

REPORT AND VALUATION
UPON
A MASTER PLANNED RESIDENTIAL SITE



NAIROBI COUNTY
L.R. NO. 5830/7 & 5954/2, SITU VILLAGE

OLOLUA RIDGE, KAREN,
NAIROBI COUNTY



Our Ref: RVI/F.W/2018/5345

Friday, January 5th, 2018

Senior Project Manager & Head of Regional Markets,
Cytonn Investments Management Limited,
3rd Floor, Liaison House, State House Avenue,
P.O Box 20695-00200,
Nairobi, Kenya.

Dear Sir,

**RE: APPRAISAL OF L.R NO(s): L.R No.28055, 28056 & 13208/2
ATHI RIVER, MACHAKOS COUNTY**

Pursuant to your request and in accordance with an award of contract received dated **Friday, 15th December, 2017** and (cancelled and replaced by another dated **Friday, 26th January, 2017**), we inspected the above captioned properties on **Thursday, 4th January 2018** and we are pleased to submit the accompanying self-contained appraisal report.

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.

Respectfully submitted,

FRANCIS K. WANJOHI
B.A.LAND ECONOMICS,
MBA (FINANCE), CPA (K), M.I.S.K
REGISTERED AND PRACTISING VALUER

HEAD OF VALUATION

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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 LIMITED
PROPERTY ADDRESS:	L.R. NO. 5830/7 & 5954/2, SITU VILLAGE, KAREN, NAIROBI COUNTY
DATE OF INSPECTION:	THURSDAY 4TH JANUARY 2018
DATE OF VALUATION:	FRIDAY, 5TH JANUARY 2018
REGISTERED PROPRIETOR:	OLOLUA ESTATES LLP
INTEREST APPRAISED:	FREEHOLD TENURE
PURPOSE OF VALUATION:	BOOK PURPOSES
MAIN DEVELOPMENTS:	IGNORED
LAND SIZE:	11.9 HECTARES OR 29.4 ACRES

BRIEF PROPERTY AND NEIGHBOURHOOD DESCRIPTION

Situ Village is a master planned exclusive, world-class gated community situated in the scenic ravine of the Mbagathi and Ololua Ridges in Karen; approximately 20 kilometres South of Nairobi Central Business District. The site is a fairly level red soils parcel currently being developed with an estate which shall comprise 50No. 4 bedroom villas provided in either a Mediterranean or Andalusian type each sitting on ½ acre plots; and 10No. 3-bedroom cottages. The project shall be done in three phases. Other support services such as a retail centre, clubhouse, Jogging track & hiking trail, borehole, water storage, back-up power generators, ample parking, et cetera; shall be provided.

External site boundaries are currently defined by barbed wire fencing and live. Access is through a steel grill gate.

The neighbourhood offers a blend of colonial bungalows and villas on stunning, expansive grounds, and has ensured its continuing sense of country life around modern, urban centres and facilities. It hosts a diverse population, both local and global individuals, with a large number of expatriate residents.

VALUATION SUMMARY

i. Market Value	Kes. 1,550,000,000.00
ii. Mortgage Value	Kes. 1,320,000,000.00
iii. Forced Sale Value	Kes. 1,165,000,000.00

1. DEFINITION OF TERMS

1.1. VALUATION RATIONALE

The subject property consists of approximately 29.4 acres of a planned gated community site situated at the ravine of Ololua and Mbagathi ridges in Karen area of Nairobi County. Construction of the project is yet to start. However, there are old buildings on site which we have disregarded in this valuation; in addition we have also factored the proposed developments.

We have consequently adopted the Sales Comparison/Market Approach and Residual Method to arrive at the opinion of Market Value.

Sales Comparison/Market Approach

According to the *RICS¹ Valuation – Professional Standards 2014²*, the Sales Comparison/Market Approach of valuation provides an indication of value by comparing the subject assets with identical assets for which price information is available. We have adopted this methodology in analysing the sampled comparable valuations within the neighbourhood.

Residual Method

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.

1.2. BASIS OF VALUATION

Market Value

According to the *RICS Valuation – Professional Standards 2014*, 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 Royal Institution of Chartered Surveyors

² The RICS Valuation – Professional Standards 2014 are fully compliant with the International Valuation Standards 2013.

1.3 POTENTIAL, HIGHEST AND BEST USE

1.3.1 Potential

This is the difference between the present use of a property and the highest and best use of the same property.

1.3.2 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.

2. PROPERTY SETTING

2.1 LOCATION

The subject property is situated along an unnamed Road in Ololua area within larger Karen Area. It is approximately 3 Kilometres off Ngong Road as you branch off at KEMPHIS stage. The subject property fronts Mbagathi River to the West.

The geographical coordinates of the site's approximate centre are **1°20'57.32"S** and **36°41'57.32"E**.

2.2 NEIGHBOURHOOD AND LOCAL DATA

The Ololua Ridge and the immediate neighbourhood is zoned as a low to medium density residential area. This neighbourhood is a well-planned with well-organised systems of service provision. Developments are characterised mainly by a blend of colonial bungalows and villas on stunning, expansive grounds which have ensured its continuing sense of country life around modern, urban centres and facilities. It hosts a diverse population, both local and global, with a large number of expatriate residents.

The community enjoys ease of access, proximity to key shopping nodes in Karen, schools, hospitals and renowned diners and restaurants, among other amenities.

2.3 SERVICES AND AMENITIES

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

Immediate access roads are tar or graded murrum surfaced.

3. PARCEL AND ASPECTS OF TITLE

3.1 TENURE AND PROPRIETORSHIP

An inspection of the copy of title and a copy of postal search from the Nairobi Lands Registry revealed that the property is held as freehold interest registered in the name of **Ololua Estates LLP**.

3.2 PARCEL ACREAGE

According to the copy of title and map, the parcels measure as follows:

L.R No.	Tenure	Registered Owner(s)	Land Size (Ha)
L.R No.5830/7	Freehold	Ololua Estates LLP	8.49
L.R No.5954/2	Freehold	Ololua Estates LLP	3.39
Total Land Area in Hectares			11.88 Hectares
Total Land Area in Acres			29.4 Acres

3.3 ENCUMBRANCES

No encumbrances were registered against the title.

A copy of the certificate of postal search is attached as Appendix IV.

3.4 LAND RATES

Unascertained.

3.5 LAND DESCRIPTION

3.5.1 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.

3.5.2 5830/7 & 5954/2, Situ Village,

This property lies on a prime site with a combined acreage of 29.4 acres situated within Ololua Ridge in Karen area of Nairobi County.

The title is held on freehold Interest granted under Government Lands Act, (Cap 280) now repealed and replaced by The Land Registration Act No. 3 of 2012.

4. POTENTIAL, HIGHEST AND BEST USE ANALYSIS

The property is located within Ololua Ridge in Karen area of Nairobi County. The site as currently used is yet to realize any of its potential. However, the proposed project: Situ Village, which is apparently based on a well planned master plan ensuring creation of a secure and well serviced gated community; shall indeed, upon full completion, result into the highest and best use of the land.

5. IMPROVEMENTS/DEVELOPMENTS

5.1 GENERAL DESCRIPTION

This is a development site for a master planned mixed use gated community situated within Ololua Ridge in Karen area of Nairobi County. The site currently has old structures which shall later be demolished to pave way for a proposed gated estate.

The development shall comprise 50 4 bedroom villas, each with a plinth area of 380 sqm, all en-suite, sitting on ½ acre plots. The villa types feature two designs; The Mediterranean and The Andalusian.

The development also boasts of 10 3-bedroomed cottages with a plinth of 221sqm
The development will be in 3 phases;

- Phase I - 22 Villas and 10 cottages
- Phase II - 18 Villas
- Phase III - 10 Villas, clubhouse and commercial centre

The development will boast rare features which will include:

- a retail centre
- cottages
- a clubhouse
- a jogging track and a hiking trail

5.2 GENERAL STATE OF REPAIR & MAINTENANCE

We were not instructed to carry out structural surveys of the and since substantive works are yet to commence, we have provided information regarding the site as currently is.

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)	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

6.1 TENANCY/OCCUPANCY

At the time of inspection, the property was vacant save for ongoing excavation and compacting works.

6.2 SUBJECT PROPERTY RATINGS

On a scale of 1-9 the subject property would perform in the current and future markets as tabulated below. These rating assessments have taken into consideration the factors outlined in this report as at the date of valuation.

CURRENT DEMAND				
SCALE	RATING	LETTABILITY	SALEBILITY	BUILDING CONDITION
9	Excellent			N/A
8	Very Good			
7	Good			
6	Above average			
5	Average			
4	Below average			
3	Poor			
2	Very poor			
1	Unlettable			
ANTICIPATED FUTURE DEMAND				
SCALE	RATING	LETTABILITY	SALEBILITY	BUILDING CONDITION
9	Excellent			N/A
8	Very Good			
7	Good			
6	Above average			
5	Average			
4	Below average			
3	Poor			
2	Very poor			
1	Unlettable			

OVERALL RATING			
RATING	LETTABILITY	SALEBILITY	BUILDING CONDITION
Average	7	8	N/A

7. SWOT ANALYSIS

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

Strengths:

- Large parcel ideal for a water front master planned development;
- Well levelled into split levels for ease of development;
- Strategically located in the leafy suburb and bordering Ololua Forest.

Weaknesses:

- Immediate access road not done ;

Opportunities:

- Close proximity to schools, shopping and recreational facilities;
- Located in a busy and popular controlled neighbourhood;

Threats:

- Volatility of the national and global economy which is negatively impacting on the local property market;
- Negative political environment.

8. MARKET OVERVIEW

8.1 GENERAL MARKET COMMENTARY

Local

This is a prime near thirty acre parcel of land situated within the popular Ololua ridge in Karen area of Nairobi. This factor coupled with the tastefully planned development that will upon completion offer convenience, comfort and security; make Situ Village a popular destination for home buyers in Nairobi; as well as those looking for a place to invest in terms of rental houses.

Considering the competitive prices being offered by the developer as well as a guarantee to complete the projects on time as planned, has seen a good number of units in other projects by the developer being purchased off plan. Other prospective buyers have also given commitments to purchase units in this site upon commencement or completion.

The project together the rest being proposed by the developer, has highlighted the fact that the Kenyan real estate market is still vibrant and can offer good returns for developers who are going the extra mile to offer the public affordable housing where and when needed.

Global/Regional

The global and regional economic environment will continue to influence Kenya's economic developments by influencing commodity prices, the volume and direction of international capital flows, and trade. As such, risks to the global economic outlook have the potential to affect consumer and investor confidence and curtail growth in the Kenyan economy. The major forces driving the global economic outlook are soft commodity prices and the turbulence in the global financial system triggered by increasingly divergent monetary policies across AEs (Advanced Economies) and these have direct implications for the Kenyan economy.

More specific issues of note include the growth of the private sector that has seen more international companies setting up their headquarters in Nairobi. This is owed to the strategic positioning of the city as a regional hub. This has created increased demand for high quality Grade a office space that meets international standards as well as that for high end residential housing.

Confirmations

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.

8.2 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 larger Ololua Ridge area, Karen.

Property Description & Location	Approx. Area(Acres)	Approx. Sale Price (Ksh)	Year
Forthright Kenya Real Estate, Vacant plot at along Ololua Road near Kempthis	½ Acre	40M	May 2017
Linkup Properties Limited, Vacant plot at Ololua Ridge Area, 1.5Km off Ngong Road	½ Acre	35M	September 2017

9. VALUATION CERTIFICATE

We have analyzed the information obtained from the physical inspection of the property, information pertaining the asking prices for similar parcels of land in the area, 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 5th January, 2018** as follows:

- i. Market Value: **Kshs. 1,550,000,000.00 (Kenya Shillings One Billion, Five Hundred Fifty Million Only);**
- ii. Mortgage Value: **Kshs. 1,320,000,000.00 (Kenya Shillings One Billion, Three Hundred Twenty Million Only);**
- iii. Forced Value: **Kshs. 1,165,000,000.00 (Kenya Shillings One Billion, One Hundred Sixty Five Million Only).**

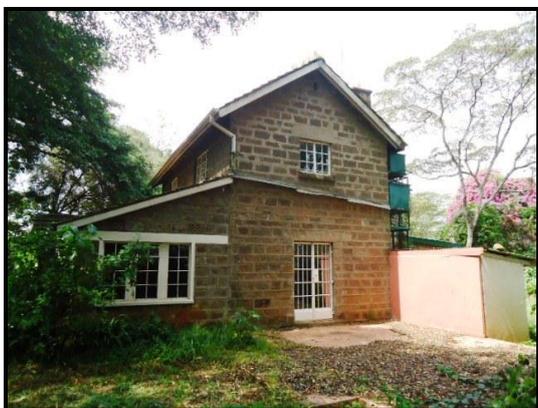
**FOR AND ON BEHALF OF
REGENT VALUERS INTERNATIONAL (K) LIMITED**

**FREDRICK WAINAINA WAGURA
B.A. REAL ESTATE, G.M.I.S.K
VALUER**

**FRANCIS K. WANJOHI
B.A.LAND ECONOMICS,
MBA (FINANCE), CPA (K), M.I.S.K, RV, REA
REGISTERED AND PRACTISING VALUER**

HEAD OF VALUATION

APPENDIX I: PICTORIAL ILLUSTRATION OF THE PROPERTY



-VIEWS OF PROPERTY AND DEVELOPMENTS THEREIN-



-VIEWS OF THE MAIN GATE AND ACCESS ROAD-

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 existing structures have been inspected they have largely been ignored in this report since the values sorts were for the land not the improvements or proposed project(s).

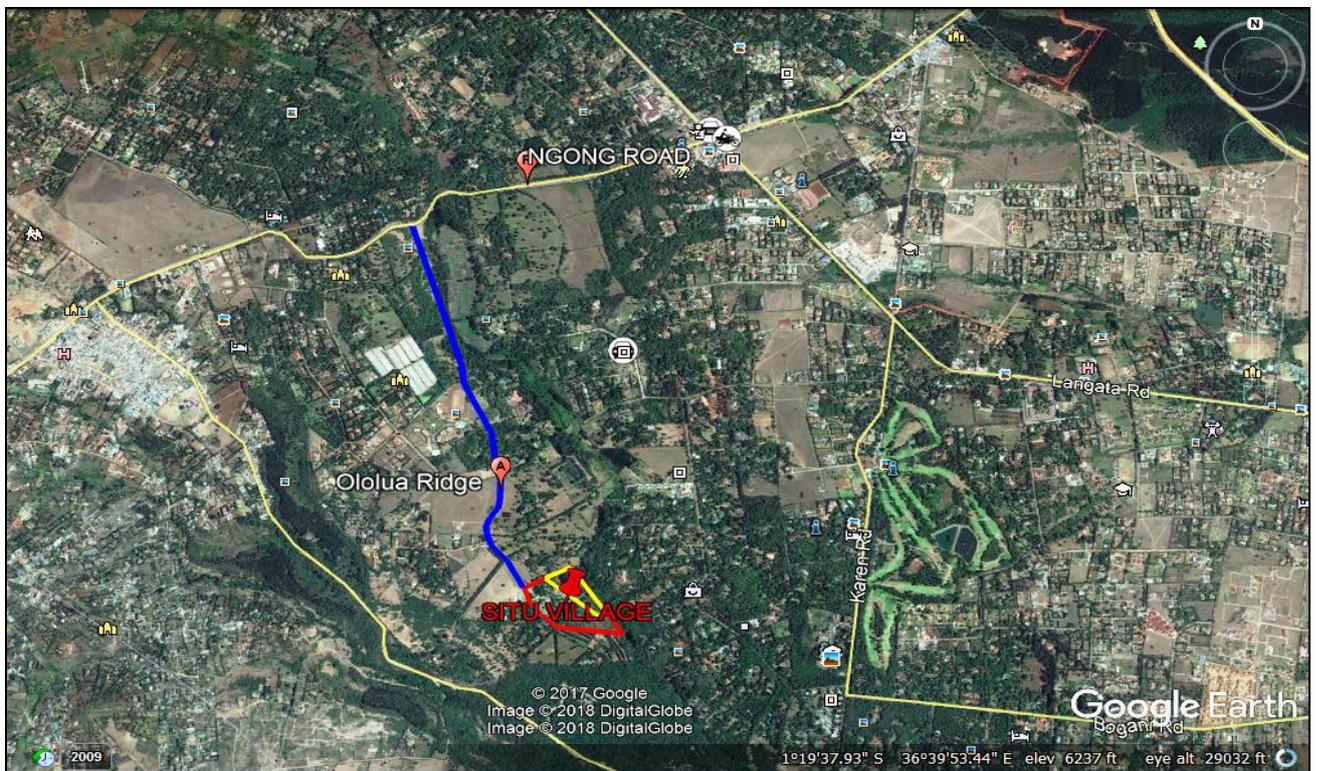
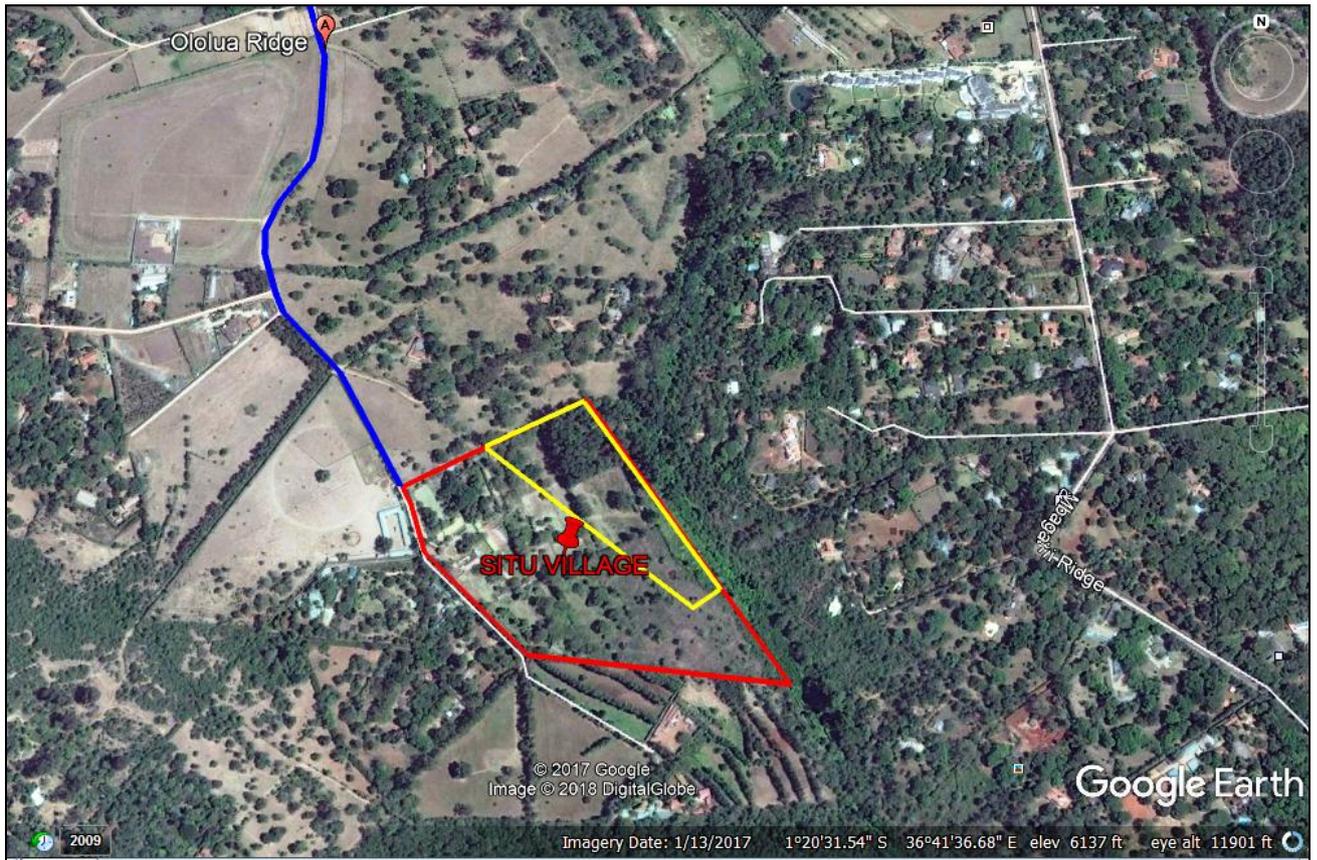
We have inspected the property as far as is reasonably necessary for valuation purposes. This has comprised a visual inspection of the exterior and interior of the property, such as could be undertaken from standing at ground level within the boundaries of the site and adjacent public/communal areas 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 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)
CERTIFICATE OF POSTAL SEARCH

AS ON: **3/1/2018**

AREA **21 Acres and 8.4Acres**
5830/7and 5954/2

L.R. NUMBER:

REGISTER: **N104 Folio 52 File 14146**

TENURE: **Fee Simple**

CURRENT REGISTERED PROPRIETOR: **OLOLUA ESTATES
LLP**

ENCUMBRANCES
-NIL



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