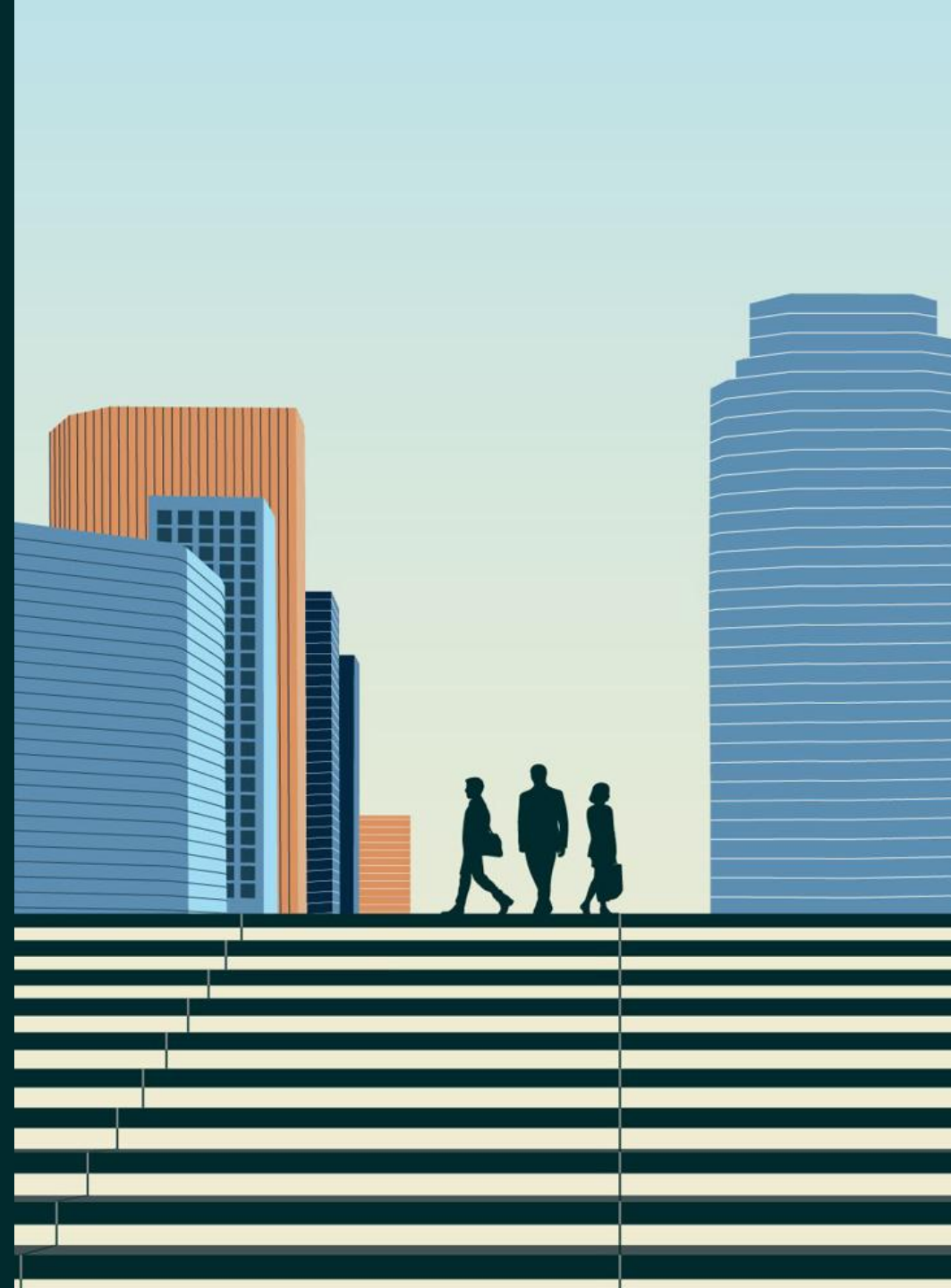


Johannesburg Office Market Overview

Q3 2026

Vacancy falls to its lowest level since 2021 as occupiers concentrate in a shrinking pool of premium space. The recovery is real, but it is selective and partly stock-driven.



Johannesburg vacancy eases to 14.7%, but recovery is selective and a large share of it comes from stock leaving the market

10.22m m² Surveyed office stock (GLA) +20 660 m² q/q	▼ 14.7% Vacancy rate (SAPOA) -0.5 pp q/q · -4.8 pp vs Q2 22	▲ +24.9k m² Net absorption, like-for-like Q3 2026, excl. stock changes	▲ R207 Prime asking rent (R/m²/month) +0.7% q/q · SAPOA median	▲ R155 A-grade decentralised market rent Q3 26F · +3.3% y/y (Rode)	▼ 11.7% A-grade decentralised cap rate Q3 26F stable · pipeline 58 212 m²
---	--	---	---	---	--

- Vacancy fell **50 bps q/q to 14.7%**, the lowest since 2021 and **4.8 pp below the Q2 2022 peak** of 19.5%. Like-for-like net absorption was **+24,900 m²**, the strongest quarter this year, taking 2026 year-to-date demand to roughly +43,000 m².
- Johannesburg holds 54% of South Africa’s surveyed office stock but **67% of its vacant space (1.50 million m²)**. The metro remains **2.9 pp above the national rate (11.8%)** and is the main reason the national surplus is still larger than in earlier cycles at comparable vacancy rates.
- Since mid-2022 the surveyed stock base has contracted by c.160,000 m² net through withdrawals, conversions and re-grading. That is roughly **equal to cumulative like-for-like absorption**, so about half of the vacancy compression has come from stock leaving the market rather than from new demand.
- Demand is polarised. **Prime vacancy sits at 4.4%** and Fourways, Melrose/Waverley, Rosebank and Waterfall are all below 7%. B- and C-grade buildings hold **64% of all vacant space**, and Illovo, Parktown, Rivonia and Newtown remain above 18%.
- Pricing power is limited to the top of the market. Rode A-grade decentralised rentals are projected at **R155/m² in Q3 2026 (+3.3% y/y)**, only 2.7% above 2019 levels in nominal terms. With escalations at 7.6%, **negative reversions** remain the norm on renewals outside the premium nodes.

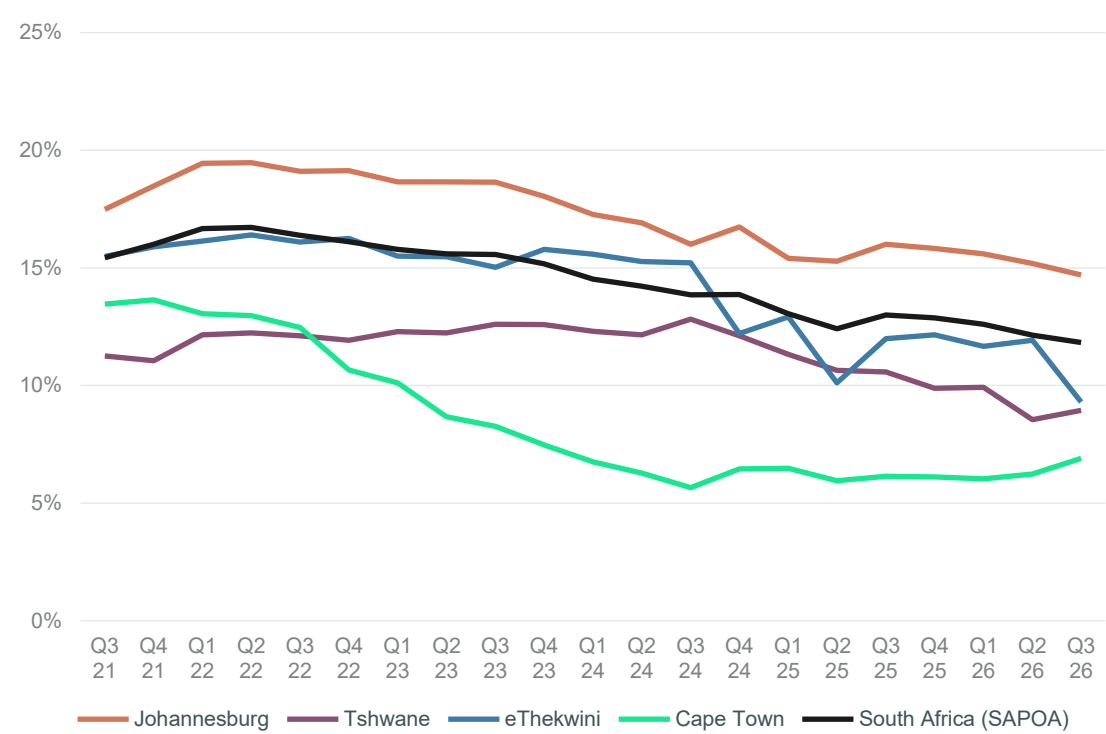
CBRE EXCELLERATE VIEW · NEXT 12 MONTHS

Vacancy	▼	Gradual compression to c.13.5–14.0% by Q3 2027, driven by conversions and prime-led absorption
Prime rents	▲	Above-inflation growth in Rosebank, Waterfall and Melrose Arch; Sandton follows as premium space tightens
Secondary rents	▶	Flat in real terms; incentives and escalation concessions persist
New supply	▶	58,000 m² under construction, 77% pre-let; speculative risk is low
Cap rates	▶	Sideways at c.11.7%; the September rate hike delays compression

We expect Johannesburg to remain a **tenant-favourable market overall** through 2027, with landlord leverage confined to well-located, efficient Prime and A-grade buildings. Stock repurposing will remain as important to the recovery as absorption.

The largest market and the slowest to normalise: Johannesburg carries two-thirds of the national surplus

Office vacancy rate by metro vs South Africa (%)



Johannesburg's 4.8 pp improvement since mid-2022 is substantial in absolute terms. However, its 1.50 million m² of vacant space still exceeds the combined total of the other three metros (c.0.72 million m²) by more than 2x.

Johannesburg's vacancy profile has improved steadily from the mid-2022 peak, but the metro remains the outlier among South Africa's major office markets. At 14.7%, vacancy is more than double Cape Town's 6.9% and well above Tshwane (8.9%) and eThekweni (9.3%).

The macro backdrop weakened during the quarter. Real GDP contracted in Q2 and the SARB returned to tightening in September. Gauteng business confidence remains the weakest of the three major provinces at **30 index points** (RMB/BER Q3 2026), although it improved from 26 in Q2. This limits expansionary leasing in the province and keeps occupiers focused on consolidation and cost.

Even so, structural demand drivers are holding. Return-to-office mandates are bedding down and corporates continue to trade up into better-specified, amenity-rich space. The resulting flight to quality concentrates demand in a few nodes rather than lifting the market evenly.

-0.2%

Real GDP, Q2 2026 q/q (Stats SA): first contraction after six quarters of growth

7.25%

SARB repo rate after a unanimous 25 bp hike on 23 September 2026 (prime 10.75%)

4.4%

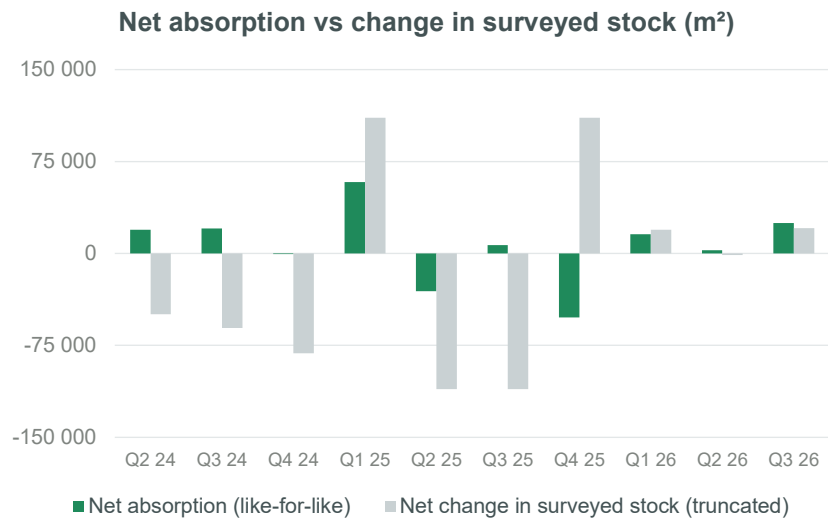
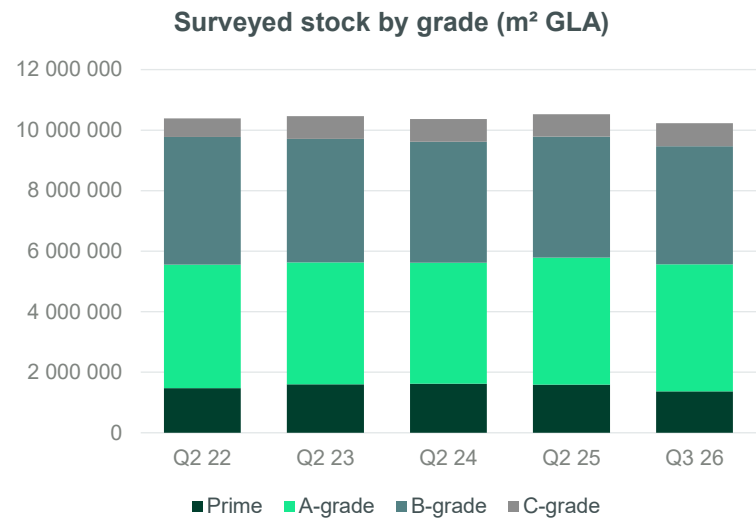
Headline CPI, August 2026, still above the SARB's 3% target

30

Gauteng business confidence, Q3 2026 (RMB/BER; 50 = neutral), the lowest of the major provinces

Source: SAPOA Office Vacancy Survey (Q3 2026); Stats SA; SARB; RMB/BER Business Confidence Index (Q3 2026); Rode Report 2026:2; CBRE Excellerate Research. Q3 2025 SAPOA readings interpolated (see methodology).

Absorption is turning positive, but stock attrition has done as much work as demand since 2022



Surveyed stock stands at **10.22 million m²**. The headline change in occupied space was +66,900 m² in Q3, but much of it reflects survey additions in Constantia Kloof (+57,600 m² GLA). Stripping out segments where GLA changed, **like-for-like absorption was +24,900 m²**, led by Sandton, Waterfall and the CBD.

The composition of stock continues to shift towards quality. A-grade GLA has risen to 4.20 million m² (41% of stock) while B-grade has contracted by c.320,000 m² since 2022. Prime stock has eased to 1.36 million m², mainly through re-grading of older “prime” assets.

Withdrawals in Q3 were concentrated in Rosebank (–26,900 m², linked to redevelopment), Braamfontein (–25,800 m²) and the CBD (–15,800 m²), consistent with ongoing conversion to residential and student accommodation.

Development pipeline: under construction, SAPOA Q3 2026

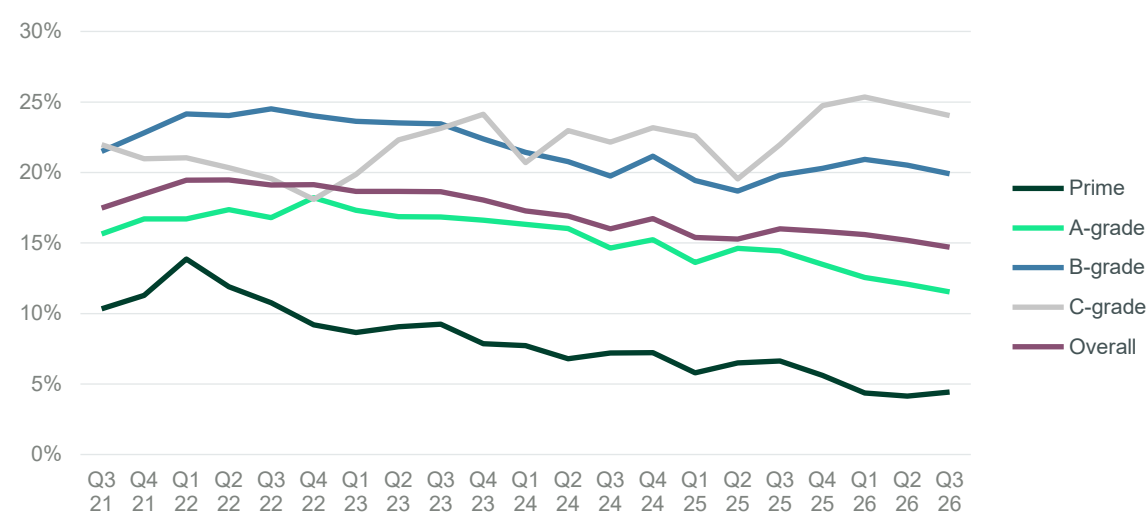
Node	GLA m²	Available m²	Pre-let	Asking
Rosebank	17 983	950	95%	R290
CBD Johannesburg	14 280	—	100%	—
Waterfall	9 082	3 413	62%	R263
Fourways	8 000	—	100%	—
Midrand	6 694	6 694	0%	R227
Bryanston/Epsom Downs	2 173	2 173	0%	R227
Total under construction	58 212	13 230	77%	

Development remains disciplined. **58,200 m²** is under construction, equal to 0.6% of stock, and **77% is pre-let**. Rosebank (18,000 m², 95% pre-let) and Waterfall (9,100 m²) dominate the pipeline. Speculative risk is confined to Midrand (6,700 m²) and Bryanston (2,200 m²), both quoting c.R227/m².

With Rode’s pioneer rental of **R285/m²** sitting 85% above the A-grade market mean, speculative development remains unviable outside a handful of nodes. That protects existing landlords from new competition.

Prime is effectively full; B- and C-grade buildings hold almost two-thirds of the surplus

Vacancy rate by grade, Q3 2021 – Q3 2026 (%)

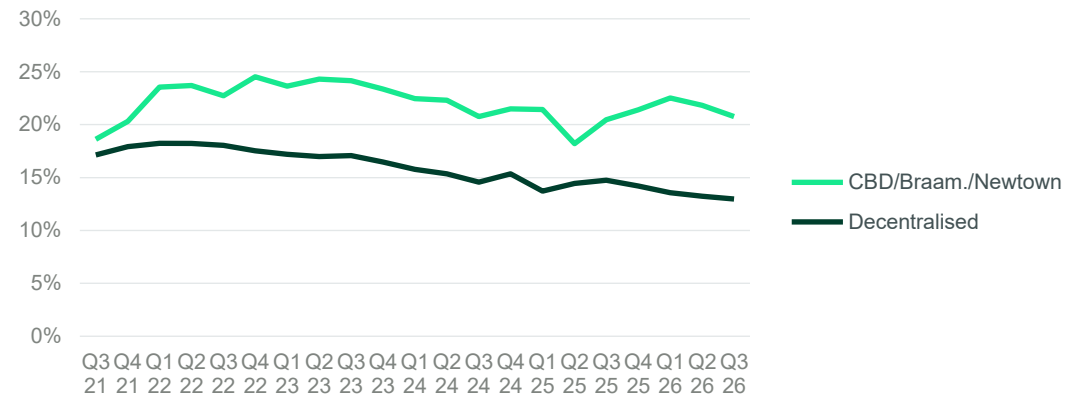


Prime vacancy of 4.4% (national 4.7%) is close to frictional levels. It edged up 30 bps q/q as completed space came to market, but it remains roughly a third of its 2022 high. **A-grade vacancy fell to 11.5%**, the lowest in the survey series, which shows the recovery broadening into good-quality secondary stock.

B-grade (19.9%) and C-grade (24.0%) both improved by c.60–70 bps, but together hold **c.958,000 m² of vacant space**. Much of this stock is functionally obsolete for modern occupiers and needs repositioning, conversion or demolition rather than leasing.

The CBD, Braamfontein and Newtown together improved to 20.8% from 21.8%. That gain is helped by conversions, so the gap to the 13.0% decentralised rate remains large.

CBD, Braamfontein & Newtown vs decentralised vacancy (%)



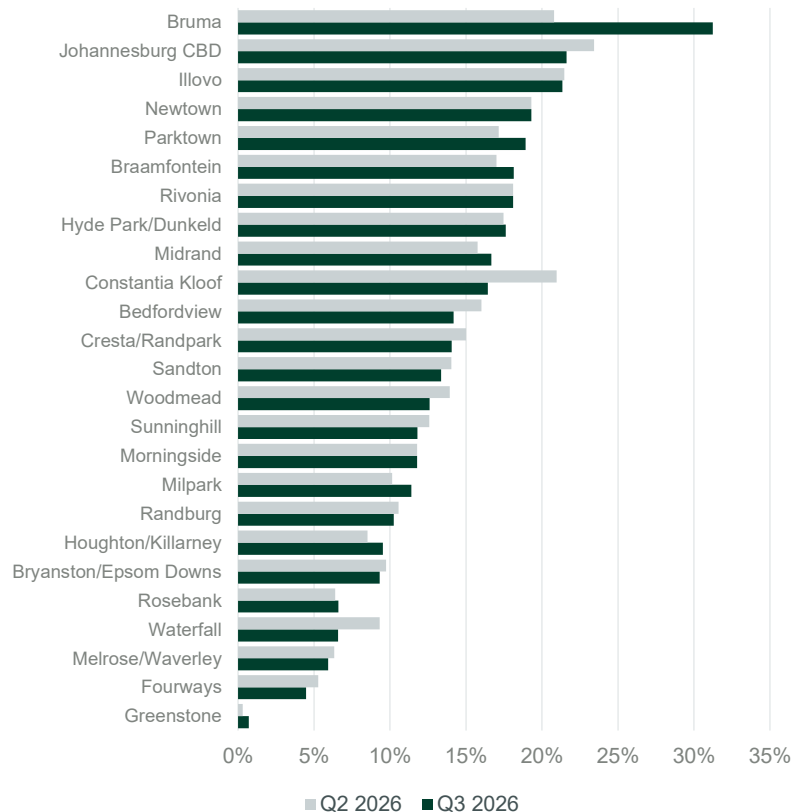
Q3 2026 vacancy by grade

Grade	GLA m²	Vacant m²	Vacancy	Δ q/q (pp)	Share of vacant
Prime	1 364 001	60 471	4.4%	+0.3	4%
A-grade	4 204 721	485 011	11.5%	-0.5	32%
B-grade	3 898 372	775 810	19.9%	-0.6	52%
C-grade	757 745	182 188	24.0%	-0.7	12%
Total	10 224 839	1 503 480	14.7%	-0.5	100%

Source: SAPOA Office Vacancy Survey (Q3 2026); CBRE Excellerate Research. Rode (Q2 2026) decentralised vacancy for A+/A/B space: Johannesburg decentralised 12.9% (A+ 8.5%, A 12.1%, B 16.0%), down from 14.3% a year earlier.

Fourways, Melrose, Rosebank and Waterfall lead; Sandton is quietly absorbing its overhang

Node vacancy (%) · metro average 14.7%



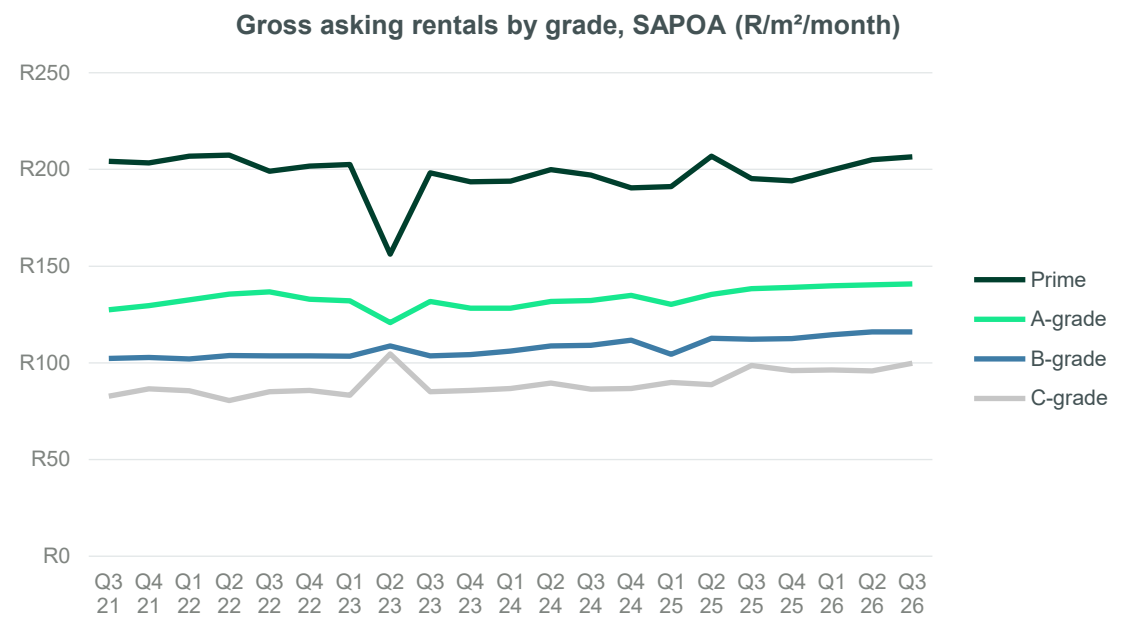
Node	GLA m²	Vacancy	Δ q/q pp	Δ vs Q2 22 pp	Median ask	Top ask
Sandton	1 837 180	13.4%	-0.7	-7.8	R177	R310
Johannesburg CBD	1 653 758	21.6%	-1.8	-3.9	R87	R130
Midrand	697 612	16.7%	+0.9	+0.4	R116	R209
Bryanston/Epsom Downs	553 372	9.3%	-0.4	-11.3	R146	R202
Rosebank	546 473	6.6%	+0.2	-7.8	R210	R265
Woodmead	446 533	12.6%	-1.3	-3.6	R129	R187
Braamfontein	435 035	18.1%	+1.1	+1.5	R95	R120
Parktown	432 689	18.9%	+1.8	+0.6	R120	R250
Randburg	400 226	10.2%	-0.3	-4.9	R88	R120
Constantia Kloof	363 875	16.4%	-4.5	+4.3	R113	R145
Bedfordview	286 328	14.2%	-1.8	-15.1	R147	R257
Rivonia	263 548	18.1%	+0.0	-0.9	R102	R150
Illovo	256 197	21.3%	-0.1	-9.6	R153	R225
Waterfall	251 445	6.6%	-2.7	-9.4	R246	R284
Sunninghill	244 628	11.8%	-0.8	-6.5	R97	R170
Cresta/Randpark	233 063	14.1%	-0.9	-1.5	R117	R160
Melrose/Waverley	226 211	5.9%	-0.4	-12.4	R183	R260
Fourways	222 893	4.5%	-0.8	-5.8	R156	R240
Milpark	198 157	11.4%	+1.2	+2.6	R105	R120
Newtown	192 530	19.3%	+0.0	-4.1	R144	R159
Hyde Park/Dunkeld	129 358	17.6%	+0.2	-1.9	R139	R210
Houghton/Killarney	110 351	9.5%	+1.0	-2.9	R133	R186
Bruma	96 561	31.2%	+10.4	+13.6	R111	R190
Morningside	89 182	11.8%	+0.0	-3.2	R130	R165
Greenstone	57 634	0.7%	+0.4	-11.2	R155	R169

Seven nodes now record vacancy below 10%, led by Greenstone (0.7%), Fourways (4.5%), Melrose/Waverley (5.9%), Rosebank and Waterfall (both 6.6%). Waterfall improved 2.7 pp q/q despite new completions, which confirms sustained occupier migration to the node.

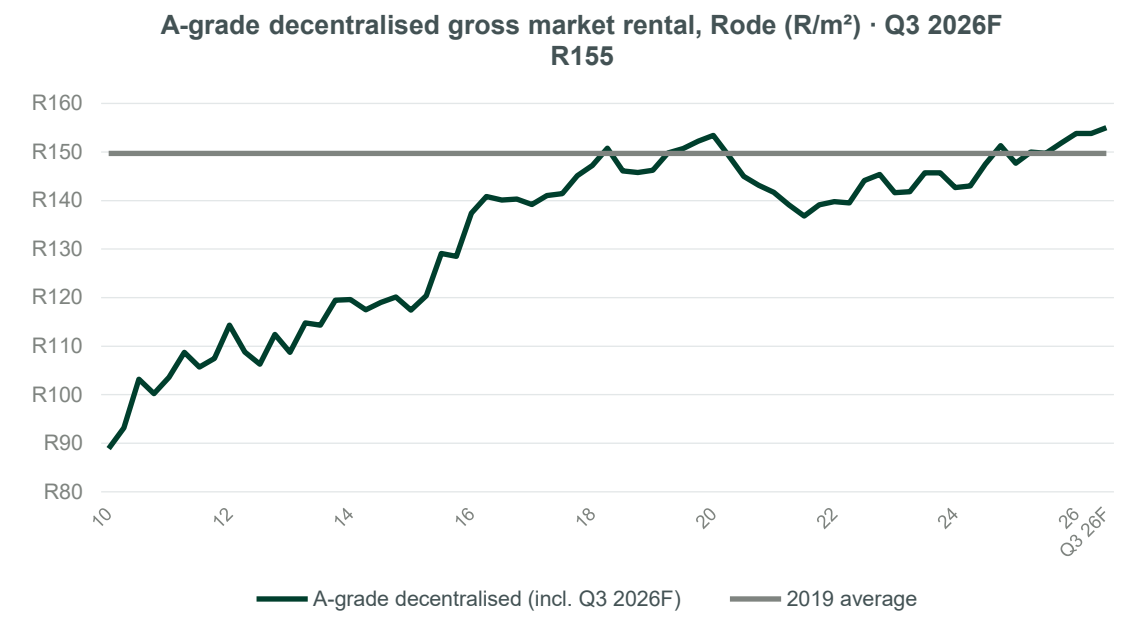
Sandton, the largest node at 1.84 million m², improved to 13.4% with +21,400 m² absorbed in Q3 and +67,000 m² over 12 months. Its 245,000 m² of vacant space is the city's second-largest pool after the CBD. As this overhang clears, Sandton's Prime and A-grade rentals have the most room to grow.

Watch list: Midrand (16.7%, up from 14.4% at Q4 2025 after 20,000 m² of new stock), Parktown (18.9%), Illovo (21.3%) and Bruma (31.2%) moved the wrong way.

Asking rents are firming at the top, but achievable market rents are barely ahead of 2019



Grade	Q3 2026	Δ q/q	Δ vs Q4 25	Highest ask
Prime	R207	+0.7%	+6.4%	R310
A-grade	R141	+0.3%	+1.3%	R284
B-grade	R116	+0.0%	+3.1%	R254
C-grade	R100	+4.1%	+4.0%	R150

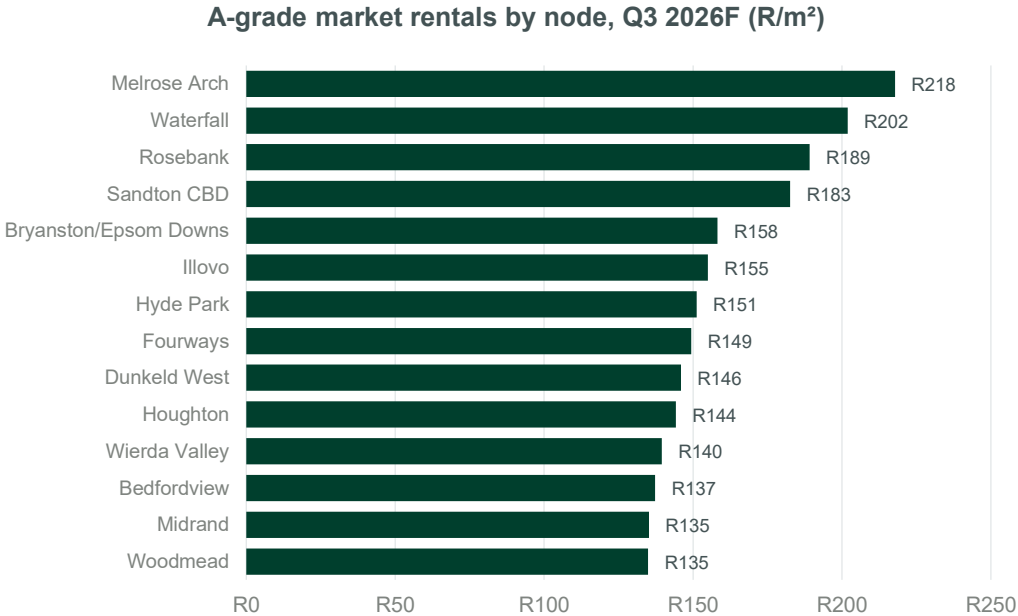


SAPOA prime asking rents rose to **R207/m²** (+0.7% q/q; +6.4% since Q4 2025), with top quotes of R310/m² in Sandton. A-grade (R141) and B-grade (R116) asking rents are broadly flat.

Rode's panel-assessed A-grade decentralised market rental is projected at **R155/m² for Q3 2026**, +3.3% y/y. That is ahead of building-cost inflation but below CPI, and nominal rents are only 2.7% above 2019. In **real terms they remain more than 20% below pre-pandemic levels**.

Melrose Arch, Waterfall and Rosebank set the rental benchmark; the gap to secondary nodes keeps widening

Node	A+ Q2	y/y	A+ Q3F	A Q2	y/y	A Q3F	Rent-free (mths)
Sandton CBD	R234	+3.8%	R236	R181	+4.0%	R183	1.9
Wierda Valley	R173	+6.9%	R176	R139	+1.8%	R140	2.3
Rosebank	R247	+1.4%	R248	R187	+4.2%	R189	1.3
Melrose Arch	R249	+6.0%	R253	R216	+4.3%	R218	1.8
Waterfall	R231	+4.2%	R234	R200	+3.0%	R202	1.9
Bryanston/Epsom Downs	R194	+3.6%	R196	R156	+5.6%	R158	1.9
Dunkeld West	R180	+1.7%	R181	R146	+0.7%	R146	
Hyde Park	R167		R167	R150	+2.5%	R151	
Illovo	R199	+1.5%	R200	R154	+2.5%	R155	1.5
Houghton	R194	-0.1%	R194	R144	+0.2%	R144	
Parktown	R155	-3.6%	R154	R128	-1.5%	R127	1.0
Rivonia	R126	+1.0%	R126	R119	+1.1%	R119	1.5
Sunninghill				R115	+3.3%	R116	
Woodmead	R153	+1.5%	R154	R134	+2.5%	R135	2.1
Fourways	R185	+1.8%	R186	R150	-0.7%	R149	1.6
Midrand	R163	+3.0%	R165	R135	+0.1%	R135	1.5
Bedfordview				R135	+7.9%	R137	
Randburg Ferndale	R105	+2.0%	R105	R97	+2.4%	R98	
Johannesburg CBD				R108	-1.2%	R108	1.0
Braamfontein				R112	+4.0%	R113	



The rental hierarchy is clear. Melrose Arch (A-grade c.R218), Waterfall (c.R202), Rosebank (c.R189) and Sandton CBD (c.R183) command a premium of 35–50% over Rivonia, Sunninghill and Randburg.

Rental growth is uneven. Bryanston (+5.6%), Melrose Arch (+4.3%), Rosebank (+4.2%) and Sandton (+4.0%) lead, while Parktown (–1.5%) and the Johannesburg CBD (–1.2%) are falling in nominal terms.

Rent-free periods of 1–2.3 months remain standard, and they are longest in Wierda Valley (2.3) and Woodmead (2.1).

Source: Rode Publications & Media, Rode Report 2026:2; CBRE Excellerate Research. Q3 2026F = CBRE Excellerate projection. Q3F = Q2 2026 × trailing smoothed y/y growth, compounded one quarter. Rent-free months: Rode Table 5.4 (Q2 2026).

Escalations still run more than twice as fast as market rental growth, so renewals will keep reverting downwards

Contractual escalations average **7.6%** and operating-cost escalations 7.8%, against market rental growth of 3.3%. On a five-year lease, contract rent therefore ends up **c.22% above market**. This drives the negative reversions reported by listed landlords. Occupiers approaching expiry have meaningful leverage, and landlords increasingly trade lower escalations for longer terms.

Cap rates for A-grade decentralised offices are stable at **11.7%** (Q1: 11.8%), c.280 bps above long bonds. Waterfall (9.8%), Rosebank (10.2%) and Sandton CBD (10.8%) price at a clear premium to Randburg (13.7%) and the CBD (12.8%), reflecting investor conviction in a narrow set of nodes.

We hold Q3 cap rates flat. The September hike and sticky inflation delay the compression we had expected for 2026, but investor appetite for core Sandton/Rosebank assets remains firm.

+22%

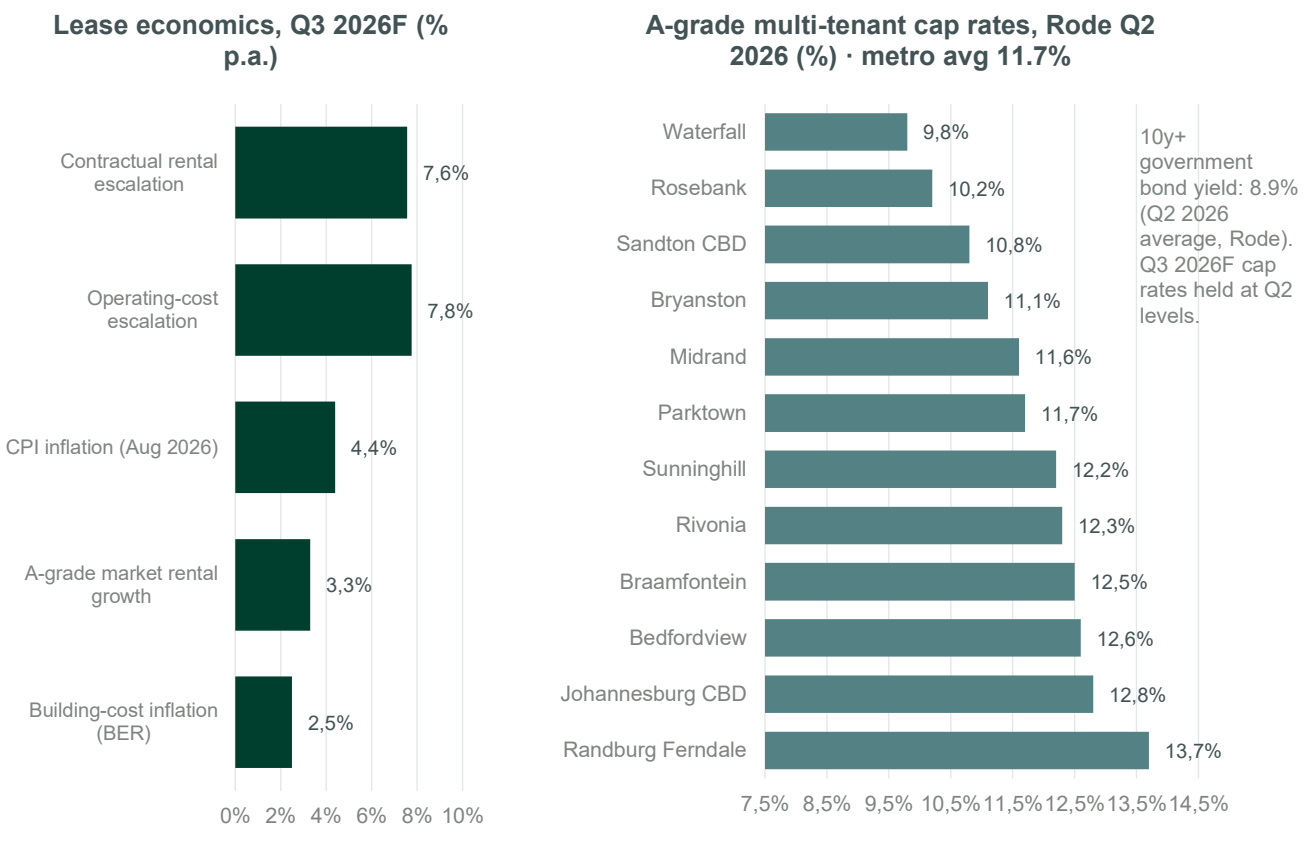
Contract rent vs market rent after a 5-year lease at current escalation and market growth rates

11.7%

A-grade decentralised cap rate (Q2 11.8% → Q3F 11.7%)

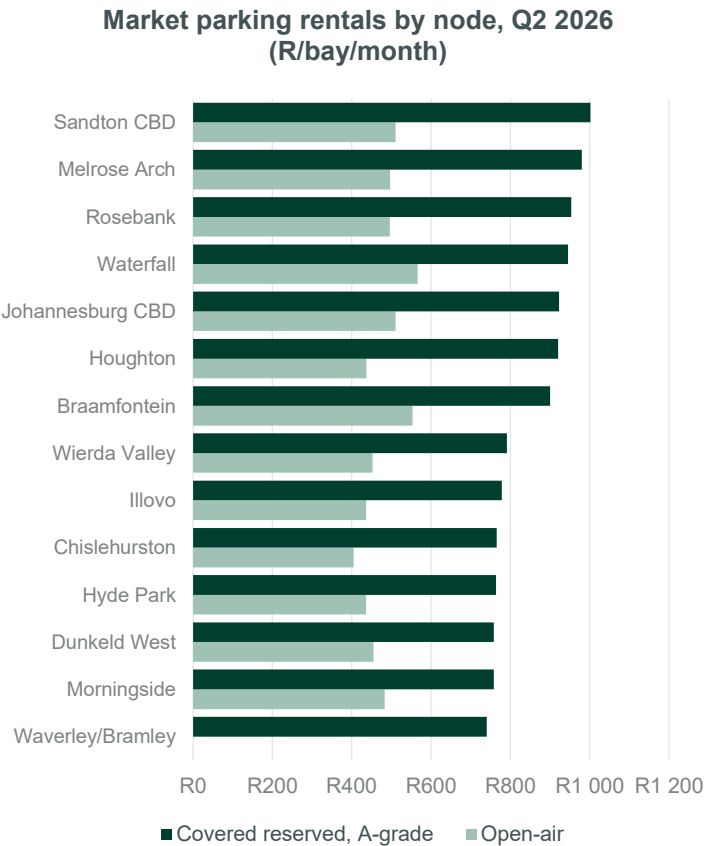
R285

Pioneer (new-build) rental vs R154 A-grade mean: 85% gap to development viability



Source: Rode Publications & Media, Rode Report 2026:2; CBRE Excellerate Research. Q3 2026F = CBRE Excellerate projection. Escalation rates are city averages of Rode grade-A node assessments. 10y+ bond yield = 8.9%, Q2 2026 average (Rode). CPI: Stats SA. BER Building Cost Index per Rode Report 2026:2.

Parking adds almost a fifth to occupancy costs; premium nodes charge R1,000 a bay, but parking rentals have stalled



Node	Cov. A+	Cov. A	Cov. B	Open-air	A y/y	A Q3F	m² equiv.
Sandton CBD	R1 237	R1 002	R845	R510	+3.8%	R1 011	5.5
Melrose Arch	R1 199	R980	R797	R497	-6.1%	R965	4.5
Rosebank	R1 206	R953	R772	R496	-2.4%	R947	5.1
Waterfall	R1 117	R945	R750	R566		R945	4.7
Johannesburg CBD		R923	R742	R510	-0.3%	R922	8.5
Houghton	R1 080	R920	R598	R437	+15.1%	R953	6.4
Braamfontein		R900	R785	R553	+4.0%	R909	8.0
Wierda Valley	R913	R791	R682	R452	+5.3%	R801	5.7
Illovo	R981	R778	R693	R436	+2.9%	R784	5.1
Chislehurst	R830	R765	R625	R405	+4.5%	R773	
Hyde Park	R850	R764	R628	R436	+6.9%	R777	5.1
Dunkeld West	R865	R758	R649	R455	+0.1%	R758	5.2
Morningside	R860	R758	R634	R483		R758	
Waverley/Bramley	R840	R740				R740	

R727

Median covered A-grade bay, Q3 2026F (Q2: R725; +0.9% y/y, median node)

R436

Median open-air bay, Q2 2026; covered bays carry a 68% premium

+19%

Parking uplift on A-grade decentralised gross rental at 4 bays per 100 m²

Rode's Q2 2026 survey puts the median covered, reserved A-grade bay at **R725/month** across 29 Johannesburg nodes (open-air: R436). We project c.R727 for Q3 2026. Growth has effectively stalled: the median node recorded **+0.9% y/y**, well below office rental growth (3.3%) and CPI (4.4%), so parking is getting cheaper in real terms.

Pricing tracks node quality. **Sandton CBD (R1,002), Melrose Arch (R980), Rosebank (R953) and Waterfall (R945)** command premium rates, and A+ bays in Sandton and Rosebank exceed R1,200. Randburg (R460) and Richmond/Milpark (R550) sit at the bottom. Covered bays carry a c.68% premium over open-air.

Relative to rent, parking costs most in the CBD. An A-grade covered bay in the Johannesburg CBD costs the same as **8.5 m²** of A-grade office space, against 4.5–5.5 m² in Sandton, Rosebank, Melrose Arch and Waterfall. At a typical four bays per 100 m², parking adds about **19%** to A-grade decentralised gross rental. That makes it a material budget line and a useful bargaining point: bundled or discounted bays are a common incentive.

Source: Rode Publications & Media, Rode Report 2026:2, Table 5.5 (market parking rentals, Q2 2026, R/bay/month excl. VAT) and Rode time series; CBRE Excellerate Research. y/y = two-quarter smoothed; Q3F = Q2 × (1 + y/y)^{1/4}. m² equiv. = covered A-grade bay ÷ node A-grade gross rental per m². Medians across all surveyed nodes in the metro.

Outlook: a landlord’s market for the best buildings, a tenant’s market for everything else

OCCUPIERS

- Use lease events to negotiate escalations of 6–6.5% and meaningful tenant installation allowances in B-grade and secondary nodes.
- Move early for large Prime requirements in Rosebank, Waterfall and Melrose: contiguous floors are scarce and pre-lets are the main route to new space.
- Sandton offers the deepest choice of A-grade space at sub-R200 rentals while its overhang persists.

LANDLORDS

- Upgrade-or-exit: B- and C-grade buildings in high-vacancy nodes face structural obsolescence, and conversion to residential is the most viable exit.
- Protect occupancy over headline rent. With rental growth below escalations, retention is more valuable than chasing reversion.
- Prime owners can push rents and reduce incentives in sub-7% nodes.

INVESTORS

- Core: Waterfall, Rosebank and Sandton Prime at 9.8–10.8% offer the best risk-adjusted income, with the most rental upside as Sandton tightens.
- Value-add: discounted CBD, Braamfontein and Parktown stock at 12–15% yields suits conversion strategies more than office repositioning.
- Pricing will stay sensitive to the rate path; we see limited cap-rate compression before H2 2027.

CBRE Excellerate forecast indicators

Indicator	Q3 2026	Q4 2026F	Q3 2027F
Overall vacancy (SAPOA)	14.7%	14.4–14.7%	13.5–14.0%
Prime vacancy (SAPOA)	4.4%	4.0–4.5%	3.5–4.5%
Prime asking rent (SAPOA, R/m²)	R207	R208–210	R215–220
A-grade decentralised market rent (Rode)	R155F	R156	R159–161 (+3–4% y/y)
A-grade decentralised cap rate (Rode)	11.7%F	11.7–11.8%	11.4–11.7%
Covered A-grade parking bay (R/month)	R727F	R725–735	R740–760

KEY RISKS TO THE VIEW

- A deeper or longer SARB tightening cycle that pushes cap rates out and delays corporate expansion decisions.
- Weak Gauteng business confidence (30) translating into further consolidation and sub-letting.
- Municipal service-delivery failures (water and power) that further disadvantage affected nodes and raise operating costs.
- Upside: faster residential conversion of obsolete CBD and fringe stock would accelerate the drop in headline vacancy.

Source: CBRE Excellerate Research. Forecasts are indicative house views based on SAPOA Q3 2026 and Rode 2026:2 data and the macro outlook as at October 2026; they are not guarantees of future performance.

Methodology, definitions and data notes

DATA SOURCES

SAPOA Office Vacancy Survey (Q3 2026). Building-level vacancy, GLA and gross asking rentals aggregated by node and grade; survey covers 10 224 839 m² of completed office GLA in Johannesburg. Vacancy = available GLA ÷ completed GLA. Asking rentals are landlord quotes (gross, R/m²/month), averaged as the simple mean of node-grade medians, consistent with SAPOA national reporting.

Rode Report 2026:2. Panel-based survey (fieldwork May–June 2026) of achievable gross market rentals, escalations, rent-free periods, outgoings, vacancy (grades A+/A/B, smoothed) and capitalisation rates by node.

Q3 2026 PROJECTION OF RODE DATA

Rode data is published to Q2 2026. Q3 2026F values are CBRE Excellerate projections: **rentals** = Q2 2026 value × (1 + trailing two-quarter-smoothed y/y growth)^{1/4}; **escalations** = Q2 2026 value plus half the average quarterly change over the last year; **cap rates** held at Q2 2026 levels in line with Rode's sideways outlook, with upside risk following the SARB's 25 bp hike on 23 September 2026. Projections were cross-checked against SAPOA Q3 2026 asking-rental and vacancy movements.

DATA NOTES

Q3 2025 SAPOA readings contain anomalous availability values in several nodes; for trend charts and absorption these are interpolated as the mean of Q2 and Q4 2025. **Like-for-like absorption** isolates demand by excluding node-grade segments whose surveyed GLA changed in the quarter (completions, withdrawals, conversions, re-grading).

Definitions. Prime: top-quality, 4-star Green Star or equivalent; A-grade: high-quality modern; B-grade: older, refurbished to near-modern standard; C-grade: older, limited services. CBD and decentralised splits follow SAPOA node definitions; for Johannesburg the CBD aggregate includes Braamfontein and Newtown.

Supporting data. All figures and charts are reproduced in the workbook [Office_Market_Overview_Q3_2026_Supporting_Data.xlsx](#).

Disclaimer: This report has been prepared in good faith based on CBRE Excellerate's current views of the commercial real estate market, using data from SAPOA and Rode Publications & Media. Although CBRE Excellerate believes its views reflect market conditions on the date of this presentation, they are subject to significant uncertainties and contingencies, many of which are beyond our control. Projections and forecasts are indicative and should not be relied upon as a guarantee of future performance. Figures may not sum due to rounding.

Thank you

CBRE | EXCELLERATE

Gracias ধন্যবাদ Salamat धन्यवाद Obrigado 謝謝 Спасибо 감사합니다 Merci תודה شكره Danke ありがとう Terima Kasih شکرا

To find out more about CBRE Excellerate services, contact:

Craig Hean

MD - Advisory & Transactions

+27 82 444 9598

Craig.hean@cbre.com

Craig.hean@cbreexcellerate.com

Dewald De Lange

Director: Contracted Accounts Africa

+27 76 730 4314

Dewaldt.DeLange@cbre.com

Dewaldt.DeLange@cbreexcellerate.com

Fabio Nava

Director Capital Markets - Transactions

+27 82 585 2498

Fabio.nava@cbre.com

Fabio.nava@cbreexcellerate.com

Ryan Pape

Country Manager – East Africa

+254 20 444 2061

Ryan.pape@cbre.com

Ryan.pape@cbreexcellerate.com

Hildegard Rohr (PhD)

Market Intelligence and Research Lead: Africa

+27 82 465 0023

Hildegardrohr@cbre.com

Hildegardrohr@cbreexcellerate.com

Frank Simonetti

Director: Contracted Accounts RSA

+27 82 803 3802

frank.simonetti@cbre.com

frank.simonetti@cbreexcellerate.com

Jan Snyman

Director Capital Markets - Advisory

+27 63 283 3125

Jansnyman@cbre.com

Jansnyman@cbreexcellerate.com

Habinuchi Owhondah

Country Manager – West Africa

+081 3792 5577

habinuchi.owhondah@cbre.com

habinuchi.owhondah@cbreexcellerate.com

Riaan Fourie

Director: Valuations

+27 62 334 6959

Riaan.Fourie@cbre.com

Riaan.Fourie@cbreexcellerate.com

Ilse Schoeman

Head of Property Management

+27 83 566 5186

ilze.schoemandutoit@cbre.com

ilze.schoemandutoit@cbreexcellerate.com

Omar Benkabbou

Country Manager – Morocco

+212 620 009090

Omar.Benkabbou@cbre.com

Omar.Benkabbou@cbreexcellerate.com

Nanon Beedasse

Country Manager – North Africa

+225 0778882353

NanonBeedasse@cbre.com

NanonBeedasse@cbreexcellerate.com