

# South Africa Real Estate Report Q3 2014

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## Abstracts

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**BMI View:** We believe that the real estate sector in South Africa will remain stable but the market will continue to face pressure in different forms. This includes tepid growth, faltering macroeconomic conditions, a volatile currency and inflation. BMI sees the South African economy posting moderate growth with real GDP expanding by just 2.2% in 2014. Despite these pressures, the real estate market in South Africa remains one of the most profitable and attractive in the region.

South Africa's economic prospects have weakened due to inflation, inability to address corruption and weakening foreign investor confidence. Foreign direct investment into South Africa dropped to USD4bn in 2012 from USD6bn in 2011, according to the latest data by the United Nations Conference on Trade and Development. In order to consolidate support for the upcoming election cycle, the ruling African National Congress has passed bills that set quotas for local ownership in the private security and mining industries. Ongoing labour disputes in the country's key mining industry have also adversely impacted economic growth. Poor economic growth affects the sector as it dampens both property fundamentals and capital markets, putting downwards pressure upon tenant retentions, rental growth, yields, development activity, financing and asset values.

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