

THE
WEALTH REPORT

AFRICA SUPPLEMENT
2020



A GLOBAL PERSPECTIVE ON PRIME PROPERTY & INVESTMENT

Introduction

Welcome to this special supplement of the 2020 edition of Knight Frank's *Wealth Report*.

Complementing the main report, this supplement provides a more localised view of wealth in Africa and highlights the impact of some of the big themes discussed on the continent.

The next ten years have already been dubbed by some the new "roaring twenties" – and I am optimistic that, with many positives to look forward to, they will live up to that sobriquet.

At the very core of this in Africa is the optimism around the growth of a new generation of middle class wealth. To highlight this, we have used our new proprietary wealth-sizing model to reframe the perspective for Africa by focusing on those individuals with a net worth of US\$500,000.

Africa continues to be best placed for economic and wealth growth while presenting a significant scope for expansion in investment markets. As illustrated in this supplement, regional demographic trends have presented investors with an opportunity for diversification through the emergence of alternative sectors spanning the entire human lifecycles

We also include some Africa-specific results from The Wealth Report Attitudes Survey, which covers all aspects of UHNWI behaviour – from investment to philanthropy – and is based on responses from many of the continent's leading private bankers and wealth advisors.

Through our long-established presence across Africa, Knight Frank is well positioned to help you capture the opportunities that this exciting continent presents.

We operate wherever our clients need us to be and our expertise spans the globe, connecting our far-reaching network with our local expertise. This allows us to provide personal, consistent and discreet advice to our clients.

I do hope you find the contents of this supplement interesting and valuable. If my team can be of any help, please do get in touch.



James Lewis
Managing Director
Middle East and Africa

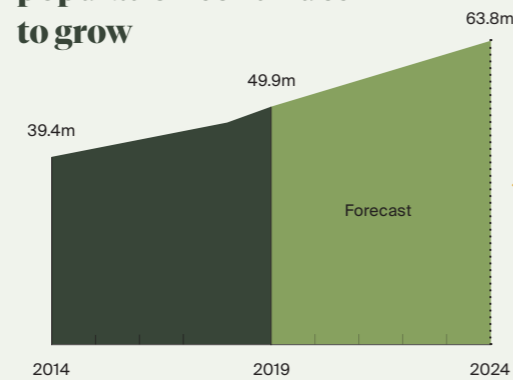
A glimpse of data

Africa HNWI's 2019 Wealth Sizing by country and forecast growth

Country	Individuals worth over US\$0.5m in 2019	Five-year forecast growth
South Africa	215,983	17%
Egypt	139,261	56%
Nigeria	90,985	41%
Algeria	68,341	26%
Morocco	33,958	19%
Angola	21,473	37%
Tunisia	19,676	5%
Botswana	15,099	16%
Tanzania	12,254	44%
Ghana	11,522	34%
Kenya	9,600	16%
Ethiopia	4,802	32%
Ivory Coast	3,365	40%
Zambia	1,012	13%

Source: Knight Frank Wealth Sizing Model

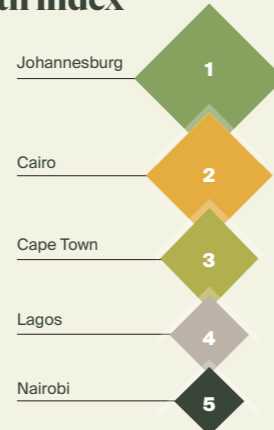
The global millionaire population continues to grow



Source: Knight Frank Research

29%
Average Five-Year forecast growth of HNWI Population in Africa

Knight Frank Africa city wealth index



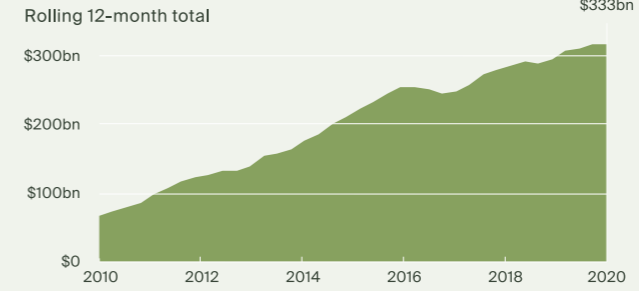
Source: Knight Frank Research, RCA, Forbes, Michelin, Five Star Alliance, Times Higher Education, FlightsFrom.com

For the 2020 edition of *The Wealth Report* we have looked at 100 cities across the globe, assessing them against a number of different metrics that demonstrate each city's global appeal as a place to invest, live and spend time.

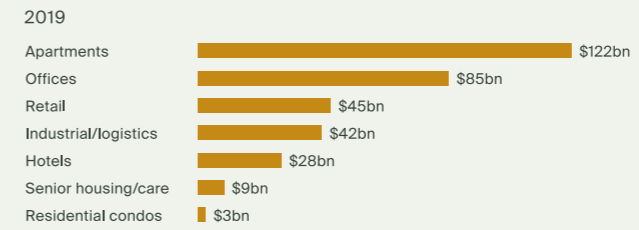
Global real estate investment trends

Our real estate data dashboard reveals the latest private capital investment flow trends and highlights which sectors are in demand

Private investment in commercial real estate



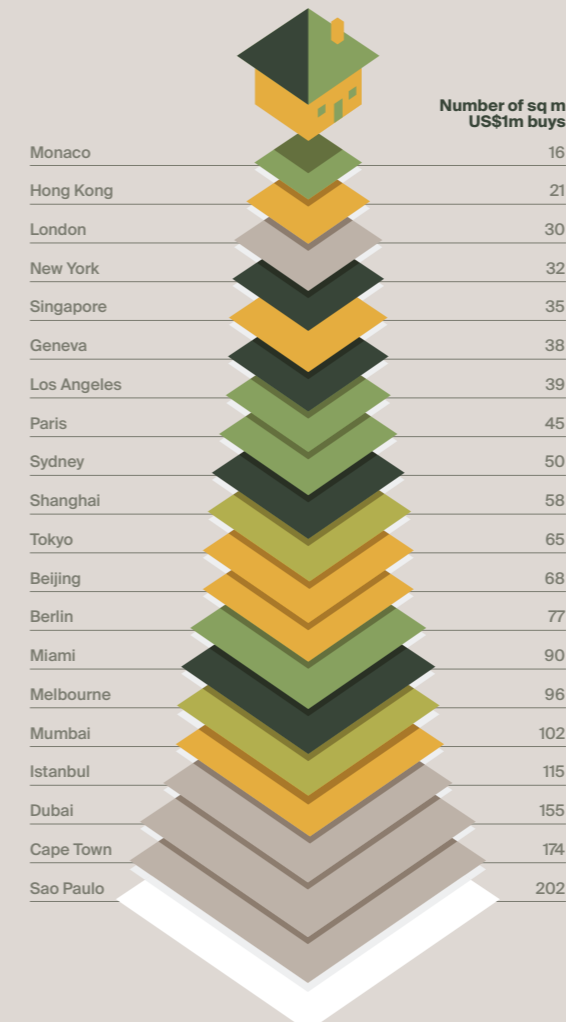
What private capital is invested in



Source: Knight Frank Research, RCA

Relative value

How many square metres of prime property does US\$1m* buy in key cities?



US\$ 1m buys you the following square metres of prime property in

30
London

32
New York

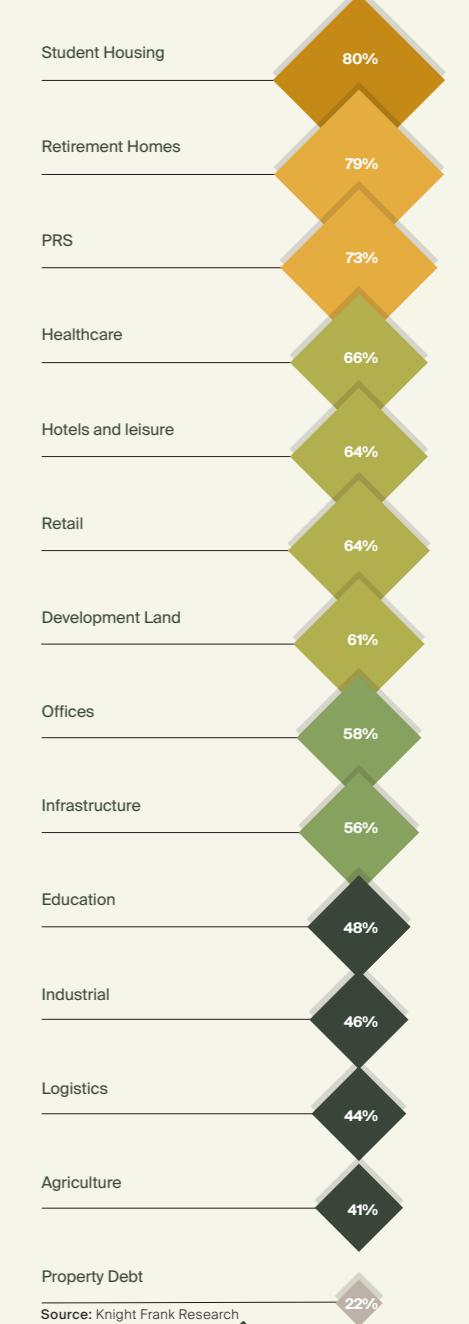
155
Dubai

174
Cape Town

Source: Knight Frank Research

Alternative sectors are the future in Africa

Percentage of investors likely to invest in various real estate sectors in Africa



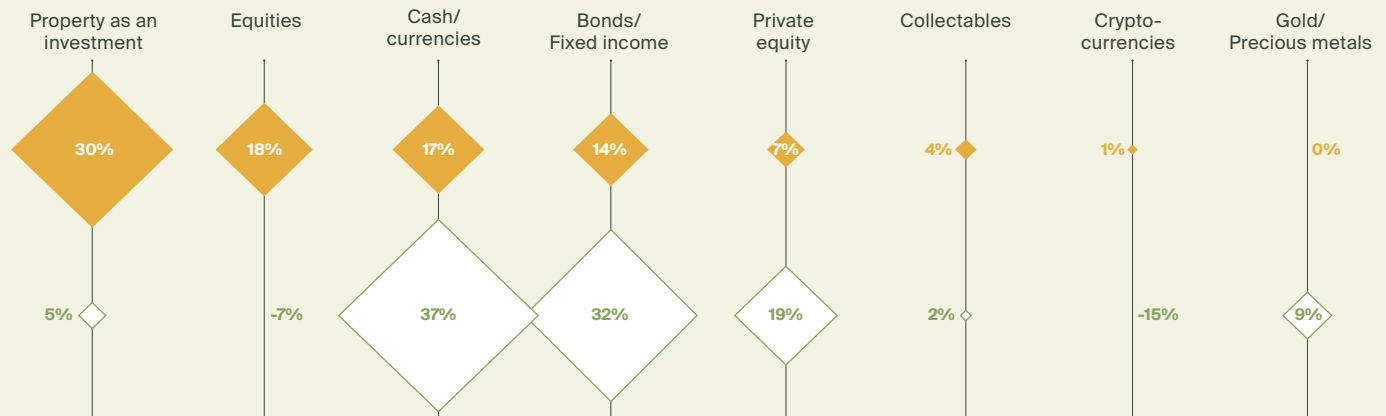
Source: Knight Frank Research

As part of the clamour for better returns, private individuals are seeking more data and local knowledge in markets and sectors yet to be explored comprehensively by cross-border investors

Attitudes

◆ Proportion of the average UHNWI investment portfolio invested in each asset class in Africa

◇ How these allocations are likely to change in the near future



Source: Knight Frank Attitude Survey

Ranking of issues likely to impact wealth creation and preservation in Africa in 2020



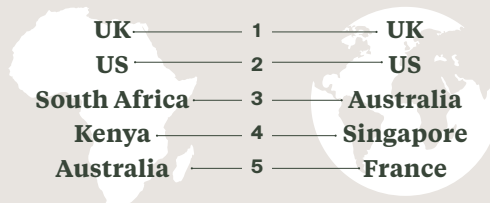
Source: Knight Frank Attitude Survey

Commercial

What % of your clients are planning to invest in commercial property (not first or second homes) outside their country of residence in 2020?



Where are they planning to purchase?



What % of your clients are planning to invest in commercial property (not first or second homes) in their country of residence in 2020?



Source: Knight Frank Attitude Survey

Contact Us

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