

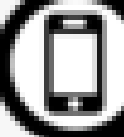


MAY 2024

Newsletter

ISSUE



 SCAN TO CREATE
TANGIBLE WEALTH

CENTUM 

sales@tworivers.co.ke | +254 747 019 970
+254 747 019 977

Be Part of History, Own Land Within the 10,234 Acre Upcoming Vipingo Coastal City by Centum Real Estate

Vipingo Sea Water desalination, Vipingo Mall, Vipingo ridge golf course and plenty of green parks and amenities.

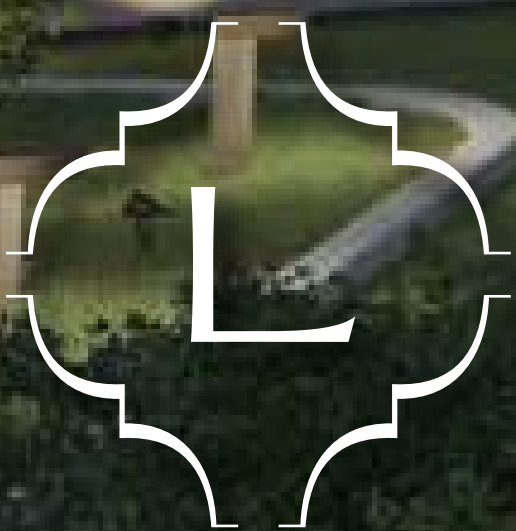


Fully serviced parcels with varied uses:

1. From 1/8 acre -residential for KES 3 million
2. Vipingo CBD- from 1 acre along the Mombasa -Malindi highway for Kes 10 million.
3. Vipingo EPZ industrial park-from 1 acre for 15 Million
4. Bulk purchase of serviced residential land from KES 12 Million an acre
5. Flexible payment plan of 12 months available.

Call us on **+254 747 019 974**

LOFT RESIDENCES



Everyday Elegance
at Two Rivers

LOFT
RESIDENCES

Block A-D Ready for Occupation

DEVELOPMENT UPDATE

MAY-24 PROGRESS

TASK	TARGET	%COMPLETE
<u>BLOCK A to D</u>		
Complete and handed over to clients		
<u>BLOCK E</u>		
Triplex level remedial works, waterproofing and tiling	100%	50%
Final coat paint	100%	70%
Common area works & landscaping.	100%	100%
Snagging	100%	75%
<u>BLOCK F</u>		
Electrical installations	100%	100%
Plumbing installations	100%	100%
Solar water heating installations.	100%	50%
Shower cubicles works	100%	100%
Final coat paint	100%	90%
Lift testing & alignment	100%	100%
<u>BLOCK G</u>		
Timber flooring	100%	95%
Sliding doors & windows works.	100%	100%
Joinery & kitchen installations	100%	88%
Wardrobe fixing	100%	88%
Electrical installations	100%	88%
ICT installations	100%	75%
Plumbing installations	100%	88%
Solar water heating installations.	100%	80%
Shower cubicles works	100%	88%
Lift testing & alignment	100%	100%
Final coat paint	100%	50%

JUNE-24 TARGETS

TASK	TARGET
<u>BLOCK E</u>	
Final coat of painting	100%
Snagging	100%
<u>BLOCK F</u>	
Final coat paint	100%
Snagging	100%
<u>BLOCK G</u>	
Timber flooring	100%
Solar water heating installations.	100%
Triplex level remedial works, waterproofing and tiling.	100%
ICT installations	100%
Final coat paint	100%
Snagging	100%

DEVELOPMENT UPDATE

MAY-24 PROGRESS

TASK	TARGET	%COMPLETE
BLOCK G		
Ceiling & wall painting	100%	20%
Floor tiling	100%	40%
Joinery installations	100%	50%
Electrical installations	100%	70%
ICT installations	100%	70%
Plumbing installations	100%	70%
Frameless balustrade works	100%	100%
External painting	100%	95%
Wall & floor tiling of the swimming pool.	100%	20%

JUNE-24 TARGETS

TASK	TARGET
BLOCK G	
Ceiling & wall painting	100%
Floor tiling	100%
Joinery installations	100%
Electrical installations	100%
ICT installations	100%
Plumbing installations	100%
Wall & floor tiling of the swimming pool.	100%
Adjacent field leveling and landscaping	100%
Snagging	100%

PROJECT PROGRESS

May 2024: Block A to D



PROJECT PROGRESS

May 2024: Block E



April 2024: Block E



May 2024: Block F



April 2024: Block F



PROJECT PROGRESS

May 2024: Block G



April 2024: Block G



May 2024: Club House



April 2024: Club House





AVAILABLE
FOR RENT

LoveLife at Riverbank

Phase 2 now selling from KES 17.4M



Your Home is now Ready for Occupation









Real Estate with
Real Experience

DEVELOPMENT UPDATE

For Cascadia, we are currently executing finishes works in a sequence from Block D & E, which are located along Limuru road

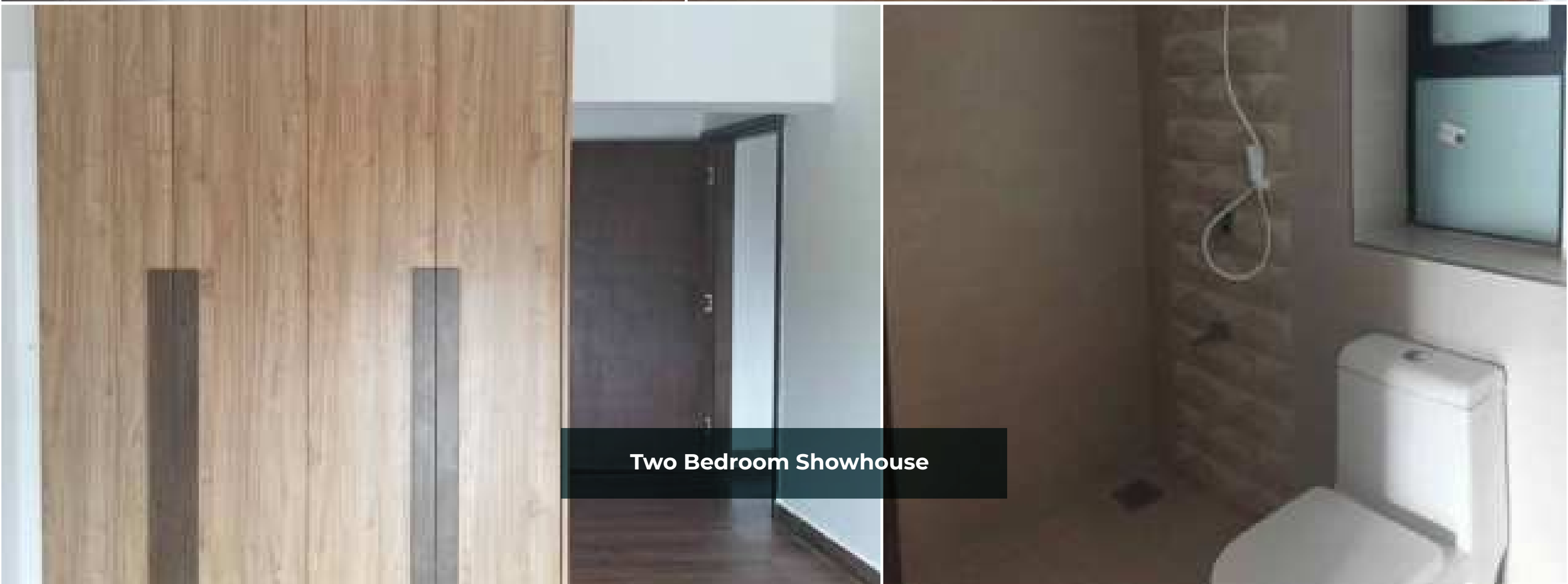
MAY-24 PROGRESS

TASK	TARGET	%COMPLETE
<u>BLOCK D</u>		
Level 7 floor screed	100%	100%
Level 8 floor screed	100%	100%
Level 1 to 5 Limuru road external plasterworks	100%	100%
<u>BLOCK E</u>		
Level 7 floor screed	100%	100%
Level 8 floor screed	100%	100%
Level 15 floor screed	100%	100%
Level 16 Laundry area slab	100%	50%

JUNE-24 TARGETS

TASK	TARGET
<u>BLOCK D</u>	
Level 6 to 14 Limuru road external plasterworks	100%
Level 9 Floor screed	100%
Level 10 Floor screed	100%
<u>BLOCK E</u>	
Level 16 Laundry area slab	100%
Level 9 Floor screed	100%
Level 10 Floor screed	100%
Level 1 to 5 Limuru road external plasterworks	100%

SHOWHOUSE



Two Bedroom Showhouse

SHOWHOUSE



One Bedroom Showhouse

CASCADIA SANITARY FITTINGS IMPORTED AND DELIVERED TO SITE



MAY 2024 PROGRESS



Block E: Roof Slab works

MAY 2024 PROGRESS



Block D and E floor screeds level 7

MAY 2024 PROGRESS



MAY 2024 PROGRESS





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MZIZI

C O U R T

Remarkable Value.
Unbeatable Location

DEVELOPMENT UPDATE

MAY-24 PROGRESS

TASK	TARGET	%COMPLETE
<u>BLOCK C</u>		
Level 15 slab casting	100%	100%
Level 16 slab casting	100%	70%
Level 17 column formwork & steel	100%	20%

JUNE-24 TARGETS

TASK	TARGET
<u>BLOCK C</u>	
Level 16 slab casting	100%
Level 17 slab casting	100%
12th & 13th floor external walling	100%

SHOWHOUSE



MAY 24 - PROGRESS



MAY 24 - PROGRESS





Block D & E
Manufacturing of Aluminium Formwork
Underway in South Korea and Vietnam



265 Elmer One



Invest in Affordable Luxury

DEVELOPMENT UPDATE

For Elmer One, we are also currently executing finishes from Block C in a sequence.

MAY-24 PROGRESS

TASK	TARGET	%COMPLETE
BLOCK C		
Block C - Surface Preparation & Cleaning of floor spaces level 4 to level 8	100%	100%

JUNE-24 TARGETS

TASK	
BLOCK D	
External Masonry walling in level 4 and 5	100%

TWO BEDROOM SHOWHOUSE







MAY 24 - PROGRESS



BENEFITS OF OWNING A HOUSE BY CENTUM RE



Property Management

We offer quality property management services, including tenant screening, lease management, budget management, and eviction management, ensuring a stress-free and profitable investment for property owners.



Enviably Location

Strategically set in the diplomatic blue zone bordering Nairobi's exclusive suburbs for Two Rivers projects. Elmer is located in one of the most sought after neighbourhood of Kasarani for affordable housing.



Exquisite Lifestyles

Neighbourhood is yours for the taking in an eclectic combination of culture, entertainment, fashion, food, hotels and premier offices.



Exceptional Infrastructure

With a USD 10 Million investment in security systems and ICT infrastructure, Two Rivers is a safe, smart city.



30% Greenery

Landscaped parks, promenades and plenty of safe and secure picnic and play areas.



Tenancy

We take it upon ourselves to source reliable tenants for the rental units under our portfolio, ensure smooth transitions during the onboarding process, and build strong relationships among all parties from the start.











Enhanced Credit Facility Empowers Kenyan Households with Increased Loan Limits

Kenyan households are set to benefit from an expanded credit facility offered by the Kenya Mortgage Refinance Company (KMRC). The company has raised the upper loan limit from KES 8 million to **KES 10.5 million** to widen the bracket of homes that meets the criteria of affordable home loans.

KMRC aims to bolster its disbursement this year by KES 5 billion, towards home financing for 400 to 600 homes, thereby pushing the cumulative disbursement to over KES 15 billion. This is anticipated to be further enhanced by the revised upper loan limit.

According to the team, all Kenyans (local and diaspora) are eligible for home financing. To ensure affordability, KMRC will maintain a fixed interest rate averaging 9.5%, insulating borrowers from global interest rate fluctuations and CBK base lending rate. The loan tenure is up to 25 years with no penalty on early repayment.

For further insights into the impacts and opportunities from this announcement, reach out to us via email at **centum.re@centum.co.ke**.

UNFPA Announcement on Relocation of Staff to Nairobi expected to create a surge in housing demand within the Green and Blue Diplomatic Zones

In a significant move anticipated to reshape the landscape of Nairobi, the United Nations (UNFPA) has announced to to relocate approximately one quarter of the New York Headquarters employees to Nairobi by 2027.

The first wave of this relocation, consisting of approximately 2,000 employees is expected to happen by **July 2025**. This massive influx of personnel, coupled with the existing diplomatic community in Gigiri with over 20 embassies, as well as the current UN workforce and the projected influx of hundreds of employees working from the Two Rivers International Financial and Innovation centre is likely to trigger a surge in demand for housing in the next 1-2 years at Two Rivers and surrounding blue and green zones.

The announcement is timely, as more than 700 additional residential homes within Two Rivers are set to be completed by the time the 1st lot of staff relocates, creating an attractive opportunity for rental return to our property investors.

Read more here: www.shorturl.at/biz15

What Does the Gazettement of Two Rivers as a Private Services-Focused Special Economic Zone (SEZ) Mean for Residential Investments Within the Development?

64 acres of the 106-acre Two Rivers development was Gazetted by the CS Ministry of Trade and Investment (on 14th June 2023) as a special economic zone targeting private service businesses.

This 64-acre territory is what has been zoned and named the “Two Rivers International Finance and Innovation Centre (TRIFIC)”

Private services-focused special economic zone (SEZ) targets businesses that render services, and such are required to apply to the SEZ authority (through Centum one-stop center- y.mega@trific.co.ke) to be approved as eligible enterprises under the SEZ regulations. Once approved, the firms can establish their operating base within TRIFIC and enjoy the fiscal and enterprise facilitation incentives available to SEZ firms. Global, regional, and local service businesses targeted include but are not limited to BPOs, Tech firms, financial institutions, professional services providers, accounting firms, NGOs, media and entertainment firms, international law firms, hospitality, and healthcare.

What Does This Mean for Residential Investors Within Two Rivers?

With the gazettelement and establishment of TRIFIC, and as more SEZ-approved enterprises move to take up commercial spaces, we expect the number of local and expatriate staff working within the development to go up. With the concept of live, work, shop, and play already established within the Two Rivers ecosystem, a large percentage of this workforce will choose to stay within the development to cut their commute time and enjoy the convenience and superior amenities available. This will likely lead to:

- High demand for rental units across the board ranging from high-end, mid-market, and affordable housing.
- Increased likelihood of earning dollar-denominated rental income as global firms that pay their staff in USD seek to establish within the TRIFIC.
- Above market rental yield (double digit) as demand for rental units gradually increases.
- Increased value of the residential homes (capital appreciation).
- Increased selling price for the homes in the construction pipeline.

How Can Our Residential Investors Take Advantage of This Opportunity?

- Refer potential clients to Centum RE (via email at sales@tworivers.co.ke) and have 1% of the sales value credited to your current house to reduce your outstanding balance or pay for your closing costs or service charges.
- Where possible (buy more houses) within Two Rivers in anticipation of the operationalization of TRIFIC for the below reasons:
 - Passive rental income.
 - For resale in the open market later, to cash in significant value appreciation

OTHER PROJECTS BY CENTUM RE



Pearl Marina Estate

Set on **389 acres at Entebbe**, Uganda, with over 3km of lake frontage, the Pearl Marina estate comprises of various residential units; villas, bungalows, townhouses and apartments costing from **USD 42,000 to USD 330,000**.



www.pearlmarina.co.ug

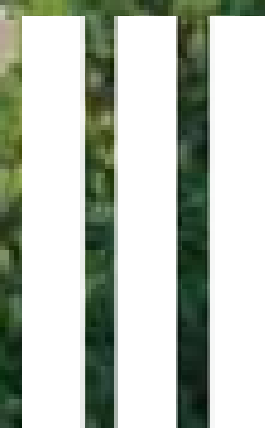
Vipingo Development

Vipingo Development is a modern mixed use development located at the **Kenyan Coast** on over **10,254 acres**, supported by an urban environment, high quality infrastructure and state of the art amenities and services. The development comprises of residential, land and industrial investment opportunities costing from **KES 2.45 Million**.

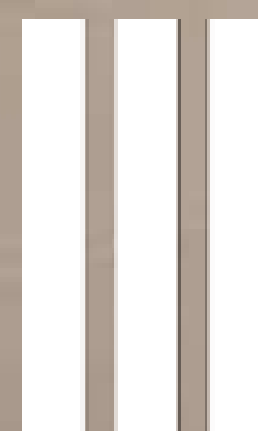


www.vipingodevelopment.com





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PEARL MARINA



PEARL
MARINA



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MARINA



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MARINA

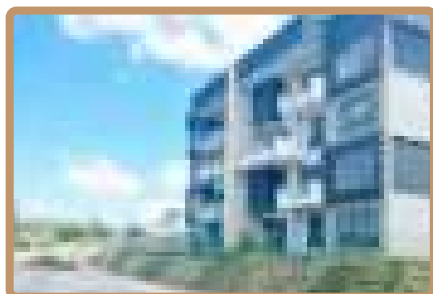


- ★ Refer a customer to us and earn a 1% discount of the sales value
- ★ Applicable to existing customers referring new clients only

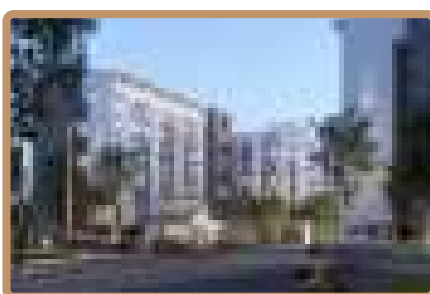
RIVERBANK



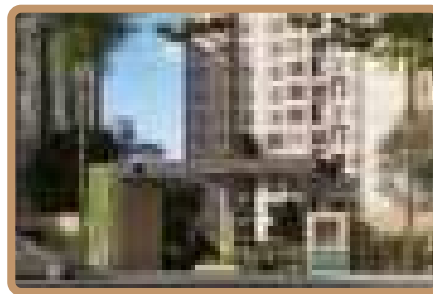
LOFT



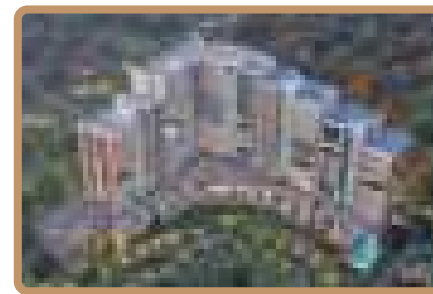
265 ELMER ONE



26 MZIZI COURT



CASCADIA



TWO RIVERS DUPLEXES



For details; talk to us on 0747 019 970
or email centum.re@centum.co.ke



Centum RE's \$20M long-term financing deal signing with International Finance Corporation (IFC) at World Bank Offices in Nairobi-Kenya on 5th Dec 2023



I&M Bank and Centum RE's ,MoU signing at Two Rivers on 7th Dec 2023, to streamline property financing for customers looking to purchase homes in Centum RE's portfolio across East Africa

Partnerships Signed to Facilitate Home Financing by Centum RE residential Investors



To further support customers, Centum Real Estate officially partnered with KCB Group to ease customers' process of acquiring funding. The partnership will allow customers purchasing property below KES 8M to acquire up to 9% mortgage interest rate financing. From Left Kenneth Mbae- MD, Centum RE and Boniface Mutua KCB, Head of sales Mortgages



In the picture to the left is Centum RE - MD, Mr. Kenneth Mbae, Centre is Dr. Nebart Avutswa - CEO UN DT Sacco. David Koome from WanaMataifa Ltd to the right. They signed a memorandum of understanding with Centum Real Estate on 18th May 2023.

Partnerships Signed to Facilitate Home Financing by Centum RE residential Investors



Centum Real Estate Limited, and Safaricom Sacco Society Limited, signed a Memorandum of Understanding (MoU) on 5th June 2023. This will allow more Sacco members (non-members can also join to take advantage), to access affordable mortgage financing at 8% for properties below Kes 8 million and 12% for properties above KES 8 million. The Sacco will charge the title to your property to offer you the mortgage facility.



From Left is Centum RE – MD Mr. Kenneth Mbae and Kimisitu SACCO CEO Mr. Lwanga Mbeche

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