Africa | September, 2026

Africa Real Estate Investment Trust (REIT) Report

This report examines Africa's Real Estate Investment Trusts (REITs) market, with focus on South Africa, Nigeria, Kenya, Morocco, Egypt, Zambia, Zimbabwe, Tanzania and Ghana. It covers demand and supply dynamics, market performance and outlook. The insight is intended for operators, investors and general REIT enthusiasts evaluating opportunities within the African REITs markets.

SUMMARY

Market Cap **$21b** | Market Value **$30b** | Asset Size **30m m²** | Average Property Yields **8%** | Key Sectors of Focus: Retail, Industrial, Office

The African REIT market is valued at approximately USD 30 billion, according to Fortren & Company estimates. The market is emerging as an increasingly important institutional real estate investment vehicle, offering investors access to income-generating property assets through liquid, regulated capital markets. The continent's first REIT, the Republic Real Estate Investment Trust, launched in Ghana in 1995. The sector remained largely dormant for nearly two decades following this launch. Limited market depth, weak regulatory frameworks, low investor awareness and the absence of institutional participation constrained growth. Activity accelerated after 2013, when South Africa and Kenya formally operationalised their REIT regulatory frameworks, paving the way for listed property vehicles to launch on their respective stock exchanges.

This regulatory evolution aligned African listed property markets more closely with international standards, moving away from property loan stock structures and trusts toward globally recognised REIT models.

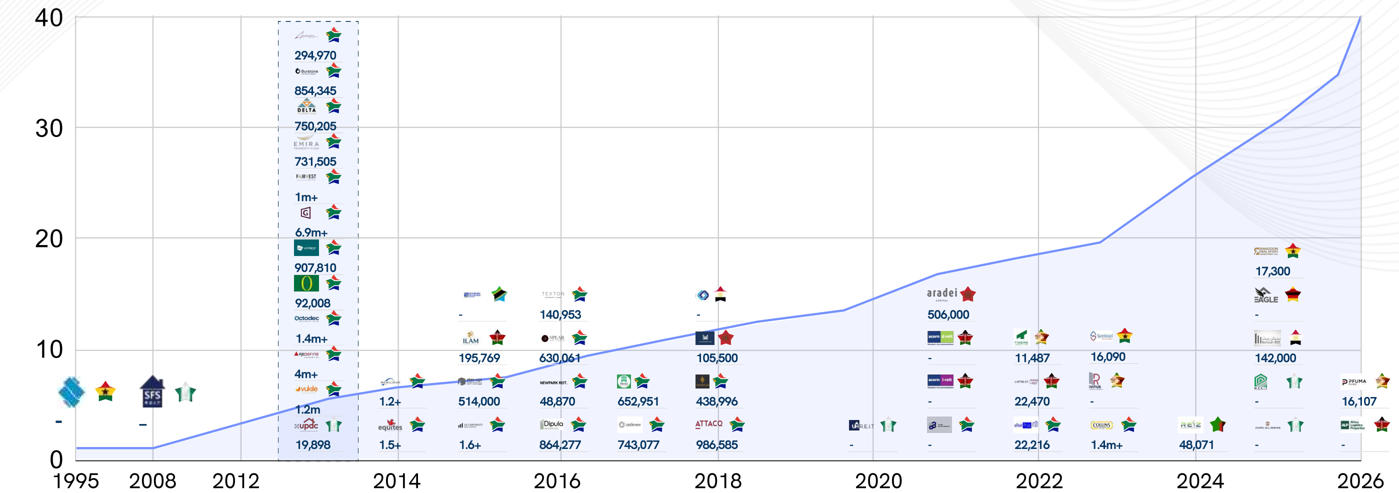
South Africa dominates the continent's listed REIT landscape, accounting for approximately 92% of Africa's total REIT market value, with an estimated market value exceeding USD 27 billion. This dominance emerged despite South Africa formally introducing its modern REIT regime in 2013, the same period as Kenya. Nigeria had already launched REITs as early as 2008. Key players include Growthpoint Properties, the largest REIT in Africa, Redefine Properties and Vukile Properties.

REIT market activity is broadening across the continent. Zimbabwe, Zambia, Tanzania and Egypt have contributed to more than 15 REITs launched over the past five years. These markets remain small relative to South Africa. Their expansion points to growing recognition of REITs as a mechanism for mobilising capital into real estate, providing investors with diversified, income-generating exposure to commercial property markets.

******Market cap is the value of listed REIT shares bu a company, while market value can include unlisted assets and total sector worth. Both are used in this report and does not mean the same thing.***

REITs Growth in Africa

Operational REITs have grown by 10.1% YoY over the past decade

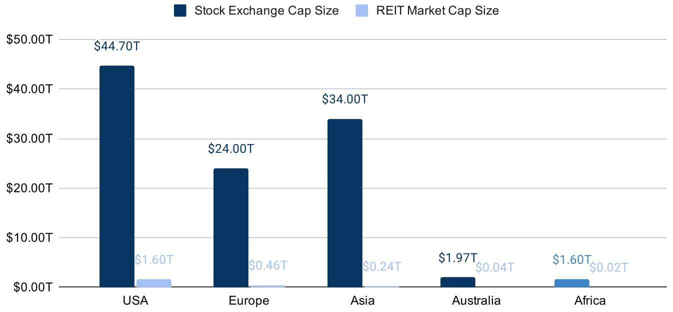


Source: Fortren & Company

Africa's REIT market remains significantly underdeveloped relative to other global markets, despite growth in recent years.

REITs v Stock Exchange Global Market Cap Size Comparison

Although growing, Africa's REIT market size still trails other regions of the world

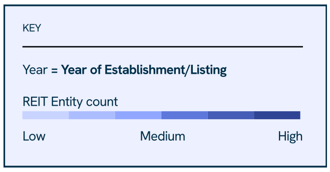


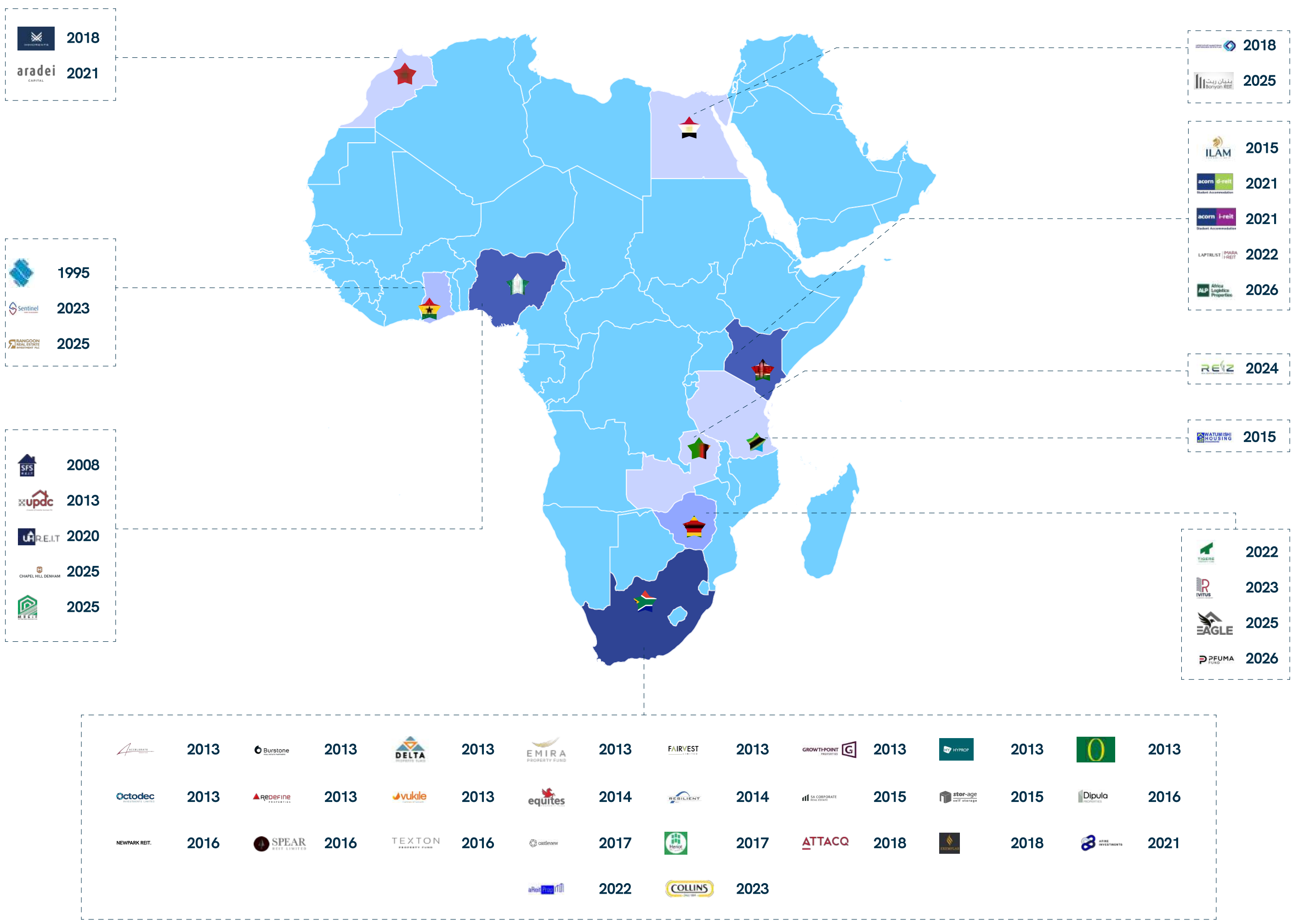
Source: S&P Global; Fortren & Company; Mordor; NAREIT

The continent's listed REIT sector, valued at approximately USD 21 billion by market cap, is substantially smaller than the United States, Europe and Australia, whose REIT market caps stand at approximately USD 1.6 trillion, USD 0.5 trillion and USD 0.04 trillion respectively.

This gap is driven by underdeveloped capital markets, limited institutional participation and liquidity, and regulatory and structural inefficiencies, including restrictive investment rules, low investor awareness and a limited stock of investment-grade real estate assets.

In recent years, the sector has gained momentum as governments and regulators seek to deepen domestic capital markets, improve access to real estate investment and mobilise long-term institutional capital. The ongoing expansion of regulatory frameworks and increased listings across frontier markets point to a continent gradually laying the foundation for a more mature and liquid listed property market and we expect to see more activities in the coming years.





DEMAND

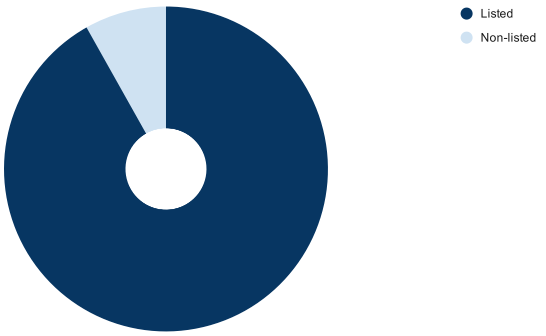
African REIT demand is institution-led, but HNIs play an important role in frontier markets where institutional participation is slow

Across the continent, REIT markets are overwhelmingly listed, with 92% structured as publicly listed vehicles. Listed REITs are the primary mechanism through which long-term real estate capital is mobilised at scale in Africa. Demand is therefore institution-led, driven mainly by pension schemes, insurance companies and asset managers seeking stable, inflation-beating dividend yields and portfolio diversification.

adjusted basis for institutional investors, particularly pension funds and insurance companies that prioritise capital preservation and guaranteed returns. As a result, REITs are frequently crowded out of institutional portfolios by competing fixed-income instruments offering significantly higher and safer returns. Deepening institutional participation in African REITs requires policy support, such as mandatory pension fund allocations to listed real estate. Improved REIT portfolio management and operational efficiency would also enhance risk-adjusted returns and competitiveness against higher-yielding government securities.

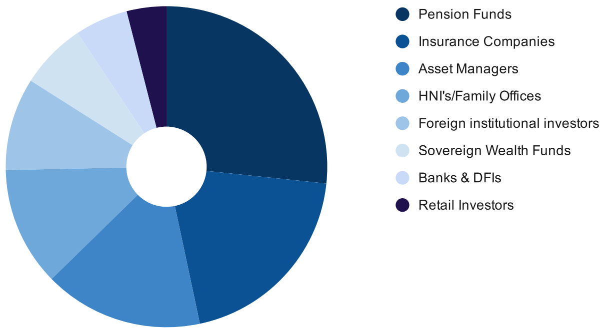
African REITs Listing Status

92% of African REITs are listed, while 8% are unlisted



REITs Demand Drivers In Africa

African REIT demand is institution-led, but HNIs play a disproportionately important role



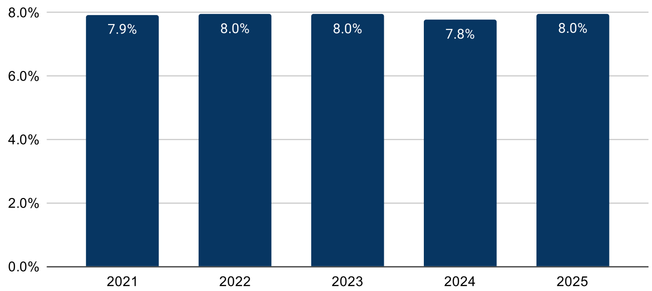
In South Africa, institutional investors, particularly pension funds and asset managers, dominate the REIT market, collectively holding an estimated 60-70% of listed REITs. This is supported by a well-established domestic institutional investor base and attractive yields. In Kenya, pension schemes increased their allocation to REITs by 13.1% in 2025, with total pension-sector investment in REITs amounting to USD 0.1 billion (RBA, 2025). This points to increased interest in the asset class. In Nigeria, pension fund holdings in REITs increased by 168% to USD 50.9 million by March 2025. Institutional participation remains slow outside South Africa, constrained by relatively low yield dynamics in several markets. In Nigeria, for example, REIT yields of under 8% are often viewed as insufficient when compared to government bonds, which can offer returns of up to 15% annually. This wide yield spread makes government securities more attractive on a risk-

African REITs offer an estimated property yield of around 8% and dividend yields of approximately 7.5% as of FY2025. South Africa's REIT sector recorded a 46.2% year-to-date total return by late 2025, outperforming developed markets such as the United States and the United Kingdom. The broader global REIT index gained approximately 12% over the same period (SAREIT, 2026). This performance reflected a combination of valuation recovery, improved operating fundamentals, declining interest-rate expectations and renewed investor appetite for high-yield real estate assets.
High Net Worth Individuals (HNIs) also play a key role in frontier markets like Kenya, Nigeria and Zimbabwe, where institutional depth is still limited.

Precisely, HNIs supply much-needed primary capital, bridging the gap left by slower institutional adoption and generally thin public trading volumes. Kenya's ILAM Fahari I-REIT, for instance, delisted from the main exchange in 2024 and re-launched as a restricted REIT on the Unquoted Securities Platform alongside Acorn REIT, with a $0.04 million minimum entry catering exclusively to HNIs and professional investors who provide stable capital.

REITs Average Property Portfolio Yields in Africa

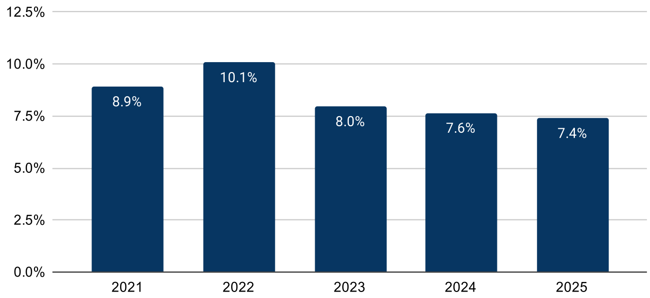
Five year average property yields stand at 8%



Source: Fortren & Company

REITs Average Dividend Yields in Africa

Dividend yields average 7.5% in FY: 2025



Source: Fortren & Company

SUPPLY

South Africa Controls 92% Of The Market Share Value, as Zimbabwe Emerges to overtake Kenya and Nigeria

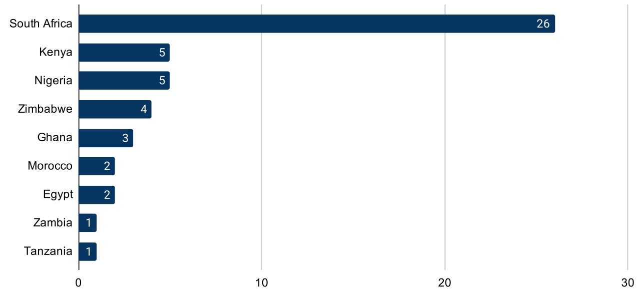
In terms of supply, African REITs have grown by 56% since 2013, after South Africa and Kenya formally operationalized their REIT regulatory frameworks. Based on data we are tracking, the continent boasts 49 operational REITs with an estimated market value of $30 billion and a market cap of $21 billion. South Africa controls 92% of the market, owing to a generally more mature property market and better assets. Despite introducing its modern REIT regime around the same period as Kenya, South Africa continues to dominate the continent's REIT market by size and transaction volume. The rapid ascent has been primarily driven by its deep and sophisticated capital markets, large domestic institutional investor base, particularly pension funds and insurers, and strong regulatory and corporate governance frameworks, which have enabled scale, liquidity, and investor confidence.

REIT. Since then, the country has registered five REITs in total, with the ALP REIT, a USD-denominated and industrial sector-focused REIT, being the youngest, bringing the market's value to $0.25 billion. Notably, Acorn REIT, which focuses solely on the Purpose Built Student Accommodation (PBSA) sector, stands as the largest REIT in the country ahead of Fahari, with a market cap of $0.1 billion.

In Nigeria, the REIT market has been dominated by three key entities, namely UPDC, SFS, and UHREIT, since the framework's inception in 2008. However, in 2025, the market witnessed two key events with the launch of Chapel Hill Denham NREIT and MOFI Real Estate Investment Fund, a hybrid real estate and mortgage fund established by the federal government with the aim of curbing Nigeria's housing deficit. Overall, the country has five REITs currently, with a market cap of $0.23 billion.

Market Share By Number of Operational REITs In Africa

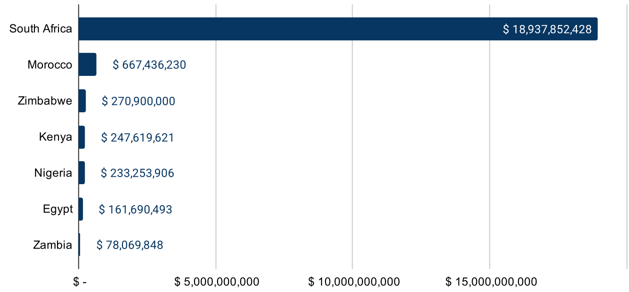
South Africa has the highest number of REITs, making up 53% of the market by operator count



Source: Fortren & Company

REITs Market Cap Size In Africa By Country

South Africa also has the highest market cap at USD 18.9 billion



Source: Fortren & Company

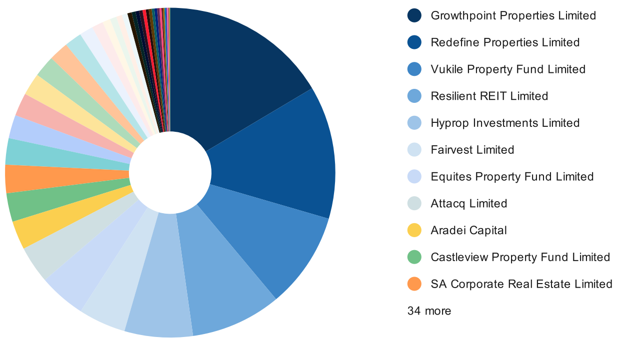
Additionally, South African REITs benefit from greater market liquidity, professional asset management capabilities, and stronger access to debt and equity financing, allowing the sector to compete globaly. Key players include **Growthpoint Properties**, the largest REIT in Africa with a market cap of $3.4 billion, **Redefine Properties, Vukile Properties, Resilient REIT, and Hyprop Properties.** The country's overall REIT property portfolio yields averaged 8.7% as of FY:2025.

In Kenya, the REIT framework was introduced in 2013, and in 2015, Fahari I-REIT was listed as the country's first

Morocco, which introduced REITs in 2018 through Immorente, currently has a market cap higher than Kenya and Nigeria combined, at c.$0.7 billion. Morocco currently has two REITs, Immorente and Aradei, based on data we are tracking, yet it is the second-largest market after South Africa. This is driven by stronger institutional real estate demand and pipeline, as well as a relatively strong and stable currency, which makes REITs easier to scale. Other emerging markets on the continent include Zambia, Tanzania, Ghana, and Zimbabwe.

African Listed REIT Players by Market Share

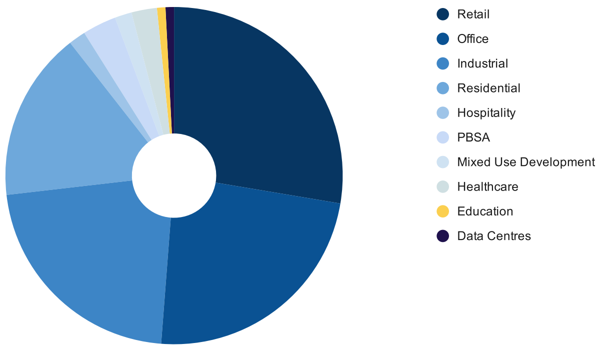
Growthpoint Properties is the largest REIT in Africa, with a 16.5% share of market cap



A closer examination of portfolio allocations across real estate sectors shows strong concentration in the retail, office, industrial and residential segments, which collectively account for 89% of the market share. Although logistics and student housing have seen interest in recent years, REITs remain overwhelmingly concentrated in traditional, income-generating property assets over emerging or alternative real estate sectors.

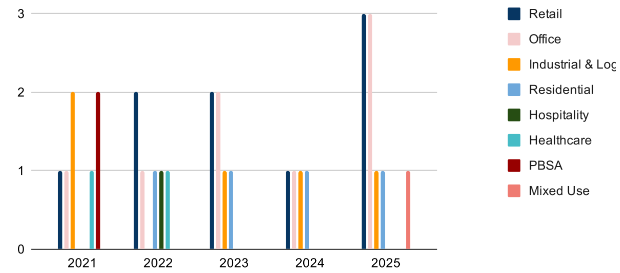
African REITs Portfolio Concentration By Sector

73% of African REITs are concentrated in the retail, industrial, office and residential sectors



REIT sector focus trends (2021–2025)

Traditional assets have remained present, even as the PBSA and logistics sectors emerge



Source: Fortren & Company

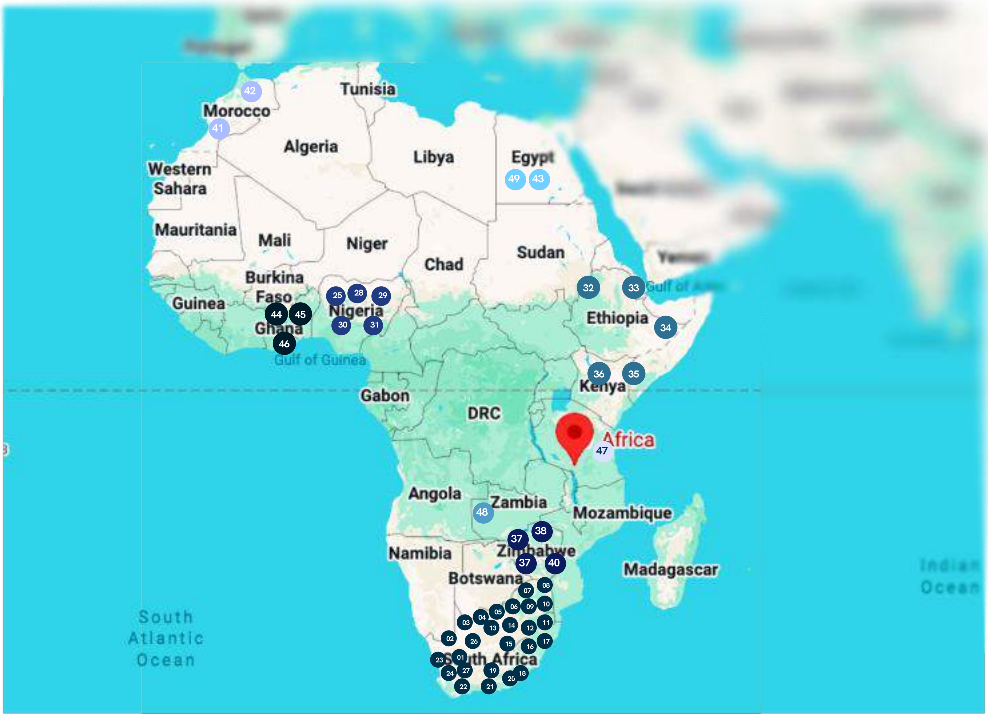
Largest REIT Per Country

Country	REIT Entity	Market Cap	Sector Focus
South Africa	GROWTHPOINT PROPERTIES	$3.39 Billion	Retail, Office, Industrial
Morocco	aradei CAPITAL	$0.58 Billion	Retail, Healthcare, Industrial, Office
Egypt	BONYAN	$0.16 Billion	Office, Retail
Zimbabwe	TIGERE PROPERTY FUND Real Estate Investment Trust	$0.13 Billion	Retail
Kenya	acorn	$0.13 Billion	PBSA
Nigeria	CHAPEL HILL DENHAM	$0.11 Billion	Retail, Office, Industrial
Zambia	REIZ	$0.08 Billion	Retail, Office, Residential, Industrial
Ghana	RANGOON REAL ESTATE INVESTMENT PLC	$0.04 Billion**	Office
Tanzania	WATUMISHI HOUSING Investments	$0.03 Billion**	Residential

* Unlisted | ** Market Value

REITs Operators In Africa

No.	Operator	Portfolio GLA (m^2)	Market Cap
01	Accelerate	294,970	$59m
02	Burstone	854,345	$466m
03	Delta	750,205	$14.5m
04	Emira	731,505	$473m
05	Fairvest	1,065,861	$955m
06	Growthpoint	6,910,822	$3.38b
07	Hyprop	907,810	$1.37b
08	Oasis	92,008	$110m
09	Octodec	1,451,359	$276m
10	Redefine	4,026,016	$2.6b
11	Vukile	1,200,000	$1.9m
12	Equites	1,555,015	$946m
13	Resilient	1,200,000	$1.8b
14	SA Corporate Real Estate	1,600,000	$572m
15	Stor-age	514,000	$533m
16	Dipula	864,277	$436m
17	Newpark REIT.	48,870	$28m
18	Spear	630,061	$396m
19	Texton	140,953	$51m
20	Castleview	743,077	$578m
21	Heriot	294,970	$447m
22	Attacq	986,585	$752m
23	Exemplar	438,996	$348m
24	Collins	1.4b	$230m
25	Updc	19,898	$19m
26	Afine Investments	652,951	$19m
27	aReit Prop	22,216	$18m
28	SFS REIT	–	$6m
29		–	$72m
30	UH R.E.I.T	–	$15.4m
31	Chapel Hill Denham	–	$119m
32	ILAM	195,769	$19m
33	Acorn D-REIT	–	$65m
34	Acorn I-REIT	–	$69m
35	Laptrust Imara I-REIT	22,470	$53m
36	Africa Logistics Properties	–	$40m
37	Tigere	11,487	$132m
38	Revitus	–	$28m
39	Eagle	–	$60m
40	Pfuma	16,107	$50m
41	Immorente	105,500	$87m
42	Aradei Capital	506,000	$579m
43		–	$4.4m
44	Republic Trust Limited Company	–	-
45	Sentinel	16,090	-
46	Rangoon Real Estate Investment PLC	17,300	-
47	Watumishi Housing	–	-
48	Reiz	48,071	$78m
49	Bonyan REIT	142,000	$157m



OUTLOOK

Africa's REIT growth will depend on how smaller markets overcome structural barriers and meet demand for modern, specialised real estate assets

Africa's REIT market will continue to reflect a stark contrast between South Africa and the rest of the continent. South Africa will retain its dominant position, supported by mature capital markets, disciplined operators, strong pension fund participation and diversified portfolios spanning logistics, healthcare, retail, industrial, office, residential and student housing. Smaller markets such as Kenya and Nigeria are likely to see gradual rather than rapid growth.

Lower financing costs, more investor-friendly tax treatment, stronger institutional trust and deeper capital market liquidity will determine whether REITs in these markets become scalable investment vehicles or remain niche products.

Regulators need to deepen the asset class through enabling frameworks, including potential mandates for pension funds and insurers to allocate a minimum share of assets under management to REITs, alongside consistent tax treatment and improved disclosure standards.

REIT operators need to strengthen portfolio optimisation, asset selection and occupancy stability to deliver returns competitive with sovereign debt.

Investors, including institutions, retail and high-net-worth individuals, will gradually shift their perception of REITs from niche instruments to credible long-term income vehicles, particularly as data centres, healthcare real estate and student accommodation gain prominence.

These coordinated actions will determine whether African REIT markets mature into deep, institutionally anchored asset classes, or remain unevenly developed across the continent.

ABOUT FORTREN & COMPANY

Fortren & Company is the most trusted source of market intelligence for institutions doing real estate and construction business in Africa. We track real estate data points to help institutional investors, developers, and corporates make informed decisions.

OUR SERVICES

We provide accurate and actionable real estate intelligence for fund managers, developers and service providers.

Market Research

Understand viability of your project concept including the market opportunity, competition, yields, vacancy, barriers to entry and zoning.

Projects & Deals

Build an intelligent deal pipeline. Gain visibility into projects, capital market transactions and off-market real estate deals across the African continent.

Off-takers & Partners

Access our network of corporate off-takers, service providers, financiers and public sector partners to bring your projects to life.

Strategic Advisory

Develop a data-driven strategy for your pan-African growth plans. Train your team, build data systems and become a category leader.

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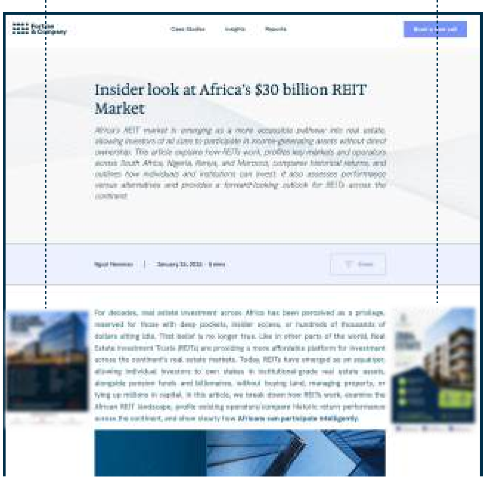

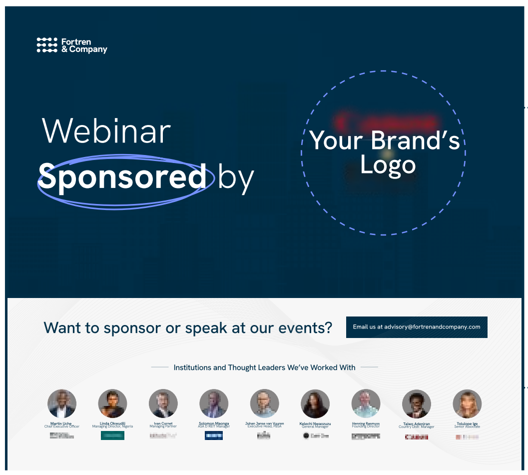

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