



GREEN BUILDINGS MARKET INTELLIGENCE ANGOLA COUNTRY PROFILE



Creating Markets, Creating Opportunities

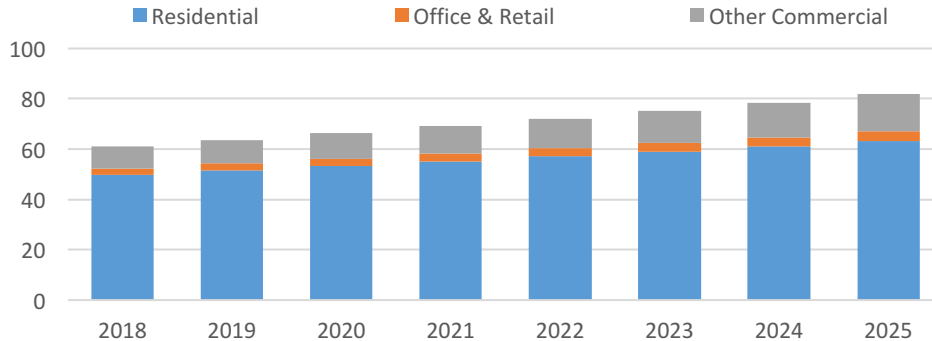


ANGOLA: COUNTRY SUMMARY



MARKET GROWTH

Building Stock (million m2)



Market through 2025	Total market	Green market
Commercial	USD 13.9 B	USD 0.3 B
Residential	USD 17.8 B	USD 0.2 B
Residential units	160,000	20,000



OTHER FACTORS

- 2017 projections show GDP growth to be ~3.5%.
- There are 29 banks providing financial services with mortgage rates at 13% over 20-years and at least 15% upfront.
- With a 5% urbanization rate, demand for affordable housing will remain strong, especially with 43% living in urban areas.
- Cement prices are lower than the continental average, \$5.12 per 50-kilos.
- High-end, secure housing with reliable utilities, and the large budgets of oil have created one of the most expensive housing markets in the world.



CLIMATE POLICIES (NDCS)

- Agreed to reduce GHGs by 20%-35% by 2025.
- New legislation back-stops mortgages to reduce interest rates.
- Improving building design in conditional NDC.



MARKET STATUS

- Housing Development Assets Fund (FADEH) – 213, 000 houses and 14 new centralities across the country.
- National Urbanism and Housing Program – Public and private sector to deliver 120,000 units each year.
- Public private partnership between Kora-Angola and the government aim to build 40,000 new houses.



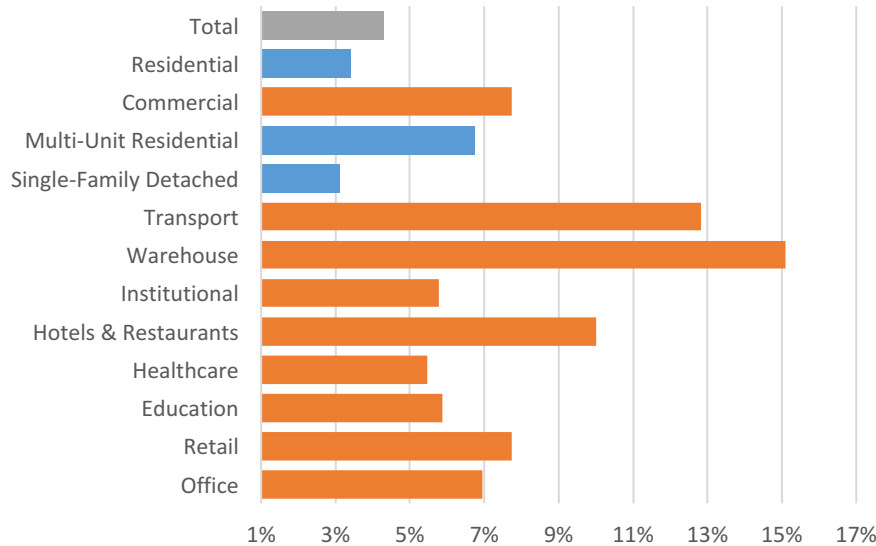
GREEN BUILDING PROGRAMS

- Nascent market. No projects yet tracked and no established green building council.
- IFC program is supported by regional coordinator.



GROWTH WILL BE DRIVEN BY LOGISTICS

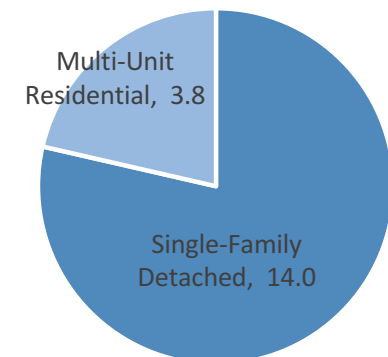
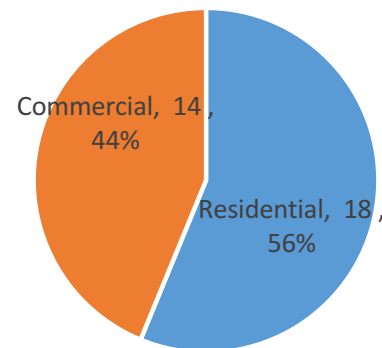
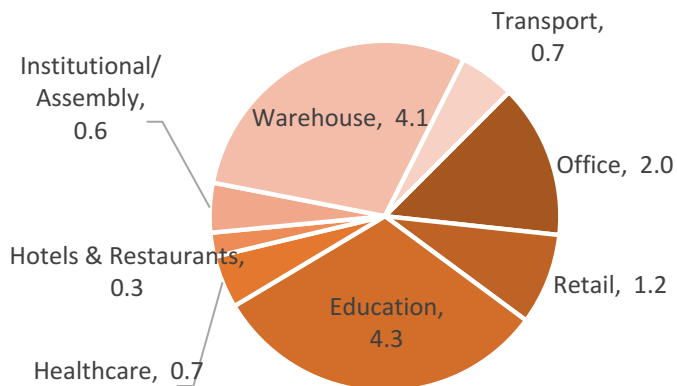
MARKET GROWTH BY SUB-SECTOR (CAGR)



- Angola's overall CAGR since 2018 is 4.3%.
 - Retail & Office growth is expected to be ~7%.
 - Residential will be driven by multi-units, growing at ~7%.
- Unlike in many other markets, residential and commercial growth is almost evenly split.

Cost to construct m ² of space	Angola Luanda		
	2017	2016	%Δ
<i>USD</i>			
Single-Family Detached	\$1,127	\$941	20%
Multi-Unit Residential	\$1,540	\$1,286	20%
Office	\$1,700	\$1,420	20%
Retail	\$2,450	\$2,055	19%
Warehouse	\$1,550	\$1,293	20%
Hotels & Restaurants	\$2,000	na	-

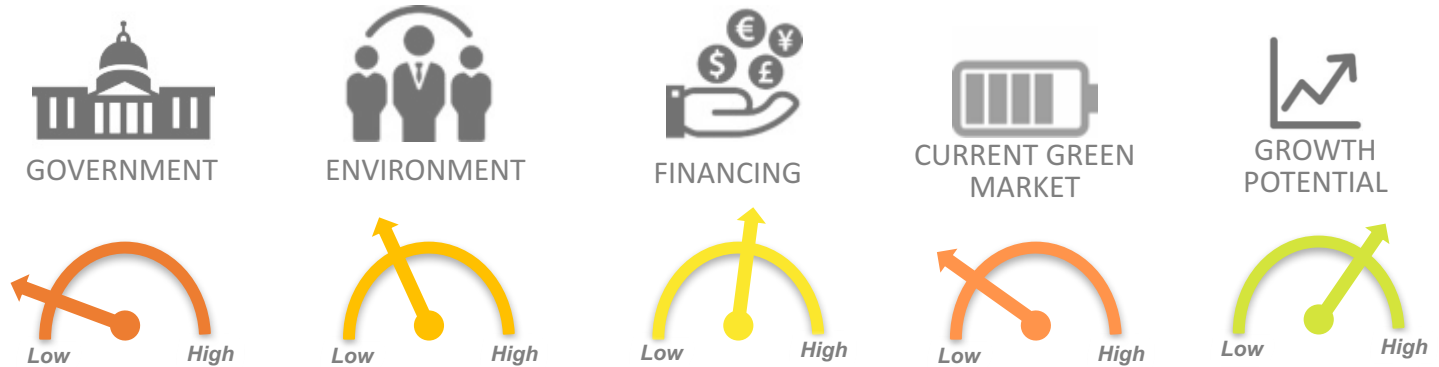
TOTAL MARKET SIZE 2018-25 (USD BILLIONS)





TOURISM INDUSTRY WILL LEAD THE GREEN MARKET

GREEN MARKET SUPPORT RATING



- Given the nascent green market and lack of formalized green building programs, green penetration into the overall market can be difficult to forecast.
- IFC expects the tourism industry to lead the green market, as the business case is well documented and international travelers will be looking for green options.



THE NASCENT GREEN MARKET IS SUPPORTED BY GOVERNMENT, NGOS, AND INDUSTRY LEADERS

GOVERNMENT & POLICY SUPPORT

- Ministry of Housing and Urban Development
 - National Urbanization and Housing Program (PNUH)
- Ministry for Environment (MINAMB)
 - Statute to promote projects and programs reducing GHGs
- Ministry of Construction

INDUSTRY & NGOS SUPPORT

- Angolan Association of Real Estate Professionals “APIMA”

 **UN HABITAT**
FOR A BETTER URBAN FUTURE


KORA
Angola

NOTABLE EVENTS

Minister calls for union, commitment among real estate professionals

Luanda - Angolan minister of Urbanisation and Housing Branca do Espírito Santo Friday in Luanda asked the Real Estate professionals for greater union and commitment with a view to contributing to the organisation of the real estate market in Angola.

APIMA represents Angola at CPLP's real estate confederation

Angola

National urbanisation, housing programme impresses African ministers

Rabat - Angola shared the various urban and housing projects underway in the country, with highlight to the government programs related to the rehabilitation of critical areas, human resettlement and the construction of houses, with the private sector competition, announced the Minister of Urbanism and Housing, Branca do Espírito Santo.



INVESTMENT CASE STUDY IN ANGOLA



Location:	Luanda, Angola
Client:	RMB Westport; SWB Comércio e Industria, LDA
Architects:	MDS Architecture
Sector:	Retail
Size (GLA):	32,685m ² (25,943m ²)
No. of Units:	113 Stores



MUXIMA SHOPPING CENTRE

Luanda is home to more than a third of Angola's population, and is rising to become one of the fastest developing economies of Africa.

Muxima Shopping Centre is one of RMB Westport's first development projects in Luanda, Angola.

Set to open in August 2017, the centre will cover a site of approximately 25,943m² of gross leasable area.



LEARN ABOUT EDGE CERTIFIED PROJECTS IN AFRICA



RADISSON BLU HOTEL – THE EXCHANGE

Location:	Accra, Ghana
Client:	Mabani Holdings, CDC, Actis, Radisson Blu
Architects:	HOK
Sector:	Mixed use
Size:	98,000m²
No. of Units:	200 rooms

Predicted Savings of EDGE Certification:



22% Energy Savings



24% Water Savings



22% Less Embodied Energy in Materials



RAVENSWOOD RESIDENTIAL DEVELOPMENT

Location:	Johannesburg, South Africa
Client:	RPP Developments
Owners:	International Housing Solutions
Sector:	Residential
Size :	10,180m²
No. of Units:	188 two-bedroom homes

Predicted Savings of EDGE Certification:



32% Energy Savings



27% Water Savings



48% Less Embodied Energy in Materials

Case studies from other countries: <https://www.edgebuildings.com/projects/>



PROJECTS CAN CHOOSE BETWEEN TWO EDGE CERTIFIERS FOR FAST, EASY, AND AFFORDABLE CERTIFICATION



CERTIFICATION	PRICE (PER M ² , EXCLUDING PARKING)	MINIMUM
0-25,000 FLOOR AREA (SQM)	\$0.27	\$2,250
25,000-50,000 FLOOR AREA (SQM)	\$0.22	\$6,750
50,000-75,000 FLOOR AREA (SQM)	\$0.17	\$11,000

*Price per m²; Project appoints an auditor



PROJECT TYPE	CERTIFICATION	DESIGN AUDIT	FINAL AUDIT	TOTAL
Residential (one unit type)	\$1,500	\$3,650	\$4,320	\$9,470
<i>Residential (per additional unit type)</i>	<i>\$490</i>	<i>\$890</i>	<i>\$460</i>	
Commercial (single end use)	\$1,550	\$4,005	\$4,710	\$10,265
<i>Mixed-Use Buildings (per additional end use)</i>	<i>\$990</i>	<i>\$2,670</i>	<i>\$1,560</i>	

*Price per type of project; Auditor fee is included

Details and registration forms can be found on the EDGE program website:
<https://www.edgebuildings.com/certify/other-countries/>



RESEARCH METHODOLOGY

COUNTRY LIST

- IFC chose countries that correspond to the [Climate Investment Opportunity Report](#) (CIO Report) as well as countries of strategic interest for IFC.
- IFC plans to release additional country analysis, pending resources.

TOTAL MARKET OVERVIEW

- Building stock was sourced from the [Global Building Stock Database](#) and confirmed by country experts, if possible.
- The research team found local prices for capital construction expenses, or used global proxies otherwise.
- Market sizing was executed for new construction and did not focus on retrofits.

SNAPSHOT OF THE CURRENT GREEN MARKET

- Main source of information was the [Green Building Information Gateway](#), confirmed by local green building council reports, if such existed.
- The research team focused on properties certified as green.

GOVERNMENT POLICIES

- Main information was sourced from the [World Bank NDC Database](#).
- Additional information was found using various searches as well as government websites.

PROJECTIONS FOR GREEN PENETRATION

- Based on the total market growth, snapshot of the current green market, and the enabling environment of government policies, the research team projected green penetration per each of the sub-sectors.
- Weighted average of combined sector data produced the final penetration number.
- The analysis focused only on new construction, and focused only on certified properties.
- As tools for retrofits take off in the market (including IFC's EDGE product), analysis may be amended to include the retrofit market.
- Market potential may be different from numbers reported in the CIO Report, as a more conservative estimate was used for business planning purposes.

OTHER

- Information for green building councils was sourced from [World GBC website](#).
- Case studies were presented only for IFC's EDGE green building software and certification system.
- However, lists of all green certified projects in a given country can be found through the [Green Building Information Gateway](#).
- Finally, pricing for EDGE certification was included to illustrate that green certification is affordable and achievable in emerging markets.



ACKNOWLEDGEMENTS

DONOR ACKNOWLEDGEMENT

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