

Local Real Estate Report

KFH report on local real estate market

Q1

2025



بيت التمويل الكويتي
KFH

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Kuwait Finance House

Abdullah Al Mubarak Street, Murgab, Kuwait.

P.O. Box 24989, Safat, Kuwait

13110 Kuwait

Tel: +965 1800700

Fax: +965 22455135

Cable: BAITMAL KT

corp@kfh.com

www.kfh.com

 @KFHGroup

 @KFHGroup


 Kuwait Finance House (KFH)

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Introduction

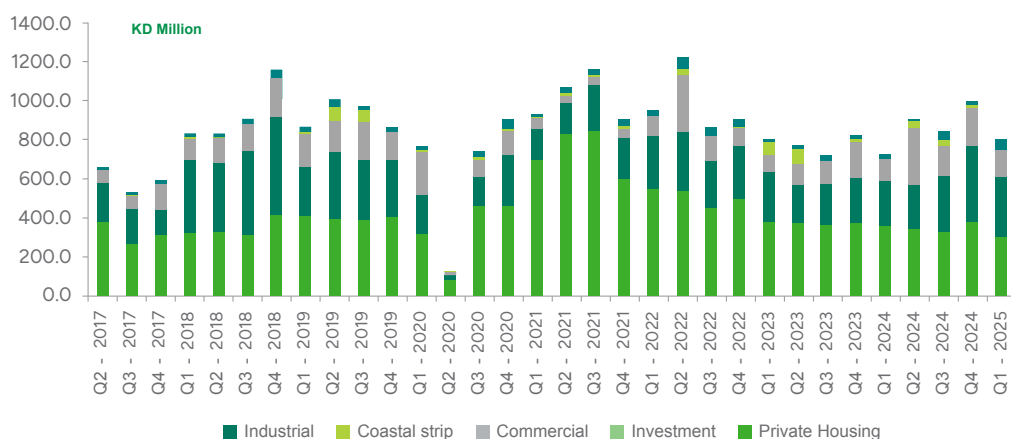
Real estate transactions totaled about KD 896 million in the first quarter of 2025, lower by 20.2% from their exceptional value in the fourth quarter of 2024 which exceeded KD 1.1 billion. Transactions across different real estate categories decreased compared to Q4 2024, except for industrial and craftsmanship real estate segment, which recorded notable activity relative to the Q4 2024. Total transactions declined in Q1 2025, driven by a decrease in the number of transactions which dropped to 1,302 deals, a decline of 15.2% compared to the previous quarter. This also indicates a decline in demand for some real estate categories represented in the number of deals in Q1 2025. However, commercial and industrial/craftsmanship real estate categories recorded a notable increase in the number of transactions in comparison to Q4 2024.

Several factors may have contributed to the limitations of the real estate activity during Q1 2025, including the overlap with national holidays in late February, reduced working hours during the holy month of Ramadan and Eid Al-Fitr holiday, as well as the attractiveness of other investment opportunities. Among these were the significant rise in gold prices during this quarter, registering a high record of over USD 3,150 per ounce by the end of Q1 2025, and appealing deposit returns at Kuwaiti banks amid an unchanged discount rate by the Central Bank of Kuwait. Additionally, some investors desire to generate profit, speculate in stock market to capitalize on dividends from companies listed on Boursa Kuwait.

Private housing transactions fell to approximately KD 346.1 million in Q1 2025, down 24.1% from the previous quarter. This decline is driven by a decrease in demand, as reflected in the number of deals, which declined by 20.9% to 876 deals for the same period. Investment real estate transactions also declined to KD 345.5 million in the first quarter of 2025, down by 20.2%, alongside a 9.2% quarterly decrease in demand which reached 336 deals. Commercial real estate transactions declined by 27.6% to KD 139.9 million compared to Q4 2024, despite demand for this category being doubled in size, reaching 62 deals, an increase of 63.2% for the same period. Transactions for the coastal strip real estate were limited, reaching KD 5.7 million from just two deals relative to KD 11.5 million from 5 deals in Q4 2024. Meanwhile, transactions in craftsmanship real estate, industrial plots and showrooms doubled, reaching KD 58.8 million in Q1 2025 compared to KD 29.3 million recorded in the last quarter of 2024. Demand for this category witnessed a noticeable rise, recording 26 deals in Q1 2025, an increase of 62.5% compared to 16 deals recorded in the previous quarter.

The average value of the total real estate transactions index declined for the third consecutive quarter, reaching KD 688 thousand in Q1 2025, a quarterly decrease of 5.9%. However, it remains higher by 3.0% on a year-on-year basis.

Figure No. (1) Real Estate Trading Value



Source: Ministry of Justice – Kuwait Finance House

	Private Housing	Investment	Commercial	Coastline	Craftsmanship, Industrial and Warehouses	Total Transaction
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
Q1 2025	346.1	345.4	139.9	5.7	58.8	895.9

First: Market Trends

By the end of Q1 2025, private housing prices recorded a limited decline of 0.3% compared to Q4 2024 and a limited drop on a year-on-year basis of 1.5%. Meanwhile, prices of investment real estate increased by 1.3% on a quarterly basis, marking a 5.6% year-on-year gain. Commercial real estate in Q1 2025 also increased on a quarterly basis by 0.4% due to the influx of new commercial properties into the market.

Chalets' prices stabilized by the end of Q1 2025 without quarterly change, considering the unchanged prices in Sabah Al-Ahmad Sea City on a quarterly basis. This area, categorized as private housing in the coastal and chalet real estate segment by the Ministry of Justice, has gained popularity among buyers seeking larger spaces and diverse entertainment options. Similarly, chalet prices in other areas remained unchanged on an annual basis, including Bnaider, which continues to hold the highest prices among the coastal areas without quarterly change. In Ahmadi Governorate, Nuwaiseeb chalet prices stabilized without change on a quarterly basis.

Prices movements in different areas:

On a quarterly basis, prices in most residential areas stabilized by the end of Q1 2025, including most areas in the Capital Governorate which remained unchanged in relation to the previous quarter. Some areas of the Capital Governorate recorded a minor decline in comparison to Q4 2024. In Hawally Governorate, the average price declined slightly by 0.9%, with limited prices dropping in certain areas while prices of most areas in the governorate remained stable.

The decline rate slowed in private housing areas of the Farwaniyah Governorate, recording a 0.5% quarterly decrease compared to a slightly larger decline of 0.8% in Q4 2024. Prices in some areas of the governorate recorded a limited decrease such as Abdullah Al-Mubarak, Khaitan, and Rabiya, while remaining stable in other areas such as Ishbiliyah and Al Ferdous. In Mubarak Al-Kabeer Governorate, prices remained flat without quarterly change, driven by stable prices across most areas of the governorate including coastal areas, Al Masayel and Funaitees. Ahmadi Governorate saw a slight decline in prices on a quarterly basis at 0.2%. In the meantime, most residential areas of Ahmadi Governorate remained unchanged on a quarterly basis. However, the average price in some areas located in the coastal line declined by 1.5%. In Jahra Governorate, the average price fell by 0.5% on a quarterly basis compared to Q4 2024, despite prices being stable in most areas. Certain areas in the governorate recorded a limited decline including Qairawan (down by 1.9%) and Saad Al-Abdullah (down by 0.5%) relative to the fourth quarter of 2024.

By the end of Q1 2025, the increase pace of investment real estate slowed, recording an increase of 1.3% on a quarter-on-quarter basis across governorates, compared to 3.1% recorded in Q4 2024. The average price recorded an annual increase of 5.6% for the second consecutive quarter. Prices of the investment real estate rose in several key areas of the governorates compared to Q4 2024 including Bneid Al-Qar, Salmiya, Jabriya and Sabah Al-Salem. Meanwhile, prices stabilized in other investment areas including Reggae, Mangaf, Abu Halifa and Jahra.

On an annual basis, prices increased in East Al-Maqwa and Bneid Al-Qar by about 4.0% and 6.1% respectively. The average price in Salmiya rose by 8.5%, supported by investors' demand for office space rentals. Some investment areas in Farwaniya saw a lower increase in prices by 2.8%. Meanwhile, the average price increased by 3.1% in Fahaheel, 3.5% in Abu Halifa and 7.6% in Sabah Al-Salem.

The average price per commercial meter across the governorates rose by the end of Q1 2025, recording an increase of 0.4% on a quarterly basis after including prices of commercial areas that were not previously calculated. The average price for industrial real estate slightly decreased by 0.2% on a quarterly basis, and by about 1.8% on an annual basis. Average price of craftsmanship real estate by the end of Q1 2025 increased by 1.5% on a quarterly basis and by 3.0% on an annual basis.

The average price per sqm based on residential areas across Kuwait declined to nearly KD 1,031 for private housing real estate, a decrease of 0.5% relative to the fourth quarter of 2024. Meanwhile, the average price per meter for investment lands increased to KD 1,721 representing a quarterly increase of 1.3%. The average price of commercial real estate across commercial areas in Kuwait reached KD 4,794 per square meter, reflecting a quarterly increase of 0.4% after including prices of commercial areas that were not previously calculated. The average price for industrial lands reached KD 882, and for craftsmanship real estate it reached KD 2,976 by the end of Q1 2025.

The Average Price of Privately-Owned Apartments and Rental Value

By the end of Q1 2025, the average price per meter of flats-to-own with areas of 70 and 95 square meters did not record a change on a quarterly or annual basis in most 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 Q1 2025.

Rental values

The average rental value for private housing in the State of Kuwait reached KD 718, unchanged on a quarterly basis, but slightly dropped by nearly 0.4% on an annual basis. The average rental value reached KD 853 in the Capital Governorate, KD774 in Hawally Governorate and KD 574 in Farwaniya, lower by 2.3% on annual basis and unchanged on a quarterly basis. In Ahmadi Governorate, the average rental value remained the same at KD 558, without quarterly or annual change. Similarly, the average stood at KD 655 in Mubarak Al-Kabeer Governorate and at KD 502 in Jahra Governorate without quarterly or annual change.

The average rental value of investment flats reached KD 345 across the governorates, unchanged on a quarterly basis. However, it was higher by 3.1% on an annual basis. The average rental value in the Capital Governorate reached KD 374, representing an annual increase of 3.0%. In Hawally Governorate, it reached KD 364, higher by 2.5% on a year-on-year basis. The average rental value reached KD 341 in Farwaniya, reflecting an annual increase of 3.4%, while it reached KD 360 in Mubarak Al-Kabeer, an increase of 2.9% compared to Q1 2024. Meanwhile, in Ahmadi Governorate, the average rental value reached KD 304, an increase of 3.4% on an annual basis. In Jahra Governorate, it reached KD 335 by the end of Q1 2025, an annual increase of 3.9%.

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 February 2025, up by 0.4% from Q4 2024, recording an annual increase of 6.2%. This represents 23.3% of the total credit granted to residents and non-residents. The increase in this category is accompanied by an increase in credit granted in most economic sectors.

Credit directed to individuals (residents and non-residents) reached about KD 19.4 billion, a 0.3% increase from Q4 2024, and 2.9% higher on an annual basis, driven by the slowdown in annual growth of instalment and consumer credits, along with a decline in personal credit for other purposes and the credit extended for private housing, amid persistently high discount rates. Instalment credit facilities increased to over KD 16.6 billion, a slight increase of 0.5% relative to Q4 2024 and 3.6% on an annual basis. These facilities are granted to individuals who wish to build residential units in the private housing sector and represent, on their own category, 29.1% of all credits granted to "residents and nonresidents". The balance of credit granted for private and model housing amounted to KD 235 million, down 3.8% from Q4 2024 and lower by 21.3% on an annual basis.

Therefore, the balance of credit facilities directed toward the real estate sector, as a whole, exceeded KD 30.2 billion, covering credit granted to the real estate and construction sectors, in addition to instalment credit facilities and credit directed to private housing. Credit extended to the real estate sector recorded a slight increase of 0.5% compared to Q4 2024, and a 4.5% rise on an annual basis. These balances account for more than half of the total credit facilities extended by the local banking sector to both residents and non-residents, representing 52.8%.

The upward trend in the real estate-related credit facilities continues, despite the elevated discount rate environment. This has helped drive the banking credit to residents and non-residents up, exceeding KD 57.2 billion by the end of February 2025. This reflects a slight increase of 0.1% compared to Q4 2024, and a 5.3% increase on a year-on-year basis.

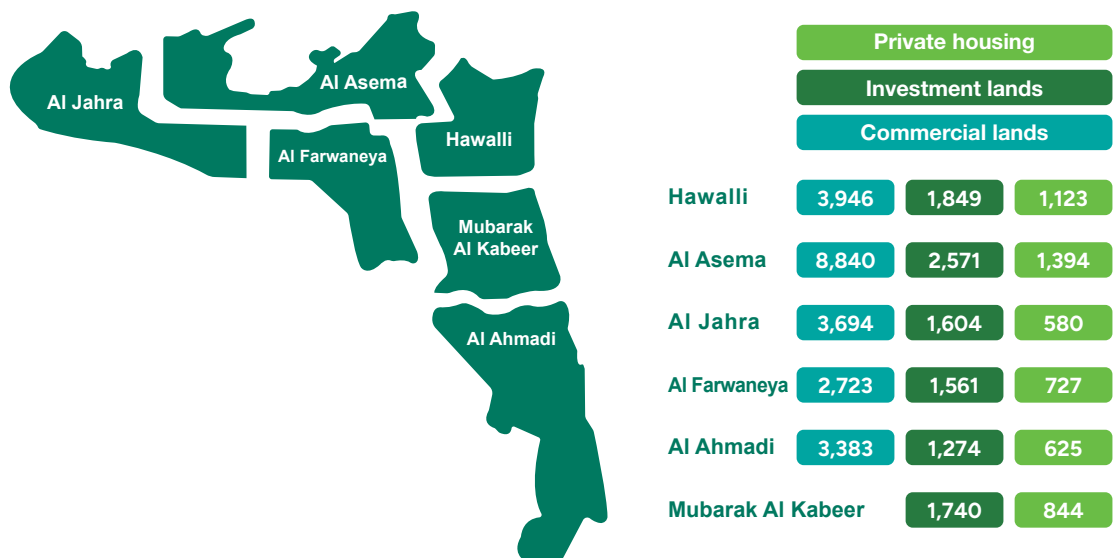
Inflation

The inflation in Kuwait saw lower rates in the recent months according to the latest statistics of the Central Statistical Bureau. However, it remains higher than the rates recorded in some GCC countries. The inflation price index reached 135.7 points by the end of February 2025. The annual inflation rate in Kuwait declined in the last months, recording less than 2.5% by the end of February 2025 relative to a 3.4% in February 2024. There have been variable increases in the prices of the benchmark components, with prices in the residential services component slowing down amid a limited annual inflation rate of 0.9% by the end of February 2025 compared to a rate of 2.4% recorded in February 2024.

Land prices in Q1 2025

By the end of Q1 2025, the average price per meter for private housing in the Capital Governorate reached KD 1,394. For investment real estate, the average price reached KD 2,571. The commercial real estate in the governorate recorded a higher average price at KD 8,840. In Hawalli governorate, the average price per meter for private housing reached about KD 1,123, and was higher for the investment real estate, reaching KD 1,849 per meter and KD 3,946 for the commercial real estate. In Farwaniya Governorate, the average price per square meter for private housing was KD 727. The average price of the investment real estate in the governorate reached KD 1,561 while the commercial real estate reached KD 2,723 by the end of Q1 2025.

Average price per sqm in the different real estate sectors across Kuwait Governorate by the end of Q1 2025



Real estate transactions

The share of private housing transactions recorded a limited decline by 38.63% of the total real estate transactions in Q1 2025, maintaining its first rank among other real estate sectors relative to a share that accounted for 40.6% in the previous quarter. Investment real estate contribution ranked second with a market share of 38.56% of the total real estate transactions in Q1 2025, compared to a similar contribution recorded in the previous quarter. The share of commercial real estate transactions declined, representing a share of 15.6% against a 17.2% recorded in Q4. Meanwhile, trading in craftsmanship, industrial and showrooms real estate increased, representing a 6.6% share compared to a 2.6% in Q4 2024. Coastline real estate trading constituted 0.6% against a 1.0% in Q4 2024.

Figure No. (3) Distribution of Real Estate Shares

Distribution of Real estate Transactions Share(Sector wise)/ Total Real estate Transactions Value

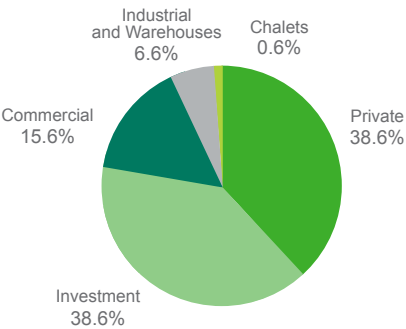
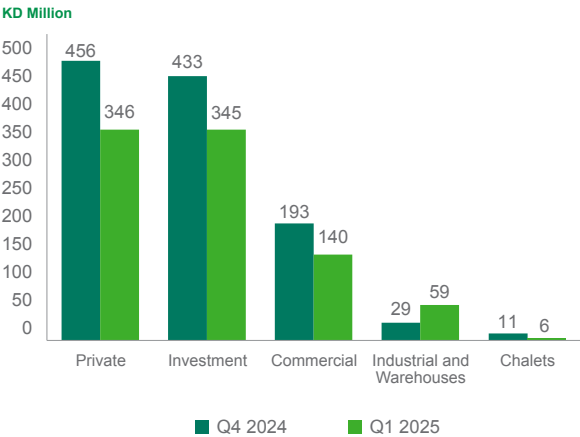


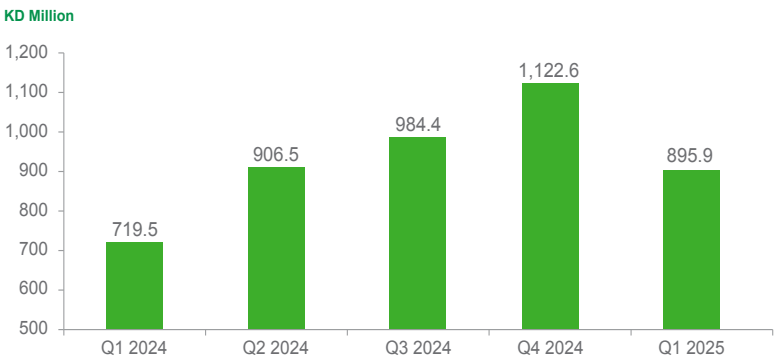
Figure No. (2) Total Real Estate Transaction



Total real estate transactions

According to the data and indices of the Land Registration and Documentation Department in the Ministry of Justice, the value of real estate transactions declined to KD 895.9 during Q1 2025, reflecting a 20.2% drop from its value recorded in Q4 2024. Meanwhile, it is significantly higher by 24.5% on an annual basis.

Figure No. (4) Total Real Estate Transactions Value



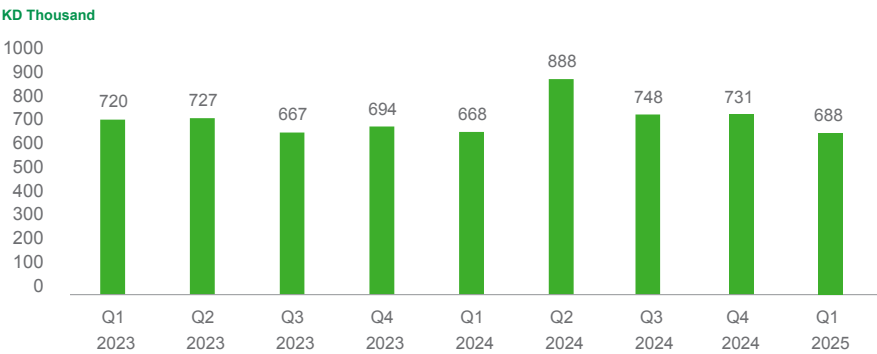
Source: Ministry of Justice – Kuwait Finance House

The average trading value

The average real estate transaction value index declined to KD 688 thousand by the end of Q1 2025, a 5.9% drop compared to Q4 2024 and higher by 3.0% on an annual basis.

The total number of transactions traded in Q1 2025 decreased to 1,302 deals, down 15.2% quarter-on-quarter, however it is higher by 20.9% year-on-year. This growth is driven by an annual increase in the number of private housing and investment real estate transactions. Demand for commercial and craftsmanship real estate also increased. Meanwhile, the coastal real estate segment recorded a limited number of transactions in Q1 2025.

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

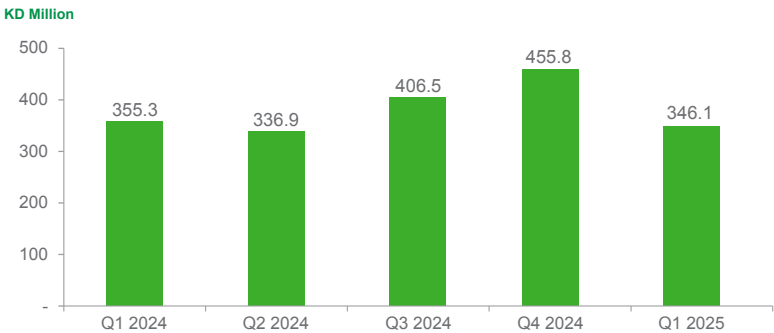


Source: Kuwait Finance House

Residential real estate transactions

Private housing real estate transactions declined in Q1 2025 to KD 346.1 million, down by 24.1% from their value recorded in Q4 2024, and lower by 2.6% on a year-on-year basis.

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



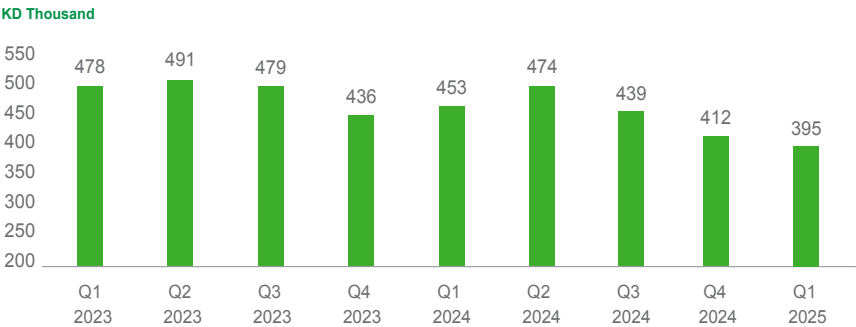
Source: Ministry of Justice – Kuwait Finance House

The Average Transaction Value of Private Housing Real Estate

The average transaction value of private housing real estate declined to KD 395 thousand in Q1 2025, reaching its lowest level in nearly three years and reflecting a 4.1% drop quarter-on-quarter basis. It is also 12.8% down on a year-on-year basis.

Private housing transactions declined to 876 deals in Q1 2025, a 20.9% drop compared to Q4 2024. However, it is higher by 11.7% on a year-on-year basis.

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

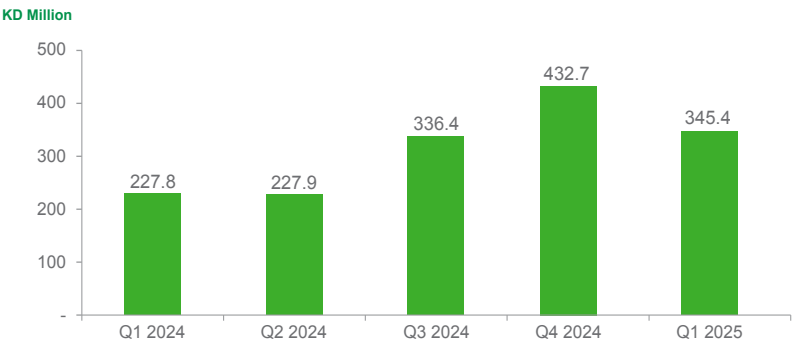


Source: Kuwait Finance House

Investment real estate transactions

The value of investment real estate trading decreased to KD 345.4 million in Q1 2025, a significant quarterly drop of 20.2% compared to Q4 2024. Meanwhile, it is 51.6% higher on a year-on-year basis.

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



Source: Ministry of Justice – Kuwait Finance House



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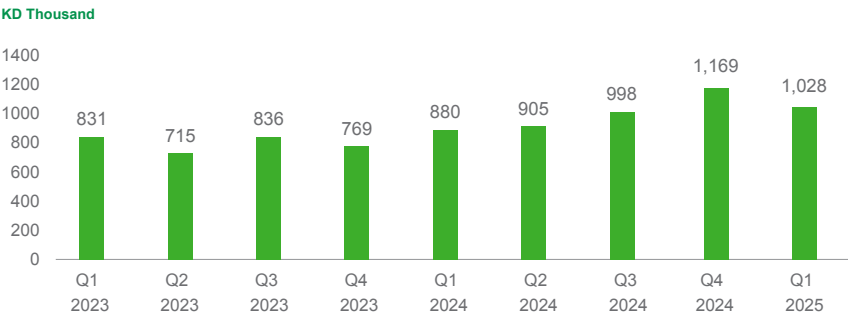
Construction materials and works financing

The Average Transaction Value of Investment Real Estate

The average transaction value of investment in real estate maintained its high levels despite recording a KD 1 million drop in Q1 2025, down by 12.1% compared to the previous quarter. On a year-on-year basis, it is significantly higher by 16.9%.

The number of investment real estate transactions declined to 336 deals in Q1 2025, reflecting a 9.2% drop relative to the fourth quarter 2024 and 29.7% higher on a year-on-year basis.

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

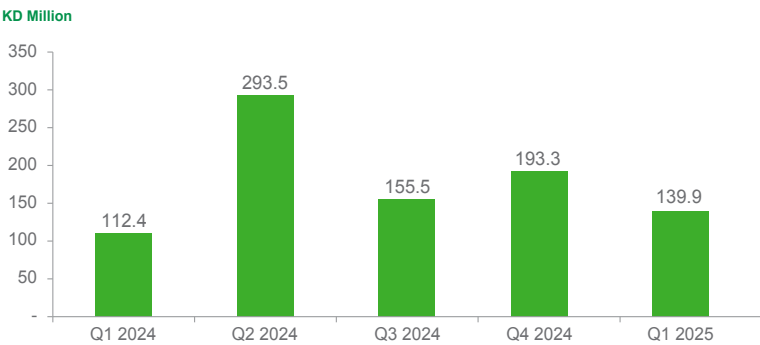


Source: Kuwait Finance House

Commercial real estate transactions

The value of commercial real estate transactions decreased to KD 139.9 million in Q1 2025, representing a 27.6% drop compared to Q4 2024. Despite this decline, it is still 24.4% higher than the value recorded in Q1 2024.

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



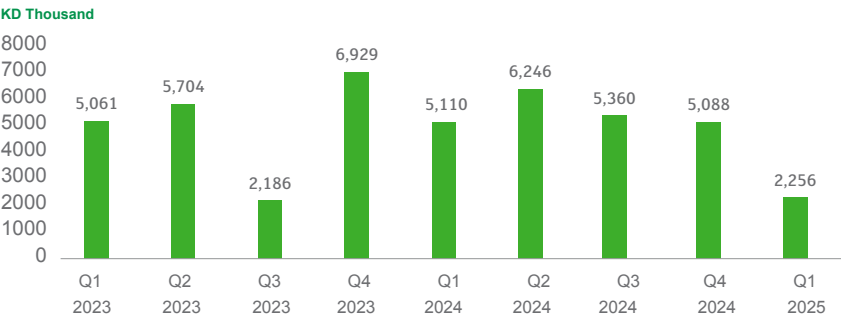
Source: Ministry of Justice – Kuwait Finance House

The Average Transaction Value of Commercial Real Estate

The average transaction value of commercial real estate decreased to less than KD 2.3 million in Q1 2025, 55.7% down compared to Q4 2024. It is also 55.9% down on a year-on-year basis compared to the high figure recorded in Q1 2024 that approximated KD 5.1 million.

Demand for commercial real estate surged with the number of deals reaching 62 in Q1 2025. This represents a significant increase of 63.2% against 38 deals in Q4 2024. Accordingly, the number of transactions increased significantly, reaching nearly three times the volume of 22 deals registered in Q1 2024, representing a growth of over 181.8% on a year-on-year basis.

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



Source: Kuwait Finance House

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Second: Government Projects and Housing Projects

Kuwait spires to become a prominent financial and commercial investment hub. This ambition is being realized through numerous projects in the pipeline and infrastructure projects being implemented by the Ministry of Public Works and the Public Authority for Housing Welfare (PAHW). In Q1 2025, PAHW successfully delivered around 70.1 thousand services, 97% of these services were carried out through electronic systems and Sahel government mobile application.

PAHW has taken concrete steps toward implementing a real estate development model aimed at providing sustainable solutions that offer a variety of housing alternatives under the anticipated real estate financing law, which is expected to be issued as part of broader efforts to promote sustainability and enhance quality of life in new cities. The law will introduce financing flexibility for eligible housing welfare beneficiaries and is aligned with Law No. 118 of 2023 regarding the establishment of companies for the construction and economic development of cities or residential areas. This legislation facilitates the public-private partnerships (PPPs) through a series of housing projects that aligns with the directives of His Highness the Amir of Kuwait to enhance the country's financial sustainability and meet citizens' aspirations. These efforts enable the private sector to contribute more effectively, foster a competitive investment environment, and support diversification of housing supply, helping to curb real estate price inflation.

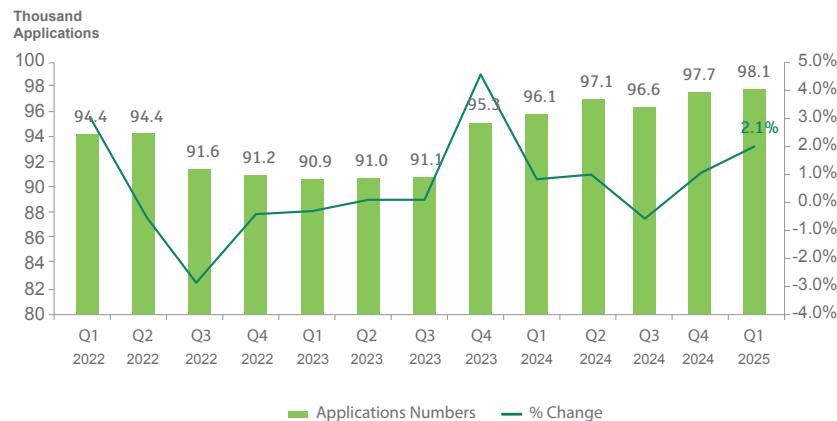
PAHW continues to address existing housing applications. According to the latest report on housing projects issued in October 2024, the number of accumulated housing applications stood at approximately 98.8 thousand, marking a 1.1% decrease compared to the end of Q3 2024, while increasing 2.5% on a year-on-year basis. Additionally, PAHW has successfully developed a significant number of housing plots for which building permits have been issued, some of which have already been distributed to beneficiaries, while others 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 public buildings in Al-Mutlaa, 31 under construction in South Abdullah Al-Mubarak, 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 projects 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. 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 issued in October 2024, 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 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.

Figure No. (12) Accumulated Housing Applications submitted to PAHW



Source: Monthly report of PAHW & Kuwait Finance House

PAHW Projects

During Q1 2025, PAHW signed several major construction contracts to advance the implementation of housing projects in line with the set plan. These included contracts for the development of green spaces and recreational areas covering 35,000 square meters in Sabah AlAhmad Residential City, awarded to an international company. The project is expected to generate estimated revenues of approximately KD 19 million over a 20-year investment period. PAHW also signed four other new contracts for the construction and maintenance of 6,455 homes and public buildings, in addition to providing public services across seven residential areas as part of the affordable housing project. It also signed three contracts valued at approximately KD 262 million to deliver infrastructure services for approximately 23.6 thousand plots in Saad Al-Abdullah City. PAHW also signed two additional contracts with two local companies, with a combined value of approximately KD 5.3 million, to implement lighting and electricity services in six residential areas within Al-Mutlaa City.

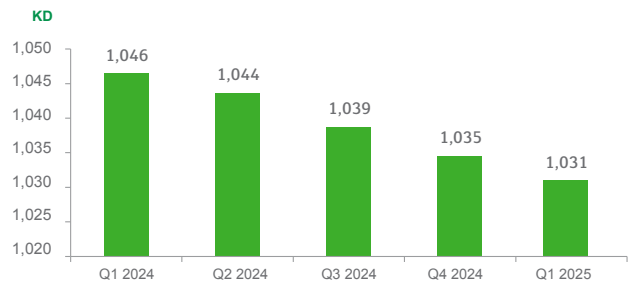
During Q1 2025, PAHW completed the execution of several previously signed contracts with both local and international companies as part of its residential cities’ projects. This included six contracts valued at approximately KD 785.4 million, awarded to local and international companies, for the development of affordable housing projects comprising 9,800 houses and 74 public buildings, including 26 schools serving various educational levels.

Third: Prices Indices

First: Private housing land prices

According to KFH data, private housing prices across Kuwait recorded a marginal decline amid a reduction in demand based on the number of transactions recorded in Q1 2025. The average price recorded a limited decreased by 0.3% on a quarter-on-quarter basis to KD 1,031. This marks a continued annual decline since the last quarter of 2023, with an annual decrease of 1.5% recorded in Q1 2025 compared to an annual decrease of 3.3% in the last quarter of 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

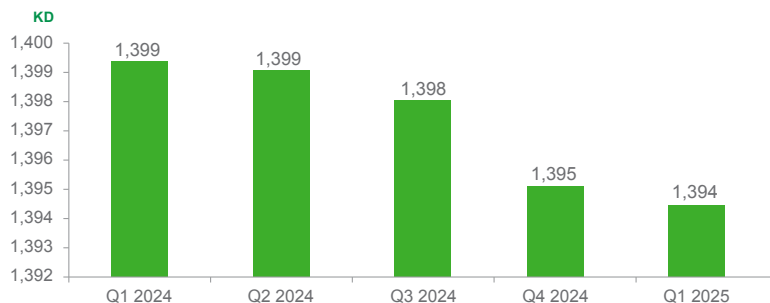
The average price per meter recorded a limited drop by the end of Q1 2025 compared to Q4 2024, with private housing prices decreasing in most areas of Kuwait governorates, while prices remained stable in other areas without quarterly change. In both the Capital and Mubarak Al-Kabeer governorates, the average price was unchanged on a quarterly basis. Meanwhile, Hawally Governorate recorded a decline in the average price of approximately 0.9%, followed by Farwaniya Governorate with a 0.5% decrease. In Ahmadi Governorate, the average price dropped by 0.2% while Jahra Governorate recorded a 0.5% decline on a quarter-on-quarter basis.

On a year-on-year basis, the decline in the average price varied across governorates. The Capital Governorate recorded the lowest decline at 0.3%. Similar to Ahmadi Governorate, both Hawally and Mubarak Al-Kabeer governorates recorded a decrease at 1.8%. The average price in Farwaniya Governorate dropped by 4.1% with a slightly higher decrease recorded in Jahra Governorate at 4.2% on a year-on-year basis.

The Capital Governorate

By the end of Q1 2025, the average price per sqm of private housing in the Capital Governorate reached KD 1,394 without quarterly change. Annually, the average price exhibited a limited drop of 0.3%.

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

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

Area	Building percentage %	Space	Street	Land market value (KD)		Market value per sqm		Average sqm by the end of Q1 2025
				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	750	Internal	1,270,000	1,585,000	1,693	2,113	1,903
	210	1,000	Sanaa	2,350,000	2,800,000	2,350	2,800	2,575
General average in the area				1,610,000	1,932,500	1,931	2,319	2,125
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

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

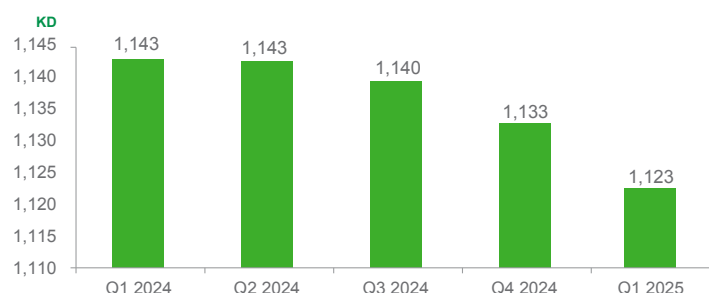
Area	Building percentage %	Space	Street	Land market value (KD)		Market value per sqm		Average sqm by the end of Q1 2025
				From	To	From	To	
General average in the area				817,000	974,000	1,193	1,428	1,310
Mansouriya	210	750	Internal	780,000	950,000	1,040	1,267	1,153
	210	750	Main	1,000,000	1,200,000	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
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 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

In Hawally Governorate, the average price of private housing lands reached KD 1,123 by the end of Q1 2025, reflecting a 0.9% limited quarterly decline. Annually, the average price decreased by 1.8%.

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		Average sqm by the end of Q1 2025
				From	To	From	To	
Shaab	210	400	Internal	510,000	615,000	1,275	1,538	1,406
	210	400	Main	585,000	735,000	1,463	1,838	1,650
	210	750	Internal	780,000	940,000	1,040	1,253	1,147
General average in the area				669,167	813,333	1,242	1,513	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 ring road + AlMaghrib	760,000	920,000	760	920	840
General average in the area				520,000	638,125	822	1,007	924
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	955
Salwa	210	750	Internal	445,000	535,000	593	713	653
	210	1,000	Al Aqsa	930,000	1,090,000	930	1,090	1,010
	210	1,000	Fahaheel	610,000	760,000	610	760	685
General average in the area				626,429	742,857	781	932	872
Al-Salam	210	500	Internal	475,000	590,000	950	1,180	1,065
	210	500	Main	560,000	660,000	1,120	1,320	1,220
	210	400	Internal	430,000	520,000	1,075	1,300	1,188
General average in the area				490,000	595,000	1,096	1,331	1,213
Mishref	210	500	Internal	480,000	610,000	960	1,220	1,090
	210	1,000	Main	880,000	1,030,000	880	1,030	955
General average in the area				666,667	826,667	918	1,145	1,031

Table (3) Prices of Housing Lands in Hawally Governorate

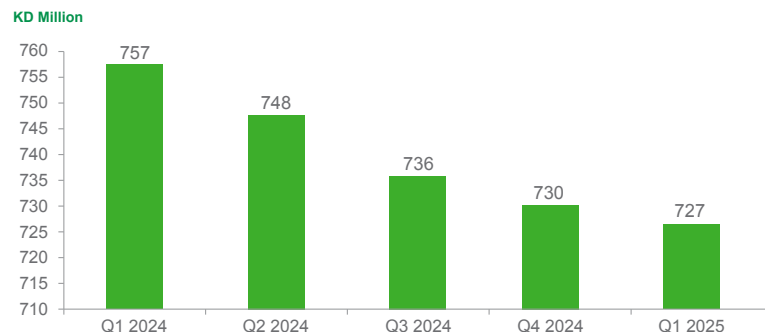
Area	Building percentage %	Space	Street	Land market value (KD)		Market value per sqm		Average sqm by the end of Q1 2025
				From	To	From	To	
Mubarak Al-Abdullah (West Mishref)	210	400	Internal	440,000	560,000	1,100	1,400	1,250
	210	400	Main	540,000	645,000	1,350	1,613	1,481
General average in the area				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 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 Q1 2025, the average price per meter of private housing land in Farwaniya Governorate stood at KD 727, unchanged on a quarterly basis. A slower decline rate of 4.1% is noticed by the end of Q1 2025 compared to a 5.8% decline recorded in Q4 2024.

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		Average sqm by the end of Q1 2025
				From	To	From	To	
Al Andalus	210	500	Main	315,000	380,000	630	760	695
	210	750	Internal	360,000	440,000	480	587	533
General average in the area				362,000	428,000	561	666	613
Al Rabiya	210	375	Main	260,000	325,000	693	867	780
	210	1,000	Internal	530,000	570,000	530	570	550
General average in the area				397,500	450,000	598	704	651
Ishbiliya	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
Farwaniya	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				416,000	477,000	655	771	713
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 – Existing house	210	600	Main/ internal	330,000	370,000	550	617	583
	800 sqm	300	Internal	230,000	285,000	767	950	858
General average in the area				306,250	363,750	693	826	760

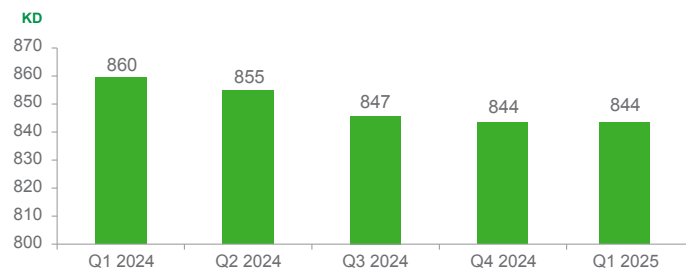
Source: Kuwait Finance House

Note: The general average in the area shown in tables 2 through 5 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

The average price per meter of private housing lands in Mubarak Al-Kabeer Governorate recorded KD 844 by end of Q1 2025, unchanged on a quarterly basis. Meanwhile it flattened on an annual basis to 1.8% compared to a 5.0% annual decline recorded in Q4 2024.

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		Average sqm by the end of Q1 2025
				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

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

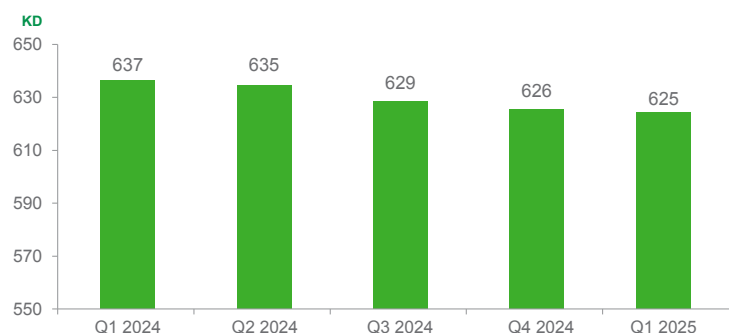
Area	Building percentage %	Space	Street	Land market value (KD)		Market value per sqm		Average sqm by the end of Q1 2025
				From	To	From	To	
General average in the area				378,750	471,250	845	1,054	950
Adan (existing house)	210	400	Main	310,000	355,000	775	888	831
Adan	210	400	Internal	275,000	330,000	688	825	756
General average in the area				293,750	342,500	734	856	795

Source: Kuwait Finance House

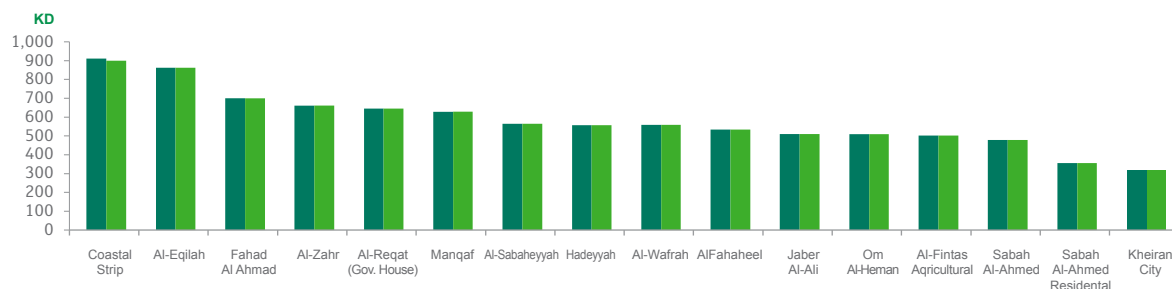
Note: The general average in the area shown in tables 2 through 5 expresses the general average of several deals made by KFH evaluation thereof. They were not wholly listed in the tables of prices. Accordingly, the reader cannot infer the general average in the area based only on sample prices in each 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

Prices per meter in the Ahmadi Governorate reached KD 625 by the end of Q1 2025, reflecting a modest decline of 0.2% on a quarterly basis. The annual decline of the average price in the governorate continued to decelerate, recording 1.9% by the end of Q1 2025 against a higher decline in 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

■ Q4 2024 ■ Q1 2025

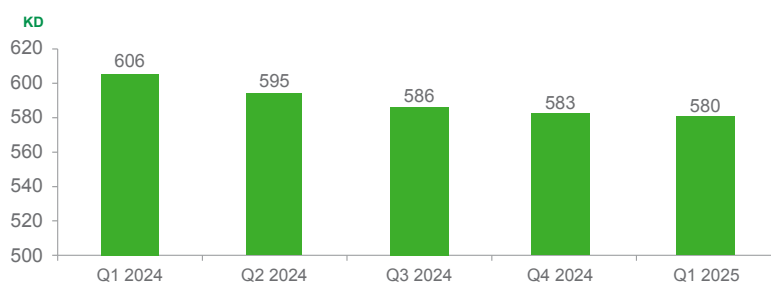
Table (6) Prices of Housing Lands in Ahmadi Governorate

Area	Building percentage %	Space	Street	Land market value (KD)		Market value per sqm		Average sqm by the end of Q1 2025
				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	Internal/main	260,000	310,000	650	775	713
Fahad Al-Ahmad (plots)	210	400	Internal/main	250,000	310,000	625	775	700
Southern coastline C – Sea side	150	2,000	Waterfront	2,400,000	2,650,000	1,200	1,325	1,263
Southern coastline C – internal streets	150	750	Internal	430,000	500,000	573	667	620
Khiran Residential City	210	400	Internal	105,000	150,000	263	375	319
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
	012	400	Main	325,000	410,000	813	1,025	919

Source: KFH

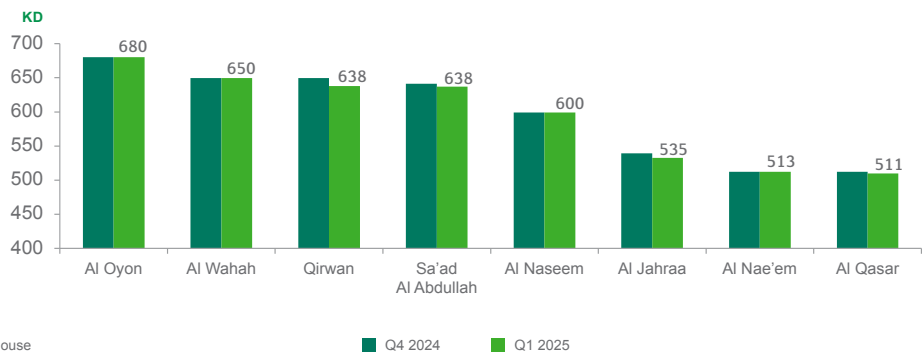
Jahra Governorate

Prices of private housing lands in Jahra Governorate declined by the end of Q1 2025, reaching KD 580, representing a quarterly decrease of 0.5%. The annual decrease rate experienced a drop by the end of Q1, reaching 6.2% compared to the previous quarter.

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		Average sqm by the end of Q1 2025
				From	To	From	To	
Al Qasr	210	1,000	Al Nadi Street	530,000	630,000	530	630	580
Al Qasr (an existing house)	210	600	Internal	240,000	290,000	400	483	442
Jahra	210	1,000	AlMutlaa Street	540,000	630,000	540	630	585
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	230,000	260,000	575	650	613
Qairawan	210	400	Internal/ main	230,000	280,000	575	700	638

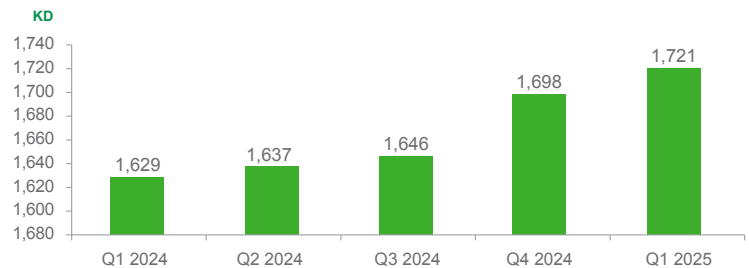
Source: KFH

Second: Prices of investment lands

Many investors are turning to the real estate sector as a safe haven and a secure source of wealth. This approach contributes 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.

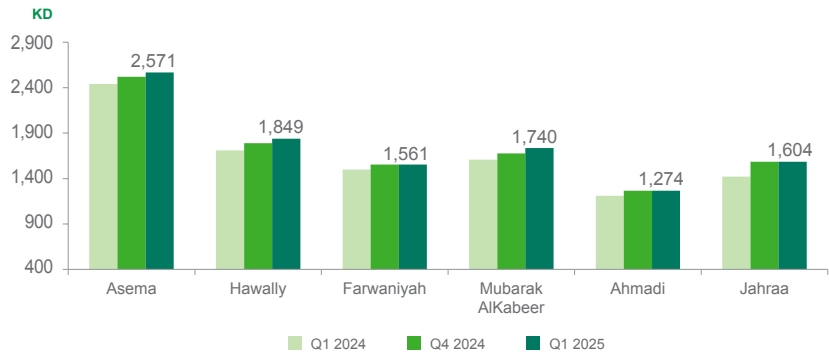
The average price of investment land continued its upward trajectory. However, the pace of increase flattened in Q1 2025 compared to the higher rise recorded in the previous quarter. The average price reached KD 1,721 across the governorates in Q1 2025, reflecting a 1.3% quarter-on-quarter increase, driven by the increased prices in some investment areas across Kuwait governorates. It was also noticed that the annual growth in investment real estate prices remained elevated for the second consecutive quarter, standing at 5.6% by the end of Q1 2025, which is significantly higher than the levels observed in early 2024.

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



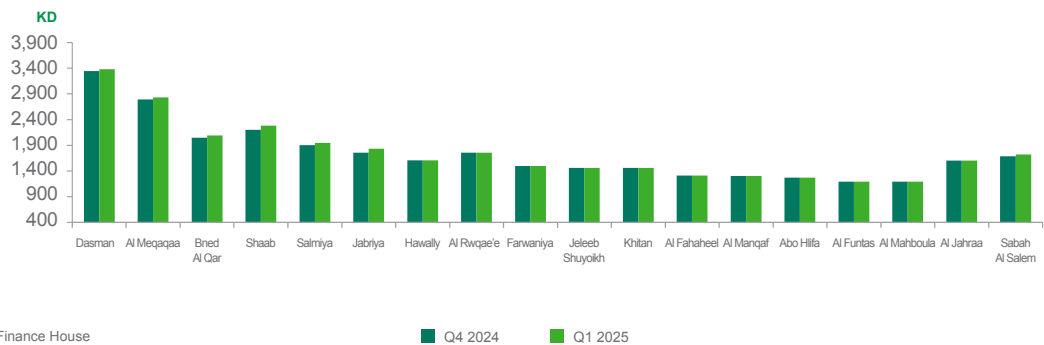
Source: Kuwait Finance House

Average price of investment lands per meter in Kuwait

The average price per square meters in investment areas within the Capital Governorate increased by 2.0% at the end of Q1 2025 compared to Q4 2024. In Hawally Governorate, the average price per square meter increased by 2.4%; however, Farwaniya did not record a change. Meanwhile, Mubarak Al-Kabeer Governorate saw an increase of approximately 2.5%. In contrast, Ahmadi and Jahra governorates did not witness a change in the average price per meter on a quarterly basis.

On an annual basis, the rate of increase in the average price accelerated across most governorates. The Capital Governorate recorded an annual increase of 5.0%, while Hawally Governorate registered a higher increase of 7.7%. In contrast, the rate of increase in Farwaniya Governorate slowed down to 3.1%. Jahra Governorate registered an average price of 10.9% year-on-year. Mubarak Al Kabeer Governorate also posted an increase of 7.6% over the same period, while Ahmadi Governorate recorded the lowest annual rise, with a 3.2% increase by the end of Q1 2025.

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

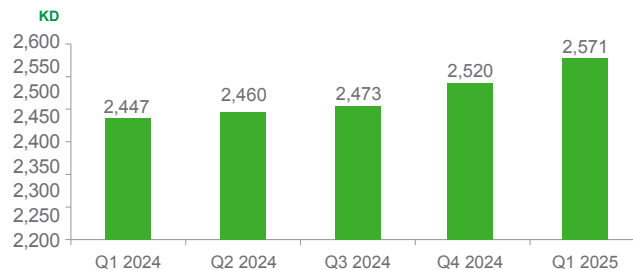


Source: Kuwait Finance House

The Capital Governorate

By the end of Q1 2025, prices in the Capital Governorate increased quarter-over-quarter to KD 2,571 per square meter, remaining the highest among governorates. The average price saw a quarterly increase of 2.0%, and an annual rise of 5.0 %.

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		Average sqm by the end of Q1 2025
				From	To	From	To	
Bneid Al-Qar	250	1,000	Arabian Gulf	3,300,000	3,440,000	3,300	3,440	3,370
	250	500	Main	980,000	1,140,000	1,960	2,280	2,120
	250	1,000	Internal	1,650,000	1,760,000	1,650	1,760	1,705
	250	1,000	Main/1 st +2 nd ring roads	2,040,000	2,250,000	2,040	2,250	2,145
General average in the area				1,733,750	1,877,500	2,028	2,206	2,117
Eastern AlMugwa'a	240	250	Internal	520,000	600,000	2,080	2,400	2,240
	400	500	Internal	1,370,000	1,480,000	2,740	2,960	2,850
General average in the area				1,605,000	1,770,000	2,700	2,990	2,845
Dasman	400	1,000	Arabian Gulf	4,300,000	4,620,000	4,300	4,620	4,460
	400	1,000	Internal	2,450,000	2,850,000	2,450	2,850	2,650
	400	750	Abdullah Al Ahmad	2,250,000	2,450,000	3,000	3,267	3,133
General average in the area				3,000,000	3,306,667	3,250	3,579	3,414

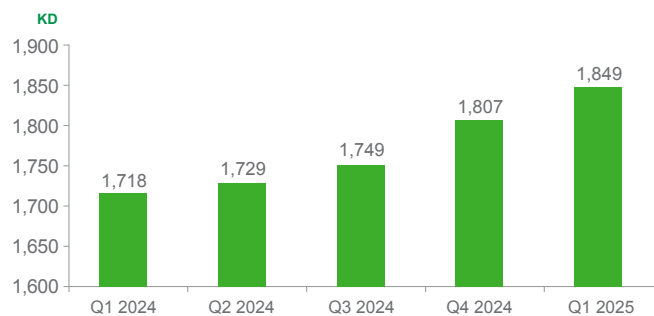
Source: Kuwait Finance House

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 1,849 by the end of Q1 2025, reflecting a quarter-over-quarter growth of 2.4% and a year-over-year increase of 7.7%.

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 price per sqm by the end of Q1 2025
				From	To	From	To	
Hawally	250	750	Al Muthanna	1,170,000	1,270,000	1,560	1,693	1,627
	250	750	Qutaiba	1,220,000	1,320,000	1,627	1,760	1,693
	250	750	Ahmed Bin Tulun	1,165,000	1,260,000	1,553	1,680	1,617
	250	750	Al Maghrib	1,220,000	1,250,000	1,627	1,667	1,647
	250	750	Sharhabil	1,170,000	1,260,000	1,560	1,680	1,620
	250	1,000	Internal	1,380,000	1,520,000	1,380	1,520	1,450
General average in the area				1,207,667	1,296,333	1,579	1,694	1,637
Salmiya	250	1,000	Arabian Gulf	3,250,000	3,370,000	3,250	3,370	3,310
	250	750	Baghdad (Tahreer)	1,360,000	1,480,000	1,813	1,973	1,893
	250	750	Oman	1,350,000	1,365,000	1,800	1,820	1,810
	250	750	Bahrain	1,380,000	1,400,000	1,840	1,867	1,853
	250	750	Amr Bin Al Aas	1,450,000	1,540,000	1,933	2,053	1,993
	250	1,000	Main	1,750,000	1,850,000	1,750	1,850	1,800
	250	1,000	Internal	1,650,000	1,830,000	1,650	1,830	1,740
General average in the area				1,465,938	1,547,813	1,895	2,001	1,948
Shaab	250	1,000	Arabian Gulf	3,370,000	3,500,000	3,370	3,500	3,435
	250	750	Internal	1,400,000	1,465,000	1,867	1,953	1,910
General average in the area				2,105,000	2,226,250	2,222	2,348	2,285

Table (9) Prices of Investment Lands in Hawally Governorate

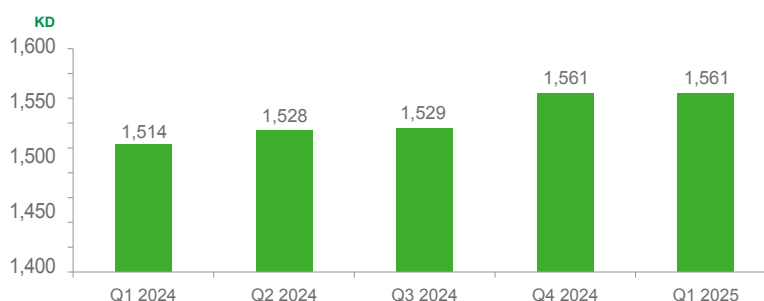
Area	Building percentage %	Space	Street	Land market value (KD)		Market value per SQM (KD)		Average price per sqm by the end of Q1 2025
				From	To	From	To	
Jabriya	250	1,000	4th ring road	1,800,000	1,870,000	1,800	1,870	1,835
	250	1,000	Al Maghrib	1,600,000	1,670,000	1,600	1,670	1,635
	250	1,000	Ibrahim Hussain Marafie	1,900,000	2,000,000	1,900	2,000	1,950
	250	750	Internal	1,320,000	1,420,000	1,760	1,893	1,827
General average in the area				1,677,500	1,755,000	1,791	1,875	1,833

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

Investment land price levels did not change quarter-on-quarter at the end of the first quarter of 2025 in Farwaniya Governorate standing at KD 1,561, while the average price is 3.1% higher year-on-year.

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 price per sqm by the end of Q1 2025
				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

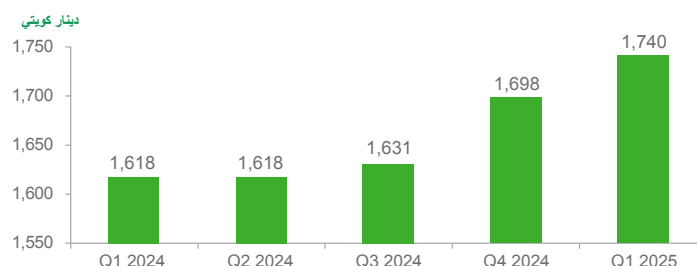
Area	Building percentage %	Space	Street	Land market value (KD)		Market value per SQM (KD)		Average price per sqm by the end of Q1 2025
				From	To	From	To	
Khaitan	250	1,000	Airport	1,470,000	1,530,000	1,470	1,530	1,500
	250	1,000	Internal	1,150,000	1,275,000	1,150	1,275	1,213
	250	600	Internal	830,000	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 Q1 2025, the average price per meter for investment lands in Mubarak Al-Kabeer Governorate increased to KD 1,740, an increase of 2.5% on a quarterly basis. Prices increased significantly on an annual basis to about 7.6% in Q1 2025 against an increase of nearly 5.3% at the end of the last quarter of 2024, after recording 1.6% 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

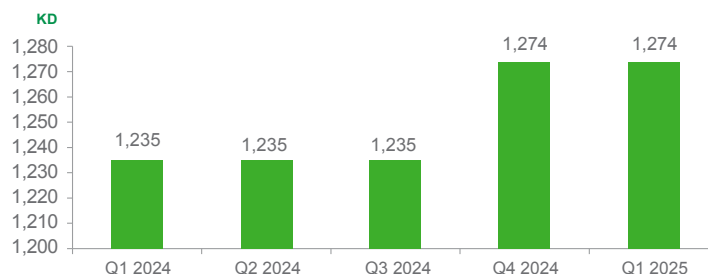
Area	Building percentage %	Space	Street	Land market value (KD)		Market value per SQM (KD)		Average price per sqm by the end of Q1 2025
				From	To	From	To	
Sabah Al Salem	250	750	Internal	1,280,000	1,335,000	1,707	1,780	1,743
	250	1,000	Main	1,760,000	1,950,000	1,760	1,950	1,855
	250	1,000	Fahaheel	1,750,000	1,990,000	1,750	1,990	1,870
	170	500	Internal	620,000	680,000	1,240	1,360	1,300
General average in the area				1,448,571	1,586,429	1,661	1,820	1,740

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 Q1 2025 without change compared to the previous quarter, but 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 price per sqm by the end of Q1 2025
				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

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 price per sqm by the end of Q1 2025
				From	To	From	To	
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
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

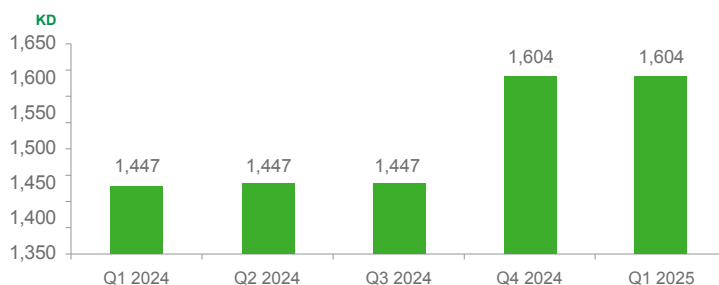
Source: Kuwait Finance House

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 per square meter by the end of the first quarter of 2025, remaining unchanged from the previous quarter. Thus, the annual price increased to about 10.9%, which is the highest annual increase recorded 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 price per sqm by the end of Q1 2025
				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 Q1 2025 ranged from 6.40% to 7.30%, 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 first quarter of 2025, the average ROS on investment properties in the Capital Governorate was 6.72%, while in Hawally Governorate it was 6.60%.

In Farwaniya Governorate, the average Return on Sales (ROS) for investment real estate was 6.76%. In Ahmadi Governorate, it reached 6.97%. In Mubarak Al-Kabeer Governorate, it was 6.76%. In Jahra Governorate, the average ROS for investment real estate was 6.73% by the end of the first quarter of 2025.

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

Governorate	Area	Building percentage %	Space	Location	Average price per sqm by the end of Q1 2025		
					From %	To %	Average %
The Capital	Bneid Al-Qar	250	1,000	Arabian Gulf	6.45	6.60	6.53
	Bneid Al-Qar	250	1,000	Istiqlal	6.60	6.75	6.68
	Eastern AlMugwa'a	240	250	Internal	6.50	6.70	6.60
	Dasman	400	1,000	Arabian Gulf	6.50	6.60	6.55
Hawally	Hawally	250	750	Al Muthanna	6.50	6.70	6.60
	Hawally	250	1,000	Mousa Bin Naseer	6.65	6.80	6.73
	Salmiya	250	1,000	Arabian Gulf	6.40	6.50	6.45
	Salmiya	250	1,000	Hamad Al Mubarak	6.45	6.60	6.53
	Shaab	250	1,000	Arabian Gulf	6.40	6.50	6.45
	Shaab	250	1,000	Internal	6.55	6.70	6.63
Farwaniya	Farwaniyah	250	1,000	Airport	6.80	6.95	6.88
	Farwaniyah	250	750	Internal	6.80	6.90	6.85
	Khaitan	250	750	Airport	6.80	6.95	6.88
	Khaitan	250	750	Internal	6.80	7.00	6.90
	Reggae	250	1,000	5th ring road	6.60	6.75	6.68
Ahmadi	Fintas	250	500	Internal	6.90	7.10	7.00
	Fintas	250	750	Main	6.90	7.10	7.00
	Abu Halifa	250	500	Internal	6.85	7.00	6.93
	Abu Halifa	250	1,000	Coastal Road	6.85	6.95	6.90
	Mahboula	250	750	Internal	7.00	7.30	7.15
	Mahboula	250	750	Fahaheel	6.90	7.25	7.08
	Mahboula	250	1,000	Coastal Road	6.90	7.00	6.95
	Fahaheel	250	500	Internal	6.80	6.90	6.85
	Fahaheel	250	750	Main	6.85	7.00	6.93

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

Governorate	Area	Building percentage %	Space	Location	Average price per sqm by the end of Q1 2025		
					From %	To %	Average %
Jahra	Jahra	250	1,000	Internal	6.75	6.90	6.83
	Jahra	250	800	AlKhuzami street	6.65	6.75	6.70
Mubarak Al-Kabeer	Sabah Alsalem	170	500	Internal	6.40	6.65	6.53
	Sabah Alsalem	250	1,000	Internal	6.80	6.95	6.88

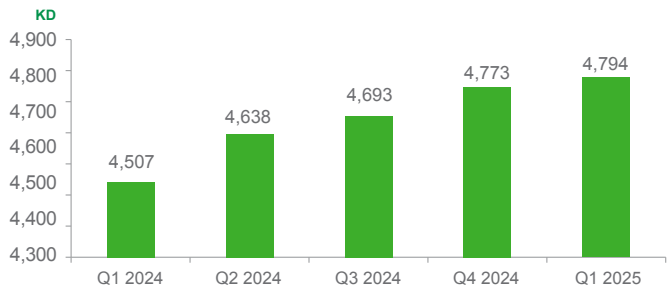
Source: Kuwait Finance House

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 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 first quarter of 2025, commercial land prices experienced a quarterly increase. The average price across all governorates reached KD 4,794 per square meter, representing a 0.4% increase compared to the fourth 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



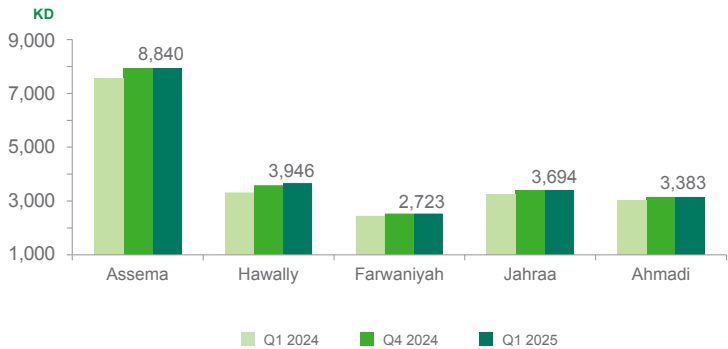
Source: Kuwait Finance House

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 Q1 2025 compared to the previous quarter. On a quarter-over-quarter basis, the price increase was approximately 0.3% in the Capital Governorate, 1.7% in Hawally Governorate, with a slight increase of 0.1% in Farwaniya Governorate. The average price in Ahmadi Governorate increased slightly by 0.5%. The average price did not change in Jahra Governorate compared to the price levels in the fourth quarter of 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

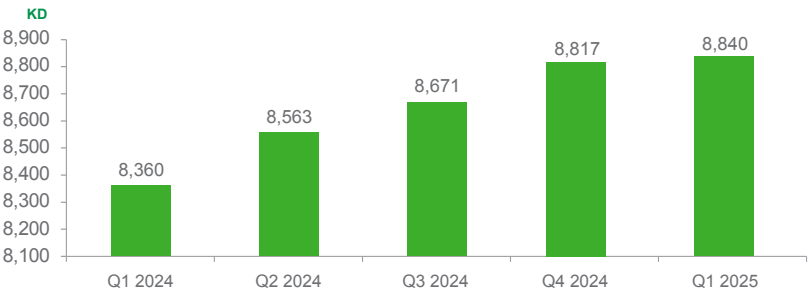


Source: Kuwait Finance House

Capital Governorate

The average price per square meter of commercial real estate in the Capital Governorate increased reporting KD 8,840 by the end of Q1 2025, up by 0.3% from Q4 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

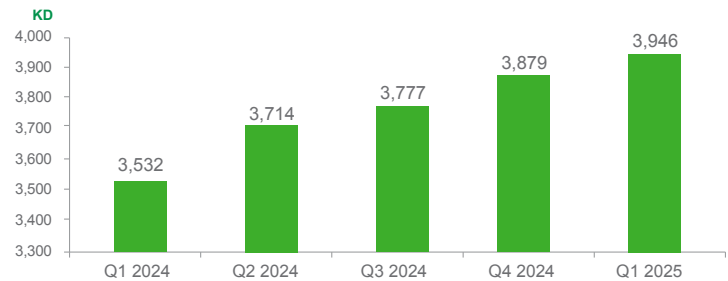
Area	Building percentage %	Street	Space	Land market value (KD)		Market value per SQM (KD)		Average price per sq m in Q1 2025
				From	To	From	To	
Sharq	520	Ahmed Aljaber	500	4,350,000	5,000,000	8,700	10,000	9,350
Sharq	520	Khaled Bin Al Waleed	500	3,900,000	4,250,000	7,800	8,500	8,150
Al-Madinah	620	Mubarak Al-Kabeer (Boursa)	500	5,000,000	5,375,000	10,000	10,750	10,375
Qibla	620	Fahad Al Salem	500	4,625,000	5,000,000	9,250	10,000	9,625
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 3,946 by the end of Q1 2025, a quarterly increase of 1.7%.

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

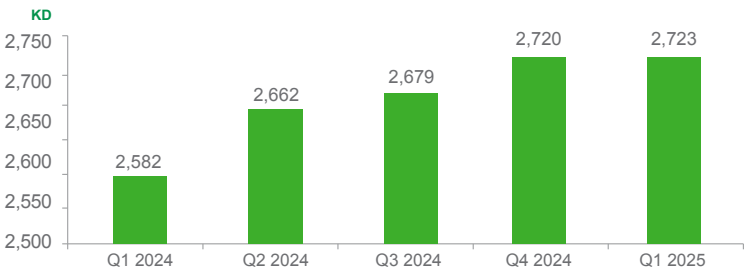
Area	Building percentage %	Street	Space	Land market value (KD)		Market value per SQM (KD)		Average price per sq m in Q1 2025
				From	To	From	To	
Hawally	180	Tunis	1,000	4,050,000	4,600,000	4,050	4,600	4,325
Hawally	180	Beirut	1,000	3,950,000	4,400,000	3,950	4,400	4,175
Hawally	150	Al Othman	750	2,325,000	2,775,000	3,100	3,700	3,400
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	4,000,000	5,100,000	4,000	5,100	4,550

Source: Kuwait Finance House

Farwaniya Governorate

The average price in the Farwaniya Governorate recorded KD 2,723 per meter in the commercial lands category by the end of Q1 2025, a slight 0.1% rise 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 Farwaniya Governorate

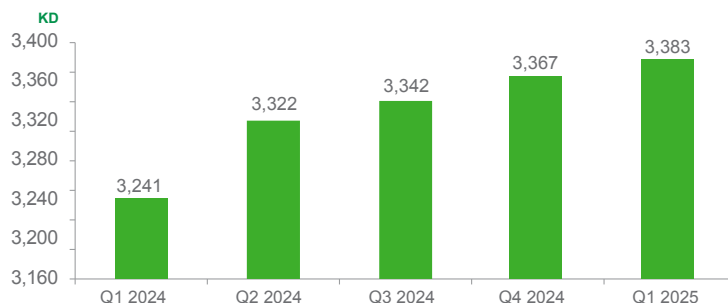
Area	Building percentage %	Street	Space	Land market value (KD)		Market value per SQM (KD)		Average price per sq m in Q1 2025
				From	To	From	To	
Farwanyia	180	Menawer	1,000	4,550,000	4,900,000	4,550	4,900	4,725
Khaitan	180	Opposite Administrative and Commercial Area	1,000	4,000,000	4,350,000	4,000	4,350	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	1,750,000	1,850,000	1,750	1,850	1,800

Source: Kuwait Finance House

Ahmadi Governorate

By the end of the first quarter of 2025, price levels in Ahmadi Governorate reached KD 3,383, reflecting a slight quarterly increase of 0.5% compared to the fourth 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

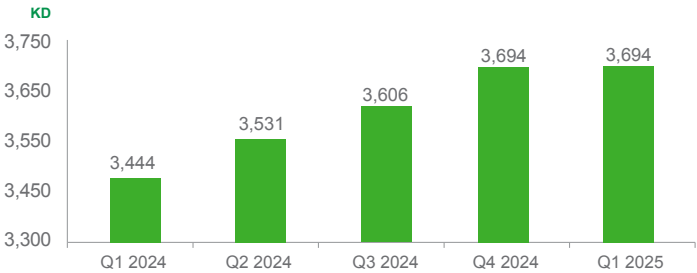
Area	Building percentage %	Street	Space	Land market value (KD)		Market value per SQM (KD)		Average price per sq m in Q1 2025
				From	To	From	To	
Mangaf	100	Al Aziziya/ internal	750	1,987,500	2,062,500	2,650	2,750	2,700
Mangaf	100	Al Aziziya/ main	750	2,306,250	2,475,000	3,075	3,300	3,188
Fintas (administrative 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	2,362,500	2,700,000	3,150	3,600	3,375
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 Q1 2025. Data includes prices of some commercial areas that were not previously accounted for in the calculation of the governorate average price. Therefore, the average price did not record a change in the governorate on a quarterly basis.

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 Q1 2025
				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

Beyond



Horizons

Annual Return Rate on Commercial Real Estate

Return rates range between 5.90% and 9.00% according to the data of the first quarter 2025 in the governorates of Kuwait. The average return on commercial real estate in the Capital Governorate was 6.94%. In Hawally Governorate, this figure reached 7.42%, with some areas within Hawally Governorate achieving 7.46%. The Salmiya area specifically registered a 7.36% 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 the same percentage in areas of Khaitan, and 7.80% in some areas of Dhajeej with 8.00% in internal areas of Jleeb Al Shuyoukh.

The average return on commercial real estate in the Jahra Governorate was 7.45% by the end of Q1 2025 and reached 7.35% for real estate on the Marzouq Al Miteb Street.

The average return on commercial real estate in Ahmadi Governorate reached 7.91% by the end of Q1 2025. The average return stood at 7.88% for commercial properties in Fahaheel internal areas, 7.60% in some major areas of Fintas, and 8.25% in Mangaf area. The average return on commercial real estate in the Jahra Governorate was 7.45% by the end of Q1 2025.

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

Governorate	Area	Building percentage %	Space	Street	ROS from the annual real estate income - For Q1 2025		
					From %	To %	Average %
The Capital	Sharq	520%	500	Jaber Al Mubarak	6.95	7.15	7.05
	Sharq	520%	500	Ahmad Al-Jaber	6.90	7.20	7.05
	Qibla	520%	500	Abdullah Al Mubarak	6.90	7.15	7.03
	Madinah	620%	500	Mubarak Al-Kabeer (Blocks)	6.90	7.15	7.03
	Qibla	620%	500	Fahad Al-Salem	6.85	7.10	6.98
Hawally	Hawally	180%	1000	Tunis	7.35	7.50	7.43
	Hawally	180%	1000	Beirut	7.35	7.50	7.43
	Hawally	180%	1000	Ibn Khaldoun	7.45	7.60	7.53
	Salmiya	180%	800	Hamad Al-Mubarak	7.20	7.50	7.35
	Salmiya	180%	500	Bahrain	7.25	7.50	7.38
Farwaniya	Farwaniyah	180%	750	Menawer	7.50	7.75	7.63
	Khaitan	180%	1000	Opposite Administrative and commercial area	7.50	7.75	7.63
	Khaitan (commercial and administrative)	300%	1000	Administrative and commercial	7.50	7.75	7.63
	Dhajeej	50%	5000	6th Ring Road	7.50	7.75	7.63
	Dhajeej	50%	5000	Internal	7.60	8.00	7.80
Jahra	Jahra	100%	1000	Marzouq Al-Met'eb	7.20	7.50	7.35
Ahmadi	Mangaf	100%	750	Aziziya	8.00	8.50	8.25
	Fintas (commercial and administrative)	180%	1000	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

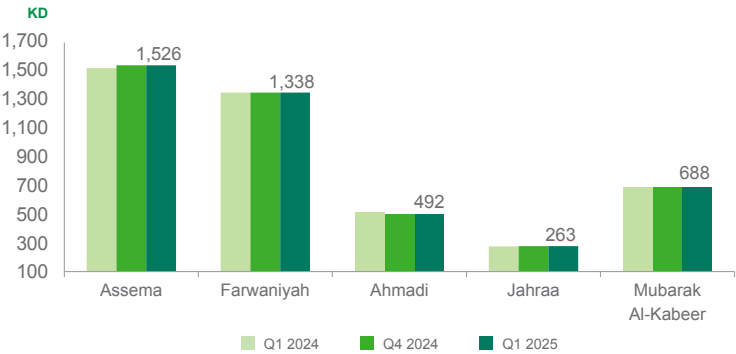
Source: Kuwait Finance House

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

The average price of industrial plots across all governorates remained at KD 882 per square meter by the end of Q1 2025, which is a slight decrease of 0.2% on quarter-over-quarter basis. The average price in most industrial plots stabilized. However, prices of plots in the Capital Governorate decreased by 0.4% on a quarter-over-quarter basis and by 0.3% by the end of Q1 2025 compared to Q4 2024. While in Al-Ahmadi Governorate, there were no changes in price levels on a quarter-over-quarter basis. In Jahra and Mubarak Al-Kabeer governorates, industrial plots prices remained unchanged for the same period.

Consequently, the year-over-year rate increase in the average price per square meter for industrial plots across the governorates' industrial zones has slightly slowed. As the average price per industrial meter witnessed the second annual increase at the level of industrial areas in the governorates, a slight rate of 0.2% in the first quarter of 2025, compared to a consecutive annual decline since the end of 2023.

Figure No. (42) Average price per meter for industrial lands in Kuwait

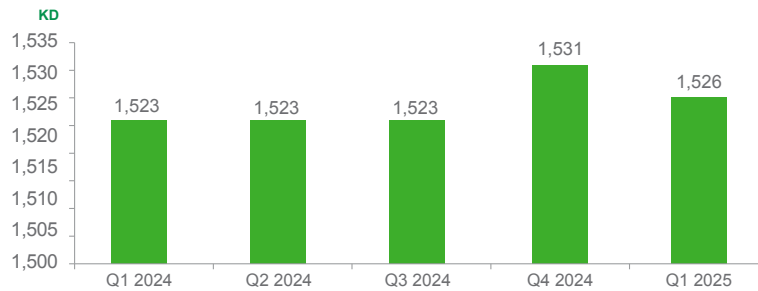


Source: Kuwait Finance House

Capital Governorate

By the end Q1 2025, the average price per industrial meter in the Capital Governorate recorded KD 1,526, a slight decrease of 0.4% compared to the previous quarter, while it recorded an annual increase of 0.2%, the second increase since 5 quarters ago.

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 Q1 2025
					From	To	
Shuwaikh Industrial	- Showrooms - Industrial - Handicraft - Services - Commercial	500	100% for Basement + 80% Ground + 50% Mezzanine	Canada Dry St.	1,000,000	1,200,000	2,200
		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	3,298,077

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.

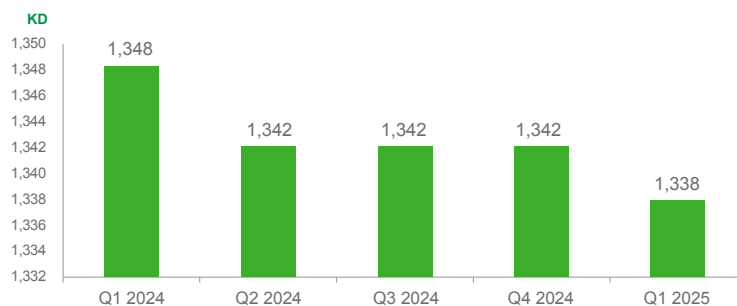
Accordingly, the reader cannot extract the general average in the area based on sample prices only in each area as shown in such tables. However, the reader can rely on the general average per square meter in the area as a price index.

Farwaniya Governorate

Prices of industrial areas in the Farwaniya Governorate reached KD 1,338 by the end of Q1 2025, a slight decrease of 0.3% on a quarterly basis. Prices in the governorate continued to record a slight decrease of approximately 0.8% year-on-year basis, which is better than the decline of 3.0% in the first quarter of 2024.

The average price of handicraft areas within Ardiya Industrial Zone in the governorate increased to about KD 3,688, an increase of 2.4% on quarter-over-quarter basis, driven by an increase in the average price per meter of land in specific locations within Ardiya Industrial Zone, particularly along internal streets. The average price in the craftsmanship regions of the Governorate increased by 3.3% on an annual basis.

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



Source: Kuwait Finance House

Table (22): Prices of industrial and Craftsmanship plots in Farwaniyah Governorate

Area	Allocation	Space in sqm	Building percentage	Street	Land market value (KD)		Average price per sqm in Q1 2025
					From	To	
Al-Rai	Showrooms	1,000	80	Hamad Rashed Al-Alban	1,700,000	1,850,000	1,775
	Handicraft	4,000		Mohamed Al-Qasem	4,500,000	5,100,000	1,200
	Services Commercial	1,000		Internal streets	800,000	980,000	890
General average in the area					2,479,167	2,859,167	1,338
Ardiya handicraft Area	Craftsmanship	250	20% + 80% + 100%	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					887,500	785,000	3,050

Source: Kuwait Finance House

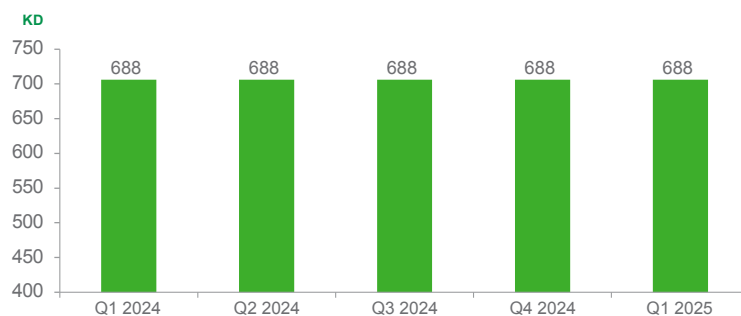
Note: The general average in the area as shown in tables 21 - 25 expresses the general average of several deals made based on KFH evaluation thereof. They were not wholly listed in the price tables. Accordingly, the reader cannot extract the general average in the area based on sample prices only in 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 first quarter of 2025, the average price per industrial meter in the Mubarak Al-Kabeer Governorate remained stable at approximately KD 688, showing no change compared to the previous quarter. On an annual basis, the average price remained stable since mid-2024.

The average price of craftsmanship plots in Mubarak Al-Kabeer Governorate stood at KD 2,264 unchanged quarter-on-quarter at the end of the Q1 2025, which is considered high at 2.6% year-on-year basis.

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 Q1 2025
				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	Main	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

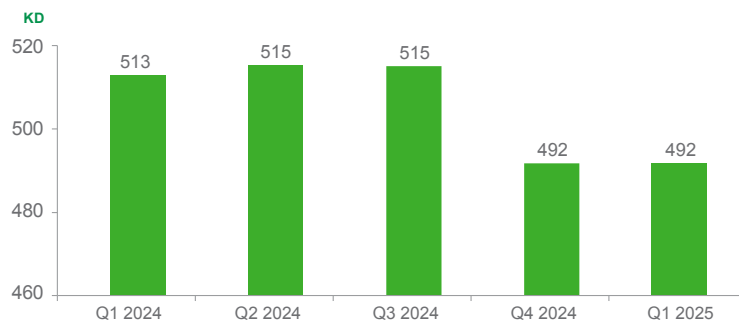
Note: The general average in the area as shown in tables 21 - 25 expresses the general average of several deals made based on KFH evaluation thereof. They were not wholly listed in the price tables.

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 first quarter of 2025, the average price per industrial meter in Ahmadi Governorate recorded KD 492, unchanged from the previous quarter.

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 Q1 2025
				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					
	Handicraft	1,000	Khaled Al-Safeeh	1,150,000	1,250,000	1,200
	Services					
	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					
	Handicraft					
	Services	5,000	Main/ warehouses	2,875,000	3,200,000	608
	Commercial					
General average in the area				3,157,500	3,466,250	671

Source: Kuwait Finance House

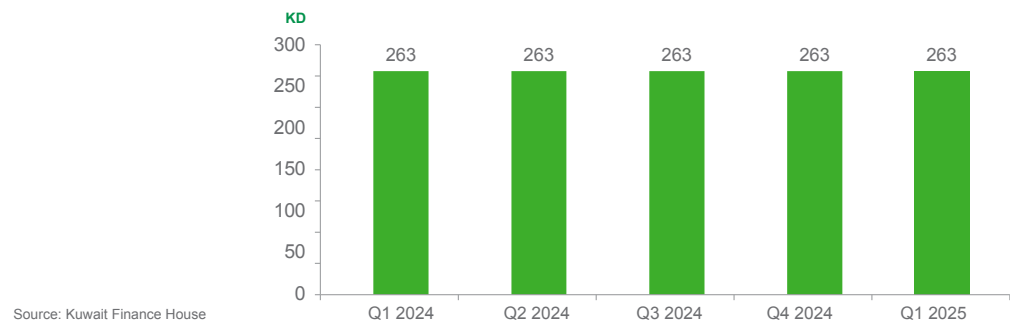
Note: The general average in the area as shown in tables 21 - 25 expresses the general average of several deals made based on KFH evaluation thereof. They were not wholly listed in the price tables.

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 Q1 2025, unchanged compared to the previous quarter. The annual growth rate of the average price in the area has stabilized since it witnessed a slight increase of 0.6% in Q2 2024.

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 Q1 2025
				From	To	
Amghara	Senior contractor	10,000	Internal	2,100,000	2,350,000	223
		10,000	Main	2,300,000	2,600,000	245
		5,000	Main	1,350,000	1,425,000	278
		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 KFHH, 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.



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Fifth: Prices of Farms and Livestock Pales (Jawakhir)

Farms Prices

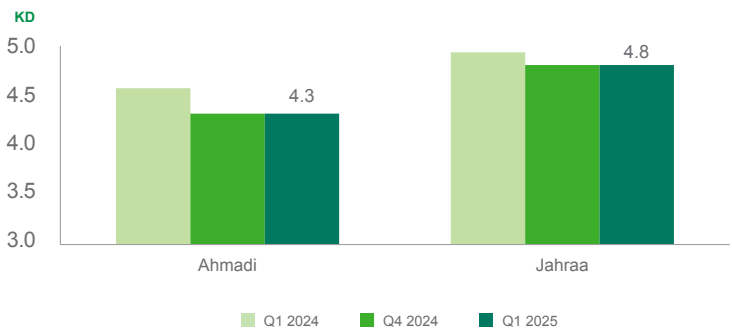
Farmland prices stabilized by the end of the first quarter of 2025, with the estimated price for the usufruct of one square meter remaining at KD 4.6 on a quarterly basis. This represents an annual decline of 4.0%.

Prices of farmlands with an area of 50,000 square meters have also stabilized to approximately KD 4.3 per square meter, unchanged on a quarterly basis. For farms measuring 100,000 square meters, the price has recorded KD 3.90 per square meter, unchanged on a quarterly basis while it is considered a decrease 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 first quarter of 2025.

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



Source: Kuwait Finance House

In Ahmadi Governorate, the average price per meter recorded approximately KD 4.3 by the end of the first quarter of 2025, with no change observed on a quarterly basis. In Jahra Governorate, the average price also recorded approximately KD 4.8, with no change observed on a quarterly basis.

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 usufruct price per square meter in Ahmadi agricultural areas remained unchanged as seen Wafra. The estimated average usufruct price for a land covering 100 thousand square meter approximates KD 415,000, and a 50,000-square-meter plot reached KD 225,000, unchanged on a quarterly basis. These prices reflect an annual decrease of 5.7% for both area categories.

Livestock Pales (Jawakhir) Prices

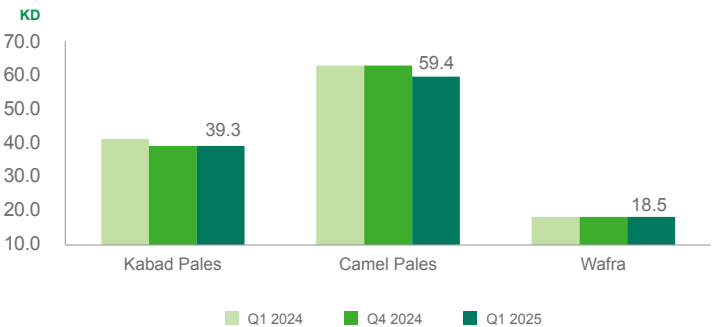
Prices of livestock pales (Jawakhir) decreased to KD 35.7 in the Ahmadi Governorate at the end of Q1 2025, a limited drop of 1.4% from the previous quarter, and 4.1% on an annual basis.

Prices in some areas of the Governorate stabilized on a quarterly basis. By the end of Q1 2025, the average estimated usufruct price per square meter for a plot of land covering 2,500 square meters in the Kabd area was approximately KD33.0, unchanged on a quarterly basis, while it decreased year-on-year by 8.3%. The average price of this land reached to 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 decreased to KD 59.4 by the end of Q1 2025, a decrease of 5.0% from the previous quarter and within this percentage on an annual basis.

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.

Figure (49) Estimated price per meter for Jawakhir land



Source: Kuwait Finance House

Table (26) Prices of Farms

Governorate	Area	Space	Estimated Price of Usufruct In the Plot		Estimated Price per sqm of land		*AP/Q Q1 2025
			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	Estimated Price of Usufruct In the Plot		Estimated Price per sqm of land		*AP/Q Q1 2025
			From	To	From	To	
Ahmadi	KABD Livestock Plots	2,500	65,000	85,000	26	34	30
		2,500	80,000	100,000	32	40	36
	Camel Livestock Plots - Rajam Khashman	1,600	80,000	110,000	50	69	59
	Wafra Livestock Plots	2,500	40,000	45,000	16	18	17
		2,500	45,000	55,000	18	22	20

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

Source: Kuwait Finance House

Sixth: Chalets Prices

The average price per linear meter recorded at the seafront and coastal strip areas by the end of Q1 2025 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 Q1 2025, 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	Waterfront Length by Meter	Market value of chalet (land)		Linear Meter Price Of Waterfront		AP/M Waterfront of the Land Q1 2025
				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:

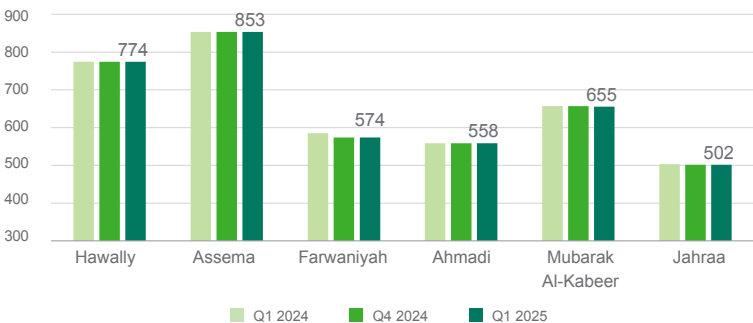
Occupancy of investment real estate

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 Q1 2025, most areas of private housing 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 real estate, 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.

Figure (50): average rental value of private housing



Source: Kuwait Finance House

The rental value of private housing in the State of Kuwait

The average rental price for private housing properties of 400 square meters witnessed a slight stability by the end of Q1 2025, reaching approximately KD 718 across all governorates, unchanged from the previous quarter. While it witnessed a slight decrease by 0.4% year-on-year. The average in the Capital Governorate reaches KD 853, without an annual change. In Hawally, the average rental price reached KD 774. In Farwaniya, it decreased by 2.3% annually to KD 574. In Mubarak Al-Kabeer, the average rent reached KD 655 for the same area, without annual change. 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 Q1 2025

Governorate	Area	3 Bedrooms, a Hall & 4 Bathrooms + Maid Room (1st & 2nd Floor) (135) m		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
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

Table 29: Average rental value for a newly built private residence in KD covering an area of 400m in Kuwait governorates during Q1 2025

Governorate	Area	3 Bedrooms, a Hall & 4 Bathrooms + Maid Room (1st & 2nd Floor) (135) m		Full Floor (Ground)		Full Floor (1st or 2nd)	
Ahmadi	Hadiya	350	400	650	750	550	650
	Egaila	350	400	650	750	550	650
	Mangaf	350	400	650	750	550	650
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

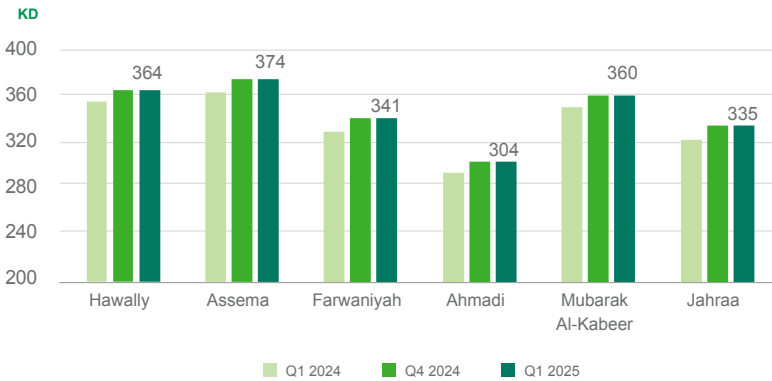
Source: Kuwait Finance House

Investment Housing Rental Value

By the end of the first quarter of 2025, the average rental value for investment apartments across all governorates reached approximately KD 345 without quarterly change. This reflects 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 3.0% 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.

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, as well as 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. Consequently, property owners may increase rent for vacant older units.

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-Qar 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, rents tend to be lower in 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 Q1 2025

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
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 Qar	315	325	345	355	375	385	425	435
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
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
Mubarak AlKabeer	Sabah Al Salem	295	325	325	355	355	385	405	435
Jahra	Jahra	280	290	310	320	340	350	390	400

Source: Kuwait Finance House

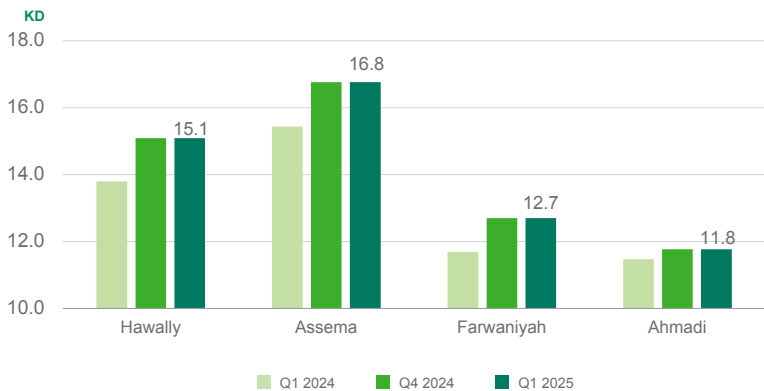


Retail Banking Beyond Horizons

Commercial Real Estate Rental Value

At the end of Q1 2025, 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 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 sqm for a commercial mezzanine across all governorates reached KD 10.9 at the end of Q1 2025. In some areas of the Capital Governorate, the average rent reached KD 13.5 per square meter unchanged on a quarterly basis. Commercial areas in Hawally and Salmiya, the average rent was KD 11.5 and KD 13.0 respectively. The average rent in Fahaheel was KD 11.5, while in Mangaf it was KD 7.8, and KD 13 in Farwaniya at the end of Q1 2025.

Rental value of offices differs according to location, type, finishing, in addition to services provided to real estate tenants. The average value reached KD 8.0 per square meter at the governorates level by the end of Q1 2025, 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 an 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 Q1 2025.

Table (31): Average Rental Trading Value in KD of Commercial Real Estate in Kuwait Governorates during Q1 2025**Average Price for Net Rental Area (KD)**

Areas	Basement		Ground Floor		Mezzanine		Offices	
	From	To	From	To	From	To	From	To
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
Dajeej (Farwaniya)**	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

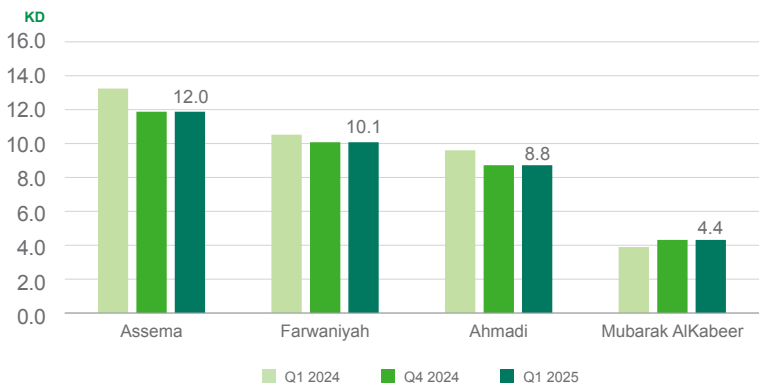
Industrial Plots Rental Value

By the end of Q1 2025, 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 for a Mezzanine floor was at KD 4.0.

In Al Rai area, a square meter in a basement averaged at KD 5 and at KD 26.5 for a ground floor, and at KD 4.5 for a Mezzanine floor.

Prices differ according to location, various features, and space. The average rental price per square meter in Ardiya area (warehouses area) for a basement, or mezzanine reached KD 4.5 and KD 8 for a ground floor. In Ardiya area (craftsmanship area), the average rent was KD 8 for basement and KD 24.8 for ground floor, and for a Mezzanine floor was at KD 5.5 by the end of Q1 2025. The average price per meter in East Ahmadi area reached KD 3.5 for a basement and KD 15.3 for a ground floor. The average rent per meter in the industrial area of Fahaheel reached KD 4.0 for a basement and was higher for a ground floor recording KD 22.0, while it reached KD 4.5 for a mezzanine floor.

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 Q1 2025**Average Price for Net Rental Area (KD)**

Areas	Basement (warehouse)		Ground Floor		Mezzanine	
	From	To	From	To	From	To
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	3.5	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, sell and display plants and flowers, landscaping and garden maintenance and sell agricultural products. Buildings include seeds and agricultural requirements store in addition to administrative offices.

Special Seafront Chalet:

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

Private Hospitals

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

Units of 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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