

Bahrain Real Estate Report Q1 2015

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Abstracts

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BMI View: Bahrain's commercial real estate sector is witnessing stagnant growth as a dip in economic output, political instability and an overhanging supply of commercial space combine to keep rental rates down. The country has a number of large-scale commercial projects under development, including the flagship Bahrain Bay project.

A dip in economic growth over 2014 saw rental rates stagnate across much of Bahrain's commercial real estate landscape. Falling oil revenues, a contributor to overall GDP, fell as a result of declining crude prices globally, while other sectors, such as manufacturing failed to pick up the slack by showing only moderate growth.

In the office sector the market continued to feel the lingering effects of the global financial crisis, with high vacancy rates and oversupply an ongoing concern, particularly in the capital, Manama. Meanwhile, the country's flagship Bahrain Bay mixed-use development continued to suffer further delays with a number of plots remaining vacant during Q414.

Contents

BMI Industry View

SWOT

Political

Economic

Business Environment

Industry Forecast

Office

Table: Forecast Office Rents, 2015-2016 (USD per sqm/month)

Table: Office Forecast Net Yield, 2012-2018 (%)

Retail

Table: Retail Forecast Rents, 2015-2016 (USD per sqm/month)

Table: Forecast Net Yield, 2012-2018 (%)

Industrial

Table: Industrial Forecast Rents, 2015-2016 (USD per sqm/month)

Table: Industrial Forecast Net Yield, 2012-2017 (%)

Construction And Infrastructure Forecast Scenario

Table: Construction And Infrastructure Industry Data (Bahrain 2012-2017)

Table: Construction And Infrastructure Industry Data (Bahrain 2018-2023)

Macroeconomic Forecasts

Economic Analysis

Expenditure Breakdown

Table: Economic Activity (Bahrain 2009-2018)

Industry Risk Reward Ratings

Middle East And Africa - Risk/Reward Index

Table: Middle East And Africa Real Estate Risk/Reward Index

Bahrain Risk/Reward Ratings

Table: MEA Real Estate Risk/Rewards Index

Rewards

Risks

Market Overview

Office

Table: Terms of Rental Contract/ Leases

Table: Historic Rental Costs, 2013-2014 (USD per m2/month)

Table: Net Yields, 2013-2014 (%)

Retail

Table: Terms Of Rental Contract/Leases, H114

Table: Historic Rental Costs, 2013-2014 (USD per sqm/month)

Table: Net Yields, 2013-2013 (%)

Industrial

Table: Terms of Rental Contract/ Leases - H114

Table: Historic Rental Costs, 2012-2014 (USD per sqm/month)

Table: Net Yield, 2013-2014(%)

Competitive Landscape

Company Profile

Abdulla Ahmed Nass Group

Ahmed Mansoor Al-A'ali

Seef Properties BSC

Demographic Forecast

Table: Bahrain's Population By Age Group, 1990-2020 ('000)

Table: Bahrain's Population By Age Group, 1990-2020 (% of total)

Table: Bahrain's Key Population Ratios, 1990-2020

Table: Bahrain's Rural And Urban Population, 1990-2020

Methodology

Industry Forecast Methodology

Sources

Risk/Reward Index Methodology

Table: Real Estate Risk/Reward Index Indicators

Table: Weighting Of Indicators

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