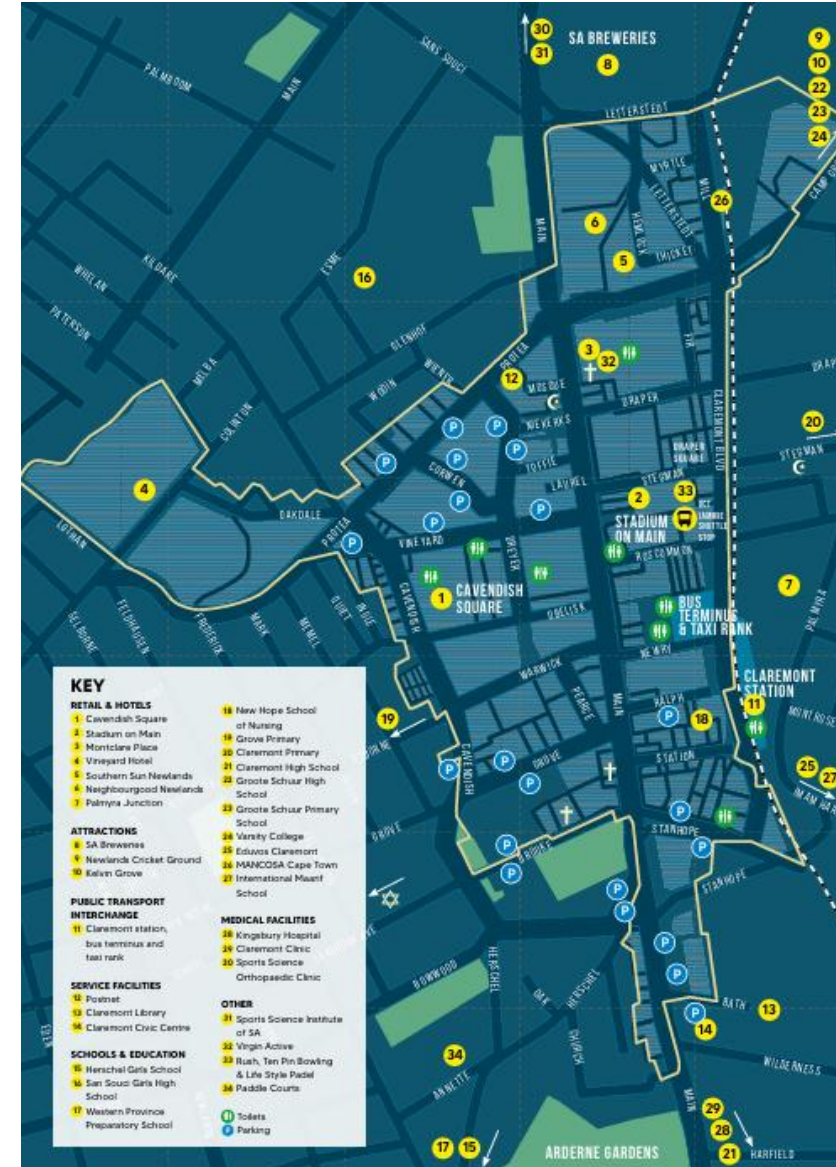


THE STATE OF CLAREMONT REPORT 2025-2026





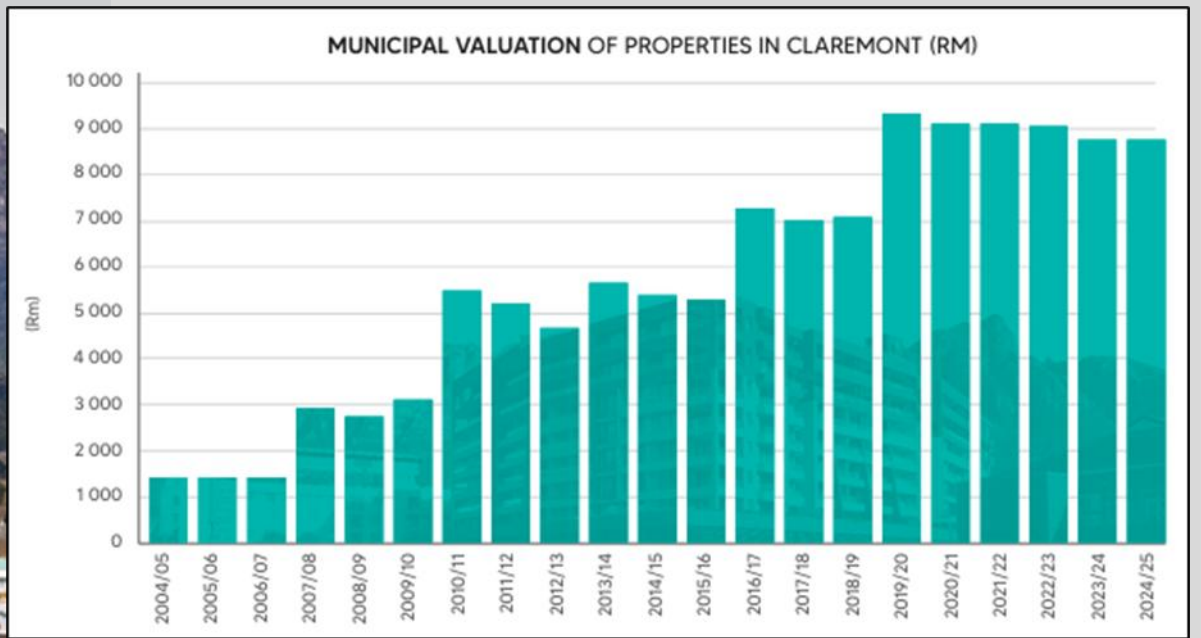
SECTION 1
**CLAREMONT
CENTRAL
BUSINESS DISTRICT**

CLAREMONT IN CONTEXT

- Key commercial, transport & residential hub
- 146 910 m² office space
- 508 retail outlets
- R8.59 bn property value
- BPO, financial, legal and educational hub
- High commuter & pedestrian volumes
- Rapid growth presents complex challenges



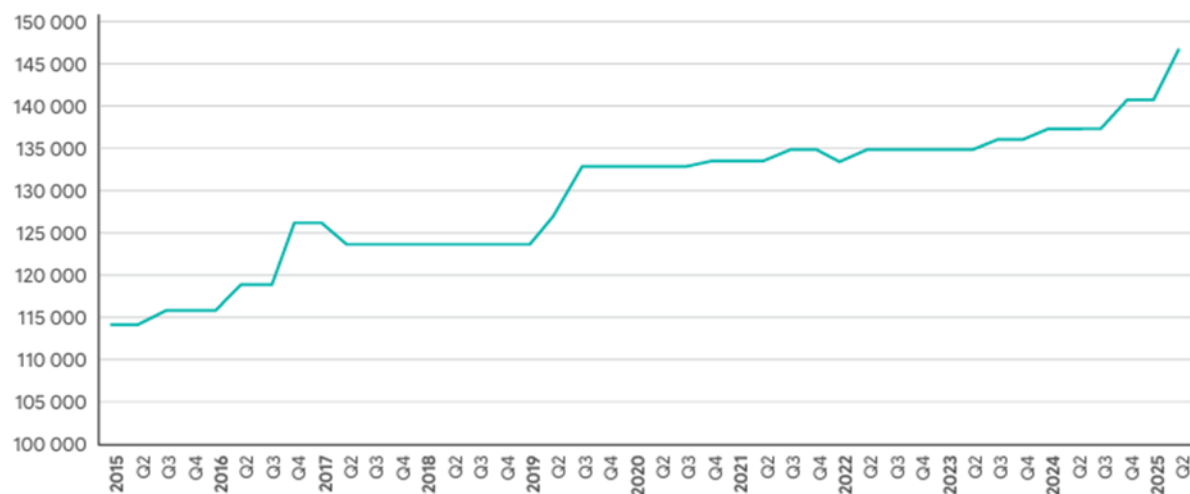
SECTION 2 PROPERTY TRENDS



OVERVIEW OF PROPERTY TRENDS

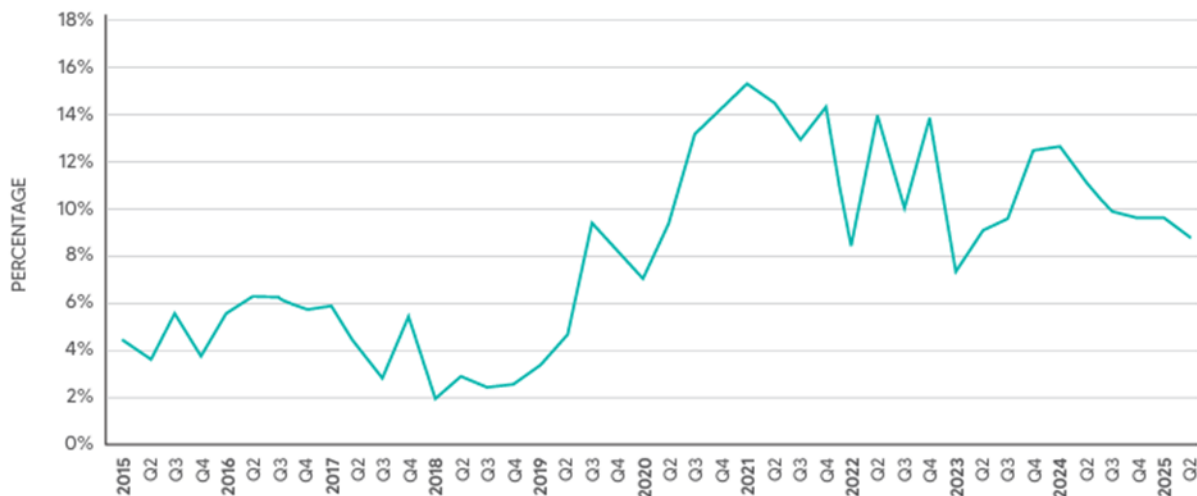
- R8.59 bn 2024/25 - +63.5% over past decade
- **Non-residential value:** R6.52 bn
- **Residential value:** R2.08 bn
- **Major new developments:** public transport interchange & vacant City-owned plots
- The Marlow on Mill and Neo

CLAREMONT: TOTAL OFFICE SPACE (M²)



SOURCE: SAPOA Office Vacancy Report Q2 2025

CLAREMONT: OFFICE VACANCY RATE (M²)



SOURCE: SAPOA Office Vacancy Report Q2 2025

COMMERCIAL PROPERTY TRENDS

- Cape Town lowest vacancy rate among major SA metros at 6.3% in Q2 2025
- Market resilience attributed to quality and location of its office stock – particularly in decentralised nodes like Claremont



‘Claremont’s location responds well to the growing need of the City of Cape Town to target nodes for development that have the necessary infrastructure. Claremont is well positioned in this regard.’

— Associate Professor
Francois Viruly, UCT

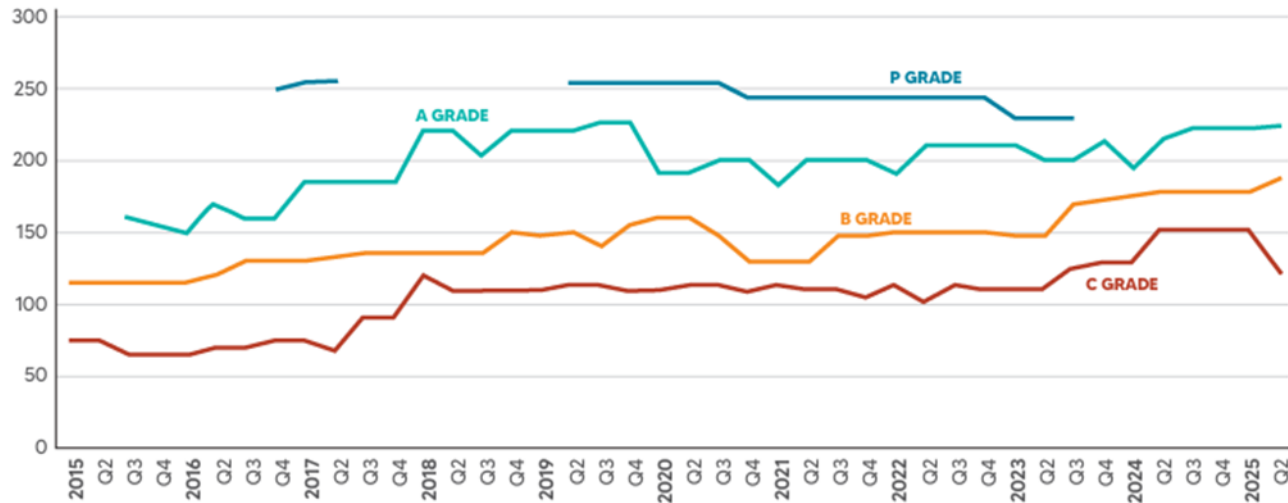


CITY OF CAPE TOWN: VACANCY RATES AND A-GRADE RENTALS: Q2 2025

Location	P-GRADE		A-GRADE	
	Total vacancy rate (%)	Gross asking rental (R/m ²)	Total vacancy rate (%)	Gross asking rental (R/m ²)
Belville	0.0 %	-	1.1 %	172
Claremont	0.0 %	-	4.6 %	225
Cape Town CBD	3.6 %	247	1.7 %	185
Rondebosch/Newlands	-	-	5.1 %	213
Century City	1.2 %	-	6.1 %	179
Central	0.0 %	-	6.7 %	185
Waterfront	0.0 %	-	0.0 %	-

SOURCE: SAPOA Office Vacancy Report Q2 2025

CLAREMONT: OFFICE RENTAL RATES (2015 - Q1 2025) (RM)



SOURCE: SAPOA Office Vacancy Report Q1 2025

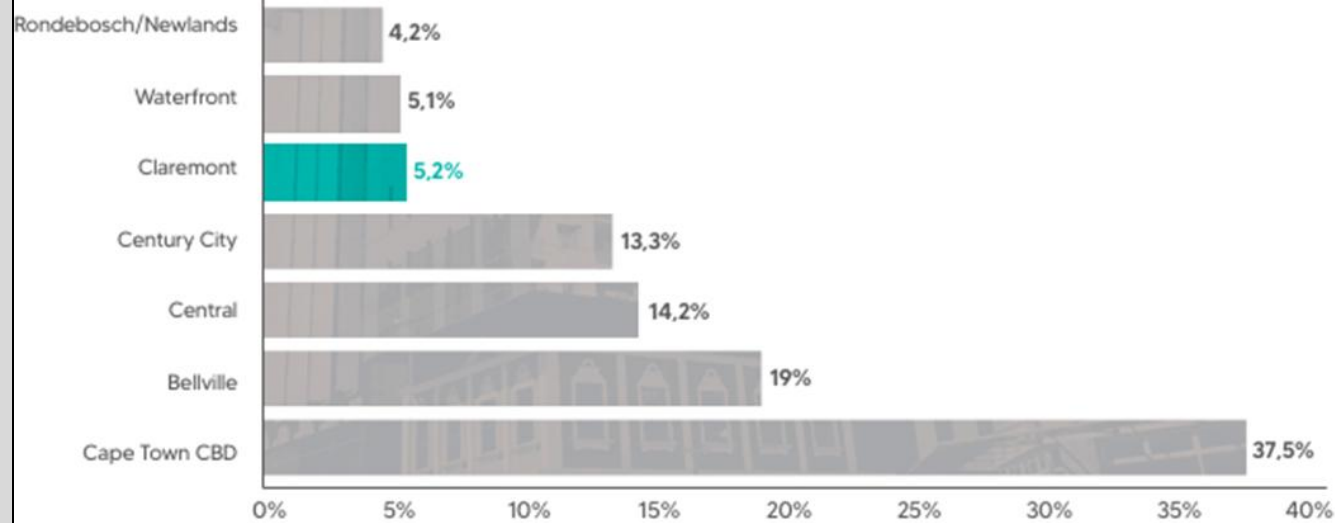


‘Claremont has emerged as one of Cape Town’s premier commercial property nodes — its mix of modern office spaces, vibrant retail offerings, excellent amenities, and transport access make it an irresistible destination for both multinational head offices and local enterprises.’

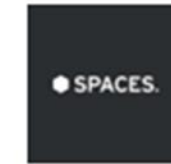
— LARA SCHENK, Ingenuity Property Investment



CITY OF CAPE TOWN: COMPARATIVE OFFICE STOCK (M²) Q2 2025



Four coworking spaces located within the Claremont CBD:



Spaces Sunclare

21 Dreyer Street / spacesworks.com
Offers 26 dedicated desks and four meeting rooms



Claremont by Ideas Cartel

9 Grove Avenue / ideascartel.com
Offers 60+ coworking desks and 30 private offices
Four meeting rooms and three Zoom rooms



Workshop17 Newlands Cricket Ground

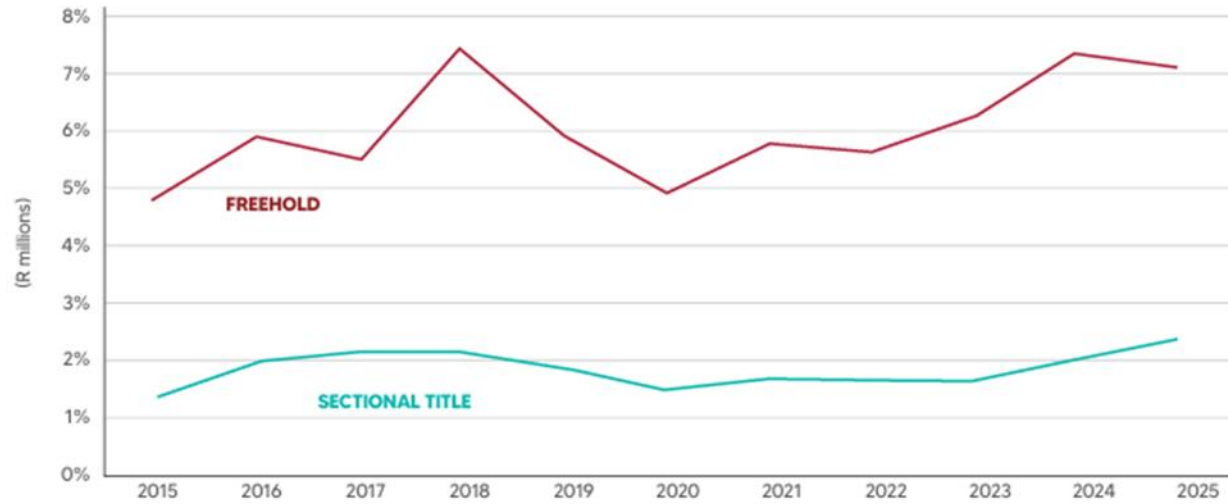
146 Campground Road / workshop17.co.za
55 hot desks and 57 private offices
Meeting rooms, café, event space and phone booths



DeskIt

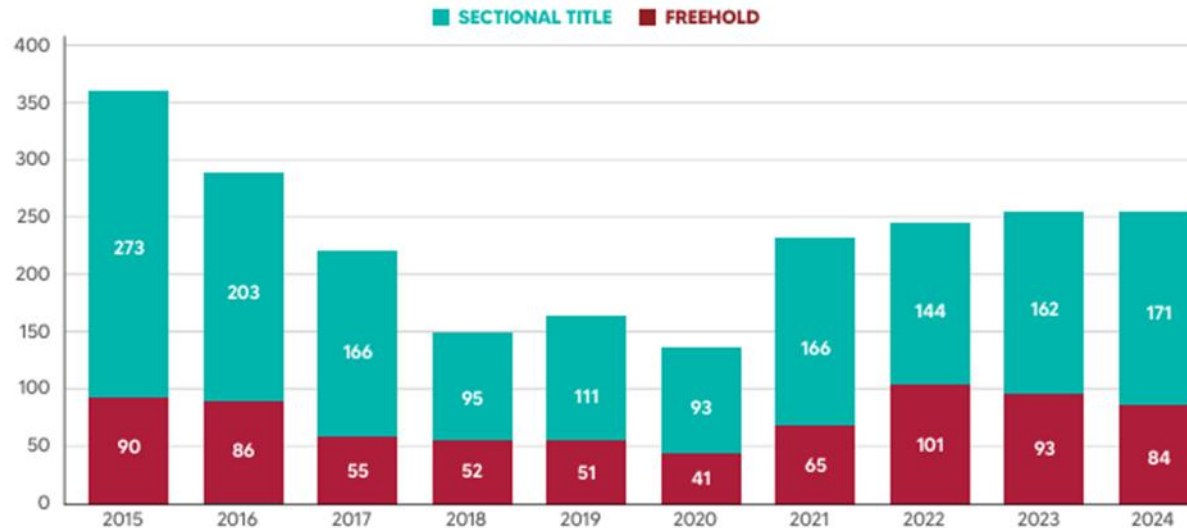
151 Campground Road / deskIt.co.za

CLAREMONT UPPER RESIDENTIAL PROPERTY PRICES (RM, MEDIAN)



SOURCE: Lightstone

CLAREMONT UPPER RESIDENTIAL UNITS SOLD

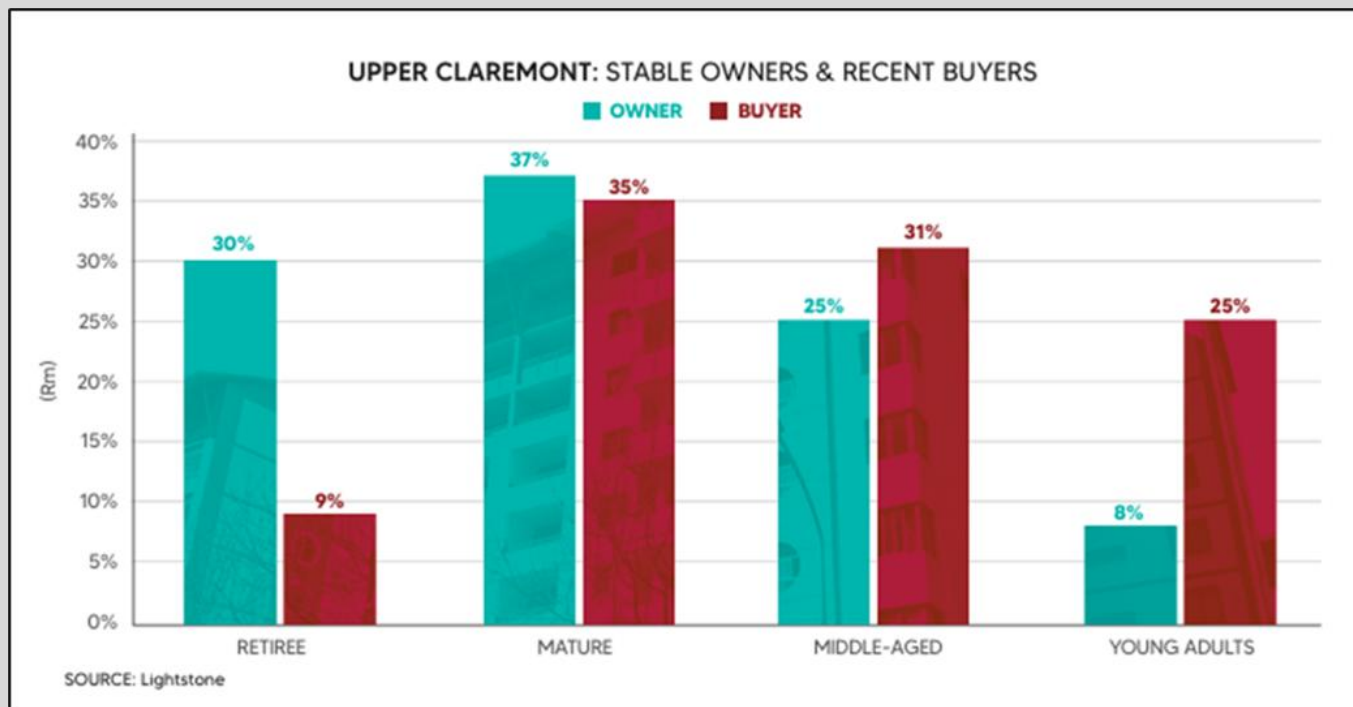


SOURCE: Lightstone

RESIDENTIAL PROPERTY TRENDS

Upper Claremont is one of Cape Town's most affluent suburbs and yet it is a tale of two markets: relatively affordable sectional title homes and luxury freehold properties.





Claremont Upper	Median price 2025 (Rm)	Five years yy % (2020 – 2025)	Ten years yy % (R2015 – 2025)
Freehold	R7.2m	+44.0 %	+48.5%
Sectional title	R2.4m	+58.9%	+69.0 %

NEWLANDS PEAK (completed)

232 residential units

THE CAVENDISH (under construction)

32 residential units

THE MARLOW ON MILL (planned)

281 apartments & a penthouse





INTERNATIONAL CAPS ON STUDENT HOUSING:

- **UK:** local councils cap student housing at 10% – 20% per zone
- **USA:** create amenity-rich student villages near campuses, reducing pressure on suburban rentals
- **Netherlands:** design housing strategies to integrate students while preserving neighbourhood diversity

Opportunity for partnership between academic institutions, local government and the private sector to co-design and implement a suite of services and facilities, purpose-built to meet the evolving needs of the local student demographic.



FUTURE PROPERTY DEVELOPMENT

PROPERTY DEVELOPMENTS IN AND AROUND CLAREMONT CBD

RECENTLY COMPLETED

Newlands Cricket Ground Precinct

LOCATION 146 Campground Road

VALUATION R800m; 25 000m²

TYPE Mixed-use

DEVELOPER Sanlam Properties & Western Province
Cricket Association (WPCA)

1 Osborne

LOCATION Cnr Osborne & Cavendish Str

VALUATION / UNITS / GLA 5 000m² office
124m² retail

TYPE Commercial

DEVELOPER Goal Zero Developments

Dreyer Street Market

LOCATION Dreyer Street

VALUATION / UNITS / GLA R33m

TYPE Retail

DEVELOPER Old Mutual Properties



UNDER CONSTRUCTION

The Cavendish

LOCATION 25 Cavendish Street

VALUATION / UNITS / GLA 32 apartments

TYPE Residential

DEVELOPER Horizon Capital

135 Main Road

LOCATION 135 Main Road

VALUATION / UNITS / GLA not available

TYPE Student accommodation

DEVELOPER Goldmashu Investment

PLANNED

The Neo

LOCATION 189 Main Road

VALUATION / UNITS / GLA R800m; 8 000m² commercial
350 apartments

TYPE Mixed-use

DEVELOPER New Venture Properties

The Marlow on Mill

LOCATION 21 Mill Street

VALUATION / UNITS / GLA 281 apartments

TYPE Residential

DEVELOPER Eris Property Group





SECTION 3 KEY BUSINESS SECTORS

While retail remains Claremont CBD's most prominent sector — anchored by popular shopping centres and high street activity — it coexists alongside significant clusters of financial services, growing business process outsourcing (BPO) operations, and an established legal presence.

Claremont's gradual evolution from a traditional retail hub to a diversified services economy lays the groundwork for more inclusive and sustainable long-term development within the node.





Cavendish Square

NUMBER OF STORES 196

GROSS LETTABLE AREA (M²) 67 267

PARKING BAYS 1 742

ANCHOR TENANTS Woolworths, H&M, Pick n Pay,
Exclusive Books, Nu Metro & Clicks

MontClare Place

NUMBER OF STORES 12

GROSS LETTABLE AREA (M²) 12 892

PARKING BAYS 560

ANCHOR TENANTS Pick n Pay & Virgin Active

Stadium on Main

NUMBER OF STORES 28

GROSS LETTABLE AREA (M²) 15 000

PARKING BAYS 800

ANCHOR TENANTS School & Leisure, Ignite Fitness,
Let's Go Bowling & Rush Trampoline Park



272

Ground floor retail outlets

“Cavendish Square isn’t just a regional shopping centre — it’s woven into the DNA of Claremont. We see ourselves as a living part of the community’s rhythm, where commerce, culture and connection converge every day.”

— FAIZAH BEHARDIEN, Centre Manager, Cavendish Square





- **Business Process Outsourcing**
At least 25 active operations
- **Financial services**
Private equity & asset management hub
- **Legal services cluster**
15 attorneys & four law firms
- **Hospitality**
Vineyard Hotel & Southern Sun Newlands
- **Education & training**
- **Night-time economy**
- **Informal economy**
34 informal traders

THE ROLE OF THE CLAREMONT CID: A BETTER PLACE FOR ALL

The CIDC plays a pivotal role in shaping Claremont CBD into a vibrant, safe and economically resilient urban node, with a clear vision to position it as the leading mixed-use centre in the metro - strategically aligning economic growth with social and environmental priorities.





While the CIDC is best known for its work in safety, cleaning and urban management, its social development efforts are equally vital to fostering an inclusive public realm.

SOCIAL DEVELOPMENT

It is the vision of the CIDC to tackle crime, grime and social challenges to create safer, more dignified public spaces.
- MIKE Nixon, New Property Ventures





SECTION 5 PUBLIC TRANSPORT INTERCHANGE

Claremont is a key public transport node

At the heart of R10 billion expansion of the MyCiTi bus service

Project to link over 30 communities across key commuter corridors

Claremont will become accessible to 1.4 million Capetonians

New PTI will integrate five transport nodes within a 120-metre radius

Set to transform Claremont into a vibrant, multi-modal precinct that integrates mobility, public services and economic opportunity



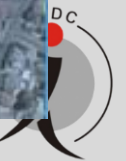
“Construction of our MyCiTi investments has begun. It’s the start of an exciting period for the future of Claremont and Cape Town, as a whole. These improvements will further the investment case for Claremont as a significant business district in Cape Town’s vision as a City of Hope.”

COUNCILLOR MIKHAIL MANUEL



KEY

- Railway
- City Owned
- PRASA Owned
- Train Station
- Bus Terminal
- Taxi Rank





LOOKING AHEAD: A FOUNDATION FOR FUTURE PROSPERITY

With rising property values, strategic investment in a redesigned public transport interchange and its designation as a catalytic node by the City, Claremont CBD is set to become a model of inclusive, mobility led regeneration.

Together with our partners in government and stakeholders, we are building a resilient foundation for continued growth and prosperity.