Financing Affordable Housing for Africa
The Company for Housing and Habitat in Africa (Shelter Afrique), is a Pan-African institution that exclusively supports housing and urban development in Africa. A partnership of 44 African Governments, the African Development Bank (AfDB), and the Africa Reinsurance Corporation (Africa-Re), Shelter Afrique builds strategic partnerships and alliances.

We also provide financial solutions and related services to support the supply side and demand side of the affordable housing value chain.

Our work has a direct and positive impact on the lives of African people by meeting the needs of a rapidly growing urban population and improving the living conditions in these societies.

This brochure showcases our market leading expertise in housing and real estate finance in Africa.
By the Numbers

- **30+**: The cumulative number of years that we have been in operation, building our expertise and adding to our track record and experience.

- **44**: The number of African member countries that back Shelter Afrique, along with the African Development Bank and the African Re-insurance Corporation.

- **$1bn**: The cumulative value of our authorised capital.

- **$1.147bn**: The cumulative value of our loan approvals as of December 2018.

- **17,572**: The number of houses we have completed since our inception.
Be Part of Our Story
For housing or commercial real estate finance, the best projects are those that show maximum economic and social benefits, as well as strong financial merit.

We work with a wide range of stakeholders from public and private sectors, including developers, banks, housing finance institutions, and other specialized financial intermediaries that provide housing and real estate finance solutions to end users. Our activities are funded from equity resources, medium to long-term borrowings from capital markets, and from partner international development finance institutions.

Our finance is coupled with practical advice and technical assistance to ensure the development of sustainable and affordable residential housing and commercial real estate in Africa, aimed at building up Africa’s middle class. Under our social housing programme, we also provide concessionary loans mobilized from our shareholders and development partners, which are structured to meet the housing needs of the poor and empower the most vulnerable in our communities.

Our main objective is not to maximize profit, although we are committed to generating enough earnings to grow the organization, enhance competitiveness and withstand risk.

On the ground

2030
The date by which Africa will have become more urban than rural.

2.5 Billion
The minimum investment in US dollars per annum required by the housing sector in Africa.

62%
The population of Africa’s sub-Saharan cities that currently live in slums.

32 Million
The number of African households with inadequate access to basic services.

14 Million
The estimated number of additional affordable housing units needed each year in Africa to meet demand.

“Our finance is coupled with practical advice and technical assistance to ensure the development of sustainable and affordable residential housing...
Our Promise

We work to rigorous codes of conduct to ensure that we nurture a professional workforce to deliver high quality services and maintain ethical values that are respectful to the environment and the communities we serve.

Our extensive expertise coupled with the highest standards of international best practice makes us the preferred source of housing development financing in Africa.

Doing it Right

- In 2010, we launched Everest Park in Kenya, the first ever joint venture by Shelter Afrique.
- In 2011, Shelter Afrique, Banque Ouest Africaine de Développement (BOAD) and several commercial banks created a Secondary Mortgage Institution for the West African Economic and Monetary Union to bolster the affordability of mortgages in the region.
- We launched the first Pan-African Housing Fund (PAHF), a private equity fund providing equity and quasi equity finance to developers, with a target size of USD 60 million and a first close at USD 40 million in September 2012.
- Ghana became the 43rd member country in 2011, while Cote D’Ivoire joined us as the 44th member in 2012.
- In 2014 Shelter Afrique opened a regional office in Abuja, Nigeria to serve the West African Region.
- In 2016, Shelter Afrique opened another regional office in Abidjan, Ivory Coast to serve Francophone West Africa & Central Africa.
- Launched the 5000 for 5000 Housing Competition in 2016.
- In 2019, we launched the Centre for Excellence, an Online Repository to develop capacity within the region.
Our Products

We offer a host of unique products and services, including lines of credit, Public-Private Partnership (PPP) programs, incubating of local rental housing institutions, housing micro-finance, equity investment, advisory services as well as trade finance to a wide range of industry stakeholders.

1. Lines of Credit to Financial Institutions

Demand for medium to long term capital for financing housing developments and mortgages in African Countries far outweigh the supply. This is evidenced by a scan of most African financial institutions’ financial statements that demonstrate the maturity of their liabilities are largely short term and inappropriate for creation of long-term assets such as mortgages. We can mobilise long-term resources for on-lending to address this gap.

2. Public-Private Partnership (PPP) Programs

This product seeks to address, in a more deliberate and strategic manner, the affordable housing supply constraint evident across the markets that SHELTER-AFRIQUE operates. The magnitude of the housing deficit across the continent may not be closed using small ticket projects. Delivering at large scale brings forth economies of scale that eventually translate to affordability.

3. Incubating New Local Institutions to Manage Rental Housing

Our Rental Housing product envisages providing opportunity for creation, support and emergence of local institutions with capabilities to manage large stocks of rental assets across our markets of operation. This will be done in partnership with public and private sector sponsors.

The market gap this product seeks to address is creating and financing large scale rental housing companies offering good quality and well managed affordable homes with strong security of tenure and options to buy.
Housing Micro-finance

This product is designed for beneficiaries who want to use the funds accessed for housing provision. The housing microfinance loans represent relatively small sums, borrowed for a much shorter term than a mortgage to match both the income streams of low-income clients and the construction costs of their incremental building steps.

Last Mile Neighbourhood Infrastructure

With most of Africa urbanising at the fastest rate in the world, there is a critical need for neighbourhood infrastructure. Organised and well-connected extension to Cities will improve quality of life, increase revenue for governments and support effective supply of affordable housing.

We seek to address the existing gap in the provision of last mile infrastructure including access roads, drains, sewers, under agreement with relevant government agencies.

Equity Investments & Joint Ventures

We have always identified opportunities for this kind of intervention and our market analysis confirms that they have opened up significantly in member countries, many having recently embarked upon far reaching policy and institutional reforms, an integral aspect of which includes the liberalisation of their financial sectors and investment regulations.

Technical Assistance & Advisory Services

With our long and rich in-house experience, we will bring on board competencies and seasoned professionals and partner with external professionals to conduct a thorough assessment of all the stages of preparation of the project to be sure that the key challenges which may arise during the project’s life have been identified and appropriate contingency plan has been put in place.

Trade Finance

Urban housing and infrastructure development are at the highest priority of most African Countries. War and destruction as well as poor enabling policies have led to insufficient and low levels of investment in housing per-capita.

We want to address the gap by developing Trade Finance Facilities which create a strategic window for the Institution to control the quality and the use of the facilities which are allocated to the importation of construction materials.
Shelter Afrique is the only pan-African finance institution that exclusively supports the development of the housing and real estate sector in Africa. A partnership of 44 African Governments, the African Development Bank (AfDB) and the Africa Reinsurance Corporation, Shelter Afrique builds strategic partnerships and offers a host of products and related services to support the efficient delivery of both affordable housing and commercial real estate. These include lines of credit to financial institutions, construction finance, trade finance, equity and joint venture finance, and practical advice and technical assistance to a wide range of industry stakeholders.

For further details, please visit: [www.shelterafrique.org](http://www.shelterafrique.org)