

# Bahrain Real Estate Report Q2 2014

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## Abstracts

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**BMI View:** While the Bahraini economy continues to grow, we believe the real estate sector will remain stagnant. We predict some slight increases in rents and also that net yields will remain the same across all sectors as a result of the instability that continues to plague the country and scare off investors and tourists.

We believe the government-fed construction boom will continue to affect the commercial real estate market which is persistently suffering under the fallout from the global financial crisis and political unrest. Bahrain has been one of the slowest Gulf Cooperation Council (GCC) economies to recover from the crisis and the protests stemming from the Arab Spring contribute to the fact that economic growth is likely to be slow. In the real estate sector, this has translated into stagnant rents and an endemic oversupply of rental space. Since oil makes up 80% of Bahrain's export income, GDP growth is extremely sensitive to movements in its price. As a result, it is difficult to be optimistic about the short-term prospects for Bahrain's commercial real estate market. The longer-term outcome will depend on Bahrain achieving a level of economic growth outside the export-oriented oil sector.

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