



MIDDLE EAST & AFRICA PRIME YIELD GUIDE

A YEAR IN REVIEW - 2022

1. BOTSWANA

ASSET CLASS	AVERAGE YIELD VALUES
Offices	8.50%
Retail	8.30%
Industrial	9.00%
Residential	5.30%

2. EGYPT

ASSET CLASS	AVERAGE YIELD VALUES
Offices	8.30%
Retail	7.20%
Industrial	9.00%
Residential	4.00%

11. SAUDI ARABIA

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

3. KENYA

ASSET CLASS	AVERAGE YIELD VALUES
Offices	9.00%
Retail	9.50%
Industrial	8.50%
Residential	5.50%

4. MALAWI

ASSET CLASS	AVERAGE YIELD VALUES
Offices	11.00%
Retail	9.00%
Industrial	12.0%
Residential	9.00%

5. NIGERIA

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

6. SOUTH AFRICA

ASSET CLASS	AVERAGE YIELD VALUES
Offices	10.00%
Retail	8.50%
Industrial	8.30%
Residential	9.50%

7. TANZANIA

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

8. UGANDA

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

9. ZAMBIA

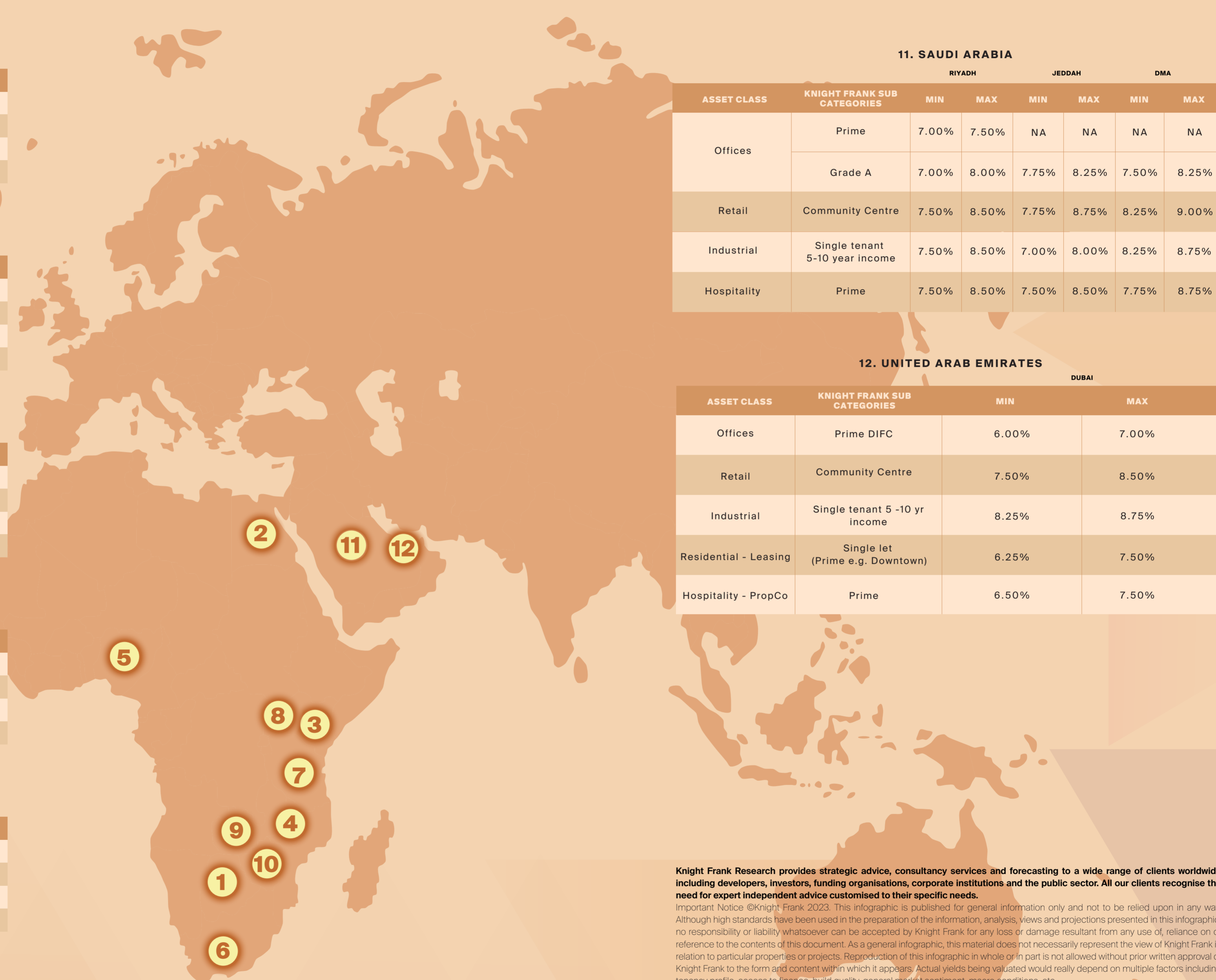
ASSET CLASS	AVERAGE YIELD VALUES
Offices	10.00%
Retail	9.00%
Industrial	12.50%
Residential	9.50%

10. ZIMBABWE

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

12. UNITED ARAB EMIRATES

ASSET CLASS	KNIGHT FRANK SUB CATEGORIES	DUBAI	
		MIN	MAX
Offices	Prime DIFC	6.00%	7.00%
Retail	Community Centre	7.50%	8.50%
Industrial	Single tenant 5 -10 yr income	8.25%	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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