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BR/EF

News Worth Knowin



NamRA questions N\$67 billion in declared losses by 104 multinationals

MONDAY 04 NOVEMBER 2024

MAIN STORY



NamRA questions N\$67 billion in declared losses by 104 multinationals



he Namibia Revenue Agency (NamRA) says 104 multinational corporations operating in the country have collectively declared questionable losses

Crucial Dates

- Bank of Namibia Monetary Policy announcement date:
 4 December 2024
- Minister of Finance and Public Enterprises, Ipumbu Shiimi to deliver 2024/25 Mid-Year Budget Review on October 28, 2024.



totalling N\$67 billion as of March 2024.

NamRA Commissioner Sam Shivute highlighted the national tax collector's plans to crack down on these ongoing losses through strengthened transfer pricing audits, aimed at addressing potential profit-shifting and tax evasion practices within these companies.

"One key takeaway is that, of the approximately 404 multinationals operating in Namibia, around 300 are in a tax-paying position, while 104 have consistently declared losses. By 31 March 2024, these 104 companies had reported cumulative assessed losses totalling about N\$67 billion," he told The Brief.

This comes as NamRA recently held a Transfer Pricing Awareness workshop last month which Shivute said highlights NamRA's commitment to ramping up enforcement and ensuring fair tax contributions from companies conducting business in the country.

"Additionally, we have noted the need to begin conducting transfer pricing audits, as some multinationals and businesses are abusing transfer pricing practices. A key takeaway from this is that companies must ensure their compliance by putting their houses in order," he said.

He noted that transfer pricing abuses and illicit financial flows have further exacerbated revenue losses for Namibia.

"Namibia has been losing significant

resources due to profit-shifting and illicit financial flows, our mandate is to strengthen domestic resource mobilisation, ensuring those who operate here pay their fair share of taxes," he remarked.

According to Shivute, these multinationals span several sectors, including mining, fishing and retail. He said companies in these industries have shown varying levels of compliance, with some using profit-shifting mechanisms to avoid taxable profits.

He urged all companies to prioritise compliance by accurately filing taxes on time, adhering to fair payment requirements, and declaring all relevant financial details.

"Legitimate losses are understandable, but we will scrutinise repeated loss declarations to ensure they reflect the true financial state of the business," Shivute added.

Shivute emphasised that NamRA's upcoming audits and enhanced scrutiny on transfer pricing aim to recover lost revenue and foster a culture of transparency and accountability.

"We are not only focusing on enforcement but also educating stakeholders to ensure compliance and fair contributions to Namibia's economy," he said.





Coca-Cola invests N\$875 million in Namibia bottling line



oca-Cola Beverages Africa (CCBA) says it has invested N\$875 million into the installation of a new high-speed bottling line in Namibia capable of producing 27,000 bottles per hour.

The upgrade is expected to increase the plant's output capacity by 30%. The new line comes equipped with advanced water treatment technology aimed at reducing water consumption.

It includes state-of-the-art water recovery systems as well as the integration of cutting-edge technology, including artificial intelligence, which will require specialised skills training for employees. This investment is a clear demonstration of our continued belief in the future of Namibia. Efficient operations allow us to offer faster delivery and superior service, propelling us towards our goal of excellence across the value chain.

"We've ensured that this production line goes beyond output numbers. It's about creating shared opportunities across the value chain. The increased production also provides a boost to local businesses that supply us with raw materials and services," said Coca-Cola Beverages Africa in Namibia General Manager Pottie de Bruyn.

Coca-Cola Beverages Africa CEO Sunil Gupta echoed the investment's significance, stating: "This investment is a clear demonstration of our continued belief in the future of Namibia. Efficient operations allow us to offer faster delivery and superior service, propelling us towards our goal of excellence across the value chain."

Gupta also highlighted CCBA's broader goals. "As a customer-centric, digitally enabled, growth-driven business, we are committed to excellence across our value chain. Efficient operations allow us to offer faster delivery and superior service. This new production line is another step in our journey to achieve even greater levels of execution excellence."

CCBA is the eighth-largest Coca-Cola bottling partner in the world by revenue, and the largest on the continent.

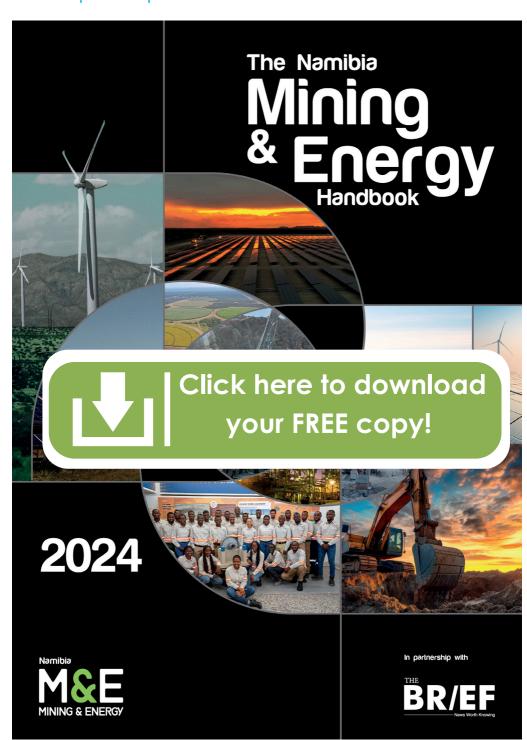
It accounts for over 40% of all Coca-Cola products sold in Africa by volume. With over 18,000 employees in Africa, CCBA services more than 720,000 customers with a host of international and local brands.

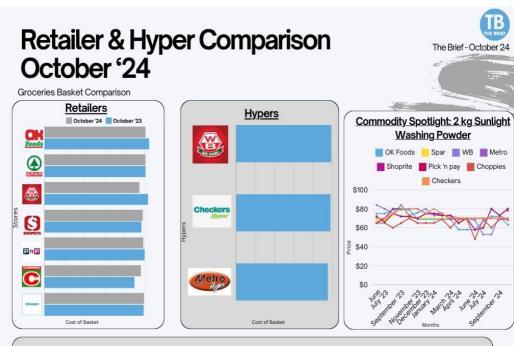
The group was formed in July 2016 after the successful combination of the southern and east Africa bottling operations of the non-alcoholic ready-to-drink beverages businesses of The Coca-Cola Company, SABMiller plc and Gutsche Family Investments.

CCBA shareholders are currently the Coca-Cola Company at 66.5% and the Gutsche Family Investments at 33.5%.

CCBA operates in 15 countries, including its six key markets of South Africa, Kenya, Ethiopia, Uganda, Mozambique and Namibia, as well as Tanzania, Botswana, Ghana, Zambia, the islands of Comoros and Mayotte, Eswatini, Lesotho, and Malawi.







Basket Composition: Loaf of bread, 2-litre Nola Sunflower Oil, 5kg Top Score maize meal, 25kg Marathon sugar (white sugar), 15kg Real Good Chicken, 1kg
Beef stew, 2kg Mamas rice, 3kg Pasta Polana Macaroni, 1-litre Nammilk full cream milk, 9 Twinsaver toliep paper (350 sheets), 700ml Wellington tomato sauce,
1kg Sunlight Washing powder, 750ml Sunlight dishwashing liquid, 500g Rama Butter, 18 Waldschmidt eggs (medium), 150g Protex bar soap, 100ml Colgate
toothpaste, 1kg Onions, kg Potatoes, 1kg Tomatoes

NB: All Shops in the Survey are located in Windhoek

Woermann Brock, Metro Hyper top affordability with largest price groceries price drop

Toermann Brock recorded the largest year-on-year basket decrease among the eight retail shops included in The Brief's October

2024 survey.

For the period under review, Woermann Brock reported a 9.03% decline year-onyear. Key drivers of this decline included



cooking oil, which dropped from N\$85.99 in 2023 to N\$76.99 in 2024; beef stew, down from N\$104.99 to N\$89.99; and washing powder, which decreased from N\$72.99 to N\$67.99.

In contrast, Choppies reported a year-on-year basket increase of 6.62%. Notable price changes contributing to this increase included cooking oil, rising from N\$67.99 in 2023 to N\$79.99 in 2024; Real Good Chicken, increasing from N\$74.99 to N\$84.99; and tomatoes per kilogram, which climbed from N\$19.99 in October 2023 to N\$32.95 in 2024.

Metro Supermarket was added to the retail survey category following the opening of its new store in October 2024.

In the month-on-month comparison of overall basket prices, Woermann Brock emerged as the most affordable among the eight supermarkets, with a basket costing N\$950.97. Meanwhile, Metro's basket was priced higher at N\$1,011.80.

In the hypermarket category, Metro stood out as the cheapest, with a basket costing N\$954.80, followed by Woermann Brock at N\$981.80 and Checkers at N\$988.76.

For October 2024, the commodity spotlight focused on 2 kg Sunlight washing powder. Choppies offered the lowest average price during the survey period. OK Foods followed with an average of N\$69.40, with Spar close behind at N\$70.75. Pick 'n Pay averaged N\$71.11, Woermann Brock at N\$72.11, Shoprite at N\$72.82, and Checkers recorded the highest average price at N\$73.23.

These trends reveal that Woermann Brock maintained a competitive edge with consistently lower basket prices, while Metro's recent inclusion highlights its position as a strong competitor in the hypermarket category.

This survey, conducted monthly by

The Brief since June 2023, evaluates a basket of comparable household items that customers are likely to purchase each month. Its primary goal is to help shoppers identify which retailers offer the most affordable basket of goods for a given month. Additionally, the survey tracks basket price changes to analyze both overall trends and individual item variations on a monthly and year-on-year basis.

Our grocery basket comprises:

- Loaf of bread
- 2-litre Nola Sunflower Oil
- 5kg Top Score maize meal
- 2.5kg Marathon sugar (white sugar)
- 1.5kg Real Good Chicken
- 1kg Beef stew
- 2kg Mama rice
- 3kg Pasta Polana Macaroni
- · 1-litre Nammilk full cream milk
- 9 Twinsaver toilet paper (350 sheets)
- 700ml Wellington tomato sauce
- 1kg Sunlight Washing powder
- 750ml Sunlight dishwashing liquid
- 500g Rama Butter
- 18 Waldschmidt eggs (medium)
- 150g Protex bar soap
- 100ml Colgate toothpaste
- 1kg Onions
- kg Potatoes
- 1kg Tomatoes

•

Note: We do not take specials or loyalty card discounts into consideration. When we find certain goods on special, for example, "Get N\$10.00 off when buying 18 (medium) eggs and pay N\$55.00", we will log the price as N\$65.00 to exclude the special.

September '24 alternatives Spar - 2L oil (Spar brand)



N\$3.37 billion credit extended over the past year

ver the last twelve months, N\$3.37 billion worth of credit was extended, nearly double the amount issued during the same period a year prior, data from IJG Securities shows.

Individuals accounted for N\$1.90 billion of the credit uptake, while corporations took up N\$1.47 billion. This comes as private sector credit (PSCE) grew by 0.6% m/m or N\$650.5 million, resulting in an annual growth rate of 3.0% at the end of

September 2024.

"The normalised cumulative credit outstanding amounted N\$114.62 billion (removing the interbank the Bank swaps Namibia (BoN) accounts for in non-resident private sector claims)," said IJG.

Credit extended individuals rose by 2.9% y/y in September as all individual credit lines saw annual growth for the month.

"Overdraft facilities for individuals grew by 9.1% v/v, maintaining steady annual growth in this category since June 2023. Mortgage loans extended to individuals grew by 0.8% v/v. Other loans and advances, which include credit cards, personal loans, and term loans, increased by 6.9% y/y, while instalment credit grew by 7.4% y/y," said the firm.

Meanwhile, credit extended to corporates increased by 3.3% y/y in September as the



05/2024

The MVA Fund is a statutory body established to design, develop, promote, and implement motor vehicle accident and injury prevention measures. The Fund provides assistance and benefits to all people injured and dependants of those killed in motor vehicle accidents in accordance with MVA Fund Act, Act 10 of 2007.

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Duty Station: Windhoek Service Centre

The MVA Fund seeks a qualified candidate to fill the above position.

For further information and submission of applications, please visit our website at:

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Closing Date:

Monday, 11 November 2024 @ 12H00

Contact Person: Marlyn De Kock Human Capital Generalist, Tel: (061) 289 7037



central bank noted an increase in business loan uptake across all categories for the month, including mortgage credit, which posted positive annual growth for the first time since September 2022, rising by 0.9% y/y. "Corporate overdrafts decreased by 11.8% y/y, while other loans and advances grew by 8.0% y/y. Instalment credit surged by 25.0% y/y. While corporate credit demand in the country is gradually increasing, it remains relatively subdued," said IJG.

Commercial banks' overall liquidity increased by N\$93.7 million in September, averaging N\$5.84 billion, up from N\$5.75

billion in August.

IJG said this increase was attributed to proceeds from diamond sales, with liquidity levels remaining healthy.

In September, the stock of international reserves fell by N\$2.19 billion, or 3.7% m/m, to N\$57.10 billion, providing 3.9 months of import cover, comfortably above the international benchmark of 3.0 months.

BoN attributed this decline mainly to withdrawals of Customer Foreign Currency and increased net outflows from commercial banks, driven by high foreign payments by customers

> IJG believes that private sector credit in Namibia is gradually expanding, driven by modest increases in both individual and corporate borrowing.

> "While individual credit lines maintain steady growth, corporate credit uptake, though improving, remains relatively subdued. Liquidity in the banking sector is stable, supported by key inflows, vet international reserves have seen a decline due to higher foreign outflows," said the firm.

> This comes as the interest rate cutting cycle is now in full swing and should see increased demand for credit from both corporates and individuals going forward. Thus, IJG expects PSCE growth to start outpacing inflation in the near term.





By Max Lodewyk

azda's CX-5 stands out as a practical, affordable and stylish mid-sized family SUV, competing against the VW Tiguan, Kia Sportage, Chery Tiggo 7 and the Haval H6. The CX-5 is a perfect mix of reliability and a refined driving experience.

The CX-5, currently in its second generation is offered in three variants being the Active, Dynamic and striking Carbon Edition. Regardless of the variant, the CX-5 only comes as a front wheel drive, with a 2.0L naturally aspirated petrol engine paired with a 6-speed automatic transmission and this combination although not mind-blowing offers a steady and smooth ride. The power offered is also generous coming in at 121kw and 213 NM of torque.

Something I noticed was that upon

instant acceleration during our test drive, the gearbox sounded as thou it was working hard, however this is not something that should put anyone off from parking this in their garage. Whilst not turbocharged, it proves remarkably fuel-efficient, promising a return of 6.9L/100 km.

Striking Yet Subtle Design

Mazda's "Kodo" design, meaning "soul of motion" is beautifully executed in the CX-5. This design language is even more so visible on the Carbon Edition through the combination of piano black details, 19 inch wheels, and adaptive LED headlights, creating an understated yet classy presence, whether the vehicle is parked or on the move. I think that Mazda has successfully maintained a futuristic aesthetic in its designs. Despite the CX-5's current generation being launched in 2017, its design continues to appear contemporary and competitive when compared to newer

models in its class.

Comfort Meets Practicality

Inside, the CX-5 impresses with its refined. minimalist cabin. Standard features include engine auto start/stop, multi-functional power steering, front and rear USB ports, cruise control, rain sensing wipers and auto on/off lights. The interior is spacious for families and the Carbon Edition is further fitted with premium features such as a Bose sound system and a heads-up display, further amplifying the interior of the CX-5. Boot space, a critical factor for family outings, easily accommodates a baby stroller and leaves room for packing bags-perfect for holiday getaways. The electric tailgate further adds to the convenience, especially when juggling groceries and little ones.

Safety First

Mazda did not compromise on safety. The CX-5 includes six airbags and features like blind spot monitoring, lane-keep assist, and

stability control, making it a dependable choice for families. Its confident handling paired with its raised ride height offers security even on Namibia's rougher roads.

Pricing

Priced between N\$565,000 for the base model and N\$680,000 for the Carbon Edition, the CX-5 delivers exceptional value. The Dynamic variant, priced at N\$601,000, is the sweet spot in my view. The CX-5 comes with an impressive standard service plan valid for 3 years/unlimited km and a 5 year/unlimited km warranty.

The CX-5 is an SUV worth taking for a test drive, whether you're a family seeking safety or an individual looking for a reliable and stylish SUV.

*Max Lodewyk is a motoring enthusiast.

Youtube: maxlodewyk_na Tiktok: maxlodewyk_na















Mbo Mena Luvindao appointed Chief Commercial Officer at Letshego Namibia

etshego Namibia has appointed Mbo Mena Luvindao as its Chief Commercial Officer (CCO), effective 1 November 2024.

With 18 years in the financial services sector, Luvindao most recently served as Executive: Financial Services at NamPost Savings Bank, where he played a pivotal role in spearheading strategic growth and operational excellence.

As CCO, Luvindao's mandate is to drive Letshego's commercial strategy, enhancing profitability, and deepening growth, customer engagement across Namibia.

"His extensive experience and visionary approach to financial services will be instrumental in advancing Letshego's mission to provide inclusive financial solutions to our customers. We look forward to the growth and innovation he will bring to our team," said Dr. Ester Kali, CEO of Letshego Holdings Namibia.

Letshego Holdings Namibia is a leading financial services provider in Namibia, offering a range of micro-lending and



banking services through its network of 17 branches across the country.

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Galp Energia invests N\$2.3 billion in Namibian oil exploration, reports strong financials

alp Energia has reaffirmed its commitment to Namibia's energy sector, investing N\$2.3 billion in oil and gas projects during the first nine months of 2024.

Namibia is emerging as a focal point for Galp's strategic upstream investments,

receiving a substantial portion of the company's overall €850 million (N\$16.4 billion) budget for asset development.

"The Group has made tangible and intangible investments amounting to €850 million, of which €524 million was directed towards upstream projects, predominantly

in Brazil (€405 million) and Namibia (€119 million)," said the Portuguese company.

Namibia's investment allocation according to a Galp report, accounting for nearly a quarter of Galp's upstream capital expenditure, is part of an active exploration campaign where Galp holds an 80% stake.

Galp's overall RCA EBITDA reached €2,609 million over the nine months, reflecting a robust performance amid challenging refining market conditions.

Excluding contributions from Coral South FLNG in Mozambique, Galp achieved an operating cash flow of €1,745 million, underscoring the financial resilience of ongoing projects in Namibia and Brazil.

"Galp's RCA Ebitda was €2,609 million, while operating cash flow was €1,745 million, reflecting a robust operating performance and despite a less supportive refining environment," Galp noted.

The company's total net capital expenditure (capex) for the period reached €290 million, with economic capex amounting to €792 million.

Galp emphasised its allocation of capital to upstream initiatives, particularly Brazil's Bacalhau project and Namibian exploration efforts, both supported by proceeds from divestments, including the Angola upstream exit.

"Net capex totalled €290 million, with economic capex of €792 million, mostly directed towards the upstream projects under development in Brazil and the exploration campaign in Namibia," Galp said. Galp's free cash flow amounted to €1,032 million, maintaining a stable net debt of €1.5 billion compared to year-end 2023.

The financial stability has allowed Galp to distribute $\[\]$ 97 million in dividends to non-controlling interests and $\[\]$ 419 million in dividends to shareholders, along with a $\[\]$ 324 million share buyback initiative during the period.

"Galp's strong operating performance and robust financial position support its key financial guidance for 2024, with Group Ebitda and operating cash flow still expected $> \in 3.1$ billion and $> \in 2.0$ billion, respectively, despite a volatile macro context," Galp said.

Galp's cash flow from operations reached €1.432



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Galp's cash flow from operations reached €1.432 million, after accounting for a €-110 million inventory effect and a €-195 million working capital build, which included €36 million from the exploration carry of PEL-83 partners in Namibia.



million, after accounting for a \mathfrak{C} -110 million inventory effect and a \mathfrak{C} -195 million working capital build, which included \mathfrak{C} 36 million from the exploration carry of PEL-83 partners in Namibia.

Nine months into 2024, Galp allocated 60% of its capex to upstream and 18% to industrial projects, while renewables and commercial operations accounted for the remaining 22%.

The report emphasised that Galp's Namibian exploration efforts represented a significant portion of this upstream focus.

"Investments in upstream were mostly directed towards the execution of projects in the Brazilian pre-salt, namely Bacalhau and Tupi & Iracema, as well as the exploration campaign in Namibia," the report said.

Galp has launched a second exploration and appraisal campaign in Namibia's Orange Basin, targeting blocks 2813A and 2814B under Petroleum Exploration Licence 83.

Galp holds an 80% stake, with Custos Energy and NAMCOR each holding 10%. The campaign began with Saipem's Santorini drillship at the Mopane 1-A well, spud on 23 October 2024.

This well is part of a planned four-well programme aiming to deepen understanding of the Mopane complex. Earlier in 2024, the Mopane-1X and 2X wells yielded significant light oil findings.

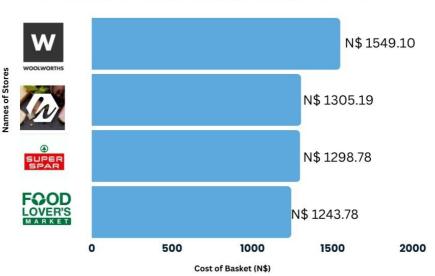
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"A" STORES COMPARISON OCTOBER '24



Basket composition:Loaf of bread, 2-litre Sunflower Oil, 2.5kg Sugar (white sugar), P/kg Chicken Fillets, P/kg Beef sirloin, 2kg Tastic rice (Balsmatic), 500g Macaroni, 1-litre full cream milk, 9 Baby Soft toilet paper (350 sheets), 340 Salad Dressing, 2kg Sunlight Washing powder (Auto), 750ml Sunlight dishwashing liquid, 500g Butro Butter, 150g Foam Bath, 100ml Colgate toothpaste, 1kg Onions, 1 kg Potatoes, 1kg Tomatoes, 1kg Apples, Lettuce, Cucumber, 200g Cheese

Foodlover's Market, October cheapest A-Store retailer

In The Brief's October 2024 survey of four A-Store retailers, Foodlover's Market emerged as the most affordable option, showing a month-on-month basket decrease of 2.81%.

Key items driving this decrease included Potatoes (1 kg) dropping from N\$ 32.99 to N\$ 21.99, Steak (per kg) reducing from N\$ 219.99 to N\$ 149.99, and Body Wash falling from N\$ 64.99 to N\$ 39.99.

Spar secured the second position, with a marginal basket reduction of 0.07% from September to October. The main contributor to this decrease was Sugar, which declined from N\$ 55.99 to N\$ 43.99.

Woermann Brock placed third with a



month-on-month basket reduction of 3.16%.

Notable items contributing to this decline were Auto Washing Powder, down from N\$ 87.99 to N\$ 75.99, Chicken Breast, decreasing from N\$ 129.99 to N\$ 119.99, and Steak Sirloin, which dropped from N\$ 239.99 to N\$ 219.99.

Woolworths ranked last in affordability, although it posted a basket reduction of 1.23% from September to October.

Key items behind this decline included Lettuce, which fell from N\$ 45.95 to N\$ 27.90, Steak Sirloin, which decreased from N\$ 298.99 to N\$ 285.99, and Basmati Rice, down from N\$ 94.99 to N\$ 84.99.

This analysis highlights Foodlover's Market's position as the most cost-effective A-Store for October 2024, with Woermann Brock also showing significant price reductions across key items.

Within the retail industry, luxury retail/A-

store is a subset that focuses on offering highend products distinguished by their premium quality, high cost, and significant exclusivity.

Thus, Four A-grade retailers in Windhoek will be compared in this survey namely Woermann Brock Fresh (Olympia), Food Lover's Market (Grove Mall), Woolworths (Maerua Mall), and SuperSpar (Maerua Mall). These shops are divided into groups according to their locations and product offerings.

The objective of the survey is to provide customers with insightful information about the costs associated with a uniform basket that includes 22 grocery items from each of these four supermarkets.

Our grocery basket comprises:

- · Loaf of bread
- 2-litre Sunflower Oil
- 2.5kg Sugar (white sugar)
- P/kg Chicken Filets
 - P/kg Beef sirloin
 - 2kg Tastic rice (Balsmatic)
 - 500g Macaroni
 - 1-litre full cream milk
 - 9 Baby Soft toilet paper (350 sheets)
 - 340 Salad Dressing
 - 1kg Sunlight Washing powder (Auto)
 - 750ml Sunlight dishwashing liquid
 - 500g Buttro Butter
 - 1 litre Foam Bath
 - 100ml Colgate toothpaste
 - 1kg Onions
 - 1 kg Potatoes
 - 1kg Tomatoes
 - 1kg ApplesLettuce
 - Cucumber
 - 240g Cheese



Impact of recent amendments to property legislation, interest rate cycle, and property market outlook in Namibia

By Bernard Minnaar

Overview of legislative changes

The Transfer Duty Act (2024) amendments, which primarily target residential property transactions, have increased the cost of transferring residential properties held in corporate entities by applying transfer duties to shares in companies and member interests in close corporations.

These changes aim to close tax loopholes, making property transactions more transparent and taxable. Notably, transfer duty rates for lower-end properties have been reduced, which could encourage more activity in the affordable housing segment, while maintaining increased costs for high-value and entity-held properties.

Interest rate cycle shifts to a downward trend

Namibia, aligned with South Africa's monetary policy, has recently reached the top of its interest rate cycle. The Bank of Namibia has begun reducing rates in response to cooling inflation and to ease economic pressures, evidenced by a 25-basis point rate cut in October 2024. This shift is expected to lower borrowing costs, making mortgages more accessible and stimulating demand across market segments, particularly in middle-income housing where affordability previously constraints had limited ownership.

As financing becomes more affordable, we expect a gradual transition from rental demand to ownership in specific market As financing becomes more affordable, we expect a gradual transition from

rental demand to ownership in specific market segments, as prospective homeowners seize the opportunity to enter the market.

segments, as prospective homeowners seize the opportunity to enter the market.

Impact on property values

The combination of the transfer duty amendments and interest rate shifts is expected to impact property values differently across market segments:

In the Luxury Housing Market (N\$3 million and up), developments in Namibia's oil and gas sector may significantly boost demand for luxury properties, particularly as energy projects attract high-net-worth individuals and industry executives to Windhoek, Swakopmund, and Lüderitz. The amended transfer duties may deter short-term speculative activity but are unlikely to suppress the long-term demand growth driven by economic expansion in these areas.

As for the Middle-Income (N\$1 million to

N\$3 million) and Affordable Housing (N\$1 million and below), the middle-income housing market stands to benefit most from the easing interest rates, as lower borrowing costs enhance affordability. Additionally, the recent reduction in transfer duties for lower-end residential properties may further stimulate demand by enabling more first-time buyers to enter the market.

Similarly, in the Commercial and Industrial property segment, demand

in the industrial and commercial segments, especially in Walvis Bay and Lüderitz, will remain robust due to ongoing developments in the energy sector (offshore oil, gas, and green hydrogen projects). With a decrease in borrowing costs, investment in logistics, warehousing, and industrial parks is expected to increase. particularly as Namibia positions itself as regional hub for energy and trade.

Illustrative table: Transaction costs and affordability

The table below outlines estimated transaction costs and installment monthly amounts based on different property price categories at interest rates starting from the peak 11.5%, reducing to 10.25% (forecasted to take place by mid-2025).

llustrative Table: Transaction Cost Impact

The following estimates demonstrate the monthly savings achievable with anticipated rate reductions:

| Property Price (N\$) | Transfer Duty (N\$) | Instalment at 11.5% (N\$) | Instalment at 10.25% (N\$) |
|----------------------|---------------------|---------------------------|----------------------------|
| 1 million | 0 | 11,361 | 10,493 |
| 2 million | 25,800 | 22,723 | 20,985 |
| 3 million | 75,800 | 34,084 | 31,478 |
| 5 million | 231,300 | 56,807 | 52,463 |

- * These costs exclude conveyancer fees, stamp duty, deeds office fees, VAT and bond fees
- **Indicative amounts based on a monthly mortgage repayment over 20 years at prime +1% (MLR)



Outlook for property investment class

As Namibia's interest rate cycle enters a period of stabilization and gradual decline, property is once again positioned as an attractive asset class for long-term investors. Key trends shaping the future of property investments include:

- 1. Shift to Long-Term Investment: With declining rates, the focus will likely shift from rental-driven strategies to ownership, particularly in the middle-income and affordable housing segments.
- 2. Rising Demand in Luxury Market: The oil-and-gas sector is anticipated to drive luxury property demand, particularly as Namibia's role in energy
- production expands. 3. Sustainability and Green Real Estate: Namibia's push toward green hydrogen sustainable energy aligns growing global interest in eco-friendly developments.
- Stable 4. and Attractive for Foreign Investment: Namibia's economic stability, wealth. resource and infrastructure advancements make it an attractive destination international investors seeking stable, long-term returns.

Conclusion

Namibia's property market is entering a recovery phase, bolstered reduced interest rates and selective legislative adjustments that favor affordable While highhousing. end speculative activity may slow due to transfer duty increases, the

middle-income housing sector is expected to benefit from improved affordability, and the industrial sector remains robust due to Namibia's energy potential.

With a balanced approach focusing on long-term rental income, sustainability, and strategic ownership, investors are wellpositioned to capitalize on Namibia's evolving property landscape. As Namibia strengthens its position as a regional hub for energy and sustainable development, the property market will continue offering diverse and resilient investment opportunities.

*Bernard Minnaar is Managing Director of Namib Bou

INVITATION TO BIDS



The Government Institutions Pension Fund (GIPF) was established to provide retirement benefits to employees in the services of the Namibian Government and other participating public institutions. The Fund's membership includes active members and a variety of annuitants. The Government Institutions Pension Fund's mission is to safeguard and grow the Fund for the benefit of its stakeholders and Namibia.

GIPF hereby invites qualified, competent, and registered companies to submit bids for the under-mentioned:

| | Bid Number | Bid Description | Non- refundable Document Fee | Enquiries | Closing Date |
|------|---|---|---------------------------------------|--|--------------------------------------|
| - 11 | RE-ADVERTISEMENT: NCS/OIB/GIPF-02/2024 | Provision of Media Monitoring Services to GIPF | N\$100 | Julia Shipanga E: jshipaga@gipf.com.na T: +264 61 205 1745 | 07 November 2024 at 12:00 p.m. |
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Bidders that paid for the bid documents during the first placement will not be required to pay again.

Details of Rid Submission:

Sealed bids citing the bid number and detailing the services to be rendered should be posted or hand delivered to:

The Chairperson: GIPF Procurement Committee GOVERNMENT INSTITUTIONS PENSION FUND

GIPF House, Ground Floor, Reception

Corner of Dr Kenneth David Kaunda and Goethe Street P.O. Box 23500 Windhoek, Namibia

Proposals received after the deadline will not be considered.







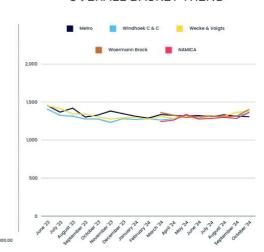
WHOLESALER'S COMPARISON OCTOBER '24







OVERALL BASKET TREND



BASKET COMPOSITION: 5-LITRE COOKING OIL, 10KG TOP SCORE MAIZE MEAL, 10KG MARATHON SUGAR (WHITE SUGAR), 4 KG CHICKEN, 10 KG TASTIC RICE, 5 KG PASTA POLANA MACORONI, 10 KG BAKING FLOUR, 1-LITRE 6'S NAMMILK FULL CREAM

Metro, October's Cheapest Wholesaler in Windhoek

In October 2024, Metro emerged as the most affordable option among the five wholesalers in Windhoek, showing a notable 6.90% month-on-month decrease in its basket price and a 1.69% year-on-year reduction.

Key items contributing to this year-on-year drop include Cooking Oil (5kg), which fell from N\$195.99 in September to N\$158.99 in

October, and Bokomo Flour, which reduced from N\$166.99 to N\$155.99 during the same period.

Namica followed in second place for affordability but experienced a 6.07% month-on-month increase in its basket price for October 2024. Cooking Oil (5kg) was a key contributor to this rise, which saw a price hike from N\$134.99 in September to



N\$149.99 in October. Windhoek Cash and Carry ranked third, with a 3.80% month-onmonth increase and a 6.58% year-on-year basket price rise.

Key items contributing to this month-on-month increase include Top Score, which went up from N\$104.99 in September to N\$112.99 in October, and Sugar (10kg), which increased from N\$196.99 to N\$209.99 during the same period.

Wecke & Voigts placed fourth in affordability, exhibiting a smaller 1.06% month-on-month increase and a 5.66% year-on-year rise.

Notably, Macaroni saw a price increase, rising from N\$129.99 in September to N\$139.10 in October 2024, contributing to the overall basket growth.

Woermann Brock ranked fifth, showing the highest month-on-month increase at 6.66%.

Significant contributors to this increase included Marathon Sugar, which rose from N\$184.99 in September to N\$201.99 in October, Rice (10kg) increasing from N\$227.99 to N\$250.99, and Top Score rising from N\$111.99 to N\$121.99.

This comparison clearly highlights Metro's standout position as the most budget-friendly wholesaler, while the others, particularly Woermann Brock, experienced notable price hikes across key items.



First date of publication: 11 April 2024

DBMNE0498 - PROVISION OF INSPECTION AND MAINTENANCE SERVICES IN LINE WITH DET NORSKE VERITAS (DNV) STANDARDS TO DEBMARINE NAMIBIA

DESCRIPTION:

Debmarine Namibia seeks experienced Service Providers who can provide DNV services in accordance with the DNV 2.7-1 Standard for Offshore Containers.

SCOPE OF WORK:

- Inspection and maintenance of marine cargo handling cages in accordance with DNV 2.7-1
 Offshore Containers Standard.
- 2. Capability and experience in tracking, re-certification, and testing of marine cargo handling cages.
- 3. Capability to operate within Namibia, preferably Lüderitz.
- 4. Experience in terms of the scope within the DNV Standards.

DOCUMENTS TO SUBMIT:

- Comprehensive business profile
- 2. Company organogram
- 3. References of previous clients
- DNV status confirmed by a certificate/letters issued by DNV

CLOSING DATE: 13 December 2024 at 12H00, by electronic submission.

ELECTRONIC SUBMISSION OF DOCUMENT:

Registered businesses interested in providing such services are requested to submit the company profiles with all relevant documents.

Email Address: Tenders@debmarine.com

Subject line: DBMNE0498 - PROVISION OF INSPECTION & MAINTENANCE SERVICES IN LINE WITH DET NORSKE VERITAS (DNV) STANDARDS TO DEBMARINE NAMIBIA

ENOUIRIES:

The Procurement Officer

Tel: +264 61 297 8481

Email: TenderEnquiries@debmarine.com

Subject line: DBMNE0498 - PROVISION OF INSPECTION & MAINTENANCE SERVICES IN LINE WITH DET NORSKE VERITAS (DNV) STANDARDS TO DEBMARINE NAMIBIA

DISCLAIMER:

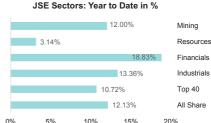
Debmarine Namibia shall not be responsible for any costs incurred in the preparation and submission of a response to this Expression of Interest and furthermore reserves the right not to extend this Expression of Interest into any future tenders, negotiations and/or engagements. Debmarine Namibia will not accept submissions rendered after the closing date and time.





Commodities Spot Gold 2744.59 Platinum 991.33 Palladium 1076.19 Silver 32.63 Uranium 81.00 **Brent Crude** 74.67 Iron Ore 96.06 Copper 9402.82 Natural Gas 2.68 Lithium 9.95





NSX Local Stocks: Year to Date in %

