

GPF NEWS



HAPPY WOMEN'S MONTH!



Empowered Women, Empower Nations

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EDITOR'S NOTE

Ntombenhle Gwina



Dear GPF Stakeholder,

Happy Women's Month!

Welcome to the latest edition of the Gauteng Partnership Fund's external newsletter.

This edition reflects on the GPF's continued work in supporting affordable housing delivery, strengthening partnerships and contributing to sustainable human settlements across the Gauteng province. As housing demand continues to outpace supply, the need for well-prepared projects, responsible development finance and coordinated delivery remains central to the work of the GPF and its partners.

In this issue, our Chief Executive Officer, Lindiwe Kwele, reflects on the organisation's focus on financial sustainability, portfolio performance and strategic partnerships. Her message speaks to the importance of the Revenue Generation Strategy, responsible loan repayments and continued collaboration with stakeholders to strengthen the GPF's ability to deliver on its mandate.

Following critical affordable housing summits hosted in the capital, we look at the GPF's strategic role in Tshwane's development agenda, where discussions around project preparation, infrastructure readiness and coordinated implementation continue to shape the future of human settlements in the province. Closely linked to this, we unpack why project readiness matters as much as funding, particularly for developers seeking to move from concept to implementation.

This edition also recognises clients in good standing who continue to honour their repayment commitments, and the important role they play in helping the GPF recycle capital into future housing developments. We also congratulate Thandi Kuzwayo, our Legal and Compliance Manager, on her recognition in the Legal 500 GC Powerlist South Africa 2026.

Finally, we highlight recent engagements where the GPF contributed to conversations on youth participation, transformation and opportunities for emerging developers in the property sector.

We hope this edition provides useful insight into the work being undertaken by the GPF and the collective effort required to build sustainable, inclusive and opportunity-rich communities across Gauteng.

Ntombenhle Gwina
Marketing, Communications and Stakeholder Manager



CEO'S REMARKS

Lindiwe Kwele

The demand for affordable, well-located housing in Gauteng continues

to grow, and meeting this demand requires practical, coordinated and sustainable responses.

For the Gauteng Partnership Fund (GPF), this means continuing to support developments that expand access to affordable rental housing, student accommodation, social housing and integrated human settlements, while contributing to spatial transformation, inclusive growth and improved quality of life.

Our mandate remains clear: to mobilise funding, support viable housing developments, and work with key partners to accelerate the delivery of integrated and sustainable human settlements across Gauteng. As the housing landscape evolves, the GPF continues to strengthen its role as both a development finance institution and an implementation partner that helps turn opportunities into projects that can be delivered.

A key priority for the organisation is the implementation of the Revenue Generation Strategy. This strategy is not only about improving revenue performance. It is about strengthening the GPF's long-term resilience, broadening our funding base, improving operational efficiency, and ensuring that we remain able to deliver in a constrained fiscal environment. Through this work, we are taking deliberate steps to protect and grow our developmental impact.

Portfolio sustainability is central to this effort. Our ability to support new developments depends not only on the funding we are able to raise, but also on the performance of our existing loan book. Responsible repayments, effective portfolio management and improved recoverability allow capital to be recycled into new projects, creating further opportunities for developers and communities across the province.

Our recent Client Appreciation Day with clients in good standing also provided valuable insights into their experiences, challenges and expectations, and reinforced the importance of continued engagement and partnership. Strategic partnerships will remain critical to unlocking delivery at scale.

Sustainable human settlements cannot be delivered by one institution alone. They require collaboration between municipalities, provincial and national government, development finance institutions, private sector partners, property developers and communities. The GPF will therefore continue to pursue partnerships that unlock land, structure viable projects, mobilise funding and support implementation.

As we look ahead, our focus remains clear: to strengthen financial sustainability, improve portfolio performance, support bankable developments, and deepen partnerships that advance the delivery of sustainable human settlements. We remain committed to responsible development finance, good governance and meaningful impact in service of the people of Gauteng.

Kind Regards,

Lindiwe Kwele
Chief Executive Officer

The GPF's Strategic Role in Tshwane's Development Agenda



PICTURED: Minister of Human Settlements, Thembi Simelane

The recent Tshwane Human Settlements Symposium, held at the Centurion Hotel under the theme, *"Forging Partnerships for Sustainable Human Settlements Development"*, brought together key stakeholders from across the sector to engage on one of the country's most pressing priorities, which is the delivery of sustainable human settlements.

For the GPF, the symposium was an important reminder of both the scale of the challenge and the critical role the organisation can play in enabling delivery.

In her keynote address, Minister of Human Settlements, Thembi Simelane, highlighted the realities shaping the sector, saying: "The reality is that South Africa continues to face significant housing demand, rapid urbanisation, infrastructure pressures and growing expectations from our communities.

"Last week, we presented our budget for 2026/27 to parliament. Our total budget for the current financial year is R26.972 billion, reflecting a cut of almost R7 billion from the previous financial year."

Within this context, the GPF continues to position itself as more than a funder. As outlined by CEO, Lindiwe Kwele, during the session, the GPF's role is to support the structuring, funding and implementation of projects, helping to translate development concepts into bankable and deliverable opportunities.



PICTURED (L - R):
Gauteng MEC for Human
Settlements, Tasneem
Motara; Executive Mayor of
the City of Tshwane, Dr.
Nasiphi Moya



In her presentation, Kwele outlined the GPF's work, which spans key areas including:

- advancing spatial transformation
- supporting affordable rental and social housing
- enabling informal settlement upgrading
- unlocking well-located land for development.

A consistent theme in the discussions was that funding alone is not enough. Structural constraints continue to impact delivery, including delays in approvals, infrastructure challenges, land readiness, and gaps in project preparation. These issues affect not only timelines, but also investor confidence and overall project viability.

The message from the symposium was clear: progress depends on stronger coordination and partnership between municipalities, developers, financiers and government institutions.

Contributions from the Gauteng MEC for Human Settlements, Tasneem Motara, and the Executive Mayor of Tshwane, Councillor Nasiphi Moya, further reinforced the importance of building more integrated, inclusive and opportunity-driven urban spaces.

For the GPF, this aligns directly with our mandate. It also reinforces the importance of the work being done across the organisation — from project preparation and funding to partnerships and implementation support.



Building Sustainability Through Responsible Loan Repayments

The GPF exists to expand access to affordable rental housing, social housing and student accommodation while supporting the development of sustainable human settlements across Gauteng.

As a development finance institution, the GPF's ability to continue funding new projects is closely linked to the performance of its existing portfolio and the responsible repayment of loans by funded developers.

During the 2025/26 financial year, the GPF recorded an improvement in its overall portfolio collection rate, demonstrating the positive impact of strengthened portfolio management interventions and the commitment of clients who continue to honour their repayment obligations.

To recognise these valued partnerships, the organisation recently hosted a GPF Client Appreciation Day, bringing together developers in good standing who have remained committed to meeting their repayment obligations. Many of the participants were funded through the Entrepreneur Empowerment Property Fund (EPPF), a programme aimed at increasing the participation of historically disadvantaged developers in the affordable rental housing market.

Speaking at the event, GPF Chief Executive Officer Lindiwe Kwele highlighted the broader significance of responsible loan repayments.

"Your dedication strengthens not only your individual companies but also the broader affordable housing sector," she said.

"As we look ahead, we encourage you to continue identifying new development opportunities where we can work together to unlock value and expand our collective impact."

Loan repayments do more than meet contractual obligations. They enable capital to be recycled into new developments, support emerging developers entering the sector, and strengthen the GPF's ability to deliver on its mandate.

The GPF remains committed to working alongside its clients through both opportunities and challenges.

As one client, Dr Mary Setati, reflected during the event: "May I take this opportunity to thank everyone for the support you've given me, and I am here as your partner."

As the demand for affordable housing continues to grow across Gauteng, collaboration,

accountability and responsible financial management will remain critical to ensuring that more communities benefit from quality housing opportunities in the years ahead.

OUR FUNDING PROGRAMMES:

Entrepreneur Empowerment Property Fund (EPPF)

Provides development finance to historically disadvantaged and emerging property developers to support the delivery of affordable rental housing while promoting transformation within the property sector.

Rental Housing Fund (RHF)

Supports the development of affordable rental accommodation for households seeking quality, well-located housing options close to economic and social opportunities.

Social Housing Fund (SHF)

Provides funding for social housing developments that offer affordable rental accommodation to low and moderate-income households in strategically located urban areas.

Student Accommodation Fund (SAF)

Finances purpose-built student accommodation developments that help address the growing demand for safe, affordable and quality housing near institutions of higher learning.

GALLERY: GPF Client Appreciation Day



Unlocking Affordable Housing Through Stronger Partnerships



PICTURED: Chief Executive Officer of the GPF, Lindiwe Kwele, taking questions from the SABC during the Local Property Development Summit.

The Local Government Property Development Summit, held in March 2026, brought together municipalities, developers, financiers, regulators and sector partners to explore practical solutions for accelerating affordable housing delivery and unlocking investment in property development. The Summit reinforced a shared understanding that addressing South Africa's housing challenges requires stronger collaboration across the public and private sectors.

Opening the Summit, Executive Mayor of Johannesburg, Cllr Dada Morero, emphasised the critical role local government plays in enabling development through land release, infrastructure provision and service delivery. Delivering the keynote address, Human Settlements Minister Thembi Simelane highlighted the importance of moving beyond discussions and focusing on practical interventions that improve housing delivery and access.

Discussions throughout the Summit focused on four key areas: improving planning and approval processes, strengthening partnership models, expanding funding solutions, and promoting innovation and climate-resilient development. These themes underscored the importance of creating an environment where affordable housing projects can move from concept to implementation more efficiently.

As a co-host and strategic partner, the Gauteng Partnership Fund (GPF) used the platform to showcase its evolving role within the human settlements sector. Beyond its traditional funding mandate, the GPF continues to support project preparation, development structuring, implementation support and strategic partnerships aimed at unlocking sustainable housing opportunities.

DID YOU KNOW ?

The GPF has been appointed by the Gauteng Department of Human Settlements (GDHS) as the implementation agent responsible to facilitate a process to acquire fully or partially serviced stands on behalf of the department.

These stands must, at the point of handover, be serviced with all municipal engineering services (water reticulation, sewer reticulation, roads, storm water, and electrical reticulation); for allocation to qualifying beneficiaries.

Since 2021, the GPF has successfully delivered over 2, 012 fully serviced stands with 938 title deeds registered to the beneficiaries.

Thandi Kuzwayo Recognised on the Legal 500 GC Powerlist 2026

The Gauteng Partnership Fund (GPF) proudly congratulates Thandi Kuzwayo, Legal and Compliance Manager, on her inclusion in the prestigious Legal 500 GC Powerlist South Africa 2026.

Published by The Legal 500, one of the world's leading legal directories, the GC Powerlist recognises exceptional in-house legal professionals who demonstrate leadership, innovation, business acumen and a commitment to advancing governance and legal excellence within their organisations.

Kuzwayo's recognition reflects her significant contribution to legal, governance and compliance matters at the GPF, particularly at a time when public sector institutions face increasing scrutiny around accountability, ethics, risk management and organisational resilience.

In a recent interview with The Legal 500, Kuzwayo highlighted the growing importance of whistleblowing and governance within the public sector, describing the protection of whistleblowers as a key priority.



PICTURED: Legal & Compliance Manager at the GPF, Thandi Kuzwayo. She is also the Acting Company Secretary.

"Whistleblowing has emerged as one of the most pressing issues in compliance and governance in South Africa's public sector in 2025. It sits at the intersection of anti-corruption efforts, legal reforms, and the rebuilding of public trust," she said.

She explained that the GPF has strengthened its whistleblowing framework through awareness campaigns, regular reporting and an independently managed hotline, noting that,

"Protecting whistleblowers remains our top priority, and we are continuously exploring innovative methods to enhance their protection".

Known for her versatility, leadership and passion for mentoring others, Kuzwayo credits her success to a mindset of continuous growth and service.

Her inclusion on the Legal 500 GC Powerlist is a well-deserved recognition of her contribution to legal excellence, ethical leadership and good governance.

The full list can be found here: <https://www.legal500.com/gc-powerlist/>

DID YOU KNOW?

Behind every strong organisation is strong information governance.

The Gauteng Partnership Fund (GPF) is guided by two key pieces of legislation: **The Promotion of Access to Information Act (PAIA) No. 2 of 2000**, which supports public access to information, and **The Protection of Personal Information Act (POPIA) No. 4 of 2013**, which protects personal information. These laws help ensure that information is shared responsibly, privacy is respected, and stakeholders know how to access records where appropriate.

This work forms part of the broader governance and compliance environment that helps strengthen accountability, transparency and trust at the GPF.



INFORMATION OFFICER:
Lindiwe Kwele,
Chief Executive
Officer

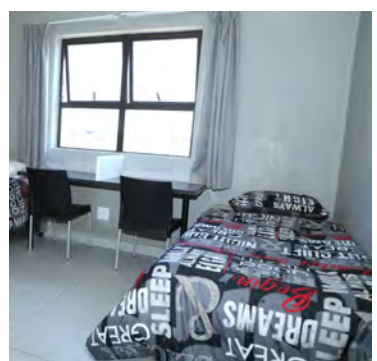
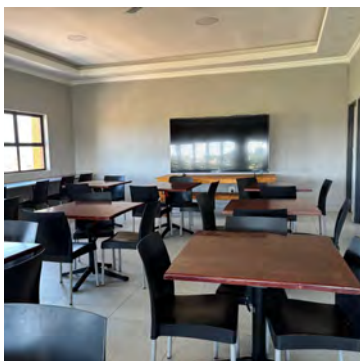


DEPUTY INFORMATION OFFICER:
Thandi Kuzwayo, Legal
& Compliance Manager

PROJECT SPOTLIGHT

The Gauteng Partnership Fund, together with the National Empowerment Fund, officially launched **Thuto Residence** in Soshanguve, Tshwane. The R64-million student accommodation development provides safe, affordable and well-located accommodation for more than 360 students near TUT Soshanguve South Campus and Tshwane North TVET College.

Already fully committed, Thuto Residence reflects the growing demand for quality student housing in township communities, while also contributing to local economic activity through job creation and sustainable property development.





Why Project Readiness Matters as Much as Funding

In housing and property development, funding is often seen as the biggest hurdle to delivery. While finance is essential, it is rarely the only reason a project succeeds or fails. In many cases, projects stall because they are not sufficiently prepared for implementation. This is where project readiness becomes just as important as access to capital.

Project readiness refers to the extent to which a development is properly structured to move from concept into delivery. It includes clear planning, realistic financial assumptions, regulatory preparedness, stakeholder alignment, and an implementation pathway that can be executed with confidence.

Without these elements in place, even funded projects can face delays, rising costs, and avoidable setbacks.

In the built environment, this challenge is especially important. Housing projects are shaped by multiple moving parts, including land, approvals, infrastructure, technical studies, community considerations, financing structures, and delivery partners. Where preparation is weak, bottlenecks can emerge quickly. By the time those gaps are addressed, timelines have slipped, costs have increased, and confidence in the project may already be affected.

This is why project preparation should be seen as a strategic discipline, not an administrative step.

Better-prepared projects are more likely to attract funding, move faster through implementation, and achieve stronger outcomes. They also reduce risk for developers, funders, and public-sector stakeholders by creating greater clarity and accountability from the outset.

For developers, particularly emerging developers, project readiness can make a meaningful difference. Strong ideas and local market insight are important, but they are often not enough on their own.

Developers also need support in packaging projects, navigating requirements, strengthening documentation, and preparing bankable proposals.

For developers, partners, and institutions alike, stronger project readiness can help unlock better projects, better delivery, and better long-term value.

Project readiness is therefore not separate from funding — it is what helps funding work. It increases implementation confidence, improves coordination, and gives projects a stronger chance of moving successfully from planning into construction and long-term operation. In a sector where demand continues to outpace delivery, improving project readiness is one of the most practical ways to accelerate outcomes.

As the conversation around housing delivery evolves, it is important to move beyond the idea that finance alone is enough. Capital remains critical, but preparation is what turns capital into impact. For developers, partners, and institutions alike, stronger project readiness can help unlock better projects, better delivery, and better long-term value.

Inspiring the Next Generation of Property Developers



PICTURED: Acting Chief Investment & Development Officer at the GPF, Shiraz Lorgat addresses attendees during the Human Settlements Youth in Construction Seminar

As part of its ongoing commitment to transformation and youth empowerment, the Gauteng Partnership Fund (GPF) participated in the Human Settlements Youth in Construction Seminar held at the Safe-Hub in Alexandra during Youth Month.

The seminar brought together students, young professionals, entrepreneurs, public sector representatives and emerging developers to explore opportunities within South Africa's built environment and human settlements sector.

Acting Chief Investment and Development Officer, Shiraz Lorgat, joined a panel discussion titled Unlocking Opportunities in the Built Environment, where he highlighted the importance of creating practical pathways for young people to enter and participate meaningfully in the property development value chain.

During the discussion, Lorgat outlined how the GPF's Entrepreneur Empowerment Property Fund (EETF) and Kasi for Real initiatives are helping to unlock opportunities for emerging developers by providing access to development finance, supporting township-based enterprise development and enabling the delivery of affordable housing in communities that need it most.

Addressing attendees, he encouraged young people to consider the property sector as a viable career and entrepreneurship pathway.

"Beyond the technical detail, the intention is to leave stakeholders with a concept and an idea to reflect on, nurture and consider as part of your own development journey," he said.

The seminar aligned with the GPF's broader commitment to expanding opportunities for women, youth and historically disadvantaged individuals within the property sector.

Through strategic funding programmes and partnerships, the organisation continues to support the development of a more inclusive property industry while contributing to sustainable human settlements and economic growth.

Opening Doors for Young Professionals in Property Development



PICTURED: Project Specialist at the GPF, Sandra Ruiter speaks during a panel discussion.

The GPF joined industry stakeholders at the NHFC and Youth in Property Association Young Professionals Engagement in Johannesburg during Youth Month to discuss opportunities and challenges within urban regeneration, property development and housing finance.

Representing the GPF, Project Specialist Sandra Ruiter participated in discussions alongside representatives from the National Housing Finance Corporation (NHFC), Johannesburg Property Company and other sector stakeholders.

The conversation focused on financing solutions, investment opportunities and the role of catalytic funding in supporting sustainable development within urban areas.

Through initiatives such as the Entrepreneur Empowerment Property Fund (EETF), the organisation continues to support emerging developers by providing access to finance and opportunities within the affordable housing market.

GALLERY: Youth in Construction Seminar

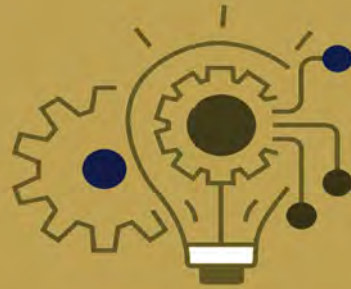
The Youth in Construction Seminar brought together young people, emerging developers and sector stakeholders to explore opportunities in the built environment and human settlements sector. Here are some moments from the engagement.



OUR VALUES



ACCOUNTABILITY



INNOVATION



INTEGRITY



RESPECT



TEAMWORK



CUSTOMER
CENTRICITY