



SHELTER AFRIQUE

Financing Affordable Housing for Africa

Financial Instruments and Programmes to
support Residential and Property linked
Infrastructure including Green – Climate –
Resilience Funding

Innovative Building Technology (IBT) Summit

JOHANNESBURG, FEBRUARY 2026

www.shelterafrique.org





Agenda

- About Us
- ShafDB Product Offering
- Africa Context - Housing
- Our Projects
- Our Partners
- Contacts



ABOUT

Shelter Afrique Development Bank (ShafDB)

Shelter Afrique Development Bank (ShafDB) is the Pan-African Multilateral Development Bank (MDB) dedicated to promoting and financing housing, urban development and related infrastructure.

It operates through a shareholding of 44 African governments and two institutional shareholders: the **African Development Bank (AfDB)** and the **African Reinsurance Corporation (Africa-Re)**.

Our institution is involved in financing housing and related infrastructure across the value chain, both on the demand and supply sides, through its four **(4) business lines**: Financial Institutions Group (**FIG**), the Project Finance Group (**PFG**), the Sovereign and Public-Private partnerships (**PPP**) Group, and the Fund Management Group (**FMG**).



Join Us on **a Journey Through Time**



1982

Shelter Afrique is Born

June 28, 1982

Shelter Afrique is conceived in Lusaka, Zambia following a meeting between member states



1984

HQ Is Set up in Kenya

January 1st , 1984

Shelter Afrique establishes its headquarters in the East African hub of Nairobi, Kenya



2023

Transformation into a Development Bank

October 5, 2023

Shelter Afrique Development Bank is Born in Algiers at the Extraordinary General Meeting of Shareholders



SHELTER AFRIQUE

Financing Affordable Housing for Africa

Member States

We work with 44 member states across the continent and still growing...

- ❑ Ownership Structure - 2 Institutions (AfDB, Africa Re) and 44 member states
- ❑ Board Membership - 11 Board members (AfDB - 1, Africa Re -1, 2 independent and representing member states).



OUR STRATEGIC GOALS

The 3SGs



SG1: Enhance Housing Development Impact and Shareholder Value

By provision of affordable housing finance solutions and technical assistance, SHAF aims to enable the delivery of 15,000 units focusing on the social and affordable housing segments



SG2: Achieve Financial Sustainability

The company will generate and maintain robust positive financial returns and position by posting and monitoring key performance indicators on liquidity, profitability, asset quality, efficiency and productivity



SG3: Improve organizational Sustainability

The adoption and entrenchment of the Best Corporate Governance Standards, ethical business practices and climate friendly investments that shape strategic decision making

Our Product Offering

FINANCIAL INSTITUTIONS GROUP (FIG)

- Mortgage Finance
- Housing Microfinance.
- Trade Finance
- SMEs - Housing Value Chain
- Housing Funds
- Mortgage Refinancing Companies
- Rent and Rent-to-Own
- Advisory Services

PROJECT FINANCE GROUP (PFG)

- Private Sector Project Finance.
- Corporate Loans.
- Last Mile Infrastructure.
- Students Accommodation.
- Urban Regeneration.
- Alternative Building Technologies.
- Social Housing Programs.
- Advisory Services.

SOVEREIGN AND PUBLIC-PRIVATE PARTNERSHIPS (PPP)

- State Housing Corporations
- Public/Private Partnerships.
- Social Housing Programs.
- Rent and Rent-to-Own Programs.
- Urban Regeneration.
- Equity Invest/ JV & Corp
- Advisory Services

FUND MANAGEMENT GROUP (FMG)

- Green
- Gender
- SMEs & Trade Finance.
- Infrastructure
- Islamic Finance
- Refugees and Migrants
- Diaspora

V.I.R.A.L. Model

LOCAL INITIATIVE SUPPORT

Government Programs
PPP/Shelter Funds
Subsidy Programs
Employers Staff Housing Schemes
Pension Funds
Insurance Companies

ACTORS

Banks
HFCs (NBFIs)
Microfinance institutions
Insurance Companies
Cooperatives
DFIs



INSTITUTIONS

Central Bank
Mortgage Guarantee Companies (MGC)
Mortgage Refinancing Companies (MRC)
Real Estate Regulatory Authority (RERA)
Collateral Registry

REGULATIONS

Affordability Definitions (EWS, LIG, MIG & HIG)
Subsidy Scheme, Priority status for Affordable Housing
Mortgage Foreclosure
Central Online Security interest registry
Digitization of the title & lien filing at state/city level
RERA (Accountability, Transparency, PPP Framework)

Africa Context – Housing



Africa's **housing challenge** stems from **rapid urbanization, population growth and insufficient infrastructure investment**.



The continent is experiencing a **population growth rate** of 2.3%, this underscores the need for Africa **to upscale housing delivery**.



To achieve social and economic justice and development by attaining sustainable Cities and Communities. **Housing related activities and investment are major economic drivers, serving as an important contributor to economic activity, job creation and achieving sustainability objectives.**



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Financing Affordable Housing for Africa



The challenges of the housing industry in Africa stem from **the lack of adequate financing** coupled with the **lack of capacity required to plug in the housing deficit in the region.**

Strategic Opportunities and Value Proposition for ShafDB (1/2)

- **Strategic Leadership:** South Africa to leverage on ShafDB's Pan – African footprint to facilitate the scaling up and mainstreaming of Green and Sustainable IBTs across Africa's housing and urban development sector, aligned with industrialization and affordable housing priorities.
- **Blended Finance and Risk Mitigation:** Design and deploy blended finance instruments, guarantees, and concessional windows to de-risk Green and Sustainable IBT investments and crowd in private capital, DFIs, and institutional investors.
- **Bankable Project Pipeline:** Offer project preparation and advisory role by structuring scalable green and sustainable housing IBT projects through PPP models, SPVs, and modular financing frameworks.
- **Policy, Standards, and Regulatory Reform:** Support governments and municipalities to develop enabling regulatory frameworks, standards, and certification systems for green and sustainable IBTs, accelerating market acceptance and adoption.

Strategic Opportunities and Value Proposition for ShafDB (2/2)

- **Local Manufacturing and Industrial Ecosystems:** Finance and support local green and sustainable IBT manufacturing hubs, fostering technology transfer, job creation, and regional value chains in line with South Africa's industrialization agenda.
- **Municipal-Level Implementation:** Embed green and sustainable IBT solutions into ShafDB's Affordable Housing Toolkit for Municipalities, developed in collaboration with the African Development Bank targeting implementation across African countries;
 - Empowering cities to integrate IBTs into sustainable urban planning and investment strategies.
- **Thought Leadership and Partnerships:** Facilitate role as a knowledge partner and convener, leveraging the IBT Summit to build strategic alliances with governments, private sector actors, and development partners.



SHELTER AFRIQUE

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SHELTER AFRIQUE DEVELOPMENT
BANK

Our Projects



Accomplishments and positive experiences on innovative and sustainable buildings

- ShafDB and IFC partnership to enhance the delivery of Edge Compliant Green Affordable Housing in Africa.
- Launched a vibrant ESG Policy and Framework.
- Delivered EDGE Expert Training to enhance the capacities of developers, Financial Institutions and governments **(Zambia, Cameroon, Nigeria, Kenya, Zimbabwe, Tanzania)**
- Training program for industry practitioners in collaboration with Altair and Affordable Housing Institute, 2024 and 2025.
- **Nigeria**, recently financed projects which are (or in process of being) EDGE certified – project A (112 units) in Lagos; Project B (984 residential units, **Naira 8 Billion**), project C (**Naira 5 Billion**) in Abuja, Project D (**Naira 4 Billion**) in Lagos.
- **Namibia** (1082 units, USD 6.5m) Affordable Housing

ShafDB's **Innovative and Green Affordable Housing** Activities (2/3))



Emerging initiatives - JPPF between ShafDB and Afrexim Bank

- ShafDB and Afrexim Bank have signed a Joint Project Preparation Facility (JPPF) in 2025.
- Objective: De-risk green, sustainable IBT projects and advance them from concept to bankability, unlocking private capital and accelerating delivery
- Target: Unlock at least US\$ 1 billion + investment for housing & urban development, healthcare, hospitality, industrial zones
- Beneficiaries: Governments, PPPs, Private Developers

ShafDB's **Innovative and Green Affordable Housing** Activities (3/3))



Looking ahead

- ShafDB to be a **Sustainable Building Finance Hub in Africa** with focus on Innovative Green/Resilient Financing, foster Resilient and Green IDP Housing, Capacity Building, Policy Advocacy, Regulatory Support, Green Infrastructure Finance, Diaspora and Green Trade and SME financing in the housing value-chain.
- Address the capacity of developers and other relevant stakeholders; Access to concessional funding; Climate induced displacements.

ECOVERSE PROGRAMME, TOGO

Overview: A flagship initiative of the Africa Adaptation Initiative (AAI) focused on building climate-resilient, inclusive, and sustainable rural communities.

A prototype is being developed in **Togo** with plans for scale up and replication across Africa.

- **Core Components:** Climate-resilient housing, socio-economic infrastructure, agri-food systems, community empowerment, and innovative climate finance mechanisms.
- **Strategic Objective:** Establish scalable climate-smart villages that address poverty, food insecurity, unemployment, and climate vulnerability.



ECOVERSE PROGRAMME, TOGO

ShafDB's Role:

- Financing climate-resilient and affordable housing solutions.
- Structuring bankable, scalable housing and community development projects.
- Supporting blended finance and innovative funding models.
- Strengthening local housing and built environment ecosystems.

Strategic Alignment: Strong alignment with ShafDB's mandate in affordable housing, urban-rural development, and climate-resilient infrastructure, as well as SDG 11 and Africa's climate adaptation agenda.



Rwanda

ADHI Bwiza Riverside

- ADHI is Rwanda's leading green affordable housing developer, recognized as an EDGE Champion and awarded Best Green and Affordable Real Estate Developer in Africa by the African Union for Housing Finance (AUHF).
- The Bwiza Riverside Development represents Rwanda's first academy-led, carbon-smart housing estate, integrating sustainable construction with skills development and workforce training.
- Phase II of the Bwiza Riverside Project will deliver over 500 housing units, generate employment for approximately 900 workers, and achieve estimated CO₂ emissions savings exceeding 600,000 tons.

Rwanda

ADHI Bwiza Riverside

- IBT adopted - The project deploys light steel gauge (LSG) structural systems and styrofoam-based insulation panels, enabling faster construction, enhanced thermal efficiency, and reduced material consumption.
- A pool of 200 skilled graduates and 700 support workers has been trained and mobilized to support project implementation and long-term sector capacity.
- The project features EDGE-certified designs, achieving up to 80% material efficiency and 98% waste reduction, setting a benchmark for sustainable housing delivery in Africa.
- Role of Shelter Afrique Development Bank (ShafDB): Strategic alignment with ADHI's mission to scale green, affordable housing, leveraging ShafDB's financing, technical assistance, and partnership platforms to accelerate project replication across African markets.

Our Clients



Nigeria



Bahrain



Nigeria



Zimbabwe



Mauritius



Canada



Kenya



Togo



Nigeria



Senegal



Nigeria



Kenya



Kenya



Tanzania



Namibia

Our Partners



WORK WITH US



Partner with the only Pan-African Development Finance Institution that exclusively supports the development of housing and urban infrastructure on the continent.

Gibson Mapfidza

Chief Business Officer

gmapfidza@shelterafrique.org



Our Address

Longonot Rd, Shelter Afrique Centre
P.O. Box 41479 - 00100 Nairobi, Kenya



Phone & Email

Tel: +254 20 4978000

Email: info@shelterafrique.org

Beatrice Mburu

Chief Finance Officer

bmburu@shelterafrique.org

