

VIPINGO
DEVELOPMENT LIMITED
A member of Centum Real Estate

CENTUM^{re}

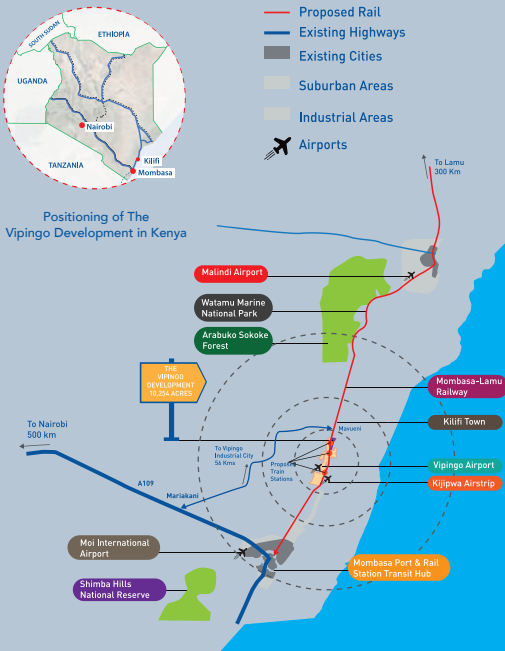
DELIGHTFUL SERENITY



ACCESSIBILITY



Positioning of The Vipingo Development in Kenya



Vipingo Development (www.vipingodevelopment.com) a modern mixed-use development by Centum Investment Company Plc (www.centum.co.ke). The project, spread over 10,254 acres, will be a model for East Africa cities. The development is supported by an urban environment, state of the art amenities and services as well as high quality infrastructure. The development offers several investment opportunities. These include:

- Residential
- Commercial
- Hospitality
- Healthcare
- Institutional
- Investment Park

EXQUISITE ADDRESS

Vipingo Development is strategically located along the Mombasa–Malindi Highway with excellent transport connections by road, air and water. The development lies minutes away from the Vipingo and Kuruwitu beaches, Kuruwitu marine sanctuary and Vipingo Ridge golf course.

35 KM

From
Mombasa CBD

45 KM

From Mombasa Port
From Moi
International Airport

1 KM

From
Vipingo Airstrip

48 KM

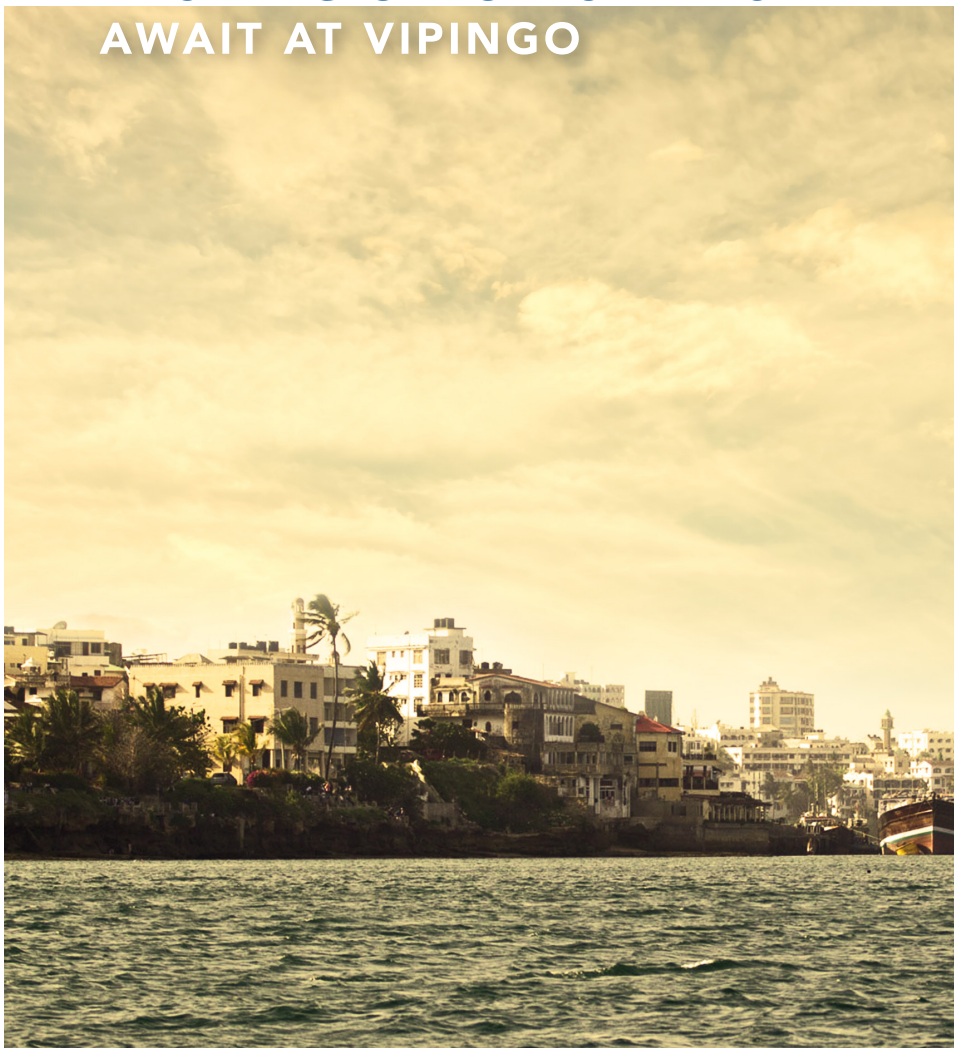
From
Mombasa SGR
Terminus

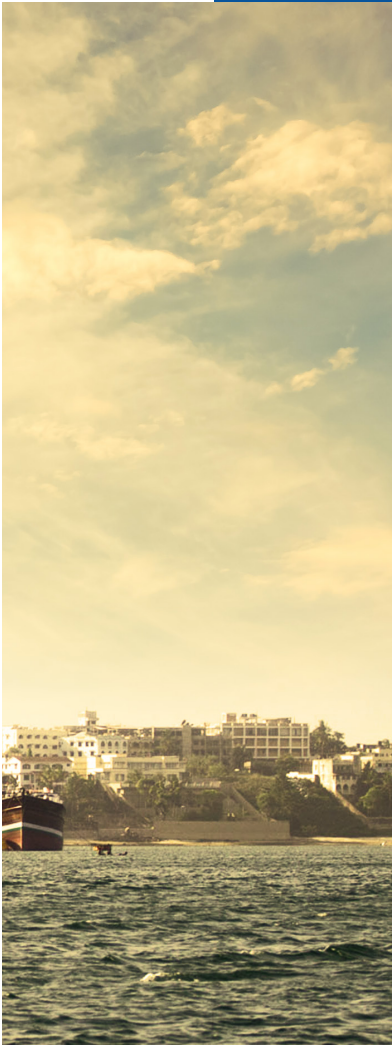
64 KM

From
Mariakani SGR
Terminus

MOST SOUGHT-AFTER LOCATION TO LIVE AND DO BUSINESS

EXCITING OPPORTUNITIES AWAIT AT VIPINGO





GOOD PLANNING GOES A LONG WAY

We planned and are currently developing, from scratch, the largest mixed use development in the region. This 10,254 acre development will be renowned for charming neighborhood villages, vibrant work communities, top ranked schools and hospitals, exceptional hotels and as the lowest cost location for conducting business.

Our comprehensive planning and long-term ownership philosophy translate into timeless designs, exceptional quality, continued reinvestment, sustainability, thoughtful stewardship, and community engagement. We care for all the land—both which is developed and that which is conserved.

Through careful planning and a long-term commitment, we create sustainable living, working and shopping environments that allow residents, customers and businesses to flourish.

Our ultra modern mixed use development is zoned out into the following:

INVESTMENT PARK

Serviced plots from KES 20 million per acre

RESIDENTIAL PROJECTS

1255-Palm Ridge Apartments

Selling between KES 2.3 million & KES 4.6 Million

Awali Estate

Splendid luxurious bungalows & maisonettes

Selling from KES 13 million to KES 17 Million

PROPERTY AND LAND DEVELOPMENT

Unserviced land available for sale from KES 15 million per acre

INSTITUTIONAL

Healthcare and educational facilities

HOSPITALITY

Hotels

VIPINGO DEVELOPMENT OVERALL MASTERPLAN



KEY

01.20 Acre 1255 Palm Ridge

02.Investment City, Phase 01, 169 Acres

03.Proposed Club House Plot

04.Retail Centre Phase 01 (Lifestyle City)

05.50 Acres Awali Estate

06.25 Acre School

07.5 Acre Desalination Plant Parcel

INVESTMENT PARK



THE VIPINGO INVESTMENT PARK OFFERS 1,150 ACRES

The Vipingo Investment Park offers 1,150 acres of serviced plots suitable for light manufacturing, warehousing, logistics, export processing zones (EPZ) and commercial developments.

Phase 1 of the investment park is set on 250 acres of fully serviced plots within an integrated master plan development.

Vipingo Investment Park seeks to establish the lowest cost regional destination for light to medium industrial activities in East Africa.

The project is supported by high quality, reliable and cost effective infrastructure.



PAYMENT TERMS ARE

KES 20M PER ACRE

10% ON SIGNING THE
LETTER OF OFFER

90% WITHIN
THREE MONTHS



INVESTMENT PARK



Vipingo's construction ready industrial park is exceptionally well suited for manufacturers in the following sectors:

- Textile
- FMCG
- Packaging
- Electronics
- Construction equipment's & Machinery
- Leather
- Pharmaceutical
- Water
- Motor vehicle assembly
- Steel
- Tea/ coffee, cashew, macadamia or commodity
- Warehousing



Here are the key benefits of investing in this industrial park:

- Speed to market - commence construction in 3 months
- Strategic location – 52 minutes from port, sgr terminal and airport
- Excellent connectivity to key transport networks – road, sea, water, railway, air
- One stop shop for approvals
- Construction ready with all approvals in place
- Reliable water supply (Installation of a 3 million litre/day sea water desalination plant is ongoing)
- Readily available and constant power supply
- Fully serviced plots with construction infrastructure in place
- Valuable, strategic partnership with Centum the largest real estate developer in the region
- Flexible payment plan

ENJOY THE
SUNNY SIDE



WELCOME TO OUR LUXURIOUS
EXCLUSIVE PREMIER COMMUNITY





AWALI ESTATE

AT VIPINGO



3 BEDROOM MAISONETTE

Each maisonette has a total built area of 210sqm.
It includes:

- 2 standard bedrooms (all ensuite)
- A Master bedroom (ensuite)
- Kitchen
- Dining area
- DSQ
- Laundry area
- A carport for 2 cars
- Ground Floor & first floor terraces

PRICE: KES 17M



3 BEDROOM BUNGALOW

Each bungalow has a total built area of 155sqm.
It includes:

- 2 standard bedrooms
- A Master bedroom (ensuite)
- Kitchen
- Dining area
- DSQ
- Laundry area
- A carport for 2 cars
- A terrace

PRICE: KES 13M



60% SOLD OUT

152

UNITS

90

BUNGALOWS

62

MAISONETTES

Set on 30 acres, Awali is a magnificent estate comprising 152 units. It has a mix of 90 bungalows and 62 maisonettes. All are three-bedroom. Amenities within the estate include a swimming pool, green parks, children play areas and play grounds. Construction is currently ongoing.

AWALI PROGRESS

PAYMENT TERMS:

10% UPON SIGNING THE
LETTER OF OFFER

10% UPON SIGNING THE
SALE AGREEMENT

80% INSTALLMENTS OVER
AN 18-MONTH PERIOD



SITE PLAN



SITE PLAN

AWALI CITY PARK



1255

Palm Ridge



ONE BEDROOM APARTMENT
KES 2.5M



TWO BEDROOM APARTMENT
KES 3.5M



THREE BEDROOM APARTMENT
KES 4.6M





1255
UNITS

UPTO
75 SQM

1,2 & 3
BEDROOM

The 1255 Palm Ridge is an exclusive affordable housing development. Nested on 20 acres, the gated estate comprises of one, two and three-bedroom apartments. Amenities within the estate include; reliable water supply, ample parking, children play areas and playground and a swimming pool. Construction is ongoing.

PHASE 1 SOLD OUT

1255 PALM RIDGE PROGRESS

PAYMENT TERMS:

10% UPON SIGNING THE
LETTER OF OFFER

10% UPON SIGNING THE
SALE AGREEMENT

80% INSTALLMENTS OVER
AN 18-MONTH PERIOD





SOCIAL RESPONSIBILITY



Even as the development continues to come into life every day, Vipingo Development's Vocational Training program forms part of Vipingo Development's broader CSR initiative in the area. It has seen the refurbishment of two primary schools; Makonde and Timboni. This in addition to the Vipingo Development Scholarship Fund, which has awarded high school scholarships to 150 bright but needy students in the community around the development since its launch three years ago.



At the same time, a vocational training scholarship program was launched in July 2018 to empower, transform and equip youth from the project area with relevant technical skills. This will improve their competitiveness and enable them to work in Vipingo Development and other projects in the region. The second class of 50 students graduated in February 2019. They have secured employment in various projects within Vipingo Development.

"...help equip youth from the local community with technical skills to enable them competitively engage in gainful employment within and beyond Vipingo Development. "

**FIND THE
PERFECT
MOMENTS**





ABOUT

CENTUM REAL ESTATE

Centum Real Estate is the region's leading developer of mixed use urban nodes.

We master develop attractive sites across the region and provide commercial impetus for investors to establish urban node developments therein. Within our current portfolio, we are developing the Two Rivers precinct in Nairobi (www.tworivers.co.ke), Vipingo at the Coast of Kenya (www.vipingodevelopment.com), Pearl Marina in Entebbe (www.pearlmarina.co.ug), Uganda and affordable urban nodes in the wider Nairobi and catchment areas.

We are part of Centum Investment Company Plc, East Africa's largest listed investment company. We are listed on the Nairobi Securities Exchange and Uganda Securities Exchange.

Founded in 1967 as Industrial and Commercial Development Corporation Investment (ICDCI) and rebranding to Centum Investment Company Limited (Centum) in 2008; Centum's total assets exceed KES. 66 billion (c. US\$ 660 Million).



Two Rivers Development, Nairobi
(www.tworivers.co.ke)



Pearl Marina, Uganda
(www.pearlmarina.co.ug)

VIPINGO DEVELOPMENT LIMITED

1st Floor, Vipingo Ridge Conference Centre
P.O Box 117-80119, Vipingo
Tel: +254 20 4400 215 | Mobile: +254 740 400 215
Email: info@vipingodevelopment.com | Website: www.vippingodevelopment.com



Vipingo Development LTD



@VipingoLtd

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