

اپنا ہدایہ یروپا رسکھایوچھے



نرمان نامقتضی موافق اپنا ویپارنے اپنے کھلاویئے ، ویپاری لوگوچھے اپن ، اپنا
بزرگویر اپنے سکھایوچھے ، اپنا ہدایہ یروپا رسکھایوچھے ، بزرگوئے کوئے سکھایو؟
اپنا ہدایہ یرو ، ہادیویر ، رہبرویر ، ہر نرمان ماسکھایو ، طریقہ پریر سگلانے

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لایا .



WHAT IS THE FUTURE OF REAL-ESTATE DEVELOPMENT IN AFRICA?

One of the world's most lucrative and quick money spinner business, which is also sometime unpredictable and may flip 180 degrees, as it happened in Dubai, when the Real-estate development bubble burst bringing down property prices radically.

If it happened in a first-world like UAE, then it can certainly happen in a third-world like Africa. The answer is Yes and No.

Yes, it can happen, if there are adverse geo-political changes that can disrupt the entire economy of a country not just Real-estate but that would be short-lived, because the long-term scope of Real-estate in Africa is very promising. Why and How?

First of all Africa is a continent on the rise. With its population soaring, it is expected to reach 2.5bn by year 2050, which would be 25% of the global population. The increase in population will lead to increase in demand for energy, infrastructure and real-estate projects mostly in the major cities like Nairobi, Dar es Salaam, Addis Ababa, Cairo, Lagos, etc.

Countries would than devise plans for building Economic Zones, Industrial Parks, Theme Parks, Holiday Resorts, Housing programs, Manufacturing lines, Exhibition centres, etc. the list goes on for Real-estate development and there is no stopping to it.

The challenge than comes to finance these projects, as Africa predominantly faces challenges to attract private investors due to inadequate infrastructures and corruption. However, despite these challenges, investment opportunities will continue to emerge, because even with the least infrastructure facilities, the Return on Investment on Residential property still hovers around 6 to 7% per annum, while Developed countries fetch around 3% to 4%. ... *contd. page 2*





Wealth Belongs to the Person who enjoys it;
and not to the one who keeps it....

In order to boost the development, the Government invites for Private-Public partnership in Mega-projects, where the government facilitates with land and other investment incentives, such as tax holiday, etc while requiring the private sector to bring in latest technological knowhow, capital and organization to develop these lands, thereby creating income for the exchequer and employment for the nationals.

Some of the opportunity areas for Real Estate Development are:

- i. Data Centres – COVID 19 has largely contributed to the increase in demand of data centres, as a result of rise in Online retailing. In Africa the data centres anticipate a Compound Annual Growth of 15% from 2020 to 2026 and the market size which was valued at \$2bn is anticipated to reach \$5bn by 2026.
- ii. Manufacturing – Compared to Europe and Asia, Africa is still lagging behind in manufacturing sector with heavy reliance on finished goods imports. However, according to UNIDO, Africa's manufacturing output grew by 4.6% between 2015 and 2018 and this positive graph results from emergence of Industrial Parks and Economic Zones, coupled with attractive incentives, not to forget that the continent is a hub for a vast deposits of raw-material, thereby laying a foundation for industrial growth.
- iii. Infrastructure – development is a critical medium for augmenting economic growth. Proper roads enables opening doors to newer markets and quick and smooth movement of goods and manpower.

To sum-up in one line. "Real Estate Development is inevitable catalyst of Growth be it an Under-developed, Developing or Developed Economy.", hence a tip to Investors to either directly or indirectly associate itself with this sector of the economy.

A WORLD OF OPPORTUNITY AWAITS YOU AT AL-FAZAL

'If you want to go fast, go alone. If you want to go far, go together.'

As the African saying goes, walking the investment journey in a fraternity pays higher dividends than doing it yourself. From diversification to shared insights, the collective intelligence of a group can take your investment strategy to new heights.

With the above principle in mind, Al-Fazal, - an Investment Firm - is formed with the mission to make the community wealthier by helping entrepreneurs build great companies that improve the way, we live, work and play.

Our Board, constitute of visionary entrepreneurs who are at the helm of the affairs, fueling the development of prospective companies that will drive the regional Bohra innovation. Some of them are business leaders from different industries bringing with them tremendous sector insight and deep networks.

Al-Fazal's planned investment strategy spans all stages of a project's growth, from seeding innovations in emerging markets to funding early-stage companies in high-growth markets to fueling the growth of market leaders. We invite businessmen at any stage of growth to partner with us. We can add value and offer expert guidance throughout your company's lifecycle, be it at inception, or at an advanced stage, to be a viable reality.

We have the means, now it is for YOU to make things happen!!!

KENYAN FISCAL HIGHLIGHTS

High global container prices are now threatening to push up the cost of imports to Kenya, in what could wipe-out gains from the much stable shilling. In China, which is Kenya's biggest import source, container trading prices have gone up, amid increased demand and geopolitical tensions. Rates at most ports in China are averaging between \$2,052 to 2,294 for a 20-foot container, compared to \$1,662 and \$1,833 same period last year.

Kenya has defied a global funding drought for budding companies to post a 17% increase in new start-up investments, toppling Nigeria and Egypt as the continent's largest destination for start-up financing. In 2023, 62 Kenyan start-ups raised an estimated USD 674 million from local and international investors, a rise from the USD 575 million raised in 2022, even as the rest of the continent saw a drop in funding. In Kenya, most of the funding raised last year went to energy start-ups, with off-grid solar pay-as-you-go firms M-Kopa and Sun King raising USD 465 million.

The proposed law if passed in the Parliament would require dealers in fertilisers and animal feeds to have a degree or diploma in an agricultural course, otherwise face a risk of two-year jail term and a Shs 200,000 in fine. The main objective of the bill is to provide a legislative framework for the training, registration and licensing of agricultural professionals, and to remove unscrupulous traders who have been duping farmers with counterfeit and substandard seeds and fertilisers which has affected crop production.



NEXT-DOOR NEWSFLASH

Ethiopia opens doors to foreign investors that were previously restricted only for Ethiopian citizens will have a multi-faceted positive impact on the economic development of the country. Allowing foreign companies to participate in wholesale and retail trade in the country will discourage illegal trade transactions and will pave the way for those illegal traders to join the formal and legal trade transactions. The new financial policy will provide for the formation of capital market and allowing foreign banks to operate in Ethiopia.



Rwanda's tourism revenue rose by 36% from \$445 million in 2022 to \$620 million in 2023.

The growth generated from 1.4 million visitors indicates that the sector has surpassed 2019 revenues, at a recovery rate of 124% from the hurdles of Covid-19 pandemic. When it comes to the Meetings, Incentives, Conferences, and Events (MICE) industry, Rwanda recorded \$95 million in revenue in 2023, from 160 events that attracted 65,000 delegates.

Gold reclaimed the number one spot as Uganda's largest export commodity in the 12 months to February. Export revenues from gold contributed 37% of total export income, clocking a value of \$2.7bn, out of the total export income of \$7.4bn. This has opened up an important trade relationship with the Middle-East, which takes up almost 98% of the total export commodity.



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