STATE OF CAPE TOWN CENTRAL CITY REPORT 2025

A YEAR IN REVIEW

Cape Town Central City Improvement District

ABOUT THE CAPE TOWN CENTRAL CITY

The Cape Town Central City is the traditional Central Business District (CBD) of the Cape Town metropole. For the purposes of this report, its geographical area is identical to that of the Cape Town Central City Improvement District (CCID), a not-for-profit private-public company mandated by property owners within its footprint to keep the CBD safe and clean, and to promote this 1.74 km² Special Rates Area to investors.

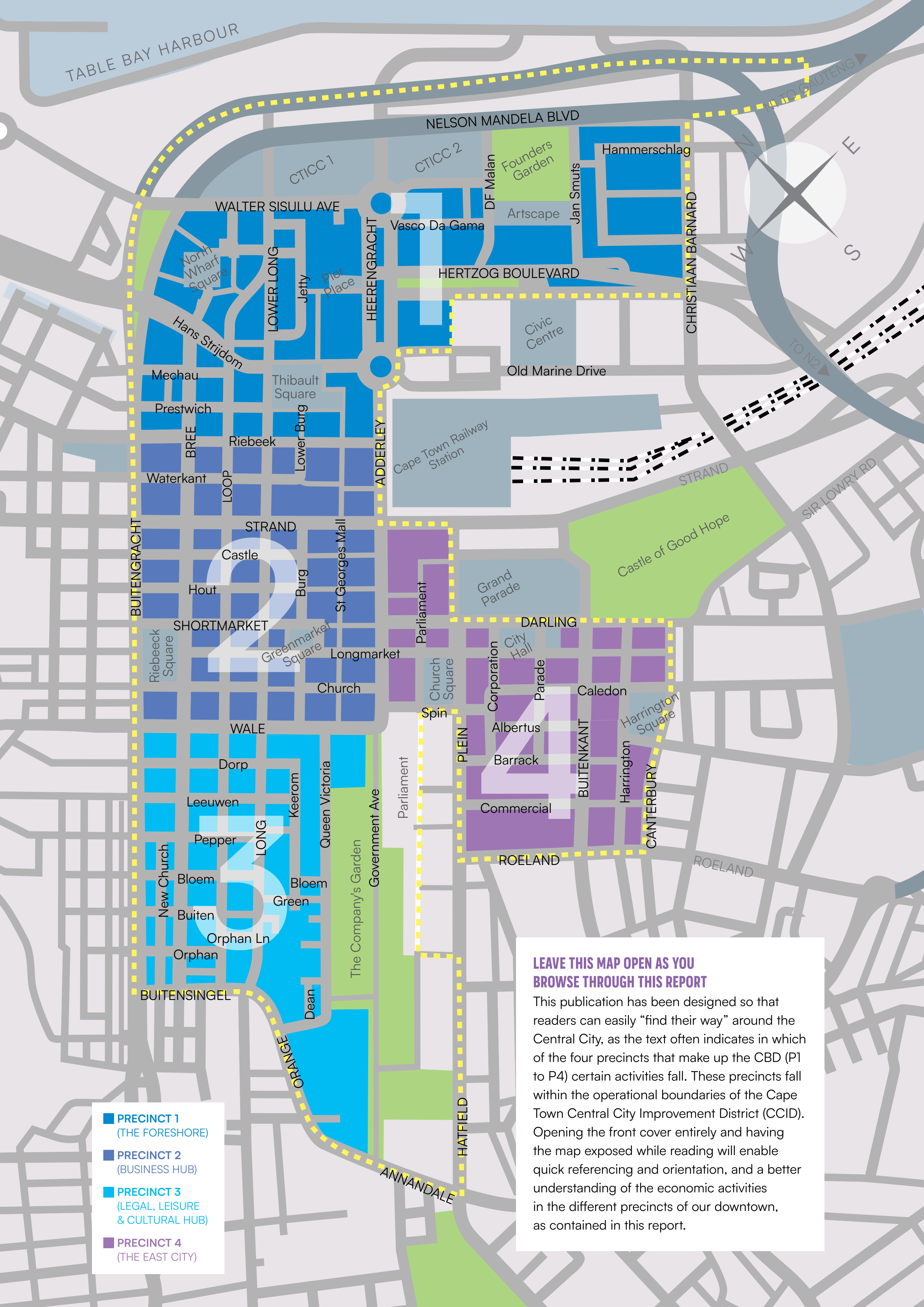
This footprint is marked out by the broken line on the map that appears on the inside front cover of this report, which is published by the CCID. All the information contained in this report is therefore **only pertinent to this area**.

The area is bordered to the northeast by Table Bay Harbour (the Port of Cape Town), including the V&A Waterfront, and by the largely residential suburbs around the rest of the perimeter known as the Atlantic Seaboard (to the northwest), the City Bowl (to the west and south) and District Six and Woodstock (to the southeast).

For operational purposes, and for the purposes of this report, the area is divided into four precincts: Precinct 1 (known as the Foreshore, this is the medical, conferencing and financial precinct); Precinct 2 (this is the business hub and heart of the CBD); Precinct 3 (the legal, leisure and cultural hub); and Precinct 4, an eclectic, vibrant neighbourhood referred to as the East City.

All main road and rail transportation links in the Western Province begin in the Cape Town CBD, including the N1 highway to the Gauteng province, and the N2 highway which travels along the southern coast of South Africa to the KwaZulu-Natal province and beyond. Cape Town International Airport lies on the N2, 18 km from the Central City.

The CCID has worked closely with its partners, the City of Cape Town and the SA Police Service (SAPS) to maintain and ensure the Central City retains its reputation as the most economically successful and dynamic CBD in South Africa.



LEAVE THIS MAP OPEN AS YOU BROWSE THROUGH THIS REPORT

This publication has been designed so that readers can easily "find their way" around the Central City, as the text often indicates in which of the four precincts that make up the CBD (P1 to P4) certain activities fall. These precincts fall within the operational boundaries of the Cape Town Central City Improvement District (CCID). Opening the front cover entirely and having the map exposed while reading will enable quick referencing and orientation, and a better understanding of the economic activities in the different precincts of our downtown, as contained in this report.

ALAN WINDE
Premier of the
Western Cape

I am immensely proud of the work being done across the Western Cape to improve the lives of our residents and to build a province where opportunity, dignity, and hope can flourish.

Nowhere is this hard work more evident than in Cape Town, where partners such as the CCID have worked side by side with us in laying the foundation of hope and dignity.

For over two decades, the CCID has worked tirelessly to help ensure that Cape Town's city centre remains safe, clean, vibrant, and welcoming. The organisation's contribution to public safety, urban management, social development, and economic growth has played an important role in strengthening Cape Town's reputation as a world-class city and an attractive destination for investment and tourism.

Our government remains committed to creating an environment in which businesses can thrive, investment can grow, and sustainable jobs can be created. At the same time, we continue to support our residents – particularly young people – by equipping the more than seven million people who call the Western Cape home with the skills and opportunities they need to participate meaningfully in our economy.

As I often say, nothing gives a person dignity quite like a job. It is therefore encouraging that the Western Cape continues to maintain an unemployment rate significantly lower than the national average.

Behind these numbers lies the story of strong partnerships, shared purpose, and consistent hard work.

I wish to thank the CCID sincerely for its continued dedication and partnership. Through collaboration such as this, we are creating more opportunities, attracting greater investment, supporting job creation, and building a future filled with hope for the people of the Cape Town, the Western Cape and South Africa.

GEORDIN HILL-LEWIS
Executive Mayor
of Cape Town

It is such a pleasure to witness the enormous economic and investment boom currently taking place in the inner city of Cape Town. It is, without doubt, one of the busiest places of growth and investment in our country, creating thousands of new jobs, growing the economy, and contributing to our vision of Cape Town as a City of Hope. Now, Cape Town is Boom Town! And this is in no small measure thanks to the wonderful partnership we share with the Cape Town Central City Improvement District (CCID).

I am personally immensely grateful for this partnership, and I thank the CCID leadership and staff for the close working relationship we share.

One of the first things you notice about Cape Town, when compared to other South African cities, is its vibrant, clean and functional city centre.

Whereas other cities have all but lost the fight against neglect and decay in their inner cities, Cape Town has bucked this trend. Our city centre remains our most desirable business real estate, and this is growing by the day.

We understand very well the importance of protecting not only the economic viability of this relatively small piece of central Cape Town – just 1.74 km^2 in total – but also protecting its character, its accessibility and its diversity. Our CBD is more than just shop fronts and office space; it is in many ways the identity of the city, and we have a duty to preserve this.

The safety and security aspect of our partnership with the CCID is of particular significance in the context of South African cities, as businesses seldom stick around when safety becomes an issue. The way the CCID dovetails with Metro Police, City Law Enforcement and SAPS to make our CBD a place where it's safe to live, work and play should be a model for other cities to follow.

As far as public-private partnerships go, it doesn't get much better than the relationship we enjoy with the CCID.

The successes highlighted on the pages of this report stand as testament to their vision, their hard work and their commitment to seeing Cape Town and its CBD flourish.

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Section 1

CAPE TOWN INSIGHTS

One Thibault on the Foreshore

FROM THE CEO & CHAIRPERSON OF THE BOARD

Property investment in the Cape Town CBD surged by 41 % during 2025/26, driven by strong investor confidence in the city's economic powerhouse.

We are proud to announce that the value of current property developments, conservatively estimated, increased from R9.0 billion in 2024/25 to R12.8 billion in 2025/26.

It's a cliché, but we'll take it: dynamite comes in small packages. The 29 developments in the property pipeline – completed, under construction, planned or proposed – are spread over the CCID's 1.74 km² footprint in the heart of the CBD.

It's little wonder that our downtown is being called "Boom Town" by Executive Mayor of Cape Town Geordin Hill-Lewis and other supporters of its success, including Western Cape Premier Alan Winde. What was once a "fragile" Central City in 2000 "has become one of the most successful urban regeneration stories in the developing world" as CCID board member and CBD property owner Tamra Capstick-Dale notes on pp. 4-5 of this report.

The sight of yellow cranes hovering over our Central City remains very welcome, especially for commercial and residential property owners who invest heavily in the area and are committed to making it work.

Ground-breaking developments changing the CBD's skyline include a clutch of innovative and ambitious commerical and mixed-use billion-rand properties. Collectively, they are set to dramatically enhance the CBD.

More buildings translate into a bustling downtown that's filled with more people who are working, doing business, living, eating, visiting, staying and having a great time here. Notably, for the second consecutive year, residential builds – complemented by mixed-use developments with a strong residential component – dominated the development map.


Artscape forecourt

In the last five years (2021-2025), 22 predominantly residential builds have come on stream, valued at R5.1 billion and adding approximately 3 260 residential units to the CBD's apartment pool.

The commerical sector is also holding its own: in Q2 2026, Cape Town again has South Africa's lowest office vacancy rate of 6.2 %, according to the South African Property Owners Association (SAPOA).

The Cape Town Central City Improvement District is proud to be part of the CBD's ongoing success. As it evolves, its challenges become more complex. With our partners, particularly the City of Cape Town and our myriad stakeholders, we will address them with necessary foresight and courage. The CBD remains a magnet for business owners – even in uncertain economic times. And our economy continues to be defined by key sectors, from finance and investment to legal, medical, retail and Business Process Outsourcing (BPO).

We salute and thank them, as well as the business owners who continue to support the CCID.

ROB KANE
Chairperson: Cape Town CCID board + CEO: Boxwood Property Fund

TASSO EVANGELINOS
CEO: Cape Town CCID

Heerengracht and the Adderley Street Fountain

BOOM TOWN

The Cape Town CBD's revival is a global urban regeneration success story.

BY TAMRA CAPSTICK-DALE

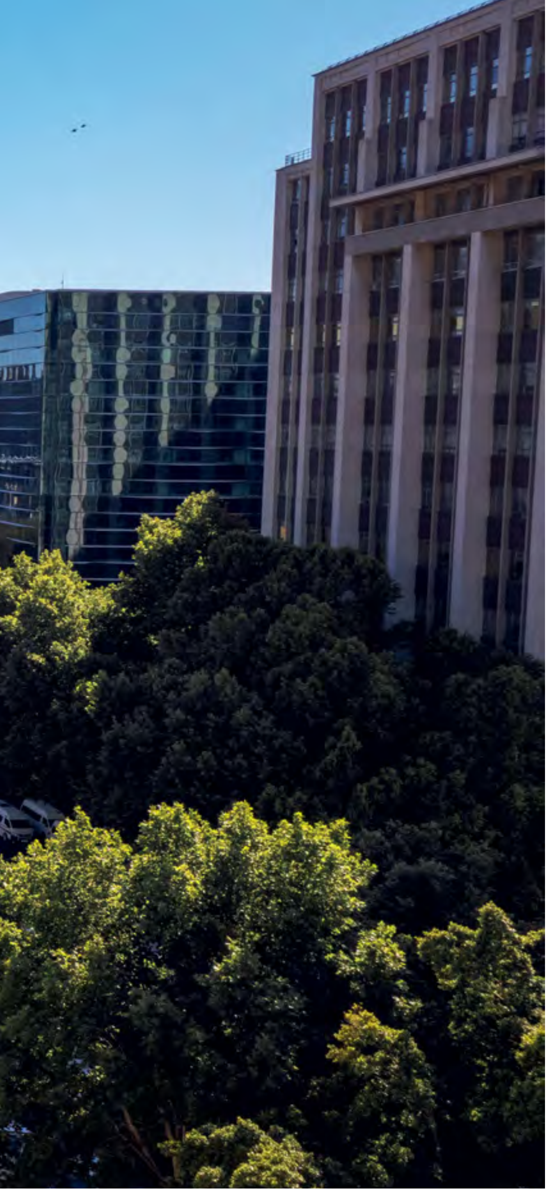
What makes a city alive? It is not only the familiar formula and somewhat trite observation of "live, work, play" – useful though that may be to planners and developers. Truly alive cities possess something less measurable and more enduring: memory, energy, character, contradiction, ambition. They have souls. They create a sense of belonging for people who may never own property there, work there, or even spend much time there, but who nevertheless feel pride in what the city represents.

That is what makes Cape Town so remarkable.

Cities across the world spend decades trying to rediscover what decline quietly erodes: confidence. Once businesses begin leaving a central city, the spiral can become familiar and self-reinforcing. Investment slows. Streets empty. Public trust weakens. Crime and grime follow. Eventually, people stop imagining a future there at all.

RECLAIMING THE CENTRAL CITY

Cape Town stood dangerously close to that precipice at the turn of the century. Yet unlike many cities that accepted decline as inevitable, property owners in this city intervened. Through the partnership between the City and the newly formed Cape Town Central City Improvement District (CCID), the central business district was reclaimed not through slogans, but through disciplined attention to fundamentals: cleaner streets, safer public spaces, better urban management, visible law enforcement, reliable infrastructure, and a relentless commitment to restoring confidence. And of course, seriously hard work, doggedness,



and determination. I was there at the start. I could never have imagined the level of success achieved, all due to the thinking of a handful of really visionary Capetonians.

The results are now unmistakable.

CAPITAL FOLLOWS CONFIDENCE

What was once a fragile CBD has become one of the most successful urban regeneration stories in the developing world. Investment since the formation of the CCID runs into tens of billions of rand. That investment did not arrive by accident. Capital follows confidence. Entrepreneurs, retailers, restaurateurs, developers and global firms invest where they believe cities are governed with competence and care.

And when a city begins to work again, the benefits ripple far beyond property values and balance sheets.

Construction flourishes. Retail expands. Tourism grows. Creative industries find an audience. Technology firms cluster. Call centres scale. Fintech businesses emerge. Bio-engineering and advanced manufacturing gain traction.
A successful city creates an ecosystem where industries feed one another's growth. In Cape Town, that ecosystem is now visible everywhere: from cranes on the skyline to the global demand for local talent.

The broader provincial economy reflects the same story. The Western Cape has consistently achieved clean audits and stronger governance outcomes than any other province, while repeatedly leading South Africa in job creation and economic resilience. Recent labour data showed that the province accounted for a disproportionate share of net new jobs created nationally over recent years, despite representing a much smaller share of the population and economy.

But statistics, important as they are, never fully explain why cities matter.

A POWERFUL SENSE OF PLACE

Samuel Johnson famously said, "When a man is tired of London, he is tired of life." Today, one could argue that Cape Town inspires a similar sentiment – not because it imitates London, New York or Tokyo, but precisely because it does not. Few cities in the world combine natural beauty, entrepreneurial energy, cultural creativity and democratic optimism in quite this way. Few possess such a powerful sense of place.

Yet the greatest test of a successful city is not whether it becomes attractive to investors, tourists or affluent residents. It is whether success broadens dignity and opportunity.

The future of Cape Town cannot belong only to those who can afford Table Mountain views or Atlantic seaboard property prices.

A city with a soul must work for all who depend on it – the commuter arriving before dawn, the entrepreneur opening a first business, the student imagining a future, the family seeking safety, the artist searching for inspiration, the worker building a better life one day at a time.

Not everyone will live in the CBD. Not everyone will work there. Not everyone will play there. But everyone should feel that the CBD belongs to them – that it reflects their aspirations, their pride and their possibility.

That is the deeper purpose of urban success.

SUSTAINING BELIEF

The task ahead is therefore larger than maintaining growth. It is about sustaining belief: belief that public institutions can still function effectively; belief that cities can still be clean, safe and ambitious; belief that economic growth and social inclusion are not opposing forces, but partners in the same project.

Cape Town's story over the past two decades proves that decline is not destiny. Cities can recover. Confidence can return. Investment can follow. Jobs can be created. Public spaces can become vibrant again.

But perhaps the city's greatest achievement is this: it has reminded people that urban life, at its best, is not merely efficient. It is inspirational.

Tamra Capstick-Dale is CEO of Corporate Image, a leading public affairs and reputation management agency in Cape Town. A CBD property owner and a passionate and loyal Capetonian, for many years she has played a key role in driving the economic revitalisation of the Central City as a long-standing board and Exco member of the Cape Town Central City Improvement District (CCID). She is also chairperson of the Cape Town Heritage Trust and president of the International French School of Cape Town.


35 Lower Long

City Park & Mama Shelter Hotel & Residences (artist's impression)

DESIGNING FOR AN EVOLVING CBD

BY GUY BRIGGS

Designing for the Cape Town CBD today is fundamentally different from how we designed as recently as a decade ago. This reflects a broader evolution in how we understand inner cities in an African context, where resilience, adaptability and active urban life matter as much as form and aesthetics.

A significant part of this change has been enabled by the groundwork laid by several organisations that have consistently invested in the CBD. The work of various City of Cape Town administrations, the Cape Town Central City Improvement District (CCID) which emerged from the Cape Town Partnership, the newly formed Mission for Inner City Cape Town, thinktanks like Young Urbanists and Our Future Cities, and initiatives like First Thursdays and Open Streets, among others, has shaped the conditions that allow the city to function and thrive. Their efforts have created a stable and attractive urban environment that supports both daily activity and long-term investment.

A POSITIVE TRAJECTORY

Cape Town stands apart as the only well-functioning CBD in South Africa. It remains a primary destination for business, residents and tourism, and continues to attract premium-grade commercial tenants. While other city centres have experienced capital flight and declining conditions, Cape Town has seen the opposite. Consistency of management and a clear commitment to public space, safety and urban activation have delivered a positive trajectory.

This is most visible at street level. The revitalisation of the streetscape has supported a strong day and night economy. The growth of a dynamic restaurant scene, combined with arts and culture initiatives such as First Thursdays, have brought sustained life into the CBD beyond office hours. Consider too the success of the Fan Walk during major sporting events, the colourful textures of the Cape Town Carnival, Cape Town Pride, and the musical buzz in Greenmarket Square during the Cape Town International Jazz Festival. This layered urban experience has strengthened Cape Town's global positioning as a destination for events, investment and lifestyle.

That positioning has a direct impact on investor confidence. Developers respond to certainty and momentum, and the CBD has demonstrated both. There is a sense of optimism which continues to unlock new projects and encourage reinvestment in existing assets.

Portside

STITCHING PRECINCTS TOGETHER

At dhk, we recognise that we have benefited hugely from this groundwork. It has allowed us to contribute meaningfully to the ongoing success of the CBD, and our own approach to design has evolved alongside the city. The Cape Town CBD hosts multiple dhk projects, including Harbour Edge, Icon, Portside, 35 Lower Long and The Rubik. Over the decades we have embraced a stronger emphasis on active ground floors that engage directly with the street, creating permeability and supporting pedestrian life. Buildings are also being shaped to contribute to the skyline, with crown elements that relate to the sky in a more deliberate way.

In urban design terms, one of the most important shifts has been the growing connection between the V&A Waterfront and the CBD. The Canal District and Battery Park are key examples of how this interface is being redefined. Together they connect a network of public and pedestrianised spaces that extend the inner-city experience and stitch previously separate precincts together. This is an important move towards a more integrated and walkable urban environment across the inner city as a whole

SAFEGUARDING HERITAGE

At the same time, there is a strong focus on safeguarding heritage. Adaptive reuse has become a critical tool in ensuring that historic structures remain relevant. Other dhk projects such as Mandela Rhodes Place, Taj Cape Town, Battery Park, Longkloof Precinct in Gardens, and the current reconstruction of City Park as a contemporary evolution of the former Christiaan Barnard Hospital, as well as other CBD developments that are accommodating existing structures, demonstrate how existing buildings can be reimagined to support contemporary uses while retaining their character.

This approach strengthens the identity of the CBD and reinforces a sense of continuity. It also offers a more sustainable development model, by preserving the embodied carbon of existing structures, which is essential as the development sector, and cities generally, grapple with the challenges of the climate crisis.

The CBD's evolution is ongoing. Framed by mountain and ocean, Cape Town has the advantage of an extraordinary natural setting. The challenge is to ensure that future development responds to this context while continuing to support a functional, inclusive and economically viable CBD. There is still significant work to be done. Areas such as the East City, the Grand Parade and its interface with Cape Town Station, the Government garages in lower Gardens and parts of the Foreshore all present opportunities for further development. In conceptualising plans for these places, the City, developers, architects and public and private sector stakeholders together can make clear statements about Cape Town's priorities, particularly in relation to inclusivity, accessibility and sustainability.

This requires continued collaboration and a shared commitment to maintaining and building a city that responds to change and adapts in ways that strengthen both its daily life and its long-term resilience.

Guy Briggs is a prominent thought leader in South African urbanism. He is Partner at dhk Architects, where he plays a key strategic leadership role, and where he has entrenched urban design as a pivotal discipline within the studio. Briggs is an alumnus of the London School of Economics with 30 years of global experience, specialising in the design of sustainable cities, urban regeneration and precinct-led design.

The Rubik

The Foreshore

SHAPING THE INNER CITY

Moving towards a mixed-use future

BY FRANÇOIS VIRULY

For much of the past century, inner cities across the world steadily emptied of residents and filled with offices. Downtown districts became places of work rather than places of residence. In Cape Town, the inner city evolved into a commercial core shaped by office towers, commuters and daytime economic activity. That model is beginning to change.

Worsening traffic congestion and changing work practices are reshaping the economics of urban land.

In South Africa, where many households spend a large share of their income on accommodation and transport, living closer to work opportunities is becoming increasingly attractive. The result is a gradual but important shift back towards residential living in the city.

RESIDENTIAL RULES

According to the *State of Cape Town Central City Report 2024 – A year in review*, some R9 billion of development activity shaped the CBD in 2024/25. In this edition, the figure is R12.758 billion, with residential and mixed-use developments dominating the development pipeline.

Much of this activity is private-sector driven, although public-sector interventions are also becoming increasingly important in encouraging higher-density residential development.

In determining the highest and best use of property in the CBD, competition among commercial, residential, hospitality and mixed-use developments is intensifying. This competition is being shaped not only by relatively strong residential values but also by comparatively low vacancy rates in the office sector, which are supporting office rentals and property values. The result is a more dynamic urban property market in which developers and investors are continuously reassessing the most viable use of buildings and land.

This shift matters because it changes the nature of the city itself.

THE 24-HOUR CITY

Traditional office districts operate according to business hours and needs. They become quieter at night and often empty over weekends. Residential populations fundamentally alter that rhythm. More residents mean more evening and weekend activity, and greater demand for restaurants, convenience retail, entertainment, and public space. The inner city begins to evolve into what planners describe as a "24-hour city".

This transformation creates new opportunities for local businesses. Grocery stores, pharmacies, cafés and restaurants gain access to a more stable customer base, and growing residential population plays an important role in activating the ground floors of buildings. Retail spaces, cafés and service businesses are more likely to remain viable where there is continuous pedestrian activity generated by permanent residents rather than by daytime office workers alone.

NEW CHALLENGES

But the emergence of a 24-hour city, with a strong residential component, also brings challenges.

As business, entertainment, tourism, and residential uses increasingly overlap, tensions begin to emerge. Noise complaints, traffic congestion, security concerns, and public behaviour become increasingly important once people begin living permanently in areas previously dominated by offices. A successful mixed-use inner city, therefore, depends not only on development activity but also on effective urban management.

The long-term success of the inner city will depend heavily on whether it develops the social infrastructure required to support permanent communities. If people are expected to live in the inner city over the long term, they require clinics, childcare facilities, schools, parks and public spaces.

A stronger residential sector also improves the resilience of the inner city itself. Office-dependent districts are vulnerable to changing corporate behaviour and economic shocks. Residential populations provide greater stability because residents continue to live, shop and use services regardless of fluctuations in office demand.

Transport infrastructure is equally important. Higher-density residential development only functions effectively where residents have access to reliable public transport, walkable streets and safe pedestrian infrastructure.

FUTURE CHARACTER

The type of housing being built will also shape the future character of the inner city.

Many recent developments have focused heavily on smaller one-bedroom apartments aimed at investors, tourists and the short-term rental market. Such units may perform well financially, particularly in a tourism-driven city like Cape Town, but they do not necessarily create stable long-term communities.

An overconcentration of short-term accommodation risks producing an inner city populated by transient occupants rather than permanent residents. A successful mixed-use inner city, therefore, requires a more diverse housing mix, including affordable rental housing, student accommodation and family-oriented units. In any attempt to create a genuinely mixed-income urban environment, emphasis needs to be placed on the delivery of affordable housing, including housing that serves young professionals entering the urban property market.

DELIVERING AFFORDABLE HOUSING

Affordable housing, however, remains difficult to deliver. Construction costs are high, land is expensive and financing affordable projects is often commercially challenging. Without public-sector intervention, the economics of affordable housing in the inner city frequently become unworkable.

The City of Cape Town's decision to release land suitable for affordable housing, such as the Civic Centre Parking Lot, creates new opportunities to deliver affordable and mixed-income housing in the inner city. Procurement processes must, however, ensure that tenders attract developers and investors with the financial and operational capacity to deliver complex inner-city housing projects.

The Cape Town Central City is therefore entering a new phase of urban development. The transition towards greater residential use offers an opportunity to create a more mixed-use and mixed-income urban environment that is economically resilient and active beyond traditional office hours. But success will depend on more than market forces alone. It will require a strong partnership between the private and public sectors capable of delivering affordable housing, social infrastructure, effective urban management and a built environment that supports long-term urban living. Ultimately, the central challenge will be creating genuine urban liveability – an inner city that is not only economically active, but also safe, accessible, inclusive and capable of supporting permanent communities over the long term.

Emeritus Professor François Viruly is a well-known property economist with over 30 years of industry experience. Formerly Associate Professor in the Department of Construction Economics and Management at the University of Cape Town, where he founded the Urban Real Estate Research Unit, he now serves as Chief Economist at Quoin Technologies. He is a Fellow of the Royal Institution of Chartered Surveyors (RICS).

Section 2

OPEN FOR BUSINESS

CAPE TOWN IN CONTEXT

The Mother City, at the foot of majestic Table Mountain, is the provincial capital of the Western Cape, renowned for its natural beauty and rich cultural heritage. Its Central Business District, the most economically resilient in South Africa, drives the economy of the broader Cape metro. The information on these pages offers a closer look at this well-run city of opportunity.

GROSS DOMESTIC PRODUCT (GDP)[1]

Latest available data (EPIC Q4 2025)
South Africa: R4.74 trillion
Western Cape: R679.5 billion
Cape Town: typically contributes 72 % of the provincial GDP annually

GROSS VALUE-ADDED SECTORS

Latest available data (EPIC Q4 2025)
In 2024, the city's highest gross value-added (GVA) sectors in its economy were:

Finance, real estate and business services: +34.4 %
Community and personal services: +17.1 %
Manufacturing: +15.8 %
Trade and hospitality: +15.4 %
Transport and communication: +10.4 %

ESTIMATED POPULATION (2025)[3]

South Africa: 63 015 904
Western Cape: 7 562 588
(11.9 % of the national population)
Cape Town: 4 976 527

AIR TRAVEL[4]

In 2025, a record-breaking 11.1 million two-way domestic and international passengers passed through Cape Town International Airport. This was a major milestone for air travel to the city.

Of these two-way passengers, 3.3 million passed through the airport's international terminal, a 7 % increase compared to 2024. The number of domestic two-way passengers also increased by 7 %, reaching 7.8 million.

During December 2025, 364 000 two-way international passengers were recorded, indicating a 10 % year-on-year growth rate compared to December 2024. Just over 754 000 two-way passengers passed through the domestic terminal during the same period, representing a 7 % year-on-year growth compared to December 2024.

The combined 1.12 million two-way domestic and international passengers who moved through the airport in December 2025 set a new festive season record.

CARGO TONNAGE[5]

The Port of Cape Town handled 16.4 % of all containers in South Africa in Q4 2025, with the Port of Durban remaining the largest container-handling port (65.7 % of all containers in the country). The total number of containers handled at South African ports increased by 6.7 % year on year, from 978 867 twenty-foot equivalent units (TEUs) in Q4 2024 to 1 044 927 TEUs in Q4 2025.

The Port of Durban recorded a year-on-year increase of 8.7 %, while the Port of Cape Town saw a small decrease of 0.8 %, from 172 603 TEUs in Q4 2024 to 171 208 TEUs in Q4 2025.

EMPLOYMENT[6]

In Q4 2025, employment in Cape Town rose by 68 787 quarter on quarter and by 113 176 year on year. This lifted total employment to 1.89 million, the highest level on record.

The rise in employment showed an improvement in labour market efficiency, with the labour absorption rate increasing to 57.6 %, from 55.7 % in Q3, and the labour force participation rate rising to 71.9 % from 71.1 % over the same period.

The trade, hotels and restaurants sector was the strongest performer over the year, adding 36 512 jobs, followed by manufacturing (up by 20 456), finance, real estate and business services (up by 18 510), and transport and communication (up by 16 198). Community, social and other personal services also gained (up by 10 383 jobs), as did construction (up by 8 557 jobs) and agriculture (up by 4 105 jobs).

The number of unemployed people looking for work in Cape Town declined on both a quarter-on-quarter and year-on-year basis (by 35 975 and 45 345 individuals respectively) to reach 468 668 by the end of Q4 2025.

The unemployment rate fell from 21.6 % in Q3 2025 to 19.8 % in Q4. This marked the first time (excluding a temporary distortion in Q2 2020) that the unemployment rate fell below 20 % since Q1 2009.

Cape Town continued to record the lowest unemployment rate out of all metropolitan areas for a third consecutive quarter.

GDP PER CAPITA (2024)[2]

Latest available data (EPIC Q4 2025)[2]
South Africa: R114 472
Western Cape: R139 337
Cape Town: R152 093

INFLATION RATE

Latest available data (EPIC Q4 2025)
South Africa: 3.6 %
Western Cape: 3.8 %

1 At constant 2015 prices, seasonally adjusted and annualised
2 At current prices
3 Economic Performance Indicators for Cape Town (EPIC) Q4 2025
4 Cape Town Air Access (Wesgro)
5 EPIC Q4 2025
6 EPIC Q4 2025

CAPE TOWN'S CROWNING GLORY

Cape Town continued to shine brightly on the global stage the past year, earning many high-profile awards and accolades.

Best City in the World in 2025 (*Time Out* annual survey)

Best City on Earth for the seventh time in 11 years (*Telegraph* Travel Awards 2025)

Africa's Leading City Destination for the fifth consecutive year in 2025 (World Travel Awards)

Editor's Choice Best City in the International Category, India's Best Awards 2025 (*Travel + Leisure Asia*)

Third place, The Friendliest Cities in the World in 2025 (*Condé Nast Traveller* Readers' Choice Awards)

Third place, The Best Cities of the World in 2025 (*Condé Nast Traveller* Readers' Choice Awards)

Second place, Best Value Destinations in 2025 (Holiday Money Report 2025)

Third-happiest city in the world in 2025 (*Time Out*'s 2025 Happiest Cities Index)

22nd place, The 50 Best Food Cities in the World (Big 7 Travel)

Cape Town Tourism won three **Silver** awards (International Tourism Film Festival Africa 2025)

The City of Cape Town municipality was named a winner in the inaugural **Western Cape Economy Innovation Awards** in 2025 (Cape Chamber of Commerce and Industry in collaboration with the Cape Higher Education Consortium)

Cape Town International Airport won **Best Airport in Africa**, **Best Airport Staff in Africa** and **Cleanest Airport in Africa** in 2025 and 2026 (Skytrax World Airport Awards)

The Port of Cape Town was named **Africa's Leading Cruise Port** in 2025 for the third consecutive year (World Travel Awards)

Hotel Verde Cape Town Airport was named **Africa's leading green hotel** in 2025 (World Travel Awards)

Mount Nelson, A Belmond Hotel, was **second in Africa in the Eastern & Southern category**, and **top city hotel in the region** (*Condé Nast Traveller* Readers' Choice Awards)

For the fourth time, Taj Cape Town won a **World Best Hotels** award in 2025 (*Condé Nast Traveller* Readers' Choice Award 2025)

The Twelve Apostles Hotel and Spa was voted one of the **best hotels in the Eastern and Southern Africa region** (*Condé Nast Traveller* UK regional rankings)

La Colombe, FYN and Salsify at the Roundhouse were included in the **top 100 best restaurants in the world** in 2025, 55th, 82nd and 88th, respectively (World's Best Restaurants 2025)


park inn

INVESTING IN THE MOTHER CITY

South Africa's best-performing metro for service delivery and governance, Cape Town is the country's second-largest urban economy and a leading investment destination.

LOCATION

From its world-famous coastline to its breathtaking beaches, iconic Table Mountain, which is part of the UNESCO Cape Floral Kingdom World Heritage Site, and unique Kirstenbosch National Botanical Garden, Cape Town is blessed with extraordinary natural beauty. The city is also famous for its scenic, world-class vineyards and exceptional wines. The Western Cape's tourism and agriculture sectors are well-established and lucrative, alongside a growing number of upcoming industrial sectors that are among the many drawcards of economic activity and investment to the province. Four top universities including the University of Cape Town and Stellenbosch University, two globally recognised business schools, and many top state and private schools attract and foster innovation and talent and help to cement Cape Town's status as Africa's digitech hub. Cape Town's finance, real estate and business services sector, which includes call centres, was a major employment driver in 2025.

ACCESSIBILITY

AIR ACCESS

- As of January 2026, around 230 international flights landed at Cape Town International Airport every week, linked to 32 destinations and involving 26 airlines and 37 routes. The airport has won multiple Skytrax World Airport Awards over the past decade, including Best Airport in Africa, Best Airport Staff in Africa and Cleanest Airport in Africa in 2025. Located 18 km from the CBD, Cape Town International Airport is well integrated with other city transport modes for convenient travel.
- The Airports Company South Africa, which owns and operates South Africa's nine principal airports including Cape Town International Airport, OR Tambo International Airport (Johannesburg) and King Shaka International Airport (Durban), is planning a R21.7 billion infrastructure investment programme across its network of airports. This includes a R6.39 billion new runway for Cape Town International, as well as a R2.39 billion domestic arrivals terminal and an extension to the domestic departures' terminal, to expand capacity and enhance operational excellence and sustainable economic growth.
- Cape Town Air Access reported a record-breaking 3.3 million two-way international air passengers to Cape Town in 2025; a 7 % increase compared to 2024. The number of domestic two-way passengers also increased by 7 %, reaching 7.8 million. This brought the total for the year to an unprecedented 11.1 million passengers.
- In December 2025 alone, 1.12 million two-way domestic and international passengers moved through the airport, setting yet another record.
- Air cargo volumes for the Western Cape showed an increase of 42 % in the first 10 months of 2025, reaching

just over 80 000 metric tonnes. The volume of just over 9 100 metric tonnes in October represented a 16 % year-on-year growth compared to the same period in 2024.

PORT ACCESS

- Cape Town's port, the second busiest in South Africa, is strategically positioned and serves cargoes (especially containers) moving between Europe or the Americas and the Middle East or Australia.
- There are plans to expand the container terminal to enable it to accommodate larger vessels and support an increase in annual throughput.

CRUISE ECONOMY

- Cape Town and the Western Cape recorded their most successful cruise season ever in 2025, according to data from Wesgro's Cruise Cape Town. There were 79 cruise ship arrivals between September 2024 and June 2025, an 18 % increase from 67 the previous season. Passenger numbers rose to 127 000, up 16 % from the previous year. Long-haul world cruises accounted for 42 port calls.
- The cruise industry contributed R1.79 billion to the Western Cape's GDP, up from R1.32 billion in 2024.

ROAD ACCESS

- Two major road networks, the N1 and the N2, link Cape Town and the Western Cape to other provinces in South Africa. The N7 serves as the main route for traffic arriving from the West Coast and Namibia.

A HUB OF OPPORTUNITY

- At R62 billion, Cape Town's financial services industry is the second largest in South Africa. All the major banks have offices in Cape Town, and the city is a hub for insurance and asset management.

  Home to Africa's leading international convention centre, the city is currently seeing a shift to a service-driven economy.
- Cape Town's credit rating reflects its standing as the country's best-run municipality, and it is the only metropolitan municipality to consistently receive clean audits from the Auditor-General of South Africa, including in 2025. In 2022, South Africa ranked first in the average digital maturity score in the Oliver Wyman Digital Banking Index when compared to eight countries, including Spain and the United Kingdom.
- Moody's upgraded Cape Town's credit rating to Ba2 in 2025, with the outlook regarded as stable. This rating is the highest of any city in South Africa. Moody's stated that the city combined robust financial performance and sturdy liquidity with a large and diversified economic base.

ECONOMY & INFRASTRUCTURE

- Cape Town's diversified economy spans everything from services to manufacturing and fishing. The city attracted an estimated R87 billion in direct foreign investment from 2015 to 2024, notably in business services and data centres that serve international markets.
- The Western Cape economy accounts for 14 % of South Africa's total GDP. The province's economy recorded non-annualised quarter-on-quarter growth of 0.4 % for Q4 2025, with GDP of R679.5 billion in constant 2015 prices.
- The city is the location of choice for many e-commerce companies, tech start-ups and cloud service providers.
- The municipality is in the process of investing R121 billion over 10 years (up to 2032) to upgrade and expand its water and sanitation network, electricity grid, public transport, roads, waterways and availability of affordable housing. In 2024/25 alone, the City spent R9.5 billion on infrastructure, breaking the record for capital expenditure for a South African municipality.
- Cape Town offers significant opportunities in renewable energy, water, circular economy, green hydrogen, electric mobility, sustainable agriculture and sustainable aviation. Many renewable energy companies are based in the city, and the construction of South Africa's first-ever municipal-owned solar plant, in Atlantis, is nearing completion.
- The Western Cape accounts for more than half of the South Africa's agriculture exports, with high-value crops including fruit and wine.
- Cape Town is a globally recognised destination for film- and commercial-making and home to an emerging animation and gaming industry.
- The city is a growing manufacturing hub for boats, from superyachts to rescue crafts. It is also the second-largest manufacturer of catamarans in the world.

LOW UNEMPLOYMENT RATE

In Q4 2025, Cape Town's unemployment rate decreased to 19.8 %, compared to 22.4 % in Q4 2024. It is the South African city with the highest employment and labour-absorption rates, and the lowest strict and broad unemployment rates.

AN ENABLING BUSINESS CULTURE

- Cape Town's capacity for partnerships between government, business and civil society provides an enabling business environment. Positioning itself as a city of the future, it has attracted investment into pharmaceutical factories, advanced manufacturing such as the aerospace industry, and major expansions of service industries.
- The third iteration of the City of Cape Town's Ease of Doing Business Index, which tracks progress in service delivery and business processes, has pointed to progress in reducing red tape and improving turnaround times across indicators such as wayleaves, land-use approvals and service connections.

SOURCES: Economic Performance Indicators for Cape Town (EPIC) Q4 2025; Invest in Cape Town: Market Intelligence Report 2025-2026; Cape Town Air Access; Wesgro; Airports Company South Africa; 10 banking trends to watch in South Africa in 2024, https://www.oliverwyman.com/

INVESTMENT PARTNERS

Collaborative partnerships across the private and public sectors ensure a stable economic environment filled with economic and investment opportunity in the Central City, the powerhouse of the greater Cape Town economy.

CAPE TOWN CENTRAL CITY IMPROVEMENT DISTRICT (CCID)

With a 26-year track record for keeping the CBD safe, clean and a magnet for investors, the CCID works tirelessly to maintain a workable Cape Town CBD. An "always on" private-public partnership, the CCID maintains a consistent presence in the Central City, ensuring it remains a welcoming, working and resilient inner city. A map delineating its geographical boundaries and the four precincts that fall within it can be found inside the front cover of this publication. The CCID, like the other 50-plus city improvement districts in the Cape metropole, is a non-profit company that exists in terms of the City of Cape Town's Municipal Property Rates Act, Section 22 [Special Rates Area (SRA)] and the SRA bylaw. It provides complementary top-up services within a specific geographical area, to support the primary agencies, namely the City of Cape Town and the South African Police Service (SAPS).

Overseen by a board of directors, the CCID has three operational departments – Safety & Security, Urban Management, and Social Development. Its Communications department collaborates across these three to promote the CCID's work, uphold its reputation and help to drive business and property investment into the Central City. A fifth department manages financial and HR-related administration. With a full-time staff of about 20 people, the CCID oversees a total workforce

(contracted through service providers) of around 600 people who carry out its mandate to manage the public spaces between the buildings of Cape Town's traditional downtown area.
Where: One Thibault, cnr Long St & Hans Strijdom Ave (Precinct 1), www.capetownccid.org

WESGRO

Cape Town and the Western Cape's official tourism, investment and trade promotion agency attracts and retains foreign direct investment, grows exports, and markets Cape Town and the province as a competitive business and leisure destination globally. The agency promotes economic activity to facilitate job creation by landing and keeping businesses in the Western Cape and helping local businesses to export beyond South Africa's borders. It looks to align the region to national priorities for economic growth, trade and investment promotion initiatives and facilitates the link between business and government decision-makers. It is often the first port of call for foreign buyers, local exporters and investors looking to take advantage of the region's potential.
Where: Media24, 40 Heerengracht (Precinct 1), www.wesgro.co.za

THE MISSION FOR INNER CITY CAPE TOWN

The Mission for Inner City Cape Town is an NPO and civic initiative which aims to promote and "reactivate" South Africa's most successful inner city through innovative and strategic placemaking, and cross-sector collaborations and partnerships. Working with the CCID, the City of Cape Town and other agencies, it aims to create an inner city that serves the needs of everyone who uses it. The organisation brings together local government, businesses, and the community to actively participate in reimagining and reviving public spaces and helping to shape the area's future so that it becomes a drawcard for investors, residents and visitors.
Where: 61 Shortmarket St (Precinct 2), www.missionforinnercity.org

WESTERN CAPE ECONOMIC DEVELOPMENT PARTNERSHIP (EDP)

The EDP is a non-profit company established in 2012 as a collaborative intermediary organisation to work with and between broad-based stakeholder sectors in the Western Cape economic delivery system. It aims to improve the performance of the Cape Town and Western Cape economic development system by creating and sustaining partnerships between stakeholders to create a resilient, inclusive and competitive region, and contribute to South Africa's economic success. Funded by national, provincial and municipal government, the EDP brings together the public and private sectors, academia and civil society, to home in on issues which are key drivers of economic growth. It focuses on providing partnering solutions to improve the performance of the local and regional economic system.
Where: Tannery Office Park, Belmont Road, Rondebosch, www.wcedp.co.za

CAPE TOWN TOURISM

The official tourism agency for Cape Town, funded by the City of Cape Town, Cape Town Tourism promotes travel to the Mother City by locals and international visitors. From maps and guides to itineraries and tours, the agency also provides information on safety issues as well as health and medical information. It has worked tirelessly for over 40 years to transform the tourism industry so that it is resilient, inclusive and sustainable. It has an extensive membership network of trusted partners in the hospitality industry.
Where: 33 Martin Hammerschlag Way, (Precinct 1), www.capetown.travel

INVEST CAPE TOWN

Invest Cape Town promotes investment and funding, attracts talent to the city and helps companies and entrepreneurs discover new opportunities in Cape Town. It works alongside Wesgro to facilitate investment and has a business enquiry service. Launched in 2016 by the City of Cape Town, it builds the city's brand as a world-class investment destination. The Investor Centre offices of the initiative were opened in 2017, at the same time as those of InvestSA Western Cape (see below), to function as a collaborative one-stop shop for investors into Cape Town and the province.
Where: Cape Town Civic Centre, Hertzog Boulevard (Precinct 1), www.investcapetown.com

INVESTSA WESTERN CAPE

InvestSA offices were opened in major South African centres by the national Department of Trade & Industry (DTI). The Western Cape InvestSA One Stop Shop (OSS) opened in 2017. It promotes investment into the province by streamlining regulatory procedures and providing investors and exporters with services to fast-track projects and reduce government red tape when establishing a business. The InvestSA Western Cape OSS coordinates special economic zones, provincial investment agencies, local authorities and relevant government departments involved in regulatory, registration, permits and licencing matters. Representatives from government entities all operate under one roof, managed by Wesgro. InvestSA is the primary shareholder in the One-Stop Shop, in partnership with DTI and the Department of Economic Development and Tourism (DEDAT).
Where: Media24, 40 Heerengracht (Precinct 1), www.investsa.gov.za

CAPE CHAMBER OF COMMERCE & INDUSTRY

Representing businesses of all sizes in virtually all sectors, the Cape Chamber of Commerce & Industry is mandated to serve, enable and lead business. This is achieved via a multitude of services and networking opportunities as well as robust advocacy on behalf of business. An institution in the Western Cape, it was established in 1804.
Where: 1 Century Falls Road, Century City, www.capechamber.co.za

THE CENTRAL CITY IN NUMBERS

Here is an overview of the Central City's economic drivers at the end of 2025.

BUSINESSES IN THE CBD

3 547 There are **3 547 retail and non-retail** entities doing business in the Central City operating across categories and sub-categories.

RETAIL & ENTERTAINMENT

There are **1 495** retail and entertainment entities in the Central City. They are broken down as follows.

12 Adult entertainment	41 Art galleries	14 Bags & leather goods	10 Bakeries	27 Barber shops	104 Bars & clubs	4 Booksellers & publishers	5 Bridal shops
4 Butcheries	24 Cannabis stores/lounges	69 Cell phone & mobile device repairs	11 Cellular services	19 Chain stores	94 Coffee shops & cafés	4 Cultural venues (incl. theatres)	30 Curios & markets
21 Discount/ wholesale stores	18 Electronics, photography & music	139 Fashion (incl. clothing & shoes)	47 Furniture, lighting & décor (incl. antiques)	18 Gyms	77 Hair salons	7 Hardware	58 Health & beauty (incl. spas)
57 Jewellery design & manufacturing	40 Laundry, dry cleaning, shoe repairs & tailors	14 Liquor stores & wine merchants	11 Motor car dealers	18 Motor parts & repair businesses	11 Opticians & eyewear	19 Pawn shops	5 Petrol stations
7 Pharmacies (independent)	5 Postage & couriers	26 Printing, copying & lamination	160 Restaurants	39 Speciality stores	11 Sporting equipment & clothing	2 Stationery & packaging	85 Superettes
	7 Supermarkets & grocers	86 Takeaways	12 Tattoo parlours	11 Vape & tobacco stores	12 Vintage & thrift stores		

TOTALS PER PRECINCT

P1	P2	P3	P4
190	717	219	369

NON-RETAIL ENTITIES

There are **2 052** non-retail entities in the Central City. They are broken down as follows.

95
Accommodation

39 Hotels
23 Aparthotels
15 Student accommodation
18 Backpackers (incl. guest houses & B&Bs)

56
Architecture

35
Artistic studios

21
Banking (branches)

24
Co-working spaces

30
Specialised services

95
Comms, media & advertising

11 Advertising
7 Communications
13 Film & TV production
8 Marketing & branding
9 Media
5 Printing & publishing
42 Creative agencies

33
Freight, customs, brokering & shipping

23
Employment & recruitment

290
Medical practices

22
Embassies & consulates

0 Embassies
22 Consulates

40
Engineering, surveying & construction

27 Engineers
5 Energy companies
4 EPC (Engineering, procurement & construction) companies
4 Quantity surveyors
0 Land surveyors

68
Travel

2 Airlines
56 Travel services
10 Car hire

190
Finance, investment & insurance

17 Accountants
7 Insurers
8 Investment companies
158 Financial services

28
General Corporates & HQs

122
ICT, BPO & telecoms

66 Information & communication technology
45 Call centres / BPO
11 Telecoms

59
Education & resources

58
Industrial councils, trade unions, foundations & NPOs

721
Legal services

0 Advocates
721 Law firms

42
Property & real estate

19 Estate agencies
9 Project management consultants
8 Property brokers
6 Property developers

COMMERCIAL AND RETAIL SPACE

1 058 085 m²
Total office space in the Cape Town CBD as at Q4 2025

10.0 %
Cape Town CBD office vacancy rate as at Q4 2025

1 704
Total number of retail units in the CBD in Q4 2025

209
Total number of vacant premises in the CBD in Q4 2025

VALUE OF CENTRAL CITY PROPERTY

R42.6 billion
The overall official nominal value of all property in the CBD in 2025, according to the City of Cape Town's 2022 property evaluation.

R12.758 billion
A conservative estimate of the total value of **all** property developments in the Central City (completed, under construction, in the planning phase or proposed) during 2025/26.

R1.907 billion
A conservative estimate of the value of property developments **completed** in the Central City during 2025/26.

R5.403 billion
The value of property, conservatively estimated, **under construction** in the Central City during 2025/26.

R5.448 billion
The value of property, conservatively estimated, currently being **planned** in the Central City during 2025/26.

TBC
The value of property, conservatively estimated, currently **proposed** and expected to be constructed within the next two years.

GOVERNMENT FACILITIES *

40	40	16	2	28	4
National government	Provincial government	Local government	Parastatals	Government agencies	Political parties

*Government facilities & religious services / facilities are not included in the count of entities doing business in the Central City

DOING BUSINESS IN THE CENTRAL CITY

The Central City remained a stable business environment in 2025, experiencing solid growth equivalent to that of 2024.

This growth was broad-based, with more than half of all tracked categories registering gains.

Retail, historically a key sector that creates momentum in the Central City economy, posted the most striking absolute gain, adding 172 businesses to reach 1 495 entities. This reinforced its position as the dominant commercial force in the Central City.

Medical practices, which are mostly located on the Foreshore (P1), recorded the second-largest sectoral increase at 38. The precinct is home to one of Cape Town's largest private hospitals, Netcare Christiaan Barnard Memorial Hospital, as well as the state-of-the-art Cure Day Hospitals. There are also several specialised clinics giving rise to a growing influx of medical tourists to the CBD

The finance, investment and insurance sector grew by 23 entities, while ICT, BPO (Business Process Outsourcing) and telecoms added 20, both reflecting the Central City's reputation as a tech hub. There are 45 call centres in the CBD. With the city emerging as a BPO hub over the last five years, the GVA (Gross Value Add) of the sector in 2024 was R61 billion, according to Invest in Cape Town 2025-2026.

Accommodation grew by 21 businesses, which can be attributed to student accommodation being included in this category. Another prominent CBD sector, the legal sector, continued its upward trend, increasing by 17 entities. This is in part due to the Western Cape High Court being situated in the Central City.

Clarke's Bar & Dining Room


Float Apparel

BUSINESS BREAKDOWN IN THE CENTRAL CITY

At the close of 2025, **3 547** businesses were operating in the Central City – an increase of 257 on the previous year and the most significant year-on-year growth recorded since the post-pandemic rebound. Where 2024 suggested a period of consolidation, 2025 marks a decisive return to expansion, with the Central City's business base now at its largest on record.

The table below shows business totals by category for 2024 and 2025, in descending order by 2025 figures, to reflect the current business weight of each sector.

SECTOR	2024	2025	Change
Retail	1 323	1 495	+172
Legal services	704	721	+17
Medical practices	252	290	+38
Finance, investment & insurance	167	190	+23
ICT, BPO & telecoms	102	122	+20
Accommodation*	74	95	+21
Comms, media & advertising	99	95	-4
Travel	68	68	0
Education & resources	62	59	-3
Industrial councils, trade unions, foundations & NPOs	71	58	-13
Architecture	52	56	+4
Property & real estate	40	42	+2
Engineering, surveying & construction	38	40	+2
Artistic studios	39	35	-4
Freight, customs, brokering & shipping	32	33	+1
General Corporates & HQs	28	28	0
Co-working spaces	22	24	+2
Embassies & consulates	18	22	+4
Employment & recruitment	25	23	-2
Banking (branches)	25	21	-4
Specialised services**	49	30	-19
TOTAL	**3 290**	**3 547**	**+257**

* The 2025 Accommodation figure includes student accommodation establishments, which were not separately tracked in this category in prior years.

** The decline in Specialised Services reflects in part the redistribution of businesses from this category into more specific classifications across the directory.


Southern Sun The Cullinan

3 547

A total of **3 547** businesses were operating in the Central City at the end of 2025

IN A LEAGUE OF ITS OWN

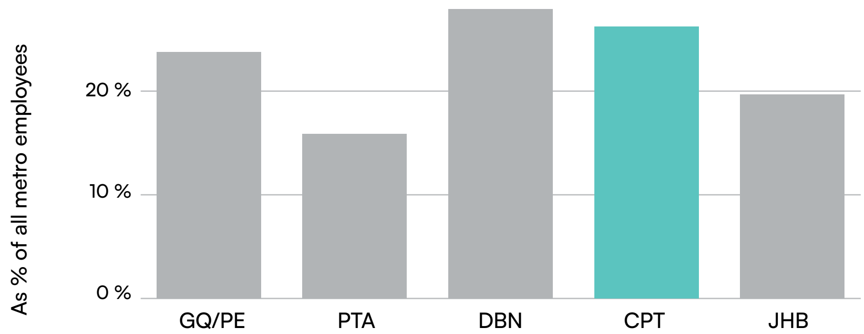
How does the Cape Town CBD compare to the urban engines of other South African cities? Fascinating data extracted from tax filings shows that the Central City's performance is "markedly stronger" than that of other metro municipalities.

Take the Cape Town Central City and compare it to the CBDs of South Africa's other most populous cities: Johannesburg, Pretoria (Tshwane), Durban (eThekwini) and Gqeberha (formerly Port Elizabeth, which is part of Nelson Mandela Bay Metropolitan Municipality). How does it rate?

Analysis by the City of Cape Town's economics branch, using data[1] on spatial economic activity from the Spatial Tax Panel, reveals that the Cape Town Central City has the second highest number of jobs (308 217) after the Johannesburg CBD, considering that Johannesburg has a larger population. It also places second, this time after eThekwini, with respect to the percentage of total employment in each CBD.

With the seat of Parliament in the Cape Town CBD, as well as the Western Cape Government and the City of Cape Town, public sector employment in the Cape Town CBD is significant in all government sectors (national, provincial and local). It accounts for a large percentage of total employment in the Cape Town CBD.

EMPLOYMENT SHARE OF SA'S CBDs

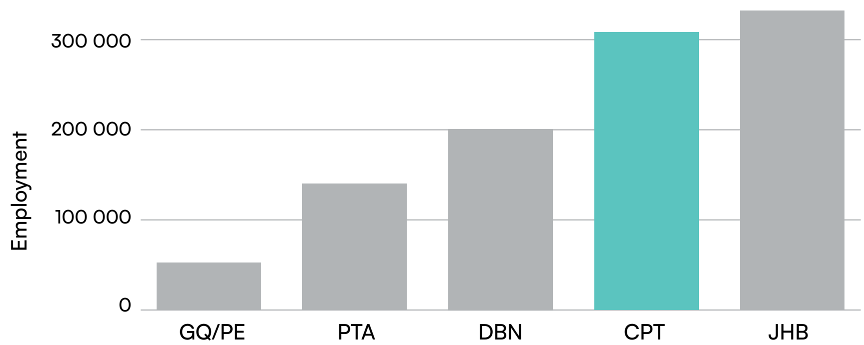


SOURCE: COCT ECONOMIC ANALYSIS BRANCH & SPATIAL TAX PANEL 2025

PRIVATE & PUBLIC SECTOR EMPLOYMENT

Private sector employment in the Cape Town Central City increased by over 23 % between 2014 and 2025, with employment recovering strongly after the pandemic. The Cape Town CBD's post-pandemic recovery was extraordinary, outshining that of any other CBD. No other CBD experienced a similar level of post-pandemic growth. In fact, in eThekwini and NMB, employment declined by more than 10 %, while Johannesburg and Tshwane remained the same.

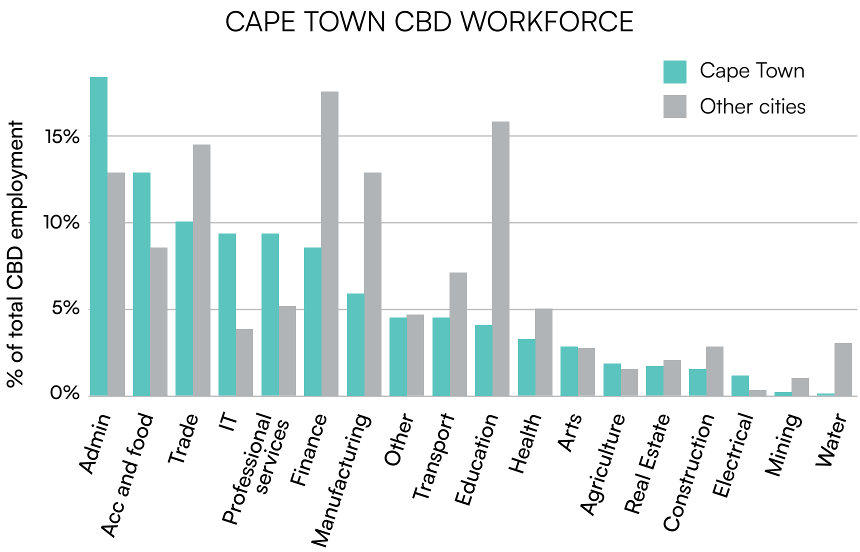
NUMBER OF JOBS IN CBDs



SOURCE: COCT ECONOMIC ANALYSIS BRANCH & SPATIAL TAX PANEL 2025

1 All figures are based on calculations by the City of Cape Town's Economic Analysis branch, using the Spatial Tax Panel 2014-2025 (V6) dataset, published by SEAD-SA. Figures pertaining to employment or jobs refer to FTE (fulltime equivalent) employees. The data comes from tax filings and does not include informal sector employment. It assigns employment according to postal codes across multiple hexagons and a broad selection was used to capture the dynamics of the CBDs. It is difficult, therefore, to be certain that all employment has been captured. However, the data is very valuable and illustrates a diverse and growing formal economy in the Cape Town CBD. Read the original data story at cct-open.cct-datascience.xyz

Platō Coffee



SOURCE: COCT ECONOMIC ANALYSIS BRANCH & SPATIAL TAX PANEL 2025

StayEasy Cape Town City Bowl

A IS FOR ADMIN

The administration sector dominates jobs in the Cape Town CBD, contributing the most to its employment growth. The number of jobs in this sector increased by eight percentage points, from 10 % of CBD employment in 2014 to 18 % in 2025. This was followed by accommodation & food thanks to its strong hospitality sector, and trade. Known for its tech startups, the CBD IT sector features strongly in the jobs line-up as does the professional sector, which incorporates the legal and medical professions. It does not provide huge amounts of work in the trade, finance, manufacturing and education sectors, where other CBDs dominate.

23 %

Private sector job growth in the Cape Town Central City since 2014

308 217

Number of jobs in the Cape Town Central City

Section 3

PROPERTY FILE

PROPERTY INVESTMENT MAP 2025/26

The total value of property investment in the Cape Town CBD in 2025/26, conservatively estimated, was **R12.7 billion**. This is a **41 %** or **R3.7 billion** *increase* on the **R9.0 billion** property investment value of 2024/25 and represents extraordinary confidence in the Central City. It includes completed developments, redevelopments and renovations, as well as those under construction, in the planning phase and proposed developments. They range from commercial to mixed-use (including two luxury hotels), aparthotels, residential, and industrial builds. For simplicity, the development category is determined by its primary use.

COMPLETED

R **Charlie & the Chairman** P1
ADDRESS 8 Hans Strijdom Ave
VALUE R350 000 000
DEVELOPER Quorum Holdings

C **NinetyOne** P1
ADDRESS 36 Hans Strijdom Ave
VALUE R600 000 000
DEVELOPER Growthpoint Properties

R **Zeeland Pier I & II** P1
ADDRESS 31 Heerengracht
VALUE R290 000 000
DEVELOPER Trilogy Group, Berk Enterprises & Wiehahn Property Management

C **93 Bree Workspace** P2
ADDRESS 93 Bree St
VALUE R32 000 000
DEVELOPER Neighbourgood

A **Charles Hope Cape Town** P2
ADDRESS 80 Loop St
VALUE R75 000 000
DEVELOPER Rawson Developers

R **Venice House** P2
ADDRESS 24 Burg St
VALUE R78 000 000
DEVELOPER Prospekt Property Development

R **10ONV** P3
ADDRESS Vredenburg Ln
VALUE R350 000 000
DEVELOPER Blok

R **The York** P3
ADDRESS 1 Buiten St
VALUE R132 000 000
DEVELOPER Rawson Developers

UNDER CONSTRUCTION

C **19 Louis Gradner** P1
ADDRESS 19 Louis Gradner St
VALUE TBC
DEVELOPER TBC

R **Vanderbilt** P1
ADDRESS 5 Martin Hammerschlag Way
VALUE R140 000 000
DEVELOPER Yieldex Holdings & Ryan Joffe Properties

R **Jetty Quarter** P1
ADDRESS 23 Lower Long St
VALUE R370 000 000
DEVELOPER Diversity Urban Property Group & Ingenuity Property Investments

M **One on Bree** P1
ADDRESS 4 Mechau St
VALUE R1 100 000 000
DEVELOPER Acsion Group

PROJECT TYPES

A	C	M	R	I
Aparthotel	Commercial	Mixed-use	Residential	Industrial

R12 758 BILLION

the total value of property investment in the Cape Town CBD in 2025/26

PLANNED

R **Founders Garden** P1
ADDRESS D.F. Malan St
VALUE R2 000 000 000
DEVELOPER Western Cape Government

C **The Matrix** P2
ADDRESS Cnr Bree & Strand Sts
VALUE R1 700 000 000
DEVELOPER Boxwood Property Fund

R **ELEVENONB** P3
ADDRESS 11 Buiten St
VALUE R650 000 000
DEVELOPER Blok

R **Leeuloop Precinct** P3
ADDRESS 11 Dorp St
VALUE R918 000 000
DEVELOPER Western Cape Government

M **Spire** P4
ADDRESS 46 Plein St
VALUE R180 000 000
DEVELOPER Signatura

PROPOSED

R **Civic Centre Parking Lot** P1
ADDRESS 12 Hertzog Blvd
VALUE TBC
DEVELOPER City of Cape Town

R **The Madison (formerly The Fynbos)** P3
ADDRESS 142 Bree St
VALUE TBC
DEVELOPER Tricolt Group

I **Inospace The Exchange** P1
ADDRESS 15 Lower Long St
VALUE R165 000 000
DEVELOPER Inospace

R **The Maranello** P1
ADDRESS 77 Jan Smuts Ave
VALUE R400 000 000
DEVELOPER Soar Developments

C **88 Loop St** P2
ADDRESS 88 Loop St
VALUE R25 000 000
DEVELOPER Neighbourgood

C **67 Buitengracht St** P2
ADDRESS 67 Buitengracht St
VALUE R25 000 000
DEVELOPER Neighbourgood

M **City Park** P2
ADDRESS 111 Bree St
VALUE R1 300 000 000
DEVELOPER Ingenuity Property Investments & Kasada Capital Management

R **The Charlotte** P2
ADDRESS 20 Burg St
VALUE R73 000 000
DEVELOPER Prospekt Property Development

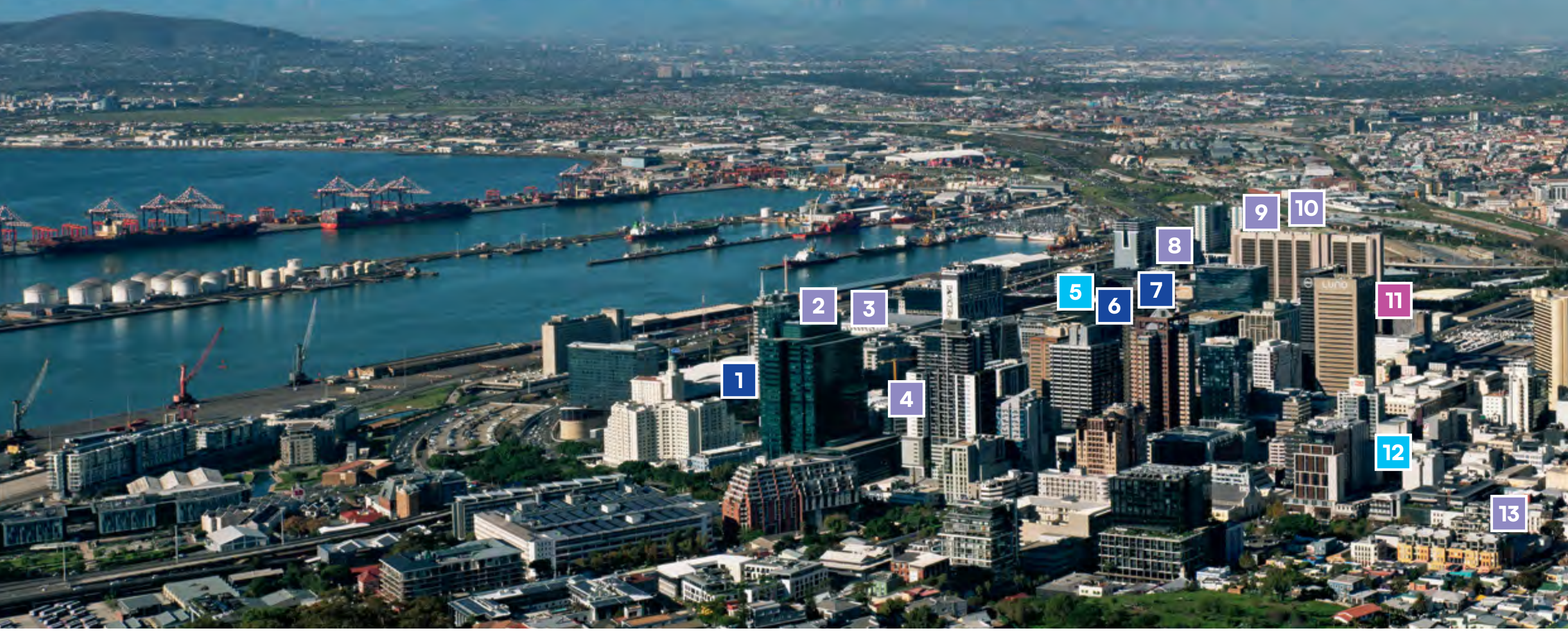
R **The Landing on Pepper** P3
ADDRESS 15 Pepper St
VALUE R350 000 000
DEVELOPER Rawson Developers

A **82H** P4
ADDRESS 82 Harrington St
VALUE R135 000 000
DEVELOPER Shiro Hills

M **Golden Acre** P4
ADDRESS 9 Adderley St
VALUE R1 200 000 000
DEVELOPER Putirex Pty Ltd

R **Lilly May** P4
ADDRESS 17 Buitenkant St
VALUE R120 000 000
DEVELOPER Chapter Developments

PROPERTY DEVELOPMENTS 2025/26



1 Ninety One
PRECINCT 1
TYPE Commercial
ADDRESS 36 Hans Strijdom Ave
VALUE R600 m
DEVELOPER Growthpoint Properties

2 Inospace The Exchange
PRECINCT 1
TYPE Industrial
ADDRESS 15 Lower Long St
VALUE R165 m
DEVELOPER Inospace

3 Jetty Quarter
PRECINCT 1
TYPE Residential
ADDRESS 23 Lower Long St
VALUE R370 m
DEVELOPER Diversity Urban Property Group & Ingenuity Property Investments

4 One on Bree
PRECINCT 1
TYPE Mixed-use
ADDRESS 4 Mechau St
VALUE R1.1 bn
DEVELOPER Acsion Group

5 Founders Garden
PRECINCT 1
TYPE Residential
ADDRESS D.F. Malan St
VALUE R2 bn
DEVELOPER Western Cape Government

6 Zeeland Pier I & II
PRECINCT 1
TYPE Residential
ADDRESS 31 Heerengracht
VALUE R290 m
DEVELOPER Trilogy Group, Berk Enterprises & Wiehahn Property Management

7 Charlie & the Chairman
PRECINCT 1
TYPE Residential
ADDRESS 8 Hans Strijdom Ave
VALUE R350 m
DEVELOPER Quorum Holdings

8 Vanderbilt
PRECINCT 1
TYPE Residential
ADDRESS 5 Martin Hammerschlag Way
VALUE R140 m
DEVELOPER Yieldex Holdings & Ryan Joffe Properties

9 19 Louis Gradner St
PRECINCT 1
TYPE Commercial
ADDRESS 19 Louis Gradner St
VALUE TBC
DEVELOPER TBC

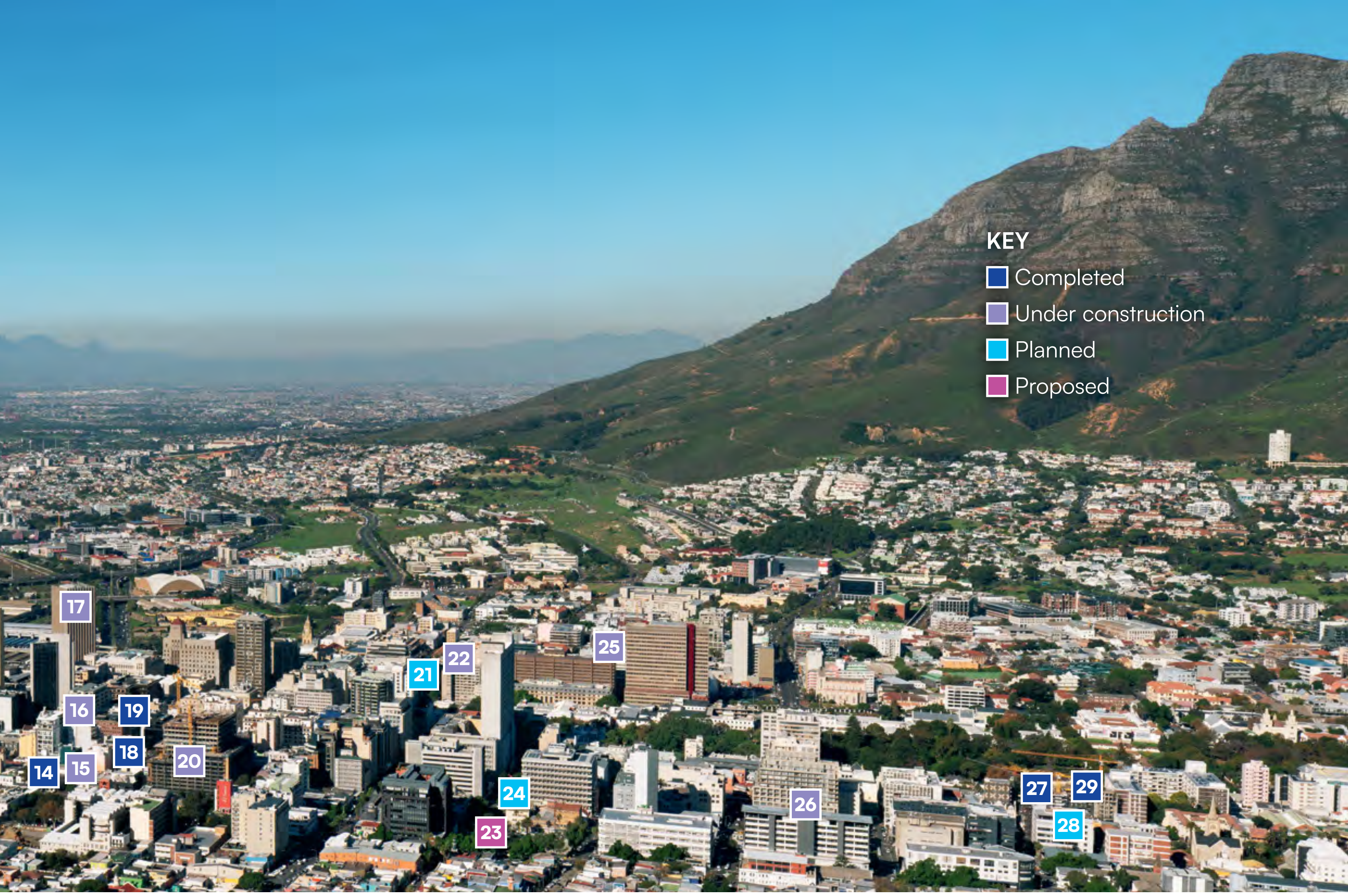
10 The Maranello
PRECINCT 1
TYPE Residential
ADDRESS 77 Jan Smuts Ave
VALUE R400 m
DEVELOPER Soar Developments

11 Civic Centre Parking Lot
PRECINCT 1
TYPE Residential
ADDRESS 12 Hertzog Blvd
VALUE TBC
DEVELOPER City of Cape Town

12 The Matrix
PRECINCT 2
TYPE Commercial
ADDRESS Cnr Bree & Strand Sts
VALUE R1.7 bn
DEVELOPER Boxwood Property Fund

13 67 Buitengracht St
PRECINCT 2
TYPE Commercial
ADDRESS 67 Buitengracht St
VALUE R25 m
DEVELOPER Neighbourgood

14 93 Bree Workspace
PRECINCT 2
TYPE Commercial
ADDRESS 93 Bree St
VALUE R32 m
DEVELOPER Neighbourgood



15 88 Loop St
PRECINCT 2
TYPE Commercial
ADDRESS 88 Loop St
VALUE R25 m
DEVELOPER Neighbourgood

16 The Charlotte
PRECINCT 2
TYPE Residential
ADDRESS 20 Burg St
VALUE R73 m
DEVELOPER Prospekt Property Development

17 The Golden Acre
PRECINCT 4
TYPE Mixed-use
ADDRESS 9 Adderley St
VALUE R1.2 bn
DEVELOPER Putirex Pty Ltd

18 Charles Hope Cape Town
PRECINCT 2
TYPE Aparthotel
ADDRESS 80 Loop St
VALUE R75 m
DEVELOPER Rawson Developers

19 Venice House
PRECINCT 2
TYPE Residential
ADDRESS 24 Burg St
VALUE R78 m
DEVELOPER Prospekt Property Development

20 City Park
PRECINCT 2
TYPE Mixed-use
ADDRESS 111 Bree St
VALUE R1.3 bn
DEVELOPER Ingenuity Property Investments & Kasada Capital Management

21 Spire
PRECINCT 4
TYPE Mixed-use
ADDRESS 46 Plein St
VALUE R180 m
DEVELOPER Signatura

22 Lilly May
PRECINCT 4
TYPE Residential
ADDRESS 17 Buitenkant St
VALUE R120 m
DEVELOPER Chapter Developments

23 The Madison (formerly The Fynbos)
PRECINCT 3
TYPE Residential
ADDRESS 142 Bree St
VALUE TBC
DEVELOPER Tricolt Group

24 Leeuloop Precinct
PRECINCT 3
TYPE Residential
ADDRESS 11 Dorp St
VALUE R918 m
DEVELOPER Western Cape Government

25 82H
PRECINCT 4
TYPE Aparthotel
ADDRESS 82 Harrington St
VALUE R135 m
DEVELOPER Shiro Hills

26 The Landing on Pepper
PRECINCT 3
TYPE Residential
ADDRESS 15 Pepper St
VALUE R350 m
DEVELOPER Rawson Developers

27 100NV
PRECINCT 3
TYPE Residential
ADDRESS Vredenburg Ln
VALUE R350 m
DEVELOPER Blok

28 ELEVENONB
PRECINCT 3
TYPE Residential
ADDRESS 11 Buiten St
VALUE R650 m
DEVELOPER Blok

29 The York
PRECINCT 3
TYPE Residential
ADDRESS 1 Buiten St
VALUE R132 m
DEVELOPER Rawson Developers

COMMERCIAL PROPERTY TRENDS

Consistent demand for office space in Cape Town defined the sector in 2025, with the metro leading in the national office vacancy stakes by having the country's lowest vacancy rate at 6.1 %. At the end of Q1 in 2026, this had dropped to 6.0 %. The Cape Town CBD performed strongly with an overall vacancy rate of 10.0 % at the end of 2025, the second lowest of CBDs in South Africa.

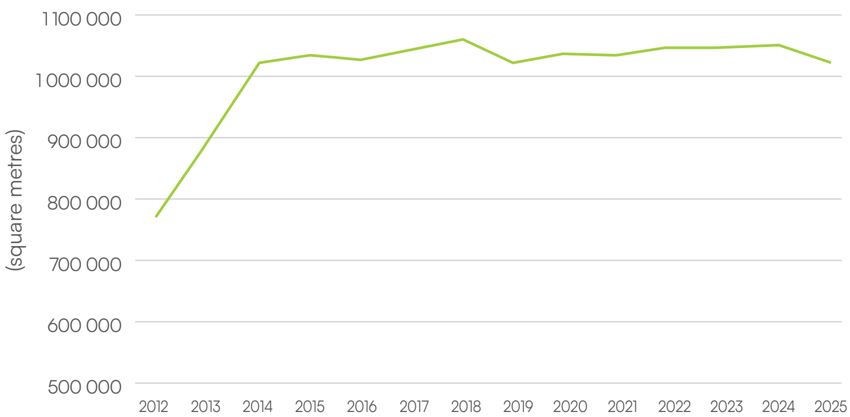
According to the SAPOA Office Vacancy Survey for Q4 2025, the CBD's vacancy rate of 10.0 %* is lower than the national office vacancy rate, which declined to 12.8 % – the lowest since late 2020. In 27 of the 54 national nodes surveyed, the vacancy rate improved while it deteriorated in 20 nodes. Cape Town metro continues to outperform the other metros. The city has maintained vacancy levels below those recorded before 2019 and continues to show improvement across all nodes. In comparison, Johannesburg metro's vacancy rate is set at 15.8 %, while Durban's recovery has lowered its vacancy rate to 12.1 %.

In 2025, the amount of total office space in the Cape Town Central City node – both occupied and vacant – was on a par with 2023 and 2024, ending the year at 1 058 085 m², according to the SAPOA Office Vacancy Survey. This is a slight increase on 2024 when the total office space was 1 053 255 m².

Of the 29 developments in the property pipeline in the Central City in 2025/26, only six (or 21 %) were solely commercial builds – double the amount in 2024/25. However, in at least three other builds (two mixed-use and one industrial) office space was included in the development.

Following the status quo of the previous three years, the ratio of office grades remained largely unchanged during 2025, with B-grade office space accounting for half of all office space in the Central City at 523 700 m², followed by A-grade space at 360 623 m². P-grade offices accounted for just 7 % and C-grade at 102 406 accounted for 10 % of all office space in the Central City.

CAPE TOWN CBD: TOTAL AVAILABLE OFFICE SPACE (m²)



SOURCE: SAPOA Office Vacancy Report Q4 2025

The amount of space available for leasing in the Central City increased from 99 166 m² in Q4 2024 to 105 615 in Q4, 2025. Quintin Rossi, CEO of Spear REIT, believes supply constraints in quality CBD office space are expected to persist, given the lack of new office stock being introduced into the market. "This bodes well for gross rental growth of existing Central City office properties, which could be as high as between 10-12 %, helping to offset the pain of rising operating costs and local authority charges."

Of the four grades, Premium and B-grade registered a reduction in vacancies, with A-grade vacancies increasing marginally. C-grade registered an 83.5 % increase from 9.7 % in 2024 to 17.8 % in 2025.

Rossi expects the ongoing conversion of B- and C-grade office buildings either for sectional title sales or long-stay rentals to continue. "The constraint in supply is driving rental growth in A- and P-grade offices to levels where new developments are becoming more feasible, and development risk is reduced given that achievable rental rates would yield sufficient initial returns," he says. "At the same time, rental growth in AAA- to A-grade offices is beginning to justify major refurbishments as the gap between achievable market rentals and new build rental demands is substantial enough for major refurbishments to compete for high quality occupiers at more compelling gross rental rates."

* In Q2 2026, the vacancy rate rose to 11.9 %; Johannesburg CBD recorded a vacancy rate of 23.4 %

The Matrix (artist's impression)

RENTALS ON THE RISE

Central City asking rentals continued to improve across most office grades in 2025, with Premium, A- and B-grades registering increases.

The largest increase was registered by A-grade office space, with a 12 % increase from year-earlier levels to R209/m², while B-grade office rentals rose by 7 % to R147/m². P-grade office rentals rose by 6 % to R262/m². C-grade rentals dipped by 4 % to R103/m² (see table below).

id.work

SUMMARY OF RENTAL OFFICE SPACE IN THE CENTRAL CITY (Q4 2025)

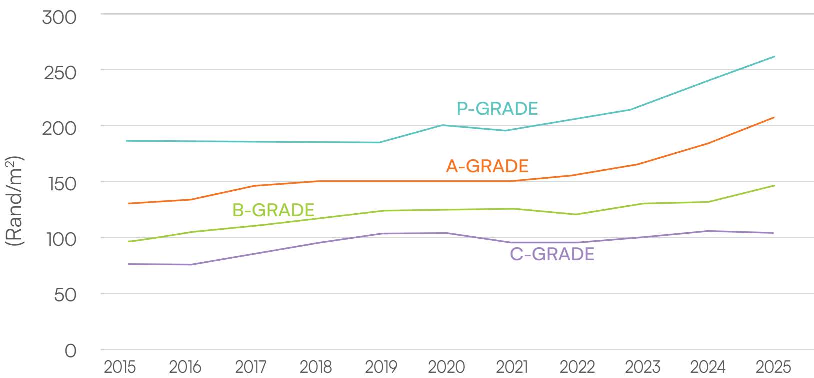
Grade	Total rentable areas (m²)		Available to lease (m²)		Vacancy rate (%)		Ave gross asking rental (R/m²)	
	2024	2025	2024	2025	2024	2025	2024	2025
Premium	71 356	71 356	2 998	2 076	4.2	2.9	247	262
A-grade	360 623	360 623	7 328	7 997	2.0	2.2	186	209
B-grade	523 700	523 700	79 348	77 275	15.2	14.8	137	147
C-grade	97 576	102 406	9 492	18 267	9.7	17.8	107	103
TOTAL	**1 053 255**	**1 058 085**	**99 166**	**105 615**	**9.4**	**10.0**	**139**	**151**

SOURCE: SAPOA Office Vacancy Report (Q4 2025)

In recent years, the Cape Town CBD offered the city's most competitively priced Premium grade office space. In fact, in 2024 the CBD was the only business node in Cape Town with any P-grade space available to rent – albeit just 2 000 m². In 2025, the Central City had 2 076 m² to offer. However, prime-grade office space also came on stream at Century City (1 000 m²) and Central (Pinelands) (1 400 m²). The asking rentals in Century City are marginally higher than those in the CBD. Regarding A-grade office space, the CBD was the third most attractively priced – after Central (Pinelands) and Bellville (which had the same asking rental of R190/m²) and Century City. At current levels, the CBD's A-grade space is very competitively priced relative to office nodes in the Southern Suburbs and the V&A Waterfront.

Please note: There is no data for P-grade asking rentals in other Cape Town office nodes because there is no space available for rent (Belville, the V&A Waterfront, Claremont and Rondebosch/Newlands) or because there are no P-grade buildings in those nodes. While P-grade space has become available in Central (Pinelands), the asking rental is not listed by SAPOA.

CAPE TOWN CBD: COMPARATIVE OFFICE SPACE BY RENTAL RATES (m²)



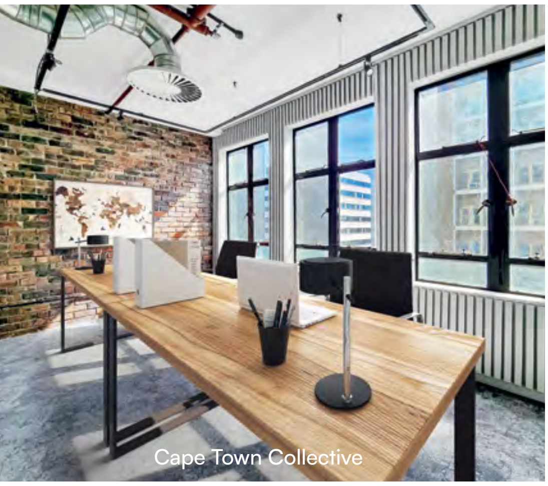
SOURCE: SAPOA Office Vacancy Report (Q4 2025)

OFFICE NODE	Median gross asking rentals (R/m²)	
(Q4 2024)	P-grade	A-grade
Cape Town Central City	262	209
Bellville	-	190
Century City	268	193
Central (Pinelands)	-	190
Waterfront	-	330
Claremont	-	238
Rondebosch/Newlands	-	235

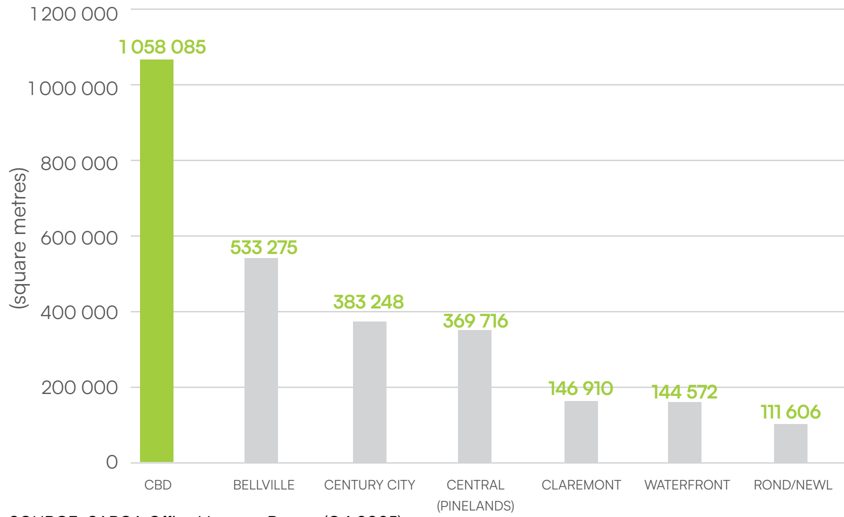
SOURCE: SAPOA Office Vacancy Report (Q4 2025)

The Central City continues to account for the largest share (39 %) of the total office space in the city of Cape Town (2 747 412 m²), as measured by the SA Property Owners' Association (SAPOA). The CBD has the second largest percentage of P-grade office space – at 22.4 % of the total compared to 30.1 % in Century City. The Waterfront is the third largest office node in terms of P-grade space, with 20.7 % of total P-grade office space.

The CBD accounts for almost a quarter (24.3 %) of all A-grade office space in the city of Cape Town, marginally below the 25.1 % of A-grade space located in the Bellville office node. Central (Pinelands) accounts for the third largest percentage of A-grade space at 18.4 % of the city's total.


Cape Town Collective

CAPE METRO OFFICE STOCK (m²) Q4 2025



SOURCE: SAPOA Office Vacancy Report (Q4 2025)

	P-GRADE		A-GRADE	
	m²	% CoCT total	m²	% CoCT total
CBD	71 356	22.4	360 623	24.3
Bellville	10 600	3.3	371 891	25.1
Century City	95 928	30.1	240 729	16.2
Central (Pinelands)	60 000	18.8	272 975	18.4
Claremont	14 327	4.5	71 587	4.8
Waterfront	66 000	20.7	72 675	4.9
Rondebosch/ Newlands	-	-	90 254	6.0
TOTAL	**318 211**		**1 480 734**	

SOURCE: SAPOA Office Vacancy Report (Q4 2025)

Note: Rondebosch/Newlands do not have any P-grade buildings

NEW OFFICE SPACE IN THE PIPELINE

Commercial and mixed-use buildings, valued collectively at R6 162 billion and in various stages of development, are set to set to increase the CBD's office space offering.

COMMERCIAL Six commercial buildings are in the development pipeline with an investment value of R2.38 bn. Two were completed last year: the renovation of **Ninety One** (R600 m, Growthpoint Properties) and a heritage renovation in Bree St, namely **93 Bree Workspace** (R32 m, Neighbourgood). Three other commercial developments are under construction. They include two more heritage renovations by Neighbourgood, **88 Loop St** and **67 Buitengracht St** (both R25 m).

The most exciting commercial build is the planned R1.7 bn development **The Matrix** by Boxwood Property Fund. With completion scheduled for 2029, it will dominate the heart of the CBD, adding over 27 000 m² of P-grade office space as well as 570 parking bays and a retail component.

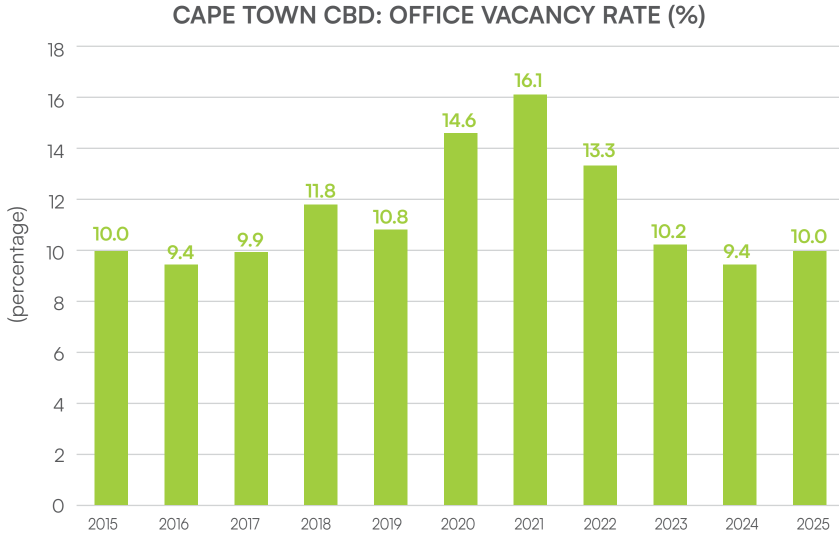
MIXED-USE Two of the four mixed-use builds in the property pipeline, worth R1 480 billion, will also add office and other commercial space. Striking **City Park** (R1.3 bn, Ingenuity Property Investments & Kasada Capital Management) is set to add value to the CBD's day- and night-time economy. Due to come on stream in Q3 of 2026, it will add 10 500 m² of P-grade offices to Precinct 2.

OFFICE VACANCY RATES

Throughout 2025, the city of Cape Town's office vacancy rate continued to improve from 6.4 % to 6.1 %, ensuring it once again outperformed South Africa's other major metros. The CBD's vacancy rate was 10.0 %, increasing to 11.4 % in Q1 of 2026 and 11.9 % in Q2 of 2026.

South Africa's office vacancy rate declined to 12.8 % in Q4 2025 and 12.6 % in Q1 2026 – the lowest since late 2020, according to the SAPOA Office Vacancy Survey. This reflects "steady gains across several major nodes despite structural pressure in weaker markets."

At 6.1 %, the city of Cape Town once again had the lowest overall vacancy rate among the metropolitan municipalities. At the end of 2023, the city's vacancy rate stood at 7.5 % and in 2024, it was 6.5 %. Of the seven office nodes in the city, the Central City had the *highest* vacancy rate of 10.0 %, compared to 9.4 % in Q4 2024. The V&A Waterfront once again



SOURCE: SAPOA Office Vacancy Report (Q4 2025)

recorded the lowest vacancy rate of the city's office nodes at 0.9 %.

The SAPOA Q4 2025 survey included 2 716 completed office properties and active developments across 54 business nodes, collectively covering 19.2 million m² of gross lettable area, including developments under construction.

With the amount of office space coming to market in decline since the pandemic, and the demand for office space rising as employees continue to return to work, the national office market has seen a steadily improving occupancy rate since its mid-2022 peak. Property owners have been increasing asking rentals. During Q4 2025 the growth in owners' asking rentals "increased to 5.7 % year-over-year."

Cape Town's 6.0 % vacancy rate was an improvement on the city's Q4 2024 vacancy rate of 6.5 %. All office nodes in Cape Town are now below the levels they were at in mid-2022, when the sector's overall vacancy rate peaked.

Johannesburg metro has shown improvement but remains the highest office vacancy rate nationally at 15.8 % at Q4 2025 – an improvement on the rate of 16.7 % recorded during Q4 2024. This is lower than 19.5 % recorded during Q2 2022 but significantly higher than the pre-pandemic vacancy rate of 12.5 % at the end of 2019.

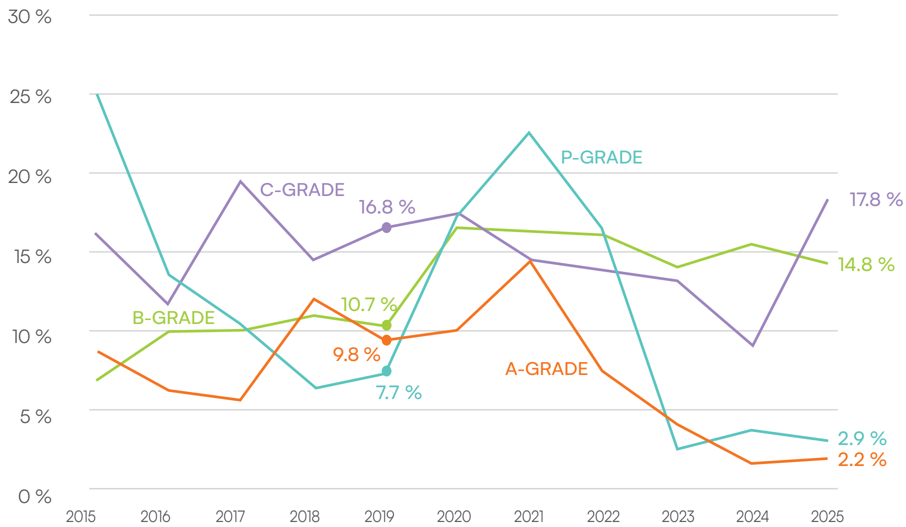
Prior to the pandemic, in the city of Cape Town, the Central City had the highest vacancy rate at 10.8 % in Q4 2019. While it dropped to 9.4 % in Q4 2024, in Q4 2025 the vacancy rate was back to double digits at 10.0 %. This is still below pre-pandemic levels recorded in Q4 2019. Claremont was the only Cape Town office node to record a double-digit vacancy rate in 2024. However, in Q4 2025 it achieved a vacancy rate of 7.4 %, which is below pre-pandemic levels. The Waterfront, which had a 0 % vacancy rate at the end of 2024, saw a slight uptake to 0.9 %.

According to SAPOA, during Q4 of 2025, prime and A-grade offices were the most resilient in South Africa with vacancies at 6.0 % and 10.5 % respectively, "supported by ongoing tenant consolidation and upgrades." In Q1 2026, over 50 % of vacant space is concentrated in buildings that are at least half empty, particularly in the B-grade segment where structural and financial constraints limit repositioning. The vacancy rate in the Central City declined to 11.9 % in Q2 2026.

Office Vacancy Rate %	Q4 2019	Q4 2023	Q4 2024	Q4 2025
Central City/CBD	10.8 %	10.2 %	9.4 %	10.0 %
Bellville	4.7 %	4.1 %	3.4 %	4.4 %
Century City	8.3 %	6.7 %	5.3 %	2.7 %
Central (Pinelands)	1.9 %	5.8 %	5.4 %	3.5 %
Waterfront	4.9 %	0.2 %	0.0 %	0.9 %
Claremont	8.2 %	12.5 %	10.5 %	7.4 %
Rondebosch/Newlands	1.9 %	8.8 %	4.2 %	3.6 %

SOURCE: SAPOA Office Vacancy Report (Q4 2025)

CAPE TOWN CBD: COMPARATIVE OFFICE VACANCY RATES



SOURCE: SAPOA Office Vacancy Report (Q4 2025)

VACANCY RATES

	CAPE TOWN CBD	CITY OF CAPE TOWN	SOUTH AFRICA
Q1 2025	9.9 %	6.4 %	13.6 %
Q2 2025	9.5 %	6.3 %	13.3 %
Q3 2025	9.9 %	6.4 %	13.1 %
Q4 2025	10.0 %	6.1 %	12.5 %
Q1 2026	11.4 %	6.0 %	12.6 %
Q2 2026	11.9 %	6.2 %	12.1 %

SOURCES: SAPOA Office Vacancy Report (Q4 2025), (Q1 2026) & (Q2 2026)

City Park & Mama Shelter Hotel & Residences (artist's impression)

RESIDENTIAL PROPERTY TRENDS

A surge in investor confidence in the Cape Town CBD has ensured that residential buildings and mixed-use developments with apartments continue to dominate the property pipeline.

Innovative development projects are set to redefine the Cape Town CBD skyline and ignite the Central City's housing market. Most of them are residential or mixed-use builds with a residential component. They come in all shapes and sizes, from small heritage renovations to bold and ambitious developments that will dramatically alter the CBD's character and composition.

The CBD's property investment pipeline in 2025/26 comprises 29 buildings (see pp. 26-27) with an investment value of R12.758 billion. Of these, 16 (or 55 %) are residential builds valued at R6.221 billion. Five were completed in 2025/26, while six were under construction, three were planned and two were proposed.

There are four striking mixed-use developments (which also contain apartments) worth R3.780 billion in the pipeline. One of the most newsworthy is the R1.2 billion project to convert the landmark CBD Golden Acre office tower and shopping centre in Adderley St (P4) into a mixed-use development. The 24-storey building is being reimagined into a residential apartment block which will have 450 units. It will be managed by Neighbourgood and become part of its aparthotel stable which prides itself on creating connected communities and giving residents a sense of belonging.

Neighbourgood is also set to manage the iconic yet tired Fountains Hotel on Adderley Street which is in line for a R220-million upgrade. The company undertook three developments, focusing on renovating small heritage buildings. These include 93 Bree St (R32 million), 88 Loop St (R25 million) and 67 Buitengracht St (R32 million).

The other jewel in the mixed-use crown is City Park, the definitive and glamorous R1.3 billion redevelopment of the former Christiaan Barnard Hospital in Bree St. It will have offices and parking space for 1 000 vehicles … and the first Mama Shelter Hotel in Africa. The eccentric, vibrant international brand will introduce 62 branded residences and a 127-key boutique hotel to Cape Town in a building that has been dramatically reimagined by dhk Architects.

Bringing up the rear at the bottom of Bree Street is One on Bree, with an estimated value of R1.1 billion. Another stunning skyscraper, it will include a 500+-room luxury hotel and over 279 residences.


Cape Town Civic Centre Parking Lot

AFFORDABLE HOUSING PROJECTS SET TO CHANGE THE CENTRAL CITY

Three public sector projects with social housing units are set to make living in town accessible to a broad range of people.

LEEULOOP PRECINCT

This two-tower high-rise in Precinct 3 on land owned by the Western Cape Government will add 840 residential units to the CBD apartment pool – 350 (or 35 %) of which will be allocated to affordable housing. They will be state-subsidised. The project will be financed through the sale of land to a private developer. The development, which will be 18-20 storeys high, will also have retail and office space.

Investment: R918 million

Status: Planning phase; the developer has been appointed but not announced to the public.

Charlie & the Chairman (artist's impression)

FOUNDERS GARDEN

Envisioned as a development with over 2 630 residential units, this will be the largest inner-city public sector housing development to date. Situated next to the Artscape on the Foreshore (P1), it will consist of 1 476 social housing residential units and approximately 1 162 open market units. It is also set to house an Early Childhood Development Centre among other public service facilities and amenities. The development is close to major transport nodes, including Cape Town Station and the Civic Centre MyCiti bus stop.

Investment: +R2 billion

Status: Planning phase

MUNICIPAL PARKING LOT PROPOSAL

The City of Cape Town has greenlit plans for the development of City-owned land into an affordable housing development. Located on the Foreshore, the site is currently an open-air staff parking lot situated next to the Civic Centre. The City is recommending that the asset be released to make way for a primarily residential build with affordable units as well as commercial, retail and public space upgrades. Like Founders Garden, it is close to major public transport infrastructure.

Investment: Estimated sale income of R230 million plus R50 million annual rates and services revenue; R1.5 billion private sector investment estimated for the CBD.

Status: Proposed; the development is subject to Council approval; a formal public participation process has begun with public comment invited.

41 The average age of someone who bought an apartment in the Central City in 2025

RESIDENTIAL PROFILE

Top three reasons residents choose to live in the Central City:

- Being close to their workplace
- The cosmopolitan lifestyle and urban vibe
- Proximity to restaurants, coffee shops, cultural and entertainment venues

NEW RESIDENTIAL BUILDINGS IN THE CENTRAL CITY IN THE LAST FIVE YEARS

A total of 22 residential buildings (including mixed-use buildings with apartments and aparthotels), valued at R5.118 billion added 3 260 units to the Central City apartment pool.

*Includes all buildings that contain residential units, including mixed-use developments and aparthotels.

NEW RESIDENTIAL* BUILDINGS (LAST FIVE YEARS 2021-2025)

2021					
Precinct	**Type**	**Building**	**Address**	**Units**	**Investment**
1	R	16 on Bree	16 Bree St	381	R860 m
1	A	The Rockefeller at Harbour Place	12 Christiaan Barnard St	395	R500 m
1	R	Foreshore Place	2 Riebeek St	170	R373 m
3	R	Uxolo	4 Vredenburg Ln	35	R35 m
4	A	Neighbourgood East City	60 Corporation St	107	R80 m
4	R	HOMii Valencia	53 Commercial St	121	TBC
4	R	The Harri	75 Harrington St	50	R70 m
TOTAL		7 BUILDINGS		**1 259**	**R1 918 bn**
2022					
2	A	The Reserve Cape Town	130 Adderley St	34	R75 m
TOTAL		1 BUILDING		**34**	**R75 m**
2023					
1	M	One Thibault	1 Thibault Sq	428	R500 m
1	R	Vida d'Chette	21 Martin Hammerschlag Way	207	R60 m
2	A	Habitat	132 Adderley	151	R140 m
2	M	The Barracks	50 Bree St	66	R150 m
2	R	The Carrington	112 Loop St	49	R70 m
2	R	The Tokyo	87 Loop St	149	R150 m
4	A	Neighbourgood 84 Harrington	84 Harrington St	50	R180 m
TOTAL		7 BUILDINGS		**1 100**	**R1 250 bn**
2024					
2	M	The Rubik	15 Loop St	87	R600 m
TOTAL		1 BUILDING		**87**	**R600 m**
2025/26					
1	R	Charlie & the Chairman	8 Hans Strijdom Ave	328	R350 m
1	R	Zeeland Pier I & II	31 Heerengracht	145	R290 m
2	A	Charles Hope Cape Town	80 Loop St	41	R75 m
2	R	Venice House	24 Burg St	36	R78 m
3	R	10ONV	Vredenburg Ln	150	R350 m
3	R	The York	1 Buiten St	80	R132 m
TOTAL		6 BUILDINGS		**780**	**R1 275 bn**
GRAND TOTAL		**22 BUILDINGS**		**3 260**	**R5 118 bn**

RESIDENTIAL VALUES & RENTALS

In 2025, the residential property market in the Western Cape experienced a boom thanks to a surge in foreign buyers and local investors taking advantage of favourable interest rates. The median price of sectional title units sold in the Central City increased by 5.4 % compared to 2024.

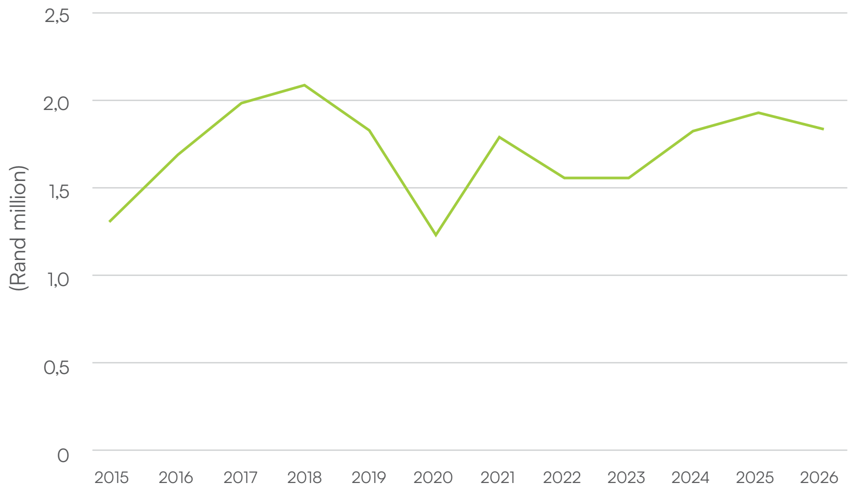
The median price of sectional title properties sold in the Central City rose from R1.85 million in 2024 to R1.95 million in 2025 – an increase of 5.4 %. Figures recorded by Lightstone reveal that by end-January 2026, the median selling price eased to R1.86 million.

Since the pandemic in 2020, the median price of sectional title properties in the Central City has increased from R1.27 million to R1.95 million – an increase of 53.5 %. Housing market activity surged in 2025 with international buyers taking advantage of favourable foreign exchange and local investors benefiting from easing interest rates. The number of residential units sold in the CBD in 2025 was 675.

R1.95 million

The median price of sectional title properties sold in the Central City in 2025. This eased to R1.86 million end-January 2026

CAPE TOWN CCID FOOTPRINT: SECTIONAL TITLE PRICES (RM, MEDIAN)



SOURCE: Lightstone

The Maranello (artist's impression)

ELEVENONB (artist's impression)

Venice House

Icon

The York

The Landing on Pepper (artist's impression)

53.5 %

The percentage increase in the median price of sectional title properties in the Central City since the pandemic in 2020

NUMBER OF UNITS SOLD AND MEDIAN SALES PRICE

Year	Units sold	Median sales price (Rm)	Year-on-year % increase
2015	352	1.35	-
2016	492	1.70	+25.9 %
2017	342	2.00	+17.0 %
2018	381	2.10	+0.5 %
2019	201	1.85	-11.9 %
2020	359	1.27	-31.3 %
2021	935	1.82	+43.3 %
2022	726	1.59	-12.6 %
2023	978	1.59	0 %
2024	756	1.85	+16.3 %
2025	675	1.95	+5.4 %
2026 [end-January]	48	1.86	

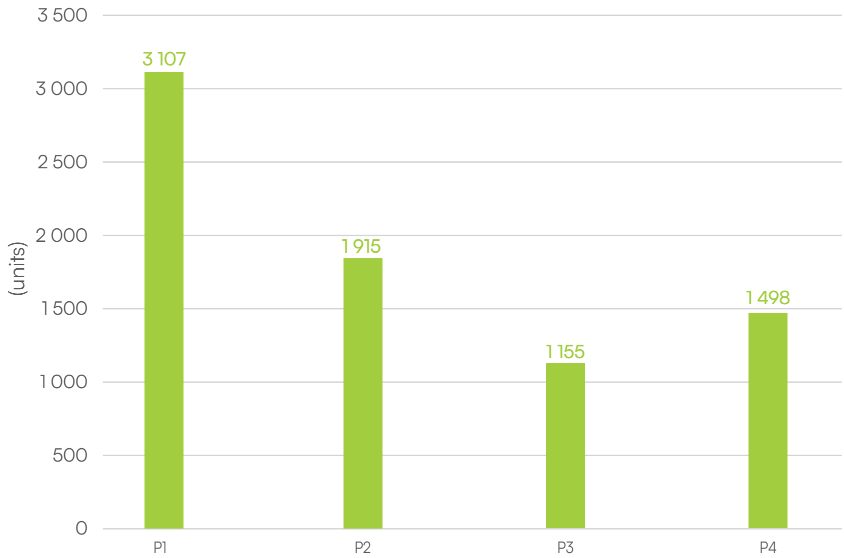
SOURCE: Lightstone

Note: Lightstone records all sales registered by the Deeds Office during a particular period.

TOTAL CENTRAL CITY RESIDENTIAL UNITS PER PRECINCT

In 2025, the total number of residential apartments in the Central City totalled 7 675. The Foreshore (P1) remains the dominant residential node in the CBD, with one of the biggest residential high-rises – 16 on Bree – located in this precinct as well as hotels with sectional title units including Rockefeller on Harbour Place and Pullman Cape Town. At least 40 % of all apartments in the Central City are here. This is followed by P2 (the Business Hub) which has 24.9 % of all residential units. Precinct 3 has the least residential units (15 %). However, two residential buildings, namely ELEVENONB (Blok, R650 million) and The Landing on Pepper (Rawson Developers, R350 million) will add 151 and 166 units respectively to this precinct.

TOTAL CENTRAL CITY UNITS PER PRECINCT



SOURCE: CCID

MONTHLY RENTALS IN THE CENTRAL CITY 2025

Data collected mid-February 2026

By mid-February 2026, there were a total of 179 apartments listed on Property24.com available for rent in the Central City. This is lower than the 193 units listed in mid-August 2025 but higher than the 82 units listed at the start of 2024.

The majority (117 units or 65 %) were listed as furnished, with 62 units unfurnished. This has been a growing trend in recent years, and one which has excluded long-term renters from the city centre rental pool, thereby creating a transient residential community in the Central City.

To address the gap in the market, a R370-million Foreshore development by Diversity Urban Property Group & Ingenuity Property Investments – Jetty Quarter in Lower Long St – is set to deliver 442 partly furnished apartments at affordable rental prices when it comes on stream later this year.

Note: Apartments rented daily or just for a few weeks during high season were excluded from this analysis.

179

By mid-February 2026, 179 residential units were listed on Property24.com as available for rent in the Central City

The Charlotte

Lilly May (artist's impression)

STUDIO / BACHELOR

 # units to rent: 25

Average monthly rental:
R15 260 (compared to R15 017 in August 2025)
Highest: R30 000 for 42 m²
Lowest: R9 500 for one bedroom

ONE BEDROOM

 # units to rent: 109

Average monthly rental:
R19 225 (compared to R15 850 in August 2025)
Highest: R60 000 for 100 m²
Lowest: R8 500 for 0.5 bedroom
The average rental is distorted, the highest was R35 000 for 144 m² last year and this year the highest is R60 000 for 100 m².

TWO BEDROOMS

 # units to rent: 41

Average monthly rental:
R33 439 (compared to R28 630 in August 2025)
Highest: R75 000 for 315 m²
Lowest: R15 500 for 60 m²
The average rental is distorted by the inclusion of penthouses, with the highest at R75 000 for 315 m².

THREE BEDROOMS

 # units to rent: 4

Average monthly rental:
R102 500 (compared to R70 667 in August 2025)
Highest: R150 000 for unspecified size
Lowest: R50 000 for 109 m²
The average rental is distorted by the inclusion of a penthouse listed at R150 000 for an unspecified size.

RESIDENTIAL PROPERTY MAP

Downtown living adds to the dynamism of the Cape Town Central City which has **7 675** residential units. The vast majority are located on the Foreshore.

PRECINCT 1

	BUILDING	UNITS
1	13@Thibault	150
2	16 on Bree	381
3	Charlie & the Chairman	328
4	Foreshore Place	170
5	Fountain Suites	73
6	HAVN Apartments by Totalstay	208

	BUILDING	UNITS
7	Hyde Park	34
8	Icon	210
9	One Thibault	428
10	Pullman Cape Town City Centre	169
11	The Duke	81
12	The Halyard	20

	BUILDING	UNITS
13	The Onyx	99
14	The Rockefeller at Harbour Place	395
15	Vida d'Chette	207
16	WINK Foreshore	9
17	Zeeland Pier I + II (63 + 82)	145
	TOTAL	**3 107**

PRECINCT 2

	BUILDING	UNITS
18	106 Adderley	269
19	71 Loop Street	3
20	73 Loop Street	2
21	5 St Georges	1
22	34 St Georges	68
23	BlackBrick Cape Town	101
24	Castle Gate	12
25	Charles Hope Cape Town	41
26	De Oude Schuur	50
27	Forty-Two Burg Street	1
28	Glaston House	70
29	Gold Buffalo Cape Town	86

	BUILDING	UNITS
30	Greenmarket Place	48
31	Greenmarket Place	63
32	Guarantee House	11
33	Habitat	151
34	Huys Heeren	29
35	Impala House	6
36	Kimberley House	7
37	Mandela Rhodes Place	214
38	Market House	42
39	Murray House	15
40	Namaqua House	25
41	Neighbourgood 113 Loop	6

	BUILDING	UNITS
42	Taj Cape Town	15
43	The Address on Adderley	5
44	The Barracks	66
45	The Carrington	49
46	The Colosseum	64
47	The Decks	55
48	The Reserve Cape Town	34
49	The Rubik	87
50	The Tokyo	149
51	Tudor House	33
52	Venice House	36
53	Wale Street Chambers	1
	TOTAL	**1 915**

PRECINCT 3

	BUILDING	UNITS
54	6 on Pepper	7
55	155 Loop Street	15
56	168 Long Street	10
57	Artois Court	8
58	Cape Town Lodge Hotel	5
59	Elkay House	3
60	Flatrock	45
61	Graphic Centre	2
62	Holyrood	39

	BUILDING	UNITS
63	Long Street Apartments	5
64	Lutomburg	12
65	Manhattan Place	37
66	Metro House	3
67	Montreux	32
68	Pepperclub Hotel	17
69	Senator Park	169
70	St Martini Gardens	313
71	Studios on Long	16

	BUILDING	UNITS
72	The Capital 15 on Orange	6
73	The Sentinel	96
74	The York	80
75	Tuynhuys	47
76	Two Twenty Loop Street	72
77	Uxolo	35
78	Victoria Court	36
79	West Side Studios	45
	TOTAL	**1 155**

PRECINCT 4

	BUILDING	UNITS
80	51 Buitenkant	15
81	Assembly Court	8
82	Cape Town Loft	2
83	Cartwrights Corner	120
84	Church Square House	12
85	Four Seasons	193
86	HOMii Valencia	121
87	Hip Hop Plaza	36

	BUILDING	UNITS
88	Mutual Heights	175
89	Neighbourgood East City	107
90	Neighbourgood 84 Harrington	50
91	Perspectives	176
92	Red Lion	12
93	The Adderley Apartments	29
94	The Adderley Terraces	50

	BUILDING	UNITS
95	The Harri	50
96	The Piazza on Church Square	83
97	The Square	174
98	The Wellington	7
99	Urban Oasis	33
100	Wolroy House	45
	TOTAL	**1 498**

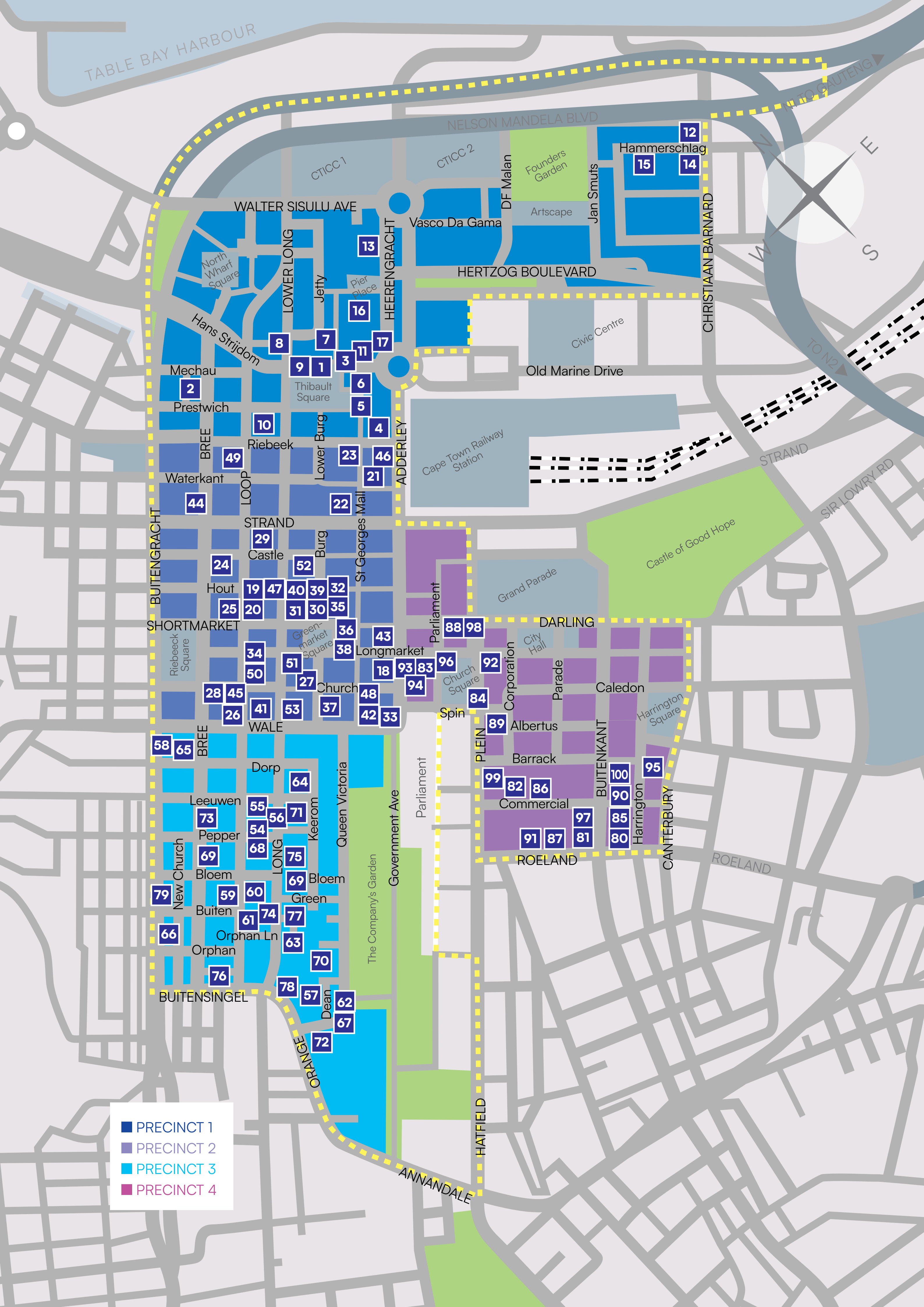


TABLE BAY HARBOUR
NELSON MANDELA BLVD
TO GAUTENG
CTICC 1
CTICC 2
Founders Garden
Artscape
Hammerschlag
WALTER SISULU AVE
Vasco Da Gama
DF Malan
Jan Smuts
HERTZOG BOULEVARD
CHRISTIAAN BARNARD
North Wharf Square
LOWER LONG
Jetty
Pier Place
HEERENGRACHT
Hans Strijdom
Civic Centre
Old Marine Drive
TO N2
Mechau
Thibault Square
Prestwich
BREE
Riebeek
Lower Burg
ADDERLEY
Cape Town Railway Station
Waterkant
LOOP
STRAND
St Georges Mall
Burg
Castle
Hout
BUITENGRACHT
Castle of Good Hope
SIR LOWRY RD
Grand Parade
Parliament
SHORTMARKET
DARLING
City Hall
Riebeeck Square
Greenmarket Square
Longmarket
Church Square
Corporation
Parade
Caledon
Church
Spin
Harrington Square
WALE
Albertus
PLEIN
BUITENKANT
Barrack
Dorp
Leeuwen
Keerom
Queen Victoria
Government Ave
Commercial
Harrington
CANTERBURY
Pepper
LONG
ROELAND
Bloem
New Church
Green
Buiten
The Company's Garden
Orphan Ln
Orphan
BUITENSINGEL
Dean
ORANGE
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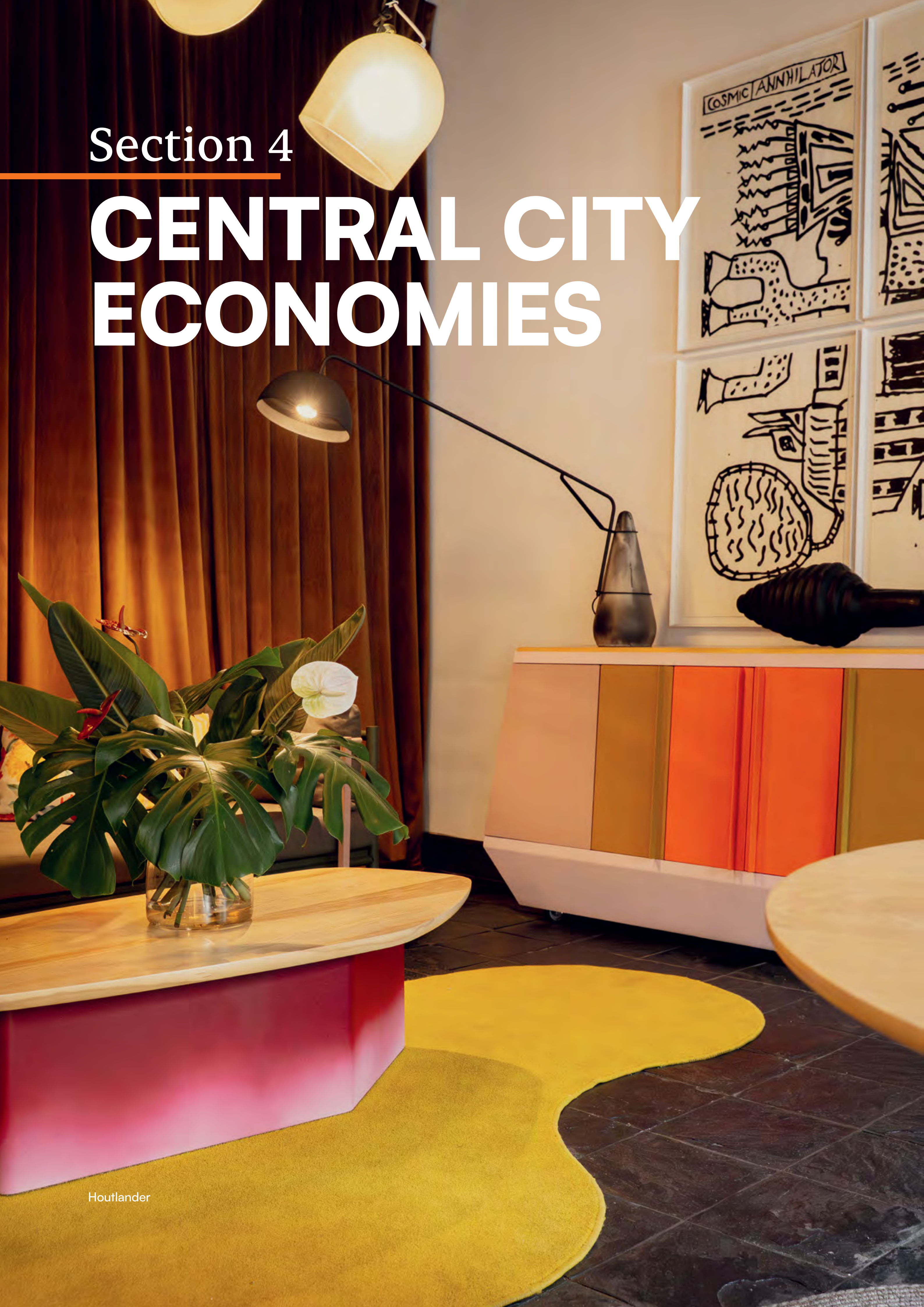
PRECINCT 3
PRECINCT 4

Section 4

CENTRAL CITY ECONOMIES



Houtlander

While the CBD is not immune to macroeconomic pressures and changes in consumer behaviour, 2025 was a positive year for the broader Central City economy which continued to hold its own. Here are some of the retail trends which emerged.

OVERVIEW

Modern consumer needs are reflected in the rise of experiential retail outlets such as gaming lounges and stores dedicated to the health and wellness sector. In 2025, the Cape Town Central City appeared to weather the nationwide acceleration of online grocery platforms and e-commerce, which is growing in leaps and bounds. Here are other notable retail trends.

CANNABIS CULTURE

Cannabis retail continued to blossom in the Central City in 2025 due to consumer demand, increasing by 71.4 %, from 14 stores / lounges to 24. The CBD saw a surge in membership clubs and cannabis lounges as well. This was in line with a general trend across the city as consuming cannabis in public remains illegal. The venues combine the aesthetic of a coffee shop, cocktail bar and/or co-workspace, and cater to hybrid workers, digital nomads and tourists. Cannabis stores selling functional edibles, cannabis vapes and more, and restaurants offering cannabis-infused dining remained popular.

C IS FOR CAFÉS

Coffee culture is a key component of the Central City retail economy, featuring the highest concentration of independent coffee roasters in South Africa as well as high-end artisanal coffee shops. Apart from iconic stores like Truth Coffee Roasters (P4) and Rosetta Roastery (P2), new destination venues opened in 2025 bringing the total number of coffee shops and cafés to 94. While this represents 6 % of the CBD's retailers, coffee shops have become meeting rooms and mobile offices for Capetonians and digital nomads. In 2026, independent coffee chains like Vida e Caffè (P1), Platō Coffee (P4) and Mugg & Bean (P1 & P2) increased their Central City footprint.

WELLNESS RETAIL

With the Central City being a medical hub, with over 290 medical practices, one of Cape Town's biggest private hospitals and aesthetic clinics, the specialised health and wellness sector emerged as a niche sector. While the number of health & beauty venues (including spas) did not increase, gyms were listed in the top 12 retail categories of 2025. The sector also became more specialised with retail venues such as Light House Holistic Wellbeing (P2), a rooftop wellness club offering yoga, meditation, events and curated wellbeing experiences, and upmarket fitness studio Sculpt Pilates (P2), catering to the changing needs of health-conscious consumers.

STATE OF CENTRAL CITY RETAIL IN 2025

Retail is vital to the Central City economy, consistently drawing visitors and businesses into the CBD to power both the day-and night-time economies. The sector continued its upward trajectory in 2025, with the total number of retail and entertainment venues totalling 1 495 – an increase of 172 compared with 2024 and the highest count on record. Hair salons, jewellery designers, superettes and cannabis-related outlets led category growth, while specialty electronics, discount stores and mobile-device repairers contracted.

CENTRAL CITY RETAIL BUSINESSES 2019-2025

	P1	P2	P3	P4	Total
2019	162	543	199	333	1 237
2020	123	459	183	351	1 116
2021	135	495	194	339	1 163
2022	144	528	207	364	1 243
2023	165	523	211	376	1 275
2024	164	578	204	377	1 323
2024	164	578	204	377	1 323
2025	190	717	219	369	1 495
Diff 2024/25	+26	+139	+15	-8	+172

TOP 12 RETAIL CATEGORIES OF 2025

Business Category	# new businesses
Superettes	27
Hair salons	22
Jewellery design & manufacturing	22
Cannabis stores / lounges	10
Furniture, lighting & décor (incl. antiques)	10
Laundry, dry cleaning, shoe repairs & tailors	10
Pawn shops	8
Gyms	7
Bags & leather goods	6
Bakeries	4
Barber shops	4
Cellular services	4

RETAIL ECONOMY **IN FIGURES**

There are **1 495** retail and entertainment businesses in the Central City. Here is a breakdown per precinct. Open the map at the front of the report to enable quick referencing and orientation.

TOTAL NUMBER OF RETAILERS 1 495

P1	P2	P3	P4
190	717	219	369

Adult entertainment

P1	P2	P3	P4
1	9	0	2

TOTAL **12**

Art galleries

P1	P2	P3	P4
1	34	1	5

TOTAL **41**

Bags & leather goods

P1	P2	P3	P4
0	9	1	4

TOTAL **14**

Bakeries

P1	P2	P3	P4
2	2	2	4

TOTAL **10**

Barber shops

P1	P2	P3	P4
4	10	5	8

TOTAL **27**

Bars & clubs

P1	P2	P3	P4
10	38	45	11

TOTAL **104**

Booksellers & publishers

P1	P2	P3	P4
0	1	2	1

TOTAL **4**

Bridal shops

P1	P2	P3	P4
0	3	2	0

TOTAL **5**

Butcheries

P1	P2	P3	P4
0	0	0	4

TOTAL **4**

Cannabis stores/ lounges

P1	P2	P3	P4
2	12	9	1

TOTAL **24**

Cell phone & mobile device repairs

P1	P2	P3	P4
7	35	4	23

TOTAL **69**

Cellular services

P1	P2	P3	P4
0	5	0	6

TOTAL **11**

Chain stores

P1	P2	P3	P4
6	10	1	2

TOTAL **19**

Coffee shops & cafés

P1	P2	P3	P4
22	37	16	19

TOTAL **94**

Cultural venues (incl. theatres)

P1	P2	P3	P4
1	2	0	1

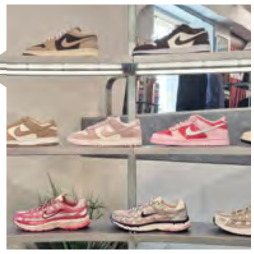
TOTAL **4**

Curios & markets

P1	P2	P3	P4
0	23	7	0

TOTAL **30**

	P1	P2	P3	P4	TOTAL
Discount / wholesale stores	3	10	0	8	21
Electronics, photography & music	4	5	0	9	18
Fashion (incl. clothing & shoes)	4	58	12	65	139
Furniture, lighting & décor (incl. antiques)	7	19	13	8	47
Gyms	6	6	4	2	18
Hair salons	6	46	6	19	77
Hardware	2	1	3	1	7
Health & beauty (incl. spas)	12	23	7	16	58



	P1	P2	P3	P4	TOTAL
Jewellery design & manufacturing	6	36	3	12	57
Laundry, dry cleaning, shoe repairs & tailors	6	18	2	14	40
Liquor stores & wine merchants	1	6	2	5	14
Motor car dealers	6	2	3	0	11
Motor parts & repair businesses	3	7	5	3	18
Opticians & eyewear	2	3	0	6	11
Pawn shops	3	12	1	3	19
Petrol stations	1	1	3	0	5
Pharmacies (independent)	0	4	1	2	7

	P1	P2	P3	P4	TOTAL
Postage & couriers	4	0	0	1	5
Printing, copying & lamination	3	13	3	7	26
Restaurants	24	93	22	21	160
Speciality stores	2	22	3	12	39
Sporting equipment & clothing	1	6	2	2	11
Stationery & packaging	2	0	0	0	2
Superettes	12	41	11	21	85
Supermarkets & grocers	0	2	0	5	7

	P1	P2	P3	P4	TOTAL
Takeaways	12	38	10	26	86
Tattoo parlours	1	4	2	5	12
Vape & tobacco stores	1	5	4	1	11
Vintage & second-hand stores	0	6	2	4	12

RETAIL CONFIDENCE SURVEY

Business confidence in Cape Town's CBD reached unprecedented heights in the final quarter of 2025 according to the CCID's quarterly Business Confidence Index, conducted annually since 2020. Here is an overview of the results.

OVERVIEW

In the final quarter of 2025, sentiment amongst Cape Town CBD business owners scaled a post-pandemic peak with a record 97.8 % of retailers reporting favourable business conditions.

This is a significant increase from the 91.6 % recorded in Q4 2024, and continues the strong upward trajectory recorded throughout 2025: 94.8% in the first quarter, 88.7 % in Q2 and 96.2 % in the third quarter. This data reflects an optimistic business community and operational stability across the Central City.

The CCID index surveys retailers across all four precincts within its 1.74 km² footprint and in all major retail categories.

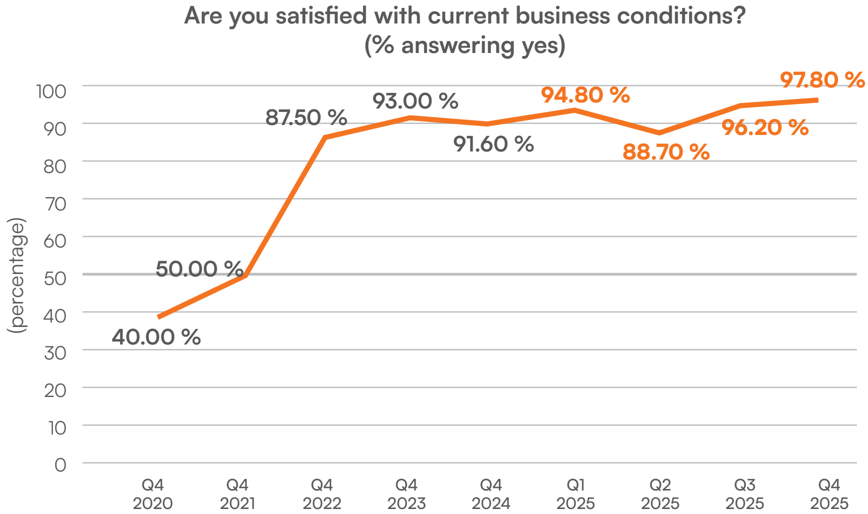
Most business owners – 86.22 % – believed there had been an uptick in the urban economy during 2025, a significant increase from 75.83 % recorded in the 2024 survey.

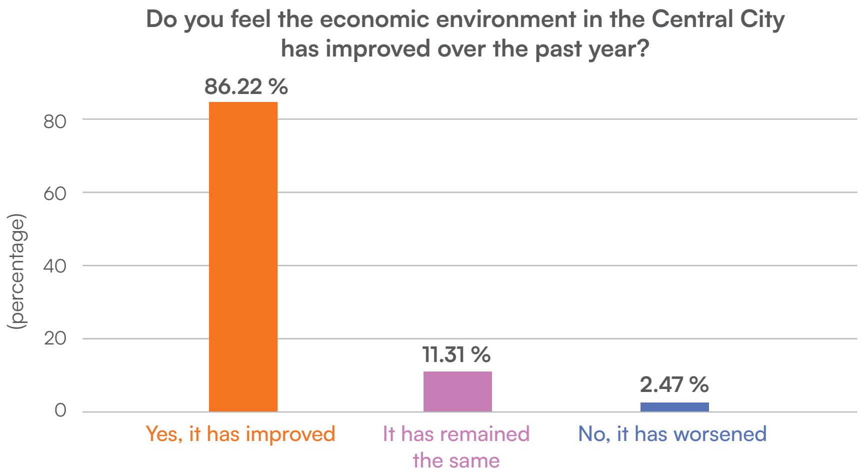
Looking ahead, business confidence for the next 12 months remained robust: 93.6 % of respondents rated their outlook at 4 or 5 out of 5, and 86.9 % expected their financial performance to improve during 2026. Only 0.7 % foresaw a decline, highlighting the retailers' depth of optimism.

The dominant business strategies in Q4 2025 reflected a shift toward innovation: introducing new products or services (23.4 %), adjusting pricing strategies (21.8 %), and growing e-commerce and online sales presence (18.5%).

CURRENT CONDITIONS

In 2020, business satisfaction levels stood at 40 %, increasing to 50 % in 2021, then surging to 87.5 % in 2022. By 2023, confidence reached 93 %, the





highest level recorded at that point. It reflected strong post-pandemic recovery and economic buoyancy. In Q4 2024, 91.6 % was recorded, a marginal dip before a rebound took hold across all four quarters of 2025.

This 2025 uplift reflects a combination of factors typical of the festive season: higher consumer spending, increased footfall in the CBD, and strong trading activity across the retail, hospitality, and service sectors. Seasonal events, holiday tourism, and promotional campaigns appear to have contributed to positive sentiment, alongside continued stabilisation of market conditions and a positive consumer outlook.

ECONOMIC IMPROVEMENT

Most businesses – 86.22 % – believed the economic environment had improved in 2025. This uplift in positive sentiment reflected sustained momentum in the local economy, supported by stable trading conditions, ongoing recovery in tourism, and improving investor confidence.

A smaller portion, 11.31 %, felt conditions had remained the same, while only 2.47 % reported a decline, reinforcing the view that concerns around economic contraction within the CBD continued to wane. The overwhelmingly positive response highlighted confidence in the CBD's economic prospects heading into 2026.

MAIN CHALLENGES

The most significant challenge for business owners in Q4 2025 according to 38.9 % of respondents was an increasingly competitive trading environment. Difficulty in accessing finance was a concern for 21.2% of business owners, with crime and safety concerns troubling 20.4 % of respondents. This was followed by reduced customer footfall (11.5%). Interestingly, high operating costs featured less prominently than in previous years with only 8.0 % of respondents citing it as a challenge. In Q4 2024, this was the primary concern for 35.4 % of business owners.

STRATEGIES

Businesses in the Central City continued to be agile in implementing strategies to grow their businesses. The most common approach in Q4 2025 was introducing new products or services (23.4%). Adjusting pricing strategies (21.8 %) was the second most popular tactic.

An increased focus on e-commerce and online sales (18.5 %) continued to feature prominently, reinforcing the importance of digital channels for CBD retailers. Enhanced marketing efforts (12.1 %) remained relevant for customer engagement, while reducing operating costs (5.3 %) was once again the last strategy. Notably, 19.0 % of businesses reported that no specific strategies were adopted, suggesting a degree of operational stability among a segment of respondents.

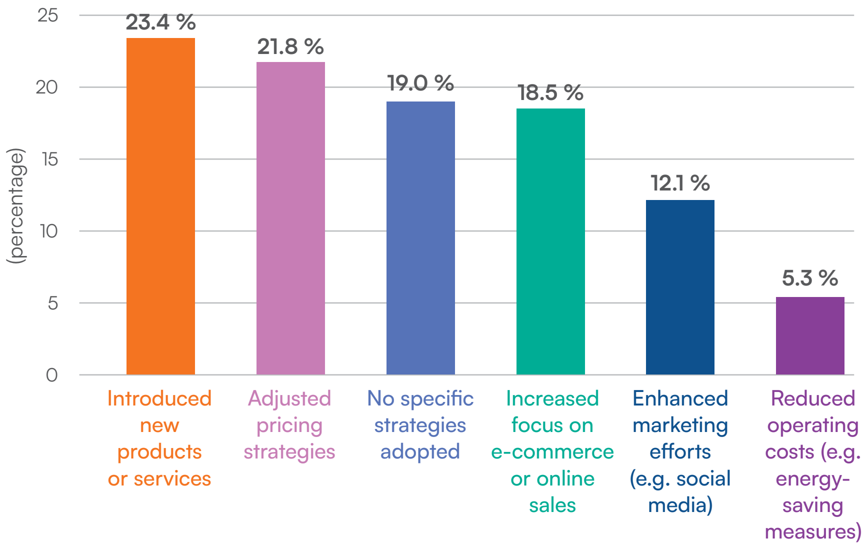
Hemelhuijs Homestore

SUPPORT NEEDS

Increased marketing of the CBD as a business destination (30.4 %) was a common request, reflecting the ongoing importance of attracting customers amid competitive pressures. Access to affordable financing and grants (27.6 %) also emerged as a priority with securing capital becoming a concern for many business owners as they looked to sustain growth.

Improved safety and security measures (20.5 %) continued to be important: business owners believed that a secure environment was critical to a supportive business climate. Other priorities included networking and collaboration opportunities (10.3 %), support with digital transformation (7.7 %), business training and development programmes (2.6 %), and load-shedding mitigation strategies (1.0 %). Collectively, these results indicate a business community seeking practical, strategic support across finance, visibility, and operational resilience to strengthen growth prospects in the Central City.

What strategies has your business adopted to address current challenges?



RETAIL OCCUPANCY RATES

The Cape Town Central City retail sector maintained a stable 87.7 % occupancy rate at the end of 2025, with **1 495** active trading addresses across its four precincts.

Herringbone

The total number of occupied retail units in the Central City at the end of 2025 was 1 495, with 209 vacant units. The combined total of 1 704 makes up the retail pool against which occupancy and vacancies are reported.

12.3 % or 209

The total number of vacant retail units across all precincts

RETAIL UNITS IN THE CENTRAL CITY

Precinct	Total Retail Units	Occupied	Vacant
P1	216	190	26
P2	806	717	89
P3	243	219	24
P4	439	369	70
TOTAL	**1 704**	**1 495**	**209**

NOTE: The methodology for this section measures the number of active retailers and vacant premises rather than square meterage to give an accurate account of how many venues are occupied and how many are empty.

RETAIL OCCUPANCY SUMMARY

PRECINCT 1

RETAIL IN P1	2025
Total number of retail stores	216
Active retailers	190
Vacant units	26
– Street-facing vacancies	22
– Inside shopping centres	4
Occupancy as a %	88.0 %
Vacancy as a %	12.0 %

Precinct 1 – the Foreshore – had 216 retail units in 2025: 190 were occupied and 26 vacant. The precinct's occupancy rate was 88.0 %, which is in line with the Central City average. Of the 26 vacant units, 22 were street-facing and 4 were inside enclosed retail premises. Most vacant storefronts were on Thibault Square (5 units), followed by Bree and Riebeek streets.

PRECINCT 2

RETAIL IN P2	2025
Total number of retail stores	806
Active retailers	717
Vacant units	89
– Street-facing vacancies	75
– Inside shopping centres	14
Occupancy as a %	89.0 %
Vacancy as a %	11.0 %

Precinct 2 is the retail heartbeat of the Central City. In 2025 it had 806 retail units.
Of these, 717 were occupied and 89 were vacant. P2 had the second highest occupancy rate (89.0 %) in the Central City. Most of the street-level vacancies were in St Georges Mall (19 units), followed by Loop Street (14), Shortmarket Street (9), Bree Street (8) and Castle Street (7), all key trading streets in the spine of the Central City.

PRECINCT 3

RETAIL IN P3	2025
Total number of retail stores	243
Active retailers	219
Vacant units	24
– Street-facing vacancies	22
– Inside shopping centres	2
Occupancy as a %	90.1 %
Vacancy as a %	9.9 %

Precinct 3 stretches from Wale to Buitensingel streets, taking in the upper reaches of Bree and Long streets, both key to the Central City's day-and night-time economies.
This precinct recorded the highest occupancy rate of 90.1 %. There were 243 retail units: 219 occupied and 24 vacant. Of these, 22 were street-facing and 2 were inside shopping centres. Most empty storefronts were on Long Street (8 units), with smaller pockets on Buiten and Queen Victoria streets.

PRECINCT 4

RETAIL IN P4	2025
Total number of retail stores	439
Active retailers	369
Vacant units	70
– Street-facing vacancies	22
– Inside shopping centres	48
Occupancy as a %	84.1 %
Vacancy as a %	15.9 %

The vibrant East City, with its niche destination venues, had 439 retail units in 2025 of which 369 were occupied and 70 vacant.
The occupancy rate was 84.1 % – the lowest of the four precincts. The character of vacancy in this precinct differs from the rest of the CBD: of the 70 vacancies, only 22 were street-facing (Plein Street), while 48 (69 %) were inside shopping centres. The largest of these were Grand Central with 18 vacant units and Golden Acre* with 9 vacant units.

*Golden Acre has since been sold and is in the process of being redeveloped into a mixed-use development with retail stores and an apartment complex.

NOTE: Retail supply is measured in absolute units – the count of operating retail outlets and confirmed vacant premises identified by the CCID.

VISITOR ECONOMY REPORT

Cape Town's tourism and hospitality market delivered a strong performance in 2025, supported by robust international air arrivals, expanded air connectivity, and continued global recognition as one of the world's leading travel destinations. The Central City was in a prime position to reap the benefits.

BY KIRSTY DE GROOT

Charles Hope Cape Town

It was a year of accolades for the Mother City. Cape Town, a global magnet for travel and investment, received several prestigious international awards throughout 2025, including being ranked the Best City in the World for 2025 by *Time Out* following a global survey of more than 18 500 residents and travellers. The city was also voted Best City in the World in *The Telegraph* Travel Awards for the seventh time, based on votes from more than 20 000 UK travellers (see pp. 14-15 for a full list of Cape Town's awards).

Supported by these positive destination fundamentals, hotel trading performance across the city continued to strengthen during 2025. According to STR (Smith Travel Research), hotel occupancy in Cape Town increased by one percentage point to reach 67 %, while room nights sold increased by approximately 3 % year on year. Average daily rates (ADR) grew by approximately 13 % in USD terms despite the strengthening of the Rand against the US Dollar during the latter part of the year, which increased the relative cost of accommodation for international visitors.

Despite this growth, Cape Town remains competitively priced relative to several comparable international destinations. In 2025, Cape Town recorded an ADR of approximately USD165 compared to USD217 in Barcelona, USD208 in Sydney, and USD248 in Downtown Vancouver.

POSITIVE PERFORMANCE

Performance across Cape Town's hotel market segments was generally positive. All market classes, except for hotels in the upper-upscale segment (refined high-end hotels but not top-tier luxury establishments)[1] recorded occupancy growth during the year. Upper-midscale hotels (which offer value by limiting food and beverage offerings but still providing breakfast) performed particularly well, with

1 There are 80 types of hotels on the STR Chain Scale

LOCATION OF CENTRAL CITY HOTELS (end-2025)					
	P1	P2	P3	P4	TOTAL
5-star	1	2	2	1	6
4-star	11	7	2	-	20
3-star	2	4	2	2	10
1- or 2-star	1	-	-	-	1
Unrated	-	1	-	-	1
TOTAL	**15**	**14**	**6**	**3**	**38**

occupancy increasing from 66 % to 70 %. In contrast, upper-upscale hotels (premium, full-service hotels) experienced a four-percentage-point decline in occupancy to 67 %, primarily due to a substantial 15.7 % increase in ADR during the year.

The growth in occupancy and room rates occurred despite the rapid expansion of Cape Town's short-term rental market. Cape Town Data reveals that the number of short-term rental listings in the city increased by approximately 155.9 % between December 2020 and December 2025. By the end of 2025, Cape Town had close to 27 000 active short-term rental listings, exceeding the number recorded in major international tourism destinations such as Barcelona (18 925 listings), Tokyo (16 518 listings), and Sydney (15 518 listings).

The highest concentration of short-term rental accommodation is located within the Central City and broader City Bowl precinct, where more than 5 600 listings are currently active. Discussions with hotel operators in the Cape Town CBD highlighted growing competitive pressure as alternative accommodation supply continues to expand. Nevertheless, hotel performance within the node varied depending on location and target market.

STRONG OCCUPANCY

Central City hotels located near the Cape Town International Convention Centre (CTICC), within walking distance of the V&A Waterfront, or near major corporate offices, generally reported strong occupancy and ADR growth during the year.

These properties benefited from a diversified mix of leisure, corporate, and conferencing demand. In contrast, hotels with greater exposure to traditional tour series business experienced more challenging trading conditions during 2025, with certain international source markets impacted by visa processing delays, rising travel costs, and broader geopolitical instability.

Some respondents noted that online travel agents (OTAs) are playing an increasingly important role in driving bookings from corporate and CTICC-related travellers. Tour operators remain important in supporting leisure demand, although OTA-driven leisure bookings are also showing a growing trend.

GEOPOLITICAL UNCERTAINTY

Looking ahead to 2026, increasing geopolitical uncertainty in the Middle East is placing pressure on global tourism demand. International hotel brands operating in the CBD have already reported softer global booking trends, while Cape Town market fundamentals indicate a contraction in occupancy during the year-to-date period ending April 2026.

The Middle Eastern source market is expected to soften over the upcoming winter season. In recent years, Cape Town and the broader Western Cape have experienced growing demand from Middle Eastern travellers seeking cooler climates during the region's summer months, positively supporting winter tourism demand. However, projections for the 2026 winter season are currently being revised downward due to the evolving geopolitical environment.

IMPACT ON TOURISM DEMAND

Although the anticipated challenges in 2026 follow a strong post-pandemic recovery period, a swift resolution to current geopolitical tensions remains possible, which could help limit the broader impact on global– and Cape Town–tourism demand.

Historically, the city has demonstrated considerable resilience through previous crises, including severe drought conditions and the Covid-19 pandemic. The hospitality sector remains highly adaptable and continues to benefit from strong collaboration between government, tourism authorities, and private sector stakeholders in proactively addressing sector challenges. Cape Town's strong international brand positioning, diverse tourism offering, and continued global appeal are expected to support the market's long-term resilience and recovery prospects.

Kirsty de Groot is an Associate Director at HVS Middle East & Africa, where she is involved in hotel development and investment advisory projects across Africa. Her experience ranges from market and financial feasibility studies for hotels and mixed-use developments to operator selection, valuations, repositioning strategies and opportunity assessments. De Groot has worked in the consulting space for over 25 years.

CREATIVE CAPITAL

Impressive growth in Cape Town's art economy is being fuelled by the Central City which is fast becoming one of South Africa's key art nodes.

BY MARY CORRIGALL

Although relatively little art is produced in the Cape Town city centre because artists often choose larger, more affordable studios elsewhere, much of it is displayed and sold there. It's therefore not an overstatement to describe the CBD as one of South Africa's leading art nodes.

Around 61 % of commercial galleries in Cape Town are based in the CBD, according to a study of 2024 figures undertaken by Corrigall & Co.'s African Art Ecosystems. Interestingly, the study also established that "during and since Covid-19, Cape Town has seen more growth across different art ecosystem segments than Johannesburg".

Rather than slowing the growth of South Africa's art ecosystem, the Covid-19 pandemic appears to have accelerated it, as shown by the surge in new art businesses in 2020 and 2023. This growth was driven by new opportunities for emerging and young art dealers to gain a foothold via digital platforms, which allowed them to sell art and build a client base without a brick-and-mortar space.

After Covid-19, many of these dealers were able to invest in permanent premises, enabling them to stage solo exhibitions and represent artists. Many of the previously nomadic dealers that emerged during the pandemic went on to establish galleries in the Cape Town CBD, including Untitled Art, Reservoir, artHarare, and Under the Aegis.

The clustering of art galleries in an area of a city is not peculiar to Cape Town. Research on Manhattan's commercial gallery market shows that galleries benefit from agglomeration: new galleries are more likely to locate near existing gallery clusters, and proximity to other galleries is associated with longer gallery survival.

SUPPORTIVE URBAN ECOLOGY

While there is a case to be made that galleries can uplift an area, research has found that they cannot magically regenerate an area. Evidence suggests that art nodes work best where there is already a supportive urban ecology: walkable streets, cultural institutions, distinctive buildings, hospitality infrastructure, and existing audience flows.

Cape Town's city centre boasts all the above. Iziko's South African National Gallery and the recently reopened Old Town House, which is cozily situated near the Church Street art node, where SMAC, AVA, Eclectica Contemporary, and Nel are located, provide visitors with a rounded art experience.

This node also boasts two auction houses, including Aspire, which recently moved into Mandela Rhodes

99 Loop Gallery

Place. Auction houses such as Aspire, which sell contemporary art, are an important component in supporting the commercial sector, as the secondary sale of art helps inculcate the idea that art has resale value.

FAIR ART

The Investec Cape Town Art Fair, established in 2013 and now the largest international art fair in Africa, has played an important role in supporting the growth of the city centre's art node. The fair takes place at the Cape Town International Convention Centre in February each year.

This Italian-owned entity flies in Italian art collectors and attracts international and local art buyers who attend the event and inevitably visit the galleries, which stage some of their most exciting programming. Visitor numbers increase annually – in 2025, 34 000 people attended the art fair, which featured 126 exhibitors from 34 global cities and showcased the work of over 490 artists. Cape Town Furniture Week coincides with this event, highlighting other creative pursuits flourishing in the CBD.

TURNING UP THE HEAT

The HEAT Winter Arts Festival, launched by Corrigall & Co. in 2024, was created to draw visitors to Cape Town CBD galleries during the quieter winter season and to support related arts and hospitality businesses, which also experience a seasonal downturn.

The talent emerging from the University of Cape Town and other educational institutions in the Mother City is of a high standard.

Our aim is to present a carefully curated high-quality programme in partnership with companies that identify and groom graduates.

We collaborate with Quiet Life, a Cape Town-based company that supports musicians, Opera UCT, the Wits Digital Art department that specialises in the production of VR, and our gallery partners, which include AVA Gallery, Christopher Moller Gallery, Eclectica Contemporary, Everard Read/CIRCA Galleries, House Union Block/Spier Arts Trust, Nel Art Gallery, SMAC Gallery, WORLDART, Untitled Art, Berman Contemporary, Pfeffers Fine Art, THK Gallery, Thomarts Gallery, Zeitz Museum of Contemporary Art Africa, and the Iziko South African National Gallery and Iziko Old Town House.


HEAT Winter Arts Festival

WALKABLE SAFE STREETS

The Central City's urban ecology, with its walkable, safe streets and mix of coffee shops, cocktail bars, and restaurants, is ideal for a festival. Combined with Cape Town's broad accommodation offering, the HEAT Winter Arts Festival could become a strong drawcard for out-of-town visitors. As we head into our third edition, following a 70 % increase in attendance, we are well positioned for further growth.

Our vision is to build a large-scale event, akin to the Edinburgh Festival, that secures a place on the international cultural calendar. Given the depth of local talent, venues, and setting, this ambition is achievable. We have secured support from entities that recognise that the creative economy in this city not only creates jobs and generates income but can attract foreign visitors.

Mary Corrigall is an award-winning South African arts researcher, author and consultant. Based in Cape Town, she founded a specialised art research consultancy Corrigall & Co. in 2015 which produces authoritative reports on African art. A prominent figure in South Africa's art world, she has mapped, tracked and analysed creative economies across the African continent for over 15 years. As founder of the HEAT Winter Arts Festival, which takes place in the heart of the Central City in winter, she has become a key promoter of the arts and emerging artists.

EVENT VENUES

The Central City has versatile venues that can host every kind of meeting, event or celebration. In 2025/26, the combined seating capacity for formal and informal functions hosted by the 60 venues listed below per precinct was 83 702.

Precinct	Venues	Seated capacity
Precinct 1	19	68 014
Precinct 2	22	4 034
Precinct 3	12	2 956
Precinct 4	7	8 698
CBD TOTAL	**60**	**83 702**

PRECINCT 1

VENUE	ADDRESS	MAX
Artscape	D.F. Malan St	2 143
CTICC 1	1 Lower Long St	27 620
CTICC 2	Cnr Heerengracht & Rua Bartholomeu Dias	35 435
Hotel Sky	9 Lower Long St	120
Innscape Classic Hotel	9 Ryk Tulbagh Close	30
Nasdak (Media24)	40 Heerengracht St	150
One Thibault Hotel The Deco Room	Cnr Long St & Hans Strijdom Ave	130
One Thibault Hotel The Annex Restaurant	Cnr Long St & Hans Strijdom Ave	130
One Thibault Hotel The Revel Room	Cnr Long St & Hans Strijdom Ave	50
Pier Place	31 Heerengracht St	240
Protea North Wharf Hotel	1 Lower Bree St	40
Pullman Cape Town	22 Riebeeck St	280
Radisson Cape Town Foreshore	29 Heerengracht St	79
Southern Sun The Cullinan	1 Cullinan St	100
Southern Sun Waterfront	1 Lower Buitengracht St	50
The Capetonian	33 Pier Place, Heerengracht St	250
The Rockefeller at Harbour Place	12 Christiaan Barnard St	270
The Westin Cape Town	Convention Square, 1 Lower Long St	812
Touchstone House	7 Bree St	85
TOTAL	**19 venues**	**68 014**


One Thibault Hotel The Annex Restaurant

CCID function at CTICC 2

Southern Sun Cape Sun

PRECINCT 2

VENUE	ADDRESS	MAX
180 Lounger, The Terrace	36 Burg St	60
Blue Room	103A Bree St	100
Cameraland	68 Long St	50
Central Methodist Mission	151 Longmarket St	230
Cresta Grande Cape Town	66 Strand St	120
Culture Wine Bar	103A Bree St	40
Fedisa Fashion School	81 Church St	709
Grub & Vine	103A Bree St	50
Kings in Cape Hotel	33 Hout St	35
Mesopotamia	36 Burg St	80
Neighbourgood	113 Loop St	250
Southern Sun Cape Sun	23 Strand St	730
SunSquare & StayEasy Cape Town City Bowl	23 Buitengracht St	120
Taj Cape Town	1 Wale St	150
Cape Town Collective	38 Wale St	80
The Gin Bar	64A Wale St	100
The Grand Daddy Hotel	38 Long St	160
The Village Buffet	102 Long St	300
Villa 47	47 Bree St	200
VIXI Social House	49 Bree St	120
The Wine Library	103A Bree St	50
Youngblood Africa	70-72 Bree St	300
TOTAL	**22 venues**	**4 034**

*The Castle of Good Hope (P4) falls just outside the CCID's geographical footprint, but has been included in this list as it is a prominent venue.

PRECINCT 3

VENUE	ADDRESS	MAX
Cape Town Club	18 Queen Victoria St	120
Cape Town Hollow	88 Queen Victoria St	56
Centre for the Book	62 Queen Victoria St	550
Iziko Planetarium	25 Queen Victoria St	120
Iziko South African Museum	25 Queen Victoria St	270
Iziko South African National Gallery	25 Queen Victoria St	80
Neighbourgood Church House	1A Queen Victoria St	200
Pepperclub Hotel	167 Loop St	200
Rooftop on Bree	17 New Church St	120
St George's Cathedral	5 Wale St	500
The Bank	54 Queen Victoria St	590
The Capital 15 on Orange Hotel	Cnr Orange St & Gray's Pass	150
TOTAL	**12 venues**	**2 956**

PRECINCT 4

VENUE	ADDRESS	MAX
Cape Town City Hall	Darling St	2 180
District Six Homecoming Centre	15A Buitenkant St	650
District Six Museum	25A Buitenkant St	180
Iziko Slave Lodge	49 Adderley St	90
Mavericks	68 Barrack St	120
The Carraway (Mutual Heights Banking Hall)	14 Darling St	500
The Castle of Good Hope*	Cnr Castle & Darling Sts	4 978
TOTAL	**7 venues**	**8 698**

Section 5

CENTRAL CITY PRECINCTS

Zeeland Pier (artist's impression)

The Westin Cape Town

The Rockefeller at Harbour Place

The Cape Town Central City Improvement District's geographical footprint in the Cape Town CBD spans only 1.74 km^2. This area is divided into four precincts, which are indicated on the map on the inside front cover of this publication. Each area is defined by unique characteristics and features, which add economic vibrancy, personality, and exceptional value. Here we analyse each precinct.

PRECINCT 1 THE FORESHORE

This map shows the clustering of the following types of activities in this precinct.

- Developments
- Hotels
- Residential complexes
- MyCiTi bus stations & stops

Dramatic and beautiful panoramic views of Table Mountain, Cape Town Harbour and the Atlantic Ocean from high-rise commercial and residential buildings and hotels give the Foreshore a distinct development edge. In 2025/26, property investment in this precinct totalled R5.4 billion – 42 % of the total value of the Central City's property pipeline.

Seven of the 11 property investments on P1's property investment map are residential buildings, ranging from high-end apartment blocks like Charlie & the Chairman (R350 million, Quorum Holdings) to Founders Garden, a planned affordable housing development valued at R2 billion.

In the mix is a defining R1.1 billion mixed-use skyscraper, One on Bree (Acsion Group), set to house a luxury hotel, residences and retail entities.

Formerly a wind-swept precinct characterised by financial institutions and HQs, the Foreshore is now the heartbeat of the Central City's medical economy, with Netcare Christiaan Barnard Memorial Hospital, one of Cape Town's top private hospitals, in this precinct as well as the New Era Health and Cure Day hospitals. As a result, 78.6 % (228 out of 290) of the city centre's medical practices and practitioners are based here.

This precinct also leads the job-creating BPO sector, having the highest concentration of ICT & telecoms entities (54 out of 122).

Hospitality is a key sector in this precinct, which has 15 hotels, catering for leisure and business tourism thanks to the presence of the award-winning, world-class Cape Town International Convention Centre.

The Foreshore also plays host to iconic Cape Town events including the Cape Town Investec Art Fair, the Cape Town Cycle Race and the Cape Town Jazz Festival. With Artscape, the city's premier theatre venue, here too, culture is alive and well.

A key CBD transport hub, with easy access to the N1 and N2 highways as they leave the CBD, P1 also has two of the biggest MyCiTi bus stops, which are often used to transport crowds to and from events at Cape Town Stadium in Green Point.

BUSINESS & RETAIL

The table below shows the top 15 categories of business in the Central City, and how they fared in P1 in 2025. The categories shaded in blue indicate the sectors in which P1 has the highest numbers overall in the CBD in any given category.

796 (or 22.4 %) of the **3 547** businesses in the Central City are in P1.

CATEGORY	P1	TOTAL
Retail *	122	1 051
Legal services	34	721
Medical practices	228	290
Finance, investment, insurance & banking	71	190
Restaurants	24	160
ICT, BPO & telecoms	54	122
Bars & clubs	10	104
Accommodation	26	95
Communication, media & advertising	34	95
Coffee shops & cafés	22	94
Takeaways	12	86
Travel	18	68
Education & resources	16	59
Industrial councils, trade unions & NPOs	13	58
Architecture	10	56

Starbucks

*Note: The retail figure of **1 051** is the total CBD retail figure (1 495), excluding restaurants (160), takeaways (86), coffee shops & cafés (94), and bars & clubs (104).

BOA

RETAIL BREAKDOWN

122 (or 11.6 %) of the CBD's **1 051** retail outlets (excluding restaurants, takeaways, coffee shops & cafés, bars & clubs) are in P1. Of these, the largest retail categories in P1 are:

Health & beauty (incl. Spas) 9.8 %

Superettes 9.8 %

Cell phone & mobile device repairs 5.7 %

Furniture, lighting & décor 5.7 %

Hair salons 4.9 %

MYCITI

P1 has five MyCiTi bus stops including the BRT's main station for the city, situated at the Civic Centre. Other bus stops are Adderley, Convention Centre, Foreshore and Thibault Square.

2 803 084 people boarded buses in P1 during 2025, while **2 588 055** alighted. In 2024, **2 643973** people boarded, while **2 531 323** alighted.

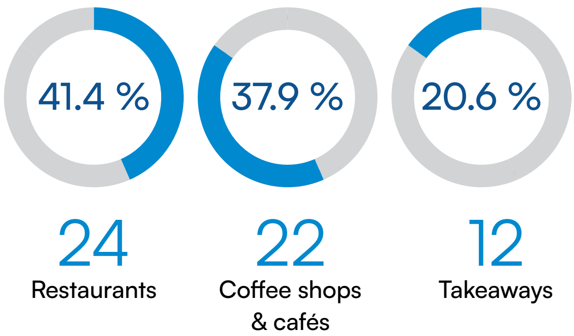
BUS STOP	BOARDED	ALIGHTED
Adderley	1 282 628	850 600
Civic Centre	1 111 049	1 439 332
Convention Centre	974	816
Foreshore	543	1 038
Thibault Square	407 890	296 269
P1 TOTAL	2 803 084	2 588 055

SUUR

ENTERTAINMENT

10 (or **9.6 %**) of the **104** bars and clubs in the CBD are in P1.

58 (or **17.1 %**) of the **340** eateries (restaurants, coffee shops & cafés, and takeaways) in the Central City are in P1.



CO-WORKING SPACES

Four (or 16.7 %) of the **24** co-working spaces in the CBD are in P1.

NAME	LOCATION	WEBSITE
Cube Workspace	24 Hans Strijdom Ave	cubeworkspace.co.za
AfricaWorks	7 Bree St	africaworks.co/
Flexi Suites	35 Lower Long St	flexisa.co.za
The Alibi	17 Bree St	thealibi.co.za

EDUCATION

16 (or 27.1 %) of the **59** educational institutions in the CBD are in P1.

DEVELOPMENTS

COMPLETED

Ninety One
LOCATION 36 Hans Strijdom Ave
TYPE Commercial
INVESTMENT R600 000 000
DEVELOPER Growthpoint Properties

Zeeland Pier I & II
LOCATION 31 Heerengracht
TYPE Residential
INVESTMENT R290 000 000
DEVELOPER Trilogy Group, Berk Enterprises & Wiehahn Property Management

Charlie & the Chairman
LOCATION 8 Hans Strijdom Ave
TYPE Residential
INVESTMENT R350 000 000
DEVELOPER Quorum Holdings

TOTAL R1 240 000 000

PLANNED

Founders Garden
LOCATION D.F. Malan St
TYPE Residential
INVESTMENT R2 000 000 000
DEVELOPER WC Government

TOTAL R2 000 000 000

PROPOSED

Civic Centre Parking Lot
LOCATION 12 Hertzog Blvd
TYPE Residential
INVESTMENT TBC
DEVELOPER City of Cape Town

TOTAL TBC

INVESTMENT TOTAL PRECINCT 1:
R5 415 000 000

The Maranello

UNDER CONSTRUCTION

16 Louis Gradner
LOCATION 19 Louis Gradner
TYPE Commercial
INVESTMENT TBC
DEVELOPER TBC

Jetty Quarter
LOCATION 23 Lower Long
TYPE Residential
INVESTMENT R370 000 000
DEVELOPER Diversity Urban Property Group & Ingenuity Property Investments

One on Bree
LOCATION 4 Mechau St
TYPE Mixed-use
INVESTMENT R1 100 000 000
DEVELOPER Acsion Group

Inospace The Exchange
LOCATION 15 Lower Long St
TYPE Industrial
INVESTMENT R165 000 000
DEVELOPER Inospace

The Maranello
LOCATION 77 Jan Smuts Ave
TYPE Residential
INVESTMENT R400 000 000
DEVELOPER Soar Developments

Vanderbilt
LOCATION 5 Martin Hammerschlag Way
TYPE Residential
INVESTMENT R140 000 000
DEVELOPER Yieldex Holdings & Ryan Joffe Properties

TOTAL R2 175 000 000


One Thibault Hotel


Southern Sun The Cullinan

ACCOMMODATION

RESIDENTIAL

Of the **100** residential buildings in the Central City, **17** (or 17 %) are in P1, housing a total of **3 107** residential units (**40.48 %** of the **7 675** units in the CBD), the highest in the Central City. The largest buildings in P1 are One Thibault (428 units, including One Thibault Hotel by ITC and WINK One Thibault) and 16 on Bree (381 units).

BUILDING	LOCATION	TOTAL UNITS
13@Thibault	11 Heerengracht	150
16 on Bree	16 Bree St	381
Charlie & the Chairman	8 Hans Strijdom Ave	328
Foreshore Place	2 Riebeek St	170
Fountain Suites	1 Hans Strijdom Ave	73
HAVN Apartments by Totalstay	2 St Georges Mall	208
Hyde Park	12 Jetty St	34
Icon	24 Hans Strijdom Ave	210
One Thibault	1 Thibault Sq	428
Pullman Cape Town City Centre	22 Riebeek St	169
The Duke	5 Heerengracht	81
The Halyard	4 Christiaan Barnard St	20
The Onyx	57 Heerengracht	99
The Rockefeller at Harbour Place	12 Christiaan Barnard St	395
Vida d'Chette	21 Martin Hammerschlag Way	207
WINK Foreshore	31B Heerengracht	9
Zeeland Pier I + II	31 Heerengracacht	145
TOTAL		3 107


16 on Bree


Sky Hotel

HOTELS

15 (or 26.3 %) of the **57** hotels in the CBD are in P1.

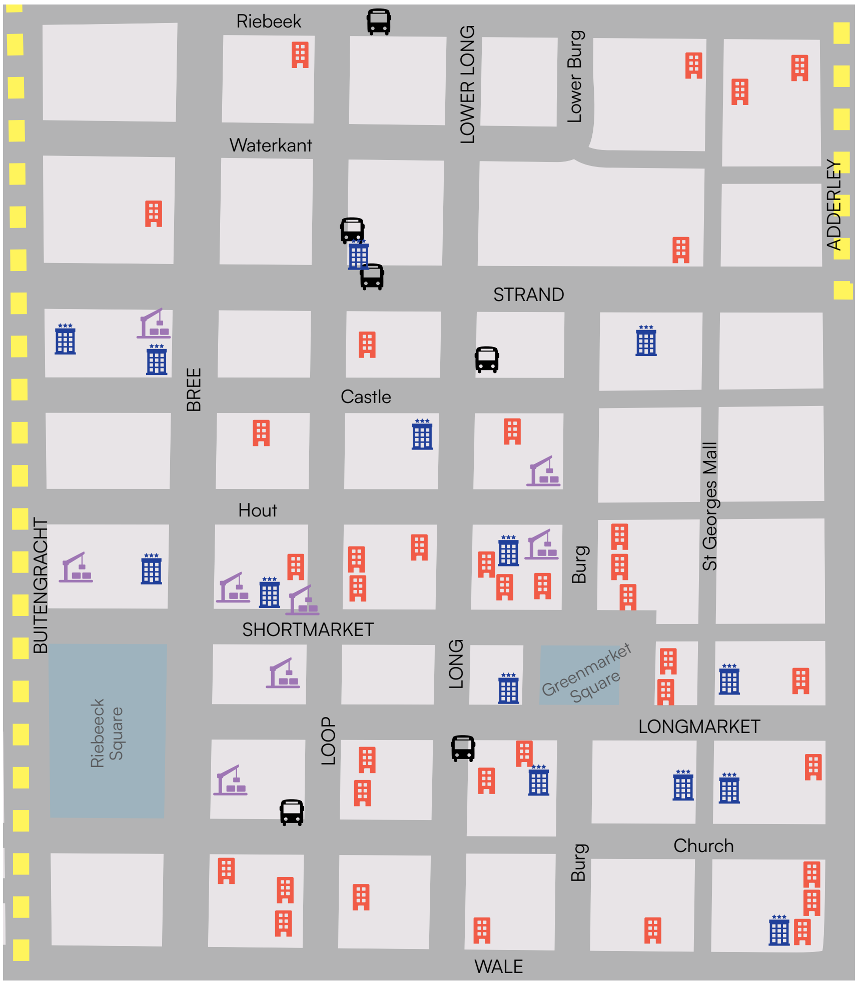
5-star	4-star	3-star	2-star	TOTAL
1	11	2	1	15

PRECINCT 2 BUSINESS HUB

This precinct is the heartbeat of the inner city. With the core of buzzing Bree Street – dubbed one of the world's 30 coolest streets by *Time Out* – slicing through it, the precinct attracts sophisticated visitors, niche tenants and smart business owners. Here retail rules the roost and urbanites respond accordingly.

This precinct commands 37.6 % of all Central City businesses: 1 334 of 3 547 business entities are here. While P2 is home to Cape Town's most fashionable retail & entertainment destinations, it's also home to Long Street, which, having lost its allure a few years ago, is fighting back, with a revival of Upper Long on the cards. In 2025, this area made a significant contribution to the CBD's day- and night-time economies: of the top 15 categories of business in the CBD, 10 are in this precinct. It is also defined by two pedestrianised areas, namely St Georges Mall and historic Greenmarket Square, which continue to accommodate the informal trading sector. The formal economy asserts itself in this precinct, too: the Business Hub has the most finance, investment & insurance establishments in the Central City (89 of 190 entities).

People-centric property investment flourished in 2025/26 with the total value of property investment here totalling R3.3 billion. Two residential builds by Prospekt Property Development, namely Venice House (R78 million) and The Charlotte (R73 million) were in the pipeline plus an aparthotel, Charles Hope Cape Town (R75 million). The stand-out build is City Park (R1.3 billion), a mixed-use development with attractions including the Mama Shelter Hotel & Residences. Three developments were completed in 2025/6, four were under construction and one was planned, namely the striking commercial build by Boxwood Property Fund, The Matrix (R1.7 billion).

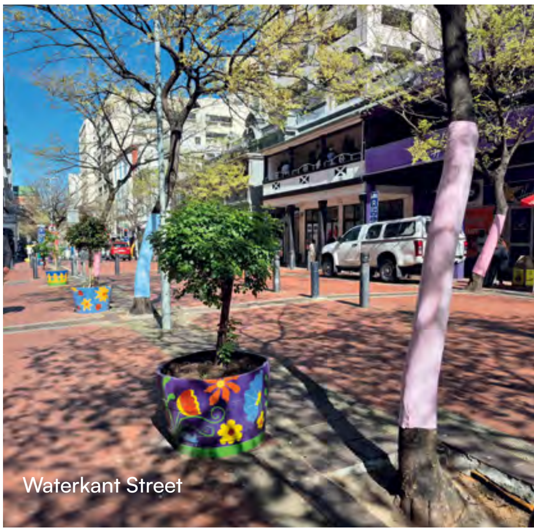


This map shows the clustering of the following types of activities in this precinct.
Developments Hotels Residential complexes
MyCiTi bus stations and stops

Budism Couture


Anna Rosholt Jewellery

EBONY/Curated


Waterkant Street


Hemelhuijs Restaurant

BUSINESS & RETAIL

The table below shows the top 15 categories of business in the Central City, and how they fared in P2 in 2025. The numbers in **blue** indicate the sectors in which P2 has the highest numbers overall in the CBD in any given category.

1 334 (or 37.6 %) of the **3 547** businesses in the Central City are in P2, which has the most retail (511), and finance, investment & insurance entities (89) among others.

CATEGORY	P2	TOTAL
Retail *	511	1 051
Legal services	138	721
Medical practices	25	290
Finance, investment & insurance	89	190
Restaurants	93	160
ICT & telecoms	45	122
Bars & clubs	38	104
Accommodation	33	95
Communication, media & advertising	34	95
Coffee shops & cafés	37	94
Takeaways	38	86
Travel	39	68
Education & resources	24	59
Industrial councils, trade unions & NPOs	29	58
Architecture	31	56

Tannin Wine Bar

*NOTE: The retail figure of **1 051** is the total CBD retail figure (1 495) excluding restaurants (160), takeaways (86), coffee shops & cafés (94) and bars & clubs (104).

RETAIL BREAKDOWN

511 (or 48.6 %) of the CBD's **1 051** retail outlets (excluding restaurants, takeaways, coffee shops, bars & clubs) are in P2. Of these, the largest categories are:

Fashion (incl. clothing & shoes)
11.4 %

Hair salons
9.0 %

Superettes
8.0 %

Jewellery design & manufacturing
7.0 %

Cell phone & mobile device repairs
6.8 %

MYCITI

P2 has six MyCiTi bus stops: Church, Longmarket, Mid Long, Mid Loop, Riebeek and Strand.

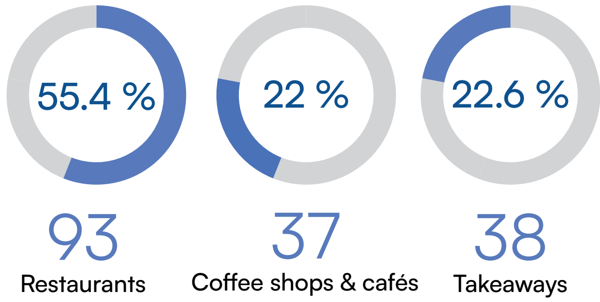
38 231 people boarded buses in P2 during 2025, while **101 350** alighted.

BUS STOP	BOARDED	ALIGHTED
Church	128	1 495
Longmarket	1 008	1 129
Mid Long	1 213	1 168
Mid Loop	412	2 833
Riebeek	17 534	54 031
Strand	17 936	40 694
P2 TOTAL	38 231	101 350

ENTERTAINMENT

38 (or **36.5 %**) of the **104** bars and clubs in the CBD are in P2.

168 (or **49.4** %) of the **340** eateries (including the three categories on the right) in the Central City are in P2. Of these:



CO-WORKING SPACES

14 (or 53.8 %) of the **24** co-working spaces in the CBD are in P2.

NAME	LOCATION	WEBSITE
106 BizzHub	106 Adderley St	106adderley.co.za/bizz-hub
BlackBrick Foreshore	6 St Georges Mall	Blackbrickhotels.com/work
Box-Office Workspace	9 Lower Burg St	box-office-suites.wixsite.com/website
Neighbourgood 129 Bree Workspace	129 Bree St	neighbourgood.co.za
Neighbourgood 93 Bree Workspace	93 Bree St	neighbourgood.co.za
Spaces	50 Long St	regus.com/en-gb
WeWork	80 Strand St	wework.com
Cape Town Collective	38 Wale St	capetowncollective.com
Open Co-Workspace on Loop	109 Loop St	Opencity.co.za
Office & Co	114 Bree St	officeandco.co.za
No80 Hout Street	80 Hout St	Coworkbooking.com/africa
Outsourced Space	33 Church St	-
Lemkus Exchange	26 St Georges Mall	lemkusexchange.co.za
The Mercantile Building Co-working Space	63 Hout St	mercantilebuilding.co.za

EDUCATION

24 (or 40.7 %) of the **59** educational institutions in the CBD are in P2.

DEVELOPMENTS

COMPLETED

Charles Hope Cape Town
LOCATION 80 Loop St
TYPE Aparthotel
INVESTMENT R75 000 000
DEVELOPER Rawson Developers

Venice House
LOCATION 24 Burg St
TYPE Residential
INVESTMENT R78 000 000
DEVELOPER Prospekt Property Development

93 Bree Workspacae
LOCATION 93 Bree St
TYPE Commercial
INVESTMENT R32 000 000
DEVELOPER Neighbourgood

TOTAL R185 000 000

UNDER CONSTRUCTION

City Park
LOCATION 111 Bree St
TYPE Mixed-use
INVESTMENT R1 300 000 000
DEVELOPER Ingenuity Property Investments & Kasada Capital Management

The Charlotte
LOCATION 20 Burg St
TYPE Residential
INVESTMENT R73 000 000
DEVELOPER Prospekt Property Development

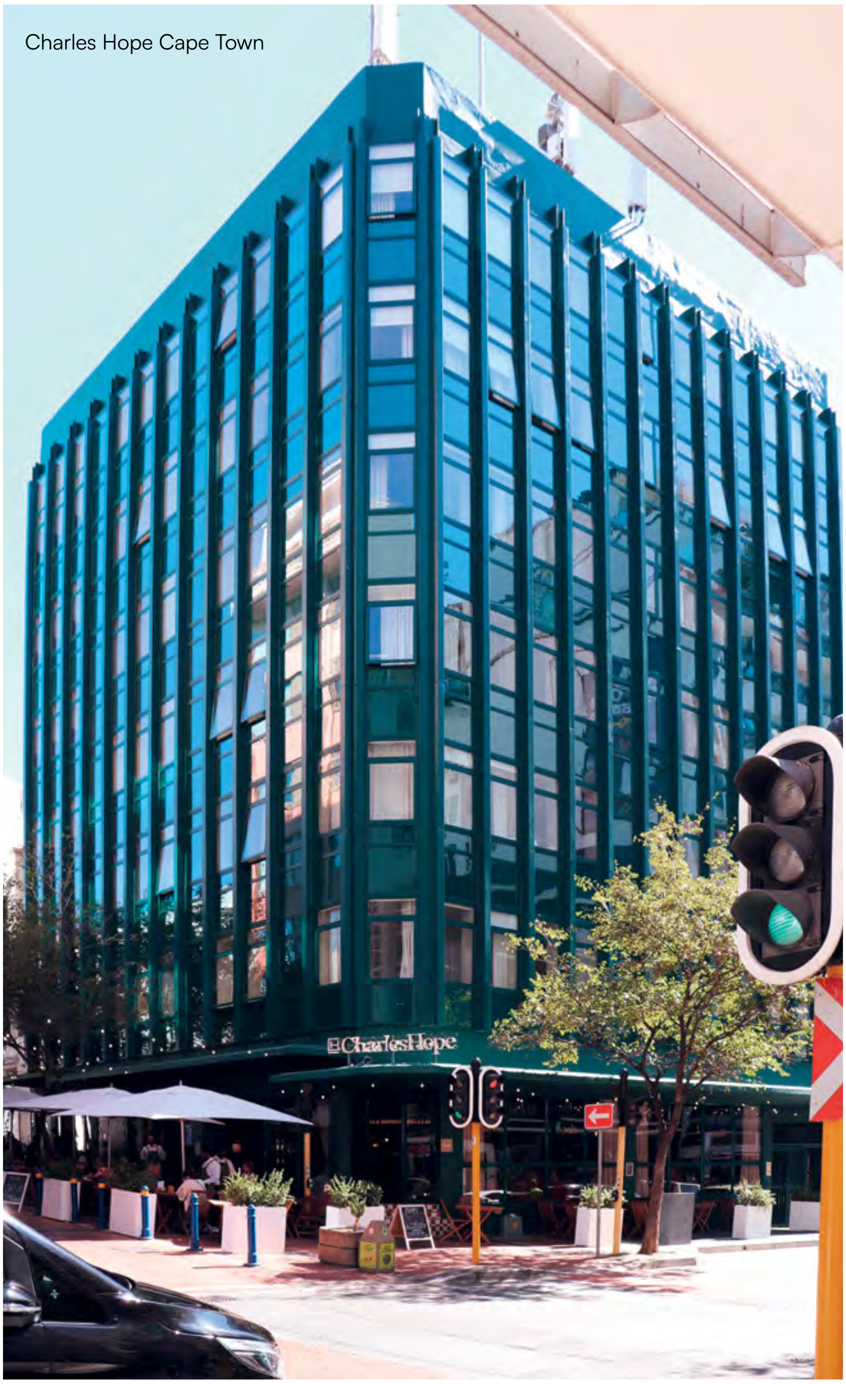
88 Loop St
LOCATION 88 Loop St
TYPE Commercial
INVESTMENT R25 000 000
DEVELOPER Neighbourgood

67 Buitengracht St
LOCATION 67 Buitengracht St
TYPE Commercial
INVESTMENT R25 000 000
DEVELOPER Neighbourgood

TOTAL R1 423 000 000

INVESTMENT TOTAL PRECINCT 2:

R3 308 000 000



Charles Hope Cape Town


City Park

PLANNED

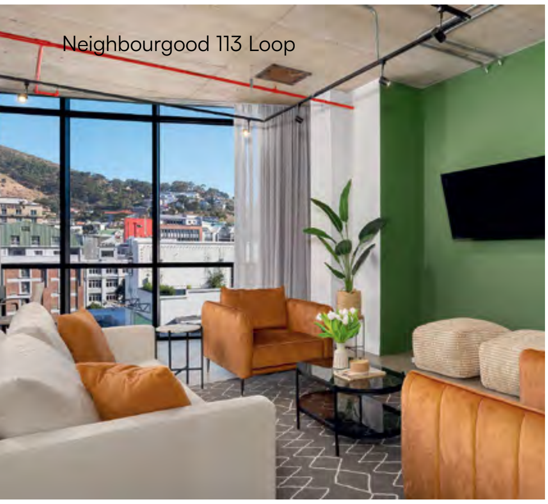
The Matrix
LOCATION Cnr Bree & Strand Sts
TYPE Commercial
INVESTMENT R1 700 000 000
DEVELOPER Boxwood Property Fund

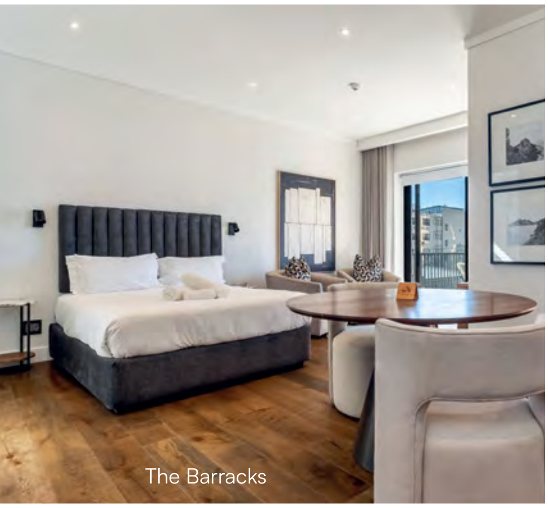
TOTAL R1 700 000 000

ACCOMMODATION

RESIDENTIAL

Of the **100** residential buildings in the Central City, **36** (or 36 %) are in P2, housing a total of **1 915** residential units (24.9 % of the **7 675** units in the CBD). The three largest residential buildings in P2 are 106 Adderley (269 units), Mandela Rhodes Place (214 units), and Habitat (151 units). P2 has the largest number of residential buildings.


Neighbourgood 113 Loop


The Barracks

BUILDING	LOCATION	TOTAL UNITS
106 Adderley	106 Adderley St	269
71 Loop Street	71 Loop St	3
73 Loop Street	73 Loop Str	2
5 St Georges	18 Adderley St	1
34 St Georges	34 St Georges Mall	68
BlackBrick Cape Town	8 St Georges Mall	101
Castle Gate	83 Castle St	12
Charles Hope Cape Town	80 Loop St	41
De Oude Schuur	120 Bree St	50
Forty-Two Burg Street	42 Burg St	1
Glaston House	63 Church St	70
Gold Buffalo Cape Town	37 Strand St	86
Greenmarket Place	38 Shortmarket St	48
Greenmarket Place	54 Shortmarket St	63
Guarantee House	37 Burg St	11
Habitat	132 Adderley St	151
Huys Heeren	105 Long St	29
Impala House	27 Castle St	6
Kimberley House	34 Shortmarket St	7
Mandela Rhodes Place	Cnr Wale & Burg St	214
Market House	7 Shortmarket St	42
Murray House	25 Hout St	15
Namaqua House	36C Burg St	25
Neighbourgood 113 Loop	113 Loop St	6
Taj Cape Town	4 Wale St	15
The Address on Adderley	122A Longmarket St	5
The Barracks	50 Bree St	66
The Carrington	112 Loop St	49
The Colosseum	12 Adderley St	64
The Decks	67 Long St	55
The Reserve Cape Town	130 Adderley St	34
The Rubik	15 Loop St	87
The Tokyo	87 Loop St	149
Tudor House	153 Longmarket St	33
Venice House	24 Burg St	36
Wale Street Chambers	38 Wale St	1
TOTAL		**1 915**

HOTELS & BACKPACKERS

24 (or 42.1 %) of the **57** hotel and backpacker establishments in the CBD are in P2.

5-star	4-star	3-star	2-star	Unrated	Backpackers	TOTAL
2	7	4	0	1	10	24

PRECINCT 3 LEGAL, LEISURE & CULTURAL HUB

Home to the iconic Company's Garden, the inviting and historic green lung of the Central City, this precinct provides welcome respite from the urban jungle. It's also a cultural mecca, playing host to national treasures such as the Iziko South African National Gallery, the Iziko South African Museum, the Iziko Slave Lodge, the Cape Town Holocaust & Genocide Centre, and the South African Jewish Museum.

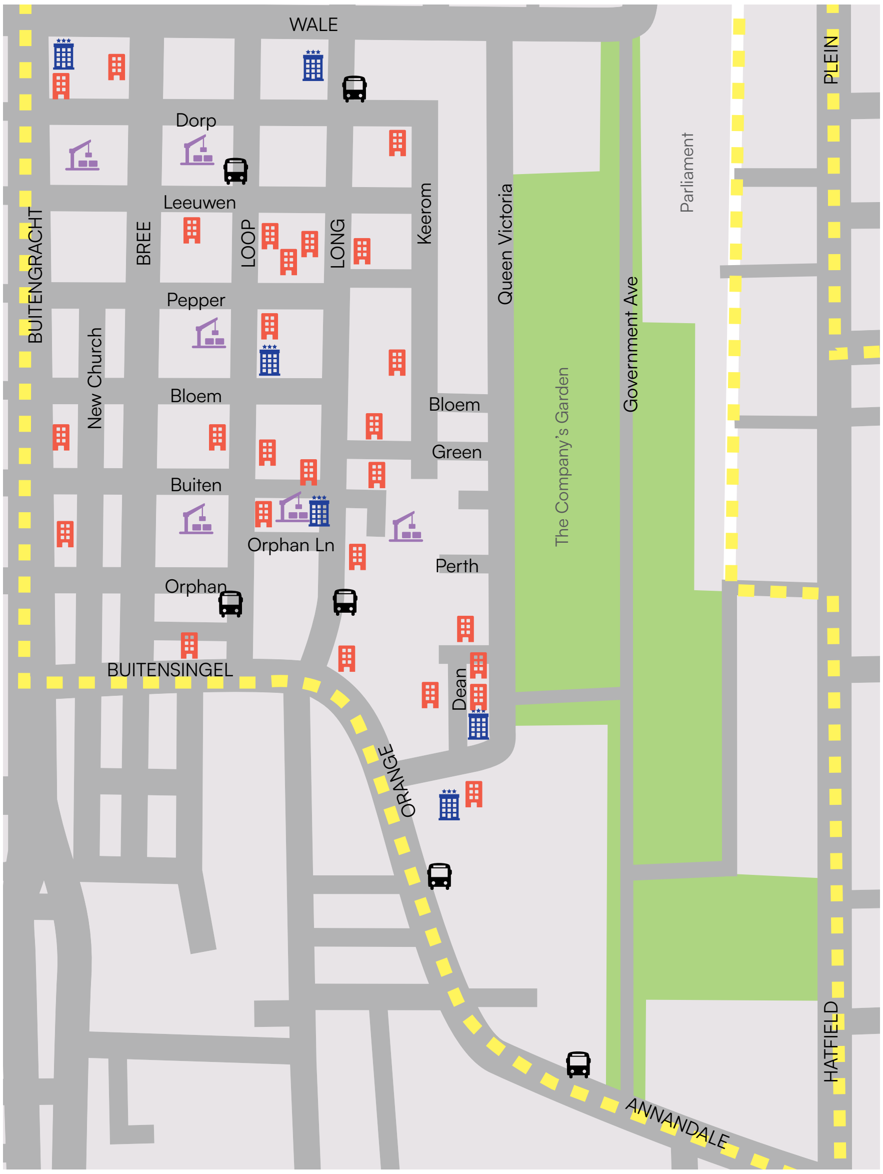
With the Houses of Parliament situated here (currently under renovation), as well as the Western Cape Government and the Western Cape High Court, this precinct is also characterised by its legal and provincial government hubs. It boasts the most legal services in the Central City (71.8 %).

A magnet for partygoers, this precinct has 43 % of the CBD's entertainment venues, mostly situated in Upper Long and Bree streets.

Residential builds dominated property investment into the precinct in 2025/6. Five residential developments make up the total property investment value of R2.4 billion. Blok is behind two of the innovative builds which are set to change the personality of the precinct. They are the recently completed 10ONV (R350 million) and the ambitious development, ELEVENONB (R650 million), which is in the planning phase with construction imminent.

Still in the planning phase is the R918 million Western Cape Government social housing project, Leeuloop Precinct, set to provide 341 affordable housing units in a site ringed off by Leeuwen, Loop, Dorp and Bree streets.

These builds will add hundreds of apartments to the 1 155 residential units already in the precinct, which has 15 % of the total number of apartments in the Central City, including Holyrood and St Martini Gardens, two of the CBD's most iconic apartment blocks that overlook the Company's Garden.



This map shows the clustering of the following types of activities in this precinct.
Developments Hotels Residential complexes
MyCiTi bus stations and stops


Company's Garden


SeaBreeze Fish & Shell


Moro Gelato


Between Us

BUSINESS & RETAIL

The table below shows the top 15 categories of business in the Central City, and how they fared in P3 in 2025. The numbers in **blue** indicate the sectors in which P3 has the highest numbers overall in the CBD in any given category.

896 (or 25.3 %) of the **3 547** businesses in the Central City are in P3.

CATEGORY	P3	TOTAL
Retail *	126	1 051
Legal services	518	721
Medical practices	30	290
Finance, investment & insurance	13	190
Restaurants	22	160
ICT & telecoms	16	122
Bars & clubs	45	104
Accommodation	19	95
Communication, media & advertising	8	95
Coffee shops & cafés	16	94
Takeaways	10	86
Travel	10	68
Education & resources	11	59
Industrial councils, trade unions & NPOs	9	58
Architecture	9	56


Clarke's Bookshop

*NOTE: The retail figure of **1 051** is the total CBD retail figure (1 495) excluding restaurants (160), takeaways (86), coffee shops & cafés (94) and bars & clubs (104).


Waza Japan Store

RETAIL BREAKDOWN

Just **126** (or 12.0 %) of the CBD's **1 051** retail outlets (excluding restaurants, takeaways, coffee shops & cafés, and bars & clubs) are in P3. Of these, the largest categories are:

Furniture, lighting & décor (incl. antiques) 10.3 %

Fashion (incl. clothing & shoes) 9.5 %

Superettes 8.7 %

Cannabis stores / lounges 7.1 %

Curios & markets 5.6 %

MYCITI

P3 has six MyCiTi bus stops: Dorp, Leeuwen, Michaelis, Upper Long, Upper Loop and Government Avenue.

39 861 people boarded buses in P3 during 2023, while **106 152** alighted.

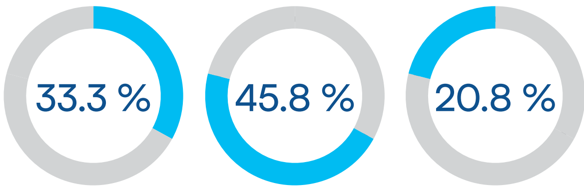
BUS STOP	BOARDED	ALIGHTED
Dorp	11 304	46 361
Government Avenue	8 831	8 805
Leeuwen	688	2 689
Michaelis	2 725	3 493
Upper Long	5 143	40 447
Upper Loop	11 170	4 357
P3 TOTAL	**39 861**	**106 152**

Nkula Cocktail & Wine Boutique

ENTERTAINMENT

45 (or **43.3 %**) of the **104** bars and clubs in the CBD are in P3.

48 (or **14.1** %) of the **340** eateries (including restaurants, coffee shops & cafés, and takeaways) in the Central City are in P3.



16
Restaurants

22
Takeaways

10
Coffee shops & cafés

CO-WORKING SPACES

Four (or 16.7 %) of the **24** co-working spaces in the CBD are in P3.

NAME	LOCATION	WEBSITE
AkroCoworking	25 Wale St	coworker.com
Inospace – The Block	51 Wale St	inospace.com
Neighbourgood Church House Work Club	1 Queen Victoria St	neighbourgood.co/work-church-house
Open Co-Workspace	163 Bree St	opencity.co.za

EDUCATION

11 (or 18.6 %) of the **59** educational institutions in the CBD are in P3.

DEVELOPMENTS

COMPLETED

10ONV
LOCATION Vredenburg Ln
TYPE Residential
INVESTMENT R350 000 000
DEVELOPER Blok

The York
LOCATION 1 Buiten St
TYPE Residential
INVESTMENT R132 000 000
DEVELOPER Rawson Developers

TOTAL R482 000 000


The Landing (artist's impression)

UNDER CONSTRUCTION

The Landing on Pepper
LOCATION 15 Pepper St
TYPE Residential
INVESTMENT R350 000 000
DEVELOPER Rawson Developers

TOTAL R350 000 000

INVESTMENT TOTAL PRECINCT 3:
R2 400 000 000


ELEVENONB (artist's impression)

PLANNED

ELEVENONB
LOCATION 11 Buiten St
TYPE Residential
INVESTMENT R650 000 000
DEVELOPER Blok

Leeuloop Precinct
LOCATION 11 Dorp St
TYPE Residential
INVESTMENT R918 000 000
DEVELOPER WC Government

TOTAL R1 568 000 000

ON HOLD

The Madison (formerly The Fynbos)
LOCATION 142 Bree St
TYPE Residential
INVESTMENT TBC
DEVELOPER Tricolt Group

TOTAL TBC

ACCOMMODATION

RESIDENTIAL

Of the **100** residential buildings in the Central City, **26** (or 26 %) are in P3, housing a total of **1 155** residential units (15.05 % of the **7 675** units in the CBD). The three largest residential buildings in P3 are St Martini Gardens (313 units), Senator Park (169 units) and The Sentinel (96 units).

BUILDING	LOCATION	TOTAL UNITS
6 on Pepper	6 Pepper St	7
155 Loop Street	155 Loop St	15
168 Long Street	168 Long St	10
Artois Court	6 Dean St	8
Cape Town Lodge Hotel	101 Buitengracht St	5
Elkay House	186 Loop St	3
Flatrock	8 Buiten St	45
Graphic Centre	199 Loop St	2
Holyrood	80 Queen Victoria St	39
Long Street Apartments	263 Long St	5
Lutomburg	18 Keerom St	12
Manhattan Place	130 Bree St	37
Metro House	36 New Church St	3
Montreux	90A Queen Victoria St	32
Pepperclub Hotel	Cnr Loop & Pepper Sts	17
Senator Park	66 Keerom St	169
St Martini Gardens	70 Queen Victoria St	313
Studios on Long	187 Long St	16
The Capital 15 on Orange	15 Orange St	6
The Sentinel	27 Leeuwen St	96
The York	1 Buiten St	80
Tuynhuys	54A Keerom St	47
Two Twenty Loop Street	220 Loop St	72
Uxolo	4 Vredenburg Lane	35
Victoria Court	301 Long St	36
West Side Studios	139 Buitengracht St	45
TOTAL		**1 155**

HOTELS & BACKPACKERS

9 (or 15.8 %) of the **57** hotel and backpacker establishments in the CBD are in P3.

5-star	4-star	3-star	2-star	Backpackers	TOTAL
2	2	2	0	3	9

Holyrood

Uxolo


Pepperclub Hotel

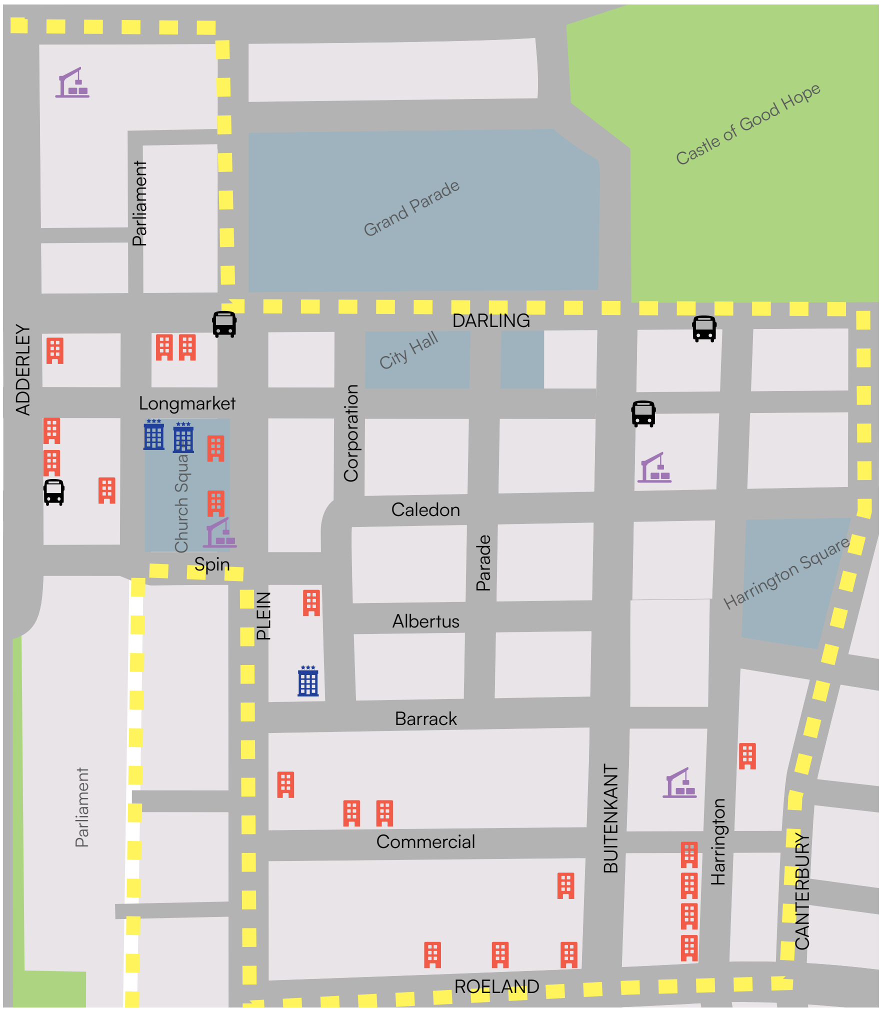

PRECINCT 4 THE EAST CITY

The East City is a vibrant neighbourhood known for its creative bent – it's been the seat of the Central City's craft and design economies for years. Add to that its diversity and eclecticism and you have an appealing neighbourhood.

Niche destination establishments abound here, from award-winning fine dining restaurant FYN (which has just clinched the 2026 Eat Out Woolworths Restaurant Awards' Restaurant of the Year accolade among many others) to the Belly Restaurant Group – which counts Belly of the Beast, Galjoen, Seebamboes and newcomer Buri in its stable – to cool stalwarts like New York Bagels.

Culture is omnipresent here, too: the iconic Cape Town City Hall, Desmond & Leah Tutu House (which houses the late Archbishop's foundation), the District Six Museum and Homecoming Centre (formerly the Fugard Theatre), are all here.

Property investment in this precinct increased dramatically from R375 million in 2024/25 to over R1.5 billion following the sale of the iconic Golden Acre office block and retail space, which is set to provide crucial upgrades, new footfall and a lot of residential units to the precinct.



This map shows the clustering of the following types of activities in this precinct.
Developments Hotels Residential complexes
MyCiTi bus stations and stops


Yakiniku Restaurant

The Electric

Desmond & Leah
Tutu House

New York Bagels

Hemporium

Harrington Street

BUSINESS & RETAIL

The table below shows the top 15 categories of business in the Central City, and how they fared in P4 in 2025. In 2025, P4 did not dominate any given category.

521 (or 14.7 %) of the **3 547** businesses in the Central City are in P4.

CATEGORY	P4	TOTAL
Retail *	292	1 051
Legal services	31	721
Medical practices	7	290
Finance, investment & insurance	17	190
Restaurants	21	160
ICT & telecoms	7	122
Bars & clubs	11	104
Accommodation	17	95
Communication, media & advertising	19	95
Coffee shops & cafés	19	94
Takeaways	26	86
Travel	1	68
Education & resources	8	59
Industrial councils, trade unions & NPOs	7	58
Architecture	6	56


Plantify

*NOTE: The retail figure of **1 051** is the total CBD retail figure (1 495) excluding restaurants (160), takeaways (86), coffee shops & cafés (94) and bars & clubs (104).

Harrington Street

RETAIL BREAKDOWN

292 (or 27.8 %) of the CBD's **1 051** retail outlets (excluding restaurants, takeaways, coffee shops & cafés, bars & clubs) are in P4. Of these, the largest categories are:

Fashion (incl. clothing & shoes) 22.3 %

Cell phones & mobile device repairs 7.9 %

Superettes 7.2 %

Hair salons 6.5 %

Health & beauty (incl. spas) 5.5 %

MYCITI

P4 has four MyCiTi bus stops: Castle, Darling, Groote Kerk and Lower Buitenkant.

247 766 people boarded buses in P4 during 2025, while **425 418** alighted.

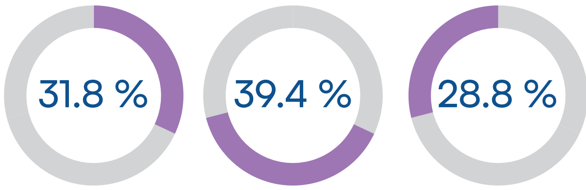
BUS STOP	BOARDED	ALIGHTED
Castle	43 025	80 868
Darling	48 233	53 357
Groote Kerk	146 936	278 852
Lower Buitenkant	9 572	12 341
P4 TOTAL	247 766	425 418


East City Grill

ENTERTAINMENT

11 (10.6 %) of the **104** bars and clubs in the Central City are in P4.

66 (or 19.4 %) of the **340** eateries (including restaurants, takeaways and coffee shops & cafés) in the Central City are in P4.



21
Restaurants

26
Takeaways

19
Coffee shops & cafés

CO-WORKING SPACES

Two (or 8.3 %) of the **24** co-working spaces in the CBD are in P4.

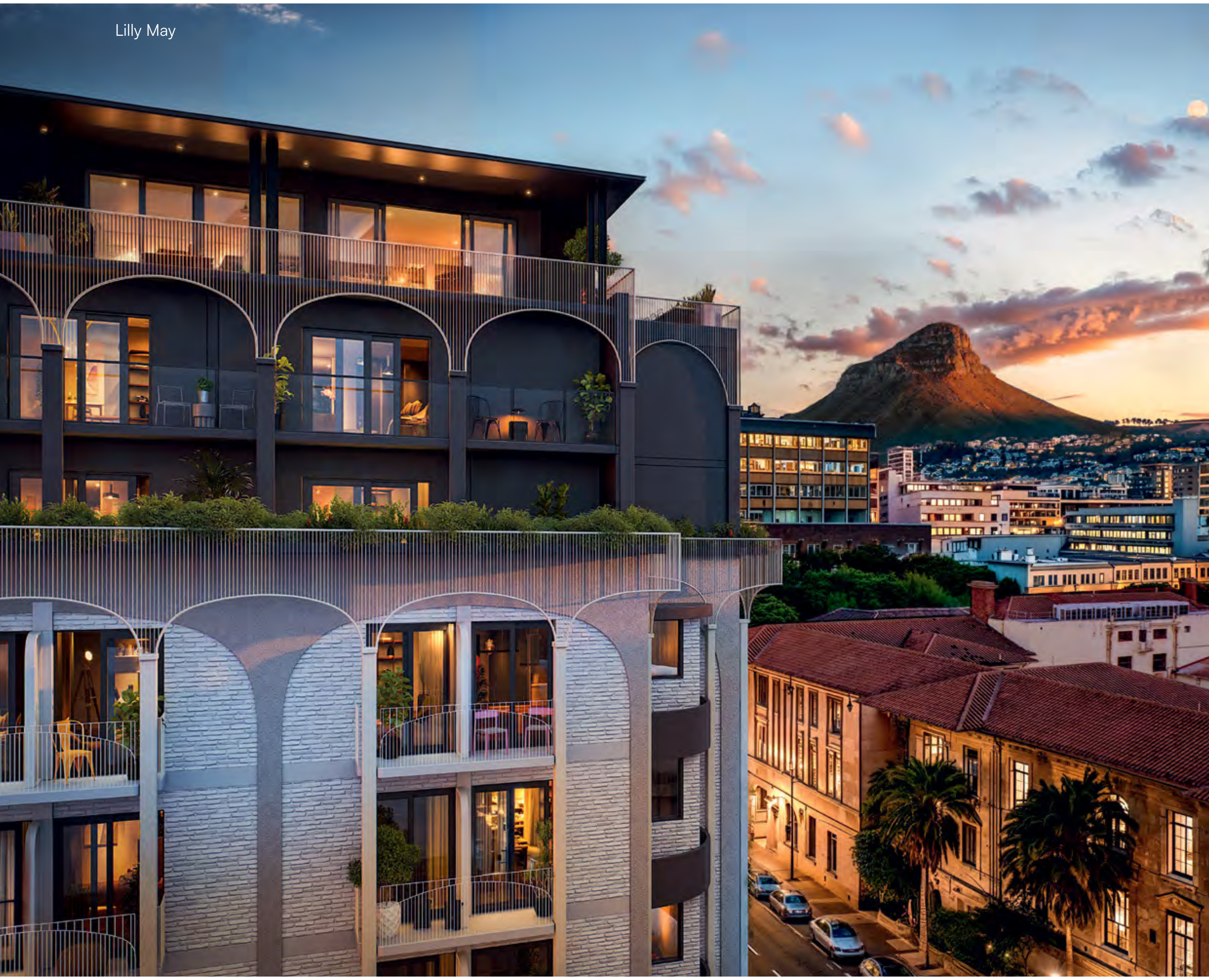
NAME	LOCATION	WEBSITE
Roamwork	50 Harrington St	roam.work
Neighbourgood 84 Harrington	84 Harrington St	neighbourgood.co.za

EDUCATION

8 (or 13.6 %) of the **59** educational institutions in the CBD are in P4.

DEVELOPMENTS

INVESTMENT TOTAL PRECINCT 4:
R1 635 000 000


Lilly May

UNDER CONSTRUCTION

82H
LOCATION 82 Harrington St
TYPE Aparthotel
INVESTMENT R135 000 000
DEVELOPER Shiro Hills

Golden Acre
LOCATION 9 Adderley St
TYPE Mixed-use
INVESTMENT R1 200 000 000
DEVELOPER Putirex Pty Ltd

Lilly May
LOCATION 17 Buitenkant St
TYPE Residential
INVESTMENT R120 000 000
DEVELOPER Chapter Developments

TOTAL R1 455 000 000

PLANNED

Spire
LOCATION 46 Plein St
TYPE Mixed-use
INVESTMENT R180 000 000
DEVELOPER Signatura

TOTAL R180 000 000

ACCOMMODATION

RESIDENTIAL

Of the **100** residential buildings in the Central City, **21** (or 21 %) are in P4, housing a total of **1 498** residential units (19.52 % of the **7 675** units in the CBD). The three largest residential buildings in P4 are Four Seasons (193 units), Perspectives (176 units) and Mutual Heights (175 units).

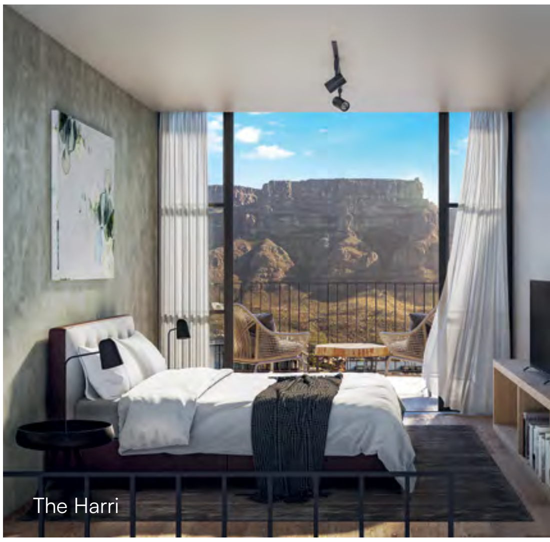
BUILDING	LOCATION	TOTAL UNITS
51 Buitenkant	51 Buitenkant St	15
Assembly Court	69 Roeland St	8
Cape Town Loft	17 Commercial St	2
Cartwrights Corner	19 Adderley St	120
Church Square House	5 Church Square	12
Four Seasons	47 Buitenkant St	193
HOMii Valencia	53 Commercial St	121
Hip Hop Plaza	39 Roeland St	36
Mutual Heights	14 Darling St	175
Neighbourgood East City	60 Corporation St	107
Neighbourgood 84 Harrington	84 Harrington St	50
Perspectives	37 Roeland St	176
Red Lion	111 Longmarket St	12
The Adderley Apartments	31 Adderley St	29
The Adderley Terraces	31 Adderley St	50
The Harri	75 Harrington St	50
The Piazza on Church Square	37 Parliament St	83
The Square	50 Buitenkant St	174
The Wellington	22 Darling St	7
Urban Oasis	91 Plein St	33
Wolroy House	37 Buitenkant St	45
TOTAL		1 498

HOTELS & BACKPACKERS

9 (or 15.8 %) of the **57** hotel and backpacker establishments in the CBD are in P4.

5-star	4-star	3-star	2-star	Backpackers	TOTAL
1	0	2	0	6	9


Neighbourgood East City


The Harri


Labotessa Luxury Boutique Hotel

Aerial view of The Barracks

IN CONCLUSION

This detailed and research-driven report on the economy of the Cape Town Central City has once again been a rewarding project for the Cape Town Central City Improvement District.

Recording the successes achieved, big and small, is always a pleasure, and proves that our work in town makes a difference. Every day, come rain or shine, we ensure that South Africa's premier business district is safe, clean, welcoming to all and an environment where investment can and will thrive.

This 84-page *State of Cape Town Central City Report 2025 – A year in review* is the 14th edition of our flagship publication. We have presented a dynamic picture of the economic indicators that informed 2025 and beyond – and what is possible when everyone works towards a common goal.

We could not do it without committed staff and service providers, great partners at the City of Cape Town (especially Executive Mayor Geordin Hill-Lewis) and SAPS, and the myriad organisations and Central City stakeholders and investors with whom we collaborate every year. Thank you for joining us on this challenging, yet exciting and fulfilling, journey.

We salute everyone who contributes to the Central City's economy, from commercial and residential landlords and developers to big business, start-up entrepreneurs, office workers, digital nomads, retailers, residents and visitors.

We are immensely proud of this highly regarded, award-winning publication, which is put together with skill, dedication and meticulous attention to detail. I extend my utmost gratitude to everyone who has contributed to its success.

With appreciation,

TASSO EVANGELINOS
CEO: Cape Town CCID

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