

Trends

Average Rents	↓
Prime Rents	↓
Prime Yields	↓

Hot topics

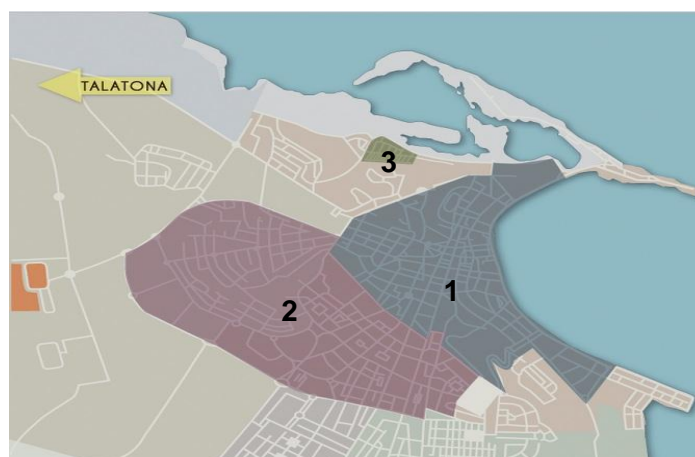
- Yields have been falling as a result the country's risk reduction
- The levels of absorption of new projects have been declining as a result of the project's inadequacy to demand.
- Future offer is mainly concentrated at downtown .
- Developers continue with high margin despite the market's current situation.
- Talatona is an alternative to the city center, offering lower rents.

ZONE DEFINITION

The majority of the office offer in Luanda is concentrated in four distinct zones, namely:

- **Downtown (Baixa):** considered the Central Business District (CBD), concentrates most of the prime buildings, occupied by large companies that operate in the country. In this area there are also old office buildings occupied by foreign and domestic medium size companies. Most of the financial and government institutions are located in this area.
- **Upper Town (Zona Alta):** In this area the existing offer is primarily directed to SMEs. Most of the spaces available for this segment are integrated into mixed residential buildings or residential houses converted into offices.
- **New Marginal (Praia do Bispo):** it is the newest business district of Luanda, which arises from the centralization of certain administrative services of the state. Given the proximity to the CBD, there were developed new office buildings, mostly occupied by companies from the financial and oil sector .
- **Talatona:** this is considered south Luanda's business centre which, despite the distance from the city centre it is an alternative to the CBD, even for large companies

Luanda's City Map



Zone 1 – Downtown  
Zone 2 – Upper Town  
Zone 3 – New Marginal  
Zone 4 – Talatona

OFFER AND PIPELINE

In Luanda, except for the few existing prime buildings, the office market offer is characterized by residential buildings adapted for offices, and mixed residential and offices buildings where the area reserved for offices is reduced, normally to only one or two stories. The available offer of office buildings is scarce and this is reflected in the rents applied, which are among the highest in the world.

Zenki Real Estate estimates that the current stock of offices in Luanda is approximately 375,000 sq. m and it is expected more than 500,000 sq. m. for the next years.

Offer	GCA (sq m)	%
Zone 1	230.000	61
Zone2	70.000	19
Zone3	30.000	8
Zone 4	45.000	12
Total	375.000	100

Pipeline	GCA (sq m)	%
Zone 1	300.000	54
Zone2	130.000	23
Zone3	15.000	3
Zone 4	110.000	20
Total	555.000	100

Source: Zenki Real Estate