

Bahrain Industry Report

Construction Sector

December 2025



Foreword

We are pleased to present our latest Construction Sector report, designed to provide valuable insights for our clients. Our team regularly publishes sector-focused reports, sharing our perspectives on the construction landscape, with a particular emphasis on Bahrain.

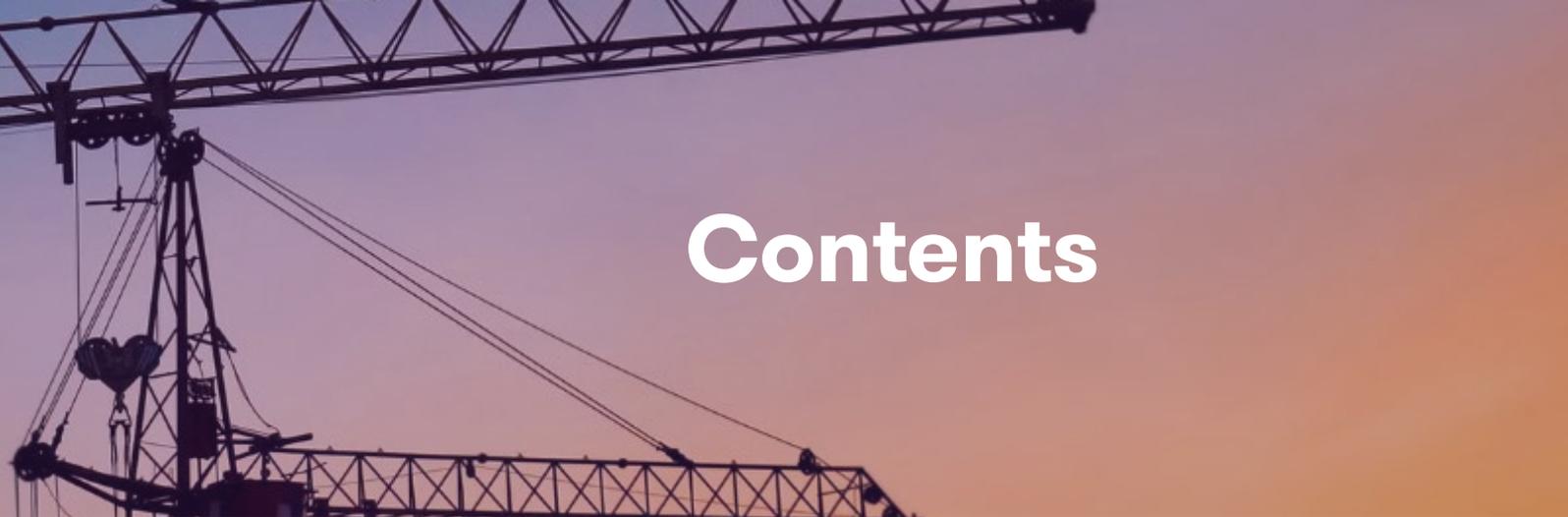
The construction industry plays an important role in Bahrain's economic growth. Aligned with the goals of Bahrain Economic Vision 2030, the Kingdom is set to accelerate investment in new infrastructure across transportation, energy, and digital grids.

The growing adoption of advanced digital tools—such as Building Information Modeling (BIM) and other smart construction technologies—is enhancing project efficiency and reducing completion times. Meanwhile, the expansion of Public-Private Partnerships (PPPs) is driving the realization of large-scale developments by distributing financial risk and harnessing private sector innovation. Together, these developments are positioning Bahrain's construction industry as center for cutting-edge project delivery, providing international contractors with a strategic entry point into the broader GCC market.

We look forward to staying engaged with industry leaders and clients in the region and keeping you informed with relevant insights and sector developments.

20
YEARS IN BAHRAIN
AND BEYOND

Grant Thornton Bahrain



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Overview: Construction Sector in Bahrain

Sector Overview

BD 1.19 billion

The construction market in Bahrain is estimated at BD 1.19 billion in 2025 and is expected to reach BD 1.46 billion by 2030, growing at a CAGR of 4.18%.

6.6%

The sector contribution to the real GDP in 2024 was 6.6% with a year-on-year sector growth of 3.3%.

37.89%

Infrastructure segment contribution of 37.89% was the highest in Bahrain's construction market revenue for 2024.

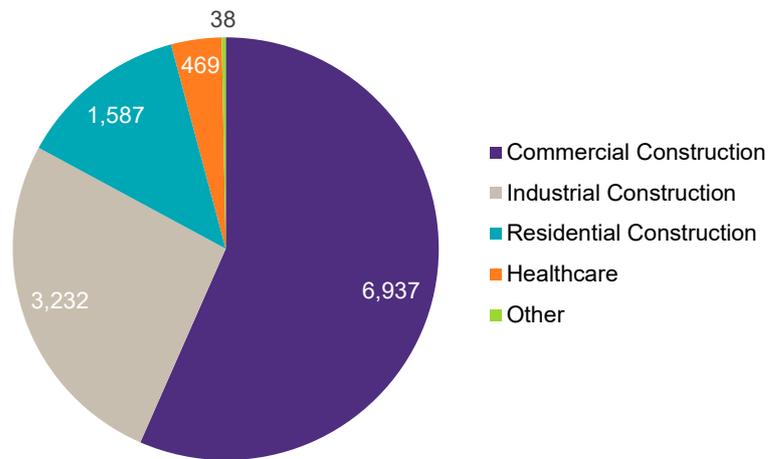
34.56%

As per geography, Manama accounted for the highest spending in 2024 at 34.56%, driven by its financial hub status and ongoing upgrades to roads and public spaces.

Major projects include Diyar Al Muharraq development, Al Jazayer Beach Development project, Al Fateh Highway expansion and the World Aquatics Centre.

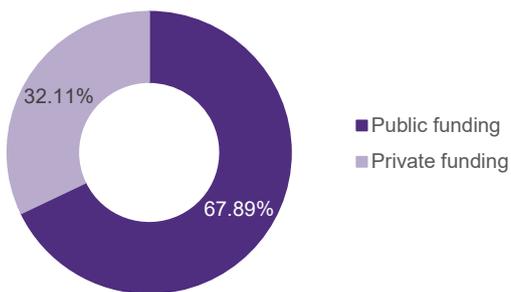


Composition of Projects in Pipeline for Construction (in BD million)

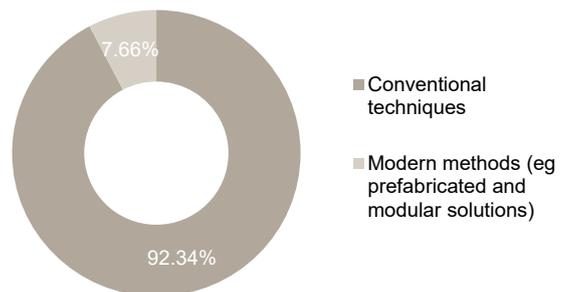


Construction Market – Segmentation (2024)

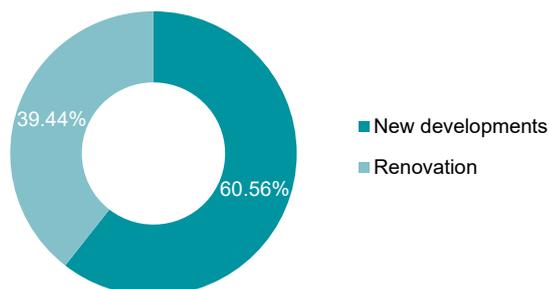
By Investment Source



By Construction Method



By Construction Type



Sources: Mordor Intelligence, BMI

Opportunities and Challenges

Demand Drivers



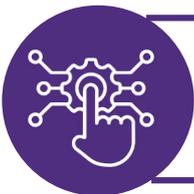
As part of Vision 2030, increased investment in new infrastructure is expected across transport, energy and digital grids.



Rising private sector investment in high-end residential developments and commercial spaces is accelerating industry growth.



Incentivizing sustainable construction practices supports ecological preservation and stimulates foreign investment.



Increased digitization through implementation of Building Information Modeling (BIM) and other technologies is improving efficiency and shortening project timelines in construction.



The rise of Public-Private Partnerships (PPPs) is enabling implementation of large-scale projects by mitigating financial risk and leveraging private sector expertise, leading to more efficient project delivery.



Population growth and urbanization along with liberalized freehold laws for expatriates are increasing demand for residential and mixed-use projects.

Sources: Market Report Analytics, Mordor Intelligence, Verified Market Research



Challenges



Skilled local labor shortage results in costlier hiring from abroad especially in crane operation, welding and MEP works.



Bahrain's heavy reliance on imports leads to profit margin fluctuations as a result of global volatility in steel, cement and other construction material prices.



Navigating local and regulatory frameworks require strong compliance capabilities, adding time and cost burdens.



Delayed adoption of BIM among small and medium sized contractors due to high initial investment involved.



Entry of international players in the market adds to the pricing pressure on local players in the industry.

Competitive Landscape

Nass Corporation B.S.C.



Nass Corporation B.S.C., registered in 2006, is publicly listed on Bahrain Bourse. It is primarily engaged in civil engineering, mechanical and electrical contracting with operations in the Kingdom of Bahrain, Kingdom of Saudi Arabia, and the United Arab Emirates.

Cebarco Bahrain W.L.L.



Cebarco Bahrain W.L.L, registered in 1992, is engaged in construction and civil engineering activities. It is a Grade AA contractor certified by the Bahrain Ministry of Work, Municipalities Affairs & Urban Planning. Its projects span across commercial and residential buildings, sports facilities and infrastructure.

Almoayyed Contracting Group W.L.L.



Almoayyed Contracting Group W.L.L., registered in 1999, is involved in diversified business activities in Bahrain and other GCC countries in the field of civil contracting, electro-mechanical contracting, interiors, scaffolding, landscaping, cleaning, transportation, security, real estate and more.

Haji Hassan Group B.S.C. Closed



Haji Hassan Group B.S.C. Closed, registered in 1980, is engaged in construction of buildings, roads, railways, and utility projects. It has more than 13 divisions engaged in the manufacture of various construction materials for the Kingdom's infrastructure projects.

Kooheji Contractors W.L.L.



Kooheji Contractors W.L.L., registered in 1980, is engaged in provision of construction, civil engineering and design services to customers across Bahrain and MENA region. Its projects range from urban development to commercial and industrial projects.

Dadabhai Construction W.L.L.



Dadabhai Construction W.L.L, registered in 2005, is a certified company for the construction of buildings, project management, infrastructure works, interior & electro-mechanical works. It is categorized as Grade AA Construction Company by the Ministry of Works, Municipalities Affairs, and Urban Planning and as Grade A Construction Company by Military Works Directorate (G.H.Q. Bahrain Defence Force) and Ministry of Housing.

Sources: Company Websites, Sijilat

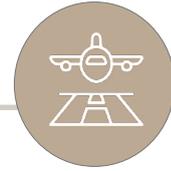
Major Infrastructure Projects and Development



In October 2024, it was announced that the Southern Governorate plans for major infrastructure projects including new roads, sewage and rain drainage systems, and streetlights and signs across Isa Town, Zallaq, Khalifa Town, Riffa, and other areas, with completion expected by 2026.



The Bahrain Metro network is planned with a total length of 109 km. Phase 1 will span 29 km and will include 20 stations, operating through two lines. The Ministry has qualified seven consortiums for the execution of Phase 1 of the project.



In February 2025, the Bahrain Airport Company announced runway maintenance plan for Bahrain international Airport focusing on safety, efficiency, and operational sustainability.



The ongoing Sitra Independent Water & Power Plant (IWPP) involves developing an IWPP, with a capacity of 1,400–1,500 MW and 30 MIGD of desalination. It will follow a build-own-operate model and includes land reclamation works.



In September 2024, Edamah awarded Cebarco the first phase of infrastructure works at Bilaj Al Jazayer, focusing on developing a modern boulevard with electricity, potable water, sewage, stormwater drainage and telecommunications, roadworks and lighting.



In July 2024, the construction of an infrastructure project along Budaiya Highway was announced, featuring a three-lane dual carriageway.

Glossary

Terms	Description
%	Percentage
&	And
BD	Bahraini Dinar
BIM	Building Information Modeling
BMI	Business Monitor International
B.S.C.	Bahrain Shareholding Company
CAGR	Compounded Annual Growth Rate
E.g.	Example
GCC	Gulf Cooperation Council
GDP	Gross Domestic Product
Grant Thornton or GT	Grant Thornton Advisory W.L.L.
IWPP	Independent Water & Power Plant
km	Kilometre
MENA	Middle East and North Africa
MIGD	Million Imperial Gallons per Day
MEP	Mechanical, Electrical, and Plumbing
PPP	Public-Private Partnership
W.L.L.	With Limited Liability

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Global Quick Facts



\$8.5 billion
in global revenue



80,000+
professionals



150
markets worldwide

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71% of **FORTUNE** Global 500

75% of **S&P** Europe 350
78% of **FTSE 100**

Who We Are - Grant Thornton Bahrain



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Employees



7
Directors and Senior Managers



12
Partners



8
Nationalities



50%
Expert Bahraini Workforce



40%
Professional positions held by women

2,000+ Clients Across the Following Industries



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Education



Energy



Finance



FMCG



Healthcare



Hospitality & Tourism



Manufacturing



Real Estate

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- Financial statement compilations
- Financial statement reviews
- Agreed-upon-procedures
- Statutory certification for government levy and import duty exemptions
- Implementation and reporting on controls
- Readiness assessment for SoX
- IFRS Advisory

Technology Advisory

- Technology advisory and strategy
- Technology adoption
- Technology effectiveness review
- Information protection and Cyber security
- Asset management
- Policies and procedures
- ISO 27001, ISO 22301 and PCI
- DSS Certification Program
- Knowledge development
- IT Governance and management
- Project management

Corporate Compliance and Regulatory Services

- Company formation with MOICT and obtaining CBB Licenses
- Legal document preparation and services thereafter
- Secretarial services for board meetings
- Trademark and Intellectual property registration
- Liquidation of MOICT and CBB licensees
- Regulatory advisory for CBB licensing, IPO and rights issue

Risk Advisory

- Internal audit
- Governance
- Business process improvement
- Forensic investigations
- Data analytics
- Quality assurance review
- Regulatory compliance
- Policies and procedures

Business Process Solutions

- Business process outsourcing (BPO)
- Global compliance and reporting solutions (GCRS)
- Shared services
- Bookkeeping and Financial Accounting
- Payroll and personnel administration
- Human Resources Solutions

Transaction Advisory

- M&A Advisory
- Capital markets
- Valuations
- Debt advisory
- Due diligence
- Business planning
- Feasibility studies

Tax Advisory

- Impact assessment
- VAT compliance
- Preparation and submission of returns
- VAT Technology advisory
- Country by Country Reporting
- Base Erosion Profit Shifting
- Economic Substance Requirement
- Transfer Pricing
- Proposed Taxes

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