

REPORT AND VALUATION
UPON
A COMMERCIAL RE-DEVELOPMENT SITE



L.R. NO. 2/85, 86 & 87; CYTONN TOWERS

ARGWINGS KODHEK ROAD

KILIMANI AREA, NAIROBI COUNTY



Our Ref: RVI/V.O/2022/6491

Friday, December 31st 2021

Senior Finance Manager,
Cytonn Investments Management Plc,
6th Floor, The Chancery, Valley Road,
P.O Box 20695-00200,
Nairobi, Kenya.

Dear Sir,

RE: VALUATION OF L.R. 2/85, 86, & 87; CYTONN TOWERS, NAIROBI COUNTY

Pursuant to your request and in accordance with an award of contract received dated **Thursday 21st April 2022**, we inspected the above captioned property on **Monday, 9th May 2022**, and we are pleased to submit the accompanying Report and Valuation.

The report, including exhibits, fully describes the approach to value and contains all pertinent data gathered in the investigation of the subject property.

The value opinion reported below is qualified by certain assumptions, limiting conditions, certifications, and definitions, which are set forth in the report; including the fact that it's a backdated valuation referring to **Friday 31st December, 2021**.

Respectfully submitted,

STEPHEN R. KIROTICH
B.A. LAND ECONOMICS (HONS), M.I.S.K (VS)
REGISTERED AND PRACTISING VALUER
DIRECTOR

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EXECUTIVE SUMMARY

This Executive Summary must be read in the context of and in conjunction with the full valuation report of which it forms a part of. All comments, terms and conditions contained in the full valuation report relate directly to this Executive Summary.

SUMMARY OF SALIENT FACTS

INSTRUCTING PARTY:	CYTONN INVESTMENTS MANAGEMENT PLC
PROPERTY ADDRESS:	L.R. NO. 2/85, 86 & 87; ARGWINGS KODHEK ROAD, KILIMANI, NAIROBI COUNTY
DATE OF INSPECTION:	MONDAY, 9TH MAY 2022
DATE OF VALUATION:	FRIDAY, 31ST DECEMBER 2021
REGISTERED PROPRIETOR (FOR ALL THE 3 PLOTS):	CYTONN INVESTMENTS PARTINERS SIXTEEN
INTEREST APPRAISED:	FREEHOLD TENURE
PURPOSE OF VALUATION:	BOOK PURPOSES
MAIN DEVELOPMENTS:	IGNORED
LAND SIZE (ALL PLOTS):	1.618 HECTARES OR 3.997 ACRES
LAND USE:	COMMERCIAL USE

BRIEF PROPERTY AND NEIGHBOURHOOD DESCRIPTION

This is a re-development site made up of three adjoining parcels; situated at the junction of Argwings Kodhek road and Elgeyo Marakwet road in Kilimani area of Nairobi. The plots are fairly level with red soils; and each is developed with an old residential house with servants' quarters all of which have been ignored for the purpose of this valuation. Before being stopped through the courts, Plans were at an advanced stage to develop the site with a mixed use development that when complete would have had 30 floors of 174,139 square feet office and commercial space for rent, 180 hotel rooms, 160 serviced apartments, three-bedroom duplex apartments and penthouse suites; and three basement parking floors with a capacity for 1,500 vehicles. The project would have had a triplex complex whose tallest tower would have been 35 floors. This proposed development has since been overtaken by events and as such has not been considered in this valuation.

External boundaries are currently defined by natural stones topped with electric fencing and razor wire to perimeter. Access is through a double opening heavy steel gate opening into a cabro paved driveway and parking.

The immediate neighbourhood is characterized by residential, retail and commercial land use; which has seen old residential buildings being demolished to pave way for high rise residential blocks of apartments as well as commercial blocks.

VALUATION SUMMARY

		Current Values (KES)
(i)	Fair Market Value	1,400,000,000.00
(ii)	Forced Sale Value	1,050,000,000.00

1. INTRODUCTION

1.1. DEFINITION OF VALUATION

A “**valuation**” refers to the act or process of determining an estimate of value of an asset or liability by applying **IVS** (International Valuation Standards). The process involves an individual, group of individuals or a firm referred as the ‘**valuer**’ who is qualified, registered and licenced to practise. The valuer is expected to be objective, unbiased and competent.

1.2. VALUATION APPROACHES/METHODS

There are many methods that can be employed in asset valuation. These can largely be classified into three: the Market Approach, the Cost Approach and the Income or Investment Approach. The approaches and accompanying methodologies are outlined by *The International Valuation Standards 2020*, under **IVS 105**. They are all based on the economic principles of price equilibrium, anticipation of benefits or substitution.

1.2.1 Sales Comparison/Market Approach

According to *IVS 105, Section 20*; the Sales Comparison/Market Approach of valuation provides an indication of value by comparing the subject assets with identical or similar assets for which price information is available. We have adopted this methodology in analysing the sampled comparable sales within the subject property’s neighbourhood.

1.2.2 Cost Approach

This is also sometime referred to as Contractors Approach. *IVS 105, Section 60*, defines the Cost Approach as one that provides an indication of value using the economic principle that a buyer will pay no more for an asset than the cost to obtain an asset of equal utility, whether by purchase or by construction, unless undue time, inconvenience, risk or other factors are involved.

The most common valuation methods adopted in real estate valuations under this approach include; the *Replacement Cost Method*, *Reproduction Cost Method* and the *Summation Method*.

1.2.3 Income/ Investment Approach

The income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset (*IVS 105, Section 40*). The most common valuation methods adopted in real estate valuations under this approach include; the *Discounted Cash Flow (DCF) Method* and the *Income Capitalization Method*.

The DCF method is based upon an explicit forecast of the likely net income to be generated by the subject property over a defined forecast period. The Exit Value is then calculated applying an appropriate capitalisation rate to the forecasted net income for the year immediately following the end of the cash flow period.

The Capitalisation Method estimates the value of the property through the capitalisation of its income at a certain rate of return. This procedure assumes that there is equivalence between the market value of a property and the sum of its ordinary incomes discounted to the present. In the direct income capitalization method, the estimated income stream from the property has been capitalized using a market supported yield to arrive into a value indication for the property.

1.2.4 Residue Method

The Residual Method is a hybrid of the market approach, the income approach and the cost approach (*IVS 410, Sections 90*). This is based on the completed “gross development value” and the deduction of development costs and the developer’s return to arrive at the residual value of the development property.

The residual method of valuation could be expressed in the form of a simple equation where the value of a property is the residue (a sum left over) after deducting the cost of development from the value of development. It may also be considered as the amount that a developer would be prepared to pay for such a property in order to obtain the development potential.

1.3. BASIS OF VALUATION

According to the *International Valuation Standards (IVS) 2020* Bases of value (sometimes called standards of value) describe the fundamental premises on which the reported values are based. It is critical that the basis (or bases) of value be appropriate to the terms and purpose of the valuation assignment, as a basis of value may influence or dictate a valuer’s selection of methods, inputs and assumptions, and the ultimate opinion of value.

The basis of valuation can either be IVS defined or not. The choice made should then be expressly stated and the source indicated. According to *IVS 104*, the main bases of value are as follows:

- i. Market Value;
- ii. Market Rent;
- iii. Equitable Value;
- iv. Investment Value/Worth;
- v. Synergistic Value; and
- vi. Liquidation Value.

1.3.1 Market Value

According to *IVS 104 (Section 30)*, Market value is the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

1.3.2 Market Rent

According to *IVS 104 (Section 40)*, Market Rent is the estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

1.3.3 Investment Value/Worth

According to *IVS 104 (Section 60)*, Investment Value is the value of an asset to a particular owner or prospective owner for individual investment or operational objectives. It is an entity-specific basis of value. Although the value of an asset to the owner may be the same as the amount that could be realised from its sale to another party, this basis of value reflects the benefits received by an entity from holding the asset and, therefore, does not involve a presumed exchange.

1.4. PREMISE OF VALUE

This is the actual, assumed or situational use of an asset or liability. It gives perspective to valuations in terms of applicable laws, prevailing market conditions, variations in investment decisions, etc. *IVS 104, Section 130* states that a Premise of Value or Assumed Use describes the circumstances of how an asset or liability is used. Different bases of value may require a particular Premise of Value or allow the

consideration of multiple Premises of Value. Some common Premises of Value include the following:

1.4.1 Existing/Present use

This is the current way an asset, liability, or a group of assets/liabilities is used. The current use may be the highest and best use of the property. At the time of inspection and valuation, the current use of the subject property was residential.

1.4.2 Highest and Best Use

This is the reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported and financially feasible and that results in the highest value. If different from the current use, the cost to convert an asset to its highest and best use would impact the value.

The difference between the present use of a property and the highest and best use of the same property is referred to as its *Potential*.

1.4.3 Orderly Liquidation

An orderly liquidation describes the value of a group of assets that could be realised in a liquidation sale, given a reasonable period of time to find a purchaser (or purchasers), with the seller being compelled to sell on an as-is, where-is basis. The reasonable period of time to find a purchaser (or purchasers) may vary by asset type and market conditions.

1.4.4 Forced Sale

According to the *International Valuation Standards - IVS 104, Section 170*; Forced Sale is used where a seller is under compulsion to sell and that, as a consequence, a proper marketing period is not possible and buyers may not be able to undertake adequate due diligence. The price that could be obtained in these circumstances will depend upon the nature of the pressure on the seller and the reasons why proper marketing cannot be undertaken.

Forced Sale values are therefore not homogenous and would essentially vary depending on timing and how the limiting circumstances are interpreted/applied. We have however based our estimated forced sale value on 75% of the Current Market Value. This is as guided by the Land Act, 2012 section 97(1) which stipulates that a chargee shall be in breach of duty, in exercising power of sale, if a property is disposed of at less than 75% of its Current Market Value.

1.5. VALUATION RATIONALE

The subject property consists of approximately 3.997 acres of potential redevelopment land fronting Argwings Kodhek road and Elgeyo Marakwet road in Kilimani area of Nairobi. Before being stopped through the courts, plans were at an advanced stage to develop the site with a mixed use complex comprising residential apartments, offices, retail space, hospitality and executive club space as well as other support services. We have disregarded this previous development proposal and hence valued the property as a vacant redevelopment site with potential to accommodate a high value mixed use development project.

Consequently, we adopted the Sales Comparison/Market Approach as well as the cost approach to arrive at the opinion of Market Value.

1.6. VALUATION ASSUMPTIONS

Whenever one undertakes a valuation exercise, it would be expected that given assumptions are made. This is mainly because; the circumstances of each exercise are often different from what would otherwise be considered ideal. Whereas valuations are guided by the International Valuation Standards (IVS), and the Institution of Surveyors of Kenya guidelines; not everything can be so standardized or guided. We therefore made the following assumptions in our valuation: -

- i. That the valuation of the individual asset items summed up together forms the valuation of the property;
- ii. That the titles are valued free of any encumbrances;
- iii. That due to the uncertainty regarding the current proposed plans, we have regarded the property as a vacant re-development site;
- iv. That the existing buildings shall be demolished to pave way for new developments;
- v. That this is a backdated valuation referring to **Friday 31st December, 2021** which is about half a year ago;
- vi. That any cost overruns due to delayed approvals, litigations, etc. shall be structured; and
- vii. That whereas the ongoing Covid-19 pandemic has hit every sector hard the world over and generally slowed down the major forces driving the global economic growth, the national and global economies are now experiencing a sense of rejuvenation since the pandemic seems to be subsiding, albeit slowly.

2. PROPERTY SETTING

2.1 LOCATION

The property is situated at the junction of Argwings Kodhek road and Elgeyo Marakwet road in Kilimani area of Nairobi County. It lies to the immediate north of Cavina School and the International Bible Students Association offices.

The geographical coordinates of the plots' approximate centres are tabled below;

PROPERTY COORDINATES		
	Latitude	Longitude
L.R No.2/85	1°17' 35.10" S	36° 46' 46.28" E
L.R No.2/86	1°17' 35.10" S	36° 46' 48.45" E
L.R No.2/87	1°17' 37.10" S	36° 46' 48.46" E

2.2 NEIGHBOURHOOD AND LOCAL DATA

The property is situated in an area characterized by hospitality, retail, office and high end residential uses.

Other land marks in the immediate vicinity include The Yaya Centre, Wu Yi Plaza, Black Rose Apartments, Sapphire Court, among others.

2.3 SERVICES AND AMENITIES

Mains water, electricity and sewer are connected to the property.

Immediate access roads are all tar surfaced.

3. PARCEL AND ASPECTS OF TITLE

3.1 TENURE AND PROPRIETORSHIP

An inspection of the copies of title and a certified copy of title from Nairobi Lands Registry revealed that the property is held as outlined in the table below.

L.R No.	Tenure	Registered Owner	Land Size (Acres)
L.R No.2/85	Freehold Interest	Cytonn Investments Partners Sixteen LLP	1.000
L.R No.2/86	Freehold Interest	Missionary Aviation Fellowship (Kenya) Registered Trustees	1.500
L.R No.2/87	Freehold Interest	Missionary Aviation Fellowship (Kenya) Registered Trustees	1.497
Total Land area in Acres			3.997

3.2 PARCEL ACREAGE

According to the copy of title and map, the three plots measure **1.618 hectares or 3.997 acres** approximately.

3.3 ENCUMBRANCES

No encumbrances were registered against any of the titles.

Copies of certificates of official search are attached as **Appendix IV**.

3.4 LAND DESCRIPTION

3.4.1 Land Ownership in Kenya

In Kenya, there are three (3) different land classifications: private land, public land, and community land.

Private land is land owned by an individual under freehold or leasehold tenure.

Public land is vested in the government for the benefit of the people of Kenya. It includes roads, all water bodies, forests, national parks, and land that have minerals, among others.

Community land is held by and managed by communities. It includes land registered under group representatives, shrines, grazing areas and ancestral lands.

3.4.2 L.R. No. 2/85; L.R. No. 2/86 & L.R. No. 2/87, Cytonn Towers,

This property lies on a prime **3.997** acres parcel along Argwings Kodhek road in Kilimani area of Nairobi County.

The titles are held on Freehold Interest granted under Registration of Titles Act, (Cap 281) now repealed and replaced by The Land Registration Act No. 3 of 2012.

4 POTENTIAL, HIGHEST AND BEST USE ANALYSIS

The property is located in a popular and busy commercial district that is just off busy roads and within close proximity to Nairobi Central Business District.

Given the nature of the neighbourhood and developments thereon, it's our opinion that the property has not achieved its highest and best use.

5. IMPROVEMENTS/DEVELOPMENTS

5.1 General Description

Each of the plots is developed with an old residential house with servant's quarters all of which have been ignored for the purpose of this valuation. There was a plan to develop the site with a mixed use development that, when complete, would have had 30 floors of 174,139 square feet office and commercial space for rental, 180 hotel rooms, 160 serviced apartments, three-bedroom duplex apartments and penthouse suites, three basement parking floors with a capacity for 1,500 vehicles. The project was to comprise a triplex complex whose tallest tower would have been 35 floors. This later proposal has since been abandoned and the property now valued as a redevelopment site.

5.2 General State of Repair & Maintenance

We were not instructed to carry out structural surveys of the properties but we have reflected any apparent wants of repair in our opinion of the value as appropriate. In addition to this no specialist tests have been carried out on any of the building's service systems and for the purposes of our valuations we assumed that all are in good working order and in compliance with any relevant statute by-law or regulation.

Our findings can be summarized in the table below as: -

	YES	NO
Is the subject property located in an area where adverse soil conditions exist?		NO
Are any structural cracks visible?		N/A
Would you recommend a Structural Engineer to inspect the property?		N/A

5.3 Environmental & Land Contamination Concerns

Although this is not an Environmental Impact Assessment, we can confirm that there was no evidence of pollution or land contamination on the subject property or on the adjoining site. Our physical inspection of the property and its neighbourhood can be summarized in the table below: -

	Property Observations	Motivation
1	Briefly describe the surrounding environment of the property (e.g. industrial, residential, rural or commercial)	Mix of commercial and residential
2	Is the property located close to a water source or a sensitive ecological area (e.g. river, protected area, nature reserve)? If yes, please elaborate.	No
3	Do the operations/activities on the property involve the handling, storage, transportation or disposal of hazardous material (e.g. fuel, chemicals and fertilizer)? If yes, please elaborate.	No
4	In your opinion, are potential environmental and/or social risks satisfactorily managed on the property/site? (E.g. Yes, an Environmental Management System is in place)?	Yes

6 TENANCY / OCCUPANCY

At the time of inspection, the property was vacant.

7 SWOT ANALYSIS

We provide a SWOT analysis of the subject property as below:

Strengths:

- Prime location of the property;
- Frontage to major roads;

Weaknesses:

- Close proximity to public schools and churches;
- Proposed project was the first of its kind in the immediate neighbourhood and as such faced legal challenges which derailed its progress;

Opportunities:

- Located in a busy and popular commercial district;

Threats:

- Volatility of the national and global economy is negatively impacting on the local property market;
- Uncertainty created by the prolonged litigations affecting the property;
- The ongoing Covid-19 pandemic which has hit economies across the world.

8. MARKET OVERVIEW

8.1 Market Commentary

This is a prime plot with redevelopment potential situated in Kilimani, a popular commercial district of Nairobi. Each of the plots is developed with an old residential house with servant's quarters all of which have been ignored for the purpose of this valuation. Before being stopped through the courts, Plans were at an advanced stage to develop the site with a mixed use development that when complete would have had 30 floors of 174,139 square feet office and commercial space for rent, 180 hotel rooms, 160 serviced apartments, three-bedroom duplex apartments and penthouse suites; and three basement parking floors with a capacity for 1,500 vehicles. The project would have had a triplex complex whose tallest tower would have been 35 floors featuring Kenya's highest suspended restaurant, Nairobi's largest ball room, and a double horizon fitness club. This proposed development has since been overtaken by events and as such has not been considered in this valuation.

The subject site lies along Argwings Khodek Road and about a minute's drive from the popular Yaya Centre in Kilimani area: one of the fastest growing Commercial Districts of Nairobi; situated about 10km from the Nairobi Central Business District. The area is well endowed with vital amenities and infrastructure such as public roads, street lighting, three phase electricity, sewer & water services, schools, shopping malls, hospitals among others. Kilimani is in close proximity to popular affluent neighbourhoods such as Upperhill, Riverside, Kileleshwa and Lavington.

Kilimani area, just like Westlands, Upperhill and Parklands has been largely a residential area, but owing to factors such as the relaxation of zoning regulations which allows high-density development of both residential and commercial properties; improved infrastructure; presence of popular local brands and multinationals as well as the apparent sustained high returns on real estate investments; it has rapidly grown into one of the most vibrant commercial districts in Nairobi. The trend is seeing more grand projects coming up such as the Global Trade Centre at the junction of Chiromo Lane and Waiyaki Way. This project which sits on a space of about 7.5 acres comprises four apartment blocks of 24 - 28 floors, one hotel block of 35 floors and one commercial skyscraper of 47 floors dubbed the Avic Tower.

This particular project in Westlands whose construction is on its final stages, is very much similar to the defunct proposed Cytonn Towers in terms of concept and delivery. Considering the similarity of location dynamics, Cytonn Towers was

expected to also attract similar if not better returns on investment were it to be implemented.

Both the residential and commercial office markets in Kilimani have seen relatively slow growth in the last three years with commercial rents stagnating at a range of Kes. 90/- to 120/- per square foot per month exclusive of service charge while sale prices for the same have stagnated between Kes. 12,000/- and Kes. 15,000/- per square foot in the same period. Commercial land prices on the other hand have however seen a steady decline over the same period from an average of Kes. 430 million per acre three years ago to a current average of Kes. 350 million per acre.

8.2 Confirmations

According to title documents available to us, this is a private property and had not, previously been set aside or gazetted for public use. Further, there was no planning, highway and other statutory considerations or likelihood of change of user or other developments of the subject property or those in the neighbourhood which could materially affect the value of the subject property.

The property does not encroach onto a road reserve or riparian reserve neither is it close to a wetland.

We have also perused the Ndung'u Land Report and the property does not appear to have been illegally allocated or acquired.

The property is also not mentioned in the National Land Commission Review of Grants and Disposition of Public Land Report of July 2017.

There is no evidence of pollution or contamination that would in our opinion impact negatively on the value of the subject property.

The marketability of this property is good and it is our opinion that the property is good security for possible lending purposes.

8.3 Market Analysis and Comparables

In considering the value of the property, we have analysed information relating to the **average** going prices for similar properties within Kilimani area of Nairobi County.

KILIMANI LAND SALES COMPARABLES						
	LOCATION	DESCRIPTION	AREA (ACRES)	SALE PRICE (KSHS)	PRICE PER ACRE (KSHS)	DATE
1	Near Kensington Court, Kiliman	Vacant mixed use plot	0.3	130,000,000.00	433,333,333.30	Dec-20
2	Junction of Kirichwa rd & Kilimani rd	Vacant commercial plot	1.100	430,000,000.00	390,909,909.90	Dec-19
3	Argwings Kodhek rd, Kilimani	Vacant commercial plot	1.2	500,000,000.00	416,666,667.00	Jan-19
4	Along Robin Ln off George Padmore rd	Vacant commercial plot	0.8	380,000,000.00	475,000,000.00	Dec-19

8.4 Status of Approvals

Plans to develop the site with an iconic landmark mixed use property which had initially been approved, were challenged through the ENT for not following due process. The matter is still in court. It remains to be seen whether the initial plans will succeed. In the mean time we have disregarded them and valued the property as a vacant redevelopment site.

9. VALUATION CERTIFICATE

We have analysed the information obtained from the physical inspection of the property, information pertaining the asking prices for similar parcels of land in the area, the proposed and approved project, current costs of construction, as well as taken into account the economic conditions on the date of valuation to arrive at the opinion of value of the property as of **Friday, 31st December 2021** as follows:

- a) Fair Market Value: **Kes. 1,400,000,000.00 (Kenya Shillings One Billion, Four Hundred Million only).**
- b) Forced Sale Value: **Kes. 1,050,000,000.00 (Kenya Shillings One Billion, Fifty Million only).**

**FOR AND ON BEHALF OF
REGENT VALUERS INTERNATIONAL (K) LIMITED**

**VINCENT OGENDO NYABWARI
B.A. LAND ECONOMICS (HONS), M.I.S.K (VS)
SENIOR VALUER**

**STEPHEN R. KIROTICH
B.A. LAND ECONOMICS (HONS), M.I.S.K (VS)
REGISTERED AND PRACTISING VALUER
DIRECTOR**

DATED: FRIDAY 31ST DECEMBER, 2021

APPENDIX I: PICTORIAL ILLUSTRATION OF THE PROPERTY



-View of the subject property showing the existing houses-



-Existing access & Neighbourhood-

DISCLAIMER

We certify that the valuer has inspected the subject property on the date above and has assessed the market value on the date above. This valuation is made subject to the details, remarks and qualifications made in this final report and it is intended for the sole use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third parties in relation to this valuation and report. The valuer has neither a pecuniary interest in, nor with either party associated with the transaction that would conflict with the independent valuation of the property.

Where it is stated in the Report that information has been supplied to the Company by another party, this information is believed to be reliable but the Company accepts no responsibility if this should prove not to be so. Where information is given without being attributed directly to another party, this information has been obtained by our search of records and examination of documents or by enquiry from government or other appropriate departments.

Where Market Value is assessed, it reflects the full contract value and no account is taken of any liability for taxation on sale or of the costs involved in effecting a sale.

The Valuation is not valid, unless it is duly signed by the Principal Valuer of this company and bears the Official Company Seal.

TERMS OF ENGAGEMENT

Neither the whole nor any part of this report or valuation, nor any reference thereto, may be included in any published document, circular or statement, nor published in any way, nor disclosed to any third party without the prior written consent of the firm.

Neither all nor part of the contents of the report shall be reproduced for dissemination to the public through advertising media, public relations media, news media, sales media, social media or any other public means of communication without the prior consent and written approval of the appraisers.

This appraisal is based on the condition of the local and national economy, purchasing power of money and financing rates prevailing on the effective date of valuation.

SCOPE AND EXTENT OF INSPECTION

Our valuation report includes; the site together with its all supporting systems such as electrical and mechanical systems. Whereas the buildings have been inspected, they have largely been ignored in this report. The valuation considered the property as a redevelopment site and took into consideration the proposed project.

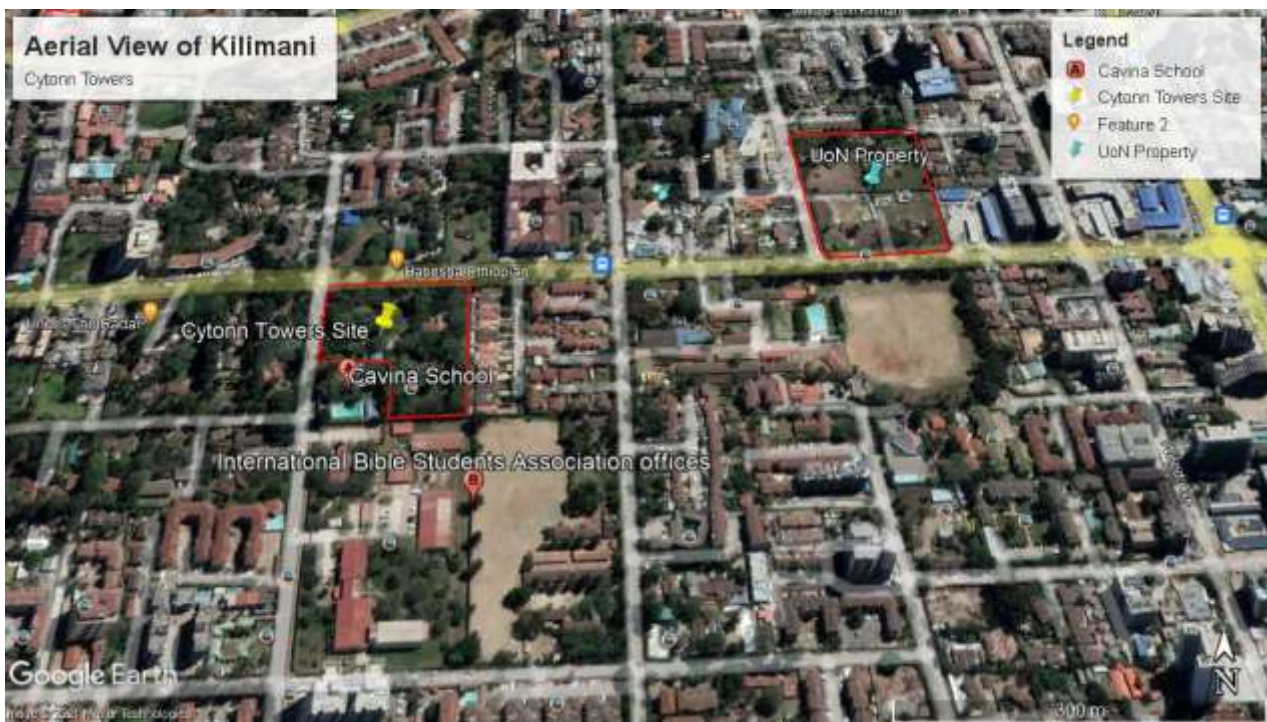
We have inspected the property as far as is reasonably necessary for valuation purposes. This has comprised a visual inspection of the exterior and interior of the property, such as could be undertaken from standing at ground level within the boundaries of the site and adjacent public/communal areas and as was readily accessible with safety and without undue difficulty including standing at the various floor levels.

We have not carried out a building survey of the buildings nor have we inspected woodwork, steelwork or other parts of the property which are covered, unexposed or inaccessible and we are therefore unable to report that any such parts of the property are free from defect. Our report does not purport to express an opinion about or to advise upon the condition of uninspected parts. Neither have we carried out any tests of any kind on the electrical, plumbing or other services installed.

MARKET CHANGE DISCLAIMER

This valuation is current as of the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to this particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon a year from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

APPENDIX II: GOOGLE EARTH IMAGES OF THE PROPERTY



APPENDIX III: COPY OF THE SURVEY MAP EXTRACT



APPENDIX IV: COPY OF SEARCH CERTIFICATE

REPUBLIC OF KENYA
THE LAND REGISTRATION ACT NO. 3 OF 2012
THE LAND ACT NO. 6 OF 2012
THE GOVERNMENT LANDS ACT CAP 280(REPEALED)

3/1/2018
AS ON:

1 Acre.
AREA

2/85 (orig. no.2/44/2)
L.R. NUMBER:


N 33 Folio 332 File 10553
REGISTER:.....

Fee Simple
TENURE:

**CURRENT REGISTERD PROPRIETOR: MISSIONARY AVIATION
FELLOWSHIP (KENYA) REGISTERED TRUSTEES**

ENCUMBRANCES
-NIL

Signed.....
*S. C. Njoroge*294*
REGISTRAR OF GOVERNMENT LANDS



REPUBLIC OF KENYA

THE LAND ACT NO.6 OF 2012

THE LAND REGISTRATION ACT NO.3 OF 2012

GOVERNMENT LAND ACT CAP 280(REPEALED)

CERTIFICATE OF POSTAL SEARCH

24/1/2019

AS ON:

2/86(Orig.No.2/44/3)

L.R. NUMBER:

1.500 Acres

AREA:

REGISTER **N.28 Folio 180 File 8981**

Freehold

TENURE.....

CURRENT REGISTERED PROPRIETOR: **MISSIONARY AVIATION FELLOESHIP
(KENYA) REGISTRED TRUSTEES**

ENCUMBRANCES

NIL



Signed



O. J. Cattwright 342

REGISTRAR OF GOVERNMENT LANDS



REPUBLIC OF KENYA
THE LAND ACT NO.6 OF 2012
THE LAND REGISTRATION ACT NO.3 OF 2012
GOVERNMENT LAND ACT CAP 280(REPEALED)
CERTIFICATE OF POSTAL SEARCH

AS ON: **23/11/2021**
.....
L.R. NUMBER: **2/87(Orig.No.2/44/4)**
.....
AREA: **1.497 Acres**
.....

REGISTER: **N 131 folio 56 file 10522**
.....
TENURE: **Freehold**
.....

CURRENT REGISTERED PROPRIETOR: **CYTONN INVESTMENTS PARTNERS
SIXTEEN LLP (the nominee of Cytonn Real Estates LLP)**

ENCUMBRANCES

-NIL

Signed 
J. G. Wanjohi 2/11
REGISTRAR OF GOVERNMENT LANDS