

PRESTIGE

Properties

Angola Property Insights 2022

Powered by



PRESTIGE

Properties

Contents



Page 3

Real Estate market analysis



Page 8

Moody's upgrades Angola's ratings



Page 10

Real Estate project highlights



Page 15

Diaspora investment scheme





Real Estate market analysis

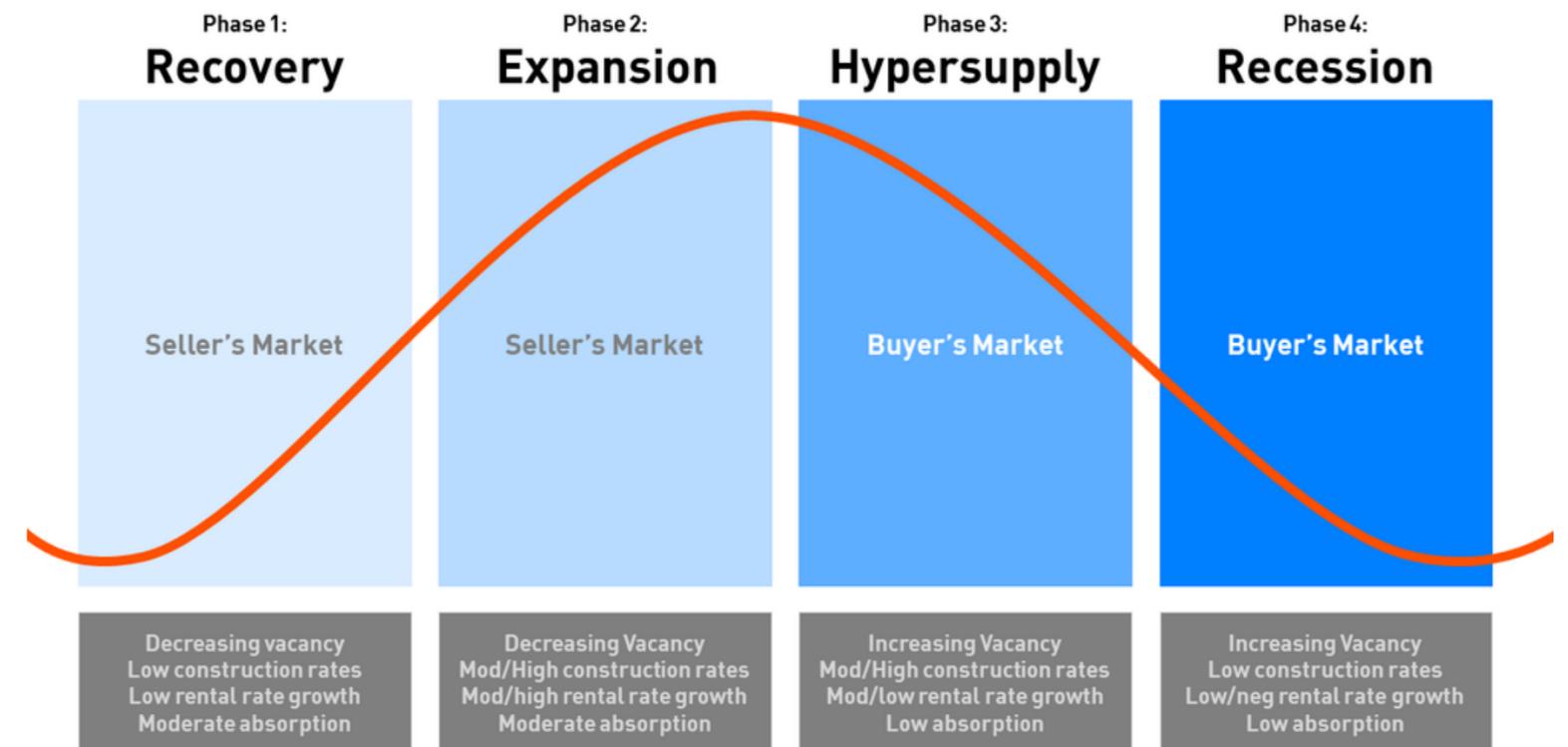
It is difficult to overstate the extent to which the economic recession has weakened Angola in the past five years. Hyperinflation, currency devaluation, lower oil prices and production levels, and the COVID-19 pandemic have all negatively impacted the national economy.

However, there is light at the end of the tunnel as Angola's economy is set to emerge from recession this year, after five straight years of contraction and return to growth in 2022. The central bank forecasts growth of 2.36% next year and 3% to 4% from 2023.

The behaviours of the economy and the housing market often mirror each other, which allows one to 'boost' the other. In 2017 Luanda ranked as the world's most expensive city for expats, ahead of cities like Tokyo, Zurich, Singapore, and the capital's real estate prices ranked highest in Africa and among the top worldwide.

Meanwhile, during the five-year recession, prices have plummeted to upwards of 90%, creating real estate investment opportunities. Similar to the broader economy, commercial real estate is a cyclical market. There are four phases to the real estate cycle:

Recovery → Expansion → Hyper Supply → Recession



■ The recovery phase is the bottom of the trough. Identifying the beginning of the recovery phase is difficult as the market still feels like a recession.

Provided you move early in the recovery phase, there are opportunities to buy bargain-priced properties in varying states of distress and begin to reposition those assets as the recovery phase takes hold. Holding periods are often targeted at two to four years with a business plan that contemplates transitioning the subject acquisition out of its current state of distress and liquidating during the expansion phase once the property achieves a core-plus to value-add profile.

Page 4

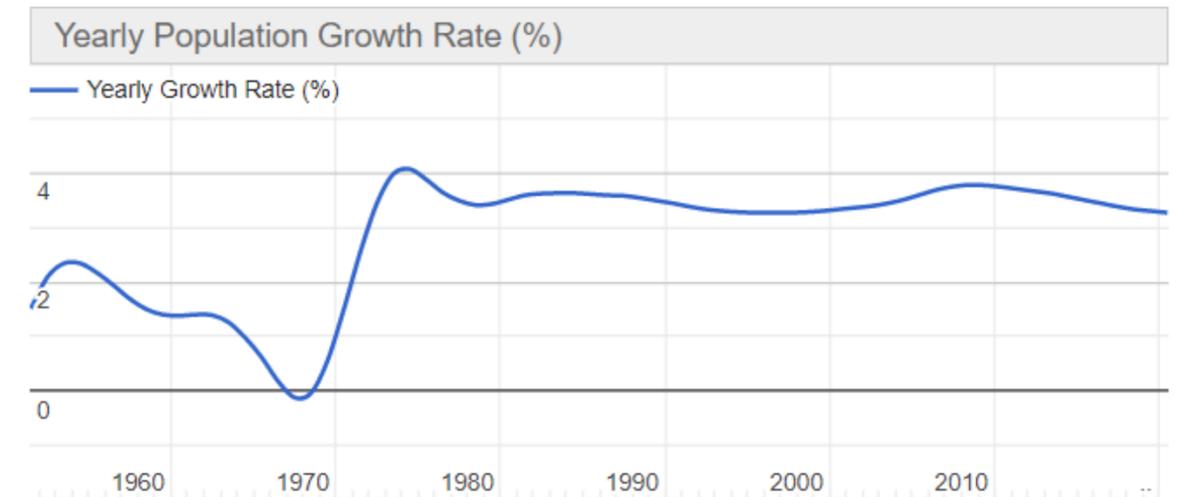
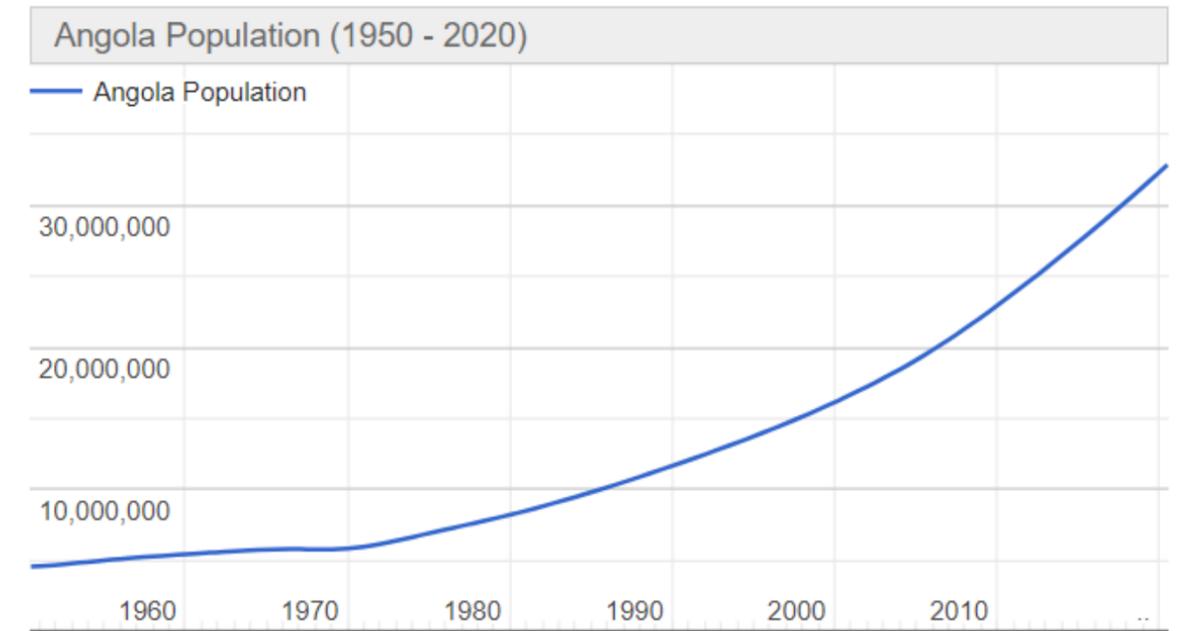


■ Following years of limited new real estate construction underway and many existing development projects on hold, AngoCasa.com Angola’s leading real estate portal can report early signs of improvements in Luanda’s real estate market and potential growth of new developments in coming years:

AngoCasa CEO Kenneth Hogrefe explains: “After years of falling real estate prices, we see early signs of a potential recovery. Rental prices in some regions of Luanda have stabilized, and the demand has grown increasingly in the last twelve months.”

“We expect a continuously growing housing demand, as Angola's economy is expected a return to growth in 2022. Luanda's population is now estimated at more than 8,600,000, and with a yearly growth rate of nearly 4%, the capital can become a Mega City (population of more than 10 million) by 2025.”

"We expect a big future housing demand in various price categories, everything from luxury to affordable housing projects. On AngoCasa we have recently created a specific real estate development section that will connect real estate seekers directly with leading developers in Angola", Hogrefe completes.



■ To offer a more comprehensive picture of the current situation in Angola's real estate scene, we collected the opinion of some strategic partners, directors of real estate agencies with a strong knowledge of the market.

"The real estate market started to react and started a positive trajectory four months ago, which I believe will continue in the coming years. Additionally, there are also expectations due to the electoral act, which should serve to reinforce and consolidate the reforms that have been implemented and in which, ultimately, they may offer greater liquidity to the real estate sector."

According to internal data collected by AngoCasa, the areas of most significant demand in Luanda are currently Talatona, Benfica and Lar do Patriota, followed by locations in the city centre, such as Ingombota. Our partners confirm the current attractiveness of these areas but highlight the opportunities that will arise shortly due to the development of Urban Plans for other areas of Luanda.

They also highlight the appeal to invest outside Luanda, where there is a significant lack of new constructions and, consequently, great investment opportunities: "Invest! Our market is still very virgin, and it is receptive. The same investment that Luanda received, the rest of the provinces also lack. The phase is good because demand is growing a lot."



FOCUS

Workplace Solutions

FLEXIBLE OFFICES WITH EXCLUSIVE SERVICES

FOCUS – Workplace Solutions, located in the heart of the city of Luanda, provides workspaces tailored to your needs, with a group of services and a team fully committed to supporting your customers.



Contact us +244 222 339 888 +244 939 966 406
comercial@focus.co.ao



Moody's upgrades Angola's ratings

In September Angola's bonds surged after Moody's Investors Service raised the country's credit rating for the first time. The company upgraded its assessment of Africa's second-largest oil producer by one level to B3 from Caa1. It was the first time since Moody's initial evaluation in 2015 that the rating was increased, according to data compiled by Bloomberg.

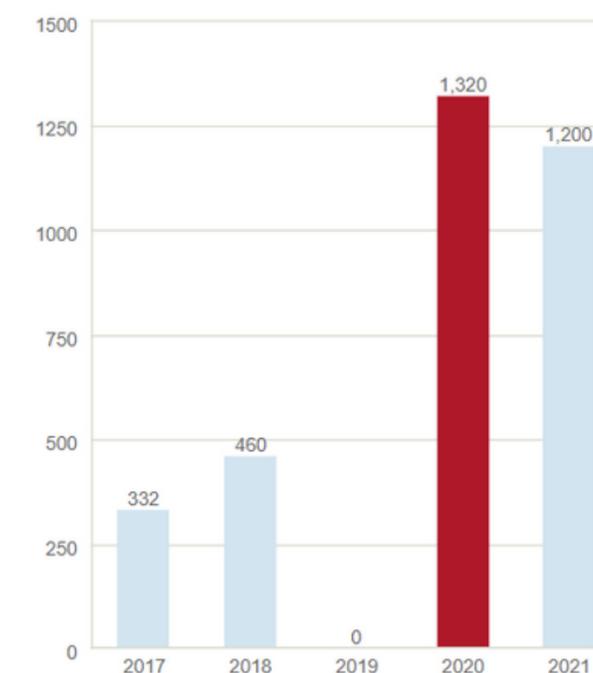
Moody's cited rising oil prices and Angola's improving fiscal position as reasons for the upgrade. The International Monetary Fund, which approved a \$772 million disbursement to Angola in June, expects the \$62 billion economy to expand for the first time this year after years of contraction.

Stronger governance, in particular in the quality of the country's executive and legislative institutions, albeit from weak levels, is reflected in various aspects of the credit profile, which Moody's expects to last," Moody's said.

Moody's said it expected fiscal metrics as well as liquidity and funding risks to improve. "Higher oil prices compared to last year, and a stable exchange rate, will allow the positive impact of fiscal consolidation efforts and structural improvement in debt and public finance management to be visible in a downward-trending debt burden," the agency said.

Angola ranked as the 10th largest economy in Africa as of 2020, despite the effects of the coronavirus (COVID-19) pandemic. That year, the country's GDP totaled 62.7 billion U.S. dollars, registering a contraction of nearly four percent. The African nation is expected to recover from these shocks, with GDP growth estimated at 0.37 percent, the first positive growth in recent years.

Angola: Commitments by Fiscal Year (in millions of dollars)*



*Amounts include IBRD and IDA commitments



Invest in Angola through the leading property portal





Real Estate project highlights

OCEAN CORNER

The Ocean Corner building offers excellent building quality and a prime location with extraordinary ocean views and Luanda's skyline.

The Ocean Corner building offers a variety of apartments from a type T1 to T4 all with superior quality finishing.

Prices from USD 306.000

Online presentation:





MACULUSSO TOWER

Torre Maculusso is a commercial development located in the city center (Ingombota). It is a development of high architectural quality, with offices with generous areas, which stand out for its elegance.

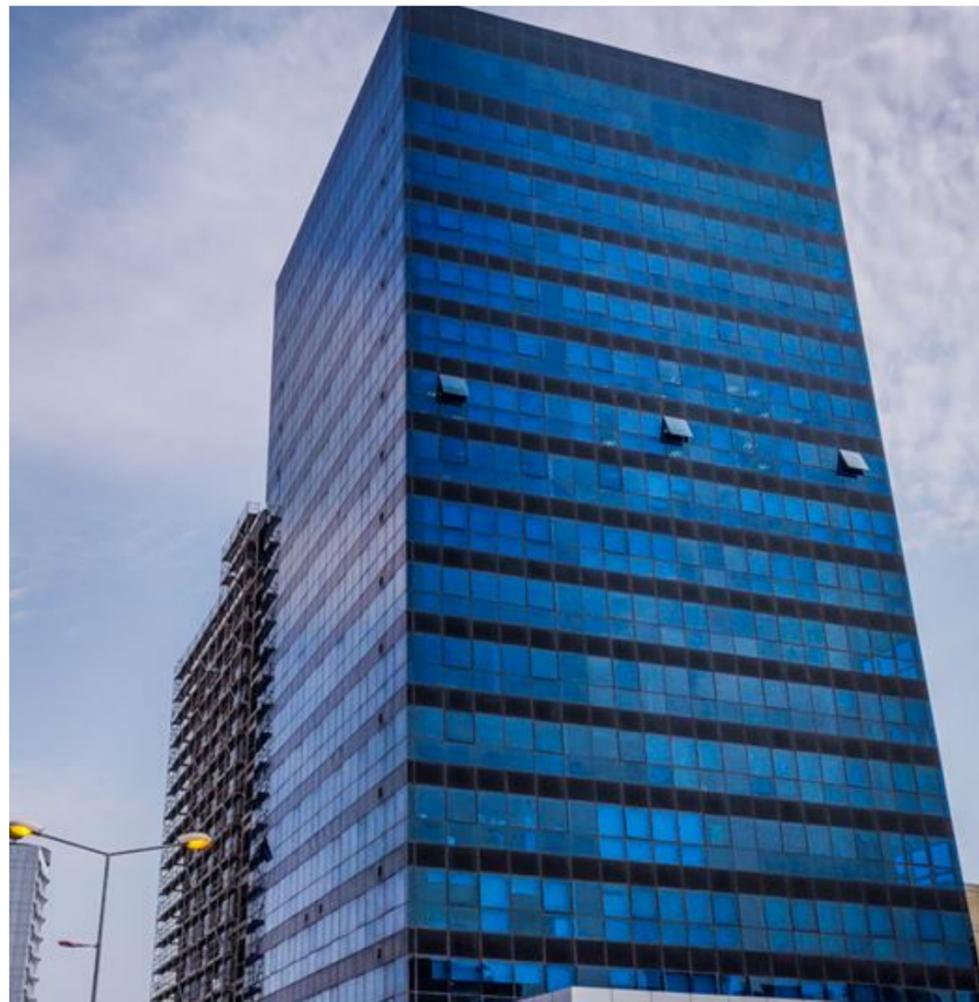
Due to its strategic location, the development offers a magnificent view of the city of Luanda and the always emblematic Ilha de Luanda. Torre Maculusso is an excellent business space located right in the city center-

The units have offices, meeting rooms, bathrooms, pantries and open spaces, all with 650 m2.

This excellent development has 16 floors, 3 efficient elevators with a capacity for 16 people.

Prices from USD 2.100.000

Online presentation:



Charming Villa with 10 rooms

Located in calm residential area of Benfica in Luanda. Charming house with excellent indoor and outdoor space and high build quality.

Price USD 2.450.000

Contact real estate agency:



Apartment in the heart of Luanda

The T3 apartment is located in the center of Luanda. The apartment style is minimalistic and with quality finishing.

Price USD 478.000

Contact real estate agency:





HOTEL IN LOBITO

The hotel is located in the beautiful city of Lobito in the Benguela Providence . This charming hotel offers all the amenities and stunning views of the city and mountains. It includes the following units:

- 27 Double Suites
- 2 Master Suites

Lobito's infrastructure network is excellent. It includes an international railway system connecting to DRC and Zambia. The Port of Lobito is the second largest cargo port of Angola. Finally, the International Airport in Catumbela can be reached in 15 min by car.

This hotel is located in a geographically privileged area of enormous potential.

Price: USD 5.500.000

Online presentation:





VILLA NOSTRA

1st phase
SOLD OUT

2nd phase
OPEN NOW

T3



T4



Attractive development project with 283 modern houses. Villa Nostra is a gated community located in Camama – with short distance to downtown Luanda.

Prices from USD 82.000

Online presentation:





Diaspora investment scheme

Angola is expected to get the country's first licensed diaspora investment fund for citizens living overseas to channel more diaspora money into development projects across the country.

The Ministry of Foreign Affairs (MIREX) estimates the number of Angolan nationals living abroad to be around 400.000. Angolans living in the diaspora send millions home every year, but mostly for consumption and social support. A few have tried their hand in investments including real estate and farming, but without a way to establish what is happening on the ground, it has in numerous instances ended up with them losing their hard-earned money.

The Angolan Diaspora Fund will ensure these situations become a thing of the past, as those investing through the licensed diaspora Fund will have recourse and full protection.

Angola's diaspora will be able to make investments through the Angolan Diaspora Fund that will provide a safe and regulated investing body for Angolans living overseas.

Financial connections between diaspora members and Angola are common. For the most part, these are driven by emotional and social factors such as benefitting family and friends or contributing to social and economic development.

It's envisioned that the fund will realise innovative and optimal usage of African diaspora resources for inclusive development in Angola and within the diaspora.

The fund's mission is to mobilise diaspora funds for structured profitable investment in socially responsible and impactful ventures and schemes. The fund will realise innovative and optimal usage of Angolan diaspora resources for inclusive development in Angola and within the diaspora.

For general Diaspora Investment Scheme enquires, please send to:

mail@angocasa.com

PRESTIGE Properties

Angola Property Insights 2022 by Prestige Properties

Media Partner:

JIC | MEDIA.

Content partner:

ANGOCASA

Condomínio Bengo, Rua Fernão de Sousa, Building A, 9th Floor, Luanda, Angola

T: +244 914 519 844 E: comercial@prestigeangola.com

Copyrights © Angola Property Insights 2022