Cytonn Monthly - October 2023

Real Estate

I. **Industry Reports**

During the month, the following industry reports were released and the key take-outs were as follows;

Cytonn Report: Notable Industry Reports During the Month of October 2023

#	Theme	Report	Key Take-outs
1	Hospitality and Construction Sectors	The Leading Economic Indicators (LEI) June and July Reports by Kenya National Bureau of Statistics (KNBS)	• Overall international arrivals through Jomo Kenyatta International Airport (JKIA) and Moi International Airport (MIA) increased year-to-year (y/y) basis by 13.3% to 317,196 in Q2’2023, from the 279,981 recorded in Q2'2022. Additionally, for the month of July 2023, the total number of arrivals increased by 26.6% to 158,100 from 124,927 recorded in July 2022. • The total value of building plans approved in the Nairobi Metropolitan Area (NMA) decreased y/y basis by 23.3% to Kshs 25.3 bn in Q2’2023, from Kshs 33.0 bn recorded in Q2’2022. In addition, on a q/q basis, the performance represented a 55.4% decline from Kshs 56.7 bn recorded in Q1’2023. • The consumption of cement came in at 2.28 mn metric tonnes in Q2’2023, remaining relatively unchanged on a y/y basis. However, on a q/q basis, performance represented a 2.0% decrease from 2.33 mn metric tonnes recorded in Q1’2023. For more information, please see our Cytonn Weekly #38/2023.

We expect to continue witnessing growth in Kenya's Real Estate sector in terms of activity, propelled by: i) recovery of accommodation and food sectors' sustained recovery supported by increased international visitor arrivals into the country, ii) aggressive marketing of Kenya’s tourism sector and its continued recognition through awards such as the World Travel Awards 2023, iii) positive demographics above the global averages, thus driving the demand for Real Estate upward. However, we expect hindrances to the sector's optimal performance, primarily due to; i) high construction costs exacerbated by inflationary pressures as a result of both local and global economic shocks, and, ii) depreciation of the Kenyan shilling against major international currencies such as the United States Dollar (USD) which has in turn led to an increase in prices of key construction commodities including as cement, steel, hardcore. This has in turn slowed down the growth of the construction sector and subsequently led to a decline in cement consumption.

II. **Residential Sector**

During the week, President William Ruto launched the first phase of the Kshs 6.0 bn Buxton Point affordable housing project located in Buxton, Mombasa County. The project which is spearheaded by Gulf Africa Limited is planned to deliver 1,984 affordable housing units in two phases, with 584 units already completed under phase one. The President also broke ground for the construction of an additional 1,400 units to be delivered under the second phase of the Buxton project. The project will comprise residential units of various typologies, and community facilities including a community centre, kindergarten, social hall, sports courts, green areas, swimming pool, food courts and public exercise area. The table below gives a summary of the unit types, sizes and prices for the development;

Cytonn Report: Buxton Point Affordable Housing Project

Typology	Unit Size (SQM)	Unit Price (in Kshs)	Price Per SQM	Monthly Payments (under the TPS for Social Housing Units in Kshs)
One=Bedroom	38	2.9 mn	76,316	11,004
Two-bedroom	56	4.4 mn	78,571	16,696
Three-Bedroom	75	5.9 mn	78,667	22,388
Average	**56**	**4.4 mn**	**77,851**	**16,696**

Source: Buxton Point Sales Team

The President highlighted that Buxton phase two will constitute both social housing, affordable housing and market rate units, however, the specific allocations to the three segments is yet to be disclosed. Under social housing, former tenants will be granted first priority in the Tenant Purchase Scheme (TPS) and will make regular monthly payments for a duration of between 20 to 30 years to become eventual homeowners. Purchasers will pay interest rates of 3.0% for social housing units, 6.0% for affordable housing units and 9.0% for units under the market rate segments. For houses sold under the TPS, assuming a tenor of 30 years and a 10.0% deposit, purchasers of one bedroom, two bedroom and three-bedroom units will be required to pay monthly repayments of Kshs 11,004, Kshs 16,696, and Kshs 22,388 respectively.

Additionally, the President broke ground for the construction of 2,000 units Mzizima housing estate which neighbors Buxton Point. The two projects form part of Kshs 200.0 bn housing projects planned and initiated to redevelop ten estates through a joint venture between County Government of Mombasa and private investors.

As the Affordable Housing Programme (AHP) continues to take shape in the country, we expect to see consistent project initiations and completions of affordable housing projects, in line with the government's agenda on housing. With Buxton Estate Project as the pioneering affordable housing project in Mombasa County, we expect to witness an increase in projects rolled out under the AHP in the coastal region going forward, in line with the national housing agenda and behind the footsteps of counties such as Nairobi, Machakos, Homa Bay and Nakuru. The table below summarizes various affordable housing projects by the private sector in Kenya;

Cytonn Report: Affordable Housing Projects Initiated by Private Sector Players in Kenya

Project Name	Location	Number of Units
Great Wall Gardens Phase 5	Mavoko, Machakos County	1,128
Samara Estate	Ruiru	1,824
Moke Gardens	Athi River	30,000

Cytonn Report: Affordable Housing Projects Initiated by Private Sector Players in Kenya

Project Name	Location	Number of Units
Habitat Heights	Mavoko	8,888
Tsavo Apartments	Embakasi, Riruta, Thindigua, Roysambu, and, Rongai	3,200
Unity West	Tatu City	3,000
RiverView	Athi River	561
Kings Serenity	Ongata Rongai, Kajiado County	734
Joinven Estate	Syokimau, Machakos County	440
Kisima Park	Lukenya	17,152
Oasis Park, Athi River	Athi River	20,000
Muselele Estate	Mavoko	3,250
Joinven Investments Ltd	Syokimau	400
Jewel Heights		1,550
Benvar Estates	Juja, Kiambu	15,034
Kentek Ventures	Syokimau, Machakos	53,716
Samara Estates	Migaa, Kiambu	1,824
Edeville	Donholm	1,300
Breezewood Gardens		4,950
Centum Investments, Rea Vipingo	Vipingo, Kilifi	5,300
The Creek Village	Mshomoroni, Mombasa	968
Buxton Point	Buxton, Mombasa	1,984
Total		**177,203**

Source: Boma Yangu, Online Research

Other notable highlights in the sector during the month include;

i. The State Department for Housing and Urban Development unveiled details of President William Ruto's affordable housing plan that will allow salaried workers earning Kshs 150,000 and above per month to acquire homes through the State-funded program. For more information, please see our Cytonn Weekly #42/2023, and,
ii. The Capital Markets Authority (CMA) granted Linzi Finco Trust the approval to issue an inaugural Shariah compliant bond, 'Linzi Sukuk'. The bond which is set to raise Kshs 3.0 bn to finance the development of 3,069 institutional grade affordable housing units will offer an internal rate of return of 11.1%. For more information, please see our Cytonn Weekly #39/2023.

We expect to continue seeing prioritized efforts by the current administration to address the annual housing deficit in Kenya, which is estimated to be 80.0% according to the Center for Affordable Housing Finance Africa (CAHF). The government has aimed to address this deficit by partnering with the private sector through offering incentives for developers and implementing public and legal interventions to provide supporting infrastructure, and streamline transactions in the sector for execution of affordable housing options for its citizens. However, the exorbitant cost of financing in housing development and increasing construction expenses pose significant challenges in Kenya's housing sector, particularly in urban areas. This results in elevated development costs for builders, making it difficult for people to afford homes.

III. **Retail Sector**

Notable highlights during the month include;

i. Chain store Naivas Supermarket opened its 100th outlet located along King’ara road, Lavington, Nairobi. The opening of this latest store marks a significant achievement in the retailer's ongoing expansion plan dubbed 'Road to 100', which has been in progress for several months. For more information, please see our Cytonn Weekly #41/2023,
ii. Chain store Naivas Supermarket opened its 99th outlet located along Ronald Ngala Street Tudor, Sabasaba, Mombasa County. The retailer’s decision to open up the store forms part of its expansion strategy dubbed ‘Road to 100’. For more information, please see our Cytonn Q3’2023 Markets Review, and,
iii. French retailer Carrefour Supermarket, opened a new outlet at Ellis Plaza along Wabera Street in Nairobi CBD, bringing the retailer’s number of operating outlets countrywide to 21. The move is part of the retailer’s strategic plan to expand its footprint in the Kenyan market especially in the capital city with currently 17 outlets operating in Nairobi County, and 2 within the heart of the city. For more information, please see our Cytonn Q3’2023 Markets Review.

We expect to continue witnessing a consistent increase in activities within the Kenyan retail sector driven by several factors, including: i) ongoing expansion efforts by both local and international retailers as they aim to capture a larger market share and stamp their market dominance, ii) increased capital investments from foreign entities in the Kenyan retail market amid growth of e-commerce in the country, iii) growing demand for goods and services fueling demand for retail spaces on the back of favorable demographics, and iv) continued infrastructural developments improving accessibility of various regions, thereby opening up new opportunities for retail investment in areas that were previously inaccessible. However, we expect the sector's optimal performance will be weighed down by challenging economic conditions on the back of rising inflation that is continually eroding the purchasing power of consumers. Moreover, the existing oversupply of retail spaces, estimated at 3.3 mn SQFT in the Nairobi Metropolitan Area (NMA) and 2.1 mn SQFT in the broader Kenyan retail sector (excluding NMA) which we expect will limit the sector's growth by stifling absorption rates.

IV. **Hospitality Sector**

During the week, Lawford Hotel, a luxury beach resort located in Malindi, Kenya, won three prestigious awards at the 17th World Luxury Hotel Awards 2023 held in Athens, Greece. The hotel which is the oldest operating hotel in both Malindi and in Kenya, secured awards in the categories of; i) Luxury Villa Resort, ii) Luxury Historical Hotel and, iii) Luxury Coastal Hotel. Lawford Hotel, nestled in a tropical oasis surrounded by lush vegetation and exquisite landscape of the Kenyan coast comprises 70 deluxe suites, 20 family suites and 8 private villas. Other notable winners include Crowne Plaza Nairobi, crowned as the Best Luxury Airport Hotel for the second consecutive time after being awarded the best in the same category in the 16th World Luxury Hotel Awards in 2022. A total of 8 Kenyan hotels received awards under different categories as summarized below;

Cytonn Report: 17th World Luxury Hotel Awards 2023 Kenya Hotels Winners

#	Hotel	Award	Category
1	Crowne Plaza Nairobi Airport	Luxury Airport Hotel	African
		Luxury Business Hotel	Kenya
		Luxury Sustainable Hotel	Regional

Cytonn Report: 17th World Luxury Hotel Awards 2023 Kenya Hotels Winners

#	Hotel	Award	Category
2	Muthu Keekorok Lodge, Maasai Mara, Narok	Luxury Game Lodge	Kenya
		Luxury Safari Lodge	Kenya
3	Radisson Blu Hotel & Residence, Nairobi Arboretum	Luxury Design Boutique Hotel	Kenya
		Luxury Business Hotel	Regional
		Luxury City Hotel	Regional
4	Sarova Lion Hill Game Lodge	Luxury Game Lodge	Regional
		Luxury Safari Lodge	Regional
		Luxury Family Hotel	Africa
5	Sarova Mara Game Camp	Luxury Tented Safari Camp	Africa
		Luxury Tented Camp	Global
		Luxury Safari Retreat	Region
6	Sarova Stanley Hotel	Luxury Heritage Hotel	Africa
		Luxury City Hotel	Kenya
		Luxury Conference and Event Hotel	Kenya
7	Sarova Whitesands Beach Resort and Spa	Luxury Family Beach Resort	Africa
		Luxury Beachfront Resort	Regional
8	The Lawford Hotel, Malindi	Luxury Coastal Hotel	Africa
		Luxury Historical hotel	Africa
		Luxury Villa Resort	Regional

Source: World Luxury Hotel Awards

This comes a week after 13 Kenyan hotels and brands clinched numerous high-calibre awards at the 30th World Travel Awards 2023, where Nairobi and Diani emerged as Africa's top tourists' destinations. In addition, Kenya was voted as Africa's leading travel destination. These awards firmly position Kenya as the ultimate tourism destination, underscoring the unmatched allure and desirability of the Kenyan hospitality industry. Moreover, the awards point towards a rapidly growing luxury tourism market in the country, and is exemplified by the recent entry of Miftah Concierge, a leading provider of tailored lifestyle management and luxury travel services based in Dubai.

Other notable highlights during the month include;

i. Kenya's Diamonds Resorts secured two prestigious awards at the 30th World Travel Awards 2023. Diamond Leisure Beach and Golf Resort located in Diani, and Diamond's Dreams of Africa Resort which is located in Malindi, Kenya were crowned Africa's Leading Resort and Africa's Leading All-Inclusive Resort respectively. For more information, please see our Cytonn Weekly #43/2023,
ii. Miftah Concierge, a leading provider of tailored lifestyle management and luxury travel services based in Dubai expanded its operations into Kenya. The move is part of the firm's ambitious expansion strategy into Africa, using Kenya as a strategic base to initiate growth and operations across the continent. For more information, please see our, Cytonn Weekly #42/2023, and,
iii. W Hospitality Group released the Hotel Chain Development Pipelines in Africa 2023 Report, compiling data from 45 regional and international hotel chains highlighting Kenya was ranked fifth highest in the continent by number of planned rooms, with 25 hotels and 3,729 rooms in the pipeline. Additionally, Nairobi was ranked the fifth highest city with anticipated additions to

supply, with 17 hotels and 3,161 rooms expected to open in 2023. For more information, please see our Cytonn Q3’2023 Markets Review.

We expect that going forward, the sector’s performance will be supported by factors such as; i) continued recognition of Kenya’s hospitality sector through positive awards and accolades, ii) anticipated increased spending in the sector driven by increased budgetary allocation towards the sector through the Tourism Fund and Tourism Promotion Fund (TPF) in FY’2023/24, iii) increased international tourism arrivals into the country in 2023, compared to a similar period in 2022, iv) aggressive marketing campaigns by the Kenya Tourism Board on the Magical Kenya platforms, v) concerted efforts to promote local and regional, vi) development of niche products such as cruise tourism, adventure tourism, culture and sports tourism, vii) continuous opening and expansions by local and international hotel brands such as JW Marriott of the Bonvoy Global and Pan Pacific Hotels Group in the country, and, viii) counties efforts to boost tourism in efforts aimed at enhancing County revenue collections. However, the sector's optimal performance is expected to be subdued by challenging economic conditions such as rising operational costs attributed to the rising inflation, and, recently issued travel advisories by multiple governments, including those of China and the United States amidst concerns of possible security breaches and threats.

V. **Industrial Sector**

During the week, British International Investment (BII), the UK's development fund committed Kshs 4.0 bn for the construction of 20 state of the art warehouses in three African countries namely Kenya, Nigeria and Uganda, as well as for the expansion of warehouse technology and advanced software to improve post-harvest pricing transparency. The warehouses will offer storage capacity for 230,000 tonnes of agricultural produce, creating opportunities for an additional 200,000 farmers to access cost-effective storage solutions and optimize their crop sales, potentially leading to increased income for these farmers. The funding will be channeled to Afex, Africa's commodities platform, which manages a network of over 200 warehouses in Nigeria, Kenya, and Uganda, benefiting more than 450,000 farmers. Upon completion, the project will; i) support small-scale farmers in grain storage and assist in addressing food insecurity, ii) contribute to the development of technologically advanced warehouses and essential infrastructure across the three countries and in Africa, and, ii) significantly improve market access and enhance income prospects for small-scale farmers.

We expect the performance of the industrial sector in Kenya will continue to be supported by; i) establishment of more government and private Special Economic Zones (SEZs), Export Processing Zones (EPZs), industrial parks strategically located along major agricultural zones and infrastructural and transportation linkages across the country, ii) government’s focus to stimulate industrialization through focused investments under the Kenya Industrial Transformation Programme , iii) government's accelerated focus on exporting agricultural and horticultural products to the international market, iv) recognition of Kenya as a regional hub attracting increased investments by foreign manufacturing entities such as CFAO Motors, Unilever East Africa, Safic-Alcan, Taifa Gas, Globeleq, among others, v) increased demand for data centres by both the government and private-sector firms driven by continued increase in demand for data protection services in line with the Data Protection Act 2019 requiring personal data to be stored in servers or data centres located within Kenya’s borders, vi) increased demand for cold storage facilities for perishable agricultural produces for export and drugs and vaccines whose demand is supported by the Universal Health Coverage program initiated by the government and private and Non-Governmental health organisations, and, vii) increased demand of e-commerce warehouses in the retail sector. However, the prolonged stalling of development of supporting infrastructure such as roads, water and electricity within industrial parks will continue to hamper optimum development and investments in the industrial sector.

VI. **Infrastructure Sector**

During the week, President William Ruto launched the construction of the 33.0 Km Bamburi-Mwakirunge-Rabai-Kaloleni road, traversing Mombasa and Kilifi counties during his five-day state tour of the Coastal region. The construction of the road is poised to be a transformative development that promises to significantly enhance accessibility between the two counties, in addition to stimulating and catalyzing trade thus fostering economic growth and prosperity of the two counties. Moreover, the road stands as a beacon of welcomed progress, representing a substantial stride in infrastructure development for the entire region upon completion.

The road among other key infrastructural projects underpins the government's commitment to the development of infrastructure in the region, aimed at promoting travel and tourism by enabling easier movement of tourists across the three coastal counties of Mombasa, Kilifi and Kwale. Notably, the Kenyan coast has benefited from the commissioning and completion of several key infrastructural projects including the Kshs 4.5 bn Makupa brige project completed in August 2022, Likoni floating bridge, Changamwe interchange linking Jomvu and Kibarani areas in Mombasa County and, the Dongo Kundu bypass in Kwale County, with phase two of the project nearing completion. Additionally, during the week, Kenya National Highways Authority (KeNHA) announced that the second phase of the Dongo Kundu project, which stretches 17.1 Km is scheduled for opening in one month and will be fully operational by 2024. The project will boost tourism in the south coast by connecting Mombasa and Kwale counties from the Port-Reitz – SGR areas via the Mwache-Mkupe bridge, significantly reducing commute time and eliminating the need to use the Likoni ferry channel to reach Kwale County from Mombasa County.

Notable highlights during the month include;

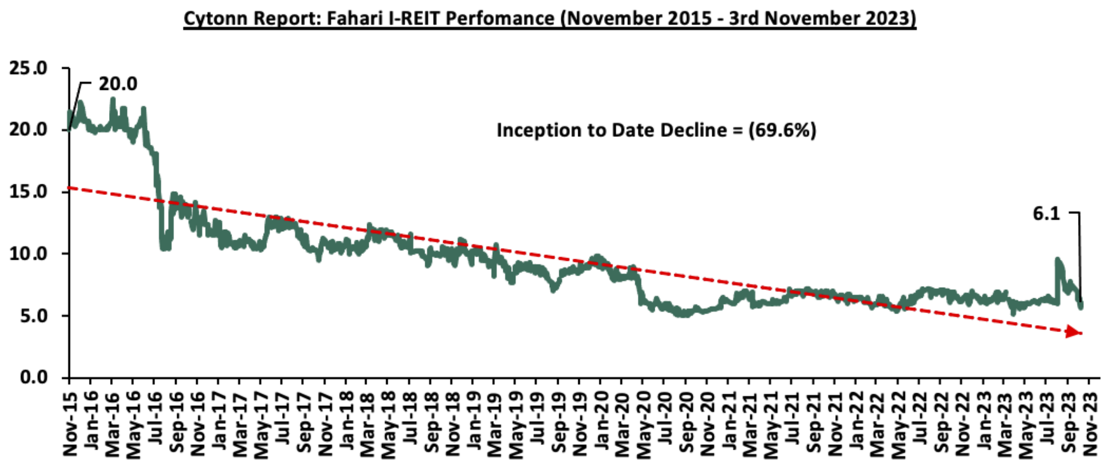
i. Kenya National Highways Authority (KeNHA) announced plans to set up 26 virtual weighbridges across the country, aimed at enhancing roads monitoring in concerted efforts to minimize road damage. The weighbridges will be designed to have a system which will include sensors, loops, scanners, Automatic Number Plate Recognition (ANPR), and Closed-Circuit Television (CCTV) cameras. The weighbridges will be installed along the Southern Bypass, two at Sagana, Kirinyaga County, Kamulu, Yatta, Eldoret, Mayoni, Ahero, Kaloleni, Laisamis, Sabaki, Madogo in Garissa, Mwatate, Kibwezi, Malili, Emali, Kajiado, Salgaa, Makutano, Mukumu, Cheptiret, Malaba, Eldama Ravine, Meru and Kamagambo areas. The weighbridges will be controlled remotely, and will allow for vehicles especially on bypasses to remit signals for overloaded vehicles to the control room. This will enable for the flagging of vehicles which are in violation. KeNHA's push to install additional weighbridges comes at a time when there is growing concern of road damage, occasioned by overloaded trucks. For more information, please see our Cytonn Weekly #41/2023.

We expect to witness a reduction in the number of infrastructure projects, especially roads initiated and completed in the country during the FY'2023/24 period, as the sector grapples to stabilize and deliver results primarily due to significant budget cuts, as highlighted in the Supplementary Budget for FY'2023/24. According to the National Treasury, the allocation to the State Department for roads reduced by 8.3% to Kshs 230.1 bn from Kshs 250.8 bn. This was attributed to redirection of funds to other key sectors such as education, as well as to address mounting costs over debt repayment, on the back of increasing debt obligations exacerbated by the depreciation Kenyan Shilling. However, we expect both the local and national governments will continuously foster strategic partnership with other public transport agencies, and major stakeholders to promote the larger infrastructure sector beyond roads. Furthermore, we retain the stance that the government remains focused on investing in infrastructural development within the country with a particular emphasis on rural and remote communities.

VII. **Regulated Real Estate Funds**

a. Real Estate Investments Trusts (REITs)

In the Nairobi Securities Exchange, ILAM Fahari I-REIT closed the week trading at an average price of Kshs 6.1 per share. The performance represents a 5.3% decline from Kshs 6.4 per share recorded last week, taking it to a 10.3% Year-to-Date (YTD) loss from Kshs 6.8 per share recorded on 3 January 2023. Additionally, the performance represents a 69.6% Inception-to-Date (ITD) loss from the Kshs 20.0 price. The dividend yield currently stands at 10.7%. The graph below shows Fahari I-REIT's performance from November 2015 to 3rd November 2023;



In the Unquoted Securities Platform, Acorn D-REIT and I-REIT traded at Kshs 25.3 and Kshs 21.7 per unit, respectively, as of 27th October 2023. The performance represented a 26.6% and 8.3% gain for the D-REIT and I-REIT, respectively, from the Kshs 20.0 inception price. The volumes traded for the D-REIT and I-REIT came in at 12.3 mn and 30.7 mn shares, respectively, with a turnover of Kshs 257.5 mn and Kshs 633.8 mn, respectively, since inception in February 2021.

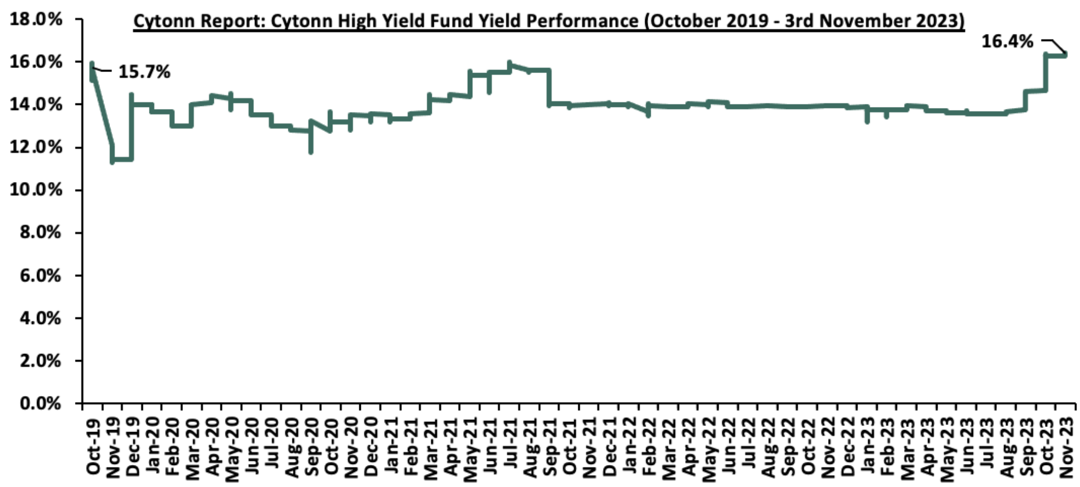
Other notable highlights during the month include;

i. LAPTrust Imara I-REIT traded for the first time on 25th October 2023 since its listing, with a total of 30.0 mn shares traded in two deals valued at Kshs 600.0 mn, with the share price remaining unchanged from its listing price of Kshs 20.00. The I-REIT which is structured as a close-ended fund consisting of 346.2 mn units worth Kshs 6.9 bn was initially intended to remain non-public, with no securities offered to the general market for the next three years. For more information, please see our Cytonn Weekly #43/2023,
ii. Trading of ILAM Fahari I-REIT units resumed trading on the Nairobi Securities Exchange after a two-week trading suspension from Friday 6th October 2023. The suspension was to allow for the redemption of 36.6 mn units from Non-Professional investors in order to facilitate the conversion of the I-REIT into a restricted REIT from an un-restricted REIT. For more information, please see our Cytonn Weekly #43/2023,
iii. ILAM Fahari I-REIT released results for the redemption offer of 36.6 mn units from Non-Professional investors following the conclusion and subsequent lapsing of the conversion offer period by ICEA Lion Asset Managers (ILAM) on Friday 6th October. The redemption offer was oversubscribed by 113.4%, receiving applications for redemption of 41.4 mn units from Non-Professional investors at an offer price of Kshs 11.0. For more information, please see our Cytonn Weekly #42/2023, and,
iv. The trading of ICEA Lion Asset Management (ILAM) Fahari I-REIT units was suspended, with effect from Friday 6th October upon the conclusion and subsequent lapsing of the conversion offer period by ICEA Lion Asset Managers. For more information, please see our Cytonn Weekly #41/2023.

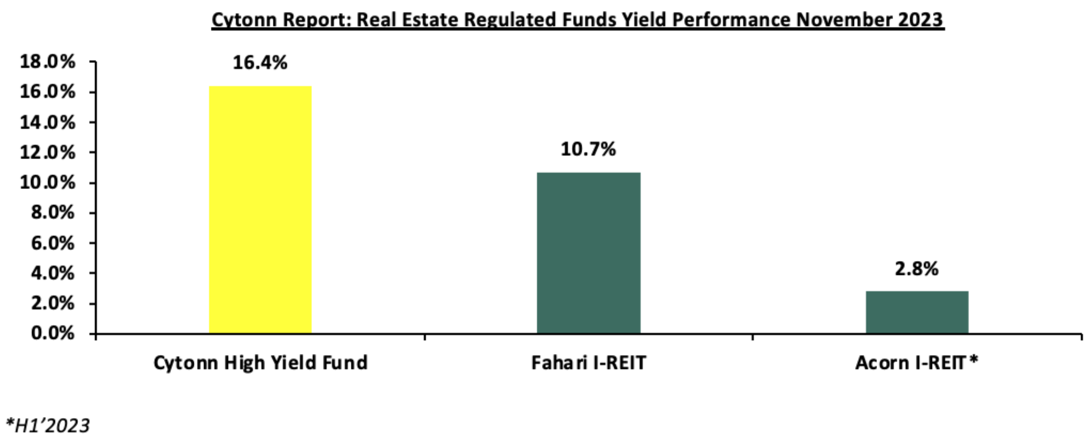
REITs provide various benefits like tax exemptions, diversified portfolios, and stable long-term profits. However, the continuous deterioration in performance of the Kenyan REITs and restructuring of their business portfolio is on top of other general challenges such as; i) inadequate comprehension of the investment instrument among investors, ii) prolonged approval processes for REITs creation, iii) high minimum capital requirements of Kshs 100.0 mn for trustees, and, iv) minimum investment amounts set at Kshs 5.0 mn, continue to limit the performance of the Kenyan REITs market.

b. **Cytonn High Yield Fund (CHYF)**

Cytonn High Yield Fund (CHYF) closed the week with an annualized yield of 16.4%, a 0.1%-points increase from the 16.3% yield recorded the previous week. The performance represented a 2.5%-points Year-to-Date (YTD) increase from 13.9% yield recorded on 1st January 2023, and 0.7%-points Inception-to-Date (ITD) increase from the 15.7% yield. The graph below shows Cytonn High Yield Fund's performance from November 2019 to 3rd November 2023;



Notably, the CHYF has outperformed other regulated Real Estate funds with an annualized yield of 16.4%, as compared to Fahari I-REIT and Acorn I-REIT with yields of 10.7%, and 2.8% respectively. As such, the higher yields offered by CHYF makes the fund one of the best alternative investment resource in the Real Estate sector. The graph below shows the yield performance of the Regulated Real Estate Funds;



Source: Cytonn Research

We expect performance of the Kenyan Real Estate sector will continue to be driven by; i) increased launch and completions of affordable housing projects in line with the government's affordable housing agenda, ii) increased demand for Real Estate and properties facilitated by positive demographics above global averages, iii) increased tourist arrivals into the country gearing towards pre-COVID levels, iv) continued recognition of Kenya as a regional business hub attracting foreign investments into the country, v) increased positive awards and accolades in the hospitality industry accorded to both local

and international hotel brands positioning the country as a vibrant tourism market, vi) government's focused investments in the industrial sector, and, vii) local and national governments continuous efforts to foster strategic partnerships with other public transport agencies, and major stakeholders to promote infrastructural development. However, rising costs of construction hindering developments, existing oversupply in select Real Estate sectors weighing down on absorption rates, and reduced budgetary allocations to the infrastructure sector will hamper the optimal performance of the sector.

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