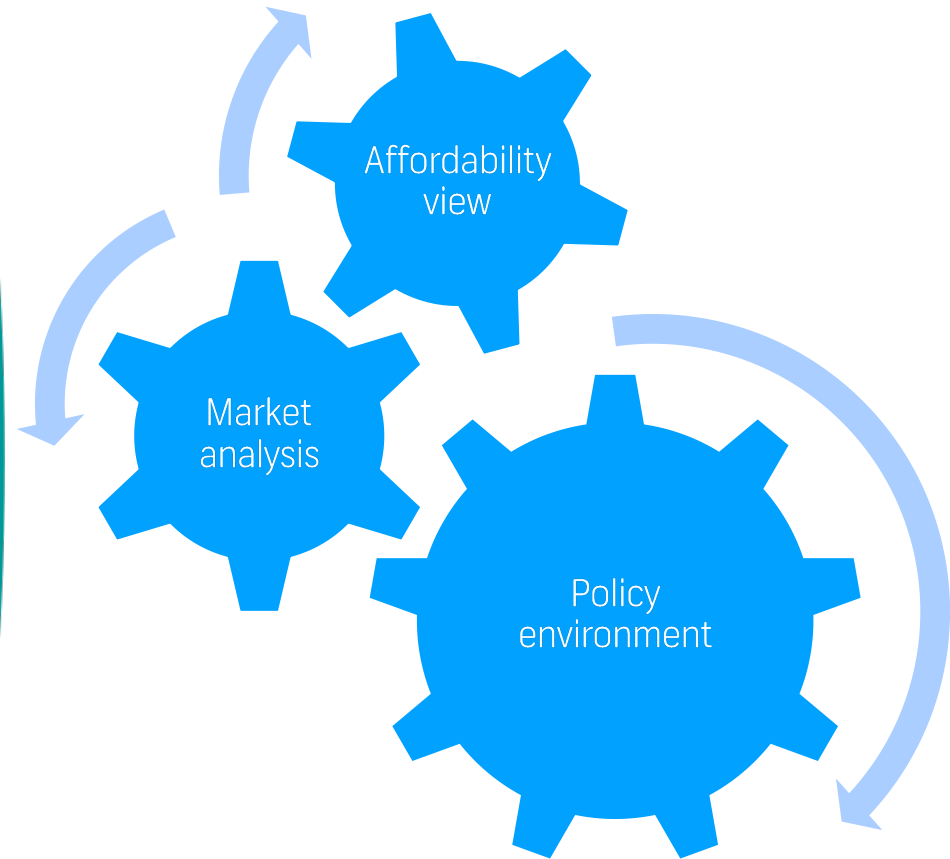




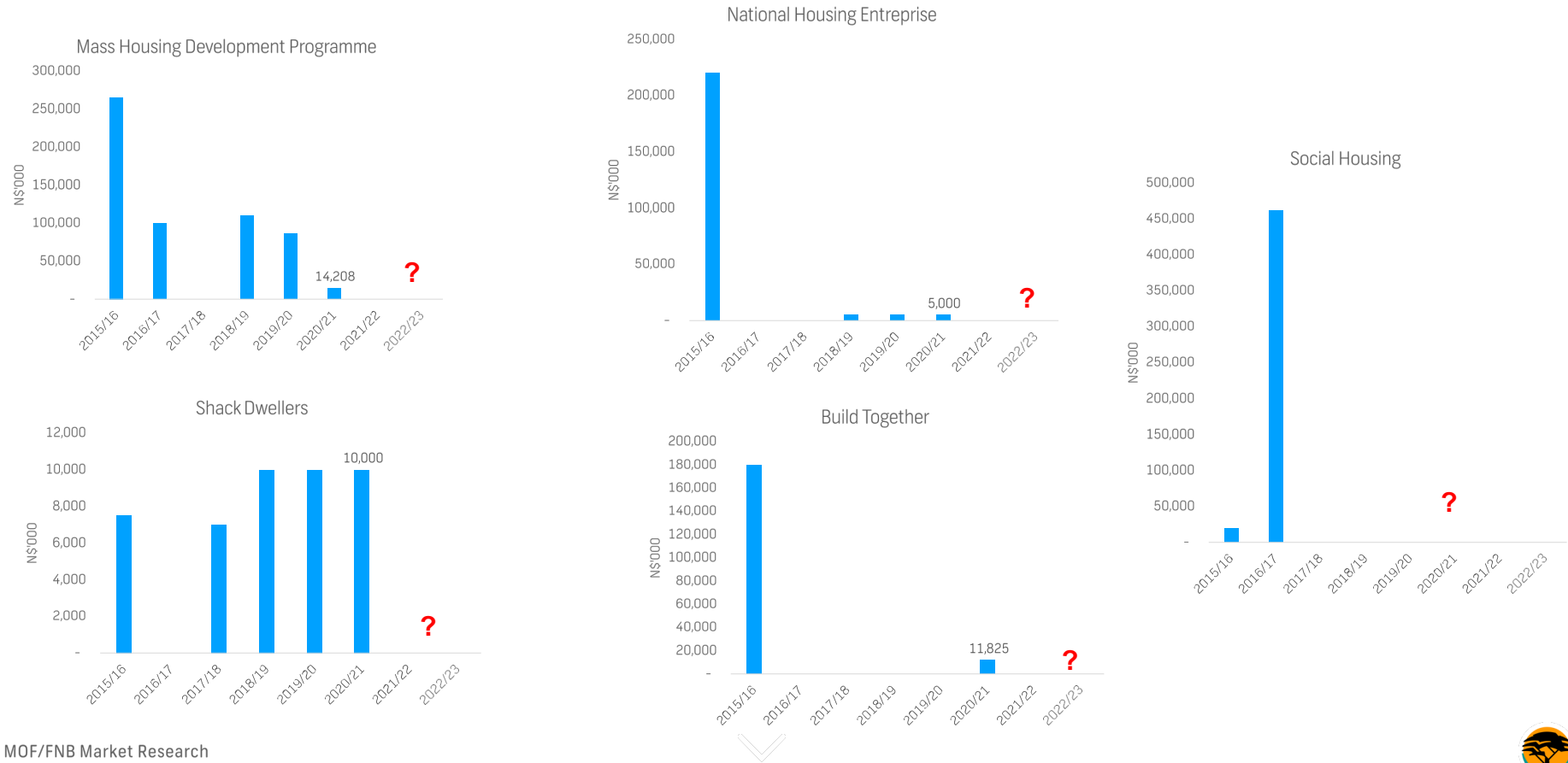
The Housing Market In Namibia | EAN Housing Symposium

Frans Uusiku | March 2022

Setting the scene ...



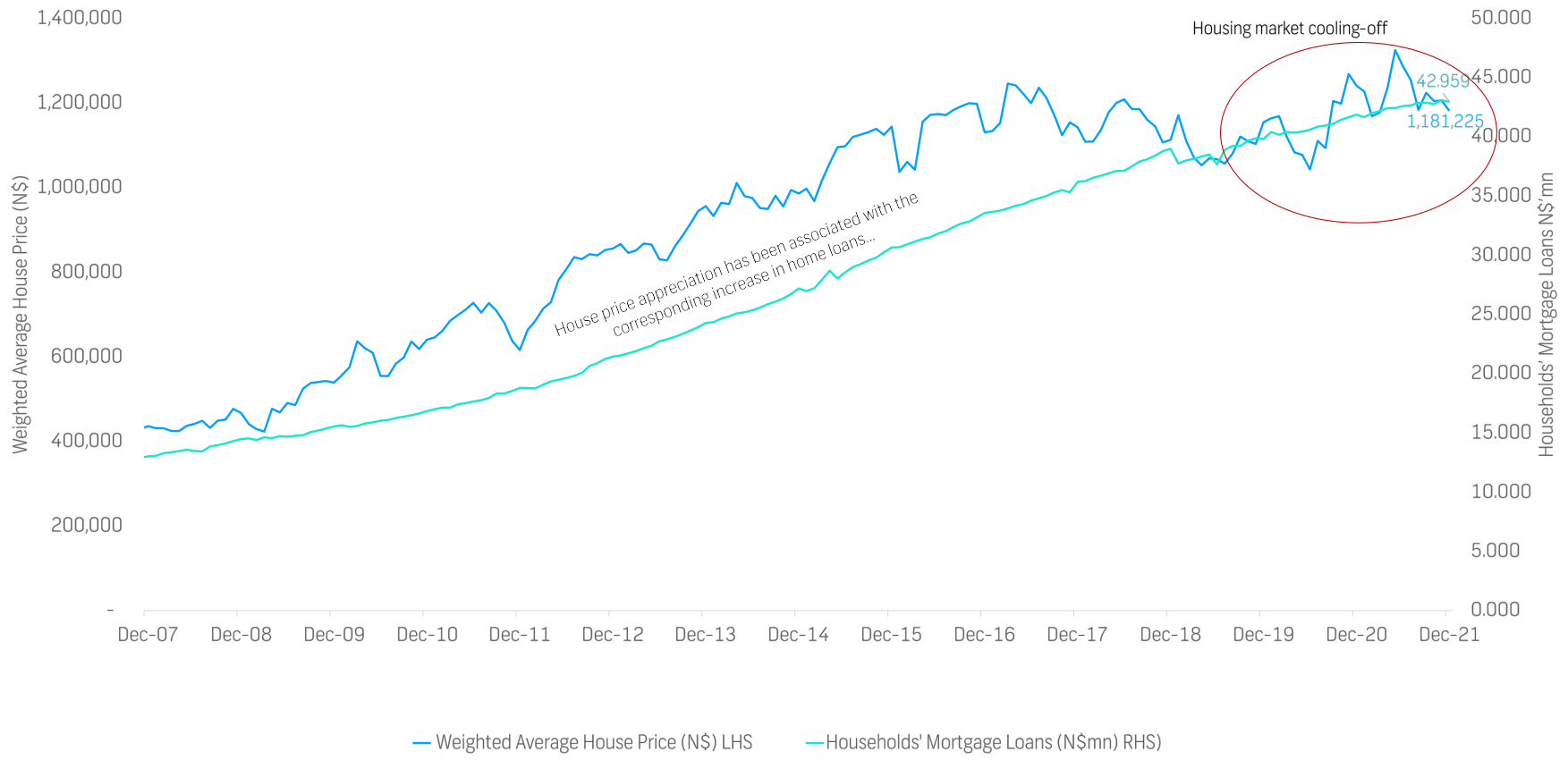
National budget allocations towards housing development



Source: MOF/FNB Market Research



House price growth



Source: BON/FNB Market Research



House price growth (cont..)



Source: BON/FNB Market Research



FNB House Price Index

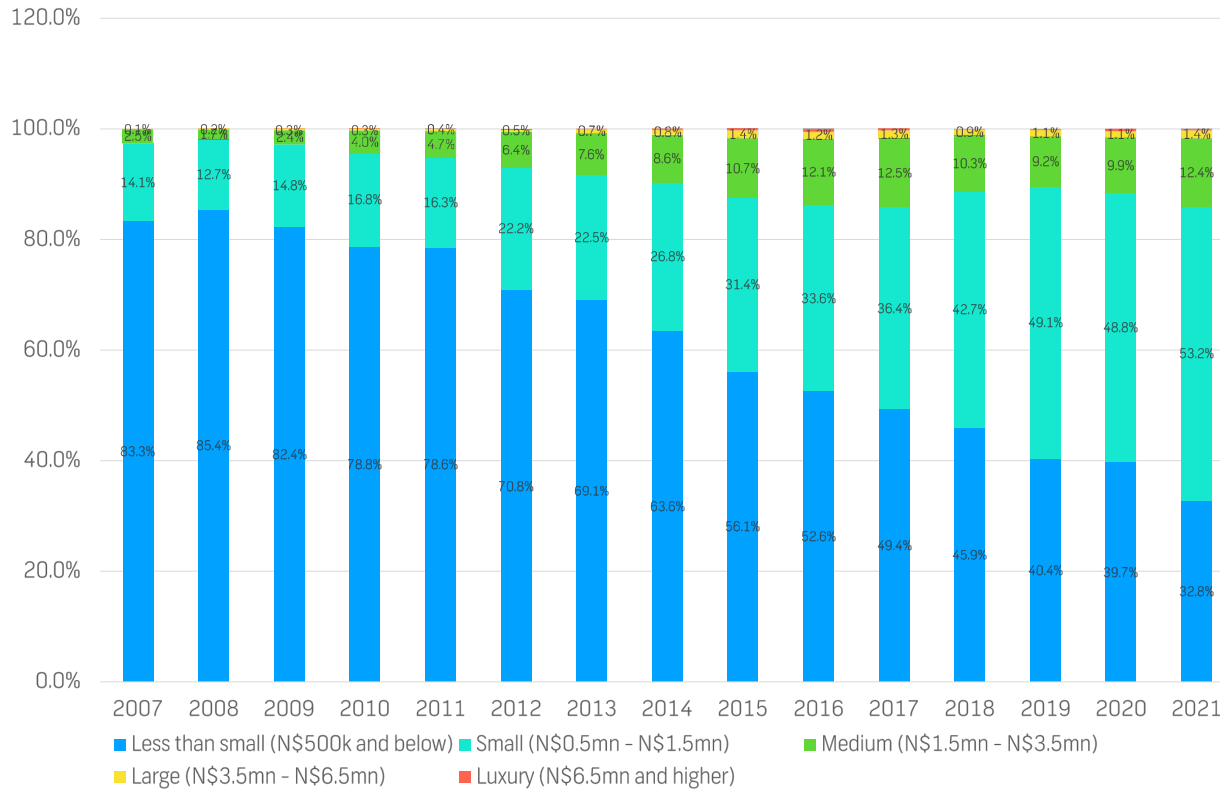


Source: FNB Market Research



Housing segments

Share of bonds registered by segment

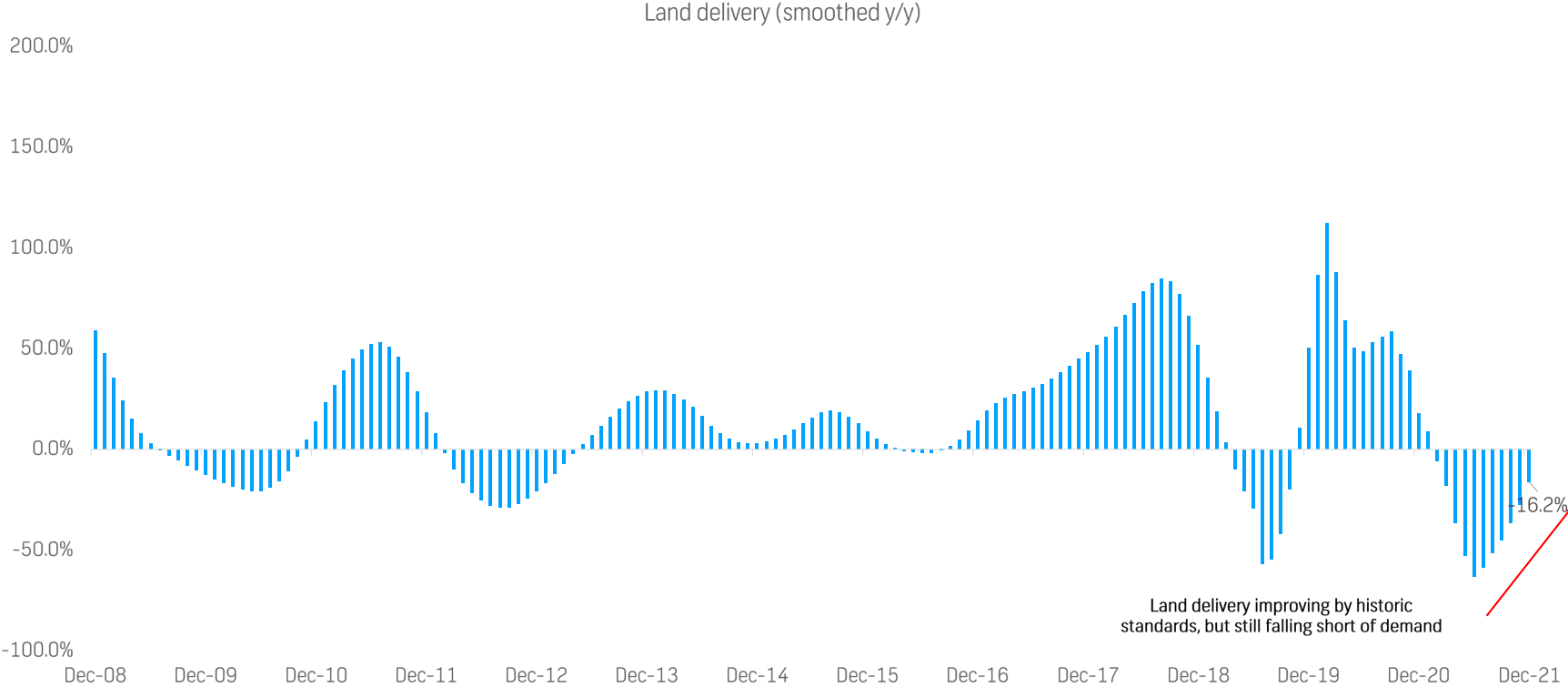


Average house prices by segment			
	2020	2021	Y/Y growth
Less than small (N\$500k and below)	386,766	407,617	5.4%
Small (N\$0.5mn - N\$1.5mn)	826,918	859,401	3.9%
Medium (N\$1.5mn - N\$3.5mn)	2,053,227	2,086,410	1.6%
Large (N\$3.5mn - N\$6.5mn)	4,161,031	4,310,179	3.6%
Luxury (N\$6.5mn and higher)	12,784,835	14,319,641	12.0%

Source: FNB Market Research



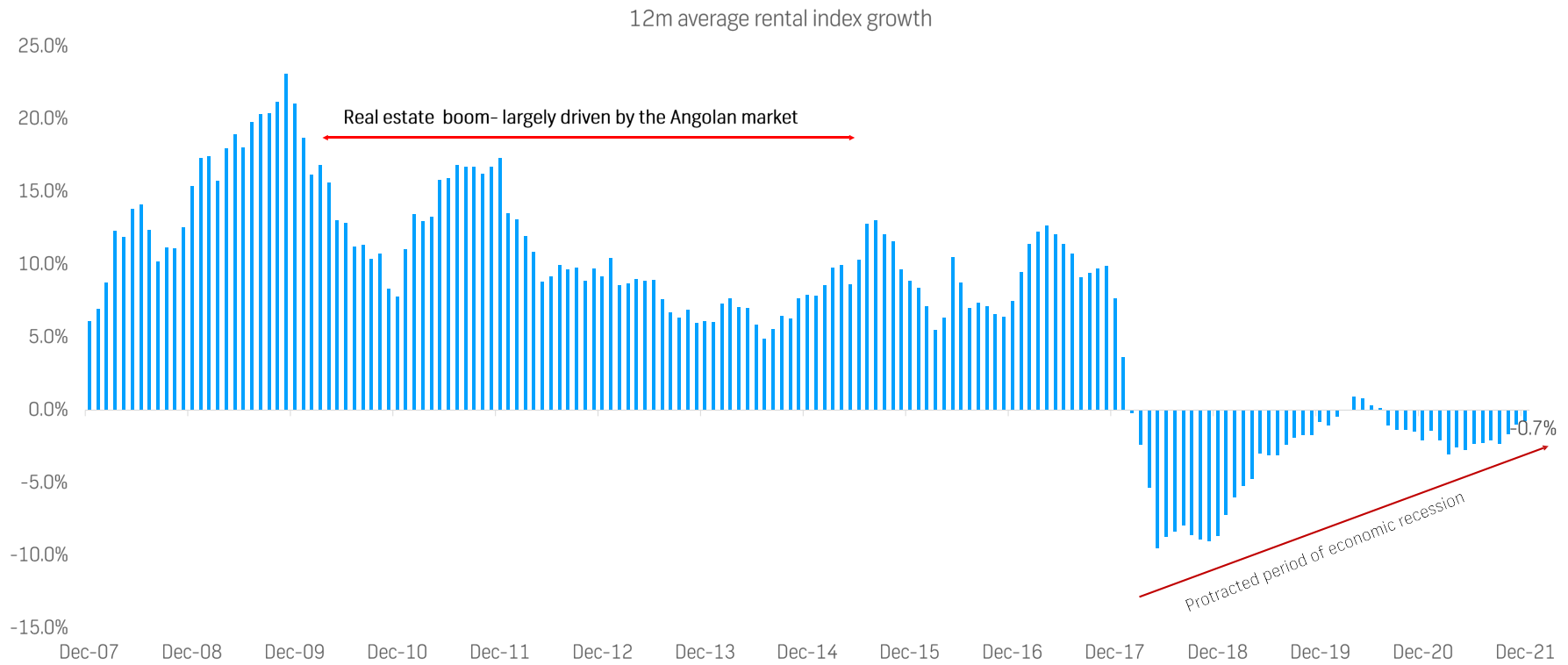
Land sales



Source: Deeds Office/ FNB Market Research



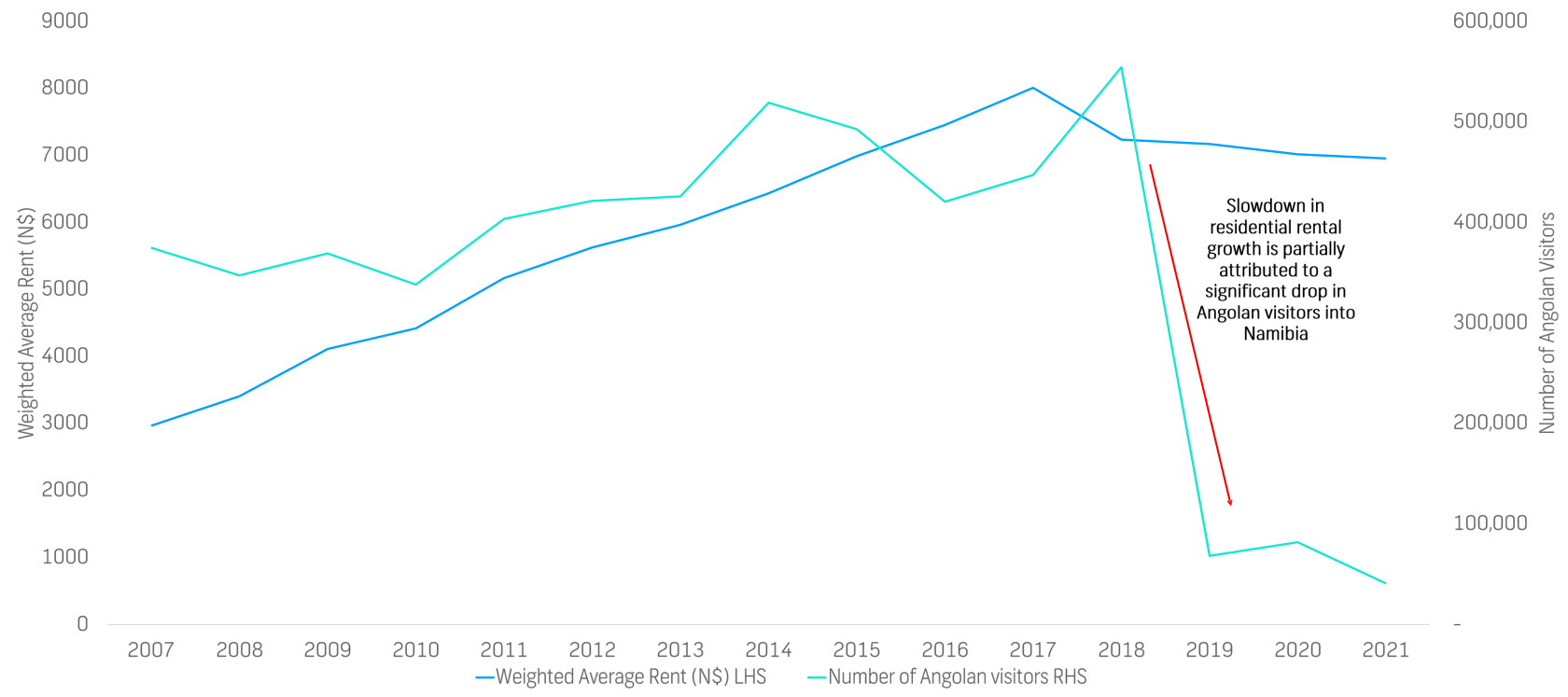
FNB Residential Rental Index



Source: FNB Market Research



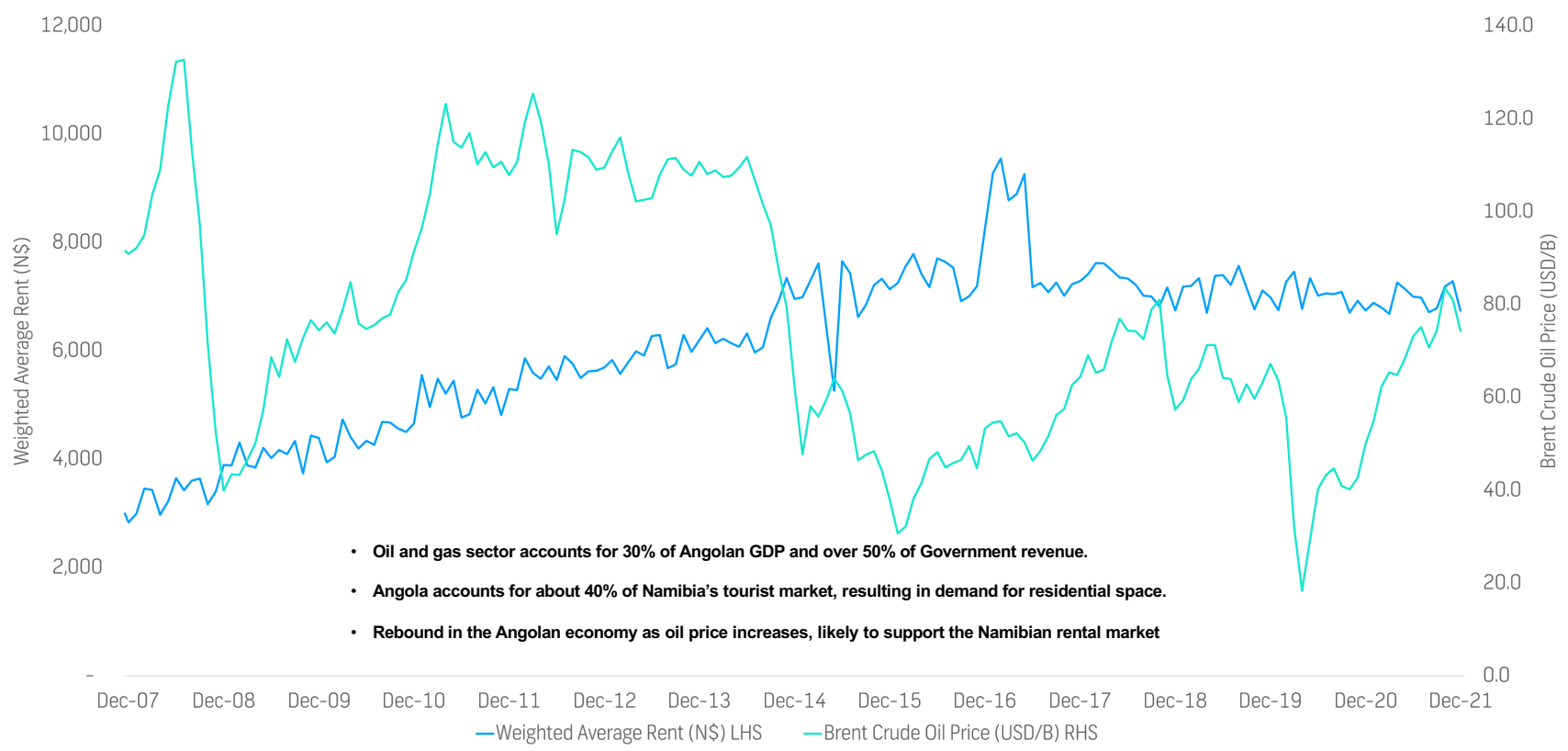
Residential rental growth



Source: NTB/FNB Market Research



Residential rental growth (cont...)

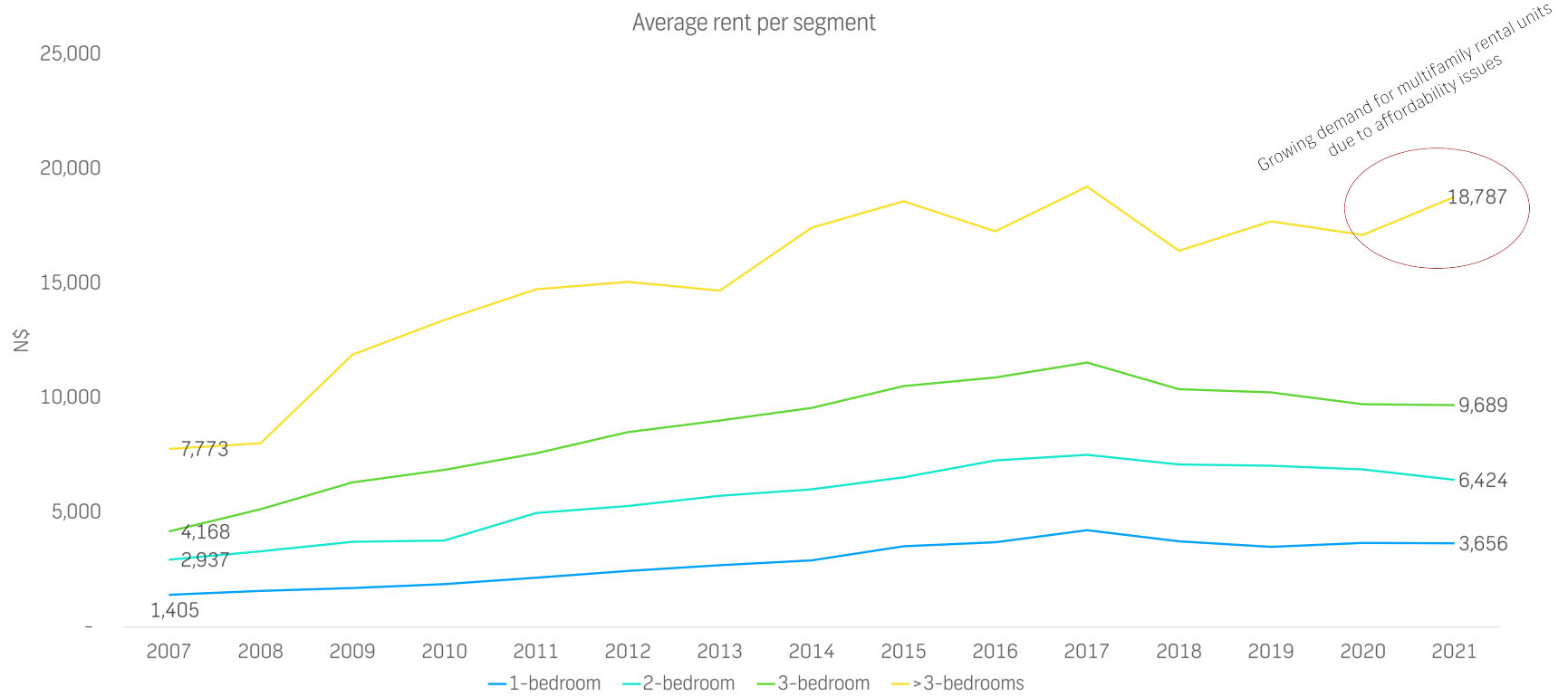


- Oil and gas sector accounts for 30% of Angolan GDP and over 50% of Government revenue.
- Angola accounts for about 40% of Namibia's tourist market, resulting in demand for residential space.
- Rebound in the Angolan economy as oil price increases, likely to support the Namibian rental market

Source: FNB Market Research / Thomson Reuters



Residential rental segments



Source: FNB Market Research



Affordability view

Monthly gross income	FNB Housing Segments						
	Employees	% of workforce	Below N\$500k	Small N\$0.5m - N\$1.5m	Medium N\$1.5m - N\$3.4m	Large N\$3.4m- N\$6.5k	Luxury N\$6.5m and higher
NAD 1 to NAD 1 000	62,598	15.6%	Moderate	No / Low	No / Low	No / Low	No / Low
NAD 1 001 to NAD 1 999	57,618	14.3%					
NAD 2 000 to NAD 3 000	71,264	17.7%					
NAD 3 001 to NAD 5 000	50,185	12.5%					
NAD 5 001 to NAD 7 000	23,693	5.9%					
NAD 7 001 to NAD 9 000	19,674	4.9%					
NAD 9 001 to NAD11 000	19,573	4.9%					
NAD 11 001 to NAD13 000	12,603	3.1%					
NAD 13 001 to NAD15 000	12,070	3.0%					
NAD15 001 to NAD 17 000	7,611	1.9%					
NAD 17 001 to NAD19 000	8,653	2.2%					
NAD 19 001 to NAD 20 000	9,661	2.4%					
NAD 21 001 to NAD 25000	10,680	2.7%					
NAD 25 001 to NAD 30 000	7,471	1.9%					
NAD 30 001 to NAD 35 000	4,042	1.0%					
NAD 35 001 to NAD 50 000	6,448	1.6%					
NAD 50 001 to NAD 75 000	2,530	0.6%					
NAD 75 001 to NAD 100 000	1,332	0.3%					
NAD 100 001 to NAD 150 000	293	0.1%					
NAD 150 001 to NAD 200 000	278	0.1%					
More than NAD 200 000	371	0.1%					
Not recorded	13,323	3.3%					
Monthly motgaga (N\$)			5 000 and below	5 000 - 15 000	15 000 - 34 000	34 000 - 65 000	65000 and above
Salary required (N\$)			15 000 and below	15 000 - 45 000	45 000 -102 000	102 000 - 195 000	195 000 and above
LFS sample outcome per segment			329279	59370	4804	571	371
Affordability level / proxy for total market			81.9%	14.8%	1.2%	0.1%	0.1%
Total Market (Population aged:16+): 1 467 919			1202458	216809	17542	2085	1355
Total Employees	401,972						

Affordability level

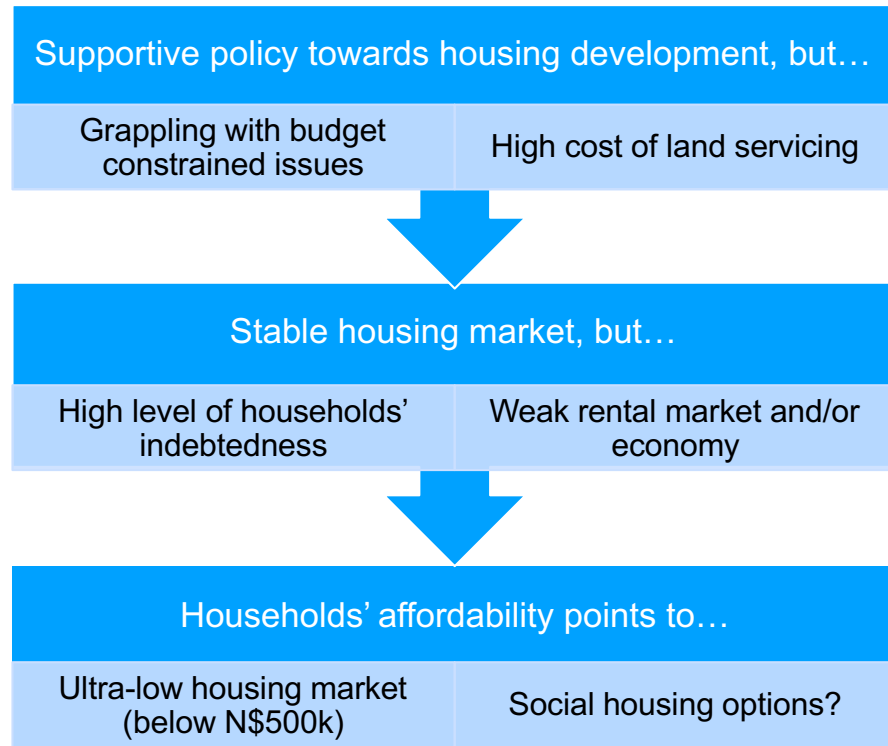
High
Moderate
No / Low

- **Note: This is a conservative view –Additional income streams for households and possibility for joint bonds not considered.**

Source: NSA Labour Force Survey 2018 / FNB Market Research



To sum it up...





END