



MIDDLE EAST & AFRICA PRIME YIELD GUIDE

H12023

1. BOTSWANA

ASSET CLASS	AVERAGE YIELD VALUES
Offices	8.50%
Retail	8.25%
Industrial	9.00%
Residential	5.30%

3. KENYA

ASSET CLASS	AVERAGE YIELD VALUES
Offices	9.00%
Retail	9.50%
Industrial	9.50%
Residential	5.50%

5. NIGERIA

ASSET CLASS	AVERAGE YIELD VALUES
Offices	9.00%
Retail	9.00%
Industrial	8.00%
Residential	5.00%

7. TANZANIA

ASSET CLASS	AVERAGE YIELD VALUES
Offices	9.00%
Retail	10.00%
Industrial	10.00%
Residential	6.00%

9. ZAMBIA

ASSET CLASS	AVERAGE YIELD VALUES
Offices	10.00%
Retail	9.00%
Industrial	12.50%
Residential	9.50%

2. UGANDA

ASSET CLASS	AVERAGE YIELD VALUES
Offices	9.00%
Retail	8.00%
Industrial	13.00%
Residential	9.00%

4. MALAWI

ASSET CLASS	AVERAGE YIELD VALUES
Offices	9.50%
Retail	9.00%
Industrial	12.0%
Residential	5.50%

6. SOUTH AFRICA

ASSET CLASS	AVERAGE YIELD VALUES
Offices	11.00%
Retail	9.50%
Industrial	9.00%
Residential	9.50%

8. ZIMBABWE

ASSET CLASS	AVERAGE YIELD VALUES
Offices	8.00%
Retail	7.00%
Industrial	12.00%
Residential	10.00%

10. EGYPT

ASSET CLASS	AVERAGE YIELD VALUES
Offices	9.00%
Industrial	10.00%

		11. BAHRAIN
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ASSET CLASS	MIN	MAX
Offices	8.00%	8.50%
Retail	8.00%	10.00%
Industrial	9.00%	9.25%
Residential Tower	7.25%	7.50%
Hospitality	6.75%	7.25%

SAUDI ARABIA

		RITADH		JEDDAH		DIMA	
ASSET CLASS	KNIGHT FRANK SUB CATEGORIES	MIN	MAX	MIN	MAX	MIN	MAX
Offices	Prime	7.25%	7.75%	NA	NA	NA	NA
	Grade A	7.00%	8.00%	7.50%	8.25%	7.75%	8.25%
Retail	Community Centre	7.50%	8.50%	7.75%	8.75%	8.25%	9.00%
Industrial	Single tenant 5-10 year income	7.25%	8.25%	7.25%	8.25%	8.25%	8.75%
Hospitality	Prime	7.50%	8.50%	7.50%	8.50%	7.75%	8.75%

13. UNITED ARAB EMIRATES

		DUBAI			
ASSET CLASS	KNIGHT FRANK SUB CATEGORIES	MIN	MAX		
Offices	Prime DIFC	6.00%	7.00%		
Retail	Community Centre	7.50%	8.50%		
Industrial	Single tenant 5 -10 yr income	8.75%	8.75%		
Residential - Leasing	Single let (Prime e.g. Downtown)	6.25%	7.50%		
Hospitality - PropCo	Prime	6.50%	7.50%		

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