

Building Plans

May 2026

Overview

Plans Approved	May 2026		N\$ Value YTD		N\$ Change	% Change
	Number	Value (N\$ m)	2025	2026	YTD	YTD
Additions	105	51.7	265.6	242.1	(23.5)	-8.8%
Commercial & Industrial	5	10.7	316.4	67.3	(249.2)	-78.7%
Flats & Houses	28	71.4	281.3	280.9	(0.4)	-0.2%
Total	138	133.9	863.3	590.2	(273.1)	-31.6%

Plans Completed						
Plans Completed	May 2026		N\$ Value YTD		N\$ Change	% Change
	Number	Value (N\$ m)	2025	2026	YTD	YTD
Additions	12	4.2	34.2	24.1	(10.2)	-29.7%
Commercial & Industrial	-	-	39.4	3.0	(36.4)	-92.4%
Flats & Houses	9	32.9	99.9	86.9	(12.9)	-12.9%
Total	21	37.0	173.5	114.0	(59.5)	-34.3%

Source: City of Windhoek, IJG Securities

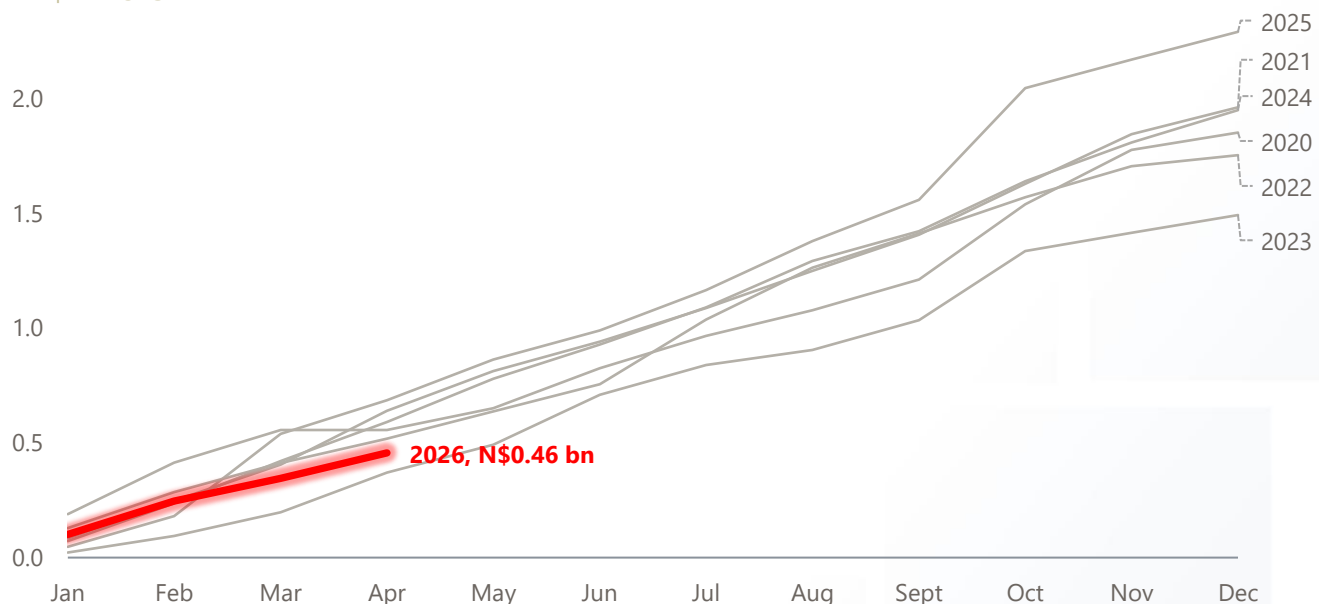
In May 2026, the City of Windhoek approved 138 building plans with a combined value of N\$133.9m. This represented a decline of 49 approvals from the 187 recorded in April 2026, marking the lowest monthly approval count since May 2020. Despite the lower number of approvals, the value of approved plans increased by 21.3% MoM, suggesting a shift towards larger-value projects. However, the value of approvals remained 24.6% lower than in May 2025, indicating continued weakness in construction activity.

On a year-to-date basis, a total of 767 building plans were approved during the first five months of 2026, representing an increase of 5.8% compared to the corresponding period of 2025. In contrast, the cumulative value of approvals declined by 31.6% YoY to N\$590.2m, reflecting a notable reduction in the average value of approved projects.

Building completions declined to 21 projects in May, down from 26 in April. Nevertheless, the value of completions increased from N\$32.5m to N\$37.0m over the same period and was 59.4% higher than in May 2025. On a year-to-date basis, both construction activity and investment remained subdued, with the number of completed projects nearly halving compared to the first five months of 2025, while the total value of completions declined by almost one-third.

YTD Value of Building Plans Approved

N\$ Billions



Source: City of Windhoek, IJG Securities



Additions to Properties

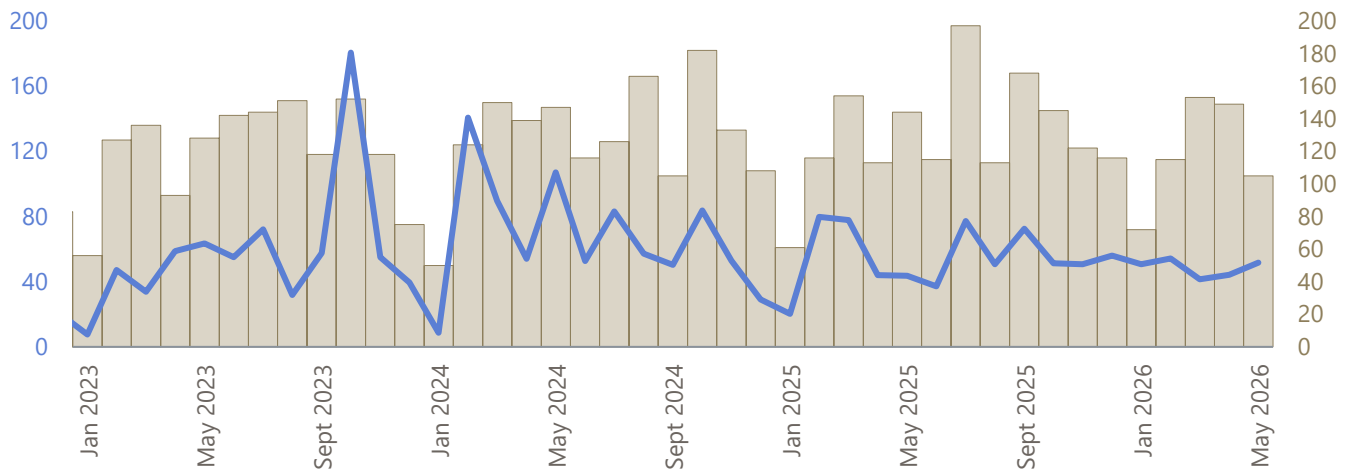
The number of property addition approvals has been on a downward trend since reaching a peak of 149 units in March 2026. In May, approvals fell to 105 units, representing a decline of 29.5% MoM and 27.1% YoY. Despite the reduction in the number of approved additions, the total value of these approvals increased by 18.4% MoM and 17.2% YoY.

The number of completed property additions declined marginally in May, with 12 projects finalised compared to 13 in April. The value of completed additions fell from N\$6.2m to N\$4.2m over the same period. Despite the monthly contraction, the value of completions was still 11.5% higher than in May 2025.

Year-to-date figures paint a weaker picture of activity in the additions segment. During the first five months of 2026, the number of completed property additions declined by 51.7% compared to the corresponding period last year, while the total value of completions fell by 29.7%.

Additions to Properties

N\$ Millions | Approvals



Source: City of Windhoek, IJG Securities

Residential Units

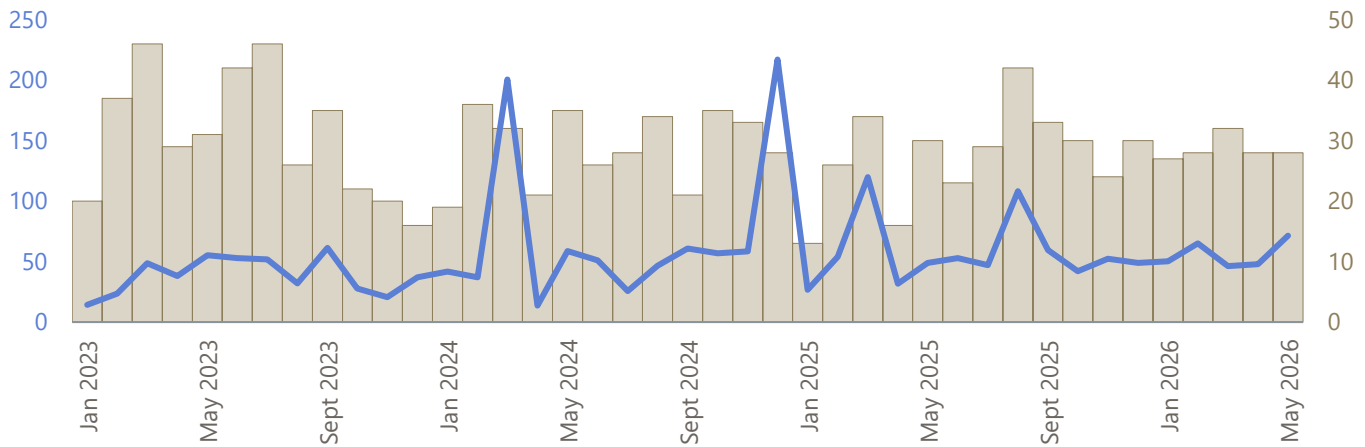
Residential building approvals remained unchanged at 28 units in May. However, the value of approved residential plans increased significantly to N\$71.4m, rising by 49.0% MoM and 45.6% YoY. On a year-to-date basis, the number of approved residential units increased by 20.2% compared to the corresponding period in 2025, while the total value of approvals remained broadly in line with last year's levels.

A total of nine residential units were completed during the month, with a combined value of N\$32.9m. While this represented an improvement in the value of completions relative to April, the number of completed projects declined by four units. Compared to May 2025, residential construction activity remained subdued, with the number of completions falling by 37.1% and the value of completions declining by 12.9%.

0,0005	4,85%
0,0003	13,04%
0,001	50,00%
0,0003	14,29%
0,0005	12,50%

Residential Units

N\$ Millions | Approvals



Source: City of Windhoek, IJG Securities

Commercial and Industrial Units

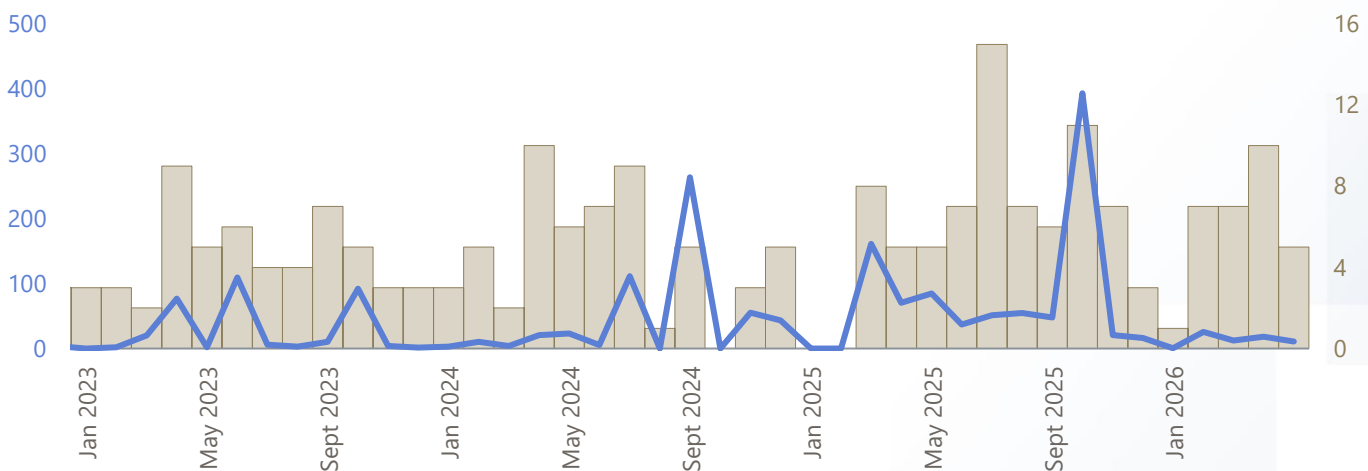
In May, five commercial and industrial building plans were approved, with a combined value of N\$10.7m, reflecting a decline in both the number and value of approvals compared to April.

In value terms, approvals of N\$10.7m were significantly below the five-year monthly average of N\$35.7m, pointing to subdued activity in the segment. This weakness is further confirmed by year-to-date data, with the total value of commercial and industrial approvals declining by 78.7% compared to the same period in the previous year, indicating a sharp contraction in investment within the sector.

On the completions side, no commercial or industrial buildings were finalised in May or in the preceding two months. Moreover, only one commercial/industrial building has been completed year-to-date, with a total value of N\$3.0m, underscoring the continued absence of activity in this segment.

Commercial and Industrial Units

N\$ Millions | Approvals



Source: City of Windhoek, IJG Securities



The Bottom Line

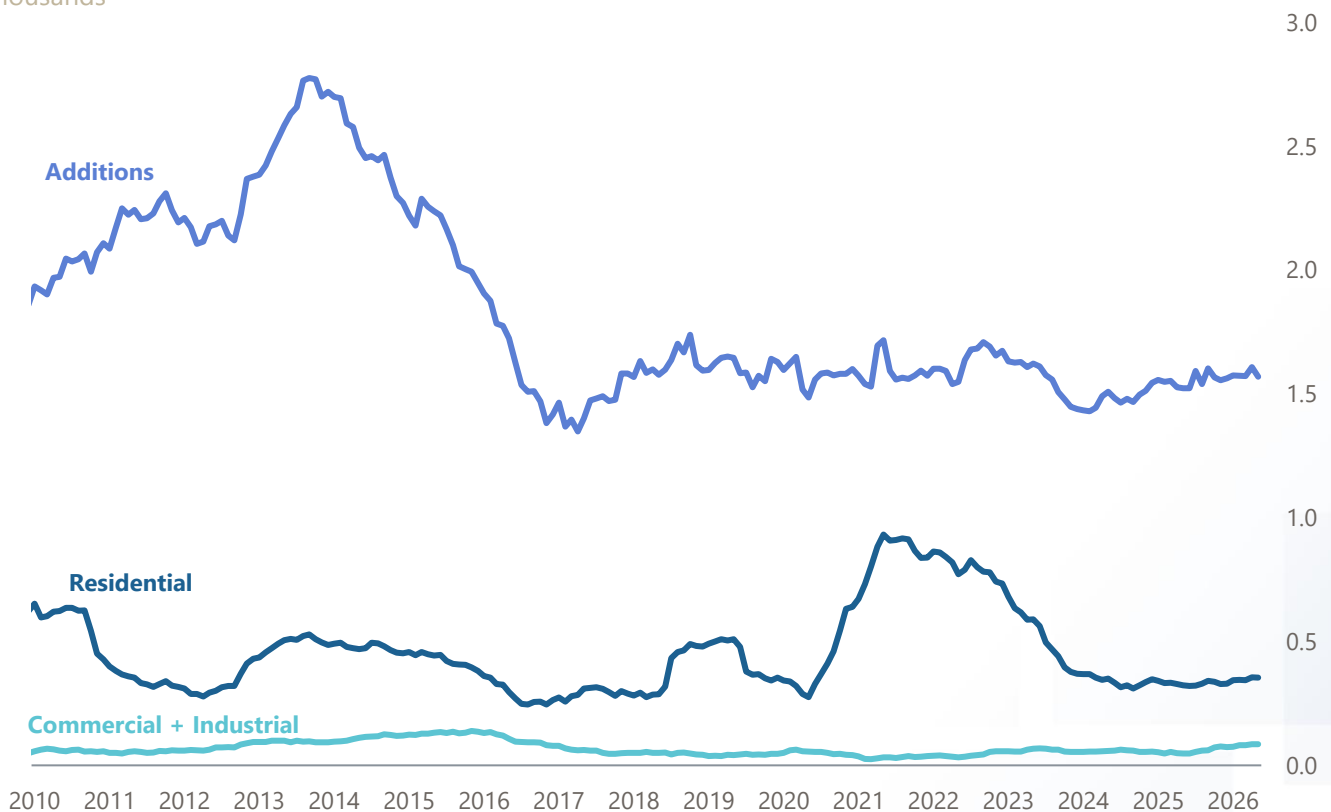
Building activity in Windhoek remains subdued, with both approvals and completions in May generally weaker in volume terms compared to 2025 levels. In some segments, lower approval counts were offset by higher project values, particularly for additions and residential developments, suggesting a shift towards fewer but more capital-intensive projects.

The divergence between the volume and value of approvals suggests that while fewer households are undertaking property additions, those proceeding with such projects are committing to larger or more expensive developments. This may reflect a degree of caution among middle-income households, which are potentially reassessing discretionary expenditure and prioritising savings amid prevailing economic conditions. In contrast, higher-income households appear to remain relatively insulated from these pressures and continue to invest in property improvements, supporting the increase in the aggregate value of approved additions.

However, the broader trend remains one of prolonged weakness. As illustrated by the 12-month cumulative approvals series, activity has yet to recover meaningfully from its peaks in 2014 and 2015. This subdued performance is consistent with developments in private sector credit extension, which continues to reflect weak demand for mortgage financing from both households and corporates.

12 Month Cumulative Number of Plans Approved

Thousands



Source: City of Windhoek, IJG Securities

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