

Housing market records double digit growth for the first time in 5 years

- House prices continued the upward cycle to record a 4.2 per cent growth on the quarter and 14.6 per cent increase over the year - the first double digit annual growth rate since 2011
- Highest house price increases in Q1 2016 were experienced in Langata at 5.4 per cent, Karen at 5.2 per cent, Athi River at 4.9 per cent, Ruiru at 4.5 per cent and Muthaiga and Kitisuru at 4.4 and 4.3 per cent respectively
- Rents rises continued to be subdued in the first quarter with a marginal increase of 1.5 per cent bringing the annual growth to just 5.5 per cent
- Semi-detached houses appeared to buck the trend recording a strong annual rent rise of 17.1 per cent
- Apartment dense suburbs saw rent price corrections with Westlands recording the highest drop in asking rents at 2.5 per cent followed by Syokimau recording a similar 2.3 per cent drop in the same period

Property Index Highlights:

The Hass Composite Sales Index	Quarter % Change	Annual % Change	Change From 2007
All Properties	4.2%	14.6%	2.26 Fold
Suburb with Highest Quarterly Increase in Sales Price	Langata (+5.4% over last quarter)		
Suburb with Highest Annual Increase in Sales Price	Athi River (+19.6% over last year)		
Suburb with Lowest Quarterly Increase in Sales Price	Kilimani (-1.1% over last quarter)		
Suburb with Lowest Annual Increase in Sales Price	Kilimani (+0.5% over last year)		

The Hass Composite Rental Index	Quarter % Change	Annual % Change	Change From 2007
All Properties	1.5%	5.5%	1.73 Fold
Suburb with Highest Quarterly Increase in Rental Price	Athi River (+4.8% over last quarter)		
Suburb with Highest Annual Increase in Rental Price	Ruiru (+16.1% over last year)		
Suburb with Lowest Quarterly Increase in Rental Price	Westlands (-2.5% over last quarter)		
Suburb with Lowest Annual Increase in Rental Price	Westlands (-0.8% over last year)		

* The Hass Composite Indices is a measure of advertised prices, based on a Mix Adjusted Methodology

Nairobi, April 18th, 2016: HassConsult today unveiled property price trends for the first quarter of 2016, showing an upward trend in house prices, while rents remain relatively subdued.

Asking prices for houses increased by 4.2 per cent in the first quarter of 2016, and 14.6 per cent on a year earlier. This is the very first time the market has shown a double digit annual growth in five years. Against a backdrop of economic uncertainty and market volatility, this is a clear sign that investors are looking for more consistent asset channels and are looking to the stability of the property market.

“There has been increased demand for residential property since the beginning of the year, catalysed by the poor performance of alternative asset classes such as stocks. Investors are also shying away from assets such as fixed deposits in light of the perceived turmoil in the financial sector,” said Ms. Sakina Hassanali, Head of Research and Marketing at HassConsult.

Asking rents in Nairobi rebounded by a marginal 1.5 per cent in the first quarter attributable to growth in suburbs that are characterised by detached and semi-detached houses such as Loresho and Lavington up 3.4 per cent and 2.9 per cent respectively. Semi-detached houses across the market recorded sharp rent rises of 1.3 per cent over the last quarter and 17.1 per cent over the last year.

The increased supply of apartments continues to suppress rents in areas dominated by them with Westlands reporting a 2.5 per cent drop in rental asking prices. The same trend was observed in satellite towns with apartment heavy suburbs recording some correction in rental prices. Syokimau, for example, witnessed a 2.3 per cent drop in asking rents between January and March 2016.

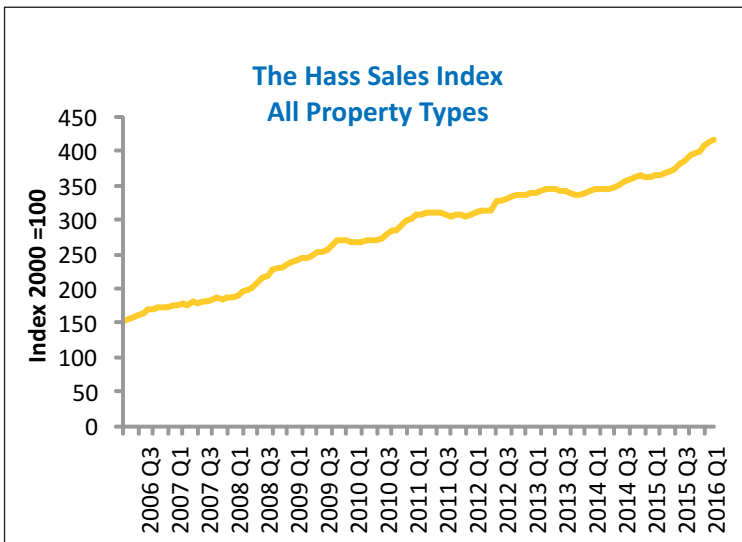
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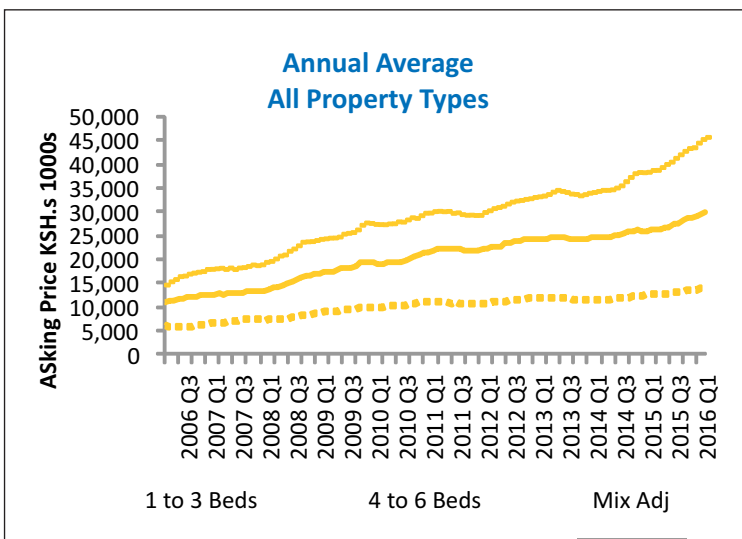
Nairobi Suburbs Property Index	Sales Prices			Rental Prices		
	Quarter % Change	Annual % Change	Change From 2007	Quarter % Change	Annual % Change	Change From 2007
Donholm	-0.1 %	0.7 %	3.23 FOLD	-0.4 %	5.4 %	1.75 FOLD
Eastleigh	1.3 %	9.2 %	2.95 FOLD	1.2 %	7.5 %	2.57 FOLD
Gigiri	2.9 %	11.5 %	2.43 FOLD	0.2 %	0.7 %	1.84 FOLD
Karen	5.2 %	17.7 %	2.86 FOLD	0.3 %	4.0 %	1.74 FOLD
Kileleshwa	1.1 %	5.9 %	2.38 FOLD	0.8 %	6.0 %	2.13 FOLD
Kilimani	-1.1 %	0.5 %	2.50 FOLD	1.4 %	3.1 %	1.72 FOLD
Kitisuru	4.3 %	6.0 %	2.48 FOLD	0.0 %	4.5 %	2.60 FOLD
Langata	5.4 %	15.9 %	3.28 FOLD	1.7 %	3.3 %	1.74 FOLD
Lavington	2.0 %	8.6 %	2.32 FOLD	2.9 %	9.7 %	2.29 FOLD
Loresho	3.8 %	13.6 %	2.05 FOLD	3.4 %	7.0 %	2.42 FOLD
Muthaiga	4.4 %	9.9 %	1.78 FOLD	1.3 %	6.0 %	2.56 FOLD
Nyari	2.5 %	6.9 %	2.10 FOLD	-0.7 %	-0.1 %	1.68 FOLD
Parklands	2.1 %	5.9 %	2.75 FOLD	1.2 %	3.6 %	2.05 FOLD
Ridgeways	0.5 %	8.4 %	2.33 FOLD	1.2 %	0.1 %	2.00 FOLD
Runda	3.5 %	3.2 %	2.89 FOLD	-0.1 %	0.6 %	1.70 FOLD
Spring Valley	2.0 %	8.1 %	2.04 FOLD	1.1 %	2.2 %	1.78 FOLD
Upperhill	0.3 %	5.7 %	3.07 FOLD	1.3 %	3.2 %	3.16 FOLD
Westlands	0.4 %	4.8 %	2.48 FOLD	-2.5 %	-0.8 %	2.29 FOLD

Nairobi Satellite Town Property Index	Sales Prices			Rental Prices		
	Quarter % Change	Annual % Change	Change From 2007	Quarter % Change	Annual % Change	Change From 2007
Athi River	4.9 %	19.6 %	2.38 FOLD	4.8 %	12.9 %	1.59 FOLD
Juja	1.7 %	5.3 %	2.65 FOLD	3.4 %	10.0 %	2.40 FOLD
Kiambu	1.9 %	11.3 %	2.51 FOLD	-0.8 %	8.7 %	2.20 FOLD
Kiserian	3.7 %	12.1 %	2.45 FOLD	-0.3 %	1.7 %	2.33 FOLD
Kitengela	2.6 %	7.6 %	2.22 FOLD	0.1 %	8.8 %	1.91 FOLD
Limuru	0.5 %	5.5 %	2.21 FOLD	1.6 %	8.7 %	1.88 FOLD
Mlolongo	2.2 %	8.1 %	1.67 FOLD	1.9 %	11.3 %	2.14 FOLD
Ngong	2.8 %	7.3 %	2.15 FOLD	2.3 %	14.5 %	2.07 FOLD
Ongata Rongai	3.0 %	8.3 %	2.33 FOLD	1.6 %	9.3 %	2.10 FOLD
Ruaka	1.8 %	3.5 %	1.84 FOLD	1.1 %	5.8 %	1.89 FOLD
Ruiru	4.5 %	11.8 %	2.78 FOLD	4.8 %	16.1 %	1.85 FOLD
Syokimau	0.8 %	3.2 %	1.93 FOLD	-2.3 %	0.8 %	1.99 FOLD
Thika	2.5 %	8.0 %	1.96 FOLD	1.1 %	1.4 %	1.95 FOLD
Tigoni	1.5 %	2.3 %	1.90 FOLD	0.5 %	4.6 %	1.81 FOLD



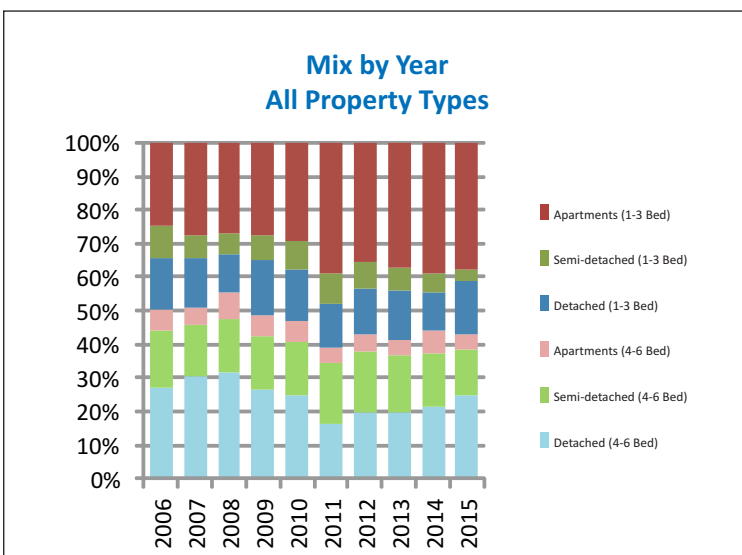
SNAP SHOTS:

- The Hass Composite Sales Index is representative of all properties for sale in Kenya
- Property values have increased by 4.17 times since 2000.
- The index shows a property price rise 4.2% in the last quarter and a 14.6% rise in the last year.



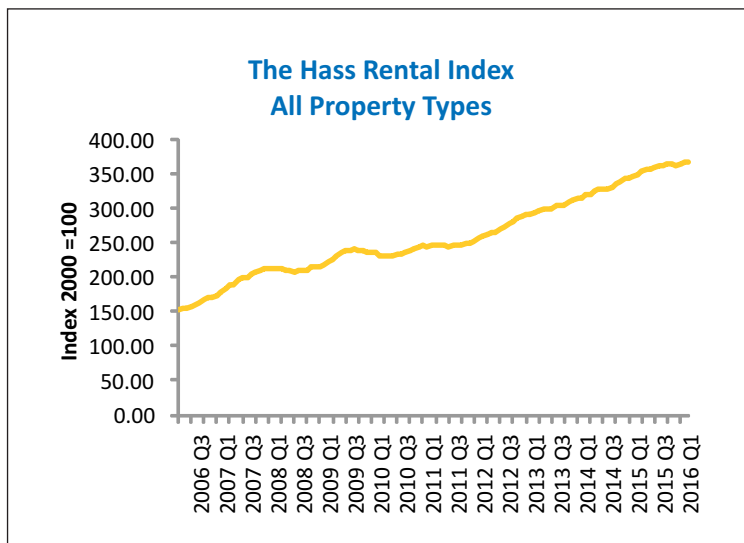
SNAP SHOTS:

- The annual average is representative of the average price of all properties offered for sale in Kenya.
- The average value for a property has gone from 7.1 million in December 2000 to 29.9 million in March 2016.
- The average value for a 4-6 bedroom property is currently 45.9 million.
- The average value for a 1-3 bedroom property is currently 13.8 million.



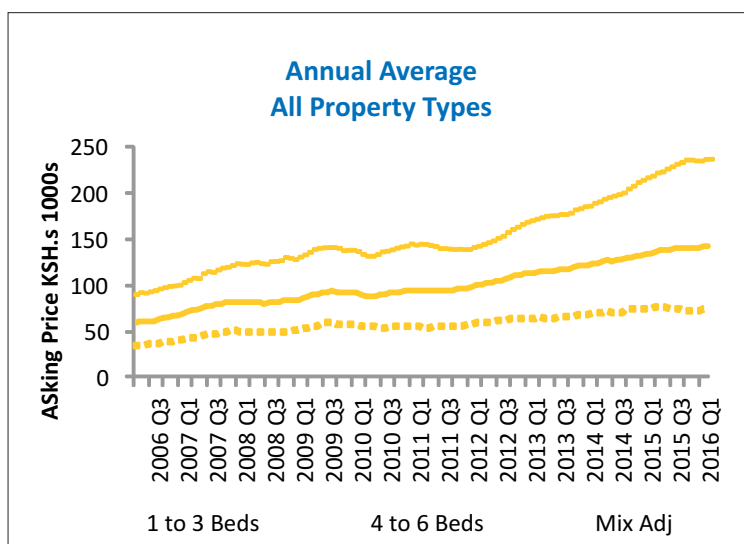
SNAP SHOTS:

- The Mix by Year is a measure of the percentage that each type of property represents in the market.
- In 2000, apartments took up 23.5% of the market, semi-detached took up 24.5% of the market and detached houses took up 52% of the market.
- In March 2016 however, Apartments took up 41.7% of the market, Semi-detached Houses took up 17.2% of the market and Detached Houses took up 41.1% of the market.



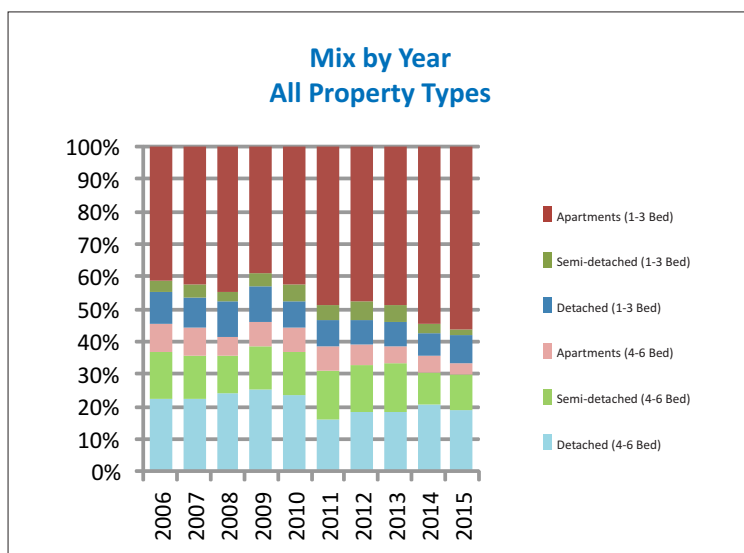
SNAP SHOTS:

- The Hass Composite Letting Index is representative of all properties for rental in Kenya
- Rents have increased by 1.73 fold since 2000
- The index shows rents have increased by 1.5% in the last quarter but have risen by 5.5% in the last year.



SNAP SHOTS:

- The annual average is representative of the average rent of all properties offered to let in Kenya.
- The average rental for a property has gone from Kshs. 38,516 in December 2000 to Kshs. 141,395 in March 2016.
- The average rent for a 4-6 bedroom property is currently Kshs. 237,510
- The average rent for a 1-3 bedroom property is currently Kshs. 73,813



SNAP SHOTS:

- The Mix by Year is a measure of the percentage that each type of property represents in the market.
- In 2000, Apartments took up 45.3% of the market, Semi-detached Houses took up 20.5% of the market and Detached Houses took up 34.1% of the market.
- In March 2016 however, Apartments took up 59.6% of the market, Semi-detached Houses took up 13.1% of the market and Detached Houses took up 27.3% of the market.