

The background of the entire page is an aerial photograph of the Bahrain city skyline at sunset. The sky is a mix of orange, yellow, and blue. Several prominent skyscrapers with curved, glass facades are visible, reflecting the sunset colors. The city below is densely packed with buildings, and a body of water is visible on the right side. The overall scene is vibrant and modern.

**BAHRAIN PROPERTY  
REPORT**  
Q 1 2 0 2 6

REPORT



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# REAL ESTATE PERFORMANCE AND KPI

	Q1 2025	Q1 2026	% Change	Change
Transactions volumes:	4,974	6,418	+29.00%	↑
Transactions value:	283,714,431	283,860,000	+0.05%	↑
Rental rates	Stabilised	Stabilised	↔	↔
Occupancy- Office and Retail	Stabilised	Stabilised	↔	↔
Hotel and Tourism KPI				
Occupancy	52.10%	N/A	–	–
ADR	62.92	N/A	–	–
RevPar	32.76	N/A	–	–

The first quarter of 2026 delivered a 29% year-on-year rebound in transaction volumes to 6,418 deals, the strongest Q1 since 2022. Transaction value held essentially flat at approximately BHD 283.86 million, with the volume surge driven by broader market participation rather than price compression.

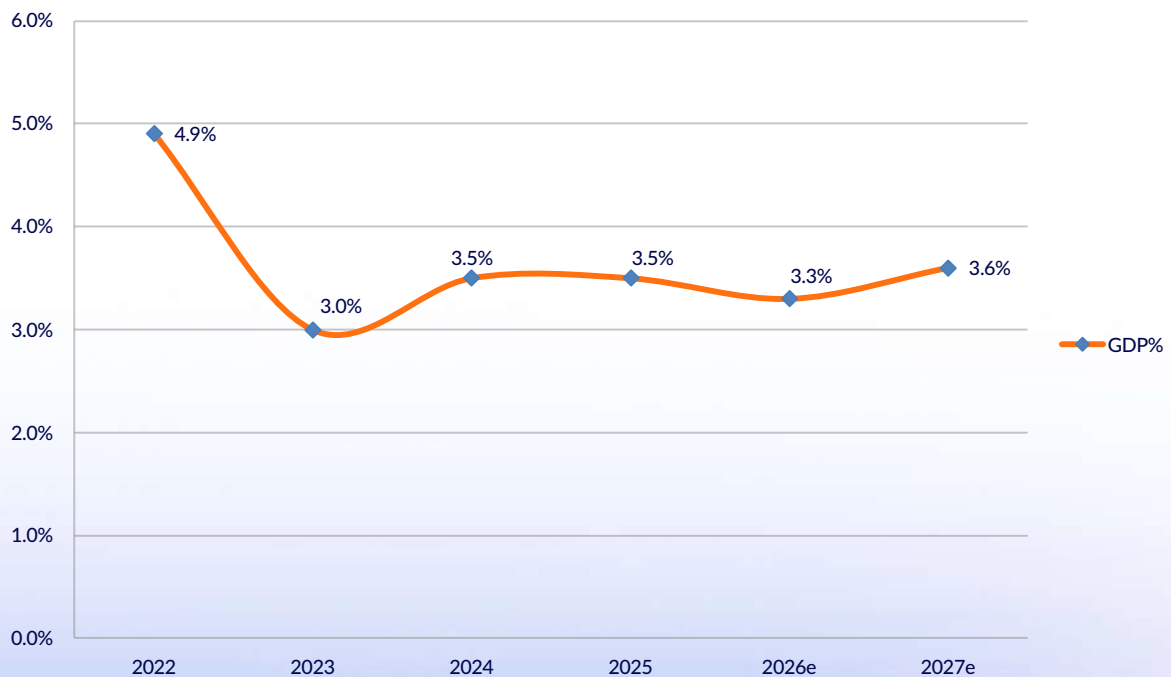
Rental rates and occupancy across the office and retail sectors remained stable in Q1 2026, reflecting balanced supply and demand and continuing market maturity, a positive signal for investors seeking steady returns through the cycle.

Hotel and Tourism KPIs for Q1 2026 are unavailable: STR Q1 2026 observations had not been confirmed at time of publication, and March 2026 STR data was cancelled by STR following regional security developments. Hospitality data is expected to be reinstated in the Q2 2026 report.

# ECONOMIC OUTLOOK

Real GDP expanded 3.5% in 2025, accelerating to +4.6% YoY in Q4, a strong exit pace into 2026. Real estate activities grew 4.3% in real terms in 2025 versus 1.0% in 2024, and construction grew 5.0% for the year. Non-oil activity now represents 85.8% of GDP at constant prices, and inward FDI stock reached BHD 17.7 billion at end-2025 (+1.8% YoY). CPI inflation came in at -0.1%, the lowest in the GCC. Figures sourced from the Ministry of Finance Bahrain Economic Report 2025.

## Bahrain Real GDP Growth (%) – IMF Trajectory



Real GDP Growth (%). Source: MOFNE BEQR 2025 / IMF WEO.

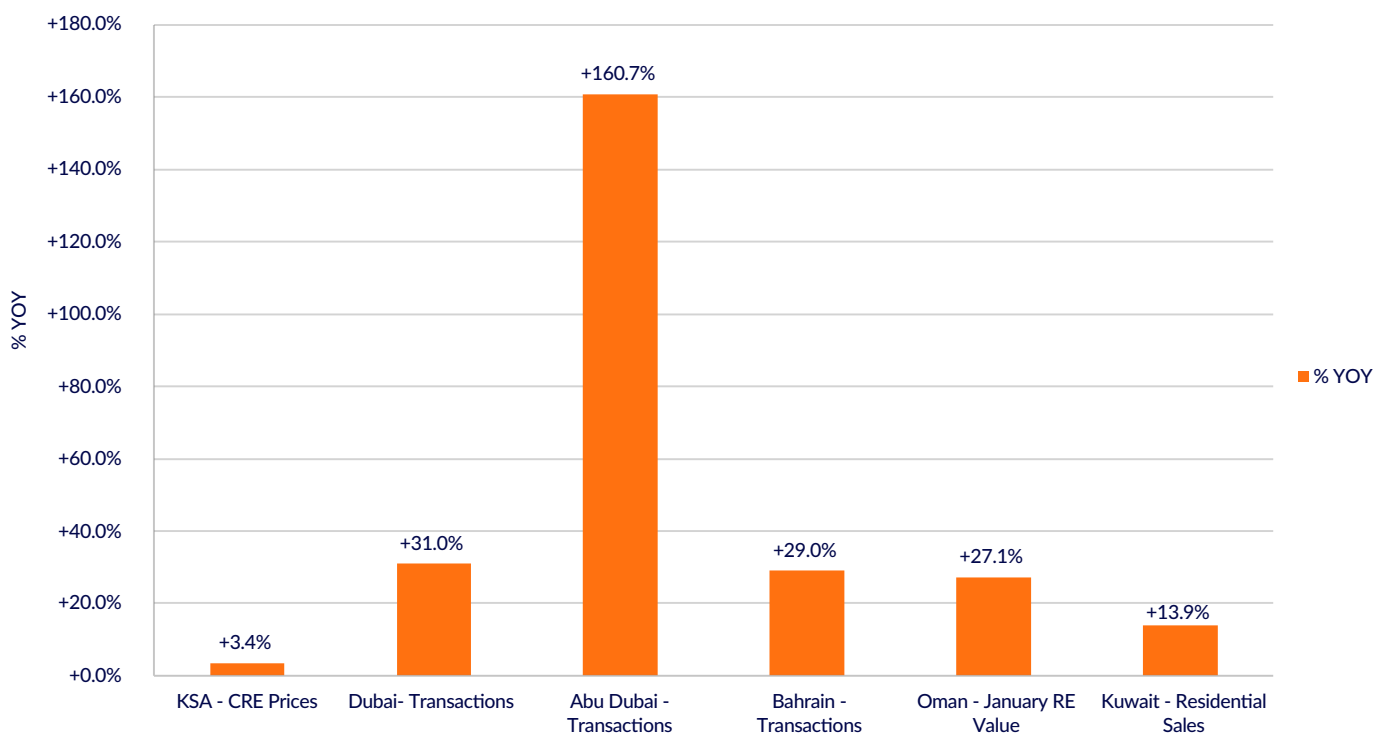




## GCC

Every major GCC market delivered measurable progress in Q1 2026. Bahrain's +29% transaction surge sits in the upper tier of the regional cohort alongside Abu Dhabi (+160.7%), Dubai (+31%), and Oman (+27.1%).

### GCC Q1 2026 — % YoY Change in Key Indicators



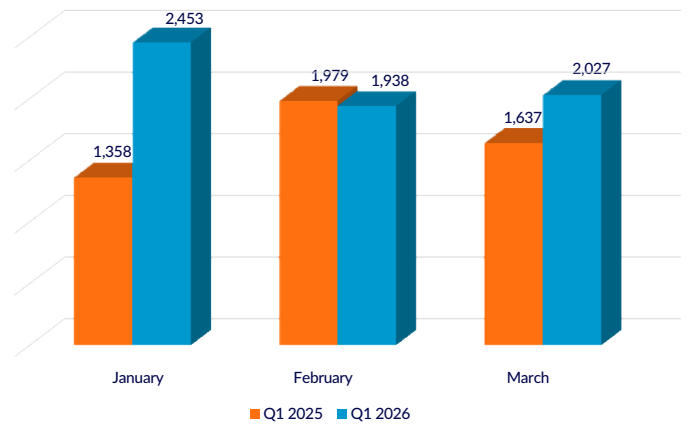
GCC Q1 2026 — % YoY Change. Sources: Dubai Media Office, ADREC, SLRB, KSA REGA, Oman NCSI, Kuwait Times.

# KINGDOM OF BAHRAIN PROPERTY MARKET SNAPSHOT

Q1 2026 recorded 6,418 transactions per SLRB, an increase of 29.0% versus Q1 2025. The month-by-month detail confirms a broad-based recovery: January +80.6%, February essentially flat (-2.1%), March +23.8%. April carried momentum into Q2 with 2,982 transactions, the strongest April since 2022.

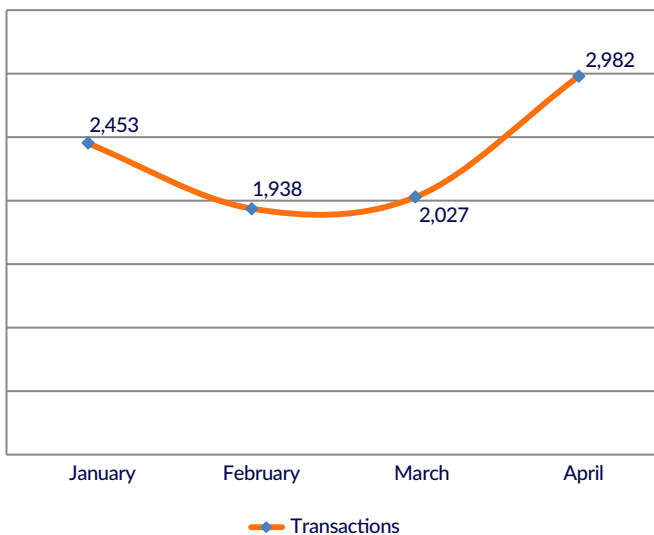


## Monthly Transactions — Q1 2025 vs Q1 2026



Monthly Transactions — Q1 2025 vs Q1 2026. Source: SLRB.

## Bahrain Monthly Transactions — 2026 (to date)



Bahrain Monthly Transactions — 2026. Source: SLRB.

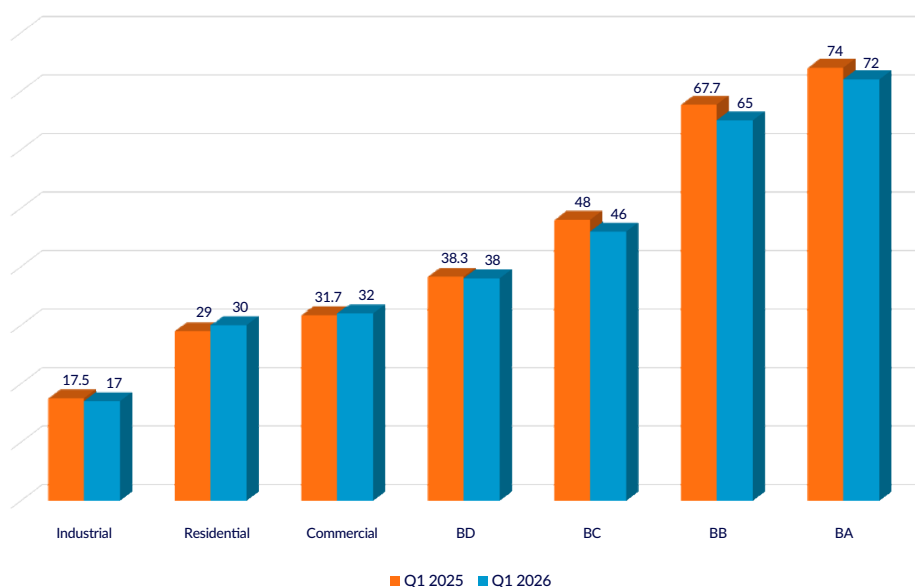




## LAND MARKET

Land rates recorded mild positive movement across all zoning classifications in Q1 2026, led by BA-zoned plots in prime Capital Governorate locations at BHD 72.0/sqm. Investment-grade BC and BD zones continued to attract developer attention along established mixed-use corridors.

### Land Rates (BHD/sqm) — Q1 2026 by Zoning Classification

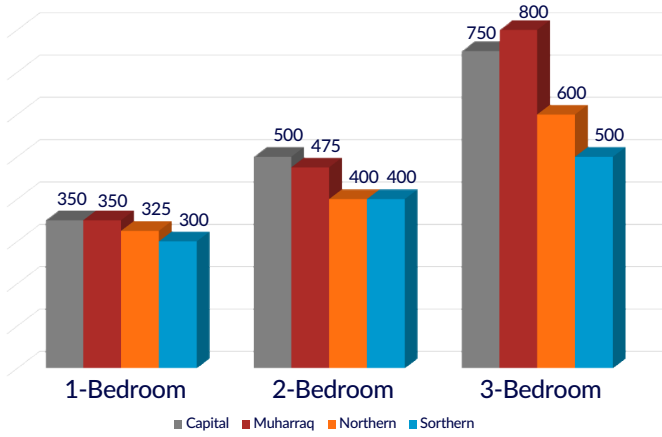


Zones	Built Percentage
Residential	180%
Industrial	240%
Commercial	300%
BD	360%
BC	600%
BB	750%
BA	1200%

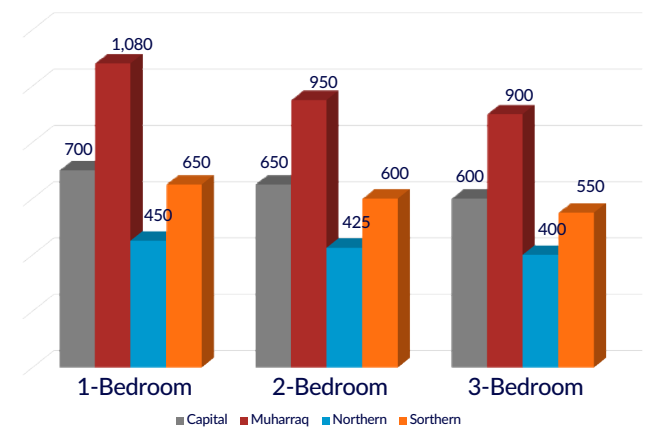
This price gradient is supported by the respective built-up area allowances. Residential zones permit 180% (RA & RB) to 210% (RHA & RHB) built-up area, while industrial and commercial zones allow 240% and 300% respectively. In higher-density urban zones, allowances increase substantially—BD allows 360%, BC up to 600%, BB to 750%, and BA reaching 1200%. These high ratios provide significant development flexibility and are a key factor influencing land value and investor interest in Bahrain’s urban centers.

# RESIDENTIAL SECTOR

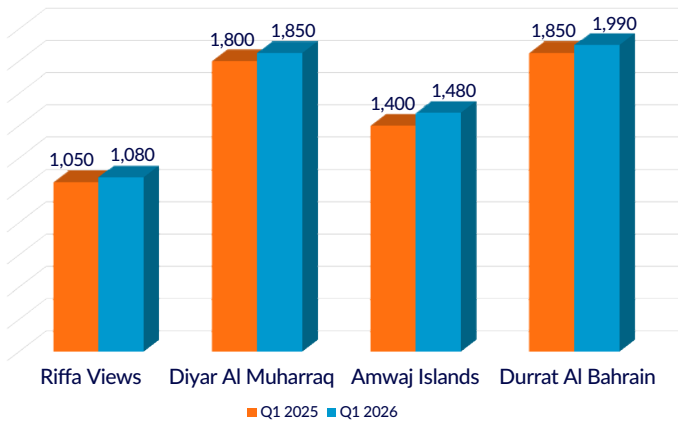
## APARTMENT RENTALS



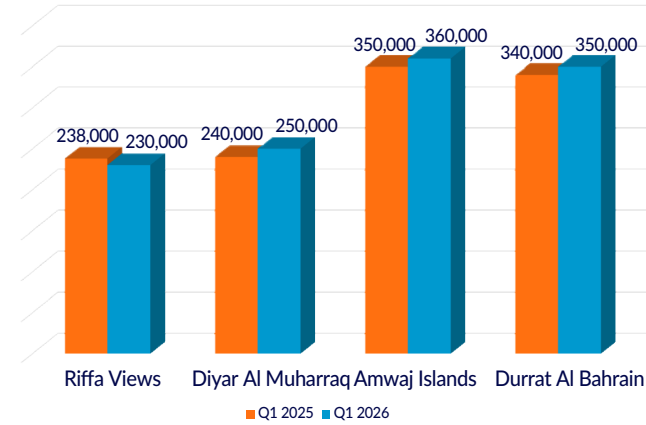
## APARTMENT SALES



## VILLA RENTALS

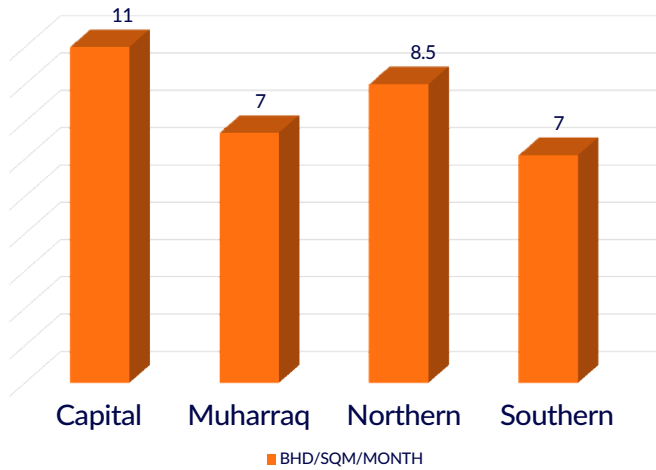


## VILLA SALES

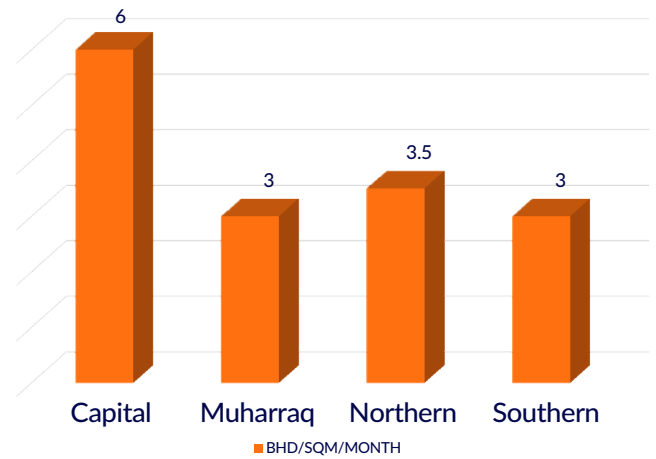


# COMMERCIAL SECTOR

## RETAIL RENTALS

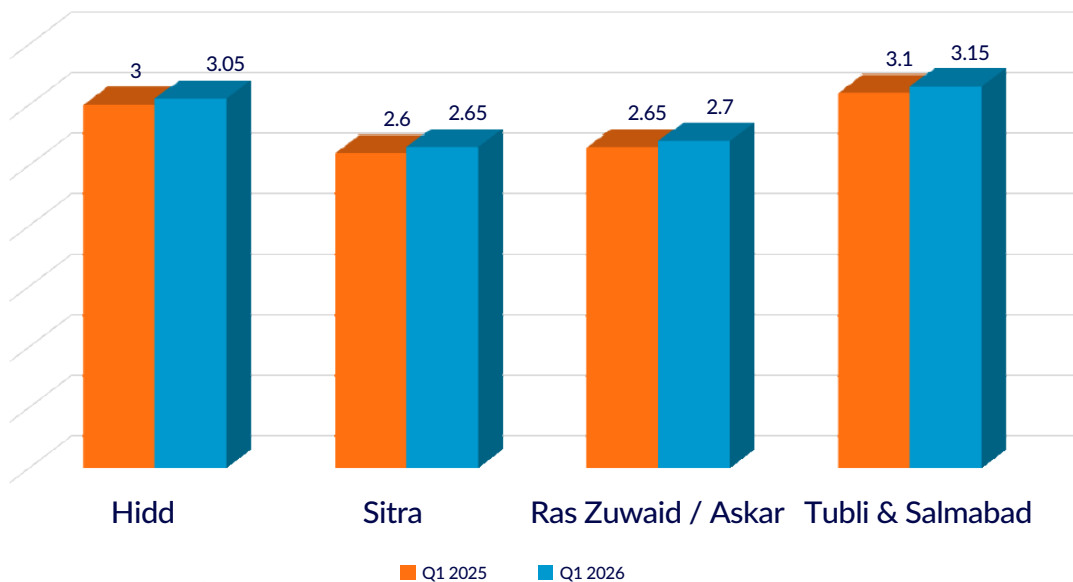


## OFFICE RENTALS



# INDUSTRIAL SECTOR

## Warehouse Rentals (BHD/sqm/month) – Q1 2025 vs Q1 2026



# TIVOLI

**THIS SUMMER..  
THE BEACH IS YOURS,  
OWN YOUR UNIT WITH A  
Starting BHD 9,700 down**



# FOCUS POINT - BAHRAIN STANDING TALL

If the first quarter of 2026 tested the Kingdom of Bahrain, it also revealed its character. The regional escalation that followed the events of late February placed the entire Gulf under pressure, and Bahrain stood directly in its path. Yet the story of the quarter is not one of disruption, it is one of composure. The Kingdom absorbed the shock, defended its skies, protected its people, and kept its economy moving. For a market built on confidence, that steadiness is itself the headline.

The property sector reflected this resilience clearly. The momentum built through 2025, a landmark year of 29,777 transactions, up 19.76% year-on-year, did not unravel under stress. Capital values held firm, premium districts such as Bahrain Bay and Reef Island retained their strength at 900–1,400 BHD per square metre, and the broad mid-market remained active and accessible. Where other markets might have seen sentiment turn to selling, Bahrain's owners and investors held their ground. The market repriced nervousness, not assets, and that distinction speaks volumes about the maturity and depth of confidence underpinning real estate in the Kingdom.

That confidence is no accident. It rests on a market disciplined by real economic fundamentals rather than speculation, and on a national vision that has continued to advance even amid regional turbulence. Bahrain's infrastructure pipeline, the Bahrain Metro, the King Hamad Causeway, and a broader programme of strategic projects exceeding USD 30 billion, remains on course, signalling to investors that the Kingdom is building for the long term. The non-oil economy, the engine of roughly 85% of GDP, continued to drive activity, and inward FDI stock stood at BHD 17.7 billion entering the period. These are the foundations of a country that does not merely weather pressure but plans through it.

Most striking of all has been the Kingdom's response under the leadership of His Majesty the King and the Royal Family. Decisive action to safeguard national security, the rallying of full GCC solidarity and Bahrain's leadership on the international stage, including the Kingdom's co-sponsorship of a UN Security Council resolution on freedom of navigation that drew the backing of 112 nations, have demonstrated a government that protects its citizens, defends regional stability, and commands respect well beyond its borders. In moments of challenge, leadership becomes visible and Bahrain's has stood tall.

Looking ahead, the most compelling outcome is one of strengthened confidence. Markets reward stability, and few things build durable investor trust more powerfully than watching a nation face genuine pressure and respond with resolve, unity, and order. As regional conditions stabilise, Bahrain is positioned not simply to recover, but to emerge with its reputation enhanced, a Kingdom that proved its institutions are sound, its leadership steady, and its long-term trajectory intact. The way Bahrain has stood firm through this period is, in itself, a powerful endorsement of the country: a demonstration to investors, residents, and partners alike that under the stewardship of the Royal Family, Bahrain is a place that endures, protects, and continues to build. That conviction earned through challenge rather than claimed in calm may prove to be one of the most valuable assets the Kingdom carries into the quarters ahead.

# EXPERT TEAM



## **KARIM YAZJI**

### **Chief Executive Officer**

Provides strategic leadership and governance, setting the company's long-term vision and direction while overseeing overall performance and organizational growth. Ensures strong corporate governance, risk management, and compliance frameworks, reinforcing market credibility and stakeholder confidence.



## **CREMIO KAZEMBE**

### **Head of Valuation & Real Estate**

Oversees market data management, research analysis, and reporting systems to support reliable property valuations and strategic decision-making. Holds a Tier-A License. Develops market insights, trend analysis, and performance reports that enhance operational efficiency, business planning, and overall organizational effectiveness.



## **SHINU KOCHUTHOPPIL**

### **Valuation Manager**

Leads and supervises all valuation operations, establishing professional standards and best practices to ensure accurate, compliant, and high-quality property valuations. Holds a Tier-A License. Oversees valuation teams, methodologies, and reporting processes, while maintaining strong client relationships and regulatory alignment.

# EXPERT TEAM



## **SAMER NAYAL**

### **Business Development Manager**

Leads business development across the Bahraini market, specializing in sales strategy, client acquisition, and market expansion in both Bahrain and the UAE. Focused on driving new opportunities, building strong client pipelines, and supporting sustainable revenue growth while cultivating long-term, value-driven relationships.



## **HUSSAIN HUSSAINI**

### **Sales Director**

Leads a top-performing brokerage team in residential and off-plan real estate sales. Drives strong performance across major projects and international investor portfolios. Recognized for results-driven leadership, strategic execution, and high-impact client engagement that strengthens market reputation and client confidence.



## **SARA ALI**

### **Marketing Manager**

Leads the company's marketing strategy, brand positioning, and market presence across local and international platforms. Accelerates brand growth, lead generation, and commercial performance through high-impact, data-driven campaigns. Recognized for digital excellence, strategic leadership, and delivering measurable market results.



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