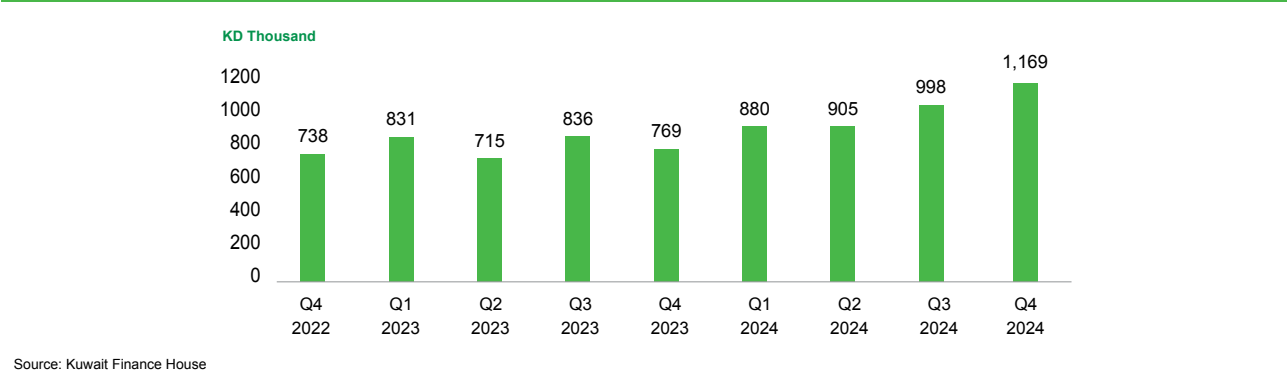


The Average Transaction Value of Investment Real Estate

The average value of investment real estate transactions reached an exceptional level of nearly KD 1.2 million in Q4 2024, a 17.2% increase from Q3 and a significant 51.1% year-over-year increase.

Investment real estate transactions surged to 370 deals in Q4 2024, a 9.8% increase from Q3 2024 and a 22.1% annual growth.

Figure No. (9) Average Transaction value of the investment real estate



Commercial Real Estate Transactions

The value of commercial real estate transactions increased to KD 193.3 million in Q4 2024, up 24.4% from Q3 2024. It represents a 3.3% increase compared to Q4 2023.

Figure No. (10) Value of Commercial Real Estate Deals

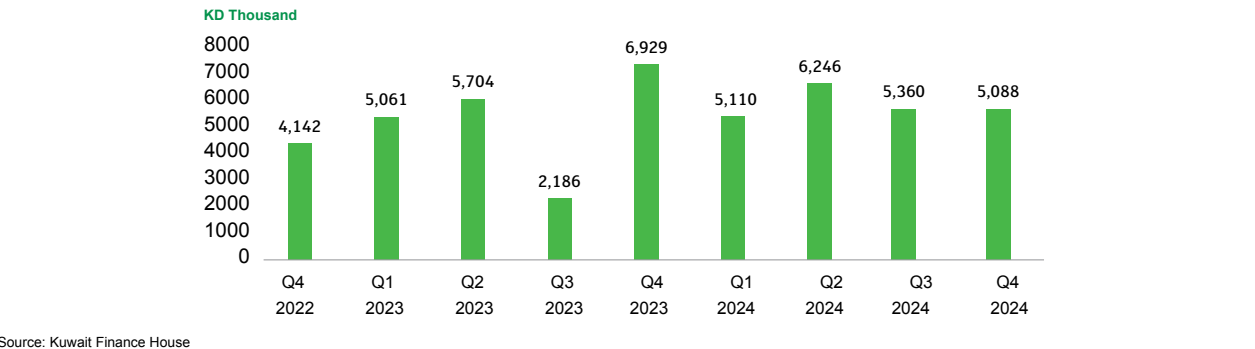


The Average Transaction Value of Commercial Real Estate

The average commercial real estate transaction value declined by 5.1% from Q3 2024 to less than KD 5.1 million by the end of Q4 2024. This figure represents a 26.6% decrease year-over-year compared to the high figure that exceeded KD 6.9 million recorded in Q3 2023 for this segment.

Demand for commercial real estate surged with the number of traded transactions reaching 38 transactions in Q4 2024. This represents a 31.0% increase from Q3 2024's 29 transactions. Compared to Q4 2023's 27 transactions, this represents a 40.7% increase.

Figure No. (11) Average Transaction value of Commercial Real Estate



Second: Government Projects and Housing Projects

Kuwait aspires to become a prominent financial and commercial investment hub. This ambition is being realized through numerous projects in the pipeline, including significant infrastructure developments undertaken by the Ministry of Public Works and the Public Authority for Housing Welfare (PAHW). These initiatives encompass the development of model smart homes and public service buildings across several cities, including Jaber Al-Ahmad, Al-Mutlaa City, and Sabah Al-Ahmad City. Furthermore, PAHW is actively spearheading housing projects in new residential areas, adhering to its established technical standards. These projects aim to address a portion of the accumulated housing demand. To further solidify its development objectives, PAHW has issued executive regulations for Law 118 of 2023. This legislation facilitates collaboration and partnerships with the private sector by establishing a framework for the implementation of a series of housing projects that align with Kuwait vision.

According to its latest report issued in October 2024, the Public Authority for Housing Welfare (PAHW) continues to address existing housing applications. The number of applications reached 97,700 applications, representing a 1.1% decrease from the third quarter of 2024 and a 2.5% increase year-over-year. PAHW has also completed a significant number of housing plots for which construction permits were issued, including plots that have been delivered and others that are ready for delivery. These include Al-Mutlaa City, where PAHW delivered 27.6 thousand plots and has another 28.3 thousand plots ready for delivery. In South Abdullah Al-Mubarak, PAHW delivered over 3.2 thousand plots and has approximately 3.3 thousand plots ready for delivery. In Khaitan, PAHW delivered 1.4 thousand plots and has over 1.4 thousand plots ready for delivery.

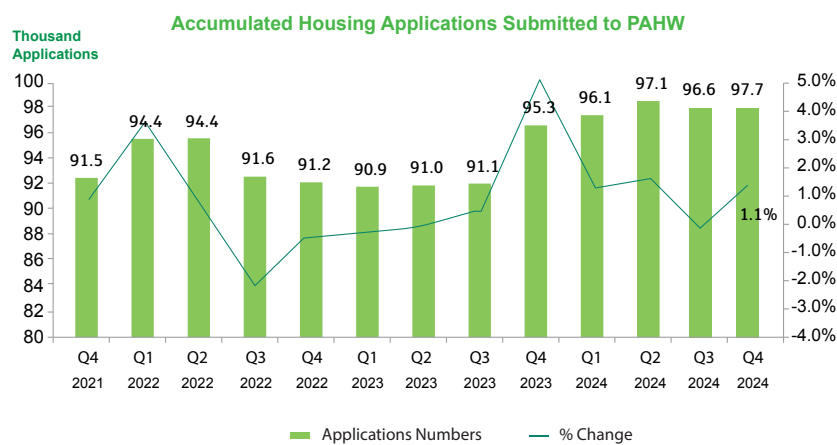
PAHW also plans to develop 124 public service buildings across seven planned residential cities. This includes 68 buildings in Al-Mutlaa, 31 under construction in South Abdullah Al-Mubarak, and 15 in Sabah Al-Ahmad and 7 in East Sabah Al-Ahmad, with others located in various areas. Furthermore, PAHW continues its efforts to distribute residential units across these cities. In South Saad Al-Abdullah City, 16,643 of the 24,508 units have been allocated, according to the latest PAHW report.

Furthermore, PAHW made significant progress in completing infrastructure projects. In some cases, actual completion rates exceeded contractual targets. For example, in South Sabah Al-Ahmad City, the completion rate reached 34.6%, and in South Saad Al-Abdullah City, it reached 10.4%, surpassing the contractual rate for certain main roads and preparatory projects. However, delays were observed in other projects. In East Sabah Al-Ahmad, the actual completion rate reached 99.5%, serving approximately 587 homes, and 90.1%, serving 597 homes, respectively.

According to the PAHW monthly report, the authority signed two contracts for the construction and completion of a youth center in one of Sabah Al-Ahmad residential city areas, in addition to supplying and installing of power stations in South Sabah Al-Ahmad residential city project. Additionally, PAHW tendered four contracts for the supply and installation of main power stations and transformer stations in the South Sabah Al-Ahmad and South Saad Al-Abdullah projects.

PAHW strives to provide housing welfare for eligible beneficiaries through numerous planned projects. In addition to several decisions it has adopted, such as granting housing welfare beneficiaries a new benefit, which is the ability to exchange, or transfer their allocated housing plot, provided this is done only once. Additionally, PAHW continues its efforts to realize the development pillars of Kuwait Vision 2035, including the signing of contracts for the construction of approximately 3,345 housing units along with the required infrastructure works and public buildings as part of the affordable housing project, located about 16 kilometers south of Salmi Road from Jahra City.

Figure No. (12) Accumulated Housing Applications submitted



Source: Monthly report of PAHW & Kuwait Finance House

PAHW Projects

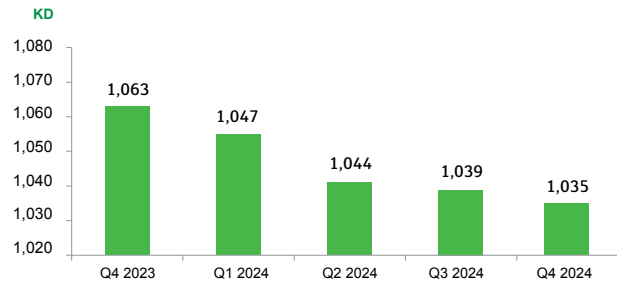
Moreover, PAHW had previously signed contracts for the construction of 24 public service buildings in Al-Mutlaa City, with a total value approximating KD 44.3 million. It also signed a contract with a globally renowned company for the construction and maintenance of roads and infrastructure services in 4 residential districts as part of South Sabah Al-Ahmad City project. The total cost of the project exceeds KD 90 million.

Third: Prices Indices

First: Private housing land prices

According to KFH data, private housing prices across Kuwait declined despite high demand indicated by transaction activity recorded in last quarter of 2024. The average price recorded a limited decrease on a quarterly basis by 0.4% to KD 1,035. This marks a continued annual decline since the last quarter of 2023 from the significant increases observed prior to mid-2023, with an annual decrease of 2.7% recorded in Q4 2024 compared to a decrease of 3.5% mid-2024.

Figure No. (13) Prices per meter for private housing lands in Kuwait



Source: Ministry of Justice – Kuwait Finance House

Average Price of Private Housing land in the State of Kuwait

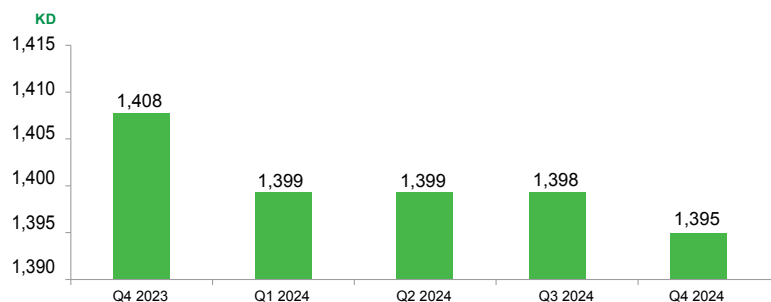
The average price per meter by the end of Q4 2024 recorded a limited decline compared to the previous quarter due to decreased prices in private housing in most governorates. In the Capital Governorate, the average price saw a limited decline by 0.2% from Q3. Similarly, the average price registered a decline by nearly 0.6% in Hawally Governorate in Q4 and by 0.3% in Mubarak Al-Kabeer Governorate during the same period. The decrease in the average price in Farwaniya Governorate reached 0.8%. Meanwhile, Ahmadi and Jahra governorates recorded a decrease in the average price of 0.6% and 0.5% respectively on a quarterly basis.

On an annual basis, the decline in average price varies across governorates. The Capital Governorate experienced the lowest decline at 0.9%. In Hawally Governorate, the average price decreased by 2.9% and in Mubarak Al-Kabeer and Ahmadi governorates it reached 5.0% and 3.9% respectively. Meanwhile, Jahra Governorate recorded the highest drop in the private housing sector at 6.2%, and Farwaniya Governorate at 5.8%.

The Capital Governorate

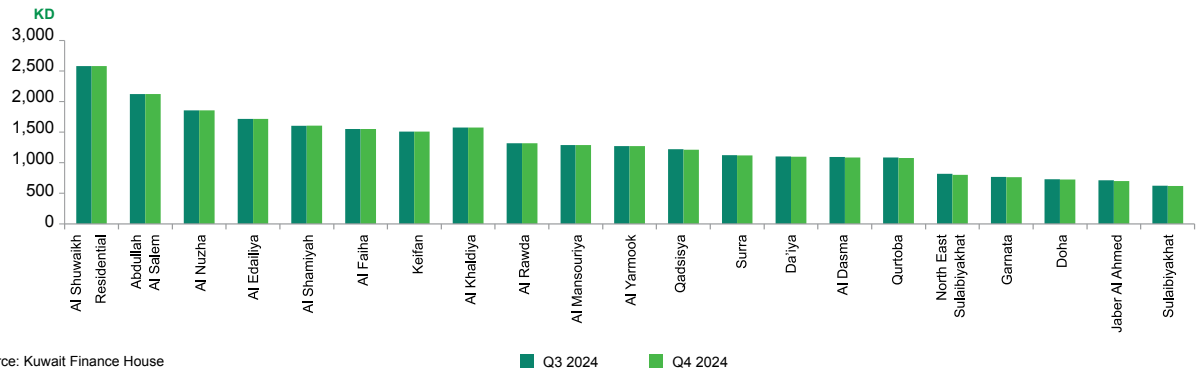
By the end of the fourth quarter of 2024, the average price per square meter of private housing lands in the Capital Governorate reached KD 1,395, reflecting a limited quarterly decrease of 0.2%. Annually, the average price exhibited a modest decline of 0.9%.

Figure No. (14) Prices per meter for private housing lands in the Capital Governorate



Source: Kuwait Finance House

Figure No. (15) Prices per meter for private housing lands in areas of the Capital Governorate



Source: Kuwait Finance House

■ Q3 2024 ■ Q4 2024

Table (2) Prices of Housing Lands in the Capital Governorate

Area	Building percentage	Space	Street	Land market value (KD)		Market value per SQM (KD)		Average SQM by the end of Q4 2024
				From	To	From	To	
Shuwaikh Residential	210%	500	Internal	1,150,000	1,430,000	2,300	2,860	2,580
	210%	500	Main	1,430,000	1,630,000	2,860	3,260	3,060
	210%	1,000	Internal	1,900,000	2,370,000	1,900	2,370	2,135
	210%	1,000	Main	2,370,000	2,660,000	2,370	2,660	2,515
General average in the area				1,860,000	2,178,000	2,376	2,790	2,583
Abdullah Al-Salem	210%	500	Internal	975,000	1,185,000	1,950	2,370	2,160
	210%	1,000	Internal	1,570,000	1,880,000	1,570	1,880	1,725
	210%	1,000	Sanaa	2,350,000	2,800,000	2,350	2,800	2,575
General average in the area				1,605,000	1,932,500	1,926	2,319	2,123
Rawda	210%	375	Internal	510,000	610,000	1,360	1,627	1,493
	210%	600	Internal	660,000	800,000	1,100	1,333	1,217
	210%	750	Internal	800,000	960,000	1,067	1,280	1,173
	210%	750	Main	965,000	1,200,000	1,287	1,600	1,443
General average in the area				817,000	974,000	1,193	1,428	1,310
Mansouriya	210%	750	Internal	780,000	950,000	1,040	1,267	1,153
	210%	750	Main	1,000,000	1,200,000	1,333	1,600	1,467
	210%	1,000	Internal	1,000,000	1,240,000	1,000	1,240	1,120
General average in the area				1,005,000	1,210,000	1,153	1,389	1,271
Qurtuba	210%	500	Internal	515,000	615,000	1,030	1,230	1,130
	210%	750	Internal	655,000	785,000	873	1,047	960
	210%	1,000	4th ring road	1,100,000	1,200,000	1,100	1,200	1,150
General average in the area				756,667	866,667	1,001	1,159	1,080
Gernata	210%	500	Internal	385,000	465,000	770	930	850
	210%	750	Internal	505,000	605,000	673	807	740
	210%	1,000	Jahra Road	680,000	750,000	680	750	715
General average in the area				571,250	653,750	710	820	765

Table (2) Prices of Housing Lands in the Capital Governorate

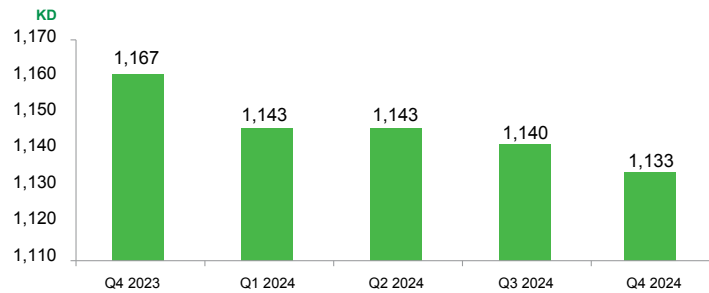
Area	Building percentage	Space	Street	Land market value (KD)		Market value per SQM (KD)		Average SQM by the end of Q4 2024
				From	To	From	To	
Dasma	210%	500	Internal	480,000	580,000	960	1,160	1,060
	210%	500	Main	570,000	685,000	1,140	1,370	1,255
	210%	750	Internal	635,000	765,000	847	1,020	933
General average in the area				610,000	733,750	988	1,189	1,089

Source: Kuwait Finance House

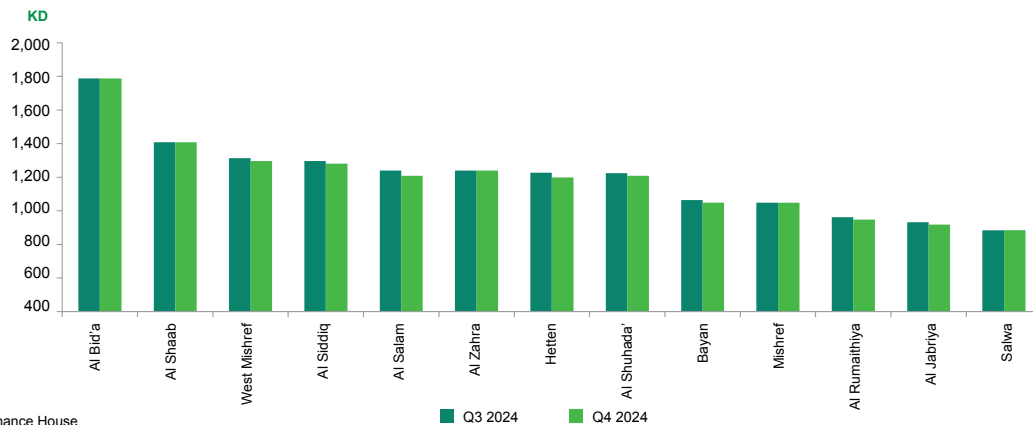
Note: The general average in the area shown in tables 2 through 5 expresses the general average of several delas made by KFH evaluation thereof. They were not wholly listed in the tables of prices. Accordingly, the reader cannot infer the general average in the area based only on sample prices in each area shown in such tables. However, the reader can only rely on the general average per square meter in the area as a price index.

Hawally Governorate

In Hawally Governorate, the average price of private housing lands reached KD 1,133 by the end of Q4 2024, reflecting a 0.6% limited quarterly decline. Annually, the average price decreased by 2.9%.

Figure No. (16) Prices per meter for private housing lands in Hawally Governorate

Source: Kuwait Finance House

Figure No. (17) Prices per meter for private housing lands in areas of Hawally Governorate

Source: Kuwait Finance House

Table (3) Prices of Housing Lands in Hawally Governorate

Area	Building percentage	Space	Street	Land market value (KD)		Market value per SQM (KD)		Average SQM by the end of Q4 2024
				From	To	From	To	
Shaab	210%	400	Internal	515,000	620,000	1,288	1,550	1,419
	210%	400	Main	605,000	745,000	1,513	1,863	1,688
	210%	750	Internal	795,000	955,000	1,060	1,273	1,167
General average in the area				686,667	829,167	1,274	1,541	1,408
Jabriya	210%	400	Internal	360,000	435,000	900	1,088	994
	210%	500	Main	470,000	575,000	940	1,150	1,045
	210%	1,000	5th + AlMaghrib	760,000	920,000	760	920	840
General average in the area				520,000	638,125	822	1,007	932
Rumaithiya	210%	400	Main	390,000	490,000	975	1,225	1,100
	210%	1,000	Al Aqsa	920,000	1,075,000	920	1,075	998
	210%	500	Main	440,000	555,000	880	1,110	995
General average in the area				576,250	686,875	858	1,034	962
Salwa	210%	750	Internal	450,000	560,000	600	747	673
	210%	1,000	Al Aqsa	930,000	1,090,000	930	1,090	1,010
	210%	1,000	Fahaheel	640,000	760,000	640	760	700
General average in the area				635,000	753,571	793	949	883
Al-Salam	210%	500	Internal	490,000	600,000	980	1,200	1,090
	210%	500	Main	580,000	680,000	1,160	1,360	1,260
	210%	400	Internal	430,000	520,000	1,075	1,300	1,188
General average in the area				498,750	602,500	1,113	1,346	1,230
Mishref	210%	500	Internal	485,000	610,000	970	1,220	1,095
	210%	1,000	Main	910,000	1,030,000	910	1,030	970
General average in the area				683,333	836,667	941	1,157	1,049
West Mishref "Mubarak Al-Abdullah"	210%	400	Internal	440,000	560,000	1,100	1,400	1,250
	210%	400	Main	540,000	645,000	1,350	1,613	1,481
General average in the area				527,500	641,250	1,178	1,433	1,305
Al-Beda'	150%	800	Internal	920,000	1,140,000	1,150	1,425	1,288
General average in the area				1,523,333	1,880,000	1,600	1,975	1,788

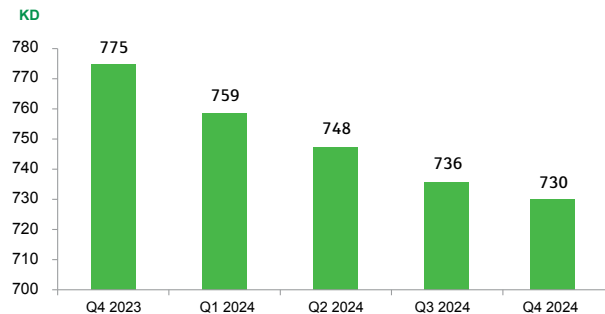
Source: Kuwait Finance House

Note: The general average in the area shown in tables 2 through 5 expresses the general average of several delas made by KFH evaluation thereof. They were not wholly listed in the tables of prices. Accordingly, the reader cannot infer the general average in the area based only on sample prices in each area shown in such tables. However, the reader can only rely on the general average per square meter in the area as a price index.

Farwaniya Governorate

By the end of Q4 2024, the average price per meter of private housing land in Farwaniya Governorate declined to KD 730, representing a limited 0.8% quarter-over-quarter decrease. An accelerated decrease of 5.8% is noticed by the end of Q4 2024 compared to a 1.9% decline recorded in Q4 2023.

Figure No. (18) Prices per meter for private housing lands in Farwaniyah Governorate



Source: Ministry of Justice – Kuwait Finance House

Figure No. (19) Prices per meter for private housing lands in areas of Farwaniyah Governorate



Source: Kuwait Finance House

Table (4) Prices of Housing Lands in Farwaniya Governorate

Area	Building percentage	Space	Street	Land market value (KD)		Market value per SQM (KD)		Average SQM by the end of Q4 2024
				From	To	From	To	
Al Andalus	210%	500	Main	325,000	380,000	650	760	705
	210%	750	Internal	360,000	440,000	480	587	533
General average in the area				367,000	428,000	570	666	618
Al Rabiya (An existing House)	210%	375	Main	260,000	330,000	693	880	787
Al Rabiya	210%	1,000	Internal	540,000	570,000	540	570	555
General average in the area				401,250	452,500	603	711	657
Ishbiliyah	210%	375	Internal	320,000	395,000	853	1,053	953
	210%	400	Main	415,000	515,000	1,038	1,288	1,163
	210%	500	Internal	375,000	450,000	750	900	825
General average in the area				382,500	464,167	907	1,103	1,005

Table (4) Prices of Housing Lands in Farwaniya Governorate

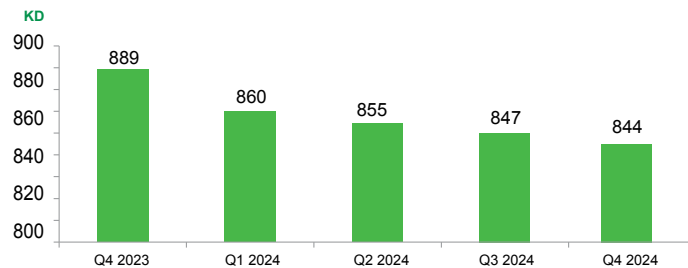
Area	Building percentage	Space	Street	Land market value (KD)		Market value per SQM (KD)		Average SQM by the end of Q4 2024
				From	To	From	To	
Farwaniyah	210%	500	Internal	300,000	345,000	600	690	645
	210%	500	Main	345,000	415,000	690	830	760
General average in the area				322,500	380,000	645	760	703
Khaitan	210%	1,000	King Faisal Highway	745,000	810,000	745	810	778
	210%	750	Internal	400,000	450,000	533	600	567
General average in the area				417,000	478,000	658	774	716
Jleeb Al-Shuyoukh	210%	750	Internal	350,000	410,000	467	547	507
	210%	750	Main	400,000	450,000	533	600	567
General average in the area				375,000	430,000	500	573	537
Ardiya	210%	600	Main/Internal	335,000	375,000	558	625	592
Ardiya – Existing house	800 SQM	300	Internal	230,000	285,000	767	950	858
General average in the area				307,500	365,000	695	828	762

Source: Kuwait Finance House

Note: The general average in the area shown in tables 2 through 5 expresses the general average of several delas made by KFH evaluation thereof. They were not wholly listed in the tables of prices. Accordingly, the reader cannot infer the general average in the area based only on sample prices in each area shown in such tables. However, the reader can only rely on the general average per square meter in the area as a price index.

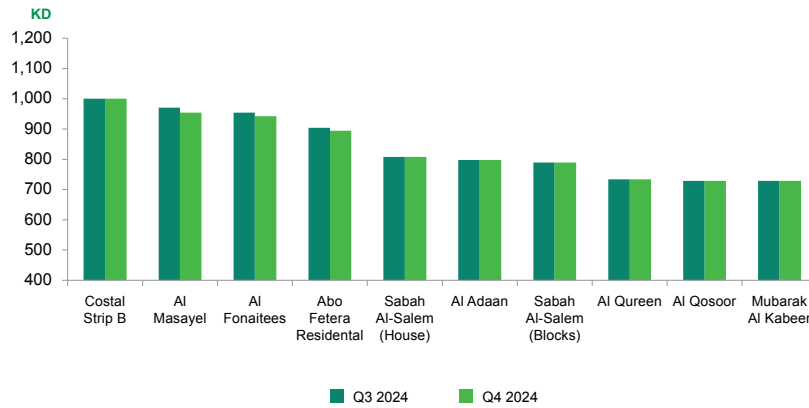
Mubarak Al-Kabeer Governorate

The average price per meter of private housing lands in Mubarak Al-Kabeer Governorate dropped to KD 844 by end of Q4 2024, slightly down by 0.3% on a quarterly basis. Meanwhile it flattened on an annual basis to 5.0% by the end of Q4 2024 compared to a 5.4% annual decline recorded in the previous quarter.

Figure No. (20) Prices per meter for private housing lands in Mubarak Al Kabeer Governorate

Source: Kuwait Finance House

Figure No. (21) Prices per meter for private housing lands in Mubarak Al Kabeer Governorate areas



Source: Kuwait Finance House

Table (5) Prices of Housing Lands in Mubarak Al-Kabeer Governorate

Area	Building percentage	Space	Street	Land market value (KD)		Market value per SQM (KD)		Average SQM by the end of Q4 2024
				From	To	From	To	
Al Masayel	210%	500	Internal	405,000	470,000	810	940	875
	210%	500	Main	455,000	560,000	910	1,120	1,015
General average in the area				405,000	487,500	905	1,090	998
Sabah Al Salem (plots)	210%	400	Internal	265,000	325,000	663	813	738
Sabah Al Salem (existing house)	800 SQM	300	Internal/main	220,000	285,000	733	950	842
General average in the area				266,667	320,000	728	879	803
Abu Fatira Residential	210%	400	Internal	310,000	390,000	775	975	875
	210%	400	Main	365,000	440,000	913	1,100	1,006
General average in the area				362,500	441,250	809	986	898
Funaitees	210%	400	Main	380,000	465,000	950	1,163	1,056
	210%	500	Internal	380,000	460,000	760	920	840
General average in the area				378,750	471,250	845	1,054	950
Adan (Existing house)	210%	400	Main	310,000	355,000	775	888	831
Adan	210%	400	Internal	275,000	330,000	688	825	756
General average in the area				293,750	342,500	734	856	795

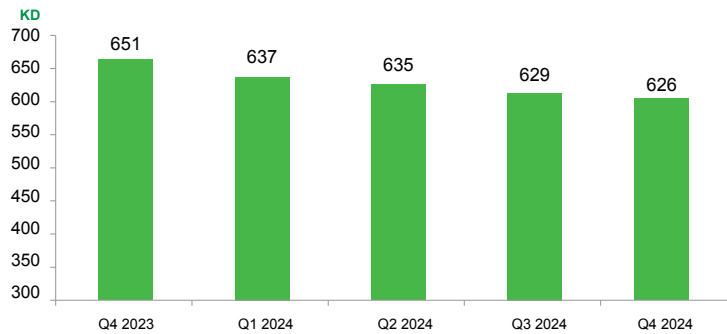
Source: Kuwait Finance House

Note: The general average in the area shown in tables 2 through 5 expresses the general average of several delas made by KFH evaluation thereof. They were not wholly listed in the tables of prices. Accordingly, the reader cannot infer the general average in the area based only on sample prices in each area shown in such tables. However, the reader can only rely on the general average per square meter in the area as a price index.

Ahmadi Governorate

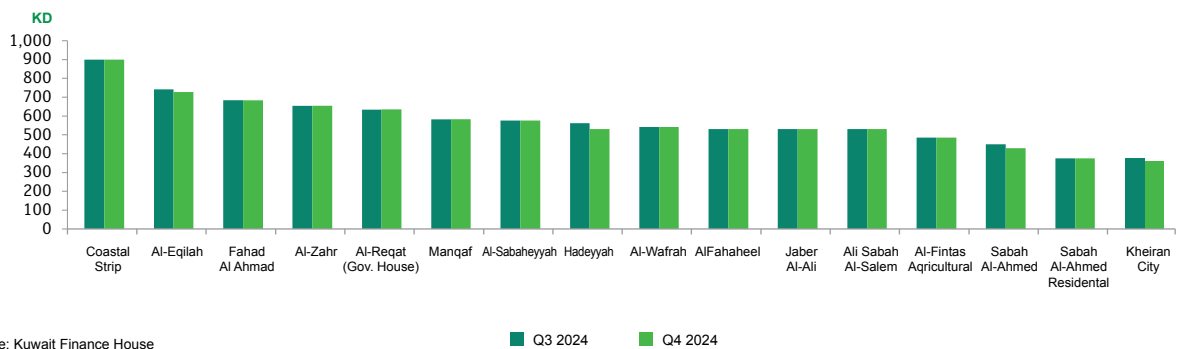
By the end Q4 2024, prices per meter in Ahmadi Governorate reached KD 626, reflecting a limited quarterly decrease of 0.6%. Concurrently, the governorate reported a significant annual decrease in the average price of 3.9% by the end of the fourth quarter of 2024, compared to a decrease of 3.5% reported by the end Q3 2024.

Figure No. (22) Prices per meter for private housing lands in the Ahmadi Governorate



Source: Kuwait Finance House

Figure No. (23) Prices per meter for private housing lands in areas of Ahmadi Governorate



Source: Kuwait Finance House

Table (6) Prices of Housing Lands in Ahmadi Governorate

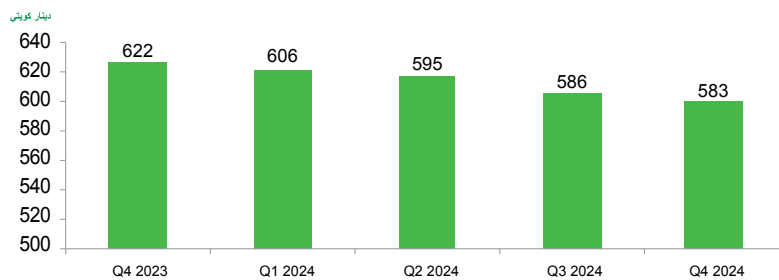
Area	Building percentage	Space	Street	Land market value (KD)		Market value per SQM (KD)		Average SQM by end of Q4 2024
				From	To	From	To	
Hadiya	210%	750	Internal	340,000	420,000	453	560	507
	210%	750	Main	410,000	510,000	547	680	613
Egaila	210%	400	Internal	285,000	345,000	713	863	788
	210%	400	Main	340,000	420,000	850	1,050	950
Fahad Al Ahmad (existing government house)	210%	400	Main/ internal	260,000	310,000	650	775	713
Fahad Al Ahmad (plots)	210%	400	Main/ internal	250,000	310,000	625	775	700
Southern coastline C – Sea side	150%	2,000	Waterfront	2,450,000	2,700,000	1,225	1,350	1,288
Southern coastline C – internal streets	150%	750	Internal	430,000	510,000	573	680	627
Khiran Residential City	210%	400	Internal	105,000	150,000	263	375	319

Table (6) Prices of Housing Lands in Ahmadi Governorate

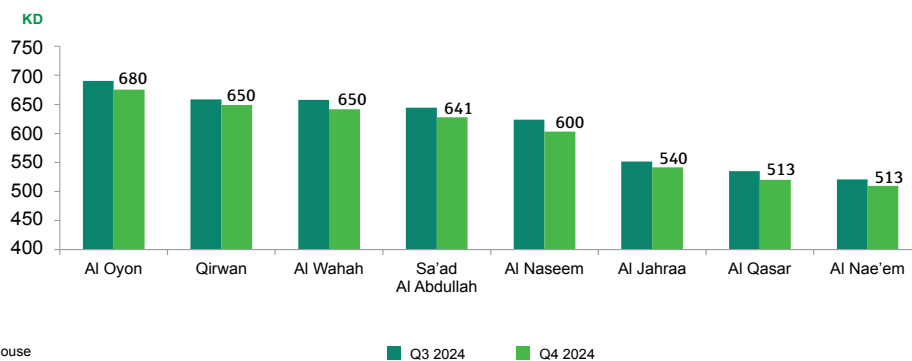
Area	Building percentage	Space	Street	Land market value (KD)		Market value per SQM (KD)		Average SQM by end of Q4 2024
				From	To	From	To	
Sabah Al-Ahmad Marine Area A1	210%	1,200	Waterfront	260,000	340,000	217	283	250
Sabah Al-Ahmad Marine Area A3	210%	450	Waterfront	250,000	320,000	556	711	633
Mangaf residential	210%	375	Internal	255,000	315,000	680	840	760
	210%	400	Main	325,000	410,000	813	1,025	919

Jahra Governorate

Prices of private housing lands in Jahra Governorate declined by the end of Q4 2024, reaching KD 583, representing a quarterly decrease of 0.5%. The annual decrease rate experienced a drop by the end of Q4, reaching 6.2% compared to the 6.7% decrease rate recorded by the end of the third quarter of 2024.

Figure No. (24) Prices per meter for private housing lands in Jahra Governorate

Source: Kuwait Finance House

Figure No. (25) Prices per meter for private housing lands in areas of the Jahra Governorate

Source: Kuwait Finance House

Table (7) Prices of Housing Lands in Jahra Governorate

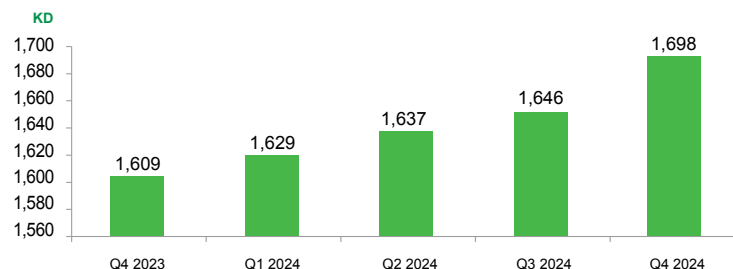
Area	Building percentage	Space	Street	Land market value (KD)		Market value per SQM (KD)		Average SQM by end of Q4 2024
				From	To	From	To	
Al Qasr	210%	1000	Al Nadi Street	530,000	640,000	530	640	585
Al Qasr (an existing house)	210%	600	Internal	240,000	290,000	400	483	442
Jahra	210%	1000	Al-Mutlaa Street	540,000	640,000	540	640	590
Al Naeem (plots)	210%	400	Internal/ main	185,000	210,000	463	525	494
Al Naeem (existing House)	210%	400	Internal/ main	200,000	225,000	500	563	531
Al Naseem	210%	400	Internal/ main	220,000	260,000	550	650	600
Al Waha (existing house)	Up to 800 sqm	300	Internal/ main	170,000	220,000	567	733	650
Saad Al Abdullah	210%	400	Internal/ main	235,000	260,000	588	650	619
Qairawan	210%	400	Internal/ main	240,000	280,000	600	700	650

Source: Kuwait Finance House

Second: Prices of Investment lands

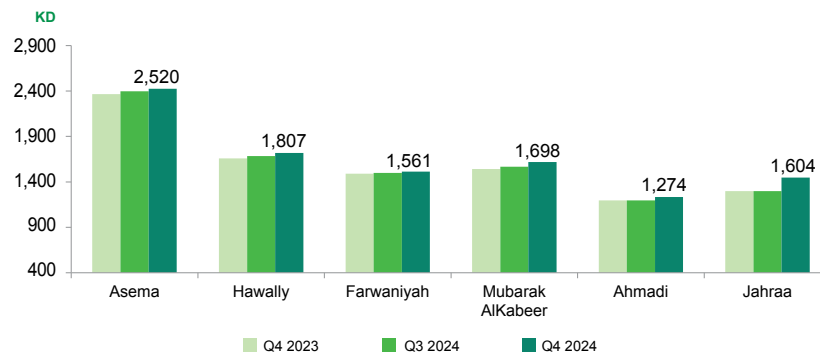
Investors are turning to the real estate sector as a safe haven and a source of wealth, contributing to the sector's resilience during times of crisis. The investment environment continues to face various risks, in addition to the exacerbated impact of geopolitical tensions in the region and global concerns about economic slowdown in the short term.

The average price of investment land increased by the end of Q4 2024, reaching KD 1,698 across all governorates. This represents a quarterly increase of 3.1%, driven by a price appreciation in several investment areas within Kuwait's governorates. Notably, the annual increase in investment real estate prices has accelerated, reaching 5.6% by the end of Q4 2024, compared to approximately 1.6% at the end of Q4 2023.

Figure No. (26) Prices per meter for investment lands in Kuwait

Source: Kuwait Finance House

Figure No. (27) Prices per meter for investment lands in Kuwait governorates



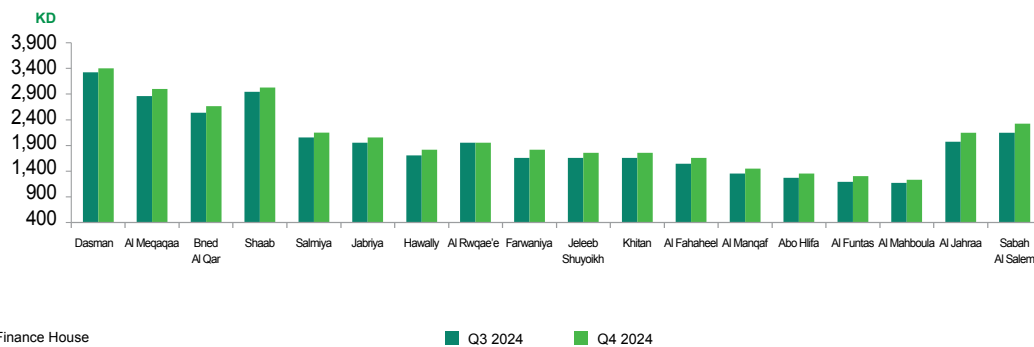
Source: Kuwait Finance House

Average price of investment lands per meter in Kuwait

The average price per square meter in investment areas within the Capital Governorate increased at the end of Q4 2024 by 1.9% compared to Q3 2024. In Hawally Governorate and Farwaniya Governorate, the average price per square meter increased by 3.3% and 2.0%, respectively, while Mubarak Al-Kabeer Governorate saw an increase of approximately 4.1%. Meanwhile, in Ahmadi and Jahra governorates, the average price per square meter increased on a quarterly basis by 3.1% and about 10.8% respectively.

On an annual basis, the average price increased significantly in most governorates, with the Capital Governorate recording a 5.1% increase, Hawally Governorate a 7.2% increase, and Farwaniya Governorate an increase of about 4.1%. The average price also increased by 10.8% in Jahra Governorate and 5.3% in Mubarak Al-Kabeer Governorate during the same period. However, in Ahmadi Governorate the average price per meter recorded the lowest increase rate of 3.2% by the end of Q4 2024.

Figure No. (28) Prices per meter for investment lands in areas of Kuwait governorates

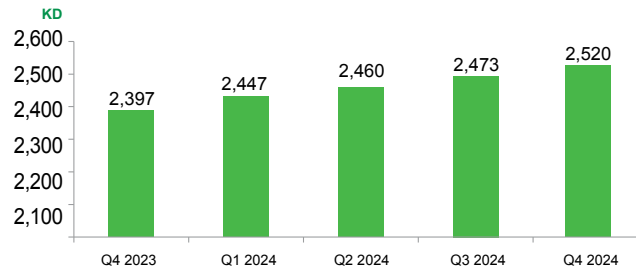


Source: Kuwait Finance House

The Capital Governorate

Prices in the Capital Governorate increased quarter-over-quarter to KD 2,520 per square meter, remaining the highest average price among governorates. The average price saw a quarterly increase of 1.9% by the end of Q4 2024, and an annual increase of 5.1 %.

Figure No. (29) Prices per meter for investment lands in the Capital Governorate



Source: Kuwait Finance House

Table (8) Prices of investment lands in the Capital Governorate

Area	Building percentage	Space	Street	Land market value (KD)		Market value per SQM (KD)		Average SQM by the end of Q4 2024
				From	To	From	To	
Bneid Al-Gar	250%	1,000	Arabian Gulf	3,200,000	3,400,000	3,200	3,400	3,300
	250%	500	Main	950,000	1,125,000	1,900	2,250	2,075
	250%	1,000	Internal	1,600,000	1,740,000	1,600	1,740	1,670
	250%	1,000	Main/1st +2nd ring roads	2,000,000	2,200,000	2,000	2,200	2,100
General average in the area				1,691,875	1,844,375	1,978	2,168	2,073
Eastern AlMugwa'a	240%	250	Internal	500,000	600,000	2,000	2,400	2,200
	400%	500	Internal	1,350,000	1,450,000	2,700	2,900	2,800
General average in the area				1,575,000	1,737,500	2,650	2,938	2,794
Dasman	400%	1,000	Arabian Gulf	4,250,000	4,500,000	4,250	4,500	4,375
	400%	1,000	Internal	2,400,000	2,800,000	2,400	2,800	2,600
	400%	750	Abdullah Al Ahmad	2,200,000	2,400,000	2,933	3,200	3,067
General average in the area				2,950,000	3,233,333	3,194	3,500	3,347

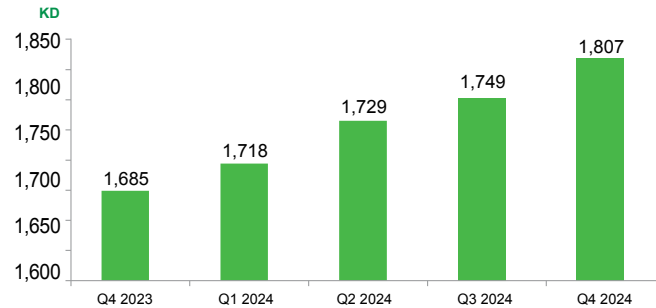
Source: Kuwait Finance House

Note: The general average in the area shown in tables 8 through 13 expresses the general average of several deals made by KFH evaluation thereof. They were not wholly listed in the tables of prices. Accordingly, the reader cannot infer the general average in the area based only on sample prices in each area shown in such tables. However, the reader can only rely on the general average per square meter in the area as a price index.

Hawally Governorate

The average price for land in Hawally Governorate investment areas reached nearly KD 1,807 by the end of Q4 2024, reflecting a quarter-over-quarter increase of 3.3% and a year-over-year increase of 7.2%.

Figure No. (30) Prices per meter for investment lands in Hawally Governorate



Source: Kuwait Finance House

Table (9) Prices of Investment Lands in Hawally Governorate

Area	Building percentage	Space	Street	Land market value (KD)		Market value per SQM (KD)		Average SQM by the end of Q4 2024
				From	To	From	To	
Hawally	250%	750	Al Muthanna	1,150,000	1,240,000	1,533	1,653	1,593
	250%	750	Qutaiba	1,200,000	1,290,000	1,600	1,720	1,660
	250%	750	Ahmed Bin Tulun	1,140,000	1,240,000	1,520	1,653	1,587
	250%	750	Al Maghrib	1,200,000	1,230,000	1,600	1,640	1,620
	250%	750	Sharhabil	1,150,000	1,240,000	1,533	1,653	1,593
	250%	1,000	Internal	1,350,000	1,500,000	1,350	1,500	1,425
General average in the area				1,183,667	1,275,667	1,548	1,667	1,608
Salmiya	250%	1,000	Arabian Gulf	3,100,000	3,350,000	3,100	3,350	3,225
	250%	750	Baghdad (Tahreer)	1,320,000	1,450,000	1,760	1,933	1,847
	250%	750	Oman	1,300,000	1,350,000	1,733	1,800	1,767
	250%	750	Bahrain	1,330,000	1,380,000	1,773	1,840	1,807
	250%	750	Amr Bin Al Aas	1,420,000	1,500,000	1,893	2,000	1,947
	250%	1,000	Main	1,700,000	1,800,000	1,700	1,800	1,750
	250%	1,000	Internal	1,590,000	1,800,000	1,590	1,800	1,695
General average in the area				1,415,625	1,521,875	1,831	1,967	1,899
Shaab	250%	1,000	Arabian Gulf	3,250,000	3,450,000	3,250	3,450	3,350
	250%	750	Internal	1,350,000	1,440,000	1,800	1,920	1,860
General average in the area				2,042,500	2,177,500	2,155	2,298	2,226

Table (9) Prices of Investment Lands in Hawally Governorate

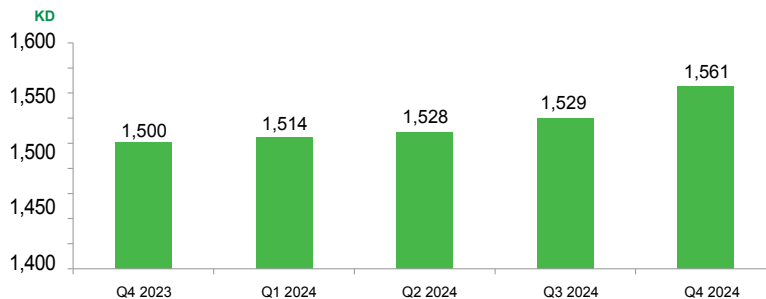
Area	Building percentage	Space	Street	Land market value (KD)		Market value per SQM (KD)		Average SQM by the end of Q4 2024
				From	To	From	To	
Jabriya	250%	1,000	4th ring road	1,740,000	1,830,000	1,740	1,830	1,785
	250%	1,000	Al Maghrib	1,550,000	1,640,000	1,550	1,640	1,595
	250%	1,000	Ibrahim Hussain Marafie	1,850,000	1,950,000	1,850	1,950	1,900
	250%	750	Internal	1,270,000	1,400,000	1,693	1,867	1,780
General average in the area				1,621,250	1,725,000	1,729	1,844	1,786

Source: Kuwait Finance House

Note: The general average in the area shown in tables 8 through 13 expresses the general average of several deals made by KFH evaluation thereof. They were not wholly listed in the tables of prices. Accordingly, the reader cannot infer the general average in the area based only on sample prices in each area shown in such tables. However, the reader can only rely on the general average per square meter in the area as a price index.

Farwaniya Governorate

By the end of Q4 2024, investment land prices in Farwaniya Governorate had increased to KD 1,561, reflecting a 2% rise compared to the previous quarter and a 4.1% year-over-year increase.

Figure No. (31) Prices per meter for investment lands in Farwaniya Governorate

Source: Kuwait Finance House

Table (10) Prices of Investment Lands in Farwaniya Governorate

Area	Building percentage	Space	Street	Land market value (KD)		Market value per SQM (KD)		Average SQM by the end of Q4 2024
				From	To	From	To	
Farwaniya	250%	1,000	Airport	1,500,000	1,550,000	1,500	1,550	1,525
	250%	750	6th ring road	1,100,000	1,200,000	1,467	1,600	1,533
	250%	1,000	Internal	1,200,000	1,375,000	1,200	1,375	1,288
	250%	500	Main	800,000	900,000	1,600	1,800	1,700
General average in the area				1,121,429	1,220,714	1,446	1,579	1,512

Table (10) Prices of Investment Lands in Farwaniya Governorate

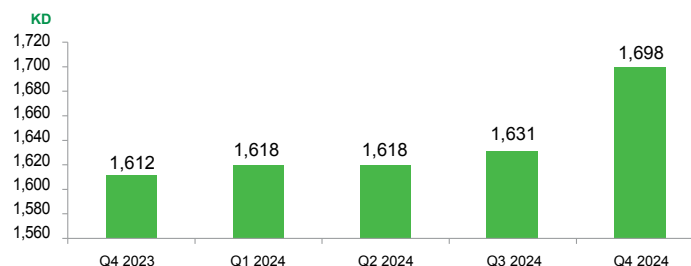
Area	Building percentage	Space	Street	Land market value (KD)		Market value per SQM (KD)		Average SQM by the end of Q4 2024
				From	To	From	To	
Khaitan	250%	1,000	Airport	1,470,000	1,530,000	1,470	1,530	1,500
	250%	1,000	Internal	1,150,000	1,275,000	1,150	1,275	1,213
	250%	600	Internal	830,000	930,000	1,383	1,550	1,467
General average in the area				1,136,000	1,235,000	1,395	1,522	1,459
Jleeb Al-Shuyouk	250%	750	6th ring road	1,050,000	1,150,000	1,400	1,533	1,467
	250%	750	Khaled Egab Al Ashhab	1,080,000	1,180,000	1,440	1,573	1,507
	250%	750	Main	1,050,000	1,120,000	1,400	1,493	1,447
	250%	500	Internal	670,000	770,000	1,340	1,540	1,440
General average in the area				957,500	1,065,000	1,397	1,555	1,476
Reggae	250%	750	4th ring road	1,365,000	1,435,000	1,820	1,913	1,867
	250%	1,000	5th ring road	1,720,000	1,810,000	1,720	1,810	1,765
	250%	750	Main/ internal	1,280,000	1,370,000	1,707	1,827	1,767
	250%	750	Internal	1,150,000	1,270,000	1,533	1,693	1,613
General average in the area				1,352,857	1,438,571	1,723	1,836	1,780

Source: Kuwait Finance House

Note: The general average in the area shown in tables 8 through 13 expresses the general average of several deals made by KFH evaluation thereof. They were not wholly listed in the tables of prices. Accordingly, the reader cannot infer the general average in the area based only on sample prices in each area shown in such tables. However, the reader can only rely on the general average per square meter in the area as a price index.

Mubarak Al-Kabeer Governorate

By the end of Q4 2024, the average price per meter for investment lands in Mubarak Al-Kabeer Governorate increased to KD 1,698, a quarterly increase of 4.1%. Prices increased significantly on an annual basis to about 5.3% in Q4 2024 against an annual of nearly 1.6% recorded at the beginning of 2024.

Figure No. (32) Prices per meter for investment lands in the Mubarak Al-Kabeer Governorate

Source: Kuwait Finance House

Table (11) Prices of Investment Lands in Mubarak Al-Kabeer Governorate

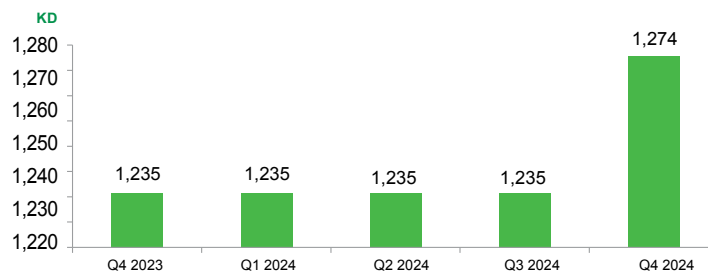
Area	Building percentage	Space	Street	Land market value (KD)		Market value per SQM (KD)		Average SQM by the end of Q4 2024
				From	To	From	To	
Sabah Al Salem	250%	750	Internal	1,250,000	1,300,000	1,667	1,733	1,700
	250%	1,000	Main	1,720,000	1,900,000	1,720	1,900	1,810
	250%	1,000	Fahaheel	1,700,000	1,950,000	1,700	1,950	1,825
	170%	500	Internal	600,000	670,000	1,200	1,340	1,270
General average in the area				1,410,000	1,551,429	1,617	1,780	1,698

Source: Kuwait Finance House

Note: The general average in the area shown in tables 8 through 13 expresses the general average of several deals made by KFH evaluation thereof. They were not wholly listed in the tables of prices. Accordingly, the reader cannot infer the general average in the area based only on sample prices in each area shown in such tables. However, the reader can only rely on the general average per square meter in the area as a price index.

Ahmadi Governorate

The average price per meter in Ahmadi Governorate was at KD 1,274 by the end of Q4 2024, reflecting a 3.2% increase rate compared to the previous quarter. It is higher by 3.2% on an annual basis.

Figure No. (33) Prices per meter for investment lands in the Ahmadi Governorate

Source: Kuwait Finance House

Table (12) Prices of Investment lands in the Ahmadi Governorate

Area	Building percentage	Space	Street	Land market value (KD)		Market value per SQM (KD)		Average SQM by the end of Q4 2024
				From	To	From	To	
Fintas	250%	750	Fahaheel	950,000	990,000	1,267	1,320	1,293
	250%	750	Main	850,000	985,000	1,133	1,313	1,223
	250%	1,000	Coastal road	1,600,000	1,650,000	1,600	1,650	1,625
General average in the area				928,333	1,025,833	1,162	1,287	1,224
Abu Halifa	250%	500	Internal	560,000	650,000	1,120	1,300	1,210
	250%	750	Main	850,000	950,000	1,133	1,267	1,200
	250%	1,000	Coastal road	1,600,000	1,675,000	1,600	1,675	1,638
General average in the area				940,000	1,026,250	1,213	1,337	1,275

Table (12) Prices of Investment lands in the Ahmadi Governorate

Area	Building percentage	Space	Street	Land market value (KD)		Market value per SQM (KD)		Average SQM by the end of Q4 2024
				From	To	From	To	
Mangaf	250%	500	Internal	590,000	700,000	1,180	1,400	1,290
	250%	750	Main/ Makkah Street	980,000	1,100,000	1,307	1,467	1,387
	250%	1,000	Main/ Coastal Road	1,650,000	1,700,000	1,650	1,700	1,675
General average in the area				981,429	1,092,857	1,241	1,387	1,314
Mahboula	250%	500	Internal	540,000	620,000	1,080	1,240	1,160
	250%	750	Main	830,000	940,000	1,107	1,253	1,180
	250%	750	Fahaheel	940,000	980,000	1,253	1,307	1,280
	250%	1,000	Coastal Road	1,550,000	1,650,000	1,550	1,650	1,600
General average in the area				906,667	1,004,167	1,136	1,259	1,197
Fahaheel	250%	500	Internal	620,000	720,000	1,240	1,440	1,340
	250%	750	Main	1,000,000	1,100,000	1,333	1,467	1,400
	250%	1,000	Makkah	1,400,000	1,500,000	1,400	1,500	1,450
General average in the area				928,571	1,065,714	1,252	1,432	1,342

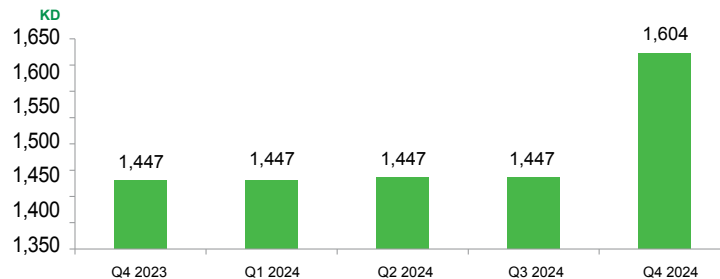
Source: Kuwait Finance House

Note: The general average in the area shown in tables 8 through 13 expresses the general average of several deals made by KFH evaluation thereof. They were not wholly listed in the tables of prices. Accordingly, the reader cannot infer the general average in the area based only on sample prices in each area shown in such tables. However, the reader can only rely on the general average per square meter in the area as a price index.

Jahra Governorate

The average price of investment land in Jahra Governorate reached KD 1,604 by the end of Q4 2024, reflecting a quarterly increase of 10.8%. Thus, prices increased on an annual basis, exhibiting about 10.8% increase, the highest annual increase recorded for the average price in the governorate.

Figure No. (34) Prices per meter for investment lands in Jahra Governorate



Source: Kuwait Finance House

Table (13) Prices of Investment Lands in the Jahra Governorate

Area	Building percentage	Space	Street	Land market value (KD)		Market value per SQM (KD)		Average SQM by the end of Q4 2024
				From	To	From	To	
Jahra	250%	1,000	Internal	1,300,000	1,550,000	1,300	1,550	1,425
	250%	1,000	Main	1,550,000	1,700,000	1,550	1,700	1,625
	250%	800	(water station street) AlKhuzami street	1,350,000	1,450,000	1,688	1,813	1,750
	250%	500	Main	825,000	930,000	1,650	1,860	1,755
General average in the area				1,137,500	1,271,667	1,515	1,693	1,604

Source: Kuwait Finance House

Note: The general average in the area shown in tables 8 through 13 expresses the general average of several deals made by KFH evaluation thereof. They were not wholly listed in the tables of prices. Accordingly, the reader cannot infer the general average in the area based only on sample prices in each area shown in such tables. However, the reader can only rely on the general average per square meter in the area as a price index.

Annual Return Rate on Investment Real Estate

Investment real estate provides competitive returns compared to other investment opportunities. Rates of return on sale (ROS) for Q4 2024 ranged from 6.50% to 7.50%, varying across governorates due to distinct factors. The Return on Sales (ROS) rate does not reflect violations imposed under the Kuwait Municipality's laws and regulations. These violations include renting basements and constructing housing units smaller than the permitted space limits. As of the end of the fourth quarter of 2024, the average ROS on investment properties in the Capital Governorate was 6.85%, while in Hawally Governorate it was 6.74%.

In Farwaniya Governorate, the average Return on Sales (ROS) for investment real estate was 6.90%. In Ahmadi Governorate, it reached 7.17%. In Mubarak Al-Kabeer Governorate, it was 6.90%. In Jahra Governorate, the average ROS for investment real estate was 6.92% by the end of the fourth quarter of 2024.

Table (14) Annual Return Rate on Investment Real Estate in Some Areas of Kuwait

Governorate	Area	Building percentage	Space	Location	Percentage of ROS from the annual real estate income For Q4 2024		
					From %	To %	Average %
The Capital	Bneid Al-Qar	250%	1,000	Arabian Gulf	6.50	6.75	6.63
	Bneid Al-Qar	250%	1,000	Istiqlal	6.70	6.80	6.75
	Eastern AlMugwa'a	240%	250	Internal	6.50	6.80	6.65
	Dasman	400%	1,000	Arabian Gulf	6.65	6.80	6.73
Hawally	Hawally	250%	750	Al Muthanna	6.65	6.85	6.75
	Hawally	250%	1,000	Mousa Bin Naseer	6.75	7.00	6.88
	Salmiya	250%	1,000	Arabian Gulf	6.50	6.65	6.58
	Salmiya	250%	1,000	Hamad Al Mubarak	6.65	6.80	6.73
	Shaab	250%	1,000	Arabian Gulf	6.50	6.65	6.58
	Shaab	250%	1,000	Internal	6.65	6.80	6.73
Farwaniya	Farwaniyah	250%	1,000	Airport	6.90	7.15	7.03
	Farwaniyah	250%	750	Internal	6.90	7.15	7.03
	Khaitan	250%	750	Airport	6.90	7.15	7.03
	Khaitan	250%	750	Internal	7.00	7.25	7.13
	Reggae	250%	1,000	5th ring road	6.65	6.85	6.75
Ahmadi	Fintas	250%	500	Internal	7.00	7.25	7.13
	Fintas	250%	750	Main	7.00	7.25	7.13
	Abu Halifa	250%	500	Internal	7.00	7.25	7.13
	Abu Halifa	250%	1,000	Coastal Road	7.00	7.25	7.13
	Mahboula	250%	750	Internal	7.20	7.50	7.35
	Mahboula	250%	750	Fahaheel	7.15	7.30	7.23
	Mahboula	250%	1,000	Coastal Road	7.10	7.25	7.18
	Fahaheel	250%	500	Internal	7.00	7.20	7.10
	Fahaheel	250%	750	Main	7.00	7.25	7.13
Jahra	Jahra	250%	1,000	Internal	7.00	7.15	7.08
	Jahra	250%	800	AlKhuzami street	6.75	7.00	6.88
Mubarak Al-Kabeer	Sabah Alsalem	170%	500	Internal	6.50	6.80	6.65
	Sabah Alsalem	250%	1,000	Internal	7.00	7.15	7.08

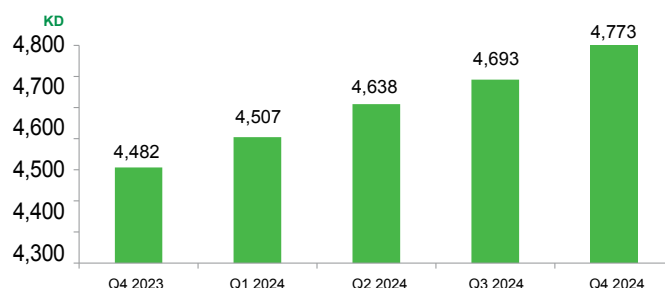
Source: Kuwait Finance House

Third: Prices of commercial real estate

An increase in consumption rates, driven by rising consumer demand in markets and commercial malls, can contribute to increased revenues for these properties. However, some retailers are shifting towards cost-saving measures by prioritizing online sales and operations through e-commerce sites and mobile applications. This shift may negatively impact the total revenues of commercial properties, buildings, and shopping malls in the medium to long term, consequently affecting their market value.

By the end of the fourth quarter of 2024, commercial land prices experienced a quarterly increase. The average price across all governorates reached KD 4,773 per square meter, standing for 1.7% increase compared to the third quarter of 2024. This rise reflects the introduction of new commercial spaces into the market.

Figure No. (35) Prices per meter for commercial lands in the State of Kuwait



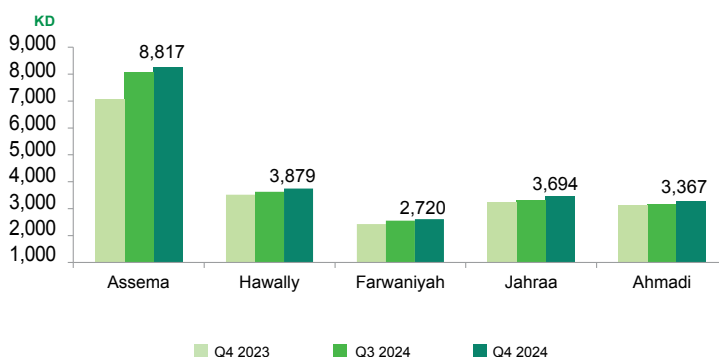
Source: Kuwait Finance House

Average Price per Square Meter for Commercial Lands in the State of Kuwait

Prices of commercial lands increased in some governorates by the end of Q4 2024 compared to the previous quarter. On a quarter-over-quarter basis, the price increase was approximately 1.7% in the Capital Governorate compared to Q3 2024, and reached to 2.7% in Hawally Governorate. Farwaniya Governorate recorded a lower increase of 1.5%. In Ahmadi and Jahra Governorates, the average price increased by 0.7% and 2.4%, respectively, compared to Q3 2024.

On an annual basis, price movement and levels varied in some governorates following the supply of new commercial spaces to the market.

Figure No. (36) Prices per meter for commercial lands in the governorates

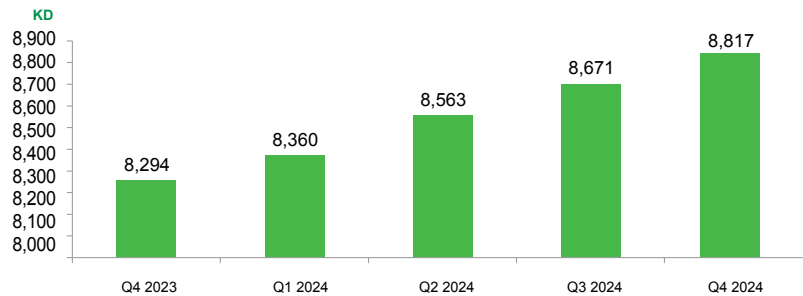


Source: Kuwait Finance House

Capital Governorate

The average price per square meter of commercial real estate in the Capital Governorate increased reporting KD 8,817 by the end of Q4 2024, up by 1.7% from Q3 2024. Data includes prices of some commercial areas that were not previously accounted for into the calculation of the average price and are now added into the general average prices of governorates.

Figure No. (37) Prices per meter for commercial lands in the Capital Governorate



Source: Kuwait Finance House

Table (15) Prices of commercial lands in the Capital Governorate

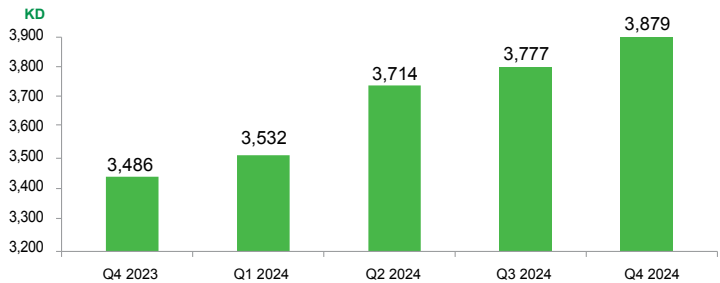
Area	Building percentage	Street	Space	Land market value (KD)		Market value per SQM (KD)		Average price per sq m in Q4 2024
				From	To	From	To	
Sharq	520%	Ahmed Aljaber	500	4,350,000	5,000,000	8,700	10,000	9,350
Sharq	520%	Khaled Bin Al Waleed	500	3,900,000	4,250,000	7,800	8,500	8,150
Al-Madinah	620%	Mubarak Al-Kabeer (Boursa)	500	5,000,000	5,375,000	10,000	10,750	10,375
Qibla	620%	Fahad Al Salem	500	4,500,000	4,850,000	9,000	9,700	9,350
Qibla	520%	Ali Al Salem	500	3,750,000	4,000,000	7,500	8,000	7,750

Source: Kuwait Finance House

Hawally Governorate

The average price per square meter of commercial lands in the Hawally Governorate increased to KD 3,879 by the end of Q4 2024, a quarterly increase of 2.7%.

Figure No. (38) Price per meter for commercial lands in Hawally Governorate



Source: Kuwait Finance House

Table (16) Prices of Commercial lands in Hawally Governorate

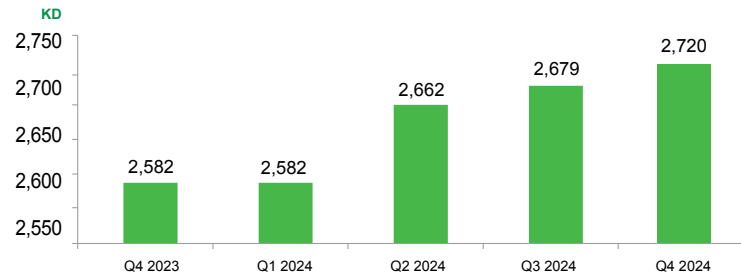
Area	Building percentage	Street	Space	Land market value (KD)		Market value per SQM (KD)		Average price per sq m in Q4 2024
				From	To	From	To	
Hawally	180%	Tunis	1,000	3,900,000	4,500,000	3,900	4,500	4,200
Hawally	180%	Beirut	1,000	3,900,000	4,350,000	3,900	4,350	4,125
Hawally	150%	Al Othman	750	2,250,000	2,700,000	3,000	3,600	3,300
Salmiya	180%	Hamad Al Mubarak	800	2,960,000	3,200,000	3,700	4,000	3,850
Salmiya	180%	Salem Al Mubarak	1,000	3,850,000	5,050,000	3,850	5,050	4,450

Source: Kuwait Finance House

Farwaniya Governorate

The average price in the Farwaniya Governorate increased to KD 2,720 by the end of Q4 2024, a limited increase of 1.5% from the previous quarter. The data now includes prices from some commercial areas that were not previously factored into the average price calculation.

Figure No. (39) Price per meter for commercial lands in Farwaniyah Governorate



Source: Kuwait Finance House

Table (17) Prices of Commercial Lands in Farwaniyah Governorate

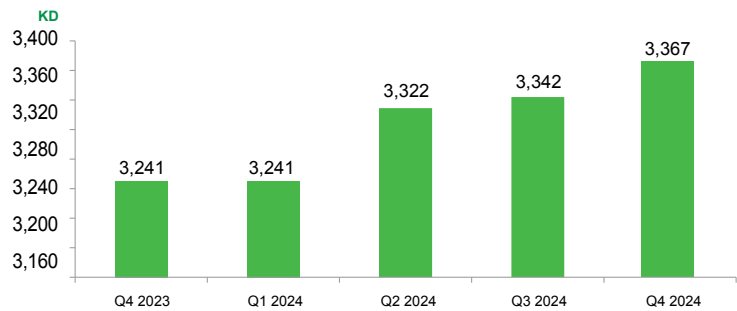
Area	Building percentage	Street	Space	Land market value (KD)		Market value per SQM (KD)		Average price per sq m in Q4 2024
				From	To	From	To	
Farwaniya	180%	Menawer	1,000	4,550,000	4,900,000	4,550	4,900	4,725
Khaitan	180%	Opposite Administrative and Commercial Area	1,000	4,000,000	4,350,000	4,000	4,350	4,175
Khaitan (Administrative and Commercial)	300%	Administrative and Commercial Area	1,000	3,800,000	4,250,000	3,800	4,250	4,025
Jleeb Al-Shuyoukh	180%	Co-op society street	1,000	2,450,000	2,675,000	2,450	2,675	2,563
Jleeb Al-Shuyoukh (Backstreet)	180%	Internal	1,000	2,000,000	2,250,000	2,000	2,250	2,125
Ardiya warehouses	80%	Main	1,000	1,900,000	2,000,000	1,900	2,000	1,950
Ardiya warehouses	80%	Internal	1,000	1,725,000	1,850,000	1,725	1,850	1,788

Source: Kuwait Finance House

Ahmadi Governorate

By the end of the fourth quarter of 2024, price levels in Ahmadi Governorate reached KD 3,367 reflecting a slight quarterly increase of 0.7% compared to the third quarter of 2024.

Figure No. (40) Price per meter for commercial land in Ahmadi Governorate



Source: Kuwait Finance House

Table (18) Prices of commercial lands in Ahmadi Governorate

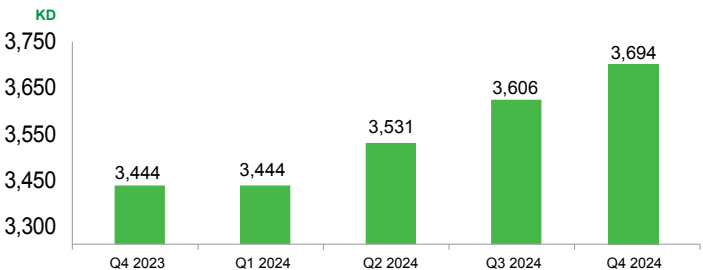
Area	Building percentage	Street	Space	Land market value (KD)		Market value per SQM (KD)		Average price per sq m in Q4 2024
				From	To	From	To	
Mangaf	100%	Al Aziziya/ internal	750	1,987,500	2,062,500	2,650	2,750	2,700
Mangaf	100%	Al Aziziya/ main	750	2,306,250	2,475,000	3,075	3,300	3,188
Fintas (administrative and commercial)	180%	Main	1,000	3,850,000	4,150,000	3,850	4,150	4,000
Fahaheel	180%	Dabbous	750	2,887,500	3,150,000	3,850	4,200	4,025
Fahaheel	180%	Internal	750	2,287,500	2,625,000	3,050	3,500	3,275
Sabah Al Ahmad Sea City	180%	Internal	2,000	2,200,000	2,500,000	1,100	1,250	1,175

Source: Kuwait Finance House

Jahra Governorate

In Jahra Governorate, the average price per meter for commercial real estate approximated KD 3,694 by the end of Q4 2024. Data includes prices of some commercial areas that were not previously accounted for in the calculation of the governorate average price. Thus, the quarterly average price was up by 2.4% by the end of Q4 2024.

Figure No. (41) Price per meter for commercial lands in Jahra Governorate



Source: Kuwait Finance House

Table (19) Prices of commercial lands in Jahra Governorate

Area	Building percentage	Street	Space	Land market value (KD)		Market value per SQM (KD)		Average price per sq m in Q4 2024
				From	To	From	To	
Jahra	100%	Marzouq Almeteb	1,000	3,450,000	3,750,000	3,450	3,750	3,600
Jahra - Al Qaisriyat	100%	Block 20	225	810,000	855,000	3,600	3,800	3,700
Jahra	100%	Block 21	1,000	2,650,000	2,850,000	2,650	2,850	2,750

Source: Kuwait Finance House

Annual Rates of Return on Commercial Real Estate

By the end of Q4 2024, the average return on commercial real estate in the Capital Governorate was 7%. In Hawally Governorate, this figure reached 7.46%, with some areas within Hawally Governorate achieving 7.50%. The Salmiya area specifically registered a 7.43% return.

In Farwaniya Governorate, the average return on commercial real estate was 7.73% in Q4 2024, with the average return in some of its commercial areas overlooking the main streets in the governorate reached 7.63%, and in areas of Khaitan approximately the Same percentage, and 8.13% in some areas of Dhajeej and 7.88% in internal areas of Jleeb Al Shuyoukh.

The average return on commercial real estate in the Jahra Governorate was 7.52% by the end of Q4 2024 and reached 7.45% for real estate on the Marzouq Al Miteb Street.

The average return on commercial real estate in Ahmadi Governorate reached 7.93% by the end of Q4 2024, while the return stood at 7.88% for commercial properties in Fahaheel internal areas, 7.60% in some major areas of Fintas, and 8.38% in Mangaf area.

Table (20) Annual rate of return on commercial real estate in certain areas

Governorate	Area	Building percentage	Space	Location	Percentage of ROS from the annual real estate income For Q4 2024		
					From %	To %	Average %
The Capital	Sharq	520%	500	Jaber Al Mubarak	7.00	7.25	7.13
	Sharq	520%	500	Ahmad Al-Jaber	6.90	7.20	7.05
	Qibla	520%	500	Abdullah Al Mubarak	7.00	7.20	7.10
	Madinah	620%	500	Mubarak Al-Kabeer (Blocks)	7.00	7.20	7.10
	Qibla	620%	500	Fahad Al-Salem	6.90	7.20	7.05
Hawally	Hawally	180%	1000	Tunis	7.40	7.60	7.50
	Hawally	180%	1,000	Beirut	7.40	7.60	7.50
	Hawally	180%	1,000	Ibn Khaldoun	7.45	7.60	7.53
	Salmiya	180%	800	Hamad Al-Mubarak	7.25	7.50	7.38
	Salmiya	180%	500	ALbahrain	7.35	7.50	7.43
Farwaniya	Farwaniyah	180%	750	Menawer	7.50	7.75	7.63
	Khaitan	180%	1,000	Opposite Administrative and commercial area	7.50	7.75	7.63
	Khaitan (commercial and administrative)	300%	1,000	Administrative and commercial	7.50	7.75	7.63
	Dhajeej	50%	5,000	6th	7.50	7.75	7.63
	Dhajeej	50%	5,000	Internal	7.60	8.00	7.80
Jahra	Jahra	100%	1,000	Marzouq Al-Met'eb	7.30	7.60	7.45
Ahmadi	Mangaf	100%	750	Aziziya	8.25	8.50	8.38
	Fintas (commercial and administrative)	180%	1,000	Internal	7.60	8.00	7.80
	Fahaheel	180%	750	Internal	7.75%	8.00	7.88
	Fahaheel	180%	750	Coastal Road	7.50	7.75	7.63

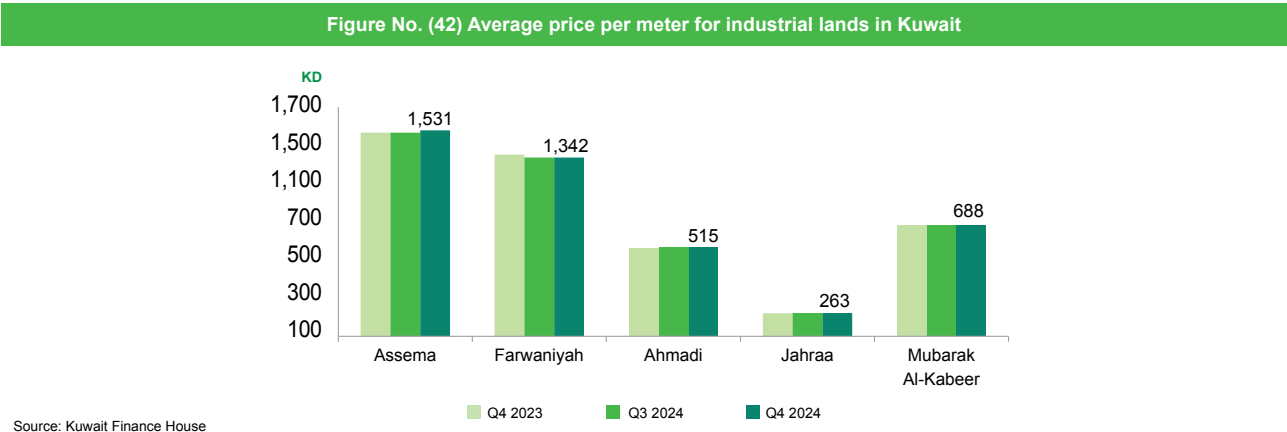
Source: Kuwait Finance House

Fourth: Prices of industrial plots (public benefits contracts) and stores

The average price of industrial plots across all governorates increased to KD 900 per square meter by the end of Q4 2024, by a slight percentage of 0.3% on a quarterly basis. The prices of most of industrial plots remained stable, while the prices the plots in the Capital Governorate increased by the end of Q4 2024, by a slight percentage of 0.6% on a quarterly basis.

Similarly, in the Farwaniya Governorate and Al-Ahmadi Governorate, there were no changes in price levels on a quarter-over-quarter basis. In Jahra and Mubarak Al-Kabeer governorates, industrial property prices remained unchanged compared to the Q3 of 2024.

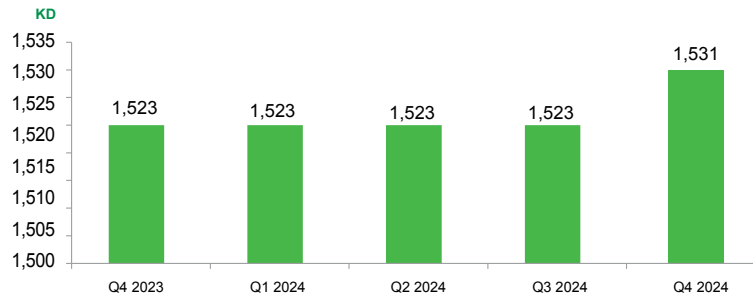
Consequently, the decline rate slowed, as the average price per industrial square meter witnessed its first annual increase across industrial zones in the governorates, by a slight percentage of 0.3% in the Q4 of 2024, compared to a subsequent annual decline since the end of 2023.



Capital Governorate

By the end Q4 2024, the average price per industrial meter in the Capital Governorate recorded KD 1,531, which is a slight increase of 0.6% compared to the previous quarter, and an annual increase of 0.6%, the first increase in five quarters.

Figure No. (43) Price per meter for industrial land in the Capital Governorate



Source: Kuwait Finance House

Table (21): Prices of industrial plots in the Capital Governorate

Area	Allocation	Space in sqm	Building percentage	Street	Land market value (KD)		Average price per sqm in Q4 2024
					From	To	
Shuwaikh Industrial	Showrooms Industrial Handicraft Services Commercial	500	100% for Basement + 80% Ground + 50% Mezzanine	Canada Dry St.	1,000,000	1,220,000	2,220
		1,000		Shaharazad	1,250,000	1,525,000	1,388
		1,000		Electricity street	1,800,000	2,300,000	2,050
		500		Electricity street	1,000,000	1,250,000	2,250
		1,000		Internal	750,000	860,000	805
		5,000		Jahra road	4,150,000	5,150,000	930
		1,000		4th ring road	1,500,000	1,750,000	1,625
		22,500		Internal	11,800,000	15,750,000	612
General average in the area					2,593,077	3,307,308	1,531

Source: Kuwait Finance House

Note: The general average in the area as shown in tables 21 - 25 expresses the general average of several deals made based on KFH evaluation thereof. They were not wholly listed in the price tables.

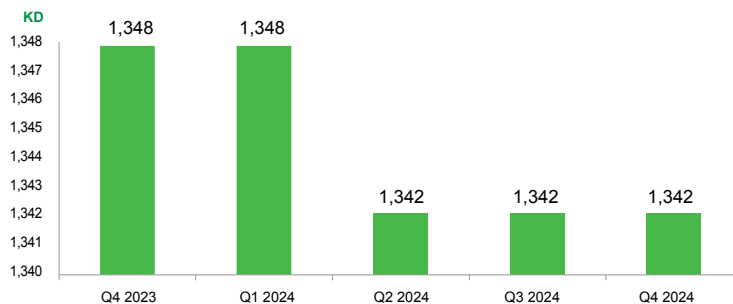
Accordingly, the reader cannot extract the general average in the area based on sample prices only in each area as shown in such tables. However, the reader can rely on the general average per square meter in the area as a price index.

Farwaniya Governorate

Prices of industrial areas in the Farwaniya Governorate reached KD 1,342 by the end of Q4 2024, remaining unchanged on a quarterly basis. However, prices in the governorate experienced a decline of approximately 0.5% year-on-year basis, compared to a decline of 3.4% in mid-2024.

The average price of handicraft areas within Ardiya Industrial Zone in Al-Farwaniyah Governorate has remained stable at approximately KD 3,600, exhibiting no quarterly fluctuation. This stability is attributed to the consistent average price per square meter of land in specific locations within Ardiya Industrial Zone, particularly along internal streets. In contrast, the average price in the artisanal regions of Al-Farwaniyah Governorate has increased by 0.8% year-on-year for the third consecutive quarter.

Figure No. (44): Prices per meter for industrial land in Farwaniya Governorate



Source: Kuwait Finance House

Table (21): Prices of industrial plots in the Capital Governorate

Area	Allocation	Space in sqm	Street	Land market value (KD)		Average price per sqm in Q4 2024
				From	To	
Al-Rai	Showrooms Industrial Handicraft Services Commercial	1,000	Hamad Rashed Al- Alban	1,700,000	1,850,000	1,775
		4,000	Mohamed Al-Qasem	4,500,000	5,100,000	1,200
		1,000	Internal streets	800,000	980,000	890
General average in the area				2,479,167	2,867,500	1,342
Ardiya handicraft Area	Craftsmanship	250	5th ring road	950,000	1,025,000	3,950
		250	Opposite Ardiya residential	850,000	900,000	3,500
		250	Internal	775,000	850,000	3,250
General average in the area				868,750	785,000	3,050

Source: Kuwait Finance House

Note: The general average in the area as shown in tables 21 - 25 expresses the general average of several deals made based on KFH evaluation thereof. They were not wholly listed in the price tables.

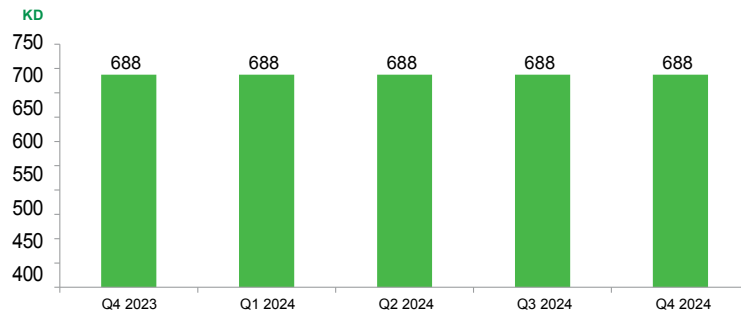
Accordingly, the reader cannot extract the general average in the area based on sample prices only in each area as shown in such tables. However, the reader can rely on the general average per square meter in the area as a price index.

Mubarak Al-Kabeer Governorate

By the end of the fourth quarter of 2024, the average price per industrial meter in the Mubarak Al-Kabeer Governorate remained stable at approximately KD 688, showing no change compared to the third quarter of 2024. On an annual basis, the average price remained stable during the previous quarters of 2024, compared to an annual increase of about 1.5% in the fourth quarter of 2023.

The average price of craftsmanship plots in the Governorate increased by the end of the fourth quarter of 2024, recording KD 2,264, which is 0.9% quarter-on-quarter, up by 2.6% year-on-year.

Figure No. (45) Price per meter for industrial land in Mubarak Al-Kabeer Governorate



Source: Kuwait Finance House

Table (23) Prices of industrial and craftsmanship plots in Mubarak Al-Kabeer Governorate

Area	Allocation	Space in sqm	Street	Land market value (KD)		Average price per sqm in Q4 2024
				From	To	
Abu Fatira Handicraft Area	Cars showrooms	1,000	Cars	1,715,000	2,100,000	1,908
General average in the area				1,547,500	1,943,750	2,264
Subhan	Industrial	1,000	Internal	700,000	800,000	750
		5,000	Pepsi	3,550,000	3,850,000	740
		1,000	Internal	560,000	660,000	610
General average in the area				1,855,833	2,039,167	688

Source: Kuwait Finance House

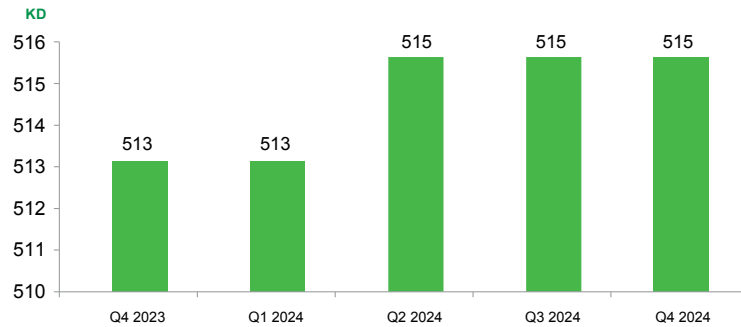
Note: The general average in the area as shown in tables 21 - 25 expresses the general average of several deals made based on KFH evaluation thereof. They were not wholly listed in the price tables.

Accordingly, the reader cannot extract the general average in the area based on sample prices only in each area as shown in such tables. However, the reader can rely on the general average per square meter in the area as a price index.

Ahmadi Governorate

At the end of the fourth quarter of 2024, the average price per industrial meter in Ahmadi Governorate remained at Kuwaiti Dinar 515, unchanged from the previous quarter. Notably, the annual growth rate of the average price in the governorate has decelerated to approximately 0.5%, a significant slowdown compared to the 2.6% increase recorded at the end of the fourth quarter of 2023.

Figure No. (46) Price per meter for industrial land in Ahmadi Governorate



Source: Kuwait Finance House

Table (24) Prices of industrial plots in Ahmadi Governorate

Area	Allocation	Space in sqm	Street	Land market value (KD)		Average price per sqm in Q4 2024
				From	To	
Western Shuaiba	Industrial	120,000	Behind fuel station	9,480,000	11,760,000	89
		10,000	Internal	2,100,000	2,250,000	218
		50,000	Main	7,200,000	8,100,000	153
General average in the area				3,773,438	4,340,313	150
Fahaheel	Showrooms	1,000	Al-Dabous street	1,600,000	1,700,000	1,650
	Industrial	1,000	Khaled Al-Safeeh	1,150,000	1,250,000	1,200
	Handicraft Services	1,000	Internal streets	900,000	1,100,000	1,000
Commercial	1,000	Internal streets	900,000	1,100,000	1,000	
General average in the area				1,216,667	1,350,000	1,283
East Ahmadi Industrial Area	Showrooms	7,500	Mustafa Karam	6,525,000	7,125,000	910
	Industrial	5,000	Main/ warehouses	2,875,000	3,200,000	608
Handicraft Services	5,000	Main/ warehouses	2,875,000	3,200,000	608	
Commercial	5,000	Main/ warehouses	2,875,000	3,200,000	608	
General average in the area				3,157,500	3,466,250	671

Source: Kuwait Finance House

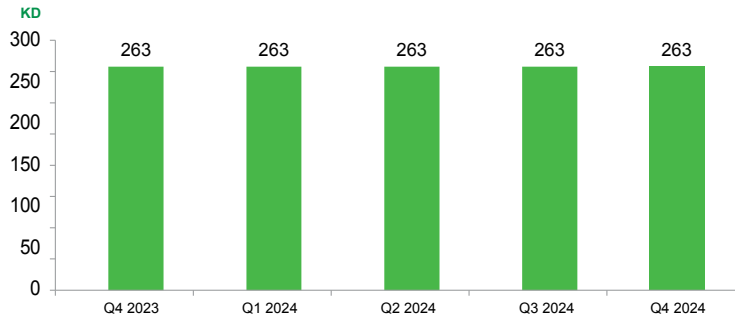
Note: The general average in the area as shown in tables 21 - 25 expresses the general average of several deals made based on KFH evaluation thereof. They were not wholly listed in the price tables.

Accordingly, the reader cannot extract the general average in the area based on sample prices only in each area as shown in such tables. However, the reader can rely on the general average per square meter in the area as a price index.

Jahra Governorate

In the Jahra Governorate, the average price per industrial meter stood at KD 263 in Q4 2024, unchanged compared to the previous quarter. The annual growth rate of the average price in the area is observed to be stable by the end of the fourth quarter of 2024, having recorded approximately 0.6% in the second quarter of 2024, compared to an increase of 1.9% at the end of 2023.

Figure No (47) Prices per meter for industrial land in Jahra Governorate



Source: Kuwait Finance House

Table (25) Prices of industrial plots in Jahra Governorate

Area	Allocation	Space in sqm	Street	Land market value (KD)		Average price per sqm in Q4 2024
				From	To	
Amghara	Senior contractor	10,000	Internal	2,100,000	2,350,000	223
	Senior contractor	10,000	Main	2,300,000	2,600,000	245
	Senior contractor	5,000	Main	1,350,000	1,425,000	278
	junior contractor	1,000	Main	285,000	315,000	300
General average in the area				1,257,500	1,391,667	263

Source: Kuwait Finance House

It is important to note that the overall average for the area presented in tables 21 to 25 reflects a general average of various sales assessed by KFH, although not all sales are included in the price tables.

Consequently, the reader cannot derive the overall average for the area solely based on the price samples displayed in those tables. However, the overall average price per square meter in the area can be relied upon as an indicator of pricing.

Fifth: Prices of Farms and Livestock Pales (Jawakhir)

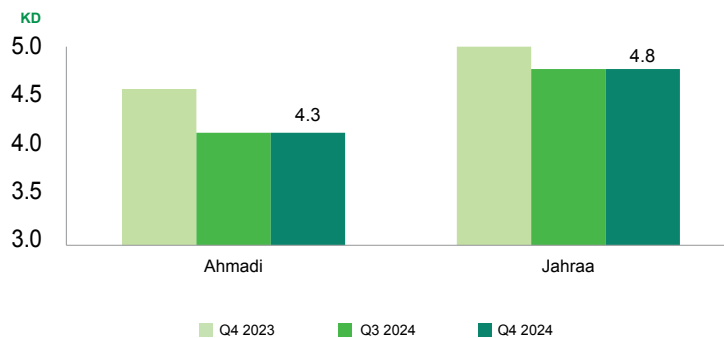
Farms Prices

Farmland prices stabilized by the end of the fourth quarter of 2024, with the estimated price for the usufruct of one square meter reaching KD 4.6 in the farms of the governorates of Kuwait without quarterly change. This represents a decline in price levels on the basis of a year-on-year by 4.0% by the end of the fourth quarter 2024.

Prices of farmlands with an area of 50,000 square meters have remained stabled at approximately KD 4.3 per square meter, without quarterly change. For farms measuring 100,000 square meters, the price remained stabled at KD 3.90 per square meter, without quarterly change, while it is considered a decline of 6.5% year-on-year. In contrast, farms of 150,000 square meters have maintained a price of KD 7.8 per square meter, with no change observed on a quarterly or annual basis.

Furthermore, the price levels for land in sites measuring one million square meters remain stable at around KD 3.7 per square meter, with no quarterly or annual fluctuations noted as of the end of the fourth quarter of 2024.

Figure No. (48): Estimated price per meter for agricultural land



Source: Kuwait Finance House

Average price per meter for agricultural land in the State of Kuwait

In Ahmadi Governorate, the average price per meter recorded approximately KD 4.3 by the end of the fourth quarter of 2024, without quarterly change. In Jahra Governorate, the average price reached approximately KD 4.8 without quarterly change.

Prices stabilized in some farmlands in the Jahra Governorate. The average usufruct price per meter for a land of one million square meters for livestock pales (cows) in the Sulaibiya area was approximately KD 3.7 per square meter i.e., the average usufruct price of this area approximates KD 3.7 million. The average usufruct price in livestock pales (cows) for a land of 150 thousand square meters reached about KD 1.2 million. As for farms in the Abdali area, the estimated average usufruct price approximated KD 370 thousand for a farm covering 100 thousand square meters and nearly KD 205 thousand for a farm covering 50 thousand square meters.

The estimated average price per square meter did not record a quarterly change in the Ahmadi agricultural areas, as in the Wafra area with an area of 100,000 square meters. The estimated average price for this area is about KD 415,000. While the average price in lands with an area of 50,000 square meters reaches KD 225,000, without change on a quarterly basis in both categories, while the estimated average price for an area of 100,000 square meters recorded an annual decrease of 5.7%. The area of 50,000 square meters decreased by 5.7% respectively.

Livestock Pales (Jawakhir) Prices

Prices of livestock pales (Jawakhir) decreased to KD 36.3 in the Ahmadi Governorate at the end of Q4 2024, a limited drop of 1.2% from the previous quarter, and 3.8% on an annual basis.

Prices in some areas of the Governorate decreased on a quarterly basis. By the end of Q4 2024, the average estimated usufruct price per square meter for a plot of land covering 2,500 square meters in the Kabd area was approximately KD 33.0, representing a 3.8% quarterly decline. The average price of this land reached about KD 82.5 thousand in this area. The average price of a pale covering 1,250 square meters in Kabd stood at KD 52 per square meter, unchanged on a quarterly and annual basis. While in the “Rajem Khashman” area, just as for lands covering 1,600 square meters, the average estimated usufruct price per square meter reached KD 62.5 by the end of Q4 2024, unchanged from the previous quarter and down 1.5% year-on-year.

Prices of usufruct land in the Wafra livestock pales (jawakhir) stabilized. The estimated price of a land covering 2,500 square meters was around KD 42.5 thousand on internal roads, and around KD 50 thousand on main roads, with the price remaining unchanged on a quarterly and annual basis.

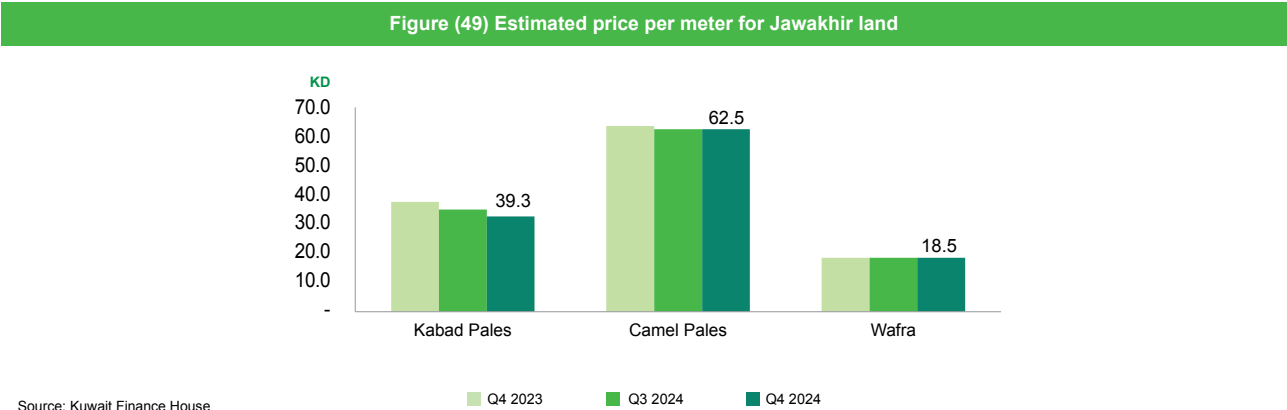


Table (26) Prices of Farms

Governorate	Area	Space	Estimated Price of Usufruct In the Plot		Estimated Price per sqm of land		*AP/Q Q4 2024
			From	To	From	To	
Ahmadi	Wafra	50,000	200,000	250,000	4.0	5	4.5
	Wafra	100,000	380,000	450,000	3.8	4.5	4.2
Jahra	Abdali	100,000	320,000	420,000	3.2	4.2	3.7
	Sulaibiya (Cow Farms)	1,000,000	3,500,000	3,850,000	3.5	3.9	3.7
	Sulaibiya (Cow Farms)	150,000	1,050,000	1,275,000	7.0	8.5	7.8

Table (27): Prices of Jawakhir

Governorate	Area	Space	Location	Estimated Price of Usufruct In the Plot		Estimated Price per sqm of land		*AP/Q Q4 2024
				From	To	From	To	
Ahmadi	KABD Livestock Plots	2,500	Internal	65,000	85,000	26	34	30
		2,500	Main	80,000	100,000	32	40	36
	Camel Livestock Plots - Rajam Khashman	1,600	Internal - Main	90,000	110,000	56	69	63
	Wafra Livestock Plots	2,500	Internal	40,000	45,000	16	18	17
		2,500	Main	45,000	55,000	18	22	20

Source: Kuwait Finance House

*AP means the average price per meter in Kuwaiti Dinar.

Sixth: Chalets' Prices

The average price per linear meter recorded at the seafront and coastal strip areas by the end of Q4 2024 stabilized to KD 25,944. It is important to note that the Ministry of Finance's Decision No. 39 of 2023, issued mid-2023, stipulated a reduction in fees when waiving the usufruct right. This decision followed an increase in fees announced in mid-December 2022. Thus, the fees were reduced from KD 10,000 to KD 3,000 for first-row chalets and from KD 5,000 to KD 1,500 for second-row chalets. The decision contributed to the increase in demand for chalets; however, its effects on the market value of these lands have not been proven yet.

The average price per linear meter at the seafront stood at approximately KD 31.2 thousand in the Ahmadi Governorate by the end of Q4 2024, unchanged on a quarterly basis. Prices stabilized in most of the Governorate's areas on an annual basis. Prices in certain areas such as Bnaider registered a price of KD 60 thousand, the highest among all governorates, unchanged on a quarterly and annual basis. The Nuwaiseeb area is considered the lowest priced area in the Ahmadi Governorate with a recorded price of KD 14.5 thousand, without change on a quarterly and annual basis.

Table (28) Prices of Chalets in Ahmadi Governorate

Governorate	Area	Space	Estimated Price of Usufruct In the Plot		Estimated Price per sqm of land		*AP/Q Q4 2024
			From	To	From	To	
Ahmadi	Bnaider	20	1,100,000	1,300,000	55,000	65,000	60,000
	Nuwaiseeb	20	260,000	320,000	13,000	16,000	14,500

Source: Kuwait Finance House

• AP means the average price of the plot

The impact of Finance Ministry regarding the new chalets fees and lands on the market values has not yet been recorded.

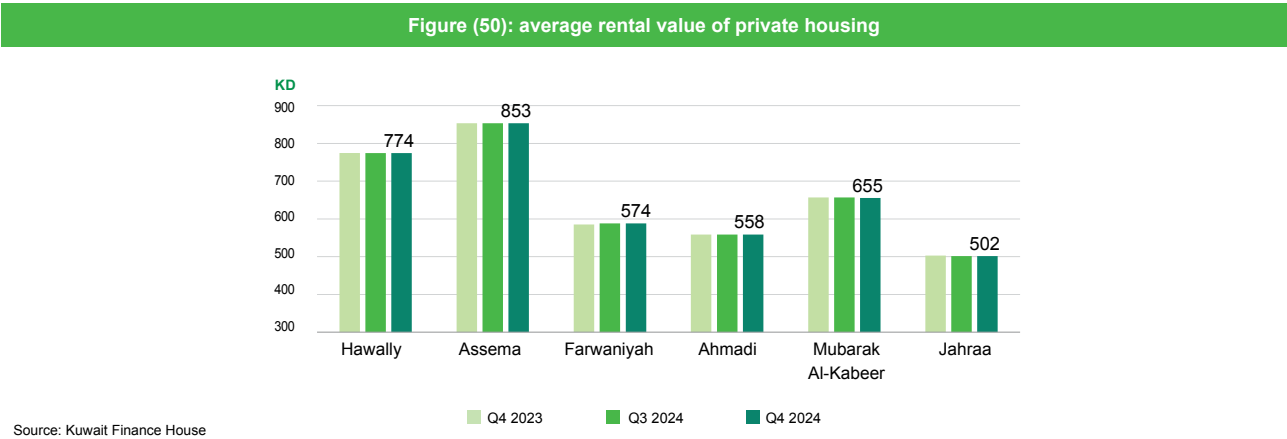
Seventh: Leases and Occupancy Ratios:

Occupancy of investment real estate

Occupancy rates in the investment real estate stabilized across all categories, reporting a range of 88% to 91%.

Private Housing Rental Value

Rental values vary between residential areas according to various distinguishing factors and the size of the rental property. In Q4 2024, most private housing areas in the governorates stabilized on an annual basis. As private housing prices saw a limited decline, a slight decrease in rental values was observed in some locations within this category, while they stabilized in other private housing areas. Additionally, the wait for the allocation of private housing encouraged a large segment of citizens to rent private housing, leading to an increase in its supply. This occurred alongside strong demand for areas close to work and shopping locations, which stimulated tenants' demand for this category of properties.



The rental value of private housing in the State of Kuwait

The average rental price for private housing properties of 400 square meters decreased slightly to nearly KD 718 by the end of Q4 2024, i.e. by 0.3% compared to the Q3 2024 and by 0.4% year-on-year. In the Capital Governorate, the average rent remained unchanged year-over-year at KD 853. In Hawally, the average rent reached KD 774. In Farwaniya, it reaches KD 574, down by 2.3% year-on-year., In Mubarak Al-Kabeer, the average rent saw a slight annual decrease of 0.2%, settling at KD 655. In Ahmadi Governorate, the average rent remained unchanged year-over-year at KD 558. Finally, in the Jahra Governorate, the average rent reached KD 502, also unchanged annually.

Table 29: Average rental value for a newly built private residence in KD covering an area of 400m in Kuwait governorates during Q4 2024

Governorate	Area	3 Bedrooms, a Hall & 4 Bathrooms + Maid Room (1st & 2nd Floor) 135m		Full floor (Ground)		Full Floor (1st or 2nd)	
Hawally	Sideeq	520	620	990	1,090	890	990
	Salam	500	600	950	1050	850	950
	Hiteen	480	565	910	1010	810	910
	Shuhadaa	480	565	910	1010	810	910
	Zahra	480	565	910	1010	810	910
	Shaab	535	585	1,020	1,120	920	1,020
	Mishref	515	535	980	1080	880	980
	Bayan	420	525	790	890	690	790
	Mubarak Al Abdullah	490	590	930	1030	830	930
	Salwa	400	500	750	850	650	750
	Jabriya	475	520	900	1000	800	900
	Rumaithiya	425	500	800	900	700	800
Governorate	Area	3 Bedrooms, a Hall & 4 Bathrooms + Maid Room (1st & 2nd Floor) (135) m		Full floor (Ground)		Full Floor (1st or 2nd)	
The Capital	Adailiya	600	700	1150	1250	1050	1150
	Faihaa	550	650	1050	1150	950	1050
	Rawda	550	650	1050	1150	950	1050
	Yarmouk	550	650	1050	1150	950	1050
	Kaifan	550	650	1050	1150	950	1050
	Mansouriya	600	700	1150	1250	1050	1150
	Qadsiya	550	650	1050	1150	950	1050
	Da'iya	500	600	950	1050	850	950
	Dasma	500	600	950	1050	850	950
	Surra	520	620	990	1090	890	990
	Qurtuba	520	620	990	1090	890	990
	Grenada	450	550	850	950	750	850
	Sulaibikhat	350	400	650	750	550	650
Farwaniya	Farwaniya	330	400	610	710	510	610
	Omariya	400	440	750	850	650	750
	Khaitan	350	410	650	750	550	650
	Ishbilyah	400	450	750	850	650	750
	Rabia	350	400	650	750	550	650
	Rehab	330	400	610	710	510	610
	Ardiya	350	410	650	750	550	650
	Al Andalus	360	430	670	770	570	670
Ahmadi	Hadiya	350	400	650	750	550	650
	Egaila	350	400	650	750	550	650
	Mangaf	350	400	650	750	550	650

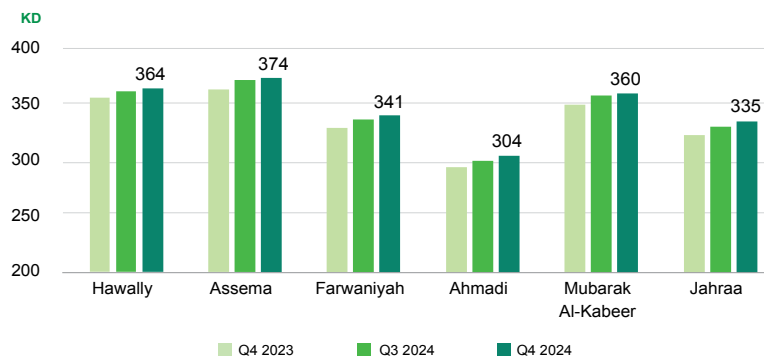
Governorate	Area	3 Bedrooms, a Hall & 4 Bathrooms + Maid Room (1st & 2nd Floor) 135m		Full floor (Ground)		Full Floor (1st or 2nd)	
Mubarak Al-Kabeer	Sabah Al Salem	375	425	700	800	600	700
	Masayel	470	550	890	990	790	890
	Abu Fatira Residential	420	480	790	890	690	790
	Adan	380	430	710	810	610	710
	Qurain	350	400	650	750	550	650
Jahra	Old Jahra	330	380	610	710	510	610
	Saad Al-Abdullah	300	370	550	650	450	550

Investment Housing Rental Value

By the end of the fourth quarter of 2024, the average rental value for investment apartments across all governorates reached approximately KD 345. This reflects a modest quarterly increase of 1% and an annual increase of 3.1%. The rate of increase in average rental values varied across different areas and governorates. In the Capital Governorate, the average rent reached KD 374, representing a 3% annual increase. Meanwhile, in Hawally Governorate, the average rent for a similarly sized apartment was KD 364, reflecting a 2.5% annual rise.

In Farwaniya Governorate, the average rent reached KD 341, a YoY increase of 3.4%. In the Ahmadi Governorate, the average rent was up 3.4% YoY, reaching about KD 304. The average rent in Mubarak Al-Kabeer Governorate was up 2.9% on an annual basis to KD 360, while it was KD 335 in Jahra Governorate, up 3.9% on an annual basis by the end of Q4 2024.

Figure No. (51) Average rental value for investment real estate



Source: Kuwait Finance House

Rental Value of Investment Housing in the State of Kuwait

Real estate prices in Kuwait fluctuate based on several factors, including location, area, design quality, and the quality of finishes. The age of a property is also a significant determinant of its average rental value in Kuwait. However, this report focuses specifically on new properties. The rising cost of new real estate exerts upward pressure on rental rates for older properties. Thus, when it becomes vacant, the property owner can raise the rental value of the new tenant.

The frequency of property sales is a significant factor in determining rental rates. Generally, rents are higher in sought-after areas. Examples include areas like Shaab, Mirqab, Bneid Al-Gar and Sharq, as well as specific locations, such as properties located on Qatar and Bahrain streets in Salmiya, properties overlooking the coastal strip, and properties on Qutaiba and Al Muthanna streets in Hawally. On another hand, there are areas with less attractive factors such as Jleeb Al Shuyoukh, Abu Halifa, and Khaitan.

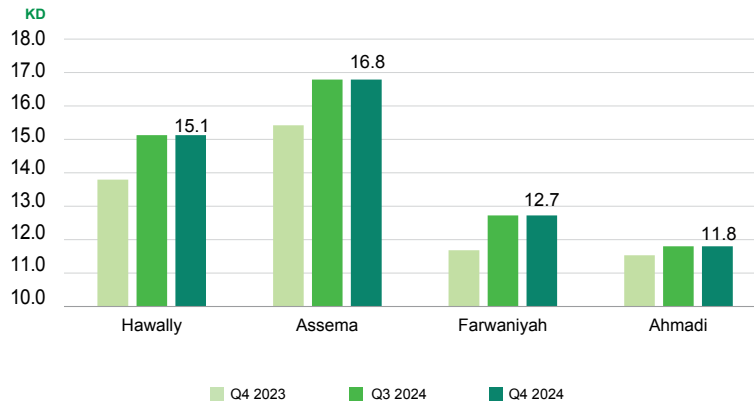
Table 30: Average Rental Value in KD for Investment real estate in Kuwait Governorates during Q4 2024

Governorate	Area	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	
Hawally	Salmiya	295	335	325	365	355	395	405	445
	Hawally	280	290	310	320	340	350	390	400
	Jabriya	315	335	345	365	375	395	425	445
	Shaab	325	340	355	370	385	400	435	450
Governorate	Area	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	
The Capital	Sharq	320	330	350	360	380	390	430	440
	Qibla	320	330	350	360	380	390	430	440
	Eastern Muqawa	320	330	350	360	380	390	430	440
	Dasman	320	330	350	360	380	390	430	440
	Bneid Al Gar	315	325	345	355	375	385	425	435
Governorate	Area	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	
Farwaniyah	Khaitan	280	285	310	315	340	345	390	395
	Farwaniyah	280	285	310	315	340	345	390	395
	Jaleeb Al Shuyoukh	275	285	305	315	335	345	385	395
	Reggae	310	325	340	355	370	385	420	435
Governorate	Area	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	
Ahmadi	Fintas	250	260	280	290	310	320	360	370
	Mahboula	230	235	260	265	290	295	340	345
	Abu Halifa	250	260	280	290	310	320	360	370
	Mangaf	255	265	285	295	315	325	365	375
	Fahaheel	260	275	290	305	320	335	370	385
Governorate	Area	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	
Mubarak AlKabeer	Sabah Al Salem	295	325	325	355	355	385	405	435
Governorate	Area	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	
Jahra	Jahra	280	290	310	320	340	350	390	400

Commercial Real Estate Rental Value

At the end of Q4 2024, the average rental price for a commercial square meter on the ground floor was KD 25.9. In Kuwait City within the Capital Governorate, the average price reached KD 33.5 per square meter. In Hawally, it reached KD 27.5, and in Salmiya, it was also KD 32.5. In Farwaniya, the average was KD 32.5, while in Khaitan, it was KD 28.5.

Figure No. (52) Average rental value per sqm for commercial real estate



Source: Kuwait Finance House

Rental value in commercial properties

The average rent per square meter for a commercial mezzanine across all governorates reached KD 10.9 at the end of Q4 2024. In some areas of the Capital Governorate, the average rent reaches to KD 13.5 per square meter, an increase of 3.8% on a quarterly basis. In commercial areas in Hawally the average is KD 11.5, without the quarterly change, while it is KD 13.0 in Salmiya, a quarterly increase of 4.0%. The average rent in Fahaheel was KD 11.5, while the average in Mangaf was KD 7.8 without a quarterly change, and KD 13 in Farwaniya at the end of Q4 2024 without a quarterly change.

Rental value of offices differs according to location, type, finishing, in addition to services provided to real estate tenants. The average value reached KD 8 per square meter at the governorates level by the end of Q4 2024, unchanged on quarterly or annual basis. The average value stabilized in Kuwait City in the Capital Governorate at KD 9.5, also unchanged on quarterly or annual basis. In the Hawally area, the average reached KD 7.5, unchanged on an annual basis, and reached KD 8.3 in Salmiya. In Farwaniya, the average reached KD 8.5, also stable on a year-on-year basis. Fahaheel recorded an average rent of KD 8.3 per square meter by the end of Q4 2024.

Table (31): Average Rental Trading Value in KD of Commercial Real Estate in Kuwait Governorates during Q4 2024**Average Price for Net Rental Area (KD)**

Area	Basement		Ground Floor		Mezzanine		Offices	
	To	From	To	From	To	From	To	From
Salmiya	10	12	25	40	12	14	8	9
Hawally	9	11	20	35	11	12	7	8
Farwaniya	10	12	25	40	12	14	8	9
Khaitan	9	12	22	35	11	12	7	9
Mangaf – Aziziya	7	9	14	20	7	9	6	7
Fahaheel	9	11	18	33	11	12	8	9
**(ayinawraF) jeejaD	6	7	8	12	5	6	-	-
Kuwait/City***	10	12	25	42	12	15	9	11

Source: Kuwait Finance House

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

The average price per sqm includes the net rental area as per the building permit issued by Kuwait Municipality

** Basement as a commercial unit and not a store

*** Administrative and commercial towers

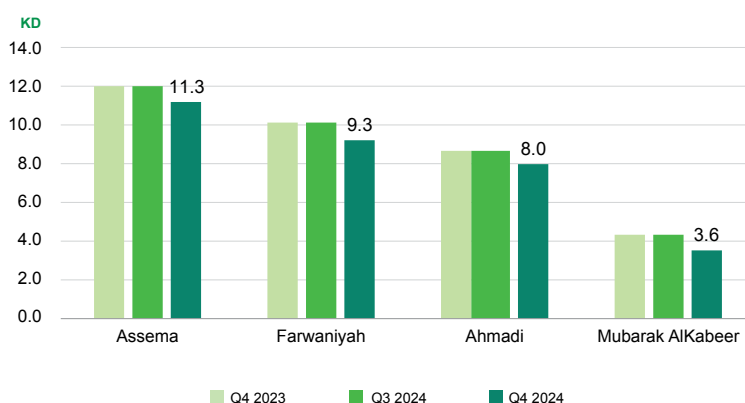
Industrial Plots Rental Value

By the end of Q4 2024, the average rental price was KD 5.5 for the industrial square meter in a basement floor in Shuwaikh Industrial area. The average price for a ground floor was at KD 26.5 per square meter and KD 4 for Mezzanine floor. In Al Rai area, a square meter in a basement averaged at KD 5 and at KD 26.5 for a ground floor, and for the Mezzanine KD 4.5 by the end of Q4 2024.

Prices differ according to location, various features and space. The average rental price per square meter in Ardiya area (warehouses area) for a basement reached KD 4.5, KD 8 for a ground floor, and KD 4.5 for Mezzanine floor. In Ardiya area (craftsmanship area), the average rent was KD 8 for basement, KD 24.8 for ground floor, and KD 5.5 for Mezzanine floor by the end of Q4 2024.

The average price per meter in East Ahmadi area reached KD 3.5 for a basement, KD 15.3 for a ground floor, and KD 3.5 for Mezzanine floor. The average rent per meter in the industrial area of Fahaheel reached KD 3.8 for a basement and was higher for a ground floor recording KD 22, while it reaches KD 4.5 for Mezzanine floor by the end of Q4 2024.

Figure (53): Average rental price of industrial plot by square meter



Source: Kuwait Finance House

Table (32) Average rental trading value in KD of Industrial plots in Kuwait Governorates during Q4 2024

Average Price for Net Rental Area (KD)

Areas	Basement (warehouse)		Ground Floor		Mezzanine	
	To	From	To	From	To	From
Industrial Shuwaikh	4.5	6.5	8.0	45.0	3.5	4.5
Al Rai	4.0	6.0	8.0	45.0	4.0	5.0
Sabhan	3.0	4.0	5.0	7.0	3.5	4.0
Ardiya (Stores)	4.0	5.0	7.0	9.0	4.0	5.0
Ardiya (handicraft)	7.0	9.0	12.0	37.5	5.0	6.0
East Ahmadi	3.0	4.0	5.5	25.0	3.0	4.0
Industrial Fahaheel	3.0	4.5	8.0	36.0	4.0	5.0

Source: Kuwait Finance House

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

*The average price per sqm includes the net rental area as per the building permit issued by Kuwait Municipality.

*Average rental values per square meter increase depending on floor height. In addition, demand increases for 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:

Private Residence Buildings:

Model single family buildings are 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 land which was 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 are allocated to provide educational services to a single or several learning stages.

Hotels and Motels Buildings

Buildings are 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 are allocated for industrial, storage, service or handicraft purposes.

Residential Complexes Outside and Inside Kuwait City

Buildings are 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 are used for growing all types of seedlings, selling and displaying plants and flowers, landscaping and garden maintenance and selling 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 Measurements

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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بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ