The research reveals that the prime industrial sector is set to emerge as an attractive asset class within Africa’s most diversified economies over the short to medium term. Several of the 11 prominent African countries have forecasted high economic growth rates, paving the way for the development of the prime logistics and warehousing sectors in historically underserved markets. Add to this the growing logistics requirements of sophisticated occupiers entering these high-growth markets, and the establishment of the prime industrial sector looks positive.

Occupier interest in warehouse and logistics space in Africa is growing

There will always be challenges in African real estate markets, however there are sound opportunities pushing the supply required to meet ever-growing demand for prime industrial spaces:

**Distinct opportunities**

<table>
<thead>
<tr>
<th>Global trends driving shortage of space</th>
<th>Africa-specific trends changing perceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adoption of E-Commerce</td>
<td>Manufacturing and farming potential</td>
</tr>
<tr>
<td>Drone technology</td>
<td>Growing household consumption and a drift towards formal retail</td>
</tr>
<tr>
<td>Growth of major logistics clusters in researched countries</td>
<td>Rapid urbanisation</td>
</tr>
<tr>
<td></td>
<td>Inter-regional &amp; international trade</td>
</tr>
<tr>
<td></td>
<td>Rising GDP (forecasted growth at over 5.5% over the next five years for ‘stable grower’ countries)</td>
</tr>
</tbody>
</table>
The report provides an excellent overview of the prime industrial sector in eleven African countries that have the highest growth potential on the continent.

Cote d’Ivoire
Government has allocated US$ 240 million to the industrial sector to help attract over 150 industrial occupiers to the country.

Egypt
The Suez Canal accounts for a sizeable proportion of trade revenue in Egypt and is a major driver of industrial occupancy.

Ethiopia
The country is anticipating 6.0% in forecasted annualised growth in new demand year-on-year from 2017 to 2027.

Ghana
Infrastructure shortages have stunted growth and have created a major shortage of industrial stock.

Kenya
Kenya is expected to become the logistics hub for the East African region.

Morocco
Government has invested more than US$ 15 billion towards upgrading transport infrastructure in recent years.

Mozambique
The country is set to experience 4.8% in forecasted annualised growth in new demand year on year from 2017 to 2027.

Nigeria
Nigeria is facing a large infrastructure gap but three new major infrastructure projects will improve the efficiency of cross border trade.

South Africa
New infrastructure projects bode well for further growth of the prime industrial sector.

Tanzania
Improving the transportation infrastructure is a key priority for Tanzania’s government, which has allocated US$ 19 billion towards this priority.

Uganda
Uganda’s ageing transport infrastructure needs substantial investment, and the government has allocated 32.8% of the country’s total annual budget to infrastructure spending.

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