

Property Review



Jordan

Q2 2015 Report



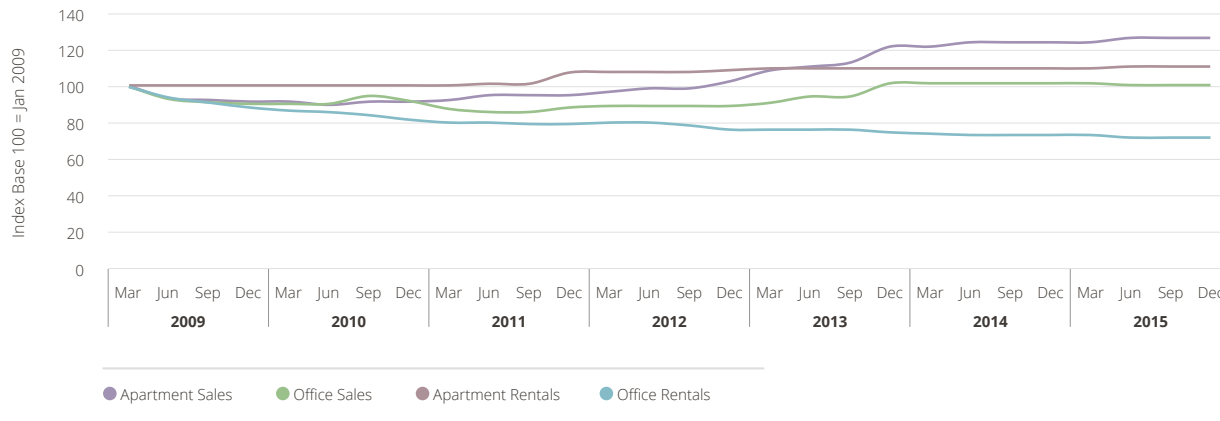
Celebrating 30 Years in the Middle East.

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Jordan Q2 2015 Highlights

- After the period of stabilisation in the second half of 2014, apartment rental rates and sales prices increased marginally by 1% and 2% respectively in Q2 2015, where the Sweifieh district saw the maximum increase of 7% for apartments. Asteco expects that residential sale prices will rise further in the short term due to a limited number of land parcels available in popular areas. Rental rates, on the other hand, are expected to decrease marginally due to an ongoing over supply of residential units.
- Abdoun, Dabouq, Der Ghabar, Sweifieh, Um Othainah, and the 4th Circle continue to be the most popular areas among residents because of their location, infrastructure and the abundance of retail. Whilst investors were interested in small studio apartments (measuring 80 to 100 square metres) due to a lower price point and perceived potential leasing prospects; owner-occupiers, however, preferred larger units of 250 to 300 square metres with most demand coming from Jordanians and Iraqi nationals looking for mid-level quality developments.
- Asteco noticed a slowdown in the office market due to the existing oversupply and limited demand from local companies for small office units, which is likely to put pressure on prices in the short to medium term. However, some transactional activity for office units was seen in the Al-Abdalli Development after the addition of the Boulevard, comprising retail and a Rotana branded hotel, which recently commenced operations.

RESIDENTIAL PRICE MOVEMENT, JAN 2009 = BASE 100



+4% APARTMENT ANNUAL RENTAL GROWTH

Jordan
Apartment rental rates were 4% higher than in Q2 2014.

Jordan Rental Rates & Sales Prices

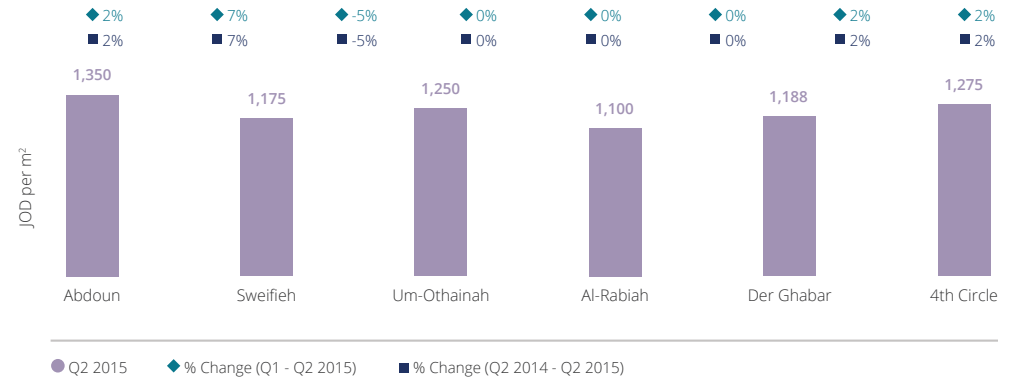
Q2 2015

Apartment

APARTMENT RENTAL RATES

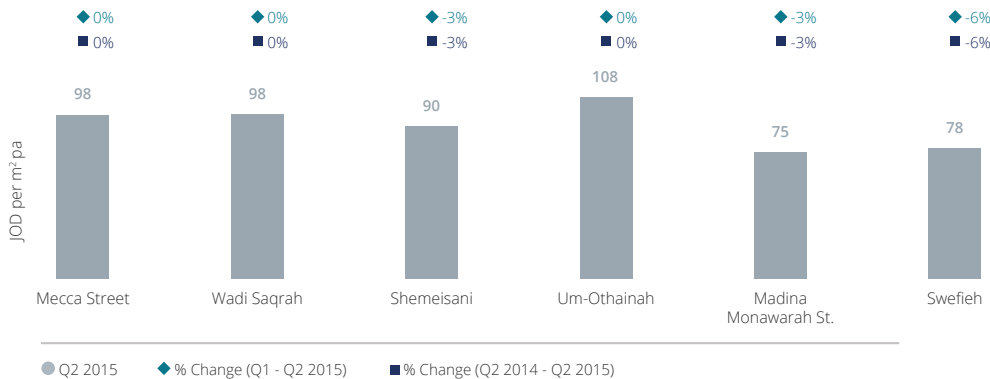
Apartment Rental Rates (JOD 000's pa)	1BR	2BR	3BR	% Change	
				Q1- Q2 2015	Q2 2014- Q2 2015
	Abdoun	5,500	9,750	18,000	4
Sweifieh	4,250	7,875	11,750	0	0
Um-Othainah	5,000	8,500	12,500	3	3
Al-Rabiah	3,500	7,500	10,625	0	0
Der Ghabar	5,250	8,625	13,675	0	0
4th Circle	5,000	9,500	17,250	2	2

APARTMENT SALES PRICE

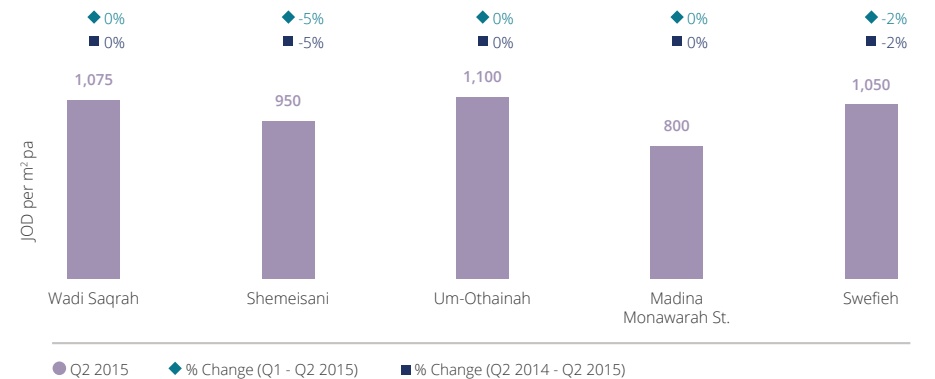


Office

OFFICE RENTAL RATES



OFFICE SALES PRICE



Q2 2015 Report

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