

The background of the entire page is an aerial photograph of the Bahrain skyline at sunset. The sky is a mix of orange, pink, 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. In the foreground, there are roads, parking lots with cars, and some construction areas.

BAHRAIN PROPERTY REPORT

Q 2 2 0 2 6

REPORT



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THREE TERMS USED THROUGHOUT

Asking — the price or rent advertised by the seller or landlord. Deals usually close a little below it.

Median — the middle figure in a list. It shows the typical case better than an average, which a few very expensive properties can distort.

Rental return (yield) — a year's rent as a percentage of the property's price. Ours are before running costs.

REAL ESTATE PERFORMANCE AND KPI

	Q1 2026	Q2 2026	% Change	Change
Sale transactions:	2,195	2,756	+25.6%	+561
Sale value (BHD million):	283.9	376.4	+32.6%	+92.5
Average price per sale (BHD):	129,319	136,568	+5.6%	+7,248
Total registrations:	6,418	7,834	+22.1%	+1,416
Six more figures that define the quarter				
Land share of all sales:	—	50.4%	Empty plots, not buildings, are the largest single part of the market.	
Busiest governorate:	—	35.8%	Northern, with 1,397 sales — ahead of Muharraq on 32.6%.	
Highest average price:	—	94,797	BHD per sale in Capital	
Flat net return:	—	7%	Kingdom-wide, after costs	
Highest apartment rent:	—	850	BHD a month asked for a three-bedroom in Muharraq, against 650 in Capital.	
Prime office rent:	—	6	BHD per sqm a month in Capital	

In one sentence: a busier quarter with bigger tickets, front-loaded in April, led by land in Northern and Muharraq, with value still concentrated in Capital.

Total spending grew about 1.3 times faster than the number of sales. Buyers were not only more active in Q2, they were buying more expensive properties averaging BHD 136,568.

Source: SLRB Live Statistics. Total registrations Q2 derived as YTD total (14,252) less Q1 published total (6,418).

EXECUTIVE SUMMARY

Bahrain’s property market was much busier in the second quarter of 2026. Between April and June, **2,756 properties were sold** and registered with the SLRB, up from 2,195 in the first quarter — a rise of 25.6%. The total money spent grew even faster, reaching **BHD 376.4 million** against BHD 283.9 million, a jump of 32.6%.

SPENDING GREW 1.3× FASTER THAN SALES



The more telling point is that spending grew faster than the number of sales. The average price paid per property rose 5.6% to BHD 136,568. The market was not just busier — buyers were purchasing bigger, more expensive properties than in the first quarter.

April did most of the work. With 1,129 sales it was the busiest month of the whole first half of the year, making up 41.0% of the quarter on its own. May dropped to 770 sales and June recovered to 857. So the quarter started strong rather than growing steadily month after month.

Land is the biggest part of the market. Aqari’s figures put land at 50.4% of all sales and 44.9% of the money spent, which means most buying activity is in empty plots rather than finished buildings. Northern Governorate had the most sales, at 35.8%, while Capital had the highest average price per sale.

On rents, listings at 30 June show typical Capital apartment asking rents of BHD 330 a month for one bedroom, BHD 400 for two and BHD 650 for three. Set against cleaned registered sale rates, net returns Kingdom-wide are broadly 5–6% for houses, about 7% for flats and 9–10% for buildings, after service charges, vacancy, management and non-recoverable maintenance.

These figures reflect registered sale comparables. Prime-freehold flats in Seef, Juffair, Amwaj and Reef Island trade at higher tickets on portal ask prices and settle closer to 5–8% gross, so the Kingdom-wide flat number should be read as a market-transaction benchmark rather than a portal-ask yield.

THREE THINGS TO WATCH

01

Whether April’s strong month happens again, or was a one-off clearing of delayed deals.

02

Whether land keeps its large share of the market as more buildings are completed.

03

Whether landlords start accepting rents well below their asking price — the first sign that rents are weakening.

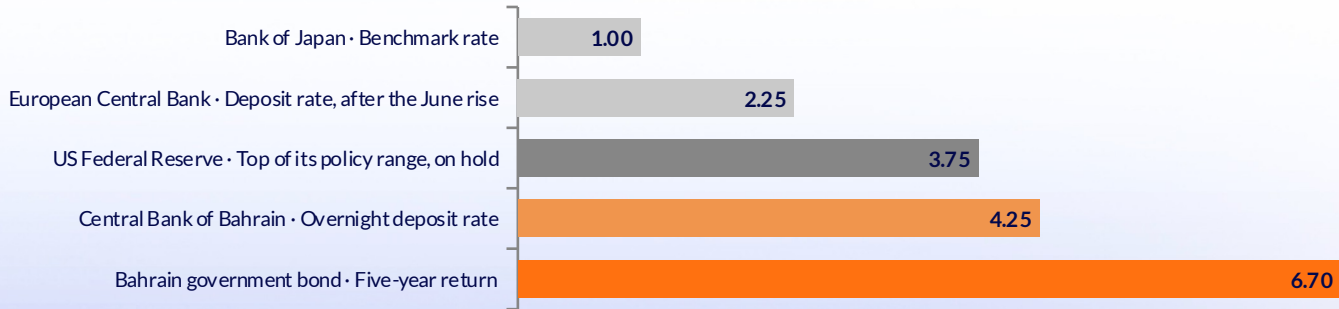
WHAT HAPPENED AROUND US

Bahrain’s market does not move on its own. The quarter’s borrowing costs, regional capital flows and government activity all shape what buyers and tenants do next. The record below is what changed in the world, the region and the Kingdom between April and June 2026.

WORLD — RATES AND CAPITAL FLOWS

- The European Central Bank held its deposit rate at 2.00% for most of the quarter, then raised it by 25 basis points in June to **2.25%** — its first increase in nearly three years, as inflation pressure returned.
- The US Federal Reserve left its policy rate unchanged at **3.50–3.75%** in June, in a unanimous decision, extending the hold that has steadied global funding costs since 2025.
- The Bank of Japan raised its benchmark rate by 25 basis points to **1.00%**, the highest since 1995, and signalled room for further tightening on persistent inflation and a weak yen.
- Global commercial property investment rose about **15% year on year** in the quarter to USD 124.5 billion, and cross-border investment rose 35% year on year in the first half to USD 14.4 billion, led by retail, hotels and offices.
- Cross-border money continued to favour income-producing property, which supports the case for stable, well-let assets across the region.

Rates at a Glance — End of Q2 2026 (per cent per year)



Bars share a 0–6.7% scale. Bahrain's policy rate tracks the US Federal Reserve because of the dollar peg, which is why local financing costs held steady through the quarter. The bond return is the benchmark a property investment now has to beat.





GCC

REFORM, VOLUMES AND CONNECTIVITY

- SAUDI ARABIA** The Cabinet approved the rules for property ownership by non-Saudis and named the zones open to foreign investment, putting the January 2026 reform into effect across residential, commercial, industrial, tourism and mixed-use property.
- SAUDI ARABIA** NEOM cancelled approximately USD 6.85 billion of contracts across Trojena and The Line during the quarter, with The Line scaled back to a 2.4 km initial phase and the 2029 Asian Winter Games postponed, reflecting a wider review of giga-project spending.
- DUBAI** Property deals reached **AED 169 billion** (USD 29.4 billion) across 51,170 transactions, of which AED 84 billion was residential across 34,719 deals. June alone recorded AED 32.7 billion, up 31.3% on May, driven by off-plan sales.
- ABU DHABI** First-half deals reached **AED 117 billion**, up 112% year on year, with volumes up 61.7%. Foreign direct investment into property reached AED 13.8 billion, up 309% year on year.
- QATAR** Doha was named GCC Tourism Capital 2026. Around 600,000 international visitors arrived in the quarter, GCC visitors were up 11% on the previous quarter, and hotel capacity reached 42,131 rooms.
- KUWAIT** The proposed Mortgage Law advanced significantly, with active discussion between the government, banks and the Central Bank. It would allow home loans of up to about USD 750,000 over 25 to 30 years, against a backlog of more than 100,000 pending applications.
- REGIONAL** GCC leaders met in Riyadh — the first in-person summit since the regional escalation — and gave clear priority to the 2,117 km Kuwait City to Muscat rail network.

BAHRAIN

POLICY, PROJECTS AND INVESTMENT

- The Central Bank of Bahrain held its overnight deposit rate at **4.25%** all quarter, in line with the US Federal Reserve and consistent with the dollar peg. Mortgage and developer financing conditions therefore stayed predictable.
- Government bonds reached a return of **6.7% over a five-year term**. That matters for property: the bond returns 6.7% with no management, while cleaned property evidence indicates net returns of roughly 5–6% for houses, about 7% for flats and 9–10% for buildings after costs — so only the building segment clears the bond by a clear margin once running costs and voids are taken off.
- Edamah broke ground on phase one of the Bilaj Al Jazayer public beach upgrade, an area of more than 80,000 square metres adding shaded walkways, cycling and jogging tracks, a playground and outdoor fitness zones — strengthening the freehold zone’s tourism appeal.
- Bahrain secured **USD 510 million** of Islamic Development Bank financing, including USD 180 million for the King Faisal Highway upgrade linking Al Farooq to Al Fateh, plus funding for the continued expansion of Salman Industrial City.
- The Economic Development Board led the Kingdom’s delegation at the Milken Institute Global Conference, and ran a five-day investment mission across China and Hong Kong to widen the sources of inward investment.
- The freehold zones continued to widen, now covering nine areas open to foreign ownership, listed below. The Golden Residency property threshold of **BHD 130,000** kept foreign-buyer enquiries active.
- Minor Hotels confirmed that its two resorts at Bilaj Al Jazayer — Tivoli, 100 rooms at luxury level, and Avani, 110 rooms at contemporary level — remain on track to open in the fourth quarter of 2026, the Kingdom’s largest new luxury hotel opening of the year.
- The Government Land Investment Platform stayed active, continuing to release opportunities that widen the pipeline for developers and institutional investors.
- The non-oil economy continued to account for about **85% of GDP** at constant prices, with diversification advancing across financial services, manufacturing, logistics and tourism.

WHERE FOREIGN BUYERS CAN OWN FREEHOLD

Amwaj Islands
Riffa Views
Reef Islands

Diyar Al Muharraq
Bilaj Al Jazayer
Bahrain Financial Harbour

Durrat Al Bahrain
Juffair
Bahrain Bay

GOLDEN RESIDENCY THRESHOLD · BHD 130,000

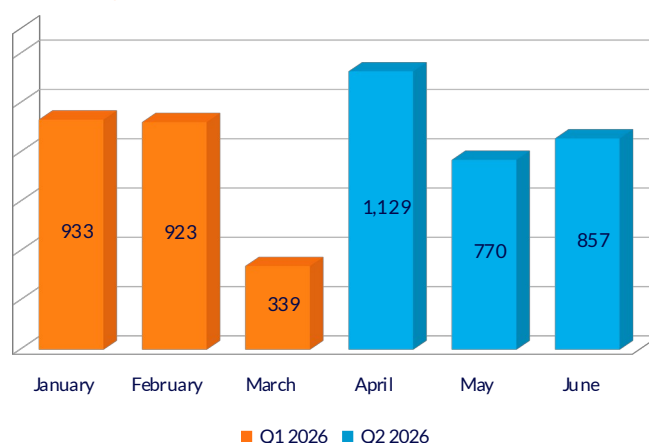
TRANSACTION ACTIVITY

Total spending grew about 1.3 times faster than the number of sales. Buyers were not only more active in Q2, they were buying more expensive properties averaging BHD 136,568.

Source: SLRB Live Statistics. Total registrations Q2 derived as YTD total (14,252) less Q1 published total (6,418).

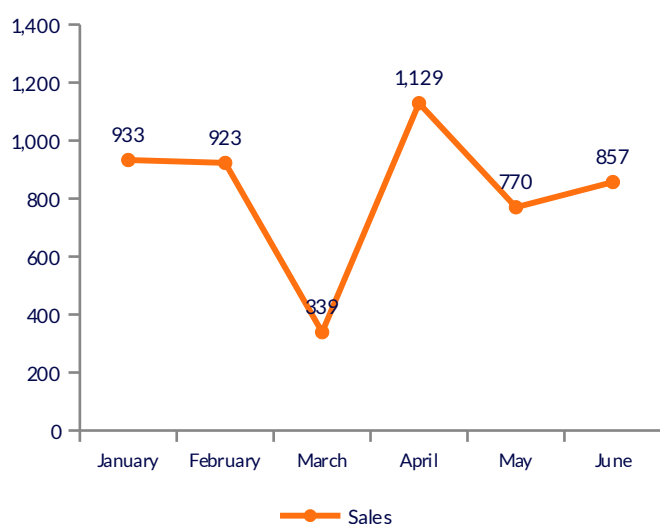


Monthly Sales — Q1 2026 vs Q2 2026



Monthly sales — Q1 2026 vs Q2 2026. Source: SLRB.

Bahrain Monthly Sales — 2026 (to date)



Bahrain monthly sales — January to June 2026. Source: SLRB.

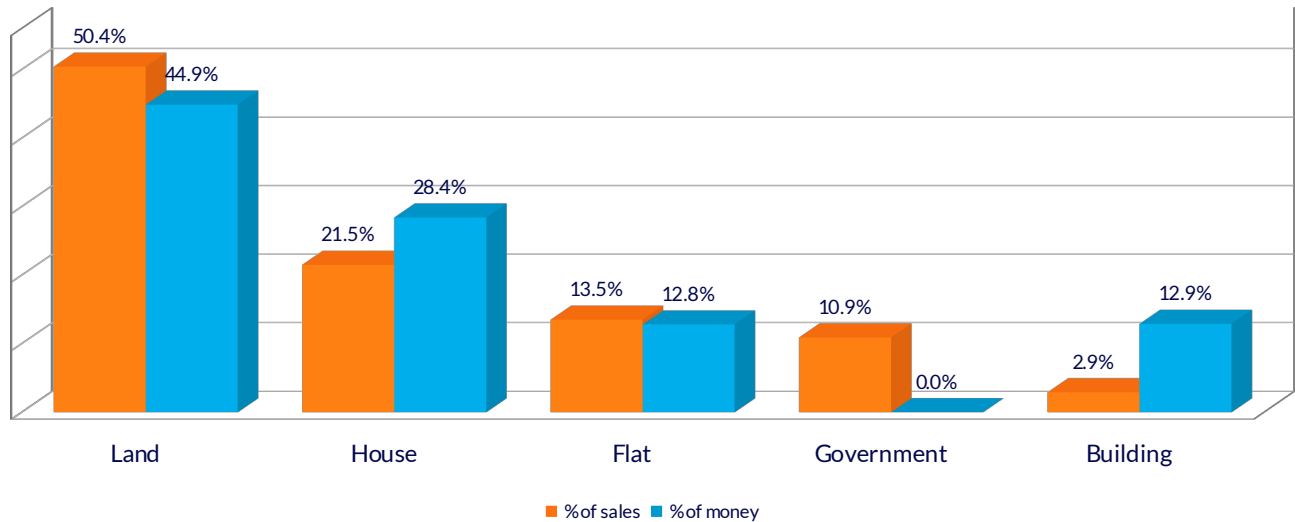
Monthly Profile

MONTH	QUARTER	SALES	% OF QUARTER
January	Q1 2026	933	42.5%
February	Q1 2026	923	42.1%
March	Q1 2026	339	15.4%
Q1 total		2,195	100.0%
April	Q2 2026	1,129	41.0%
May	Q2 2026	770	27.9%
June	Q2 2026	857	31.1%
Q2 total		2,756	100.0%

MARKET COMPOSITION

BY PROPERTY TYPE

Share of sales vs share of money, by property type



Compound and Others are left out (0.8% of sales or less). Source: Aqari registered-transaction analytics through 30 June 2026.

WHAT IS SELLING

50.4% of all sales are land, taking 44.9% of the money spent.

Houses follow at 21.5% of sales but a larger 28.4% of the money, because each one costs more. Flats account for 13.5% of sales and 12.8% of the money.

WHAT THE TABLE SHOWS

4.4× How much bigger buildings are in money terms than in deal count — 12.9% of the money from just 2.9% of the sales.

Buildings are bought for the rent they earn, so this is the clearest sign of where large investors are putting their money.

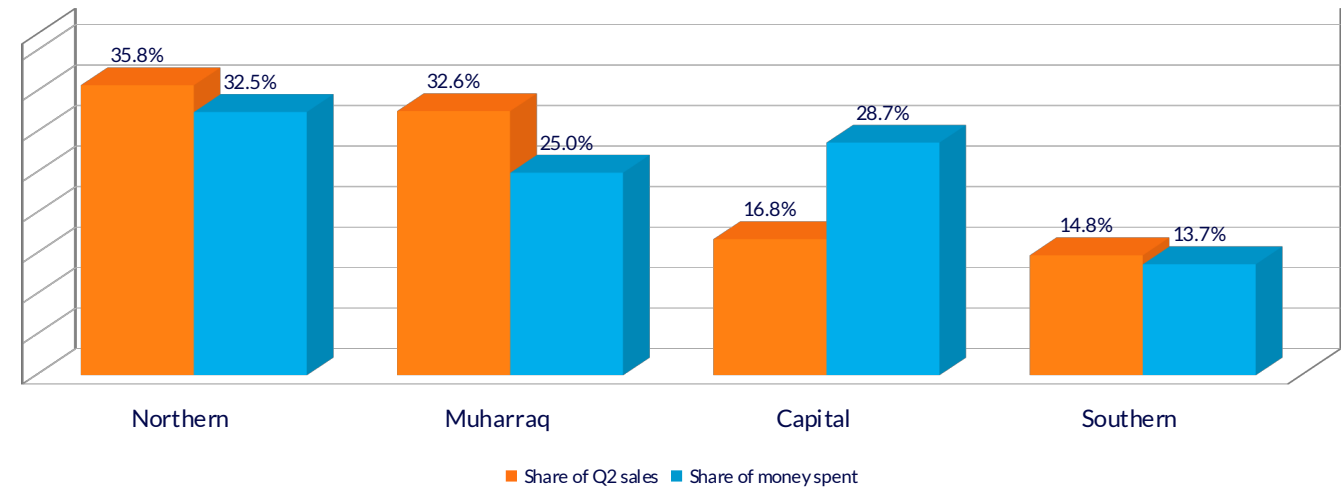
PROPERTY TYPE	SALES	% OF SALES	VALUE (BHD MILLION)	% OF MONEY
Land	1,968	50.4%	97.2	44.9%
House	838	21.5%	61.6	28.4%
Flat	528	13.5%	27.7	12.8%
Government property	425	10.9%	0.0	0.0%
Building	113	2.9%	27.9	12.9%
Others	31	0.8%	<0.1	0.0%
Compound	3	0.1%	2.3	1.1%
Total	3,906	100.0%	216.7	100.0%

Government property (425 sales) is registered at no price, so it adds nothing to the value totals. It is kept in the sales count for completeness but should be left out of any average-price calculation. Source: Aqari.

MARKET COMPOSITION

BY GOVERNORATE

Where the market is busiest vs where value sits

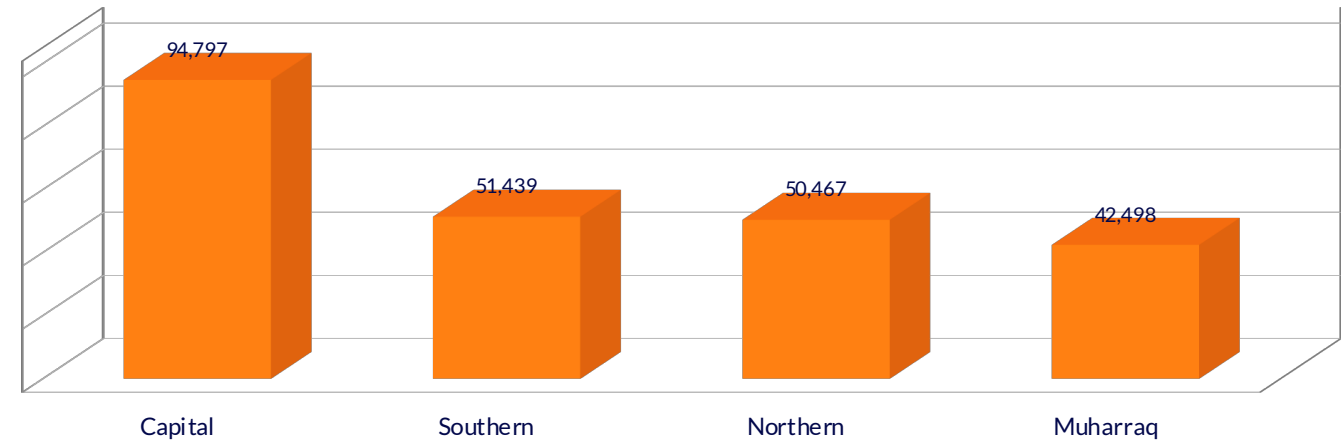


The left bar in each pair is the share of Q2 sales; the right bar is the share of the money spent. Only Capital takes a bigger share of the money than of the sales. Source: Aqari.

GOVERNORATE	SALES	% OF SALES	VALUE (BHD MILLION)	% OF MONEY	AVG PRICE (BHD)
Northern	1,397	35.8%	70.5	32.5%	50,467
Muharraq	1,273	32.6%	54.1	25.0%	42,498
Capital	657	16.8%	62.3	28.7%	94,797
Southern	579	14.8%	29.8	13.7%	51,439
Total	3,906	100.0%	216.7	100.0%	55,470

Average Price per Sale by Governorate (BHD)

National average 55,470



Northern and Muharraq together handled 68.4% of Q2 sales but only 57.5% of the money. Capital is the opposite: 16.8% of the sales but 28.7% of the money, at an average price of BHD 94,797 against Muharraq's BHD 42,498. Capital is not the busiest area – it is where each sale is worth the most.

RATES BY PROPERTY TYPE

Every rate in this section is drawn from arms-length transactions only. Government transfers, inheritance settlements, nominal-value conveyances, gifts and distressed disposals are excluded, so the figures can be used directly for advisory work and valuation cross-checks. Land is stated per square feet of plot area, the basis the Bahrain market quotes land on; houses, flats and buildings are stated per square metre of built area. Each table carries the other unit in its final column.

LAND

24.46

BHD/sqft average

HOUSE

500

BHD/sqm average

FLAT

593

BHD/sqm average

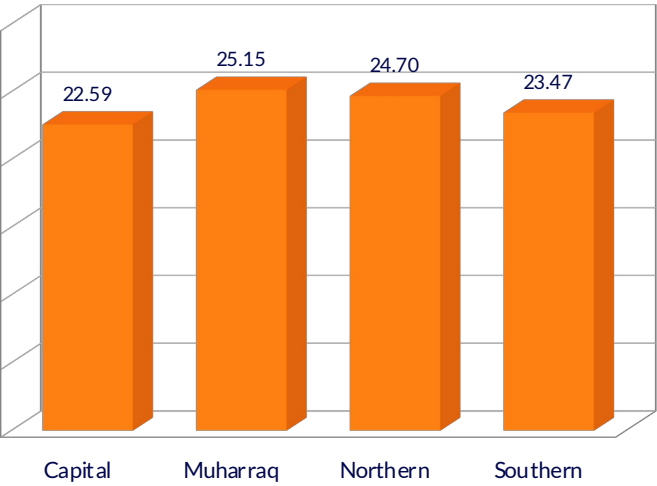
BUILDING

751

BHD/sqm average

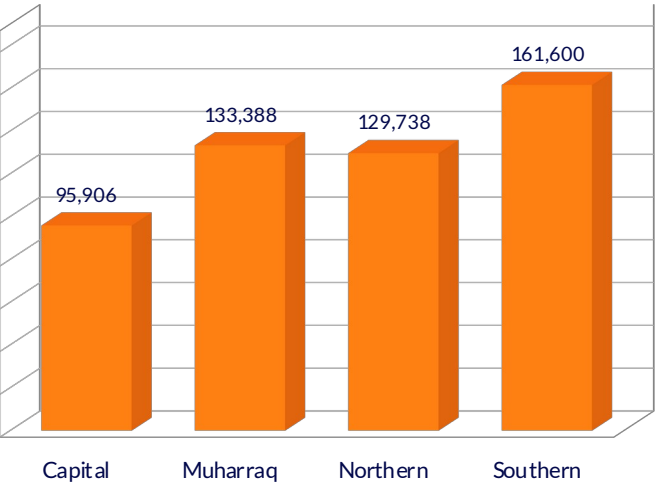
LAND

Average, BHD per sqft



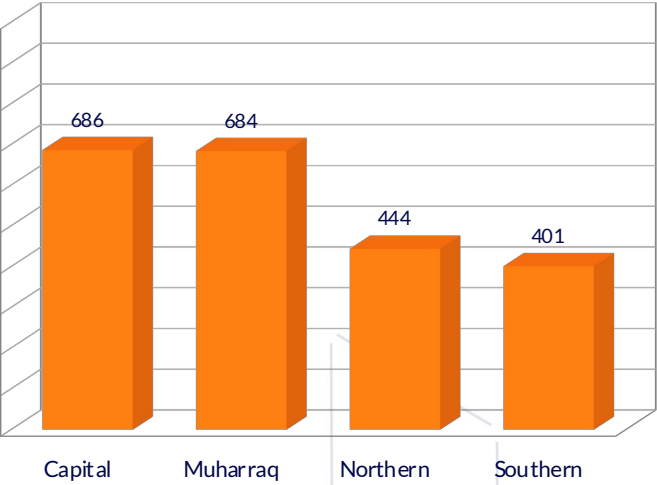
HOUSES

Average, BHD per transaction



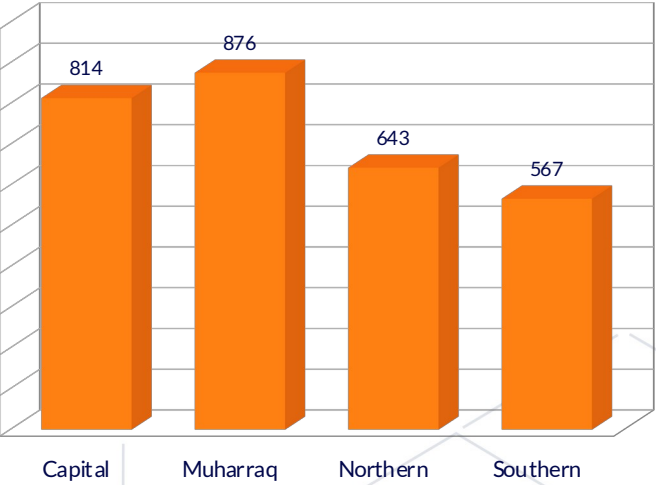
FLATS

Average, BHD per sqm



BUILDINGS

Average, BHD per sqm



RATES BY PROPERTY TYPE

LAND RATES — BHD PER SQFT

GOVERNORATE	SALES	MIN	P25	MEDIAN	AVERAGE	P75	MAX	AVG BHD/SQM
Capital	106	8.64	13.85	25.68	22.59	28.01	45.39	243
Muharraq	150	21.50	21.52	24.02	25.15	28.01	36.00	271
Northern	269	14.29	23.00	24.08	24.70	27.66	32.02	266
Southern	66	15.64	21.34	23.01	23.47	25.19	35.49	253
Kingdom	533	—	—	24.02	24.46	—	—	263

Land trades in a narrow Kingdom band. All four governorate averages sit between BHD 22.59 and BHD 25.15 per square feet — a spread of about 11% — which points to one integrated land market rather than four separate ones. Muharraq and Northern set the ceiling near BHD 25.00, on investment-zone depth and end-user demand respectively. Capital carries the widest spread, because prime commercial land and mid-tier residential quarters sit inside one boundary, so street-level evidence matters most there.

HOUSE VALUES — BHD PER TRANSACTION

GOVERNORATE	SALES	MIN BHD	P25	MEDIAN	AVERAGE	P75	MAX	MEDIAN PLOT SQM
Capital	40	26,000	50,000	105,000	95,906	124,500	175,000	245
Muharraq	109	45,000	108,250	126,000	133,388	166,000	250,000	216
Northern	117	70,000	105,750	120,000	129,738	135,463	257,500	225
Southern	71	65,000	100,121	110,000	161,600	255,000	393,000	310
Kingdom	337	26,000	100,260	120,000	133,616	150,000	393,000	251

Houses in Bahrain are best benchmarked by total transacted value rather than by unit rate, because the segment mixes plot sizes from 180 sqm compact villas to 400 sqm-plus family compounds. On the cleaned Q2 2026 population, the Kingdom-wide average house sale sits at BHD 133,616 on a median plot of 251 sqm, with half of all transactions falling between BHD 100,260 and BHD 150,000.

Muharraq and the Northern Governorate carry the deepest arms-length villa samples and cluster tightly around a BHD 130,000 average on plots of 216 sqm and 225 sqm respectively — the reliable band ASK uses when cross-checking individual mid-market villa valuations. Capital averages a lower BHD 95,906, reflecting a wider mix of older, smaller houses within the governorate. The Southern Governorate records the highest average at BHD 161,600, driven by larger median plot sizes of 310 sqm rather than a higher rate per square feet — the value is a plot-area effect, not a location premium.

RATES BY PROPERTY TYPE

FLAT RATES — BHD PER SQM

GOVERNORATE	SALES	MIN	P25	MEDIAN	AVERAGE	P75	MAX	AVG BHD/SQFT
Capital	82	360	503	691	686	822	1,165	63.74
Muharraq	137	319	390	527	684	821	1,838	63.54
Northern	28	315	360	451	444	514	612	41.27
Southern	28	305	362	404	401	424	487	37.29
Kingdom	249	—	—	516	593	—	—	55.06

Flats diverge more between governorates than any other type, because freehold investment stock is concentrated in Capital and Muharraq. Both average in the BHD 684–686 per square metre band, while Northern and Southern settle at BHD 401–444. Northern and Southern samples are thin at 28 sales each and are indicative only.

BUILDING RATES — BHD PER SQM

GOVERNORATE	SALES	MIN	P25	MEDIAN	AVERAGE	P75	MAX	AVG BHD/SQFT
Capital	29	269	530	714	814	1,169	1,516	75.60
Muharraq	9	440	518	759	876	1,180	1,905	81.37
Northern	8	266	362	639	643	892	1,117	59.74
Southern	6	289	382	553	567	782	824	52.63
Kingdom	48	—	—	711	751	—	—	69.81

Investment-building activity is concentrated in Capital, which accounts for 29 of the 48 arms-length trades in the Kingdom. Averages elsewhere rest on 6 to 9 trades and are indicative context only; ASK recommends that any building valuation opinion is cross-checked against income evidence rather than these unit rates alone.

HOW TO READ BUILDING RATES

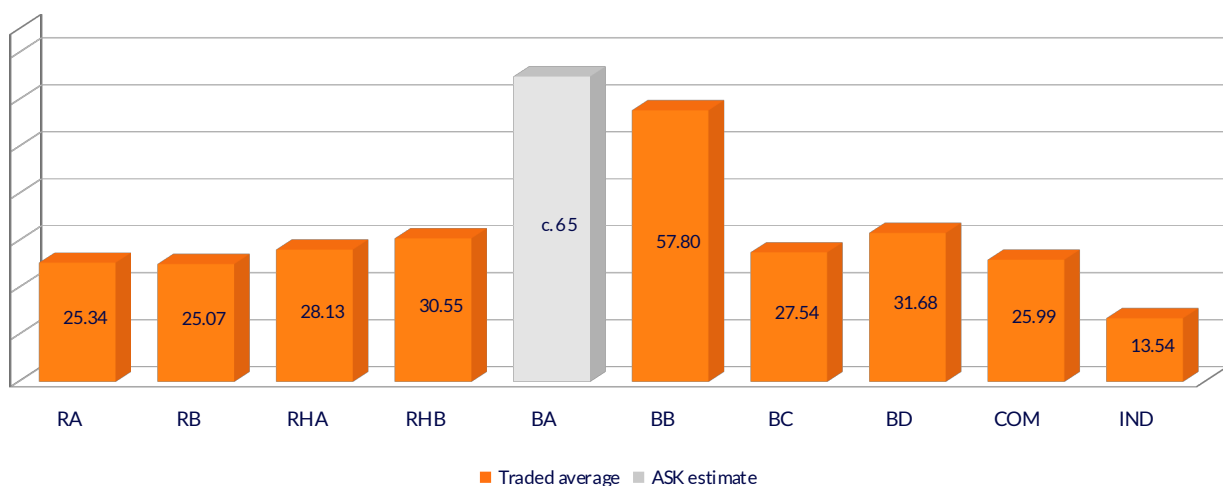
The rates above are presented for reference only. A building's value rests on its income-generating capability, not on a rate per square metre: passing rent and its security, occupancy and tenant mix, lease structure, and the condition of the asset — state of repair, outstanding maintenance and capital expenditure, MEP and lift condition, and remaining economic life. Two buildings on the same street at the same rate per square metre can differ materially in value once income and condition are taken into account. ASK values buildings on the income approach, using these rates only as a cross-check.



LAND RATES BY ZONING

What a plot is permitted to carry — its zone and plot ratio — moves the rate far more than which governorate it sits in. The table below covers arms-length land trades over the last 24 months, grouped by planning zone.

Average Land Rate by Zone (BHD per sqft)



ZONE	TRADES	MIN	P25	MEDIAN	AVERAGE	P75	MAX
RA · Residential — Private A (villa)	1,512	18.00	23.00	25.37	25.34	28.01	32.21
RB · Residential — Private B	668	18.00	22.62	25.02	25.07	27.30	32.99
RHA · Residential — Row Housing A	818	23.94	25.97	28.01	28.13	30.01	34.50
RHB · Residential — Row Housing B	168	18.86	25.02	29.74	30.55	33.15	59.30
BA · Business — Mixed-Use A (prime CBD)	—	—	—	—	c. 65*	—	—
BB · Business — Mixed-Use B	16	24.90	28.01	48.56	57.80	65.21	216.82
BC · Business — Mixed-Use C	43	16.01	22.02	26.75	27.54	33.00	66.52
BD · Business — Mixed-Use D	69	17.81	28.16	33.27	31.68	35.01	54.10
COM · Commercial (showrooms, blocks, malls)	30	16.01	20.38	25.57	25.99	32.39	42.03
IND · Industrial (light and manufacturing)	78	8.58	10.01	11.51	13.54	17.01	23.03

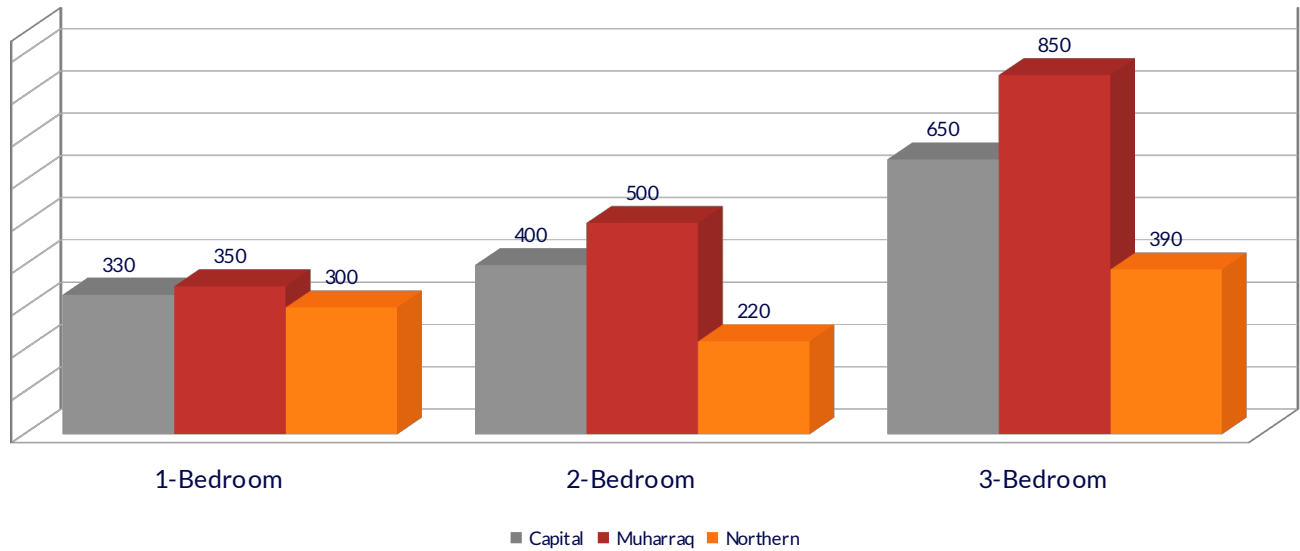
*BA carries no arms-length trades: the BHD 65 per square feet shown is an ASK estimate, not transaction evidence.

RESIDENTIAL RENTAL MARKET

All rent figures in this section come from listings as at 30 June 2026. These are **asking** rents – what landlords advertise. Tenants usually agree slightly less, so these figures cannot be compared directly with registered sale data.

APARTMENT RENTALS

Typical asking rent by apartment size, BHD per month



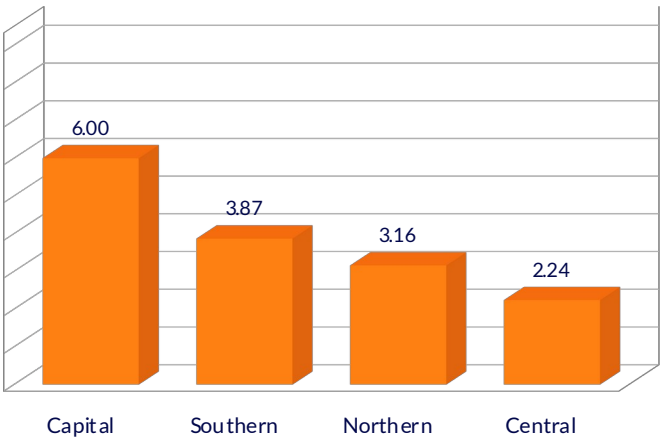
GOVERNORATE	BEDS	LISTINGS	TYPICAL BHD/MO
Capital	1BR	633	330
Capital	2BR	1,129	400
Capital	3BR	373	650
Muharraq	1BR	402	350
Muharraq	2BR	636	500
Muharraq	3BR	239	850
Northern	1BR	26	300
Northern	2BR	43	220
Northern	3BR	19	390
Southern	1BR	1	170
Southern	2BR	17	200
Southern	3BR	5	230

Counts in red have too few listings to publish.

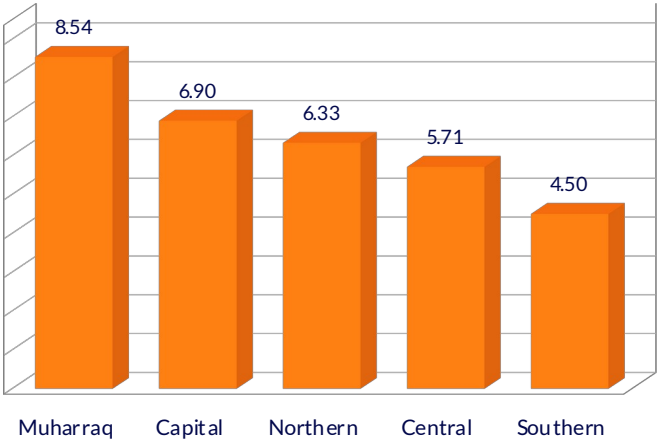
COMMERCIAL RENTAL MARKET

Typical asking rent by sector, BHD per sqm per month

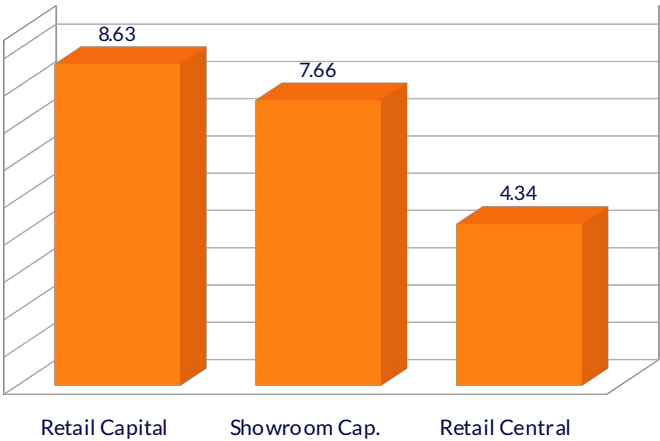
OFFICE SPACE



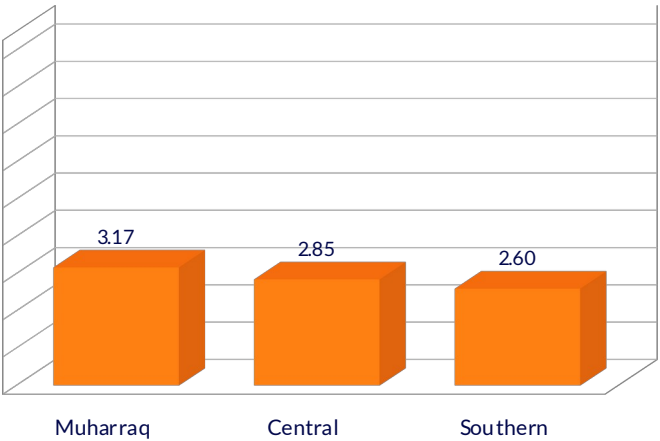
SHOP



RETAIL & SHOWROOM



WAREHOUSE



OFFICE TIERING

168%

How much more Capital offices cost than Central – the gap between the cheapest and the best office locations.

HIGHEST ASKING RENT

8.63

BHD per sqm a month – retail units in Capital, just ahead of Muharraq shops at 8.54.

LOWEST ASKING RENT

2.60

BHD per sqm a month – Southern warehouses, which are basic buildings.

Office rents vary clearly by location. Capital asks BHD 6.00 per square metre a month across a solid 82 listings, against BHD 3.87 in Southern, BHD 3.16 in Northern and BHD 2.24 in Central (now part of Capital). Shops and retail units cost noticeably more than offices everywhere, which is expected as they are smaller and depend on passing customers. Warehouses are cheapest at BHD 2.60 to BHD 3.17, as they are basic buildings with little fit-out.

TIVOLI



OWN A PIECE OF BAHRAIN'S MIAMI

FURNISHED BEACHFRONT HOMES

STARTING BHD **9,800** DOWN



FOCUS AREA - BAHRAIN'S SOLAR FUTURE

Supporting real estate beyond 2030

Bahrain's move towards solar energy presents an important opportunity for the real estate sector and the wider economy. By improving energy efficiency and using solar power where suitable, buildings can reduce electricity consumption, lower operating costs, and become more resilient over the long term. This is becoming increasingly relevant as Bahrain continues to grow, while the country works towards increasing the share of renewable energy in its power supply.

For property owners and developers, the priority should be simple: make buildings more efficient first, then introduce solar where it makes commercial sense. Reducing the energy required for cooling, lighting and daily operations can improve building performance before solar generation is added. Bahrain already has a practical foundation through EWA's thermal efficiency guidance and the Kafa'a programme, which supports energy audits and efficiency improvements for high-energy-use buildings.

The commercial benefit is clear. Lower energy demand can reduce occupancy costs, improve lifecycle performance and make assets more attractive to tenants, buyers and investors. Many property types in Bahrain, including offices, residential buildings, hotels, retail centres, warehouses and industrial facilities, have rooftops or parking areas that can support solar panels without requiring additional land.

Across the GCC, sustainability is becoming a more established part of real estate development. Bahrain is developing its own approach through energy efficiency standards, renewable energy regulation, RERA's sustainability objectives and the national Energy Transition Plan. As occupier and investor expectations continue to evolve, buildings with lower operating costs, modern systems and measurable sustainability performance are likely to become more competitive.

The opportunity also extends beyond individual buildings. Greater adoption of solar and energy-efficient design can support growth in engineering, facilities management, energy auditing, smart building systems, renewable energy services and specialist maintenance. It can also attract more private-sector investment into Bahrain's energy and real estate infrastructure.

The buildings being developed and upgraded today will shape Bahrain's property market well beyond 2030. For owners and developers, solar readiness and energy efficiency can improve asset quality and long-term performance. For occupiers, they can reduce total occupancy costs. For investors, they provide clearer visibility over operating risk. For Bahrain, they support energy resilience, specialist investment and continued non-oil growth.

Solar should therefore be viewed not only as an environmental solution, but also as an important part of Bahrain's future real estate market and economic growth story.

PHILIP JOHN ROGERS · QUALITY ASSURANCE, HEALTH & SAFETY MANAGER, ASK REAL ESTATE

CONCLUSION AND OUTLOOK

The first half of 2026 leaves the market in a stronger position than it started. Sales rose 25.6% between the first and second quarters and total spending rose 32.6%, with the average price per property up 5.6%. The question for the rest of the year is not whether the market recovered, but whether the pace of April can be held.

WHAT WE EXPECT TO HOLD

Steady demand in Northern and Muharraq, where most sales happen, and continued strength in land, which is half the market.

WHAT COULD SOFTEN

Monthly volumes, if April's total included delayed deals. A quarter nearer 2,400 sales would be a normal settling, not a downturn.

WHAT TO WATCH CLOSELY

The gap between asking and agreed rents in Capital, the clearest early sign of pressure on rental returns.

On sales, our working view for the second half is a market that stays clearly above 2025 levels but grows more slowly than the headline 25.6% suggests. April was exceptional, and part of it was almost certainly March challenges. A second half averaging 800 to 900 sales a month would keep the year comfortably ahead while returning to a normal rhythm.

On rents, Capital remains the only part of the market with enough evidence to price with confidence, on cleaned rates that indicate net returns of roughly 5–6% for houses, about 7% for flats and 9–10% for buildings. We expect asking rents to hold rather than rise, because most of the new apartment supply advertised in Muharraq competes for the same tenants. Landlords with older stock are the most exposed, and that is where discounts against asking will appear first.

On land, the cleaned figures leave a coherent Kingdom market trading in a BHD 22.59 to 25.15 per square feet band. Capital still carries the widest dispersion, so buyers there should price against street-level comparables with matching zoning rather than a governorate average.



EXECUTIVE TEAM



KARIM YAZJI

Chief Executive Officer

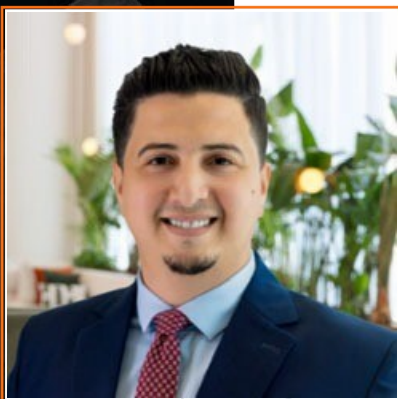
Sets the firm's direction across brokerage, valuation, property and facility management, and leads ASK's institutional, developer and family-office mandates. 20+ years in Bahrain real estate, with a portfolio exceeding US\$4 billion in assets under management.



SHINU DEVASIA KOCHUTHOPPIL

Valuation Manager

RICS Registered Valuer and RERA Tier A valuer. Market analysis, feasibility and development appraisals, rent assessment and highest-and-best-use studies, plus lender and audit-grade valuations. 20+ years of experience in Bahrain, Dubai and Jordan.



SHEHAB MOHSEN

Head of Facility Management

Runs hard and soft services across the managed portfolio, from planned preventive maintenance and MEP performance to energy, utilities and lifecycle capital planning – the operational side of protecting asset value.

The people behind this report and the mandates it supports. ASK is a RERA-licensed firm covering brokerage, valuation, property management and facility management from GFH Tower, Manama.

EXECUTIVE TEAM



HUSSAIN HUSSAINI

Sales Manager

Leads the residential and investment sales desk. First point of contact on acquisitions and disposals, off-market opportunities and buyer representation, with day-to-day read on where pricing is actually clearing.



MOHAMED OMAR

Head of Property Management

Responsible for the managed rental portfolio: tenancy administration, rent collection and arrears, renewals, and the occupancy and net-income reporting owners see each month.



SARA ALI

Marketing Manager

Leads brand, client communication and the firm's research programme, including this quarterly report series and the campaign work behind ASK's listings and project launches.

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HOW ASK CAN HELP

ASK Real Estate is a RERA-licensed firm working across the full property cycle – from valuing an asset to leasing, managing and maintaining it.

01 Valuation and advisory

RICS- and IVS-compliant valuations for secured lending, financial reporting, acquisition, insurance reinstatement and litigation support – land, residential, commercial, industrial, hospitality and plant and machinery.

02 Market analysis and research

Rate and rent evidence by governorate and zone, demand and supply studies, and the quarterly market series this report belongs to.

03 Feasibility and development advisory

Highest-and-best-use testing, residual land value, development appraisals and cash-flow modelling for schemes at concept or funding stage.

04 Brokerage

RERA-licensed sales and leasing across residential, commercial and investment stock, with off-market access and transaction management to registration.

05 Property management

Tenancy administration, collections and arrears control, renewals, and monthly occupancy and net-income reporting for owners and institutions.

06 Facility management

Hard and soft services, planned preventive maintenance, energy and utilities oversight, and lifecycle capital planning across the managed portfolio.

07 Owners association management

Statutory OA administration for jointly owned developments: budgets, service-charge collection, reserve-fund planning and general assemblies.

08 Hospitality, mixed-use and retail

Operator and tenant-mix review, trading-potential assessment and asset-strategy work for hotels, serviced stock and retail-led schemes.

US\$4bn+

Assets under management across the managed and advised portfolio.

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2 offices & growing

Manama and Dubai, covering Bahrain and wider GCC instructions.

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Trusted market intelligence partner

ASK Real Estate is one of Bahrain's leading fully integrated real estate service providers, managing over US\$4 billion in assets under management. We offer comprehensive services including valuation and advisory, brokerage, property and facility management, owners' association management, hospitality, mixed-use and retail consultancy. Guided by international standards and delivered by RICS-certified and RERA-licensed professionals, we combine market expertise, technology and integrity to enhance asset performance and long-term value.

DISCLAIMER

This report is provided for informational purposes only and does not constitute investment, legal or tax advice. ASK Real Estate accepts no liability for any decision made on the basis of this report. Figures are correct as at the dates shown and may be revised.

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