

OCTOBER 2024

Newsletter



Riverbank Apartment wins
prestigious awards at London
Property Award Show

Full story on Page 07 →



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'The One' at Two Rivers, Nairobi



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1255 Palm Ridge at Vipingo, Kilifi

For this and other investment offerings, call us on 0747 01 99 71 or email us on centum.re@centum.co.ke

LETTER FROM THE MD



“Residents get to enjoy a comfortable and enjoyable living experience due to enhanced indoor air quality, natural lighting as well as easy access to social amenities.”

KENNETH MBAE

MANAGING DIRECTOR

A year ago, we partnered with the International Finance Corporation (IFC) to define our green building strategy through the EDGE Certification system. As a results, Centum Real Estate was recognized as an EDGE Champion and voluntarily committed to EDGE certify 100% of its portfolio projects.

EDGE is a green building certification standard, system and online platform that empowers developers to quickly and easily determine the most cost-effective ways to build green based on occupant behaviour, building type and the local climate as well as achieve efficiency in energy, water, and material consumption.

Our green building strategy extends numerous benefits to both investors and residents. For example, residents get to enjoy a comfortable and enjoyable living experience due to enhanced indoor air quality, natural lighting as well as easy access to social amenities. They also get to experience energy-efficiency that reduces their utility costs by up to 30%, allowing them to save the equivalent of one month's rent annually in utility costs.

For investors, EDGE Certification offers several financial advantages such as a 4% higher occupancy rate, along with a 3% increase in yield, and a 6% boost in ROI, as compared to industry standard units. This is because EDGE enhances both the appeal and value of certified properties, leading to long-term benefits.

This month, we reflect on our journey and achievements as an EDGE Champion, by assessing progress made in decarbonizing the built environment in both Kenya and Uganda.

To date, we have certified 50% of the total built up area of our projects with a floorspace of 137,704 SQM in Nairobi, Kenya, and we are in the process of certifying an additional 85,464.65 SQM across our projects in Nairobi and Vipingo, which are currently being assessed by EDGE Experts through the online platform. In addition, Centum RE has revamped its robust Environmental and Social Management Systems (ESMS) as well as ESG (Environmental, Social, and Governance) to align with the requirements of IFC's Performance Standards as well as other established best practices.

These frameworks guide our development approach, to ensure that decarbonization remains a priority at every stage of our processes. We have also strengthened our commitment by supporting two Team Members in undergoing EDGE Expert Training and by cascading these standards to our consultants, contractors, and suppliers, to promote a shared commitment to sustainable practices across our projects.

As we reflect on our progress, Centum RE continues to honour the legacy of the late Dennis Papa Odenyi Quansah, who was key pillar of IFC's green building initiatives in the Sub-Saharan Africa region. His dedication and unwavering commitment to sustainability by offering invaluable guidance and contributions that remain at the core of our green building strategy.

Kenneth Mbae

EDGE CERTIFICATION AND GREEN BUILDINGS

An innovation of IFC, a member of the World Bank Group, EDGE (Excellence in Design For Greater Efficiencies) empowers emerging markets to scale up resource-efficient buildings in a fast, easy, and affordable way.

EDGE enables developers and builders to quickly identify the most cost-effective strategies to reduce energy use, water use and embodied carbon in materials. The strategies that are integrated into the project design are verified by an EDGE Auditor and certified by GBCI.

Green Business Certification Inc. (GBCI) is the premier organization independently recognizing excellence in green business industry performance and practice globally

Centum RE aims to EDGE-certify 80% of its projects within the next three years, with a long-term goal of achieving 100% certification in five years. The company's efforts have already led to significant savings—32% in energy, 29% in water, and a remarkable 64% reduction in embodied energy in materials for certified projects.

Green Spaces: Centum RE is dedicated to maintaining a sustainable development approach, preserving at least 30% of the developable area as green landscaped spaces.

PRESENT

NEXT 3 YEARS

NEXT 5 YEARS



50%
Area Edge
Certified



80%
Area Edge
Certified



100%
Area Edge
Certified

CENTUM RE EDGE CERTIFICATION SAVINGS



32%
Energy Cost
Savings



29%
Water Cost
Savings

GREEN BUILDINGS AND THE FUTURE

Any real estate investor banking on the future should train their sights on smart and sustainable cities. Sustainable developments guarantee long-term returns on investment, along with a comfortable and enjoyable living experience for residents.

East Africa's leading developer, Centum Real Estate, has taken this concept to heart and established itself as a pioneer in sustainable urban development. With flagship projects such as the Two Rivers Social City, 265 Elmer One, and the Vipingo Development in Kenya, as well as Pearl Marina in Uganda, Centum Real Estate continues to shape the future of integrated, self-sustaining cities.

"Our model transforms areas into places where people want to live, companies want to grow, and neighbourhoods come alive," explains James Wallunya, a Strategy and Delivery Lead at Centum Real Estate. "By integrating residential, retail, office, and hospitality recreational offerings, our mixed-use developments are designed to not only support current needs but to also remain adaptable to future urban living requirements."

One of the defining features of Centum Real Estate's developments is its implementation of sustainability principles. At the Two Rivers Residencies, for instance, 50 percent of the total built up area of the residential projects with floorspace of 137,704 square metres, have been EDGE certified.



Two Rivers Development featuring the electric substation along the Northern Bypass.

EDGE stands for Excellence in Design for Greater Efficiencies. In addition, the development ensures that up to 80 percent of the grey water generated is treated and recycled for road cleaning and irrigation. This measure, alongside a 1.2Mw solar power plant that supplements the national grid, helps maintain a stable, efficient and environmentally friendly utility supply. "Such initiatives aren't just about resource conservation," Mr. Wallunya points out. "They're also about providing a comfortable quality of life for residents."

Centum Real Estate is committed to meeting the highest industry standards, and has aligned its processes with the requirements of the International Finance Corporation's (IFC's) Performance Standards, national laws, as well as other established sustainability best practices. As an EDGE Champion, the company has pledged to certify 80 percent of its projects by 2026.

EDGE, an innovation of the IFC, is a green building certification standard, system and online platform that empowers developers to quickly and easily determine the most cost-effective ways to build green, based on occupant behaviour, building type and the local climate, as well as achieve efficiency in energy, water, and material consumption

EDGE extends numerous benefits to both investors and residents. For example, residents get to enjoy a comfortable and enjoyable living experience due to enhanced indoor air quality, natural lighting as well as easy access to transport and social amenities. They also get to experience energy-efficiency that reduces their utility costs by up to 30 percent, allowing them to save the equivalent of one month's rent annually in utility costs.

To investors, EDGE Certification offers several financial advantages, such as a four percent higher occupancy rate, along with a three percent increase in yield and a six percent boost in return on investment (ROI), as compared to industry standard units. "EDGE enhances both the appeal and value of certified properties, leading to long-term benefits for both investors and residents," Wallunya says.

The company's commitment to sustainability goes beyond operational efficiencies. Centum Real Estate carefully plans each development with environmental resilience in mind, ensuring that its properties are well-equipped to face climate-related challenges.

During recent floods that affected several Nairobi neighbourhoods, for example, Two Rivers Development remained unaffected, thanks to its strategic storm water management systems. This careful planning safeguards communities and demonstrates the resilience of Centum Real Estate projects to climate-related risks.

Safety, connectivity and convenience are also central to Centum Real Estate's development strategy. Developments such as Two Rivers offer easy access to public transportation, healthcare, retail, hospitality and institutional amenities, which reduces residents' dependency on fossil fuel and lowers their transportation costs. Mr Wallunya explains: "At Two Rivers, public transport is available right at residents' doorsteps. They can access cab services within a minute or public transport within a short walk to the nearest stop. This kind of offering makes our sustainable developments more convenient and efficient."



1255 Palm Ridge Apartments at Vipingo, Kilifi.

As urban populations grow, Centum Real Estate's developments are planned to handle the infrastructure needs that would accompany the population's demands. From waste management, utility services and traffic flow to the necessary social amenities, each aspect is considered in advance to meet the requirements of the growing communities.

"For instance, we leverage on population census data and projections provided by the Kenya National Bureau of Statistics to anticipate the needs of future residential developments. In an upcoming community with 1,000 units, we know the average household size is 2.9 people, which enables us to plan comprehensively for all aspects of residents' lifestyles," says Wallunya, adding: "This includes ensuring adequate parking, utility services, and waste management mechanisms, as well as green spaces to enhance their quality of life."

Centum Real Estate also provides clear sustainability guidelines to its contractors and partners.

"The guidelines lay emphasis on green building standards, recycling, and the dedication of at least 40 percent of developable areas to green spaces, in line with IFC's Performance Standards, national laws as well as other established sustainability best practices.

"Our environmental and social management plans are robust and comprehensive, and guide our partners to promote a shared and unified commitment to sustainable practices across our projects," Mr Wallunya points out. To this effect, we received several awards in 2023 relating to sustainability. These awards highlight our commitment to excellence, and sustainability, and also affirm our position as thought leaders in the industry."

With this dedication, Centum Real Estate has not only set a standard for built environments in East Africa, but has also created high-demand properties that attract buyers and investors alike. The company's forward-thinking approach is already proving its value, offering adaptable, efficient urban spaces that align with tomorrow's needs. For both investors and residents, sustainable real estate is paving the way to resilient, future-ready communities.

WRITTEN BY MILLICENT MWOLOLO
(BUSINESS DAILY)

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Centum RE's Projects Receive Recognition Locally and Regionally

This month, we are proud to celebrate the remarkable achievements of Centum Real Estate at prestigious awards ceremonies. Our flagship projects, 265 Elmer One in Kasarani and Riverbank Apartments at Two Rivers, have garnered significant recognition, highlighting our commitment to excellence in property development.

265 Elmer One has been awarded the prestigious Affordable Housing Project of the Year at the 2024 Kenya Professional Realtor Awards. This esteemed recognition highlights our unwavering commitment to delivering quality, accessible housing solutions for all.

In addition, Riverbank Apartments recently received accolades at the African Property Awards in London, affirming our dedication to excellence in real estate.

These awards reflect our continuous efforts to provide you with exceptional living spaces and valuable investment opportunities as we set new standards in the industry.



Awards won by Centum RE projects, Riverbank at Two Rivers and 265 Elmer One in Kasarani

Thank you for being a part of our journey, and we look forward to bringing you more innovative and inspiring developments in the future!



Centum RE sales and marketing manager with customers receiving the awards won by Riverbank Apartments at the Africa property awards in London.



Centum RE team receiving the affordable housing project of the year award won by 265 Elmer One at the Kenya Professional Realtor Awards 2024

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We keep you informed every step of the way.



Construction Updates; Nairobi Projects

Take a sneak peek into the latest construction updates on your new home! We're excited to share the progress & milestones as your property comes to life. Watch as each detail comes together, bringing you closer to the day you can step into your completed home. For more detailed updates or any specific inquiries, feel free to contact Centum Real Estate's offices using the information provided below:

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sales@centumre.co.ke

We're here to keep you informed every step of the way.

Cascadia Apartments



Block E
view from Rosslyn



Block D & E view from Limuru
Road

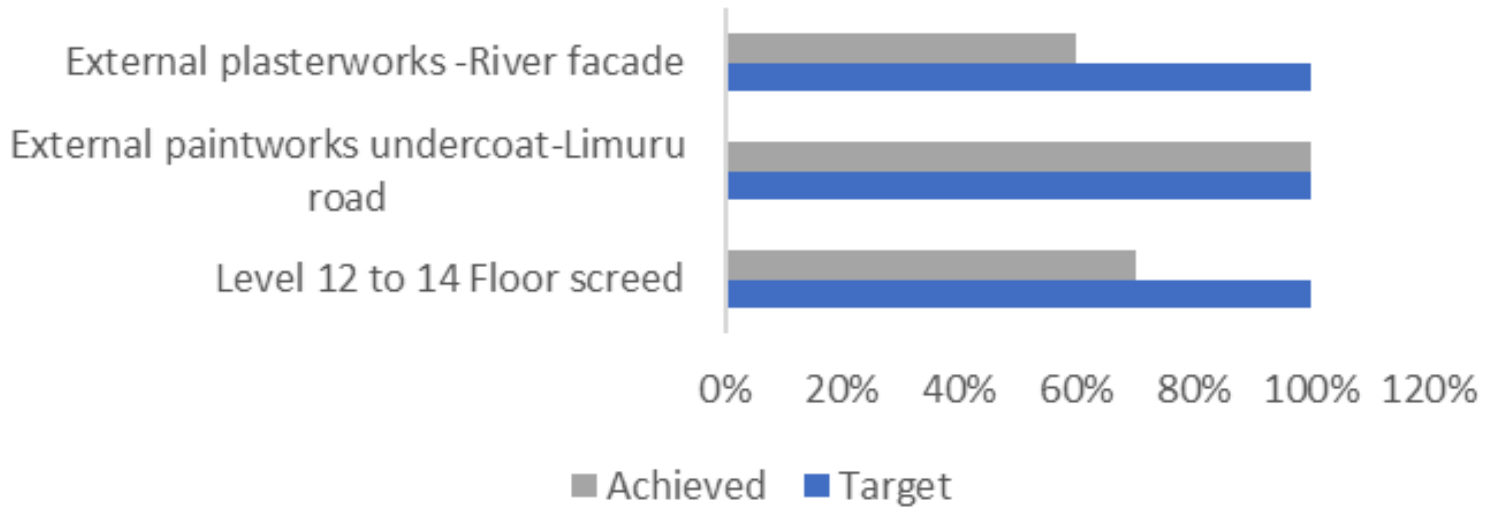


Aluminium window frames
installations in Block D, B & E

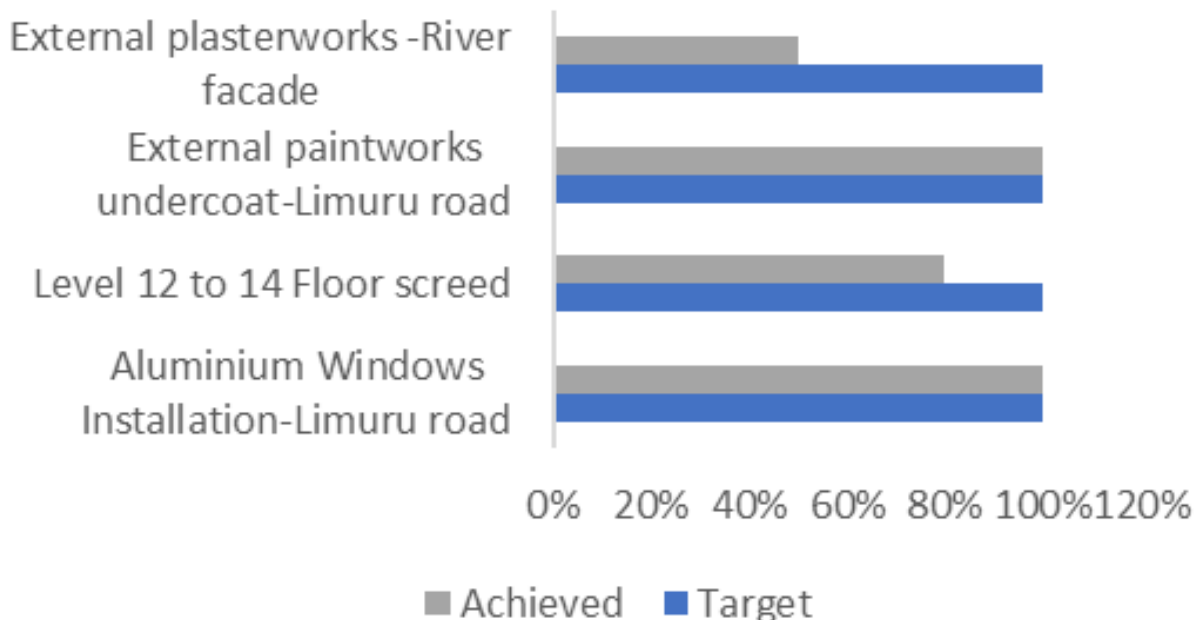
Cascadia Apartments

October Progress

Cascadia Block D October Progress



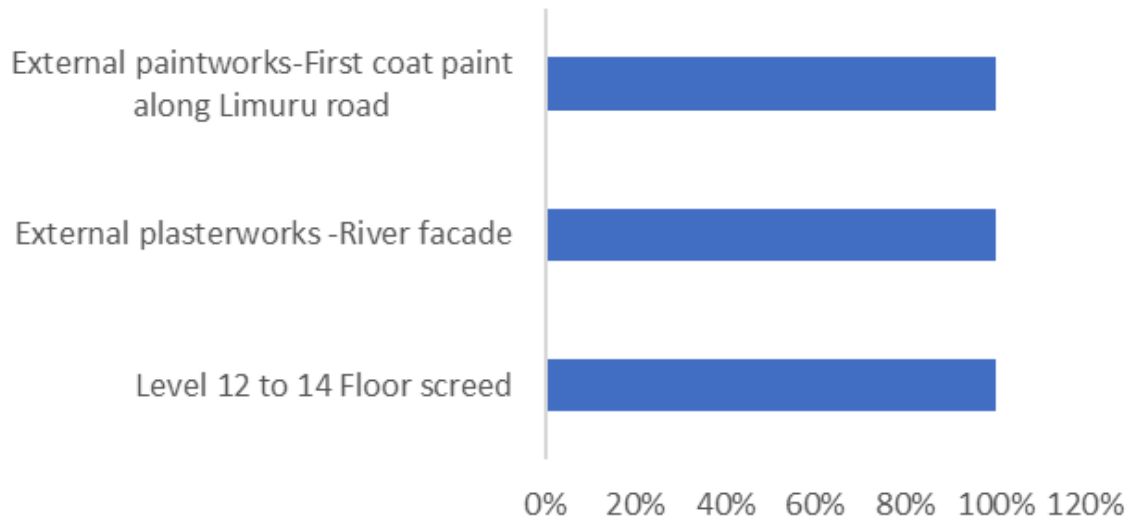
Cascadia Block E October Progress



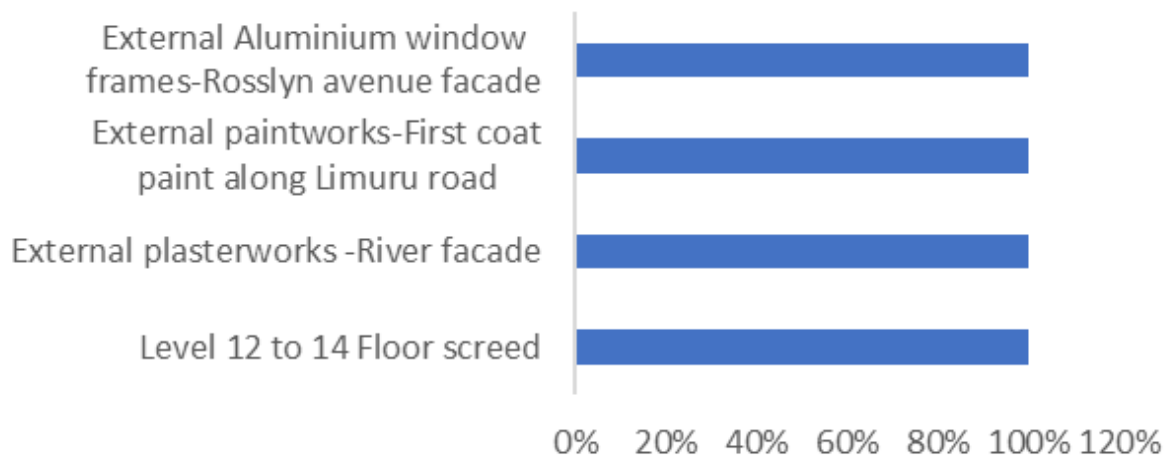
Cascadia Apartments

November Targets

Nov-24 Target Block D Cascadia



Cascadia Block E November Target

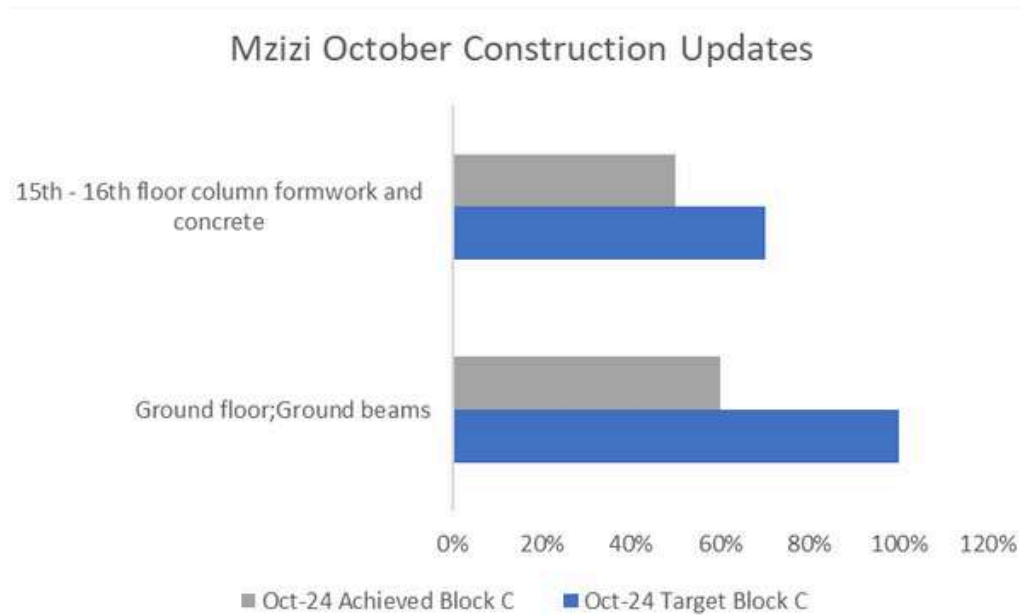


26 Mzizi Court

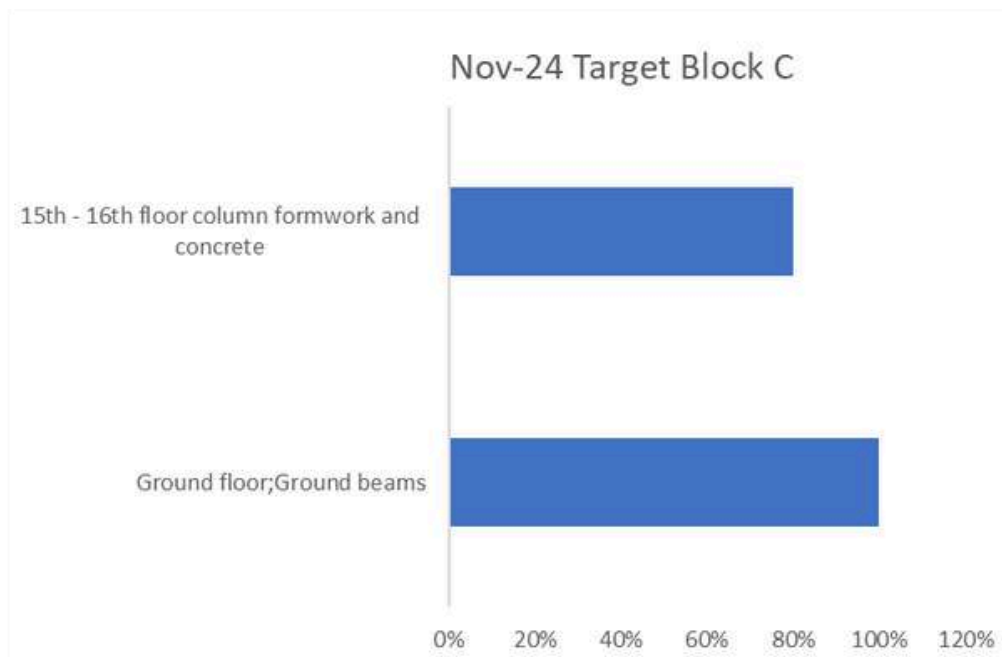


26 Mzizi Court

October Progress



November Targets



265 Elmer One Apartment

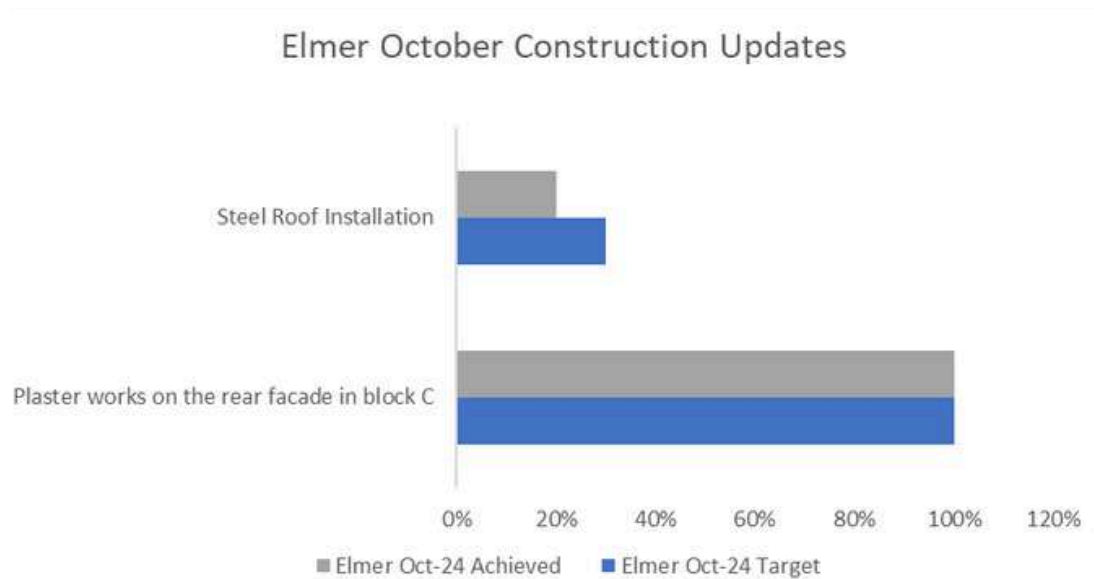


Plaster work on the rear face of Block C

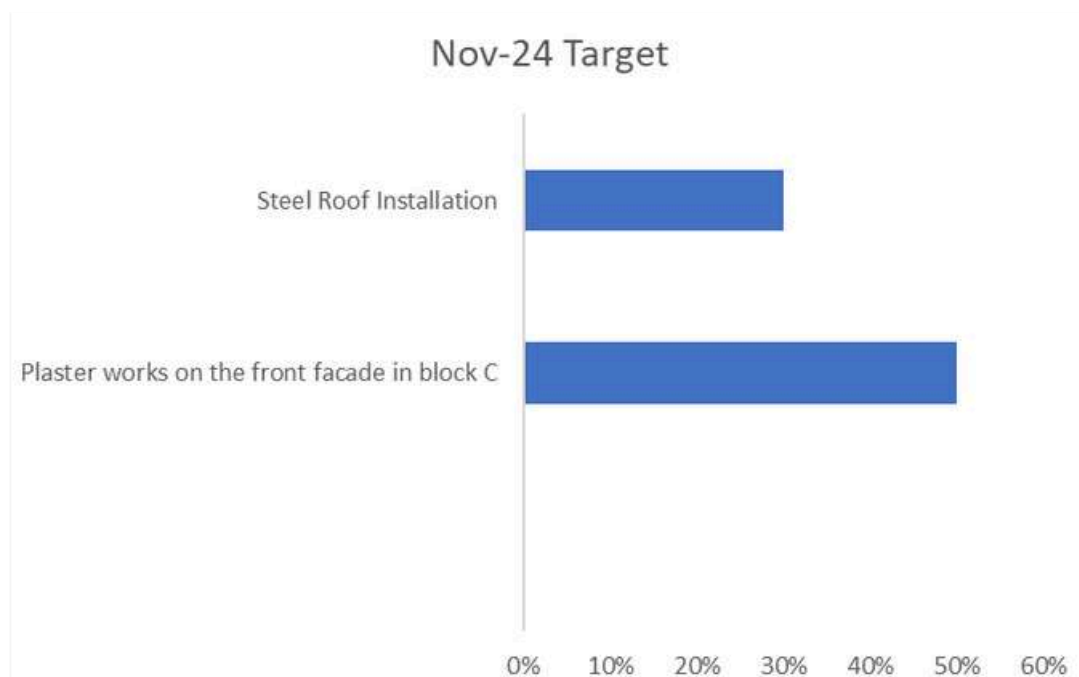


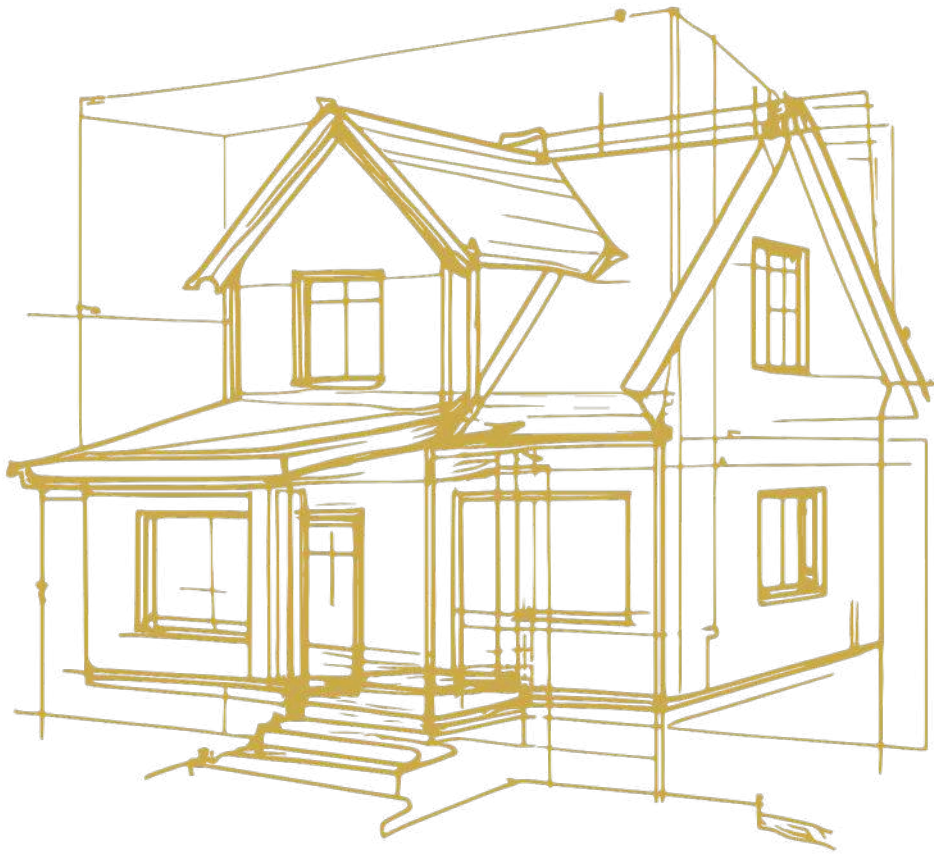
265 Elmer One Apartments

October Progress



November Targets





Construction Updates ; Vipingo Projects

Welcome to the Construction Updates section for Phase 2 of our Vipingo development! We're excited to announce that Phase 2 has officially commenced, and we'll be sharing regular updates on the progress right here. Stay tuned to see how your future home is taking shape. If you'd like a more detailed update or have any questions, feel free to contact Vipingo Development's offices directly at:

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sales@centumre.co.ke

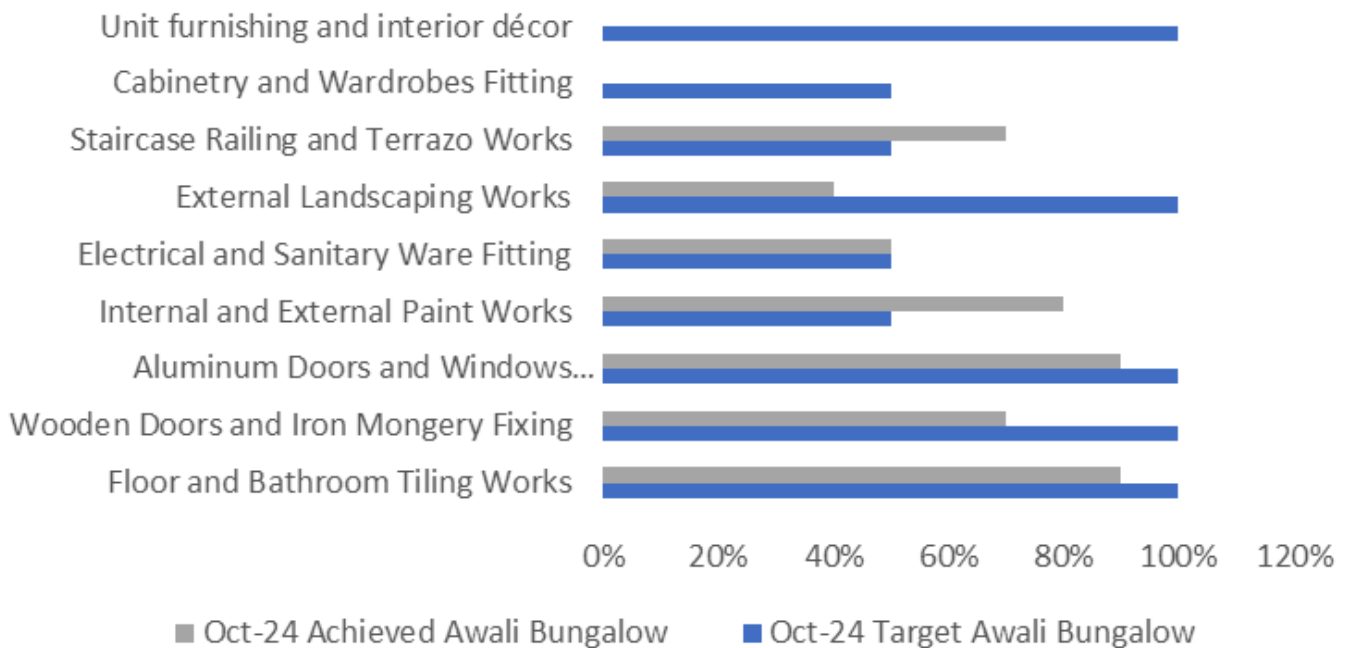
Awali Estate - Phase 2



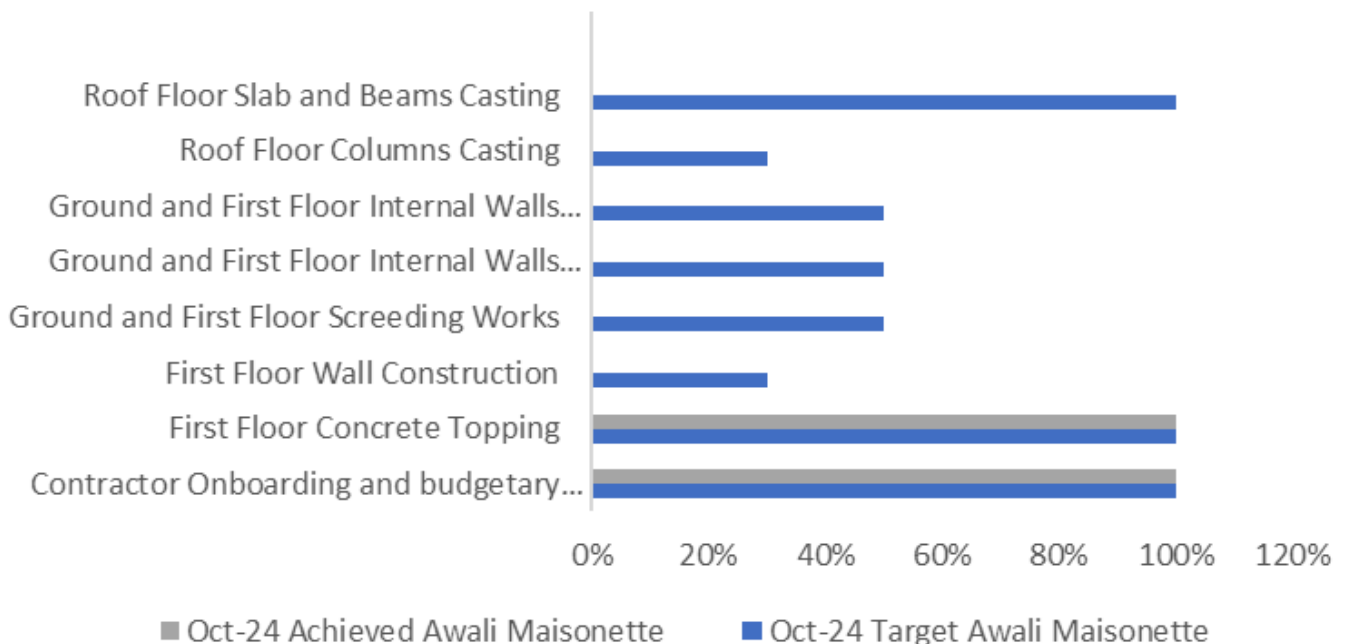
Awali Estate - Phase 2

October Progress

Awali Phase 2 Bungalow Showhouse progress



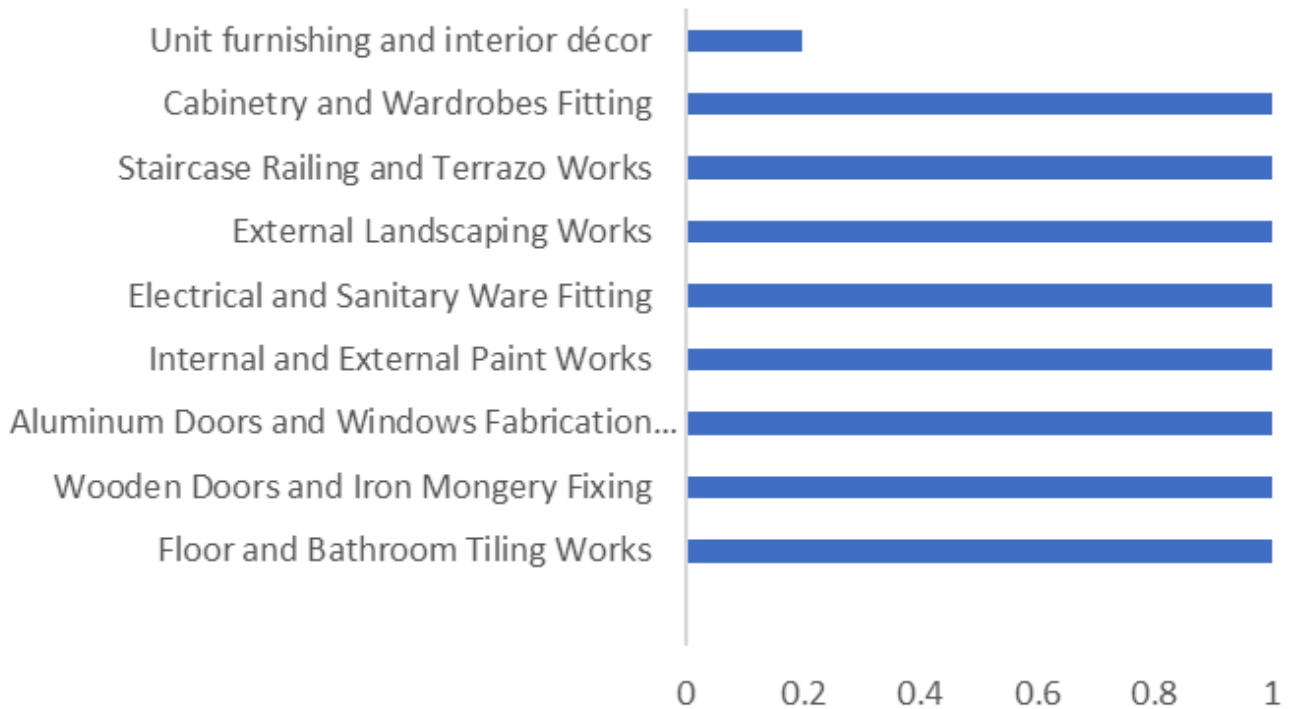
Awali Phase 2 Maisonette Showhouse progress



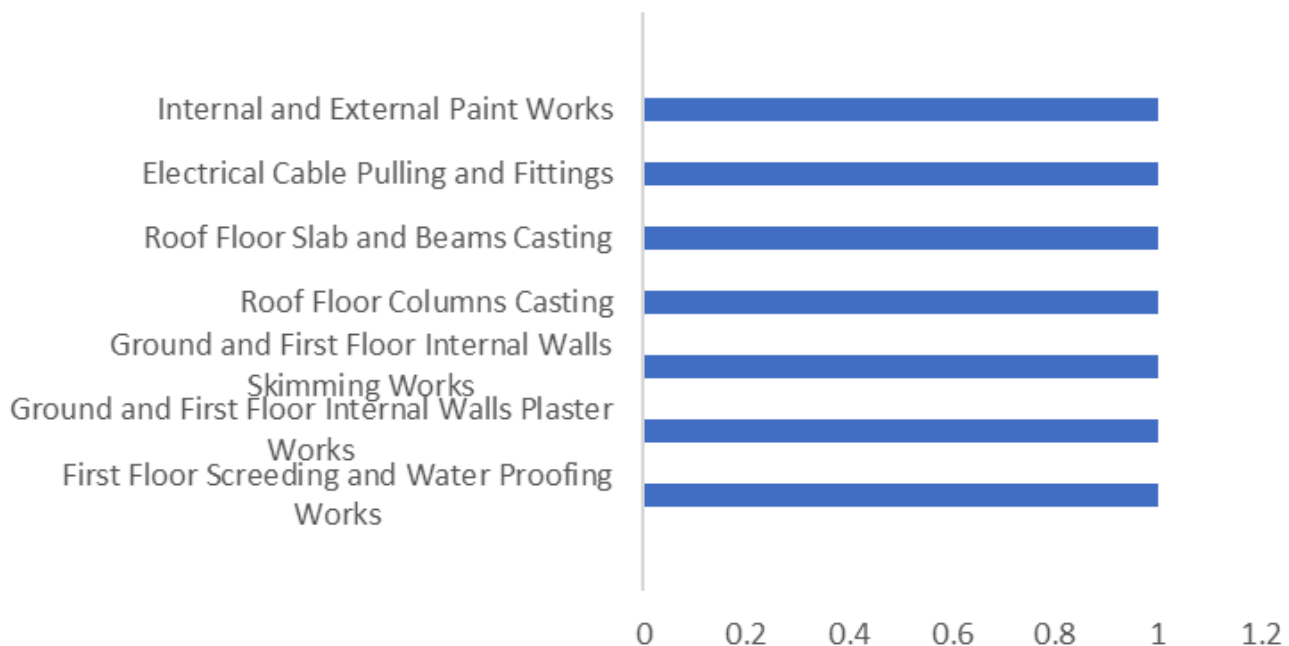
Awali Estate - Phase 2

November Targets

Awali Bungalow Showhouse Nov-24 Target



Awali Maisonette Showhouse Nov-24 Target



1255 Palm Ridge Apartments

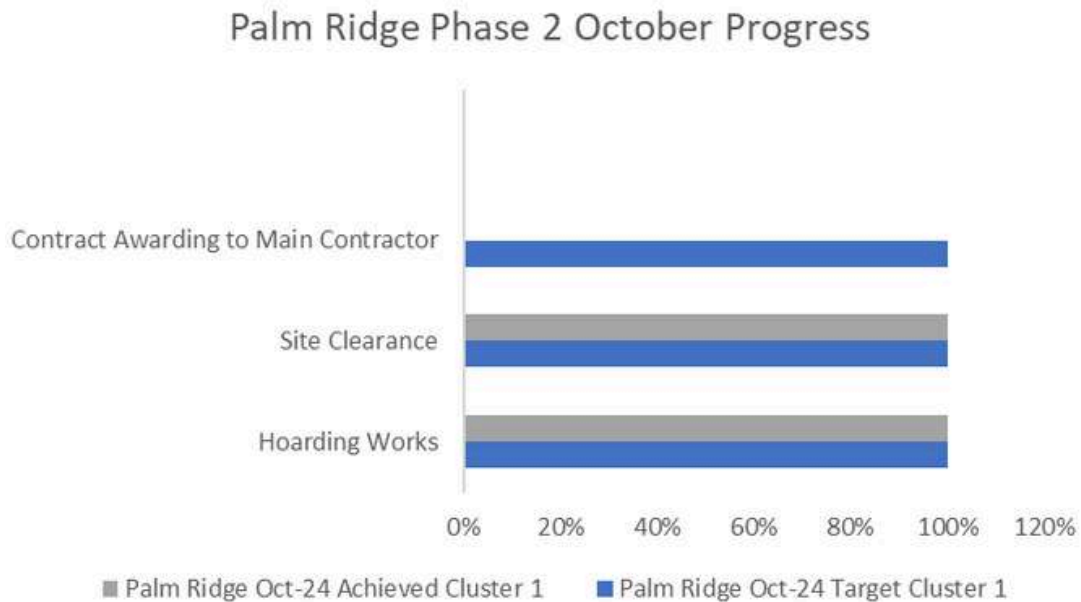
Phase 2



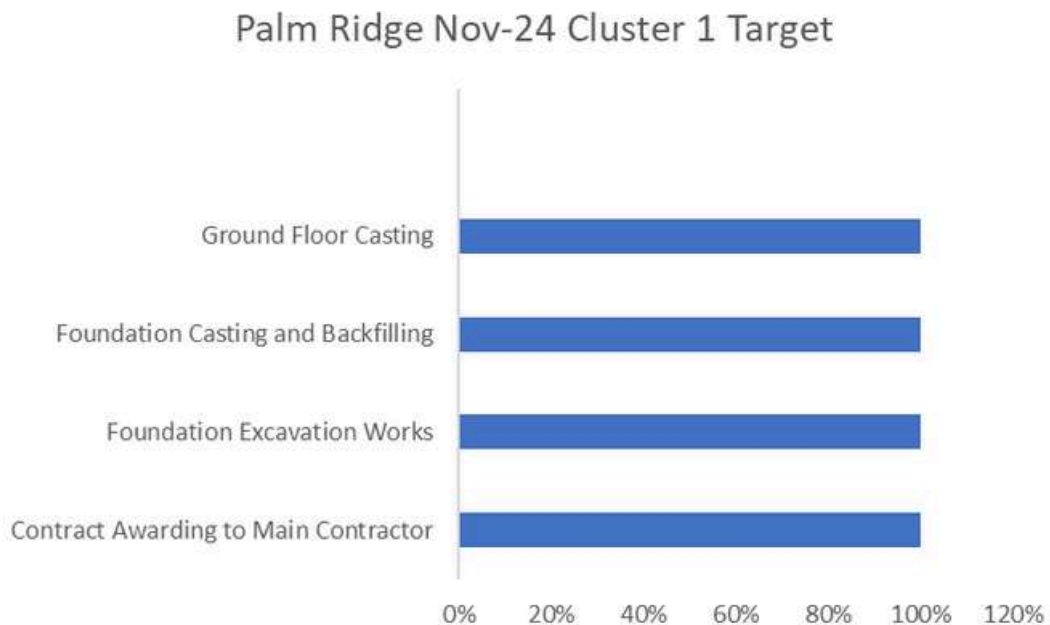
1255 Palm Ridge Apartments

Phase 2

October Progress



November Targets





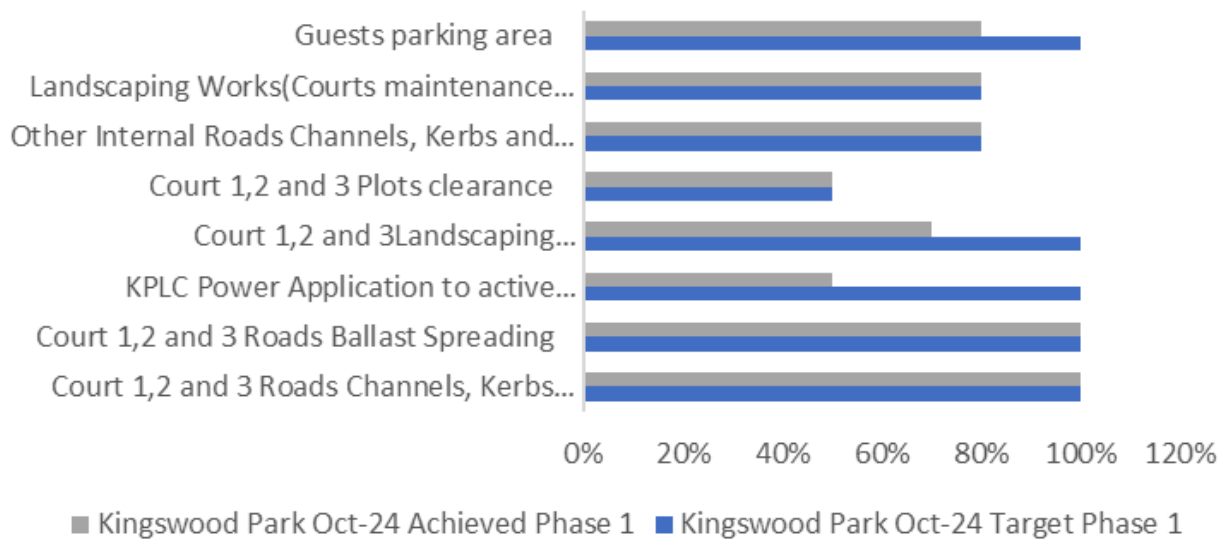
Kingswood Park



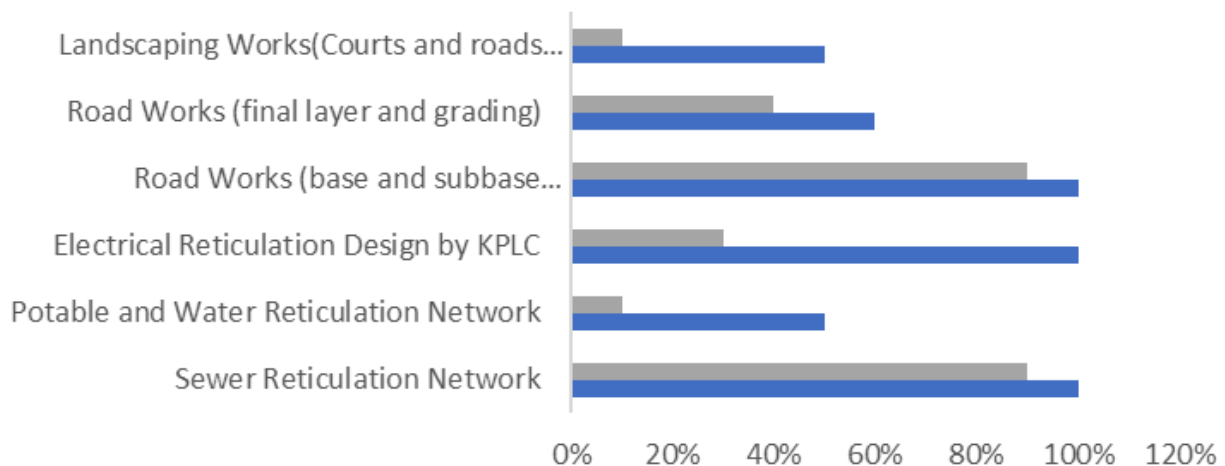
Kingswood Park

October Progress

Kingswood Park Phase 1



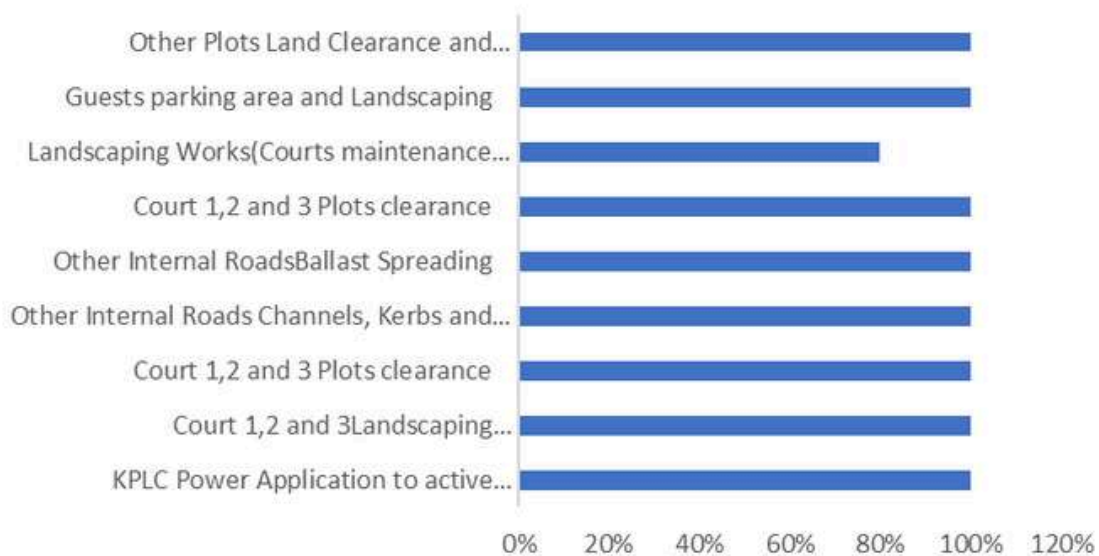
Kingswood Park Phase 2



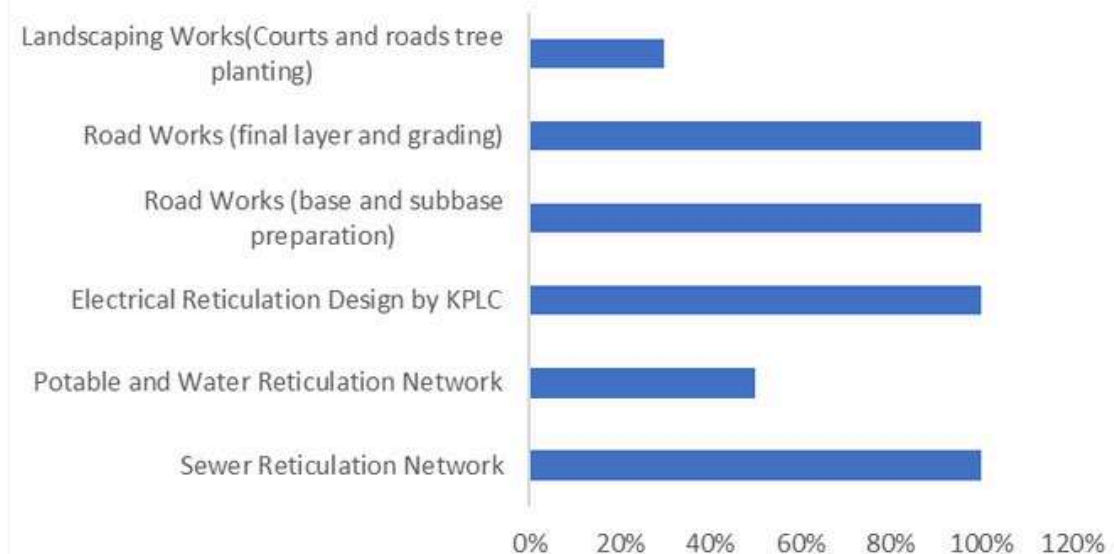
Kingswood Park

November Targets

Nov-24 Target Phase 1



Nov-24 Target Phase 2





COMMEMORATING MAZINGIRA DAY!



**DID YOU KNOW?
PARTNERING WITH US
MAKES YOU A
MAZINGIRA HERO**

HERE'S HOW...



When you choose to partner with Centum Real Estate, you're not just investing in a property—you're stepping into the role of a Mazingira Hero! Every brick, beam, and blade of grass in our developments reflects our commitment to sustainability. Imagine a world where 30% of our urban landscapes are lush, green spaces, seamlessly blending nature with modern living—because that's exactly what we're building. But we don't stop there. Our innovation extends to water conservation, with our state-of-the-art water treatment plant at Two Rivers, recycling water to keep those green spaces thriving without wasting a drop. And down in Vipingo, we've gone one step further with a cutting-edge desalination plant—turning the salty sea into sweet, sustainable water, perfect for keeping our developments and the community hydrated. We're not just building homes; we're crafting eco-friendly sanctuaries powered by smart technologies and solar panels galore—because who needs hefty electricity bills when the sun's got your back? By joining us, you're planting the seeds of a greener future and inspiring others to join the movement toward sustainable, eco-conscious living. Welcome to the world of Centum Real Estate, where heroes like you make all the difference!

RIVERBANK APARTMENTS
AT TWO RIVERS

CENTUM ^{re}

*Buy or Rent A Home at
The Riverbank Apartments*

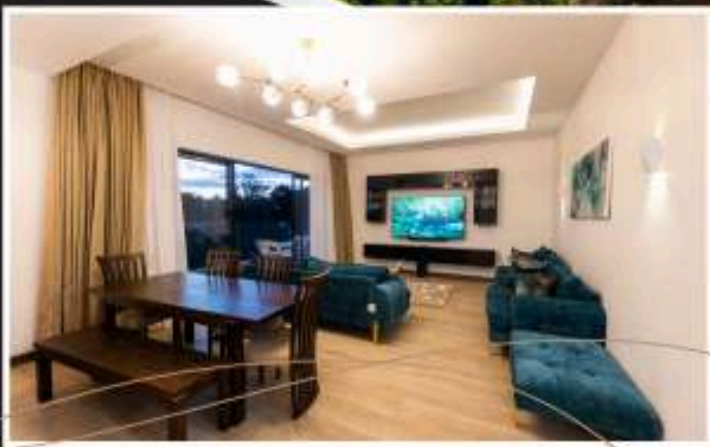
Priced from

KES 17.5 Million



CENTUM RE
PLATINUM
COLLECTION

★★★★★



Phase 1 sold out & move in ready,
Phase 2 now selling
**1, 2 and 3 bedrooms +DSQ
apartments**
Show house ready

Text **'Riverbank'** to 22 365

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BACK
1%**

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MAGAZINE

CENTUM^{re}

Real Estate With Real Experience

20
NOVEMBER
24

FIRST ISSUE
COMING SOON



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