

FIABCI WORLD CONGRESS · UGANDA 2026

Uganda's Role in East Africa's Real Estate Growth

*A High-Level Mission Report on Housing Finance,
Public-Private Collaboration & Regional Cooperation*

March 2026 | Kampala, Uganda

AREA
ASSOCIATION OF REAL ESTATE AGENTS UGANDA



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01 BACKGROUND & CONTEXT

About FIABCI

FIABCI (Fédération Internationale des Professions Immobilières) is the world's largest global real estate federation, connecting professionals across 70+ countries. Its mission is to facilitate international real estate cooperation, promote best practices, and drive sustainable development through public-private dialogue.

Uganda's Real Estate Context

Uganda is one of East Africa's fastest-growing economies, with a youthful population exceeding 47 million and an urbanisation rate accelerating toward 30%. Yet formal mortgage penetration remains below 1% of GDP — creating both a significant challenge and a remarkable opportunity for structured housing finance reform.



FIABCI World President Antonio Campagnoli at the Bank of Uganda, Kampala

70+

Countries in
FIABCI Network

<1%

Uganda Mortgage
Penetration (GDP)

47M+

Uganda
Population

2026

Year of FIABCI
Uganda Chapter

02 EXECUTIVE SUMMARY

In March 2026, FIABCI World President Antonio Campagnoli and EMF-ECBC Secretary-General Luca Bertalot undertook a landmark official visit to Uganda at the invitation of the Ministry of Lands, Housing, and Urban Development.

High-Level Government Engagement

Meetings with Minister of Finance Matia Kasaija and Bank of Uganda Governor Dr. Michael Atingi-Ego underscored Uganda's readiness to reform its housing finance framework.

MoU Reinforced

Building on the MoU signed at the 75th FIABCI Congress in Lagos, Nigeria, the delegation reaffirmed bilateral commitments with the Ministry and AREA-Uganda.

Mortgage Fund Explored

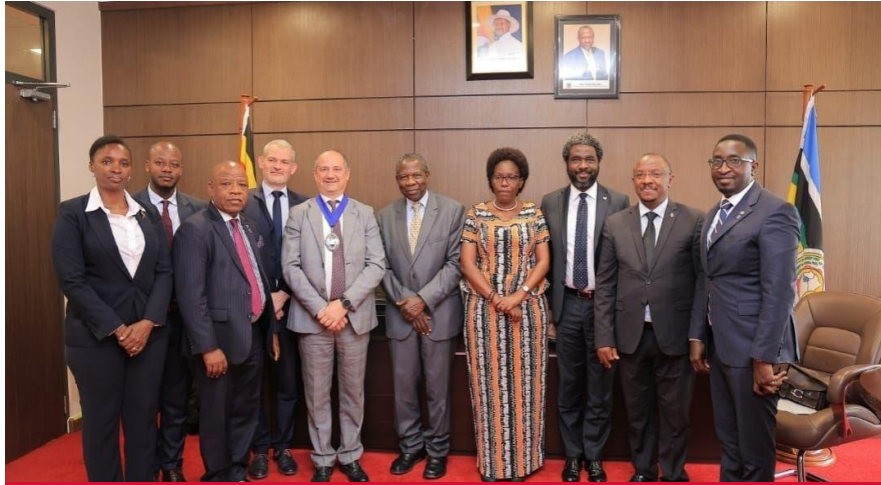
Preliminary discussions on establishing a Uganda Mortgage Fund aimed at expanding access to affordable housing capital for middle and low-income households.

Regional & Global Connectivity

Uganda was positioned as a strategic node in FIABCI's East Africa expansion, with next steps including the 76th FIABCI Congress in Vienna (June 2026).

"East Africa is not just an emerging market — it is a region with strong potential to shape future global dynamics."

03 HIGH-LEVEL MEETINGS



Left To Right: CEO Presidential Forum Irene Birungi Mugisha And Smith T. Matsiko Commission Research, Adele ADENUJ, President Of Africa & Near East Region Fiabci-Nigeria , Luca Bertalot EMF-ECBC Secretary-general, Antonio Campagnoli, World President FIABCI, Minister Of Finance Matia Kasajja, Minister Of Finance, Hon Judith Nabakooba Ministry Of Lands, Housing, And Urban Development Of Uganda, Akin Opatola, President FIABCI Nigeria ,Eng Kenneth Kaijuka CEO,NHCC, And Lazarus Magabi President Area Uganda

The FIABCI delegation met with Dr. Michael Atingi-Ego, Governor of the Bank of Uganda. Discussions focused on mortgage market expansion, risk frameworks for housing finance, and the regulatory enabling environment for a proposed Uganda Mortgage Fund.



Left to right Lillian Kaddu; Antonio Campagnoli, World President FIABCI, Hon Judith Nabakooba Ministry Of Lands, Housing, And Urban Development Of Uganda ; Adele ADENUJ, President Of Africa & Near East Region Fiabci-Nigeria

Minister Kasajja expressed Uganda's commitment to building a sustainable housing ecosystem. Topics included fiscal incentives for affordable housing, mechanisms to attract foreign direct investment, and governance frameworks for real estate regulation.

04 KEY DISCUSSION AREAS

1 Uganda Mortgage Fund

Establishing a dedicated mortgage fund to channel affordable capital to housing developers and homebuyers. The fund envisions blended finance structures linking public guarantees with private institutional capital.

Goal: Broaden access to long-term, affordable mortgage credit

2 Uganda Housing & Finance Platform

Creating a national platform to coordinate housing project pipelines, match investors with development opportunities, and integrate sustainable finance principles modelled on FIABCI's best international practices.

Goal: Scalable, bankable housing projects at national level

3 Public-Private Collaboration & Governance

Strengthening multi-stakeholder governance through clearer land tenure systems, streamlined permitting, and a proposed National Real Estate Regulatory Authority to build investor confidence.

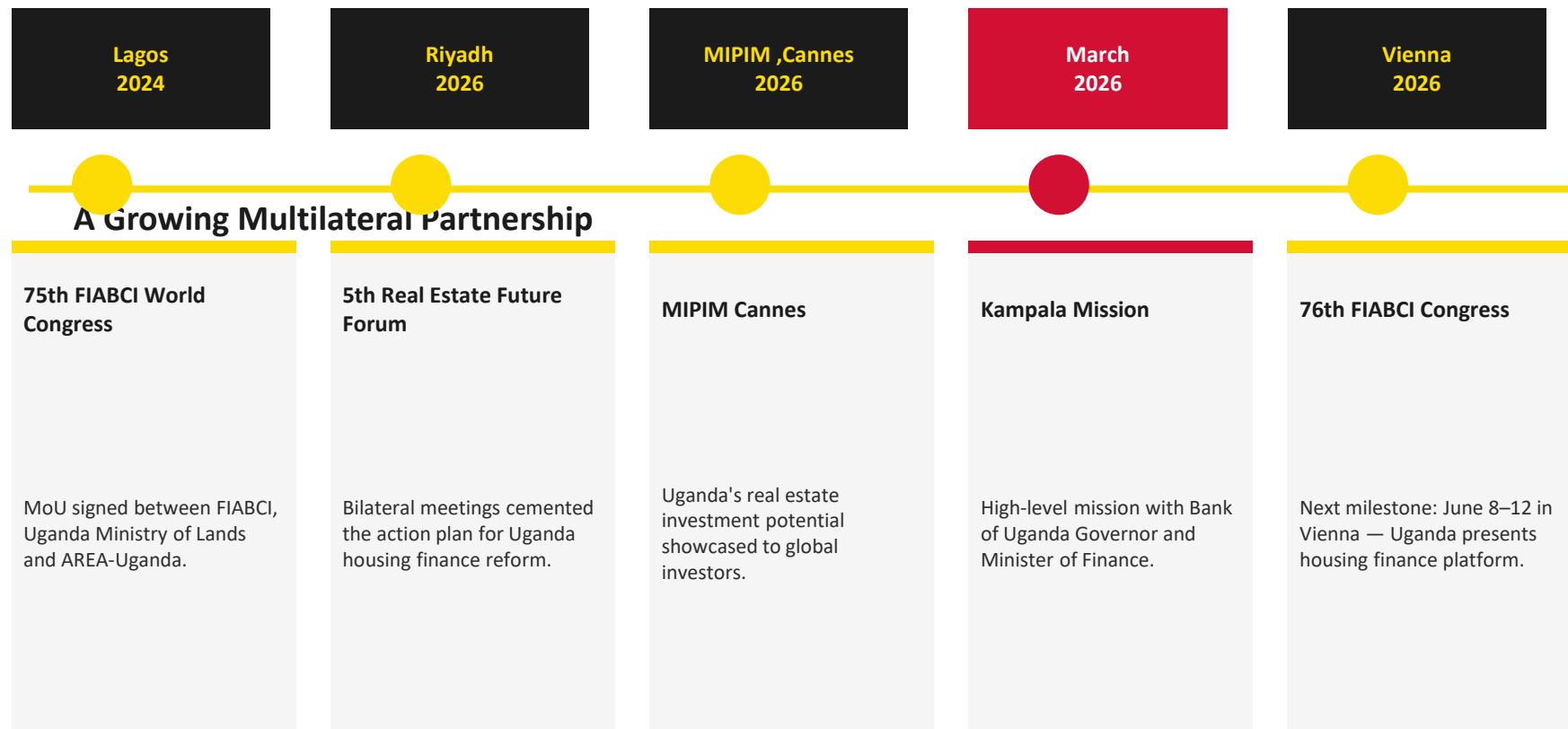
Goal: Transparent, efficient, investor-friendly environment

4 FIABCI Uganda Chapter & Regional Cooperation

Exploring formal establishment of a FIABCI Uganda Chapter that would serve as the national platform for connecting Ugandan real estate professionals to global networks, knowledge, and deal flow.

Goal: Full FIABCI membership and East Africa regional hub

04 DIPLOMATIC CONTEXT & MOU TIMELINE



05 PHOTO GALLERY

Official Visit Highlights — Kampala, Uganda, March 2026



Bank of Uganda Governor Michael Atingi-Ego, G with Full delegation at Bank of Uganda official chambers



High-level boardroom session with Ugandan officials



Minister of Finance Matia Kasajja, Minister of Finance, Hon Judith Nabakooza Ministry of Lands, Housing, and Urban Development of Uganda, Eng Kenneth Kajjuka CEO,NHCC, Luca Bertalot EMF-ECBC Secretary-General, Adele ADENIJI, President of Africa & Near East Region FIABCI-Nigeri, Antonio Campagnoli world president FIABCI, Lazarus Magabi President Area Uganda and Akin Opatola, president FIABCI Nigeria Chapter



Nanyunja Lillian Muleke DataPulse, Luca Bertalot EMF-ECBC Secretary-General, Adele ADENIJI, President of Africa & Near East Region FIABCI-Nigeria, Antonio Campagnoli world president FIABCI, Lazarus Magabi President Area Uganda and Akin Opatola, President FIABCI Chapter at Arrives the VIP Lounge Entebbe Airport



FIABCI President Nigeria at an Interview on arrival at the Entebbe airport



Eng Kenneth Kajjuka CEO,NHCC Uganda Akin Opatola, president FIABCI Nigeria Chapter

05 PHOTO GALLERY — CONTINUED



A photo group taken after Technical discussions at Bank of Uganda



In The Photo : Fiabci World Delegation , The Minister Of Lands Hon Judith Nabakooba, Area Board Members Dr .Edwin Musimbe Ceo Secretariat, Irene Birungi Mugisha And NHCC Management



A photo group taken after Technical discussions at Ministry of Finance



Fiabci World Delegation ,The Governor Bank Of Uganda and AREA BOARD Members



Diplomatic dinner — bilateral housing reform talks



In the photo : Fiabci World Delegation ,The Governor Bank of Uganda , NHCC Management, CEO Presidential forum Irene Birungi Mugisha and Mr. Gilbert Kermundu The Chief Government Valuer

05 PHOTO GALLERY — CONTINUED



FIABCI World President with Hon Judith Nabakooba and the PS Mrs Dorcas W Okalany Ministry Of Lands, Housing, and Urban Development Of Uganda



Eng Kenneth Kaijuka CEO, NHCC Uganda and Minister for State Planning Hon Amos Lugolobi



Technical discussions with Minister Of Finance Matia Kasaija, Minister Of Finance, Hon Judith Nabakooba Ministry Of Lands, Housing, And Urban Development Of Uganda,



In The Photo Derrick M NHCC , Luca Bertalot EMF-ECBC Secretary-genera Mr. Gilbert Kermundu The Chief Government Valuer , CEO Presidential Forum Irene Birungi Mugisha And Adele ADENIJI, President Of Africa & Near East Region Fiabci-nigeria ,Antonio Campagnoli World President FIABCI, Bank Of Uganda Governor Michael Atingi-ego Akin Opatola, President FIABCI Nigeria , Smith T Matsiko Commissioner For Research, Monitoring & Evaluation At The Ministry Of Lands, Housing And Urban Development, Eng Kenneth Kaijuka NHCC CEO

06 LOOKING AHEAD

76th FIABCI World Real Estate Congress | Vienna, Austria | June 8–12, 2026

Priority Actions for Uganda

- 1 Formalise FIABCI Uganda Chapter with founding members from AREA-Uganda and key industry stakeholders
- 2 Present Uganda Housing & Finance Platform blueprint at the Vienna Congress 2026
- 3 Finalise legal and financial structure for the proposed Uganda Mortgage Fund with Bank of Uganda
- 4 Commission a Uganda Real Estate Market Survey to support evidence-based investment attraction
- 5 Establish an East Africa FIABCI network hub in Kampala, linking Uganda, Kenya, Tanzania & Rwanda



"A truly inspiring visit in East Africa, where we witnessed firsthand the energy, ambition, and strategic importance of this region." — Antonio Campagnoli, FIABCI World President

07 REFERENCES & PARTNER ORGANISATIONS

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- [2] Memorandum of Understanding — FIABCI, Ministry of Lands Housing & Urban Development (Uganda), and AREA-Uganda. 75th FIABCI Congress, Lagos.
- [3] European Mortgage Federation – EMF-ECBC. Mortgage Market Statistics and Housing Finance Reports. emf-ecbc.eu
- [4] Bank of Uganda. Annual Report & Monetary Policy Statement 2025/2026. www.bou.or.ug
- [5] AREA-Uganda. Official communications and briefing documents, 2026. area-uganda.org

Partner Organisations

FIABCI World

Fédération Internationale des Professions
Immobilières
www.fiabci.com

EMF-ECBC

European Mortgage Federation – European
Covered Bond Council
www.emf-ecbc.eu

Ministry of Lands

Ministry of Lands, Housing & Urban Development,
Uganda
www.lands.go.ug

AREA-Uganda

Association of Real Estate Agents Uganda
www.area-uganda.org

Bank of Uganda

Central Bank of the Republic of Uganda
www.bou.or.ug