



MAZAYA

AIM TO LEAD

The Monthly Real Estate Report

Issue No. 102



(Kuwait) Tel: +965 22243333 | (Dubai) Tel: +971 4 3635455/6
www.mazayaholding.com

The Monthly Report - November 2014

Al-Mazaya Report: Public and private sectors hold special hopes at CITYSCAPE to reactivate and upright the situation of local real-estate sector



Mr. Rasheed Al Nafisi	Chairman	nifisi@mazayarealestate.com	Tel : + 965 2224 3333
Eng. Ibrahim Al Soqabi	Group CEO	alsoqabi@mazayarealestate.com	Tel : + 965 2224 3332
Eng. Salwa Malhas	Chief Business Development & Marketing Officer	salwa@mazayarealestate.com	Tel : + 965 2224 3355
Sylvia Gabrial	Coordinator Research	sylvia@mazayarealestate.com	Tel : + 965 2224 3362

Al-Mazaya Report: Public and private sectors hold special hopes at CITYSCAPE to reactivate and upright the situation of local real-estate sector



Real-estate exhibitions and events organized throughout the region during the last three years were very significant in determining the quality and demand of real-estate products. These events served as a proper platform for the real-estate development companies to decide on the nature of their current and future dominant products. Many markets simultaneously benefited from these events to promote their own products, while the real-estate sector led the way with a wide variety of products offered. In all the episodes of CITYSCAPE held in this region, most recently CITYSCAPE Global-Dubai, the successes and achievements rely heavily on the consistency sought between the demand and supply of real-estate products. The events of the exhibition surely helped to bring together points-of-view from many different parties of this market which ultimately pushes the quality of real-estate products forward and brings more stability and transparency to the real-estate market.

The CITYSCAPE-Kuwait exhibition, where participants will be competing to attract more investments, is thought to communicate more creative real-estate products patronized by the exhibition to meet a diversified demand regardless of its location. Al-Mazaya Holdings Weekly Report said: similar to neighboring countries, the Kuwaiti real-estate market encounters challenges and promises investment opportunities within the same sector and other production sectors as well. Legislation, finance and real-estate mortgage regulations will be the most debated issues in a conference to be held along with the CITYSCAPE exhibition. The conference, planned for this coming December is thought to be the first of its kind dedicated to investment and real-estate development because it will serve as a major platform for key players in the regions real-estate sector to exchange information, expertise, and evaluate current updates of the market.

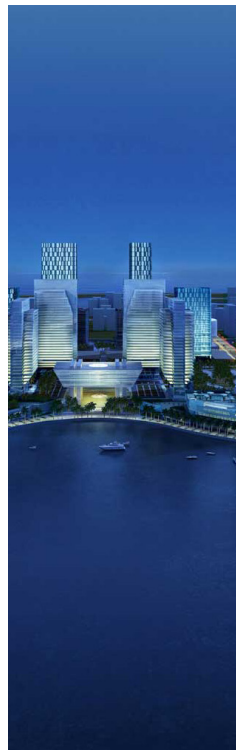
Legislation, finance and the foreseen real-estate strategies will also receive similar attention at the upcoming conference. The real-estate sector in Kuwait holds high ambitions towards this exhibition hoping to achieve tangible results coming out of thorough discussions taking place, notably regarding the mechanisms and tools that the Kuwaiti Market is to adopt in order to create drastic changes to the real-estate sector, redirect and bring in additional investments, and to arrive at proper remedies to the residence challenge the market is nowadays facing.



Al-Mazaya Report confidently states that the coming CITYSCAPE is a new launch to the real-estate Kuwaiti market, which is why extraordinary events in quality and number are planned to help put the Kuwaiti real-estate market on track again compared to neighboring markets that moved several steps ahead in real-estate development in terms of institutions, legislation and higher recorded rates of investment. CITYSCAPE-Kuwait is one of the largest real-estate events with most significance to real-estate developers, investors and other parties directly and indirectly related to the real-estate sector in Kuwait. Speculations echoed that CITYSCAPE-Kuwait will top all real-estate events so far hosted by Kuwait in this domain since the exhibition will provide unique opportunities for the participants to promote their projects and real-estate products.



The exhibition is another major event for regional and world real-estate leaders to meet and discuss investment opportunities and challenges in Kuwait and the region. Participants seeking quality investment opportunities both inside and outside Kuwait in addition to long-term partnerships will locate these opportunities at CITYSCAPE-Kuwait. Thousands of visitors are expected to attend the exhibition which requires outstanding preparations from local companies participating, mainly by the large companies representing the Kuwaiti real-estate sector including: Al-Mazaya Holdings, Wafra Real Estate Companies, United Gulf Real-estate Services Company and National Real-Estate Company; all of which are to lead the participation at CITYSCAPE-Kuwait. Standing for the competitive investments and the momentum of demand, participating companies are urged to conduct more in-depth evaluation of the Kuwaiti real-estate market as well as neighboring markets prior to exhibiting their projects and real-estate products at CITYSCAPE-Kuwait; this is to guarantee maximum benefit obtained from the exhibition by participants, visitors and also the Estate of Kuwait in order to back up its ability to overcome challenges and find resolutions to the best means of land utilization as the Estate endeavors to build a progressive society.





The Kuwaiti real-estate market is an active market meeting an increasing local demand for a variety of real-estate products within increasing rates of real-estate market exchanges which equaled KD 2.8 million at the end of the third quarter this year. This was due to the increase in residence registrations totaling 76% of overall real-estate exchanges, followed by investment real-estate registrations which exceeded 20%. Residence real-estates prices also increased by 1% by the end of the second quarter, whereas investment real-estates increased by 3.4%; commercial real-estate prices on the other hand remained within their stable averages.



Al-Mazaya Weekly Report concludes that the investment opportunities available in the Kuwait real-estate sector are attracting multiple agreements, and this is reflected in the quality and values of real-estate deals being transacted. The Report also points to the excellent timing of CITYSCAPE-Kuwait simultaneous to the active supply and demand of residence and commercial real-estates in Kuwaiti market. Al-Mazaya Report adds more significance to CITYSCAPE-Kuwait mobilizing the real-estate market and pushing it to overcome challenges hindering its progress: challenges owing to the lack of organization and overall strategies required to better manage this sector.

Original real-estate plans will not only help to stabilize the Kuwaiti real-estate market, moreover, it will serve the future strategies of the Estate in this regard. Proper mechanisms to balance supply, demand and prices of the residencies, commercial and investment real-estate products in the Kuwaiti real-estate market are the most current pressing needs. A comprehensive plan for this sector, along with contemporary legislation to regulate it, are additional basic requirements lacking to envision the future of this viable sector and attract more investments. The momentum of real-estate projects are hoped to meet the increasing demand.



push the national economy of the Estate forward and stabilize the market rates equally adding to a state of social balance given the reciprocal impacts of the real-estate sector to the overall economic activities.

