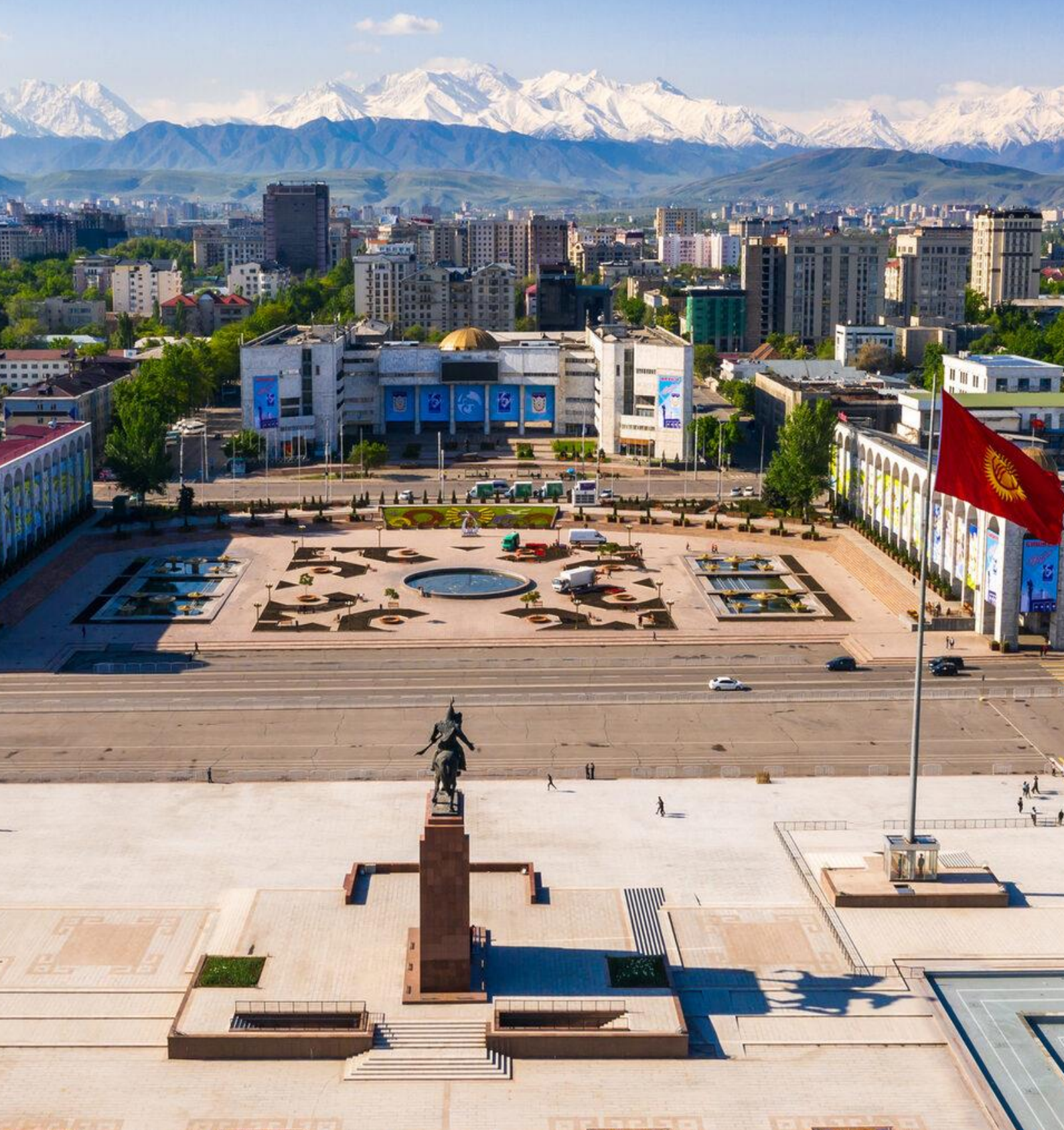


Kyrgyzstan



Bishkek Real Estate Market Q3 2025 Report

The Bishkek office real estate market in Q3 2025 continued its trajectory of gradual modernization and tightening supply in the premium segment. The market is smaller and less mature than its regional peers (Almaty, Tbilisi, and Baku) but exhibits similar key characteristics: a high demand-to-supply ratio for quality space and a wide gap in pricing and vacancy between old and new properties. Economic growth, largely driven by trade and services, continues to fuel the need for modern office facilities, particularly for international firms and rapidly expanding local businesses.

1. Market Dynamics and Economic Context

A. Economic Drivers

Kyrgyzstan's economy, with Bishkek as its commercial center, maintains stable growth, primarily through re-exports, trade, and financial services. This economic activity translates into steady, albeit localized, demand for commercial property.

* Trade and Services: The growth in these sectors supports the demand for professional office space. Companies are moving from converted residential spaces to purpose-built business centers to improve efficiency and corporate image.

* Foreign Influence: While the impact isn't as dramatic as in Tbilisi or Yerevan, the presence of international organizations, regional banks, and foreign-affiliated businesses sets the benchmark for Grade A requirements, keeping the pressure high on limited prime supply.

B. Supply and Quality Segmentation

The total professional office stock in Bishkek is dominated by Grade B and C properties. The market suffers from a scarcity of Grade A space that meets modern international standards for safety, technology, and management.

Office Grade	Typical Age & Standard	Location Preference	Primary Tenant Profile
Grade A (Prime)	New builds, central location, professional management, modern amenities	Central Business District (CBD), key thoroughfares	International Organizations, MNCs, Major Banks, Large Local Holding Companies
Grade B+	Modernized or relatively new, good quality, some professional services	Expanding CBD fringe, areas near major transport	Growing local businesses, regional representative offices, NGOs
Grade B/C (Secondary)	Older construction, poor efficiency, limited infrastructure	Secondary locations, converted apartments	Small businesses, startups, local services

2. Occupancy and Rental Rate Analysis

A. Vacancy Rates

Vacancy is highly polarized. Prime assets enjoy very low vacancy rates due to constrained supply, while the older stock faces increasing challenges.

Office Grade Segment	Estimated Vacancy Rate (Q3 2025)	Trend
Grade A (Prime)	< 10%	Tight
Grade B+	~10% - 15%	Stable
Grade B/C (Secondary)	> 25%	High and Increasing

B. Rental Rates

Rental rates for prime assets remain competitive and have been pushed upward by the strong demand for quality. Rents are typically quoted in US Dollars (USD) per square meter per month, though local transactions may be quoted in Kyrgyzstani Som (KGS). Data indicates that average rental rates for well-located commercial premises rose significantly in 2024 and stabilized at this higher baseline in 2025.

Office Grade	Estimated Monthly Rent Range (USD/sqm/month)	Trend (vs. Q2 2025)
Grade A (Prime Business Centers)	\$18 - \$25+	Stable and Firm
Grade B+ (Good Locations)	\$12 - \$18	Stable
Grade B/C (Secondary)	\$8 - \$12	Stable to Moderate Pressure

Averages from local market data suggest that the highest rates in business centers can reach over \$23 per sqm, supporting the high-end estimate for Grade A/B+ properties.

3. Key Market Trends and Outlook

A. Focus on Professional Development

The primary trend in Bishkek is the focus on building and marketing professional business centers that offer centralized management, security, modern utilities, and parking. The delivery of new, quality supply is the critical factor that will dictate future market movements, including any potential softening of the highest rental rates.

B. Mixed-Use Projects

New urban development is increasingly following a mixed-use model, incorporating residential, retail, and commercial office space in single complexes. This provides tenants with better amenities and infrastructure, which is highly valued in the local market.

C. Investment Activity

Investment activity remains modest compared to its neighbors. It is primarily driven by local developers and high-net-worth individuals. International capital is cautious but may be drawn to pre-leased Grade A assets that offer attractive yields due to the high rental rates relative to the overall lower cost of construction compared to more developed markets.

Conclusion and Outlook

The Bishkek office market in Q3 2025 is a quality-starved environment. The demand for modern, secure, and well-managed office space far outstrips the available supply, which supports the firm rental rates in the prime

segment. The market is segmented, with high growth potential for new Grade A and B+ developments. Any significant change in pricing or vacancy rates will depend entirely on the successful delivery and leasing of the small number of high-quality business centers currently in the development pipeline.

For additional information regarding this market review, please

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