

DEVELOPMENT CATEGORY

1. INTRODUCTION

The API Awards were created to celebrate and recognise development, businesses and individuals within the broader African real estate industry. These awards highlight the innovation, dedication, and excellence that drives the growth and success of the sector.

This document serves as a comprehensive guide to your application for the 2026 Awards. It outlines your application for the awards, competition rules, criteria and the terms & conditions related to the application and the functioning of the API Awards. By setting clear standards and expectations, we ensure a fair and transparent evaluation process, highlighting the remarkable talent and dedication within our community.

We encourage all applicants to review this document carefully before submitting their entries. Each category has been crafted to reflect the diverse contributions and accomplishments in the property industry, ensuring an opportunity for everyone to shine.

Thank you for your interest in the API Awards. We look forward to celebrating your success and contributions to the African real estate industry.

1.1 OBJECTIVES

Our awards aim to honour individuals, teams, and organisations that demonstrate innovation, creativity, and outstanding achievement. The awards were specifically created for developers, professional teams/individuals, architects, consultants, and suppliers. The awards were created to recognise and reward achievers in the industry, encourage innovation, enhance quality/standards, promote confidence in the industry, safeguard stakeholder interest and provide a reliable platform of interaction within the industry.

2. COMPETITION RULES

2.1 APPLICATION PROCESS

The entire application process for the 2026 API Awards will run from 15 February 2026 to 30 June 2026. Entries will open from 15 February 2026 to 02 June 2026. Once an application is submitted, entrants will receive a submission deck, which must be completed and sent back by no later than 30 June 2026

Following the submission deadline, a shortlist will be selected. Finalists will be notified via email on 11 July 2026. From this group, the judges will select one winner for each award, who will be announced during the API Awards Dinner on 17 September 2026. Kindly note that Awards Dinner tickets are sold separate from API Summit tickets however, you cannot purchase a dinner ticket without purchasing a summit ticket.

Award winners will be honoured with a trophy and a physical certificate during the dinner. Additionally, a digital certificate will be emailed post ceremony, which winners may use at their discretion.

2.2 ELIGIBILITY

Kindly note that the below must be adhered to in order for you to be eligible for the award:

- Entrants/Nominees must operate or have contributed within Africa and the Indian Oceans to qualify.
- Applications are open to individuals, teams, companies, operating within the African and Indian oceans property market.
- All entries/nominations, in the development category, must be completed between the 01 January 2024 to 01 June 2026.
- All required documents must be completed and submitted by the 30 June 2026.
- Entrants/Nominees may submit applications for multiple awards but must submit separate submission decks for each award entered.
- If you won an award (Personnel & Development categories) in 2025, you may not enter for the same award again.
- If submitting as a team, company or on behalf of applicant, the entry must clearly identify the lead representative who will be the primary point of contact.
- All submissions must be in English.

Finalists must attend both the API Summit and The Awards Dinner. Tickets for each must be purchased separately.

3. CATEGORY & AWARDS

DEVELOPMENT CATEGORY

- Best New Affordable Housing
- Best New Residential (Mid-Market)
- Best New Upmarket Residence
- Best New Mixed-Use / Precinct Development
- Best New Office Development (Building)
- Best New Office Fit-Out (Occupier)
- Best New Hotel / Hospitality Development
- Industrial, Logistics & Alternative Assets
- Best New Re-development / Re-furbishment
- Best New Safari Lodge / Boutique

4. CRITERIA

NAME OF AWARD	CRITERIA DETAILS	ALLOCATED POINTS
BEST NEW AFFORDABLE HOUSING	1. Economic and Financial Considerations	- 30
	<ul style="list-style-type: none"> • Project location • Consideration of community and environmental impact • Provides significant revenue-producing uses (such as retail/entertainment, office, residential, hotel, and/or civic/cultural/recreation) • Strength of tenant mix, covenants & off takers, tenants etc, 	
	2. Design & User Experience	- 20
	<ul style="list-style-type: none"> • Project/development's aesthetics and architectural appeal • Concept originality 	
BEST NEW RESIDENTIAL (MID-MARKET)	3. Environmentally Sustainable Design	- 20
	<ul style="list-style-type: none"> • ESG metrics and green building credentials 	
	4. Overall Impact	- 30
	<ul style="list-style-type: none"> • USP and Value Proposition 	
BEST NEW UPMARKET RESIDENCE	1. Economic and Financial Considerations	- 20
	<ul style="list-style-type: none"> • Project location • Consideration of community and environmental impact • Provides significant revenue-producing uses (such as retail/entertainment, office, residential, hotel, and/or civic/cultural/recreation) 	
	2. Design & User Experience	- 30
	<ul style="list-style-type: none"> • Project/development's aesthetics and architectural appeal • Concept originality 	
	3. Environmentally Sustainable Design	- 20
	<ul style="list-style-type: none"> • ESG metrics and green building credentials 	
	4. Overall Impact	- 30
	<ul style="list-style-type: none"> • USP and Value Proposition 	

NAME OF AWARD	CRITERIA DETAILS	ALLOCATED POINTS
BEST NEW MIXED-USE / PRECINCT DEVELOPMENT	<ol style="list-style-type: none"> 1. Economic and Financial Considerations <ul style="list-style-type: none"> • Project location • Consideration of community and environmental impact • Provides significant revenue-producing uses (such as retail/entertainment, office, residential, hotel, and/or civic/cultural/recreation) • Strength of tenant mix, covenants & off takers, tenants etc, 2. Design & User Experience <ul style="list-style-type: none"> • Project/development's aesthetics and architectural appeal • Concept originality 3. Environmentally Sustainable Design <ul style="list-style-type: none"> • ESG metrics and green building credentials 4. Overall Impact <ul style="list-style-type: none"> • USP and Value Proposition 	<p>- 20</p> <p>- 30</p> <p>- 20</p> <p>- 30</p>
BEST NEW OFFICE DEVELOPMENT (BUILDING)	<ol style="list-style-type: none"> 1. Economic and Financial Considerations <ul style="list-style-type: none"> • Project location • Consideration of community and environmental impact • Provides significant revenue-producing uses (such as retail/entertainment, office, residential, hotel, and/or civic/cultural/recreation) • Strength of tenant mix, covenants & off takers, tenants etc, 2. Design & User Experience <ul style="list-style-type: none"> • Project/development's aesthetics and architectural appeal • Concept originality 3. Environmentally Sustainable Design <ul style="list-style-type: none"> • ESG metrics and green building credentials 4. Overall Impact <ul style="list-style-type: none"> • USP and Value Proposition 	<p>- 20</p> <p>- 30</p> <p>- 20</p> <p>- 30</p>
BEST NEW OFFICE FIT-OUT (OCCUPIER)	<ol style="list-style-type: none"> 1. Economic and Financial Considerations <ul style="list-style-type: none"> • Project location • Consideration of community and environmental impact • Provides significant revenue-producing uses (such as retail/entertainment, office, residential, hotel, and/or civic/cultural/recreation) • Strength of tenant mix, covenants & off takers, tenants etc, 2. Design & User Experience <ul style="list-style-type: none"> • Project/development's aesthetics and architectural appeal • Concept originality 3. Environmentally Sustainable Design <ul style="list-style-type: none"> • ESG metrics and green building credentials 4. Overall Impact <ul style="list-style-type: none"> • USP and Value Proposition 	<p>- 20</p> <p>- 30</p> <p>- 20</p> <p>- 30</p>
BEST NEW HOTEL/ HOSPITALITY DEVELOPMENT	<ol style="list-style-type: none"> 1. Economic and Financial Considerations <ul style="list-style-type: none"> • Project location • Consideration of community and environmental impact • Provides significant revenue-producing uses (such as retail/entertainment, office, residential, hotel, and/or civic/cultural/recreation) • Strength of tenant mix, covenants & off takers, tenants etc, 2. Design & User Experience <ul style="list-style-type: none"> • Project/development's aesthetics and architectural appeal • Concept originality 3. Environmentally Sustainable Design <ul style="list-style-type: none"> • ESG metrics and green building credentials 4. Overall Impact <ul style="list-style-type: none"> • USP and Value Proposition 	<p>- 20</p> <p>- 30</p> <p>- 20</p> <p>- 30</p>

NAME OF AWARD	CRITERIA DETAILS	ALLOCATED POINTS
INDUSTRIAL, LOGISTICS AND ALTERNATIVE ASSETS (DATA CENTRES, HEALTHCARE & EDUCATION)	<ol style="list-style-type: none"> 1. Economic and Financial Considerations <ul style="list-style-type: none"> • Project location • Consideration of community and environmental impact • Provides significant revenue-producing uses (such as retail/entertainment, office, residential, hotel, and/or civic/cultural/recreation) • Strength of tenant mix, covenants & off takers, tenants etc, 2. Design & User Experience <ul style="list-style-type: none"> • Project/development's aesthetics and architectural appeal • Concept originality 3. Environmentally Sustainable Design <ul style="list-style-type: none"> • ESG metrics and green building credentials 4. Overall Impact <ul style="list-style-type: none"> • USP and Value Proposition 	<p>- 20</p> <p>- 30</p> <p>- 20</p> <p>- 30</p>
BEST NEW RE-DEVELOPMENT / RE-FURBISHMENT	<ol style="list-style-type: none"> 1. Economic and Financial Considerations <ul style="list-style-type: none"> • Project location • Consideration of community and environmental impact • Provides significant revenue-producing uses (such as retail/entertainment, office, residential, hotel, and/or civic/cultural/recreation) • Strength of tenant mix, covenants & off takers, tenants etc, 2. Design & User Experience <ul style="list-style-type: none"> • Project/development's aesthetics and architectural appeal • Concept originality 3. Environmentally Sustainable Design <ul style="list-style-type: none"> • ESG metrics and green building credentials 4. Overall Impact <ul style="list-style-type: none"> • USP and Value Proposition 	<p>- 20</p> <p>- 30</p> <p>- 20</p> <p>- 30</p>
BEST SAFARI LODGE / BOUTIQUE	<ol style="list-style-type: none"> 1. Economic and Financial Considerations <ul style="list-style-type: none"> • Project location • Consideration of community and environmental impact • Provides significant revenue-producing uses (such as retail/entertainment, office, residential, hotel, and/or civic/cultural/recreation) • Strength of tenant mix, covenants & off takers, tenants etc, 2. Design & User Experience <ul style="list-style-type: none"> • Project/development's aesthetics and architectural appeal • Concept originality 3. Environmentally Sustainable Design <ul style="list-style-type: none"> • ESG metrics and green building credentials 4. Overall Impact <ul style="list-style-type: none"> • USP and Value Proposition 	<p>- 20</p> <p>- 30</p> <p>- 20</p> <p>- 30</p>