



TANZANIA MORTGAGE MARKET UPDATE – 30 SEPTEMBER 2022

1. Highlights

- The mortgage market in Tanzania registered a **2.54 percent** growth in the value of mortgage loans as of 30 September 2022 as compared to the **1.24 percent** growth recorded in the previous quarter. On a year-to-year comparison, **7.01%** growth was registered in value of mortgage loans as of 30 September 2022.
- There was no new entrant into the mortgage market during the quarter. The number of banks reporting to have mortgage portfolios declined to 32 banks as of 30 September 2022 compared to 33 banks reported in the previous quarter following acquisition of First National Bank Tanzania Limited by Exim Bank Tanzania Limited.
- Outstanding mortgage debt as of 30 September 2022 increased to **TZS 522.95 billion¹** equivalent to **US\$ 225.46 million** as compared to **TZS 509.99 billion²** equivalent to **US\$ 220.23 million** reported on 30 June 2022.
- Average mortgage debt size as at was **TZS 87.27 million** equivalent to **US\$ 37,628** marking a slight increase from **TZS 82.56 million** equivalent to **US\$ 35,654** reported on previous quarter.
- The ratio of outstanding mortgage debt to Gross Domestic Product (GDP) increased to **0.30 percent** compared to **0.29 percent** recorded in the previous quarter.
- Mortgage debt advanced by the top 5 Primary Mortgage Lenders (PMLs) accounted for **64 percent** of the total outstanding mortgage debt.
- Typical interest rates offered by mortgage lenders ranged between averages of 15 - 19 percent.
- The Tanzanian housing sector's fast-growing demand is mainly driven by the strong and sustained economic growth with GDP growth averaging 6 -7 percent over the past decade, the fast-growing Tanzanian population, which is estimated to more than double by 2050, and efforts by the Government in partnership with global non-profit institutions and foreign Governments to meet the growing demand of affordable housing.
- Domestic credit, consisting of credit extended by the banking system to the private sector and central government, grew at an annual rate of 27.3 percent in August 2022, compared with 8.7 percent in August 2021. Private sector credit also maintained an upward trend, recording an annual growth of 20.7 percent from 3.2 percent in August 2021.

¹ Bank of Tanzania Quarterly Mortgage Market Statistics (30 September 2022)

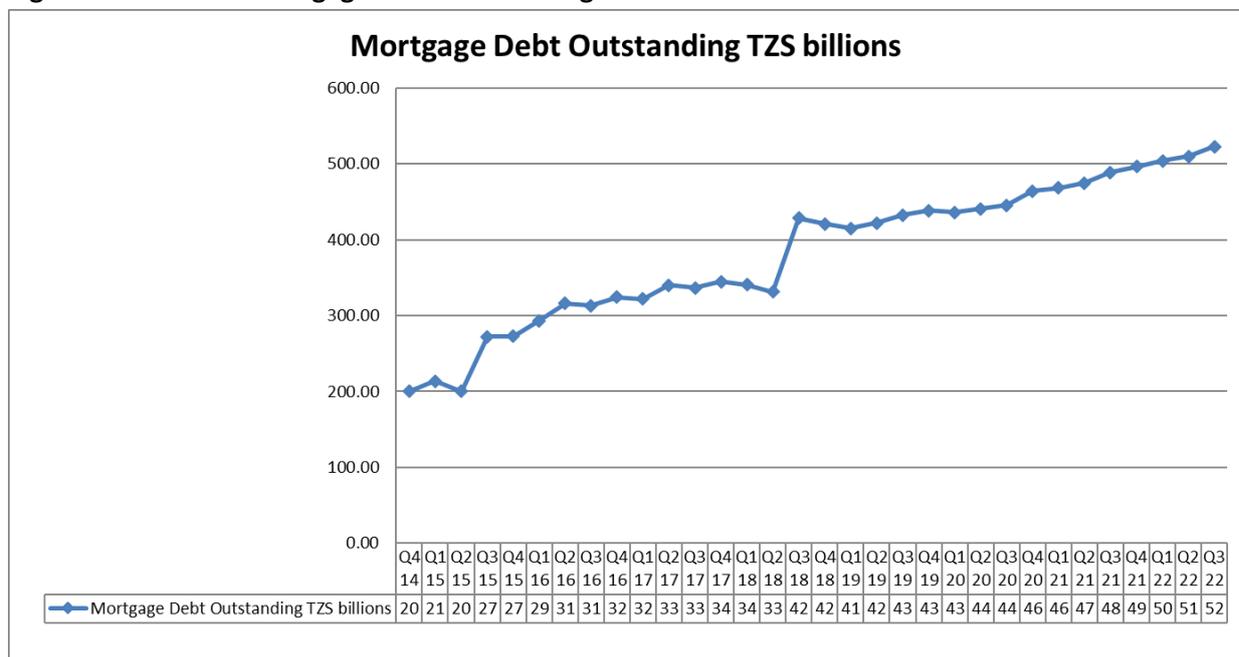
² Bank of Tanzania Quarterly Mortgage Market Statistics (31 June 2022)

- The sustained strong growth in private sector credit is explained by recovery of private sector activities from the effects of COVID-19, improved business environment in the country, and supportive fiscal and monetary policy conditions³.
- The Tanzanian housing demand (which is estimated at 200,000 houses annually and a total housing shortage of 3 million houses as per the NHC report) has been boosted by easy access to mortgages, with the number of mortgage lenders in the market increasing from 3 in 2009 to 32 by 30 September 2022 and the average mortgage interest rate falling from 22 percent to 15 percent.
- Efforts to develop housing projects by developers continue with a special focus on Dodoma Capital City as the Government has relocated its administrative functions to Dodoma.
- High-interest rates and lack of affordable housing remain the prime constraints on mortgage market growth.
- Tanzania Mortgage Refinance Company Ltd (TMRC) continues to play its primary role in extending refinancing and pre-financing facilities to Primary Mortgage Lenders (PMLs).

2. Mortgage Market Growth

The mortgage market in Tanzania registered a 2.54 percent growth in the value of mortgage loans as of 30 September 2022. Total mortgage debt outstanding that resulted from lending by the banking sector for the purposes of residential housing was TZS 522.95 billion equivalent to US\$ 225.46 million. **Figure 1** below shows the trend of mortgage debt from lending activities in terms of amounts over the years:

Figure 1 – Tanzania Mortgage Debt Outstanding – TZS Billions



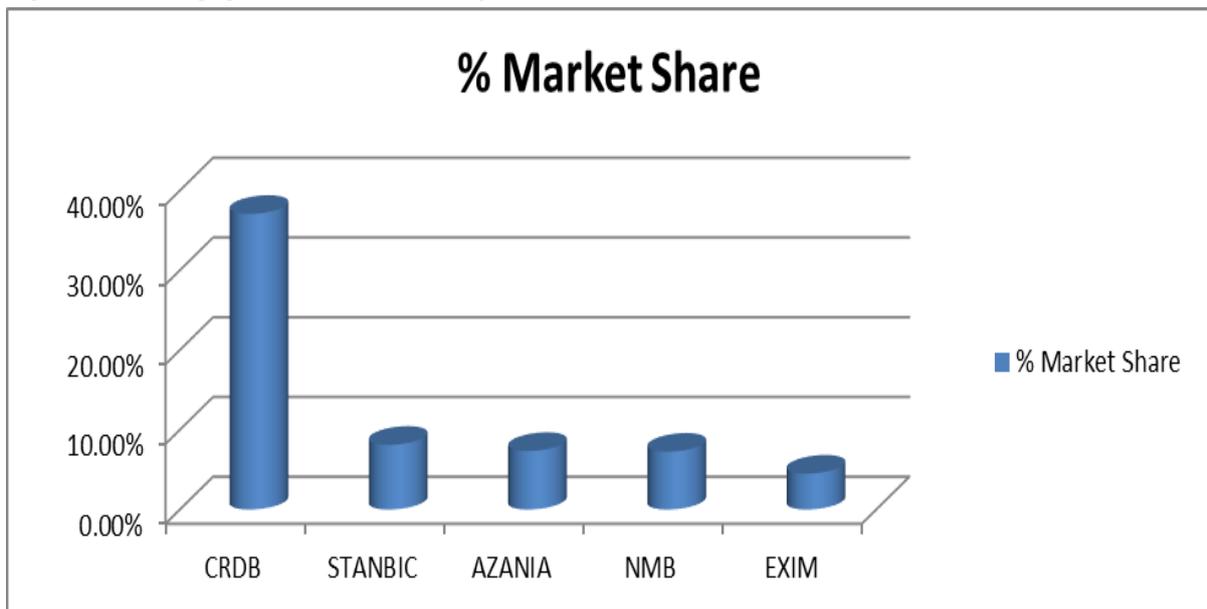
³ Bank of Tanzania Monthly Economic Review (30 September 2022)

3. Increasing Competition in the Mortgage Market

As of 30 September 2022, 32 different banking institutions were offering mortgage loans. The mortgage market was dominated by five top lenders, who commanded 64 percent of the market. CRDB Bank Plc was a market leader commanding 37.07% of the mortgage market share, followed by Stanbic Bank (8.11%), Azania Bank (7.34%), NMB Bank Plc. (7.25%) and Exim Bank (4.50%).

Figure 2 below shows the market share for the top five mortgage lenders as of 30 September 2022 in terms of outstanding mortgage debt.

Figure 2 – Mortgage Market Share - Top Five Lenders



4. Obstacles to Growth of the Mortgage Market

Demand for housing and housing loans remains extremely high as it is constrained by an inadequate supply of equitable houses and high-interest rates charged on housing loans. Most lenders offer loans for home purchase and equity release while a few offer loans for self-construction which continue to be expensive and beyond the reach of the average Tanzanians. While interests on mortgage loans improved from 22 - 24 percent in 2010 to 15 – 19 percent offered today, market interest rates are still relatively high hence negatively affecting affordability. Additionally, cumbersome processes around the issuance of titles (especially unit titles) continue to pose a challenge by affecting borrowers' eligibility to access mortgage loans.

Further, competition in the market has led to emergence of other products that are impacting mortgage market growth as the products have favorable terms than mortgage product and are used for housing purposes. These products are competing with mortgage in terms of loan amount and to some extent tenor as they are offering consumer loans for the tenor of up to seven years amounting to around TZS 120 million, an amount enough to buy a housing unit.

5. TMRC Supporting Market Growth through Provision of longer-Term Funds to Members

A key element in the growth of the mortgage market in Tanzania continues to be the provision of long-term funding both in the forms of refinancing and pre-financing by the TMRC to facilitate PMLs matching their assets (mortgage) and liabilities (funding).

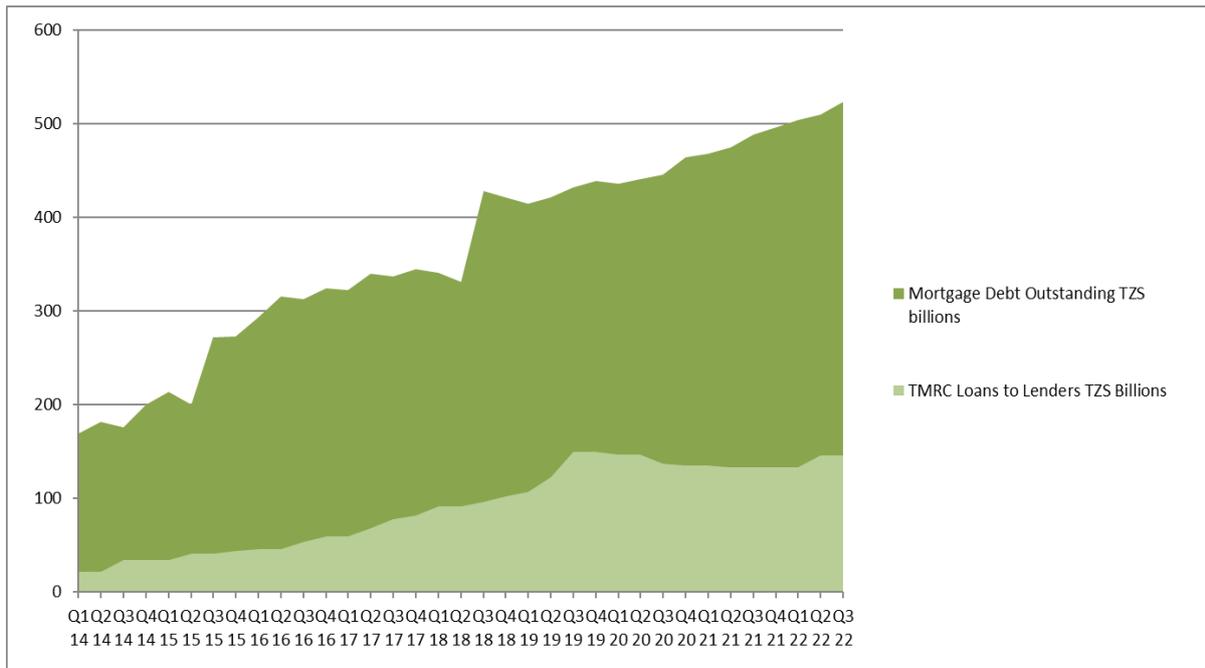
TMRC was established in 2010 under the Housing Finance Project (HFP) which was set up by the Ministry of Finance and Planning in collaboration with the World Bank and the Bank of Tanzania in alignment with Tanzania's five-year National Strategy for Growth and Poverty Reduction (MKUKUTA) and the Tanzania Development Vision 2025, which highlight the importance of affordable housing, access to finance, and capital market development.

Figure 3 below shows the overall contribution of TMRC to the mortgage market over the years. As of 30 September 2022, TMRC had extended loans worth TZS 145.20 billion (US\$ 62.60 million) to fifteen (15) primary mortgage lenders through Refinancing and pre-financing mortgage loans. The loans advanced by TMRC to PMLs were equivalent to 28 percent of the total outstanding mortgage debt hence a significant opportunity exists for TMRC to continue refinancing the remaining 72 percent of the mortgage market portfolio.

In the twelve years that TMRC has been operational, a significant impact has been noted in the mortgage market. The number of banks offering mortgage loans has grown from only 3 banks in 2010 to 32 by 30 September 2022, mortgage repayment period has increased from the maximum of 5-7 years that was previously offered to 25 years that banks offer now with mortgage interest rates declining from 22-24 percent offered in 2010 to 15-19 percent being offered now.

Another initiative set up under the Housing Finance Project (HFP) was the Housing Microfinance Fund (HMFF) which was geared toward providing long-term loans for lower-income earners who currently lack access to housing finance either for the construction of a home or for home improvements. The Fund officially began its operations in 2015 and on 31 July 2015, the first disbursement of TZS 1 billion was made under the fund to DCB Commercial Bank Plc with the total credit line to the bank being TZS 3 billion). This marked the first step towards significant progress in the microfinance sector including subsequent disbursements by HMFF. HMFF is currently operated by the Bank of Tanzania.

Figure 3: TMRC Refinancing Share of the Mortgage Market



6. Awareness Programs by TMRC to impact mortgage market target group

Various mortgage awareness programmes have been established including TMRC social media pages in Facebook, Instagram, Twitter and Linked-in to provide mortgage product information to the public and stakeholders. Awareness campaigns are conducted by TMRC in collaboration with National Housing Corporation and Primary Mortgage Lenders through TV program sessions and stakeholders’ workshops to further increase information outreach and public understanding of mortgage product and benefits embedded on the product. The awareness also is targeted to address some of market growth impediments including supply, unit titles issuance and awareness hence market growth.

7. Other ongoing initiatives by TMRC in mortgage market growth

The mortgage market in Tanzania has not fully catered the country’s population from accessing housing finance to improve their housing opportunities, microfinance segment being under-privileged due to lower level of income, lack of access to formal financial system and informal housing. In support of mortgage market growth to microfinance sector, TMRC in collaboration with Habitat for Humanity International is setting up an initiative to extend mortgage loans outreach to microfinance sector. The two institutions have signed a Memorandum of Understanding as a first step in the organizations’ joint effort to expand and strengthen the low-income housing finance sector in Tanzania. The initiative is at research phase and its implementation will provide a tailor-made infrastructure to reach this economic segment to include them in decent and affordable homes.

8. Annex – Data Tables

Table 2 – Total Mortgage Debt Outstanding by Lenders as of 30 September 2022.

SNO	MORTGAGE LENDER	NO. OF ACCOUNTS	AMOUNT IN TZS BILLIONS	% MARKET SHARE
1	CRDB BANK PLC	1,624	193.87	37.07%
2	STANBIC BANK TANZANIA LIMITED	197	42.43	8.11%
3	AZANIA BANK LIMITED	369	38.39	7.34%
4	NMB BANK PLC	359	37.93	7.25%
5	EXIM BANK TANZANIA LIMITED	162	23.55	4.50%
6	NCBA BANK TANZANIA LIMITED	84	22.60	4.32%
7	KCB BANK TANZANIA LIMITED	132	21.03	4.02%
8	FIRST HOUSING FINANCE COMPANY LIMITED	120	18.61	3.56%
9	TANZANIA COMMERCIAL BANK PLC	445	17.38	3.32%
10	DCB COMMERCIAL BANK PLC	427	14.35	2.74%
11	ABSA BANK TANZANIA LIMITED	81	14.26	2.73%
12	EQUITY BANK TANZANIA LIMITED	98	11.14	2.13%
13	NATIONAL BANK OF COMMERCE LIMITED	91	10.57	2.02%
14	BANK OF AFRICA TANZANIA LIMITED	140	10.25	1.96%
15	AFRICAN BANKING CORPORATION TANZANIA LIMITED	75	7.89	1.51%
16	AMANA BANK LIMITED	87	6.43	1.23%
17	I & M BANK TANZANIA LIMITED	40	6.23	1.19%
18	LETSHEGO BANK TANZANIA LIMITED	93	4.81	0.92%
19	STANDARD CHARTERED BANK TANZANIA LIMITED	19	4.52	0.86%
20	MAENDELEO BANK PLC	550	2.53	0.48%
21	DIAMOND TRUST BANK TANZANIA LIMITED	20	2.35	0.45%
22	MKOMBOZI COMMERCIAL BANK PLC	12	2.27	0.43%
23	MWANGA HAKIKA BANK LIMITED	156	2.15	0.41%
24	ECOBANK TANZANIA LIMITED	13	1.59	0.30%
25	PEOPLES BANK OF ZANZIBAR LIMITED	10	1.27	0.24%
26	MUCOBA BANK PLC	36	1.14	0.22%
27	TIB DEVELOPMENT BANK LIMITED	8	0.94	0.18%
28	YETU MICROFINANCE BANK PLC	427	0.83	0.16%
29	AKIBA COMMERCIAL BANK PLC	107	0.63	0.12%
30	CITIBANK TANZANIA LIMITED	5	0.48	0.09%
31	INTERNATIONAL COMMERCIAL BANK TANZANIA LIMITED	4	0.34	0.07%
32	BANK OF BARODA TANZANIA LIMITED	1	0.17	0.03%
	TOTAL	5,992	522.95	100.00%