



Local Real Estate Report 2025

KFH report on local real estate market

Q3



بيت التمويل الكويتي
KFH

Registered in literary property sector

Issue No.: 73/2025

Kuwait Finance House (KFH) has the right to publish the general average price of each area, which is based on several actual sales and indicators according to KFH surveys.

Further, kindly note that no part of the report may be quoted, reproduced, or transferred wholly or partially unless a written permission is received from Kuwait Finance House. Those who are acting in violation thereof will be liable to legal accountability.

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)

Table of Contents

Introduction	7
First: Market Trends	10
Prices Movement in Different Areas	10
Average Price of Privately-owned Apartments and Rental Values	10
Land Prices During Q3 2025	11
Real Estate Transactions	12
Total Real Estate Transactions	13
Residential Real Estate Transactions	14
Investment Real Estate Transactions	15
Commercial Real Estate Transactions	16
Second: Government Projects and Housing Projects	18
Third: Prices Indices	20
First: Private Housing Land Prices	22
The Capital Governorate	23
Hawally Governorate	25
Farwaniya Governorate	27
Mubarak Al Kabeer Governorate	29
Ahmadi Governorate	30
Jahra Governorate	31
Second: Investment Land Prices	34
The Capital Governorate	35
Hawally Governorate	36
Farwaniya Governorate	37
Mubarak Al Kabeer Gover	39
Ahmadi Governorate	40
Jahra Governorate	41
Annual Return Rate on Investment Real Estate	42

Table of Contents

Third: Commercial Land Prices	44
The Capital Governorate	45
Hawally Governorate	45
Farwaniya Governorate	46
Ahmadi Governorate	47
Jahra Governorate	48
Annual Return Rate on Commercial Real Estate	48
Fourth: Prices of Industrial Plots (Public Benefit Contracts) and Stores	51
The Capital Governorate	51
Farwaniya Governorate	53
Mubarak Al Kabeer Governorate	54
Ahmadi Governorate	55
Jahra Governorate	56
Fifth: Prices of Farms and Livestock Pales (Jawakhir)	58
Sixth: Chalets Prices	61
Seventh: Leases and Occupancy Ratios	63
Investment Real Estate Occupancy Ratios	63
Private Housing Rental Value	63
Investment Housing Rental Value	66
Commercial Real Estate Rental Value	68
Industrial Plots Rental Value	69

Beyond



Horizons

Introduction



Introduction

Consolidated statements show that Q3 2025 real estate transactions reached KD 1.3 billion, a 19.4% increase over Q2's already elevated levels. This growth was primarily driven by exceptional activity in the commercial real estate sector, while transaction values in other real estate segments, including private housing and investment properties, declined compared to the previous quarter. It is noticed that the number of transactions rose to 1,564 deals during Q3 2025, an increase of 6.9%, reflecting continued demand in some real estate categories as witnessed in the number of deals recorded in Q3 2025. Demand for commercial real estate nearly tripled compared to Q2 2025. Investment real estate transactions also recorded a noticeable increase in the same quarter. In contrast, private housing and coastal strip properties saw a decline in demand relative to Q2 2025.

Several factors contributed to a surge in real estate transactions during Q3 2025. These include the approval of the Public Debt Law, the acceleration of government and infrastructure projects, and the launch of new governmental initiatives. In addition, the anticipated enactment of the mortgage law and the real estate developer law prompted optimism across some economic sectors, resulting in a positive impact on the commercial real estate segment, which witnessed exceptional growth in Q3 2025. Meanwhile, the private housing and investment real estate segments are to benefit once these laws come into effect.

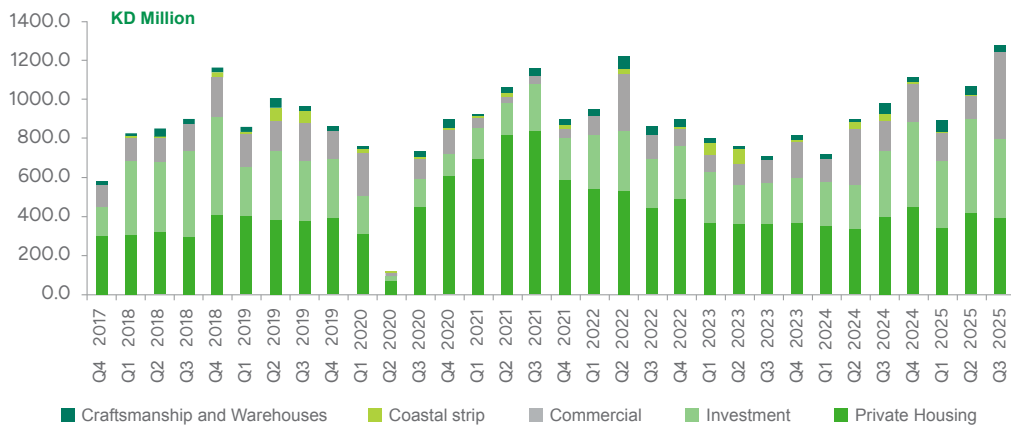
Additionally, the regional political tensions and pressure led to uncertainty which contributed to dampening the stock market and limiting investment opportunities. As a result, some investors shifted toward assets which are considered as safe havens such as real estate and gold. During Q3 2025, the price of gold reached a record level, exceeding USD 3,760 per ounce by the end of Q3 2025. Moreover, the Central Bank of Kuwait's decision, taken on September 17, to reduce the discount rate by 25 basis points to 3.75% will contribute to stimulating the economic environment in the coming period.



Transactions value of private housing declined to nearly KD 396 million in Q3 2025, down 5.3% from the previous quarter. This decrease was driven by the lower demand for this segment during Q3 2025, falling 2.3% to 1,035 deals for the same period. Despite a quarterly increase in demand by 24.2% (436 deals), the investment real estate transactions declined by 15.8%, to KD 406.6 million in the third quarter 2025. Meanwhile, the commercial real estate saw its transactions surge to KD 440.6 million, nearly four times higher than the value recorded in Q2 2025. Demand for this segment also increased to 75 deals, triple its volume in Q2 2025. The transaction value of coastal strip real estate reached KD 3.1 million through 3 deals only. Transactions in the craftsmanship and warehouse category experienced a decline, reaching KD 28.2 million in Q3 2025 (down 29.4%). Demand for this sector also dropped by 40% compared to the previous quarter, to 15 deals.

The average value of the overall real estate transaction index rose to KD 815 thousand in Q3 2025, up 11.7% from the previous quarter. It is also higher by 8.9% year-on-year.

Figure No. (1) Real Estate Trading Value



Source: Ministry of Justice – Kuwait Finance House

Table (1) Total Real Estate Trading Value

	Private Housing	Investment	Commercial	Coastline	Craftsmanship, and Warehouses	Total Transaction
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
Q2 - 2025	418.2	482.6	115.6	10.9	39.9	1,067.2
Q3 - 2025	396.0	406.6	440.6	3.1	28.2	1,274.5

First: Market Trends



First: Market Trends

The investment and commercial real estate sectors both saw quarterly price increases of 2.2% by the end of Q3 2025. This momentum resulted in robust year-on-year growth: 8.5% for investment properties and 4.4% for commercial properties. Meanwhile, private housing was the only segment to decline, recording a limited drop of 1.5% compared to Q2 2025 and 3.1% from the previous year.

Chalets' prices dropped by the end of Q3 2025 compared to the second quarter considering the decline of the average price in most areas overlooking the coastline, such as Sabah Al-Ahmad Sea City, which experience a decline by 2.5% quarter-on-quarter. This area is categorized as private housing in the coastal and chalet real estate segment by the Land Registration and Documentation Services of the Ministry of Justice. It has gained popularity among buyers seeking larger spaces and diverse entertainment options.

Prices Movement in Different Areas

By the end of Q3 2025, prices in most residential areas declined on a quarterly basis. This drop included many areas of the Capital Governorate which recorded a limited decline in relation to the previous quarter. Prices in some areas of the governorate remained unchanged compared to Q2 2025 including Shuwaikh Residential and Abdullah Al Salem areas. In Hawally Governorate, the average price experienced a limited decline of 2.0% with prices slightly falling in certain areas of the governorate.

The decline rate slowed in private housing areas of the Farwaniya Governorate, recording a 0.9% drop compared to a limited decline of 0.4% in Q2 2025. Prices in some areas of the governorate recorded a limited decrease and were stable in other areas. Prices in Mubarak Al Kabeer also declined by 1% on a quarterly basis, affected by the limited decrease in most of its areas. In the Ahmadi Governorate, prices experienced a 1.5% limited drop quarter-on-quarter amid a decline in the average price of most areas in the governorate. The average price in the Jahra Governorate declined by 1.4% compared to Q2 2025 with most areas within the governorate recording a slight quarterly decline.

By the end of Q3 2025, the increase pace of the average price in investment real estate accelerated, recording a 2.2% quarterly increase across the governorates against a 1.5% quarterly increase in Q2 2025. The average price marked an 8.5% yearly increase. Prices of investment real estate rose in most areas across the governorates in relation to Q2 2025. On an annual basis, prices rose at varied rates in most areas supported by investors' desires to lease out their units for professional and commercial activities. Prices increased in investment areas on a quarterly basis by around 2.0% and 2.7% by the end of Q3 2025.

The average price per commercial meter across the governorates increased by the end of Q3 2025 by 2.2% on a quarterly basis. It is also 4.4% higher year-on-year. The average price of industrial real estate slightly decreased to 1.1% on a quarterly basis, and about 1.6% yearly drop. Meanwhile, the average price of craftsmanship areas fell by nearly 0.3% on a quarterly basis by the end of Q3 2025; however, it recorded a 1.5% rise year-on-year.

The average price per sqm based on residential areas across Kuwait dropped to nearly KD 1,006 for the private housing real estate, representing a 1.4% decline relative to Q2 2025. In contrast, the average meter price for investment lands increased to KD 1,786, reflecting a quarterly increase of 2.2%. The average price for commercial real estate across commercial areas reached KD 4,901 per sqm, a 2.2% quarterly rise. Meanwhile, the average price for industrial lands reached KD 883. For craftsmanship real estate, it reached KD 2,966 by the end of Q3 2025.

Average price of Privately-owned Apartments and Rental Values

The average price of flats-to-own with areas of 70 and 95 square meters did not record a quarterly or yearly change in most areas by the end of Q3 2025, remaining at KD 900 across the governorates. The average price of KD 1,095 in the Capital Governorate is considered the highest. Mubarak Al Kabeer came second with an average price of KD 1,091, followed by Hawally Governorate with an average of KD 1,017 and Farwaniya Governorate with an average price of KD 796. In the Ahmadi Governorate, the average price reached KD762 by the end of Q3 2025.

Rental Values

The average rental value of private housing reached KD 714 across Kuwait's governorates, down 0.4% quarter-on-quarter and about 0.8% year-on-year. The average rental value reached KD 853 in the Capital Governorate, KD 774 in Hawally Governorate and KD 554 in Farwaniya Governorate, representing a 2.3% quarterly drop and 5.6% year-on-year decline. In the Ahmadi Governorate, the average did not change on a quarterly and yearly basis, remaining at KD 558. In Mubarak Al Kabeer Governorate, the average also remained at KD 654 without quarterly change. Similarly, Jahra Governorate maintained its average rental value at KD 501 without quarterly change.

The average rental value of apartments in the investment real estate reached KD 348 across the governorates, reflecting a 0.8% quarter-on-quarter increase and 1.8% year-on-year rise. The average rental value reached KD 375 in the Capital Governorate (up 0.8% y-o-y), KD 370 in Hawally Governorate (up 2.2% y-o-y) and KD 343 in Farwaniya Governorate (up 2% y-o-y). In Mubarak Al Kabeer Governorate, the average reached KD 360 an increase by 0.7% from Q3 2024. In the Ahmadi Governorate, the average rental value reached KD 307, a year-on-year increase of 2.2%. In the Jahra Governorate, it reached KD 343 by the end of Q3 2025, up 3.8% year-on-year.

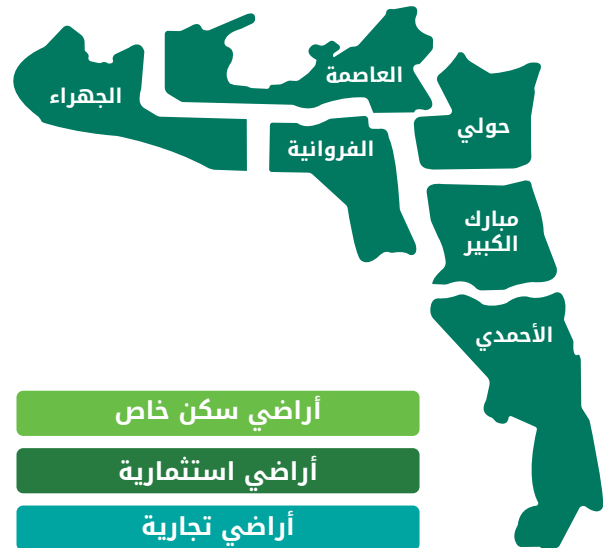
Inflation

In the last recent months, inflation in Kuwait saw lower rates according to the latest statistics of the Central Statistical Bureau. However, it remains slightly higher than the rates recorded in some GCC countries. CPI in Kuwait reached 136.5 points by the end of July 2025 according to the latest available data. The annual inflation rate in Kuwait declined during the last months, recording less than 2.4% by the end of July 2025 relative to 3.0% in July and 2.8% by the end of Q3 2024. There have been variable increases in prices with prices slowing down for the residential services component amid a limited annual inflation rate of less than 1% by the end of July 2025, compared to 0.9% recorded at the end of July 2024.

Land Prices during Q3 2025

By the end of Q3 2025, the average price per square meter of private housing real estate in the Capital Governorate reached KD 1,362, while the average for investment real estate stood at KD 2,640. Commercial real estate in the governorate recorded higher prices, with the average price per square meter reaching KD 9,054 by the end of Q3 2025. In Hawally Governorate, the average price per square meter for private housing properties was approximately KD 1,085, compared to KD 1,904 for investment real estate and KD 3,961 for commercial real estate. In Farwaniya Governorate, the average price per square meter for private housing real estate stood at KD 717, while investment real estate recorded an average of KD 1,630, and commercial properties reached KD 2,795 by the end of Q3 2025.

متوسط سعر المتر المربع في القطاعات العقارية المختلفة في محافظات الكويت بنهاية الربع الثالث 2025



العاصمة	حولي	الجهراء	الفروانية	الأحمدی	مبارك الكبير
9,054	3,961	3,850	2,795	3,442	1,812
2,640	1,904	1,702	1,630	1,342	832
1,362	1,085	566	717	610	

Real Estate Transactions

Commercial real estate advanced to the leading position among all other real estate segments, driven by an exceptional trading activity, accounting for approximately 34.6% of the total real estate transactions in Q3 2025, compared to 10.8% in Q2 2025. The investment real estate remained in second rank, representing 31.9% of the total transactions in Q3 against 45.2% in Q2 2025. The share of the private housing segment declined to 31.1% in Q3 2025, ranking third among real estate segments, compared to 39.2% in the previous quarter. The contribution of the craftsmanship and stores in Q3 2025 declined, representing a share of 2.2% against 3.7% in Q2 2025. Coastline real estate transactions constituted 0.2% against 1% in Q2 2025.

Figure No. (2) Total Real Estate Transaction

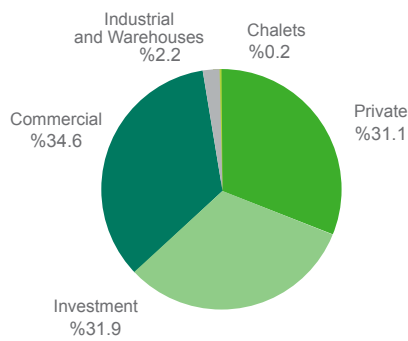
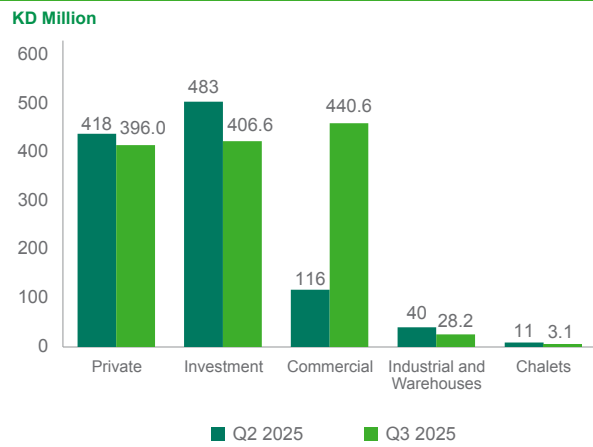


Figure No. (3) Distribution of Real Estate Shares



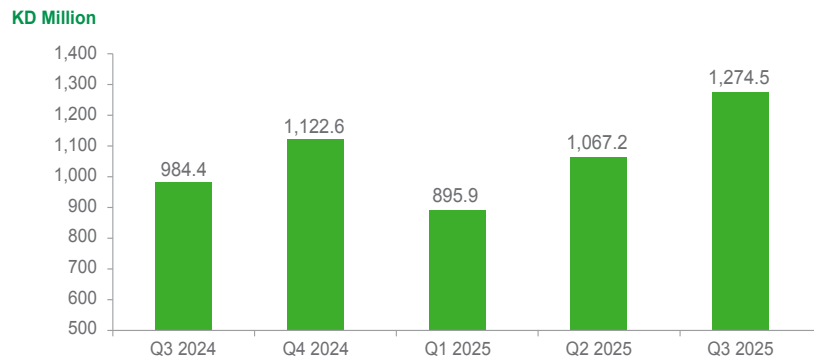
Source: Ministry of Justice – KFH



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 the real estate transactions was roughly KD 1.3 during Q3 2025, reflecting an increase of 19.4% from Q2 2025. It is also significantly higher by 29.5% year-on-year.

Figure No. (4) Total Real Estate Trading Value



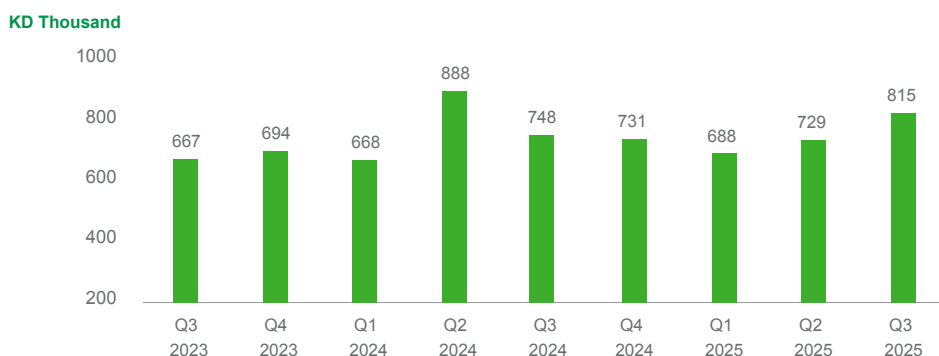
Source: Ministry of Justice – KFH

The average trading value

The average real estate transaction value index increased to KD 815 thousand by the end of Q3 2025, higher by 11.7% from Q2 2025 and by 8.9% year-on-year.

The total number of transactions traded in Q3 2025 increased to KD 1,564 deals, reflecting a 6.9% quarterly growth (18.8% year-on-year). This rise was driven by a significant annual increase in the number of private housing and investment real estate deals in addition to a limited demand for craftsmanship and coastline real estate. Demand for commercial properties experienced an unprecedented surge in Q3 2025.

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

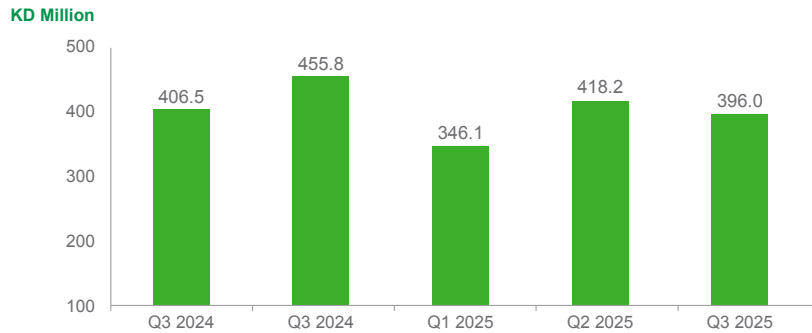


Source: Ministry of Justice – KFH

Residential Real Estate Transactions

Real estate transactions for the private housing category declined to KD396 million in Q3 2025, down by 5.3% % from Q2 2025. It is also lower by 2.6% year-on-year.

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



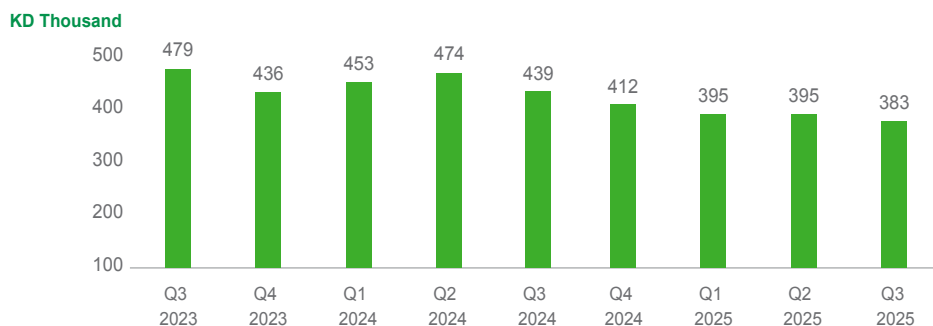
Source: Ministry of Justice – Kuwait Finance House

Average Trading Value of Private Housing Real Estate

The average trading value of private housing dropped to KD 382.6 thousand, a 3.1% decline compared to Q2 2025 which recorded the lowest level in nearly three years. It is also lower by 12.9% year-on-year.

The number of private housing deals declined to 1,035 deals in Q3 2025, a 2.3% limited drop compared to Q2 2025. Meanwhile, it is higher by 11.9% year-on-year.

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

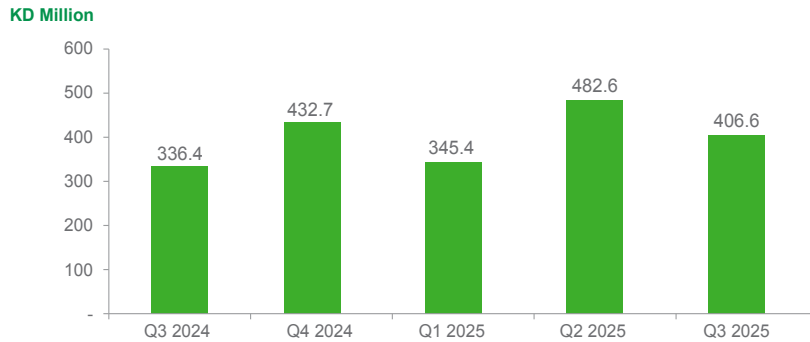


Source: Kuwait Finance House

Investment Real Estate Transactions

The value of investment real estate transactions declined to KD 406.6 million in Q3 2025, a significant drop of 15.8% compared to its volume in Q2 2025. However, it is higher by 20.9% on a yearly basis.

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



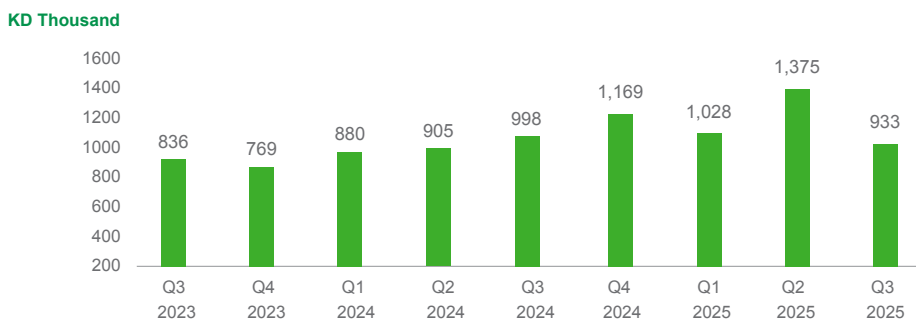
Source: Ministry of Justice – Kuwait Finance House

The Average Transaction Value of Investment Real Estate

The average transaction value of investment real estate segment declined to KD 993 thousand in Q3 2025, down from its elevated levels in previous quarters of the year, which had exceeded KD 1 million. This drop is driven by a 32.2% decrease compared to Q2 2025. It is also lower by 6.6% year-on-year.

The number of investment real estate deals increased to 436 deals in Q3 2025, marking a 24.2% rise compared to Q2 2025 and a 29.4% increase year-on-year.

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

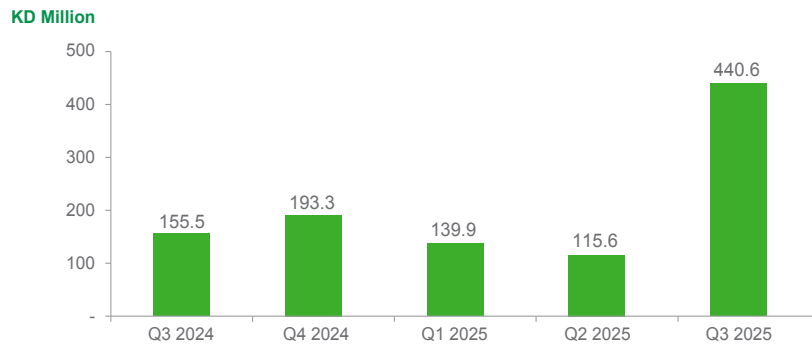


Source: Kuwait Finance House

Commercial Real Estate Transactions

The value of commercial real estate transactions surged to an exceptional and unprecedented level, reaching KD 440.6 million in Q3 2025, representing approximately four times the value recorded in Q2 2025, and more than double the level achieved in Q3 2024.

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



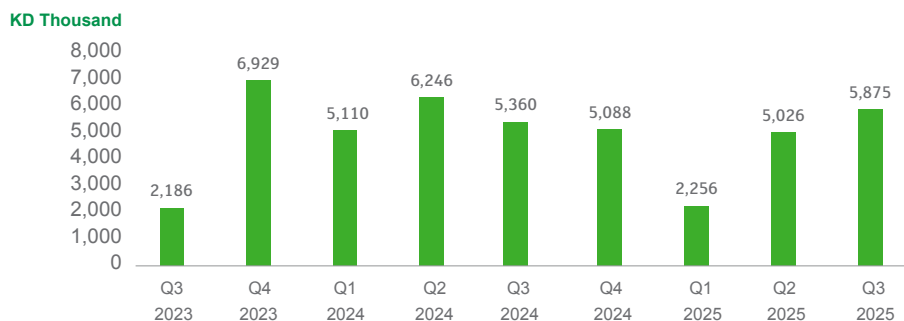
Source: Ministry of Justice – Kuwait Finance House

The Average Transaction Value of Commercial Real Estate

The average transaction value in the commercial real estate segment doubled, reaching approximately KD 5.9 million by the end of Q3 2025, up by 16.9% compared to Q2 2025, during which the average transaction value exceeded about KD 5 million. On a year-on-year basis, this represents a 9.6% rise compared to the elevated level of around KD 5.4 million recorded in Q3 2024 for the average transaction value of this segment.

Demand for commercial real estate surged, accompanied by a significant increase in the number of transactions, which reached 75 deals in Q3 2025, more than triple the 23 transactions recorded in Q2 2025, and over double the figure on a year-on-year basis.

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



Source: Kuwait Finance House

Second: Government Projects and Housing Projects



Second: Government Projects and Housing Projects

Kuwait aspires to become an attractive 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). 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, PAHW announced that it has received 70 official applications from specialized real estate development companies. The law is expected to be issued as part of the efforts to sustainability solutions and enhance quality of life in new cities. It will provide 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 contribute to capitalizing on the abilities of the private sector and fostering a competitive investment environment for investors. This will support diversification of housing supply and help curb real estate price inflation. According to the monthly report issued in June 2025, PAHW successfully delivered around 40.8 thousand services, around 22.9 thousand of these services were carried out through electronic systems. Meanwhile, 16.4 thousand services were provided through contact services during the month of June 2025. To mark these achievements, PAHW received the 2025 outstanding achievement in Geographic Information Systems (GIS) award, in recognition of its successful application of GIS technologies.

PAHW continues to address citizens' housing applications. According to the latest report on housing projects issued in July 2025, the number

of accumulated housing applications stood at 103.1 thousand, marking a 6.7% increase year-on-year. This rise is likely due to citizens seeking to benefit from the anticipated real estate financing law. According to the recent report available in June 2025, 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 27.7 thousand plots and has another 28.3 thousand plots ready for delivery. In South Abdullah Al-Mubarak, PAHW delivered over 3.2 thousand plots with 3.3 thousand plots ready for delivery. In Khaitan, PAHW delivered around 1.4 thousand plots and has over 1.4 thousand plots ready for delivery.

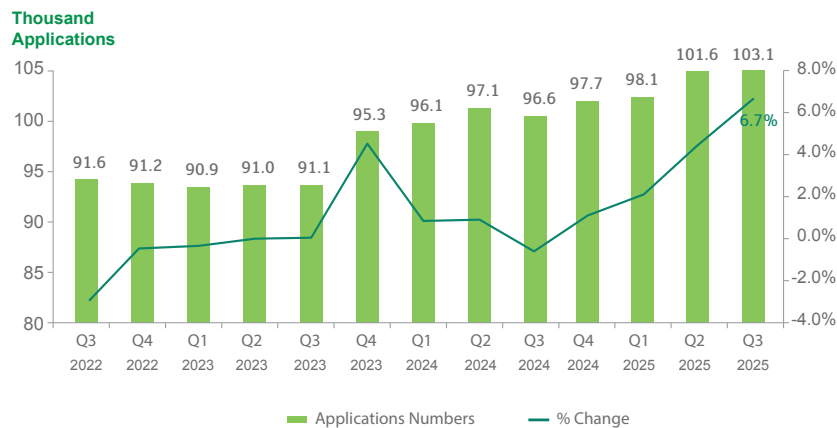
According to the latest available report, PAHW also plans to develop 217 public service buildings across 7 planned residential cities. This includes 92 public buildings in Al-Mutlaa City, 31 under construction in South Abdullah Al-Mubarak, 17 in Sabah Al-Ahmad as well as 74 public buildings under the affordable housing project. PAHW plans also include 3 public buildings under implementation in South Khaitan, Jaber Al-Ahmad and Saad Al-Abdullah. Additionally, PAHW continues its efforts to distribute residential projects across various cities including South Saad Al-Abdullah City, in which 16,643 of the 24,508 units have been allocated, according to the latest PAHW report. In addition, PAHW allocated over 7 thousand units in Saad Al-Abdullah City, Taima and Sulaibiya project to housing beneficiaries.

The report also highlighted PAHW efforts in completing infrastructure projects for the residential developments. In some cases, actual completion rates exceeded contractual targets. For example, in South Sabah Al-Ahmad City, the completion rate for main roads contracts reached 54.4%, with 11% completion rate for infrastructure projects in an area serving 7,623 housing units, and 19% completion rate, which is double the contractual rate, for areas with 6,189

housing units. In South Saad Al-abdullah City, the completion rate reached 39%, representing three times tripe the contractual rate for the project progress of some main roads in the area.

According to the monthly report issued in June 2025, PAHW signed 6 contracts for the construction and maintenance of public buildings and the construction of main roads. The contracts also include other construction projects in Al-Mutlaa residential in addition to establishing and maintaining youth center in one of Saad Al-Abdullah residential city areas.

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



Source: Monthly report of PAHW & Kuwait Finance House

PAHW is preparing to invite tenders for projects in three residential cities, in line with the anticipated Real Estate Developer law. PAHW announced earlier the signing of several contracts aimed at enhancing residential services in Al-Mutlaa and Sabah Al-Ahmad cities. These include two contracts for the establishment of infrastructure, services, and public buildings, covering 22 public facilities (including a supermarket, stores, and other public buildings) with a total value of KD 42.3 million, scheduled for completion within approximately three years. Additionally, a separate contract was signed for the supply, installation, and maintenance of underground cables to power electrical substations, with an estimated value of around KD 5 million, expected to be completed within two years.



Third: **Prices Indices**



Prices Indices

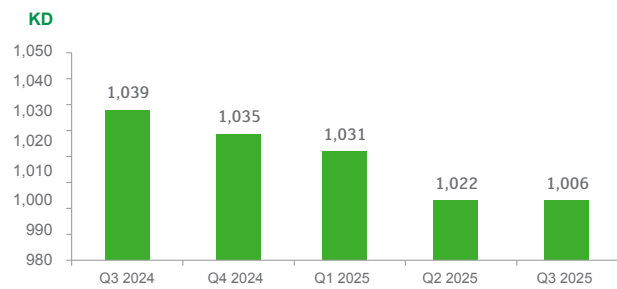
First: Private Housing Land Prices



First: Private Housing Land Prices

According to KFH data, private housing prices across Kuwait recorded a marginal decline, with demand dropping as reflected in the number of transactions in Q3 2025. The average price experienced a slight decrease by the end of Q3 2025, down by 1.5% on a quarterly basis to KD 1,006. It continued to record an annual decline since the last quarter of 2023, reaching 3.1% in Q3 2025.

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



Source: Ministry of Justice – Kuwait Finance House

Average Price of Private Housing Lands in the State of Kuwait

By the end of Q3 2025, the average price per meter dropped compared to Q2 2025, with private housing prices slightly decreasing in most areas of Kuwait governorates. In both the Capital and Ahmadi governorates, the average price dropped by 1.4%. In Mubarak Al Kabeer and Farwaniya governorates, the average price dropped by nearly 1%. Meanwhile, Hawally governorate recorded a larger decline of 2.0%. The average price in Jahra Governorate was down by 1.4% on a quarterly basis.

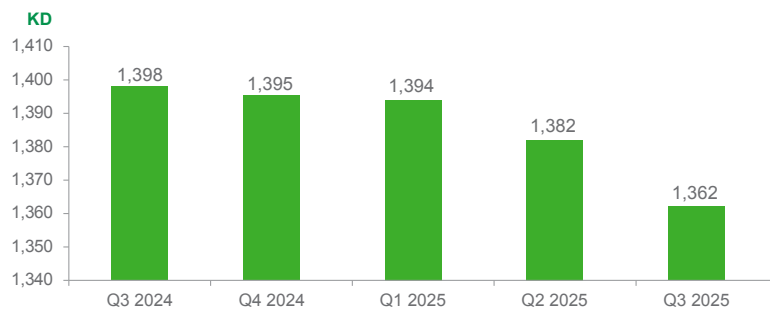
On a year-on-year basis, the decline in the average price varied across governorates. In the Capital Governorate, the average price declined by 2.6%, while in Hawally Governorate, it dropped by 4.8%. In Farwaniya Governorate, the decline reached 2.5%, and in Jahra Governorate, the decrease was higher at 3.4%. The Ahmadi Governorate recorded a 3.1% decline, whereas the Mubarak Al Kabeer Governorate saw a 1.7% year-on-year drop.



The Capital Governorate

By the end of Q3 2025, the average price per sqm of private housing lands in the Capital Governorate reached KD 1,362, reflecting a 1.4% drop on a quarterly basis. Annually, the average price exhibited a limited drop of 2.6%.

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 (KD)		Average sqm by the end of Q3 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 AlSalem	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

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

Area	Building percentage	Space	Street	Land market value (KD)		Market value per sqm (KD)		Average sqm by the end of Q3 2025
				From	To	From	To	
Rawda	210%	375	Internal	480,000	600,000	1,280	1,600	1,440
	210%	600	Internal	640,000	780,000	1,067	1,300	1,183
	210%	750	Internal	770,000	945,000	1,027	1,260	1,143
	210%	750	Main	925,000	1,180,000	1,233	1,573	1,403
General average in the area				789,000	961,000	1,147	1,407	1,277
Mansouriya	210%	750	Internal	780,000	935,000	1,040	1,247	1,143
	210%	750	Main	925,000	1,150,000	1,233	1,533	1,383
	210%	1,000	Internal	930,000	1,200,000	930	1,200	1,065
General average in the area				958,750	1,181,250	1,101	1,355	1,228
Qurtuba	210%	500	Internal	500,000	625,000	1,000	1,250	1,125
	210%	750	Internal	650,000	780,000	867	1,040	953
	210%	1,000	4th ring road	1,080,000	1,200,000	1,080	1,200	1,140
General average in the area				743,333	868,333	982	1,163	1,073
Gernata	210%	500	Internal	360,000	450,000	720	900	810
	210%	750	Internal	460,000	565,000	613	753	683
	210%	1,000	Jahra road	680,000	750,000	680	750	715
General average in the area				552,500	640,000	681	800	740
Dasma	210%	500	Internal	460,000	560,000	920	1,120	1,020
	210%	500	Main	540,000	670,000	1,080	1,340	1,210
	210%	750	Internal	615,000	740,000	820	987	903
General average in the area				586,250	717,500	948	1,162	1,055

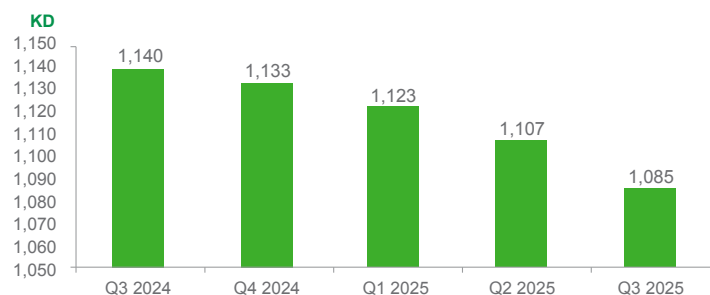
Source: Kuwait Finance House

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

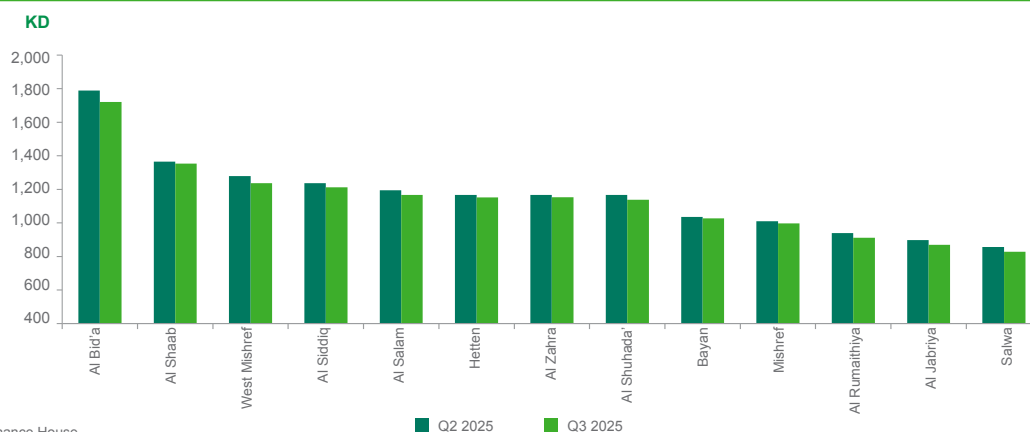
By the end of Q3 2025, the average price of private housing lands in Hawally Governorate reached KD 1,085, reflecting a limited quarterly drop of 2.0% and a 4.8% decrease year-on-year.

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



Source: Kuwait Finance House

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



Source: Kuwait Finance House

Table (3) Prices of Housing Lands in Hawally Governorate

Area	Building percentage (%)	Space	Street	Land market value (KD)		Market value per sqm (KD)		Average sqm by the end of Q3 2025
				From	To	From	To	
Shaab	210 %	400	Internal	500,000	600,000	1,250	1,500	1,375
	210 %	400	Main	570,000	735,000	1,425	1,838	1,631
	210 %	750	Internal	760,000	915,000	1,013	1,220	1,117
General average in the area				650,833	802,500	1,209	1,493	1,377
Jabriya	210 %	400	Internal	350,000	420,000	875	1,050	963
	210 %	500	Main	440,000	550,000	880	1,100	990
	210 %	1,000	5th ring road + AlMaghrib	735,000	890,000	735	890	813
General average in the area				499,375	610,625	789	963	915
Rumaithiya	210 %	400	Main	385,000	480,000	963	1,200	1,081
	210 %	1,000	Al Aqsa	900,000	1,050,000	900	1,050	975
	210 %	500	Main	415,000	540,000	830	1,080	955
General average in the area				553,750	669,375	826	1,011	946

Table (3) Prices of Housing Lands in Hawally Governorate

Area	Building percentage (%)	Space	Street	Land market value (KD)		Market value per sqm (KD)		Average sqm by the end of Q3 2025
				From	To	From	To	
Salwa	210 %	750	Internal	430,000	520,000	573	693	633
	210 %	1,000	Al Aqsa	880,000	1,020,000	880	1,020	950
	210 %	1,000	Fahaheel	590,000	740,000	590	740	665
General average in the area				602,857	717,143	750	904	856
Al-Salam	210%	500	Internal	465,000	560,000	930	1,120	1,025
	210 %	500	Main	535,000	650,000	1,070	1,300	1,185
	210 %	400	Internal	420,000	505,000	1,050	1,263	1,156
General average in the area				475,000	573,750	1,063	1,283	1,173
Mishref	210 %	500	Internal	465,000	580,000	930	1,160	1,045
	210 %	1,000	Main	840,000	1,025,000	840	1,025	933
General average in the area				635,000	817,500	874	1,129	1,002
Mubarak Al-Abdullah (West Mishref)	210 %	400	Internal	440,000	530,000	1,100	1,325	1,213
	210 %	400	Main	500,000	625,000	1,250	1,563	1,406
General average in the area				498,750	608,750	1,115	1,362	1,238
Al- Bada'	150 %	800	Internal	890,000	1,100,000	1,113	1,375	1,244
General average in the area				1,463,333	1,816,667	1,538	1,908	1,723

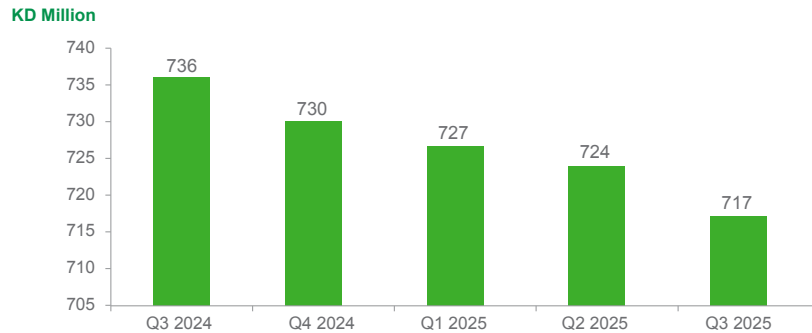
Source: Kuwait Finance House

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

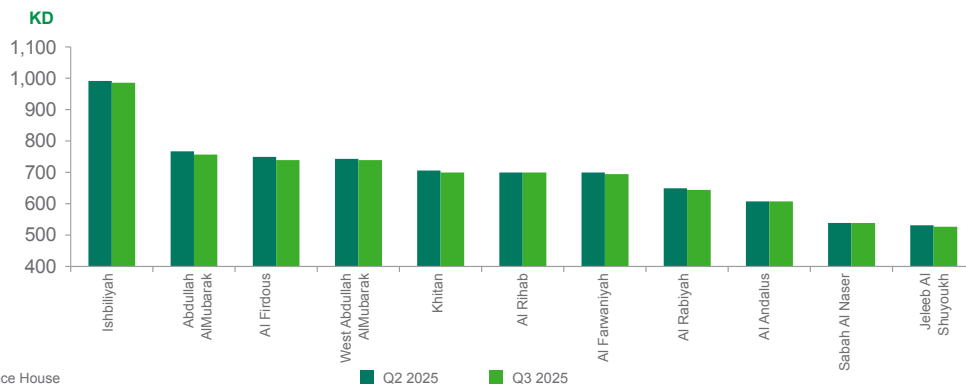
By the end of Q3 2025, the average price per meter of private housing lands in Farwaniya Governorate reached KD 717, representing a 0.9% drop. A slower decline rate of 2.5% is noticed by the end of Q3 2025 compared to a 5.8% annual decline recorded by the end of Q4 2024.

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



Source: Ministry of Justice – Kuwait Finance House

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



Source: Kuwait Finance House

Table (4) Prices of Private Housing Lands in Farwaniya Governorate

Area	Building percentage (%)	Space	Street	Land market value (KD)		Market value per sqm (KD)		Average sqm by the end of Q3 2025
				From	To	From	To	
Al Andalus	210 %	500	Main	310,000	385,000	620	770	695
	210 %	750	Internal	360,000	435,000	480	580	530
General average in the area				358,000	427,000	555	664	609
Al Rabiyyah	210 %	375	Main	255,000	325,000	680	867	773
	210 %	1,000	Internal	525,000	570,000	525	570	548
General average in the area				392,500	448,750	588	703	646
Ishbiliyah	210 %	375	Internal	310,000	385,000	827	1,027	927
	210 %	400	Main	410,000	505,000	1,025	1,263	1,144
	210 %	500	Internal	365,000	445,000	730	890	810
General average in the area				373,333	457,500	886	1,086	986

Table (4) Prices of Private Housing Lands in Farwaniya Governorate

Area	Building percentage (%)	Space	Street	Land market value (KD)		Market value per sqm (KD)		Average sqm by the end of Q3 2025
				From	To	From	To	
Farwaniya	210 %	500	Internal	300,000	340,000	600	680	640
	210 %	500	Main	340,000	415,000	680	830	755
General average in the area				320,000	377,500	640	755	698
Khaitan	210 %	1,000	King Faisal Highway	725,000	790,000	725	790	758
	210 %	750	Internal	390,000	450,000	520	600	560
General average in the area				408,000	473,000	642	767	705
Jleeb Al-Shuyoukh	210 %	750	Internal	340,000	400,000	453	533	493
	210 %	750	Main	400,000	450,000	533	600	567
General average in the area				370,000	425,000	493	567	530
Ardiya	210 %	600	Internal /Main	325,000	365,000	542	608	575
Ardiya (existing house)	800 sqm	300	Internal	225,000	285,000	750	950	850
General average in the area				300,000	361,250	682	820	751

Source: Kuwait Finance House

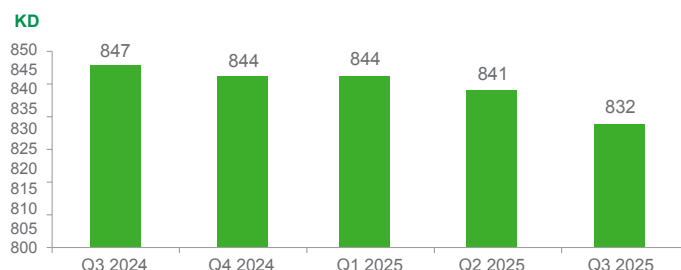
Note: The general average in the area shown in tables 2 through 5 expresses the general average of several deals made by KFH evaluation thereof. They were not wholly listed in the tables of prices. Accordingly, the reader cannot infer the general average in the area based only on sample prices in each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

In Mubarak Al Kabeer Governorate, the average price per meter of private housing lands reached KD 832 by the end of Q3 2025, representing a limited decline by 1% on a quarterly basis. Meanwhile, the annual decline stabilized in Q2 and Q3 at 1.7%. This rate is lower compared to a 5.0% annual decline recorded in the last quarter of 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 areas of Mubarak Al Kabeer Governorate



Source: Kuwait Finance House

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

Area	Building percentage	Space	Street	Land market value (KD)		Market value per sqm (KD)		Average sqm by the end of Q3 2025
				From	To	From	To	
Al Masayel	210 %	500	Internal	400,000	460,000	800	920	860
	210 %	500	Main	445,000	550,000	890	1,100	995
General average in the area				398,750	480,000	891	1,074	983
Sabah Al-Salem (plots)	210 %	400	Internal	260,000	325,000	650	813	731
Sabah Al-Salem (Existing house)	800 sqm	300	Main/internal	220,000	280,000	733	933	833
General average in the area				263,333	316,667	719	869	794
Abu Fatira Residential	210 %	400	Internal	300,000	385,000	750	963	856
	210 %	400	Main	355,000	435,000	888	1,088	988
General average in the area				351,250	432,500	784	968	876

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

Area	Building percentage	Space	Street	Land market value (KD)		Market value per sqm (KD)		Average sqm by the end of Q3 2025
				From	To	From	To	
Funaitees	210 %	400	Main	370,000	455,000	925	1,138	1,031
	210 %	500	Internal	365,000	450,000	730	900	815
General average in the area				366,250	460,000	818	1,029	923
Adan (existing house)	210 %	400	Main	305,000	355,000	763	888	825
Adan	210 %	400	Internal	270,000	330,000	675	825	750
General average in the area				288,750	342,500	722	856	789

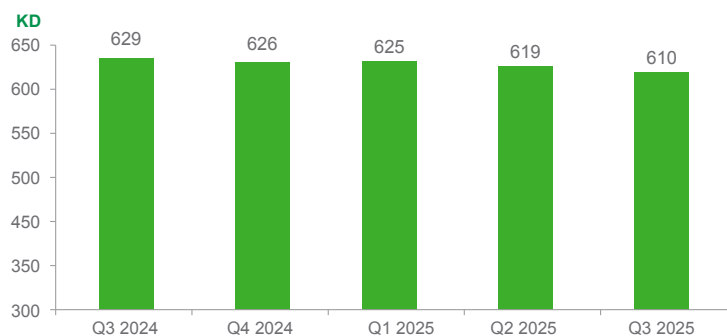
Source: Kuwait Finance House

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 610 by the end of Q3 2025, reflecting a 1.5% modest decline on a quarterly basis. The average price dropped by 3.1% year-on-year by the end of Q3 2025.

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

Legend: Q2 2025 (dark green), Q3 2025 (light green)

Table (6) Prices of Housing Lands in the Ahmadi Governorate

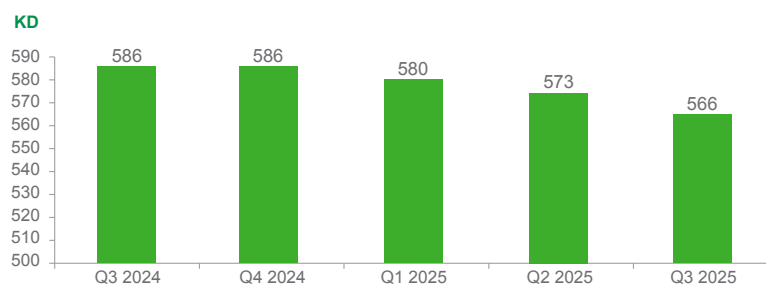
Area	Building percentage	Space	Street	Land market value (KD)		Market value per sqm (KD)		Average sqm by the end of Q3 2025
				From	To	From	To	
Hadiya	210 %	750	Internal	330,000	405,000	440	540	490
	210 %	750	Main	400,000	495,000	533	660	597
Egaila	210 %	400	Internal	285,000	330,000	713	825	769
	210 %	400	Main	340,000	410,000	850	1,025	938
Fahad Al-Ahmad (existing government house)	210 %	400	Main/ internal	255,000	300,000	638	750	694
Fahad Al-Ahmad (plots)	210 %	400	Main/ internal	250,000	300,000	625	750	688
Southern coastline C – Seaside	150 %	2,000	Waterfront	2,400,000	2,600,000	1,200	1,300	1,250
Southern coastline C – internal streets	150 %	750	Internal	425,000	500,000	567	667	617
Khiran Residential City	210 %	400	Internal	105,000	140,000	263	350	306
Sabah Al-Ahmad Marine Area A1	210 %	1,200	Waterfront	260,000	320,000	217	267	242
Sabah Al-Ahmad Marine Area A3	210 %	450	Waterfront	250,000	300,000	556	667	611
Mangaf Residential	210 %	375	Internal	250,000	305,000	667	813	740
	210 %	400	Main	315,000	405,000	788	1,013	900

Source: KFH

Jahra Governorate

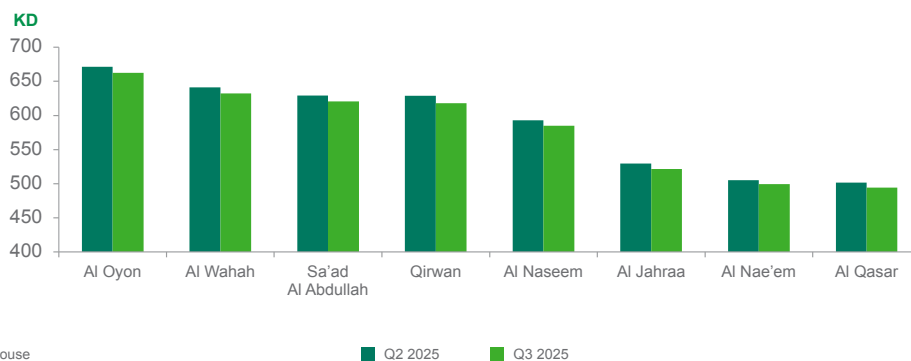
Prices of private housing lands in Jahra Governorate declined by the end of Q3, to KD 566, representing a 1.4% quarterly decrease. The annual decrease rate slowed by the end of Q3, reaching 3.4% compared to a 6.2% recorded in the previous quarter.

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

■ Q2 2025 ■ Q3 2025

Table (7) Prices of Private Housing Lands in Jahra Governorate

Area	Building percentage	Space	Street	Land market value (KD)		Market value per sqm (KD)		Average sqm by the end of Q3 2025
				From	To	From	To	
Al Qasr	210 %	1,000	Al Nadi Street	520,000	615,000	520	615	568
Al Qasr (existing house)	210 %	600	Internal	230,000	280,000	383	467	425
Jahra	210 %	1,000	Al-Mutlaa	530,000	620,000	530	620	575
Al Naeem (plots)	210 %	400	Internal/main	175,000	210,000	438	525	481
Al Naeem (existing house)	210 %	400	Internal/main	190,000	225,000	475	563	519
Al-Naseem	210 %	400	Internal/main	215,000	255,000	538	638	588
Al-Waha (existing house)	Up to 800 sqm	300	Internal/main	160,000	220,000	533	733	633
Saad Al-Abdullah	210 %	400	Internal/main	225,000	260,000	563	650	606
Qairawan	210 %	400	Internal/main	215,000	280,000	538	700	619

Source: KFH

Prices Indices

Second: Investment Land Prices

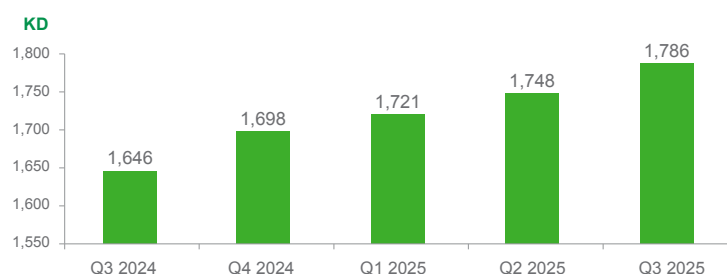


Second: Investment Land Prices

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.

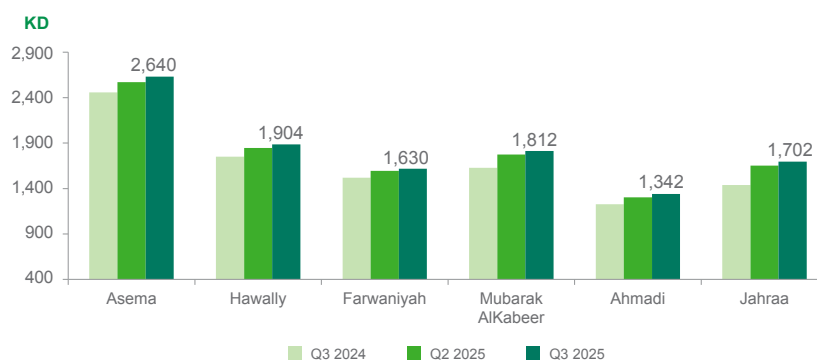
The average price of investment lands continues to rise, driven by the accelerated increase recorded in Q3 2025 compared to a lower rise observed in the previous quarter. The average price reached KD 1,786 across the governorates in Q3 2025, up by 2.2% quarter-on-quarter, supported by higher prices in certain investment areas across Kuwait’s governorates. It is also noted that annual price growth for investment real estate remained strong for the fourth consecutive quarter, accelerating to about 8.5% by the end of Q3 2025, a rate significantly higher than that observed at the beginning of 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 per meter of investment lands in Kuwait

On a quarterly basis, the average price per meter in investment areas within the Capital Governorate increased by 1.9% at the end of Q3 2025 compared to Q2 2025. In Hawally Governorate, the average price increased by 2.1%. In Farwaniya, the average price increased by 2.4%. In Mubarak Al Kabeer Governorate, it increased by nearly 2.2%. Ahmadi and Jahra governorates experienced a rise in the average price of 2.3% and 2.7% respectively.

On an annual basis, the rate of increase in the average price accelerated across most governorates, reaching 6.7% in the Capital Governorate, 8.9% in Hawally Governorate, and about 6.6% in Farwaniya Governorate. Meanwhile, the average price in Ahmadi rose by 8.7% year-on-year.

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

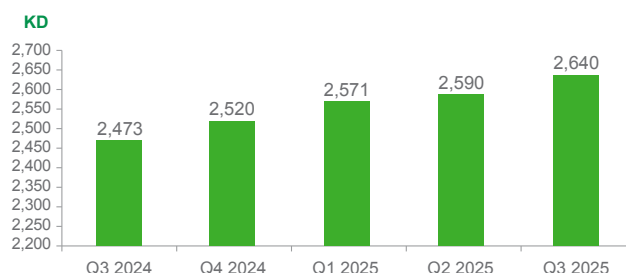


Source: Kuwait Finance House

The Capital Governorate

By the end of Q3 2025, prices in the Capital Governorate increased quarter-on-quarter to KD 2,640 per square meter, retaining its position as the highest among all governorates. The average price saw a corresponding 1.9% quarterly increase and a 6.7% year-on-year rise.

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



Source: Kuwait Finance House

Table (8) Prices of Investment Lands in the Capital Governorate

Area	Building percentage	Space	Street	Land market value (KD)		Market value per sqm (KD)		Average sqm by the end of Q3 2025
				From	To	From	To	
Bneid Al-Qar	250 %	1,000	Arabian Gulf	3,300,000	3,550,000	3,300	3,550	3,425
	250 %	500	Main	1,025,000	1,200,000	2,050	2,400	2,225
	250 %	1,000	Internal	1,720,000	1,840,000	1,720	1,840	1,780
	250 %	1,000	Main+ 1 st and 2 nd ring roads	2,080,000	2,280,000	2,080	2,280	2,180
General average in the area				1,771,875	1,945,000	2,077	2,290	2,184
Eastern AlMugwa'a	240 %	250	Internal	535,000	620,000	2,140	2,480	2,310
	400 %	500	Internal	1,390,000	1,500,000	2,780	3,000	2,890
General average in the area				1,631,250	1,817,500	2,750	3,070	2,910

Table (8) Prices of Investment Lands in the Capital Governorate

Area	Building percentage	Space	Street	Land market value (KD)		Market value per sqm (KD)		Average sqm by the end of Q3 2025
				From	To	From	To	
Dasman	400 %	1,000	Arabian Gulf	4,350,000	4,680,000	4,350	4,680	4,515
	400 %	1,000	Internal	2,550,000	2,950,000	2,550	2,950	2,750
	400 %	750	Abdullah Al-Ahmad	2,280,000	2,550,000	3,040	3,400	3,220
General average in the area				3,060,000	3,393,333	3,313	3,677	3,495

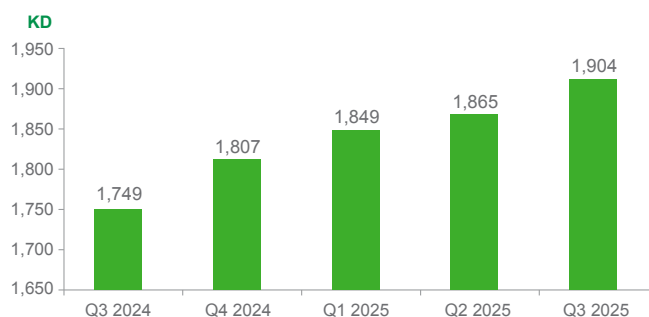
Source: Kuwait Finance House

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 1,904 by the end of Q3 2025, reflecting a quarter-on-quarter growth of 2.1% compared to the previous quarter, and a year-on-year increase of 8.9%.

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



Source: Kuwait Finance House

Table (9) Prices of Investment Lands in Hawally Governorate

Area	Building percentage	Space	Street	Land market value (KD)		Market value per sqm (KD)		Average sqm by the end of Q3 2025
				From	To	From	To	
Hawally	250 %	750	Al Muthanna	1,230,000	1,300,000	1,640	1,733	1,687
	250 %	750	Qutaiba	1,250,000	1,350,000	1,667	1,800	1,733
	250 %	750	Ahmed Bin Tulun	1,200,000	1,280,000	1,600	1,707	1,653
	250 %	750	Al Maghrib	1,250,000	1,290,000	1,667	1,720	1,693
	250 %	750	Sharhabil	1,200,000	1,300,000	1,600	1,733	1,667
	250 %	1,000	Internal	1,430,000	1,580,000	1,430	1,580	1,505
General average in the area				1,243,333	1,332,000	1,626	1,742	1,684

Table (9) Prices of Investment Lands in Hawally Governorate

Area	Building percentage	Space	Street	Land market value (KD)		Market value per sqm (KD)		Average sqm by the end of Q3 2025
				From	To	From	To	
Salmiya	250 %	1,000	Arabian Gulf	3,270,000	3,400,000	3,270	3,400	3,335
	250 %	750	Baghdad (Tahreer)	1,425,000	1,500,000	1,900	2,000	1,950
	250 %	750	Oman	1,390,000	1,420,000	1,853	1,893	1,873
	250 %	750	Bahrain	1,410,000	1,440,000	1,880	1,920	1,900
	250 %	750	Amr Bin Al Aas	1,500,000	1,560,000	2,000	2,080	2,040
	250 %	1,000	Main	1,820,000	1,900,000	1,820	1,900	1,860
	250 %	1,000	Internal	1,720,000	1,880,000	1,720	1,880	1,800
General average in the area				1,507,500	1,592,188	1,950	2,064	2,007
Shaab	250 %	1,000	Arabian Gulf	3,360,000	3,550,000	3,360	3,550	3,455
	250 %	750	Internal	1,450,000	1,550,000	1,933	2,067	2,000
General average in the area				2,140,000	2,287,500	2,261	2,417	2,339
Jabriya	250 %	1,000	4th ring road	1,850,000	1,980,000	1,850	1,980	1,915
	250 %	1,000	Al Maghrib	1,650,000	1,740,000	1,650	1,740	1,695
	250 %	1,000	Ibrahim Hussain Marafie	1,950,000	2,050,000	1,950	2,050	2,000
	250 %	750	Internal	1,380,000	1,470,000	1,840	1,960	1,900
General average in the area				1,728,750	1,818,750	1,847	1,943	1,895

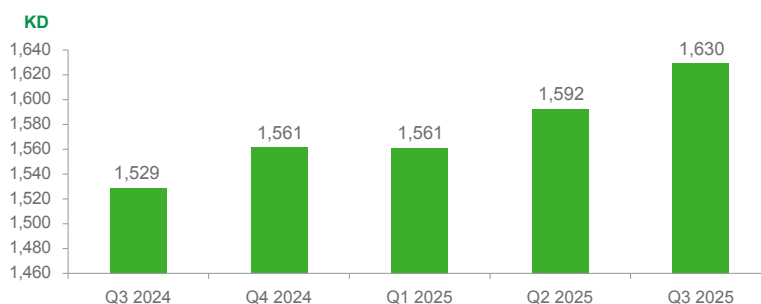
Source: Kuwait Finance House

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

The average price of investment lands in Farwaniya Governorate increased, reaching KD 1,630 by the end of Q3 2025, up 2.4% quarter-on-quarter. The average price saw an even higher year-on-year increase of 6.6%.

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



Source: Kuwait Finance House

Table (10) Prices of Investment Lands in Farwaniya Governorate

Area	Building percentage	Space	Street	Land market value (KD)		Market value per sqm (KD)		Average sqm by the end of Q3 2025
				From	To	From	To	
Farwaniya	250 %	1,000	Airport	1,550,000	1,640,000	1,550	1,640	1,595
	250 %	750	6 th ring road	1,150,000	1,250,000	1,533	1,667	1,600
	250 %	1,000	Internal	1,300,000	1,400,000	1,300	1,400	1,350
	250 %	500	Main	840,000	950,000	1,680	1,900	1,790
General average in the area				1,184,286	1,270,000	1,527	1,644	1,586
Khaitan	250 %	1,000	Airport	1,540,000	1,600,000	1,540	1,600	1,570
	250 %	1,000	Internal	1,280,000	1,350,000	1,280	1,350	1,315
	250 %	600	Internal	885,000	960,000	1,475	1,600	1,538
General average in the area				1,221,000	1,282,000	1,499	1,577	1,538
Jleeb Al-Shuyouk	250 %	750	6 th ring road	1,100,000	1,200,000	1,467	1,600	1,533
	250 %	750	Khaled Egab Al Ashhab	1,150,000	1,200,000	1,533	1,600	1,567
	250 %	750	Main	1,130,000	1,180,000	1,507	1,573	1,540
	250 %	500	Internal	730,000	790,000	1,460	1,580	1,520
General average in the area				1,017,500	1,108,750	1,484	1,619	1,552
Reggae	250 %	750	4 th ring road	1,400,000	1,450,000	1,867	1,933	1,900
	250 %	1,000	5 th ring road	1,750,000	1,850,000	1,750	1,850	1,800
	250 %	750	Main/internal	1,300,000	1,400,000	1,733	1,867	1,800
	250 %	750	Internal	1,240,000	1,300,000	1,653	1,733	1,693
General average in the area				1,394,286	1,471,429	1,780	1,878	1,829

Source: Kuwait Finance House

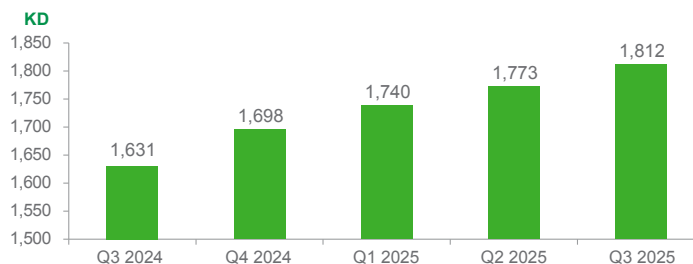
Note: The general average in the area shown in tables 8 through 13 expresses the general average of several deals made by KFH evaluation thereof. They were not wholly listed in the tables of prices. Accordingly, the reader cannot infer the general average in the area based only on sample prices in each 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 Q3 2025, the average price per meter of investment lands in Mubarak Al Kabeer Governorate increased to KD 1,812, an increase of 2.2% on a quarterly basis. Prices increased significantly on an annual basis to about 11.1% in Q3 2025 against an increase of nearly 5.3% at the end of the last quarter of 2024.

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



Source: Kuwait Finance House

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

Area	Building percentage	Space	Street	Land market value (KD)		Market value per sqm (KD)		Average sqm by the end of Q3 2025
				From	To	From	To	
Sabah Al-Salem	250%	750	Internal	1,340,000	1,410,000	1,787	1,880	1,833
	250%	1,000	Main	1,800,000	2,030,000	1,800	2,030	1,915
	250%	1,000	Fahaheel	1,840,000	2,030,000	1,840	2,030	1,935
	170%	500	Internal	655,000	710,000	1,310	1,420	1,365
General average in the area				1,506,429	1,650,000	1,730	1,894	1,812

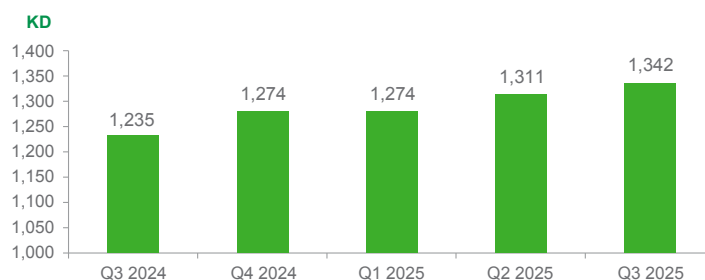
Source: Kuwait Finance House

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 1,342 by the end of Q3 2025, an increase of 2.3% compared to the previous quarter. It is higher by 8.7% 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 Ahmadi Governorate

Area	Building percentage	Space	Street	Land market value (KD)		Market value per sqm (KD)		Average sqm by the end of Q3 2025
				From	To	From	To	
Fintas	250 %	750	Fahaheel	1,000,000	1,050,000	1,333	1,400	1,367
	250 %	750	Main	910,000	1,030,000	1,213	1,373	1,293
	250%	1,000	Coastal Road	1,650,000	1,700,000	1,650	1,700	1,675
General average in the area				988,333	1,066,667	1,241	1,340	1,291
Abu Halifa	250 %	500	Internal	615,000	695,000	1,230	1,390	1,310
	250 %	750	Main	915,000	1,020,000	1,220	1,360	1,290
	250 %	1,000	Coastal Road	1,650,000	1,700,000	1,650	1,700	1,675
General average in the area				997,500	1,071,250	1,295	1,403	1,349
Mangaf	250 %	500	Internal	630,000	730,000	1,260	1,460	1,360
	250 %	750	Main/ Makkah Street	1,050,000	1,150,000	1,400	1,533	1,467
	250 %	1,000	Main/ Coastal Road	1,710,000	1,780,000	1,710	1,780	1,745
General average in the area				1,045,714	1,138,571	1,323	1,446	1,384
Mahboula	250 %	500	Internal	580,000	650,000	1,160	1,300	1,230
	250 %	750	Main	865,000	990,000	1,153	1,320	1,237
	250 %	750	Fahaheel	980,000	1,030,000	1,307	1,373	1,340
	250 %	1,000	Coastal road	1,600,000	1,700,000	1,600	1,700	1,650
General average in the area				955,833	1,045,000	1,198	1,313	1,256
Fahaheel	250 %	500	Internal	660,000	760,000	1,320	1,520	1,420
	250 %	750	Main	1,050,000	1,150,000	1,400	1,533	1,467
	250 %	1,000	Makkah	1,470,000	1,560,000	1,470	1,560	1,515
General average in the area				994,286	1,104,286	1,339	1,488	1,413

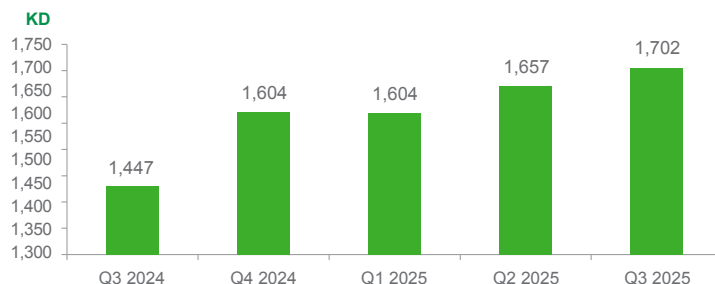
Source: Kuwait Finance House

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 1,702 by the end Q3 2025, with an increase of 2.7% on a quarterly basis.

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



Source: Kuwait Finance House

Table (13) Prices of Investment Lands in Jahra Governorate

Area	Building percentage	Space	Street	Land market value (KD)		Market value per sqm (KD)		Average sqm by the end of Q3 2025
				From	To	From	To	
Jahra	250 %	1,000	Internal	1,390,000	1,630,000	1,390	1,630	1,510
	250 %	1,000	Main	1,640,000	1,800,000	1,640	1,800	1,720
	250 %	800	(water station street) AlKhuzami street	1,440,000	1,540,000	1,800	1,925	1,863
	250 %	500	Main	900,000	960,000	1,800	1,920	1,860
General average in the area				1,217,500	1,338,333	1,624	1,779	1,702

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.

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

Governorate	Area	Building percentage	Space	Location	Percentage of ROS from the annual real estate income For Q3 2025		
					From	To	Average
The Capital	Bneid Al-Qar	250%	1,000	Arabian Gulf	6.20%	6.40%	6.30%
	Bneid Al-Qar	250%	1,000	Istiqlal	6.25%	6.45%	6.35%
	Eastern AlMugwa'a	240%	250	Internal	6.40%	6.50%	6.45%
	Dasman	400%	1,000	Arabian Gulf	6.35%	6.60%	6.48%

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

Governorate	Area	Building percentage	Space	Location	Percentage of ROS from the annual real estate income For Q3 2025		
					From	To	Average
Hawally	Hawally	250%	750	Al Muthanna	6.30%	6.50%	6.40%
	Hawally	250%	1,000	Mousa Bin Naseer	6.35%	6.60%	6.48%
	Salmiya	250%	1,000	Arabian Gulf	6.20%	6.40%	6.30%
	Salmiya	250%	1,000	Hamad Al Mubarak	6.30%	6.50%	6.40%
	Shaab	250%	1,000	Arabian Gulf	6.20%	6.40%	6.30%
	Shaab	250%	1,000	Internal	6.35%	6.60%	6.48%
Farwaniya	Farwaniya	250%	1,000	Airport	6.70%	6.80%	6.75%
	Farwaniya	250%	750	Internal	6.70%	6.90%	6.80%
	Khaitan	250%	750	Airport	6.70%	6.80%	6.75%
	Khaitan	250%	750	Internal	6.70%	6.90%	6.80%
	Reggae	250%	1,000	5th ring road	6.45%	6.55%	6.50%
Ahmadi	Fintas	250%	500	Internal	6.80%	7.00%	6.90%
	Fintas	250%	750	Main	6.75%	6.90%	6.83%
	Abu Halifa	250%	500	Internal	6.75%	6.90%	6.83%
	Abu Halifa	250%	1,000	Coastal Road	6.70%	6.85%	6.78%
	Mahboula	250%	750	Internal	6.90%	7.00%	6.95%
	Mahboula	250%	750	Fahaheel	6.85%	7.10%	6.98%
	Mahboula	250%	1,000	Coastal Road	6.85%	6.95%	6.90%
	Fahaheel	250%	500	Internal	6.70%	6.80%	6.75%
Fahaheel	250%	750	Main	6.70%	6.85%	6.78%	
Jahra	Jahra	250%	1,000	Internal	6.70%	6.85%	6.78%
	Jahra	250%	800	AlKhuzami	6.65%	6.75%	6.70%
Mubarak Al Kabeer	Sabah Al-Salem	170%	500	Internal	6.35%	6.50%	6.43%
	Sabah Al-Salem	250%	1,000	Internal	6.65%	6.70%	6.68%

Source: Kuwait Finance House

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 Q3 2025 ranged from 6.20% to 7.10%, 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 Q3 2025, the average ROS on investment properties in the Capital Governorate was 6.54%, while in Hawally Governorate it was 6.44%.

In Farwaniya Governorate, the average Return on Sales (ROS) for investment real estate was 6.67%. In Ahmadi Governorate, it reached 6.84%. In Mubarak Al Kabeer Governorate, it was 6.59%. In Jahra Governorate, the average ROS for investment real estate was 6.69% by the end of Q3 2025.

Prices Indices

Third: Commercial Real Estate Prices

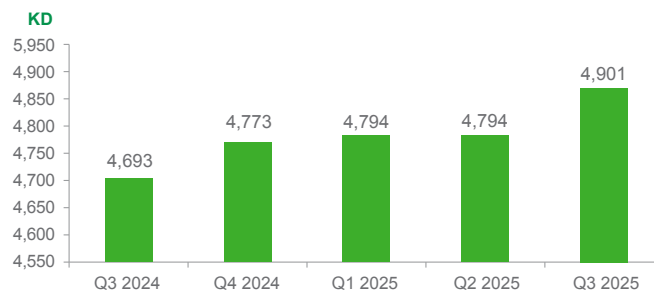


Third: Commercial Real Estate Prices

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

By the end of Q3 2025, commercial land prices experienced a quarterly increase. The average price per meter across all governorates reached KD 4,904, representing a 2.2% quarterly increase. Thus, it increased by 4.4% relative to Q3 2024.

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



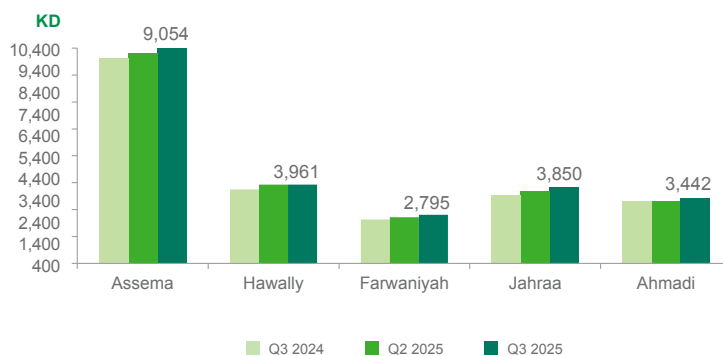
Source: Kuwait Finance House

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

By the end of Q3 2025, prices of commercial lands increased in most governorates compared to the previous quarter, including the Capital Governorate which experienced a rise by 2.4% relative to Q2 2025. The average price increased by 0.4% in Hawally Governorate, 2.6% in Farwaniya Governorate and 1.8% in Ahmadi Governorate. Meanwhile, the average price in Jahra Governorate recorded a 4.2% increase, the highest increase among the governorates.

On an annual basis, price movement and levels varied across governorates. The average price increased by 4.4% in the Capital Governorate and about 4.9% in Hawally Governorate. It increased by 4.3% in Farwaniya Governorate and 3.0% in Ahmadi Governorate. In Jahra Governorate, the average price rose by nearly 6.8% compared to Q3 2024.

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

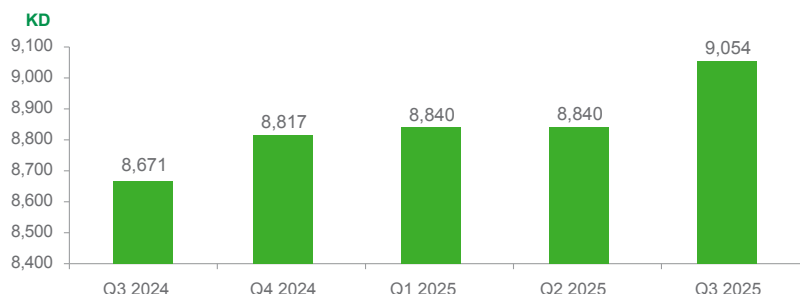


Source: Kuwait Finance House

The Capital Governorate

By the end of Q3 2025, the average price per square meter of commercial real estate in the Capital Governorate reached KD 9,054 on a quarterly basis. Meanwhile, it increased by 4.4% year-on-year.

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

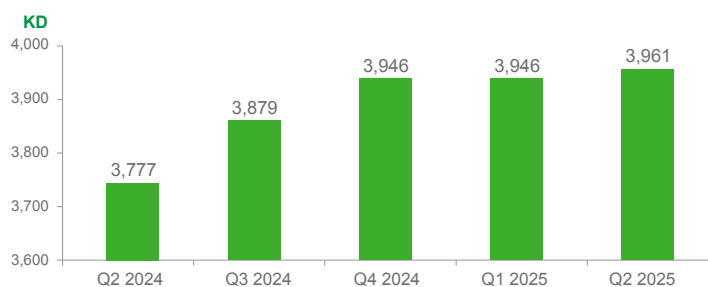
Area	Building percentage	Street	Space	Land market value (KD)		Market value per sqm (KD)		Average sqm by the end of Q3 2025
				From	To	From	To	
Sharq	520%	Ahmed Al Jaber	500	4,500,000	5,050,000	9,000	10,100	9,550
Sharq	520%	Khaled Bin Al Waleed	500	4,000,000	4,325,000	8,000	8,650	8,325
Al-Madinah	620%	Mubarak Al Kabeer (Boursa)	500	5,125,000	5,500,000	10,250	11,000	10,625
Qibla	620%	Fahad Al Salem	500	4,700,000	5,100,000	9,400	10,200	9,800
Al-Madinah	520%	Abdulaziz Al Saqer (Shuhada)	500	4,250,000	4,700,000	8,500	9,400	8,950

Source: Kuwait Finance House

Hawally Governorate

The average price per meter of commercial lands in Hawally Governorate reached KD 3,961 by the end of Q3 2025, reflecting a slight increase of 0.4% compared to Q2 and an annual increase of 4.9%.

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

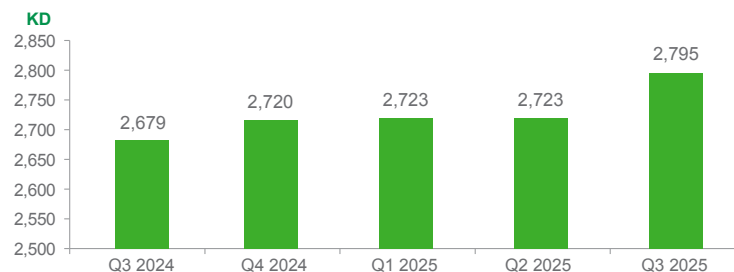
Area	Building percentage	Street	Space	Land market value (KD)		Market value per sqm (KD)		Average per sqm by the end of Q3 2025
				From	To	From	To	
Hawally	180 %	Tunis	1,000	4,100,000	4,600,000	4,100	4,600	4,350
Hawally	180 %	Beirut	1,000	4,000,000	4,400,000	4,000	4,400	4,200
Hawally	150 %	Al Othman	750	2,362,500	2,775,000	3,150	3,700	3,425
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 2,795 per meter in the commercial lands category by the end of Q3 2025, a quarterly increase of 2.6%, while the average price increased to 4.3% year-on-year.

Figure No. (39) Price per meter for commercial lands in Farwaniya 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 sqm by the end of Q3 2025
				From	To	From	To	
Farwaniya	180%	Menawer	1,000	4,550,000	5,200,000	4,550	5,200	4,875
Khaitan	180%	Opposite Administrative and Commercial Area	1,000	4,100,000	4,450,000	4,100	4,450	4,275
Khaitan (Administrative and Commercial)	300%	Administrative and Commercial	1,000	3,900,000	4,350,000	3,900	4,350	4,125
Jleeb Al-Shuyoukh (opposite co-op society)	180%	Co-op society street	1,000	2,450,000	2,700,000	2,450	2,700	2,575

Table (17) Prices of Commercial Lands in Farwaniya Governorate

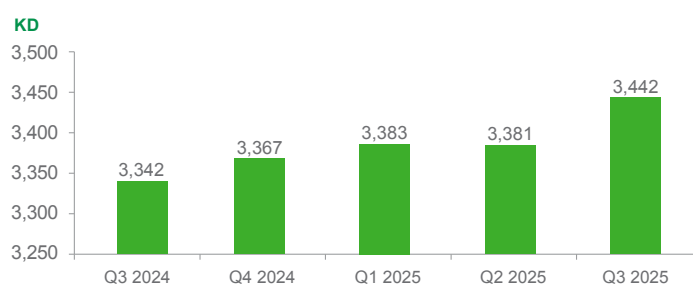
Area	Building percentage	Street	Space	Land market value (KD)		Market value per sqm (KD)		Average price per sqm by the end of Q3 2025
				From	To	From	To	
Jleeb Al-Shuyoukh (Backstreet)	180%	Internal	1,000	2,000,000	2,350,000	2,000	2,350	2,175
Ardiya warehouses	80%	Main	1,000	1,925,000	2,025,000	1,925	2,025	1,975
Ardiya warehouses	80%	Internal	1,000	1,800,000	1,875,000	1,800	1,875	1,838

Source: Kuwait Finance House

Ahmadi Governorate

By the end of Q3 2025, prices in Ahmadi Governorate reached KD 3,442, reflecting an increase of 1.8% compared to Q2 2024, while it increased by 3.0% annually.

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



Source: Kuwait Finance House

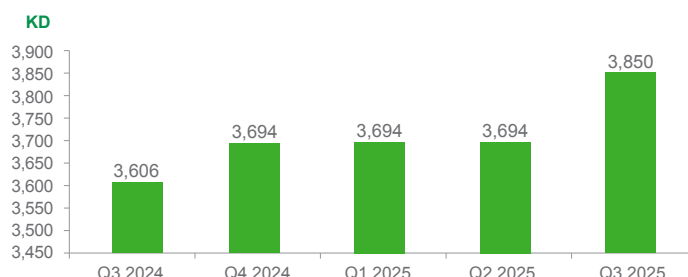
Table (18) Prices of Commercial Lands in Ahmadi Governorate

Area	Building percentage	Street	Space	Land market value (KD)		Market value per sqm (KD)		Average price per sqm by the end of Q3 2025
				From	To	From	To	
Mangaf	100%	Aziziya/ internal	750	2,025,000	2,137,500	2,700	2,850	2,775
Mangaf	100%	Aziziya/ main	750	2,362,500	2,625,000	3,150	3,500	3,325
Fintas (administrative and commercial)	180%	Main	1,000	3,900,000	4,250,000	3,900	4,250	4,075
Fahaheel	180%	Dabbous	750	2,887,500	3,225,000	3,850	4,300	4,075
Fahaheel	180%	Internal	750	2,381,250	2,718,750	3,175	3,625	3,400
Sabah Al Ahmad Sea City	180%	Internal	2,000	2,200,000	2,450,000	1,100	1,225	1,163

Jahra Governorate

In Jahra Governorate, the average price per meter for commercial real estate approximated KD 3,850 by the end of Q3 2025, reflecting an increase by 4.2% on a quarterly basis, and higher by 6.8% year-on-year.

Figure No. (41) Price per meter for commercial land 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 sqm by the end of Q3 2025
				From	To	From	To	
Jahra	100%	Marzouq Almeteb	1,000	3,500,000	3,850,000	3,500	3,850	3,675
Jahra	100%	Block 21	1,000	2,700,000	2,900,000	2,700	2,900	2,800

Source: Kuwait Finance House

Annual Return Rate on Commercial Real Estate

According to Q3 2025 data, return rates range between 5.70% and 8.75% across areas of Kuwait governorates. The average return on commercial real estate in the Capital Governorate was 6.91%. In Hawally Governorate, this figure reached 7.41%, with some areas within Hawally Governorate achieving 7.48%. The Salmiya area specifically registered a 7.35% return.

In Farwaniya Governorate, the average return on commercial real estate was 7.73% in Q3 2025. The average return reached 7.63% in some of the commercial areas overlooking the main streets in the governorate, including areas of Khaitan, which recorded the same percentage. The average return reached 7.80% in some internal areas of Dhajeej, and 8.13% in Jleeb Al Shuyoukh.

The average return on commercial real estate in Ahmadi Governorate reached 7.89% by the end of Q3 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.

The average return on commercial real estate in the Jahra Governorate was 7.45% by the end of Q3 2025, while Marzouq Almeteb Street recorded an average of 7.35% at the end of Q3 2025.

Table (20) Annual Rate of Return on Commercial Real Estate in Certain Areas

Governorate	Area	Building percentage	Space	Street	Percentage of ROS from the annual real estate income for Q3 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%	7.10%	7.00%
	Qibla	520%	500	Abdullah Al Mubarak	6.90%	7.10%	7.00%
	Al Madinah	620%	500	Mubarak Al-Kabeer (Blocks)	6.90%	7.10%	7.00%
	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	7.20%	7.50%	7.35%
Farwaniya	Farwaniya	180%	750	Menawer	7.50%	7.75%	7.63%
	Khaitan	180%	1000	Opposite Administrative and commercial area	7.50%	7.75%	7.63%
	Khaitan	300%	1000	Administrative and commercial	7.50%	7.75%	7.63%
	Dhajej	50%	5000	6th Ring Road	7.50%	7.75%	7.63%
	Dhajej	50%	5000	Internal	7.60%	8.00%	7.80%
Jahra	Jahra	100%	1000	Marzouq Almeteb	7.20%	7.50%	7.35%
Ahmadi	Mangaf	100%	750	Aziziya	8.00%	8.50%	8.25%
	Fintas	180%	1000	Administrative and commercial 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

Prices Indices

Fourth:

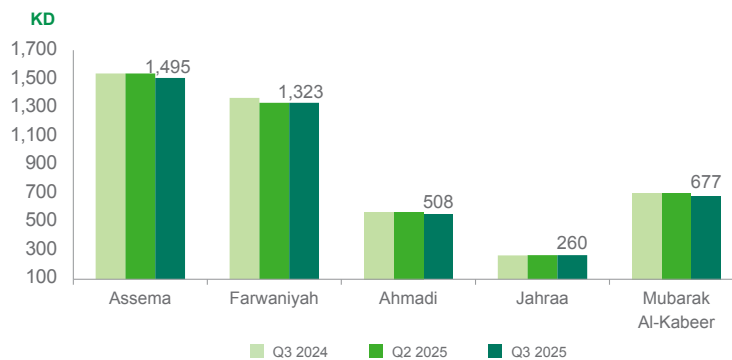
**Prices of industrial plots
(public benefits contracts)
and stores**



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

The average price of industrial plots across all governorates reached KD 883 per square meter by the end of Q3 2025, reflecting a limited decrease of 1.1% quarter-on-quarter. The average price in most industrial plots stabilized. The average price of industrial plots in the Capital Governorate declined by 1.3% quarter-on-quarter, while Farwaniya Governorate recorded no change compared to Q2 2025. The average price in Ahmadi Governorate fell by 1.5%, in Jahra Governorate by 1.1%, and in Mubarak Al Kabeer Governorate by 1.6% over the same period. Consequently, the average price per square meter of industrial land across the governorates' industrial areas declined by 1.6% year-on-year in Q3 2025.

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

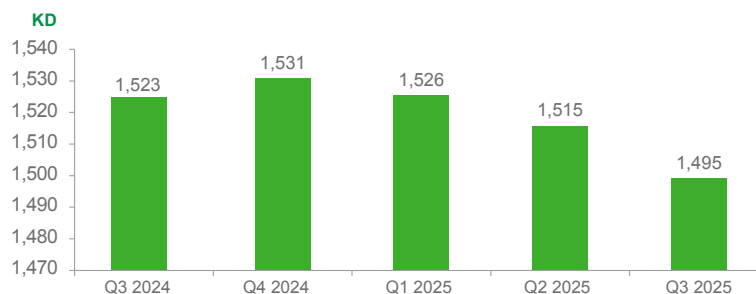


Source: Kuwait Finance House

The Capital Governorate

By the end Q3 2025, the average price per industrial meter in the Capital Governorate reached KD 1,495, a limited decrease of 1.3% compared to the previous quarter with a 1.8% drop on a yearly basis.

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 Q3 2025
					From	To	
Shuwaikh Industrial	- Showrooms - Industrial - Handicraft - Services - Commercial	500	100% for Basement + 80% Ground + 50% Mezzanine	Canada Dry St.	1,000,000	1,170,000	2,170
		1,000		Shaharazad	1,250,000	1,450,000	1,350
		1,000		Electricity street	1,750,000	2,250,000	2,000
		500		Electricity street	1,000,000	1,250,000	2,250
		1,000		Internal	700,000	860,000	780
		5,000		Jahra road	4,150,000	5,150,000	930
		1,000		4th ring road	1,500,000	1,700,000	1,600
		22,500		Internal	11,800,000	15,750,000	612
General average in the area					2,542,308	3,255,385	1,495

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 on 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.

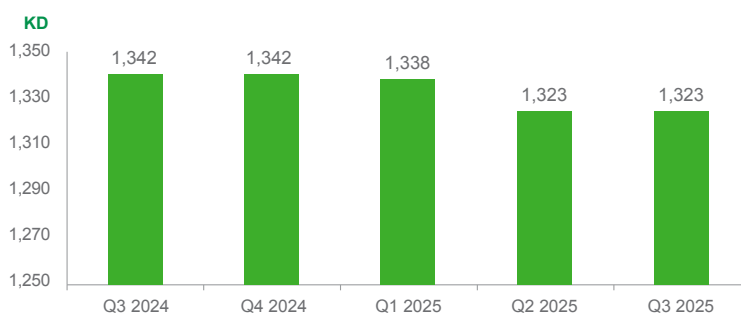


Farwaniya Governorate

Prices of industrial areas in the Farwaniya Governorate reached KD 1,323 by the end of Q3 2025, unchanged from the previous quarter during which prices decreased by 1.1% quarter-on-quarter. Prices in the governorate continued to record a drop of 1.4% in Q3 year-on-year, the same rate as in Q2 2025.

The average price in the handicraft areas of Farwaniya Governorate, located in the Ardiya Industrial, remained stable at around KD 3,688, unchanged on a quarterly basis. This reflects the steady average prices per meter of plots located along internal streets within the Ardiya handicraft Areas. However, the average price in the governorate's craftsmanship areas increased by 2.4% on a year-on-year 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 Farwaniya Governorate

Area	Allocation	Space in sqm	Building percentage	Street	Land market value (KD)		Average price per sqm in Q3 2025
					From	To	
Al-Rai	- Showrooms	1,000	80%	Hamad Rashed Al-Alban	1,700,000	1,810,000	1,755
	- Industrial	4,000		Mohamed Al-Qasem	4,450,000	5,000,000	1,181
	- Handicraft	1,000		Internal	800,000	950,000	875
	- Services						
	- Commercial	1,000					
General average in the area					2,542,308	3,255,385	1,495
Ardiya handicraft Area	Handicraft	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					2,470,833	785,000	3,050

Source: Kuwait Finance House

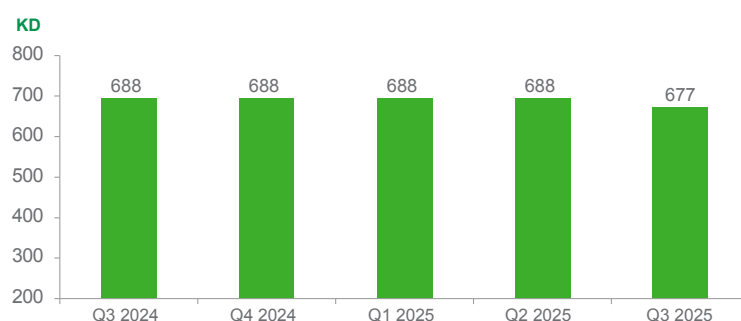
Note: The general average in the area as shown in tables 21 - 25 expresses the general average of several deals made based on KFH evaluation thereof. They were not wholly listed in the price tables. Accordingly, the reader cannot extract the general average in the area based on sample prices only in 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 Q3 2025, the average price per industrial meter in 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.

For Craftsmanship plots in Mubarak Al Kabeer Governorate, the average price dropped to KD 2,264, reflecting about 0.9% decline quarter-on-quarter at the end of Q3 2025. The average price did not change on a yearly 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 Q3 2025
				From	To	
Abu Fatira Handicraft Area	Cars showrooms	1,000	Cars	1,650,000	2,000,000	1,825
General average in the area				1,531,250	1,918,750	2,244
Sabhan	Industrial	1,000	Main	675,000	800,000	738
		5,000	Pepsi	3,500,000	3,800,000	730
		1,000	Internal	550,000	650,000	600
General average in the area				1,816,667	2,016,667	677

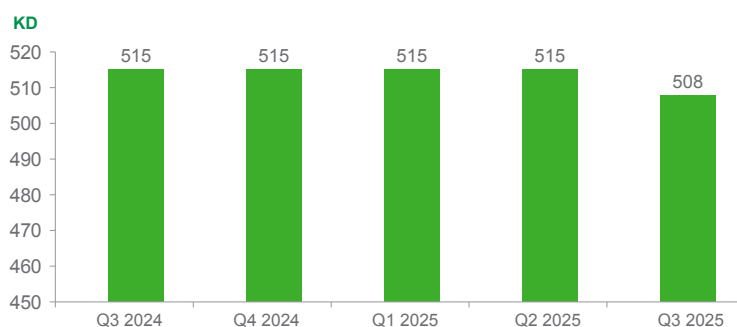
Source: Kuwait Finance House

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 Q3 2025, the average price per industrial meter in Ahmadi Governorate recorded KD 508, down by 1.5% relative to the previous quarter. On a yearly basis, the average price per meter recorded the same percentage.

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 Q3 2025
				From	To	
Western Shuaiba	Industrial	120,000	Behind fuel station	9,380,000	11,600,000	87
		10,000	Internal	2,050,000	2,220,000	214
		50,000	Main	7,100,000	8,000,000	151
General average in the area				3,716,250	4,282,500	147
Fahaheel	- Showrooms	1,000	Dabbous Street	1,550,000	1,700,000	1,625
	- Industrial	1,000	Khaled Al-Safeeh	1,120,000	1,240,000	1,180
	- Handicraft					
	- Services	1,000	Internal streets	880,000	1,100,000	990
	- Commercial					
General average in the area				1,183,333	1,346,667	1,265
East Ahmadi Industrial Area	Showrooms	7,500	Mustafa Karam	6,400,000	7,050,000	897
	+ industrial	5,000	Main/warehouses	2,850,000	3,150,000	600
General average in the area				3,102,500	3,422,500	660

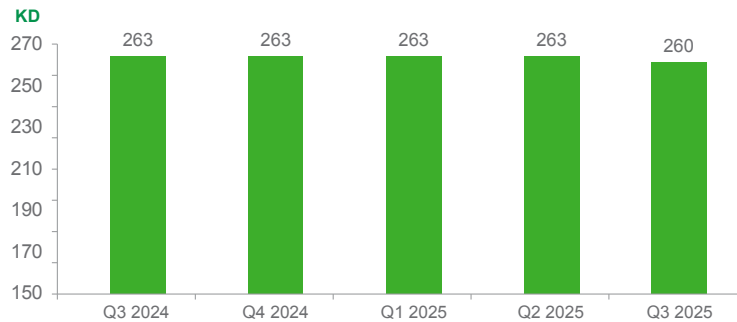
Source: Kuwait Finance House

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 declined by 1.1% compared to the previous quarter, recording KD 260 by the end of Q3 2025. The Governorate recorded its first year-on-year decline in the average price, amounting to 1.1%, following a slight increase of 0.6% observed 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 Q3 2025
				From	To	
Amghara	Senior contractor	10,000	Internal	2,080,000	2,300,000	219
	Senior contractor	10,000	Main	2,260,000	2,570,000	242
	Senior contractor	5,000	Main	1,340,000	1,405,000	275
	junior contractor	1,000	Main	285,000	310,000	298
General average in the area				1,240,000	1,374,167	260

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.

Prices Indices

Fifth: Prices of Farms and Livestock Pales (Jawakhir)



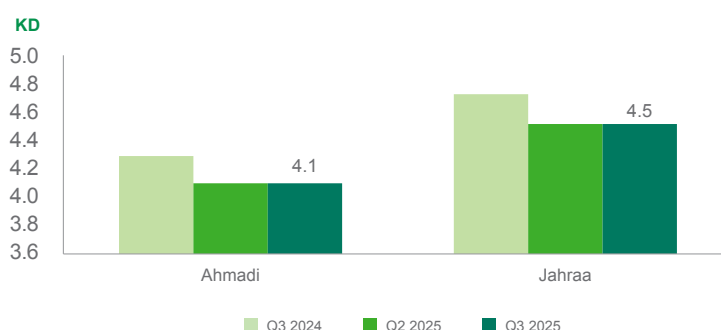
Fifth: Prices of Farms and Livestock Pales (Jawakhir)

Farms prices

By the end of Q3 2025, the average farmland prices remained stable, with the estimated usufruct price per square meter standing at KD 4.4 for farmlands across Kuwait governorates, showing no change compared to Q2 2025, which had recorded a quarter-on-quarter decline of 6.4%. The rate of annual decline in prices improved to 6.4% in Q3 2025, compared to a 10.1% drop recorded at the end of Q2 2025.

By the end of Q3 2025, the average price per meter in Ahmadi Governorate stood at approximately KD 4.1, unchanged quarter-on-quarter. In Jahra Governorate, the average price was around KD 4.5, also remaining unchanged during the same period.

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



Source: Kuwait Finance House

Average price per meter of farmlands in the State of Kuwait

Prices of farmland in Wafra with an area of 50,000 sqm have also stabilized to approximately KD 4.3 per square meter, showing no quarter-on-quarter change, following a 5.6% decline recorded in Q2 2025. Similarly, the average price for 100,000 sqm farmland remained unchanged at KD 3.9 by the end of Q3 2025.

Farms of 150,000 square meters for livestock pales (cows) in the Sulaibiya area reached KD 7.3, without quarterly change. On a yearly basis, it declined by 6.5%. Farms in areas measuring one million square meters remained stable at about KD 3.4 per meter, reflecting no change on a quarterly basis by the end of Q3 2025. However, it fell by 6.8% year-on-year.

As for farms in the Abdali area, the estimated average usufruct price approximated KD 3.9 for a land covering 100 thousand square meters and about KD 3.5 per meter for a land covering 50 thousand square meters, without quarterly change for both areas.

Livestock Pales (Jawakhir) Prices

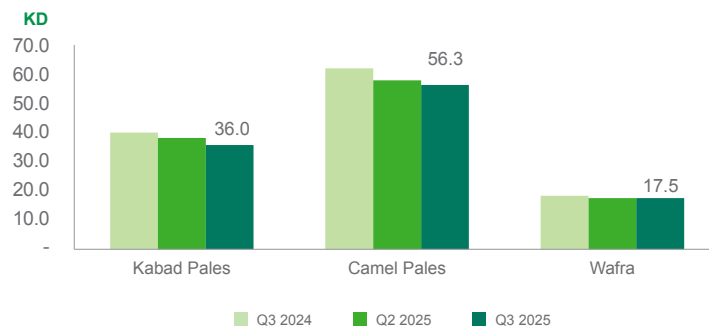
Average price of livestock pales (Jawakhir) recorded a limited decline, reaching KD 33.2 per sqm in the Ahmadi Governorate by the end of Q3 2025, down by 3.7% from the previous quarter, and 9.5% on an annual basis.

Prices in some areas of Kabd Livestock pales decreased on quarterly basis. The average estimated usufruct price per sqm for a land covering 2,500 sqm in Kabd was approximately KD 30 by the end of Q3 2025, representing a decrease of 6.3% on a quarterly basis. Year-on-year, this figure fell by 12.5%. The average price of this land reached around KD 75 thousand in this area. Similarly, the average price for a land covering 1,250 sqm in Kabd declined to KD 48 per sqm, down by 4.0% quarter-on-quarter (down 7.7% year-on-year).

In the “Rajem Khashman” area, for lands covering 1,600 square meters, the average estimated usufruct price per square meter decreased to KD 56.3 by the end of Q3 2025, down by 2.7% from the previous quarter and about 10% on an annual basis.

Prices of usufruct land in the Wafra livestock pales (Jawakhir) stabilized. The estimated price of a land covering 2,500 sqm was around KD 43.8 thousand. The average price per meter reached KD 17.5, unchanged year-on-year. The average price for a land on internal roads was nearly KD 40 thousand (average price per sqm KD 16), and around KD 47.5 thousand on main roads (average price per sqm KD 19).

Figure (49) Estimated price per meter for Jawakhir lands



Source: Kuwait Finance House

Table (26) Prices of Farms

Governorate	Area	Space	Estimated price of usufruct in the plot (KD)		Estimated Price per sqm (KD)		*AP/Q Q3 2025
			From	To	From	To	
Ahmadi	Wafra	50,000	175,000	250,000	3.5	5	4.25
	Wafra	100,000	320,000	450,000	3.2	4.5	3.9
Jahra	Abdali	100,000	275,000	420,000	2.8	4.2	3.5
	Sulaibiya (Cow farms)	1,000,000	3,000,000	3,850,000	3.0	3.9	3.4
	Sulaibiya (Cow farms)	150,000	900,000	1,275,000	6.0	8.5	7.3

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

Table (27): Prices of Jawakhir

Governorate	Area	Space	Location	Estimated Price of Usufruct for the Plot (KD)		Average price per sqm (KD)		*AP/Q Q3 2025
				From	To	From	To	
Ahmadi	Kabd Livestock Plots	2,500	Internal	55,000	80,000	22	32	27
		2,500	Main	70,000	95,000	28	38	33
	Camel Livestock Plots Rajam Khashman	1,600	Internal-main	75,000	105,000	47	66	56
	Wafra Livestock Plots	2,500	Internal	35,000	45,000	14	18	16
		2,500	Main	45,000	50,000	18	20	19

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

Prices Indices

Sixth: Chalets Prices



Sixth: Chalets Prices

By the end of Q3 2025, the average price per linear meter recorded at the seafront across the coastal strip areas declined to KD 25.3, lower by 4.5% from Q2 2025. 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 27.9 thousand in the Ahmadi Governorate by the end of Q3 2025, a 4.6% drop on a quarterly basis. Prices in certain areas such as Bnaider registered a price of KD 52.5 thousand, the highest among all governorates, reflecting 4.5% drop quarter-on-quarter. The average price in Julai'a area recoded a 0.7% drop, reaching KD 37.5 thousand. In Dubaiya, the average price reached KD 28 thousand, down 6.7%. The average price in the Khiran area for usufruct contract sites reached KD 17,000, marking a 5.6% decline. The average price in the Nuwaiseeb area, the lowest-priced area in Ahmadi Governorate, stood at KD 13,800, down by 1.8% quarter-on-quarter.

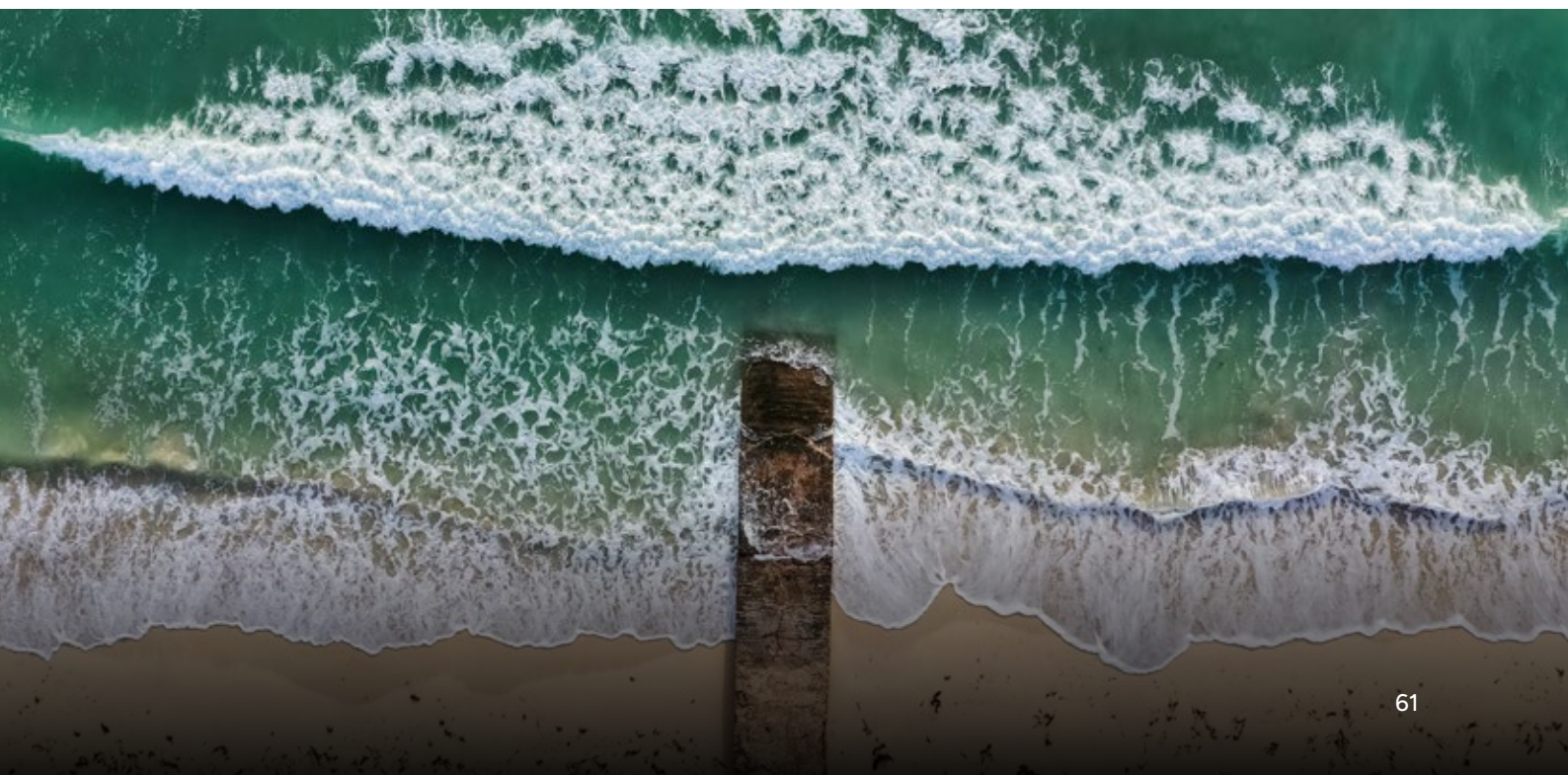
Table (28) Prices of Chalets in Ahmadi Governorate

Governorate	Area	Waterfront Length by Meter	Market value of chalet (land)		Linear Meter Price Of Waterfront		AP/M Waterfront of the Land Q3 2025
			From	To	From	To	
Ahmadi	Benaider	20	900,000	1,200,000	45,000	60,000	52,500
	Al Dhubaiya	20	360,000	760,000	18,000	38,000	28,000
	Al Zour	20	260,000	400,000	13,000	20,000	16,500

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.



Prices Indices

Seventh: Leases and Occupancy Ratios



Seventh: Leases and Occupancy Ratios

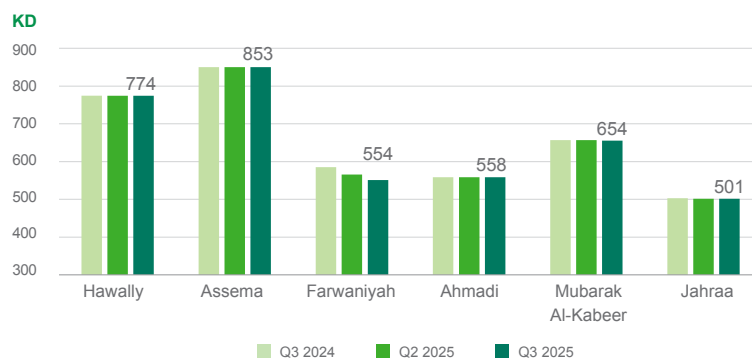
Occupancy of Investment Real Estate

Occupancy ratios have risen above their previous levels across all types of investment real estate, reaching between 88% to 92%.

Private Housing Rental Value

Rental values vary across residential areas depending on distinguishing factors such as location and property size. The average rental values in most private housing areas across the governorates recorded a slight year-on-year decline in Q3 2025. Alongside the limited drop in private housing prices, a marginal decrease was also observed in the rental values of most properties within this category. 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 real estate of 400 sqm witnessed a slight decline by the end of Q3 2025 to KD 714 across governorates, a 0.4% drop from the previous quarter, 0.8% on a yearly basis. In the Capital Governorate, it reached KD 853, without an annual change. In Hawally, the average rental price reached KD 774. In Farwaniya Governorate, the average rental value reached KD 554, reflecting a 5.6% drop on a yearly basis. In Mubarak Al Kabeer Governorate, the average rental value was KD 654 for the same area, down 0.1% on a yearly basis. In Ahmadi Governorate, the average rental value remained unchanged year-on-year at KD 558. Finally, in the Jahra Governorate, it reached KD 501, a limited decline of 0.8% on an annual basis.

Table 29: Average Rental Value in Kuwait Governorates for a Newly Built Private Residence in KD Covering an Area of 400m During Q3 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
	Rumaihiya	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
	Granada	450	550	850	950	750	850
Sulaibikhat	350	400	650	750	550	650	
Farwaniya	Farwaniya	325	390	600	700	500	600
	Omariya	390	430	730	830	630	730
	Khaitan	335	400	620	720	520	620
	Ishbilyah	390	450	730	830	630	730
	Rabia	340	400	630	730	530	630
	Rehab	315	400	580	680	480	580
	Ardiya	330	410	610	710	510	610
	Al Andalus	340	410	630	730	530	630

Table 29: Average Rental Value in Kuwait Governorates for a Newly Built Private Residence in KD Covering an Area of 400m During Q3 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
	Al Masayel	470	550	890	990	790	890
	Abu Fatira Residential	420	450	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	360	550	650	450	550

Source: Kuwait Finance House

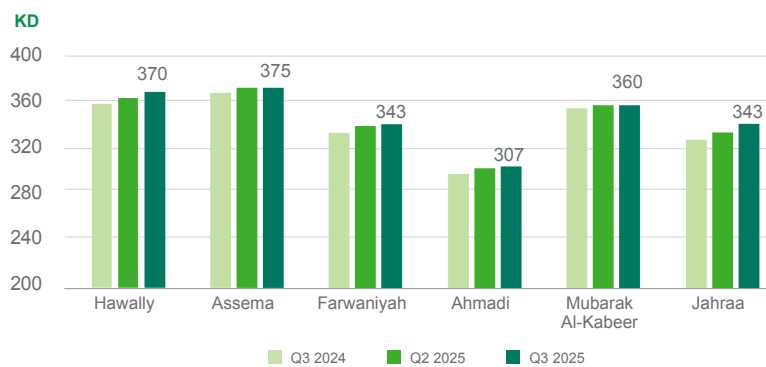


Investment Housing Rental Values

The average rental value of an apartment in investment property areas across the governorates reached around KD 348 by the end of Q3 2025, reflecting a slight quarter-on-quarter increase of 0.8%. On a year-on-year basis, this index rose by 1.8%. Annual increases in average rental values varied across areas and governorates. In the Capital Governorate, the average rent reached KD 375, up by 0.8% year-on-year, while in Hawally Governorate, it stood at KD 370, marking a higher annual increase of 2.2%.

In Farwaniya Governorate, the average rental value reached KD 343, representing a 2.0% year-on-year increase. In Ahmadi Governorate, the average rent stood at around KD 307, up by 2.2% year-on-year. Meanwhile, in Mubarak Al Kabeer Governorate, the average rent reached KD 360, rising by 0.7% annually, and in Jahra Governorate, it stood at KD 343, recording a 3.8% year-on-year increase.

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



Source: Kuwait Finance House

Rental values of Investment Housing in the State of Kuwait

Real estate prices in the State of Kuwait fluctuate based on several factors, including area, location, 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 prices of 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 average volume of real estate transactions is a significant factor when determining rental values. Rents are higher in sought-after areas such as 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, there are less attractive areas such as Jleeb Al Shuyoukh, Abu Halifa, and Khaitan.

Table 30: Average Rental Value Transactions in KD for Investment Real Estate in Kuwait Governorates during Q3 2025

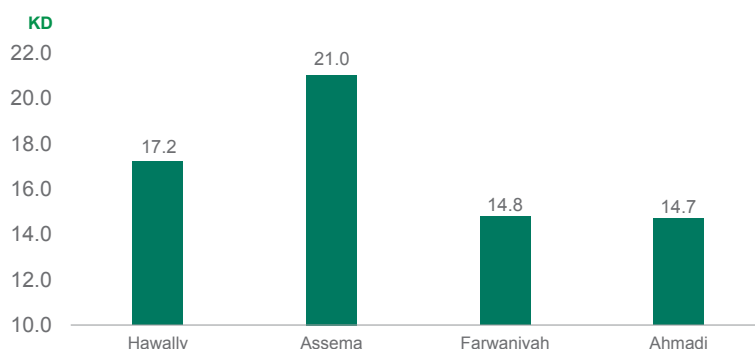
Governorate	Area	2 Bedrooms, a Hall & Bathroom (60)m		2 Bedrooms, a Hall & 2 Bathrooms (70 - 74)m		2 Bedrooms, 2 Bathrooms (80 - 85)m		3 Bedrooms, a Hall & maid room (100 – 110)m	
Hawally	Salmiya	315	335	345	365	375	395	425	445
	Hawally	290	295	320	325	350	355	400	405
	Jabriya	320	335	350	365	380	395	430	445
	Shaab	325	345	355	375	385	405	435	455
The Capital	Sharq	320	330	350	360	380	390	430	440
	Qibla	320	330	350	360	380	390	430	440
	Eastern Muqawa	320	330	350	360	380	390	430	440
	Dasman	320	330	350	360	380	390	430	440
	Bneid Al Gar	315	330	345	360	375	390	425	440
Farwaniyah	Khaitan	280	290	310	320	340	350	390	400
	Farwaniya	280	290	310	320	340	350	390	400
	Jleeb Al-Shuyoukh	275	285	305	315	335	345	385	395
	Reggae	315	330	345	360	375	390	425	440
Ahmadi	Fintas	250	260	280	290	310	320	360	370
	Mahboula	235	245	265	275	295	305	345	355
	Abu Halifa	255	265	285	295	315	325	365	375
	Mangaf	255	265	285	295	315	325	365	375
	Fahaheel	260	275	290	305	320	335	370	385
Mubarak Al Kabeer	Sabah Al-Salem	295	325	325	355	355	385	405	435
Jahra	Jahra	285	300	315	330	345	360	395	410

Source: Kuwait Finance House

Commercial Real Estate Rental Value

The average rental value of a commercial ground floor space reached KD 25.9 per square meter by the end of Q3 2025. In Kuwait City (Capital Governorate), the average stood at KD 33.5 per sqm. In Hawally, it reached KD 27.5, and in Salmiya KD 32.5. In Farwaniya, the rate was also KD 32.5 per sqm, whereas in Khaitan it recorded KD 28.5 per sqm by the end of Q3 2025.

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



Source: Kuwait Finance House

The average rent per sqm for commercial real estate (mezzanine) across all governorates reached KD 13.3 by the end of Q3 2025. In some areas of the Capital Governorate, the average rent reached KD 16.5. In commercial areas within Hawally Governorate, the average rent was KD 14 and was KD 15 in Salmiya. The average price in Fahaeel was KD 13.8. This figure was lower in Mangaf which recorded KD 12. In Farwaniya, it reached KD 15 by the end of Q3 2025.

Rental value of offices differs according to location, finishing type, in addition to services provided to real estate tenants. The average value reached KD 9.3 per square meter at the governorates level by the end of Q3 2025. The average rent in the Capital Governorate was KD 13.5. In the Hawally, it reached KD 9 and was KD 9.3 in Salmiya. In Farwaniya area, the average rent reached KD 8.5. Fahaeel area recorded an average rent of KD 8.5 per square meter by the end of Q3 2025.

Table 31: Average Rental Value Transactions in KD for Commercial Real Estate in Kuwait Governorates during Q3 2025

Average Price for Net Rental Area (KD)

Areas	Average rental price per meter for basement	Average rental price per meter for ground floor	Average rental price per meter for mezzanine	Average rental price per meter for offices
Salmiya	13.5	35.0	15.0	9.3
Hawally	12.0	30.0	14.0	9.0
Farwaniya	13.0	35.0	15.0	8.5
Khaitan	13.0	31.0	14.5	8.5
Mangaf – Aziziya	11.0	21.0	12.0	7.5
Fahaheel	13.0	31.0	13.8	8.5
Dajeej (Farwaniya)**	7.0	11.0	6.0	-
Kuwait/City***	15.0	39.0	16.5	13.5

Source: Kuwait Finance House

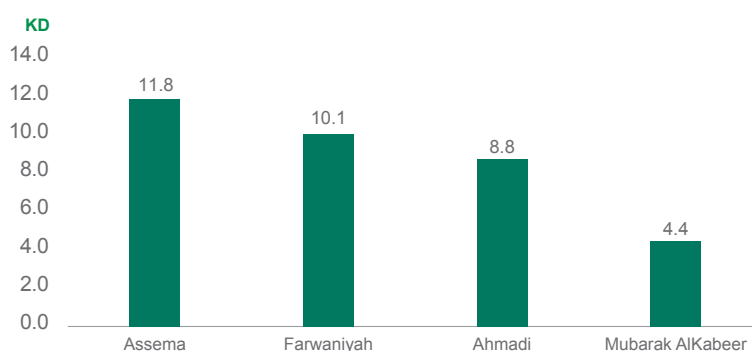
Note: The average rental price per meter for units does not include open areas (such as basements, mezzanines, and ground floors).

Industrial Plots Rental Value

By the end of Q3 2025, the average rental price reached KD 5.5 for an industrial square meter in a basement floor in Shuwaikh Industrial area. For a ground floor, it was KD 26.5, and for a Mezzanine floor it reached KD 4. Meanwhile, a basement in Al Rai area averaged at KD 5, for a ground floor at KD 26.5, and for a Mezzanine floor at KD 4.5.

Prices differ according to different locations, space and other features. By the end of Q3 2025, the average rental price in Ardiya warehouses reached KD 4.5 per meter for a basement or mezzanine, and KD 8 for a ground floor. In Ardiya craftsmanship area, the average rental price was KD 8 for basement, KD 24.8 for ground floor, and KD 5.5 for a mezzanine. In East Ahmadi area the average rental price for a basement or mezzanine reached KD 3.5 per meter, and KD 15.3 for a ground floor. The rental value per meter in the industrial area of Fahaheel reached KD 4 for a basement by the end of Q3 2025. This figure was higher for a ground floor, recording KD 22 per meter, and KD 4.5 per meter for a mezzanine floor.

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



Source: Kuwait Finance House

Table 32: Average Rental Value Transactions in KD for Industrial Plots in Kuwait Governorates during Q3 2025 - Average price for Net Rental Area (KD)

Areas	Average rental price per meter for basement (stores)	Average rental price per meter for ground floor	Average rental price per meter for mezzanine (offices)
Industrial Shuwaikh	5.0	26.5	4.0
Al Rai	4.5	26.5	4.5
Sabhan	3.5	6.0	3.8
Ardiya (Stores)	4.5	8.0	4.5
Ardiya (handicraft)	8.0	24.8	5.5
East Ahmadi	3.5	15.3	3.5
Fahaheel Shuwaikh	4.0	22.0	4.5

Source: Kuwait Finance House

Note: The average rental price per meter for units does not include open areas (such as basements, mezzanines, and ground floors).

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

It is important to note that 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, type, surrounding environment and infrastructure level.

Retail Banking Beyond Horizons

The image features a solid teal-green background. In the upper left, the title "Retail Banking Beyond Horizons" is written in a clean, white, sans-serif font. The text is arranged in two lines: "Retail Banking" on the top line and "Beyond Horizons" on the bottom line. Below the text, there are several abstract, organic shapes in various shades of green. A thin, light green line curves across the middle of the page. In the bottom right corner, there is a larger, solid, bright green shape that resembles a rounded triangle or a stylized hill.

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 Buildings:

A building comprising several residential units (apartments – villas – duplex – studios) used fully for leasing or ownership purposes.

Private School Buildings:

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 Chalets:

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

Disclaimer:

This report has been prepared by Kuwait Finance House and is subject to the laws and regulations applicable in the State of Kuwait. It is Registered in the Literary Property Sector where this report has been issued a standard international number certificate by Kuwait National Library. This report is for information purposes only and shall not be reproduced or redistributed to any other person without obtaining the prior written consent of Kuwait Finance House. This report does not and shall not constitute either an offer to purchase or acquire or a request to purchase or acquire or an offer to sell or exchange or a request to sell or exchange any securities of Kuwait Finance House. Neither this report nor anything contained herein shall form the basis of any contract, commitment, or advice whatsoever.

This report shall be read in conjunction with all other publicly available information. Kuwait Finance House and its directors, employees, agents, consultants, affiliates, and subsidiaries expressly refute any liability or responsibility for any loss or damage arising from the use of, or reliance on, the information contained in this report or the website whether or not caused by any negligent act or omission. Neither Kuwait Finance House nor any of its directors, employees, agents, consultants, affiliates, or subsidiaries warrant or represent the correctness, accuracy or completeness of the information provided herein. This document is not to be relied upon in any manner or construed as legal, tax or investment advice.

The recipient hereof shall be responsible for conducting his own investigation and analysis of the information contained herein and shall familiarize and acquaint himself with, and adhere to, the applicable local legislations. Except as otherwise expressly indicated herein, this report contains time-sensitive information which is based on currently available information to Kuwait Finance House as at the date stated or, if no date is stated, as at the date of preparing this report. Accordingly, this report does not guarantee any specific future results, performances, or achievements. The information and the opinions contained herein are subject to change without notice. Neither Kuwait Finance House nor any of its subsidiaries or affiliates shall assume any obligation to update or otherwise revise any such information to reflect information that subsequently becomes available or circumstances existing or changes occurring after the date hereof. It is worth mentioning that this report highlights the general trends adopted for trading real estate market prices in Kuwait. However, the method adopted by the evaluation and studies section at KFH depends on studying each property separately including characteristics, rental value, and returns to provide a fair evaluation and recommendation for the real estate based on location, age, consumption, finishing, place type, surrounding environment and infrastructure.



[kfh.com](https://www.kfh.com)