

The Property Economist

- est. 1980

Research and Forecasting Report

- as of April 2, 2024

This forecast is fluid and will be updated in future reports.

The case for possible Boycotts, Sanctions, and Blacklisting by the Global North against South Africa, coupled with a failing ANC-led Coalition Government

- and negative implications for Tenant Retention and signing New Leases of SME Tenants

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In a Nutshell

Tenant retention and signing new leases will be under serious threat in 2024 and beyond.

Tenant retention and attracting P- and A-grade tenants will be increasingly challenging for property owners, investors, developers, property management businesses, and property brokers.

Such tenant retention and signing new leases with P- and A- Grade tenants is predicted to worsen if the scenario forecast below of possible boycotts, sanctions, blacklisting, and the increasing ineffectiveness of an ANC- led Coalition Government drives South Africa further down the road of a failed state.

For B—and C—Grade tenants, the predictive position of reducing tenant retention and signing new leases is worse than that of P—and A—Grade tenants.

In the current minuscule economic growth environment with high-interest rates coupled with financially exhausted middle-class consumers already paying 86% of their take-home pay on credit-related instalments, exports down 11.5% in 2023, and imports down 9%, local and foreign investors and lenders heading for the door, the writing is on the wall for many SME tenants should boycotts, sanctions, and blacklisting be levied against South Africa- and a failing ANC-led Coalition government worsen the current position of a failing state.

Most SME tenants are already on a knife edge of profitability and survival. With banks and other financiers already “pulling in their lending horns”, should any possible boycotts, sanctions, and blacklisting be implemented, SME tenants will suffer disproportionately, and business closures and failures will be racked up.

With 47 years of experience, I want to help Landlords’ SME Tenants by future-proofing their businesses, possibly increasing their prosperity, and ensuring their rents are paid.

After [47 years](#) in the property industry fulfilling various functions, locally and globally, my primary concern is for landlords and their tenants, as struggling and defaulting tenants could threaten the solvency of their landlords, especially those faced with high borrowings, as interest rates will jump should boycotts, sanctions, and a blacklisting be imposed on South Africa.

Proactively Future- Proofing tenants to survive and possibly prosper in an environment of boycotts, sanctions, blacklisting, and a failing State, will determine whether rents are paid or vacancies increase substantially, values drop, and borrowing costs rise, determining whether landlords’ properties remain solvent.

I have come out of retirement at 70 to assist landlords and their tenants in this future-proofing process via [TenantProsperity.com](https://tenantprosperity.com).

I believe it is better to light one candle than curse the darkness.

The case for Boycotts, Sanctions, and Blacklisting against South Africa by the Global North

- and implications for Landlords and their SME Tenants

ANC is backing the wrong horse

Geopolitical tectonic shifts are underway between the developed economies of the Global North, which has 25% of the global population and 80% of its wealth, and the developing economies led by the Global South's BRICS countries, which have 46.5% of the worldwide population and 30% of global GDP.

The median age of the Global North is 39 years, and of the Global South, 30 years.

The ANC-led South African foreign policy has chosen to support some significant BRICS members, namely Iran, Russia, and China while alienating its second-largest trading partner, the USA, and its Allies, who supply most of South Africa's trade and financing.

The ANC-led South Africa is assisting Iran, Russia, and, to a lesser extent, China in subverting some of the sanctions and boycotts imposed on them from the Global North.

This active programme of South Africa's blatant support of its Puppet Masters is threatening America's energy security and national security, as expanded upon on the fourth point below.

South Africa also fronted for Iran-backed Hamas in the International Court of Justice (ICJ) application claiming Israel, and by implication America and its Allies, are committing genocide against Palestinians in Gaza.

Increasing evidence substantiates the claim that Russia and Iran have, and continue to provide, financial support for South Africa's ICJ application. They supply the ANC with funding for its 2024 General Election campaign—a strategy Russia has used throughout Africa and beyond.

The ANC, a participant of the ICJ and ICC, has blatantly ignored the ICC and the ICJ in refusing to assist in arresting fugitives from their rulings, such as the Sudanese dictator Omar al-Bashir when he visited South Africa in 2015.

South Africa continues to support and visit Putin in Russia, although he has an arrest warrant issued by the ICC for war crimes in Ukraine. The ANC was prepared to allow Putin to visit South Africa for the recent BRICS Summit. President Ramaphosa also talked about South Africa resigning from the ICJ and ICC. They backtracked at the last minute, enabling Putin to participate via video conference.

The hypocrisy is seen by the Global North as South Africa verbally supports and assists known declared terrorist organisations, including Hamas. South Africa is being used as a puppet state doing the bidding of Iran, Russia, and China and their surrogates.

Three likely ways that boycotts, sanctions, and blacklisting could be imposed on South Africa

I have identified three ways the Global North could evoke boycotts, sanctions, and blacklisting against South Africa.

Attacking the USA and certain of their Allies

Firstly, South Africa's continued verbal attacks against the USA and its Allies aim to damage these countries' images and reputations and weaken their status on the world stage, driving the perception of the Global South as the saviours of developing nations and the world.

Certain Islamic groups, under the guise of refugees, illegal immigrants, and other legitimate statuses, continue to move into many Global North countries. The more militant ones intend to undermine their host countries with the ultimate intention of creating an Islamic Caliphate in the medium to long-term future. Iran backs many of these groups, and South Africa does so too by implication of being Iran's puppet.

After the fateful attack by Hamas on Israel on 7 October 2023, killing 1200 Israelis and foreigners at a music festival and taking 250 hostages who have been held in brutal conditions, many of whom have been killed, this was followed from 8 October 2023 onwards by overwhelming Pro-Palestinian marches in many countries worldwide. Desecration of symbols of their host countries, such as statues and the like, and anti-semitic verbal and physical abuse, have woken the West to the hidden enemy within. Countries like France have likely gone past the point of no return.

With ANC-led South Africa being used as a puppet state of Iran, Russia, and China, this continually alienates them from the Global North. The Global North has imposed strangling sanctions and boycotts on Iran, Russia and, partially, China. Enjoining South Africa with these pariah states could be on the cards.

48% of the US House of Representatives voted against South Africa's actions

Secondly, it was reported on 24 January 2024 that 146 Republican and 64 Democrat members (48%) of the 435 members of the US House of Representatives signed a letter to the US Secretary of State, Antony Blinken, *"urging him to denounce what they call South Africa's grossly unfounded case against Israel... accusing Israel of genocide and asking the court to order Israel to halt its military efforts in Gaza immediately."*

The letter also referred to *"encourage our Allies to join us in speaking out against this unfounded attack on Israel, particularly at the United Nations and in other intergovernmental organisations."*

The letter could be the first salvo in a blowback in the US against South Africa's actions on behalf of Iranian surrogate Hamas.

Rebuke of South Africa from the US House Foreign Affairs Committee

Thirdly, on 26 January 2024, the US House Foreign Affairs Committee Chairman Michael McCaul stated the ICJ ruling in the Hague. The relevant section about South Africa said, *“I am deeply concerned that South Africa’s claims are politically motivated, highlighting its close ties with Hamas and demonstrating its efforts to align with Iran, Russia, and the Chinese Communist Party. I call upon South Africa to withdraw its case before the Court and focus on upholding democratic values.”*

The Republicans and many Democrat Congressmen appear to be firmly behind Israel and antagonistic towards South Africa.

US Bipartisan Bill to review the superpower’s bilateral relations with South Africa for the sake of national security

Fourthly, on 10 February 2024, US Republican party congressman John James and fellow congressman Democrat Jared Moskowitz put forward a bipartisan Bill for Congress to review the superpower’s bilateral relations with South Africa for the sake of national security, citing the ANC-led Government’s stance on Hamas, Russia and China.

.... “The ANC’s foreign policy actions have long ceased to reflect its stated stance of nonalignment, and now directly favour the [People’s Republic of China], the Russian Federation, and Hamas, a known proxy of Iran, and thereby undermine United States national security and foreign policy interests.”

.... “It is in the national security interest of the United States to deter strategic political and security cooperation and information sharing with the PRC and the Russian Federation, particularly any form of cooperation that may aid or abet Russia’s illegal war of aggression in Ukraine or its international standing or influence.”

The Bill also raises concerns about State Capture, the Transnet commodities export crisis, and the cholera outbreak, attributing these to corruption and mismanagement of the ANC-led Government.

There is a lengthy list of “subversive” issues involving South Africa with Russia, Iran, and China and their surrogates, most of which have not been reported in any media before.

The authors of the Bill accuse South Africa of consistently taking a hard line on Israel by labelling it an apartheid state and of anti-Israel and anti-Semitic statements and actions, such as communicating directly with Hamas.

The Bill, submitted to the foreign affairs committee, takes issue with President Cyril Ramaphosa accusing Israel of genocide, Minister of International Relations and Cooperation Naledi Pandor’s visit to Tehran, and the country’s case to the International Court of Justice against Israel.

.... “South Africa has been building ties to countries and actors that undermine America’s national security and threaten our way of life through its military and

political cooperation with China and Russia and its support of US-designated terrorist organisation Hamas.”

... “Under this current administration, America has been put last, leaving our allies and partners beholden to dictators and despots in Beijing and Moscow for critical needs like energy. To ensure America’s energy security and national security, we must examine our alliances and disentangle from those who remain willing to work with our adversaries.”

In response, throwing petrol onto the flames, on 18 February 2024, ANC’s Secretary-General, Fikile Mbalula, was in Russia attending a Putin-sponsored “Freedom of Nations” forum of 50 countries attacking neocolonialism and creating a new World Order.

Mbalula stated, *“We, South Africa, stand with Russia as our friend, and we make no apologies for thatwe will never abandon you. South Africa was ready to sacrifice its relationships with other friends for the sake of its friendship with Russia.”*

Momentum is building in the USA against South Africa

Fifthly, the 24th and 26th of January, and now 10 February 2024, are three strikes against South Africa by certain US Congressmen from the Republican and Democratic Parties and the US House Foreign Affairs Committee.

They won’t be the last!

With the US election season beginning for the presidency, the Senate, and half of the members of Congress, South Africa can be used as a “polecat,” and pressure is building to impose boycotts and sanctions against it.

As seen by Donald Trump’s threat to Nato Allies on 11 February 2024 (the date of this research and forecast report), a potential Trump Presidency could bring unpredictable negative actions against South Africa.

After such an unpredictable attack by, possibly, then President Trump, the die will be cast publicly treating South Africa as a pariah state. The legal processes will take much longer to achieve, but the damage will be done emphatically.

The causal effects of such possible boycotts and sanctions against South Africa by the USA and certain of their Allies will severely damage all 62 million South Africans.

Additionally, Allies of the ANC-led Coalition government, including Russia, China, Iran, and most other BRICS nations, will increase their support in trade and financial assistance to South Africa.

The battle lines of the Global North and the Global South will become more transparent.

South Africa could be moving from Greylisting to Blacklisting.

Sixthly, and probably the most devastating factor for the imposition of sanctions and boycotts is that a credible international news source, *The Jerusalem Post*, identified that “Standard Bank, Nedbank, and ABSA had registered accounts of a network of several South African organisations and “straw man” companies deeply involved with funding Hamas activities through the Al-Quds Foundation, an international group sanctioned by the US in 2012.”

We all know the detailed Know-Your-Client (KYC) procedure for opening and maintaining a bank account in South Africa.

So, what happened here at Standard Bank, Nedbank, and ABSA?

Currently, the CEOs of these banks are denying these claims from *The Jerusalem Post*.

No doubt, there are actions behind the scenes of forensic auditors and lawyers and dogged journalists digging away to find any proof to validate these claims of the aiding and abetting of funding the terrorist organisation of Hamas. The banks are taking the stance of client confidentiality. That’s unlikely to stand up to international pressure.

On April 2 2024, [The Gladstone Institute](#) published a detailed account of the Islamic terrorist funding activities facilitated by and through South Africa.

South Africa remains “greylisted” by the Financial Action Task Force (FATF), the global financial crime watchdog, for not fully complying with international standards regarding the prevention of money laundering, terrorist financing, and proliferation financing.

An investigation by the FAFT and others into the international media claim on 24 January 2024, referred to above, and other evidentiary proof, and if proven, will likely see South Africa being “blacklisted” by the FATF.

The implication of being “blacklisted” can be subject to economic sanctions by FATF member nations- which include most countries in the Global North as well countries in the Global South, including China, India, Brazil, and South Africa (!). The other founding BRICS country, Russia, was suspended on 24 February 2023.

Economic boycotts and sanctions will squeeze South African exports and imports and hinder its ability to raise much-needed foreign financing and investment. The dreaded “Fiscal Cliff” will be upon South Africa.

As stated above, those boycotts and sanctions processes are underway on political and economic grounds. However, if also undertaken via blacklisting, this could be severe for all 62 million South Africans.

Some implications are rocketing interest rates, increasing inflation, and slumping economic growth. These economic boycotts and sanctions could be the near-death knell of the economy, creating, among other issues, bankruptcies, much higher unemployment, a rapidly falling Rand, and escalating social unrest. The frightening examples of Zimbabwe and Venezuela may be beckoning.

Should the international media report referred to above prove factual, then once the US and its Allies become aware of this reported illegal funding of Hamas facilitated through the identification of one or more of the three South African Banks, and

should the “blacklisting” occur, the relevant Global North countries already being antagonised by the Iranian, Chinese, and Russian puppet, South Africa, will have an easy route to impose boycotts, sanctions, and blacklisting upon South Africa.

Considering what the US and its Allies did to Russian banks and the Russian Oligarchs when Russia invaded Ukraine, it is not too far-fetched to imagine the impact on South African banks and the South African economy.

The stolen State Capture funds sitting offshore in individual’s bank accounts will also be seized. Non-corporating foreign banks will be punished.

Tenants are already on a knife edge of profitability and survival

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