



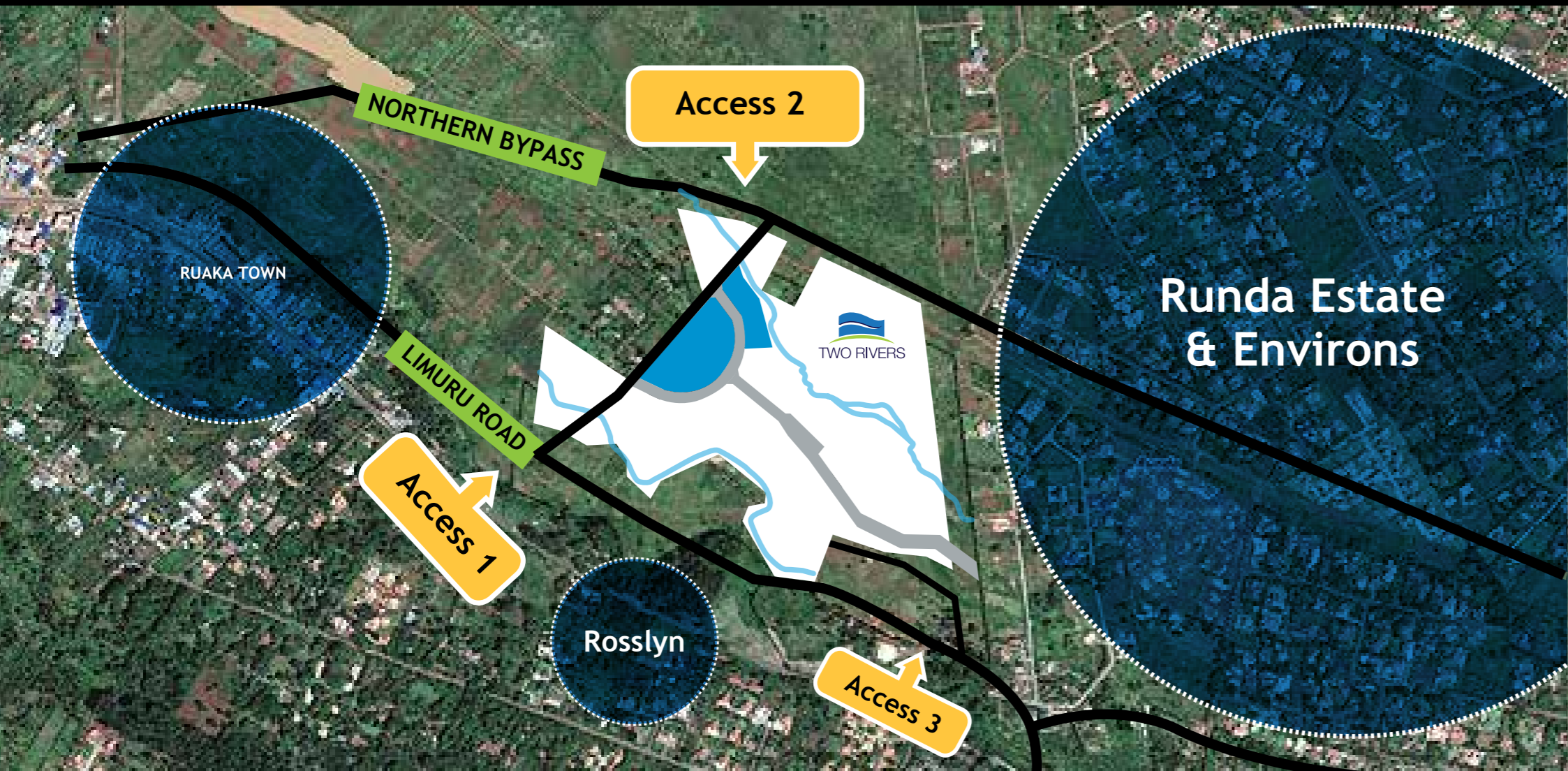
TWO RIVERS

Retail, Offices, Entertainment
& Lifestyle Centre

Location



Two rivers is a premium mixed used destination set on 102 acres and located in the diplomatic blue zone of Nairobi. This 851,000m2 development has ever 30% of land set aside for parks and natural open space.



Easy accessibility and connectivity to key urban nodes (CBD, airport, greatest Nairobi and its environs).

The river is the latest master planned urban node which will provide:

- The largest lifestyle destination center
- Premium Hospitality
- 'A' Grade commercial + walking Spaces
- State of the art fitness and wellness centers
- Public open spaces
- Urban square
- Top of the notch residential equipment and living spaces
- Entertainment facilities for kids, teens and adults
- Adequate pausing facilities
- Two rivers will contain sustainable infrastructure and services.

Retail, Entertainment & Lifestyle Centre



- The lifestyle center totals 62,000m2 of net leasable area.



- A selective and exciting mix of international and national brands
- Centre Opening 2015

Two Rivers Mall Tenancies Categories



Mall Access

Access into the mall can be via:

- Drop off point
- Basement 1
- Basement 2
- Rooftop
- Parking silo



A vertical circulation route provides entry into the mall through:

- Basement levels to home retail via escalators, travelators and elevators
- Lower to upper retail levels via escalators, elevators, and stair cases
- Rooftop to upper retail level via escalators and elevators
- Parking silo directly into the upper retail center via escalators and elevators

- The mall has two main public cores A and B allowing ease of circulation within the Centre.
- The food beverage and entertainment levels can be accessed via escalators and elevators.
- Service core have been placed strategically within key parts of the Centre for ease of delivery.

Interior



- State of the art interiors
- Two main retail levels

- Excellent visibility on both levels
- Expensive shop frontage

Parking



- Adequate parking facilities
- Comprising a total of 1500 parking bays in the two

- basements and roof top parking
- Additional 2000 parking bays in the parking silo

Parking Silo

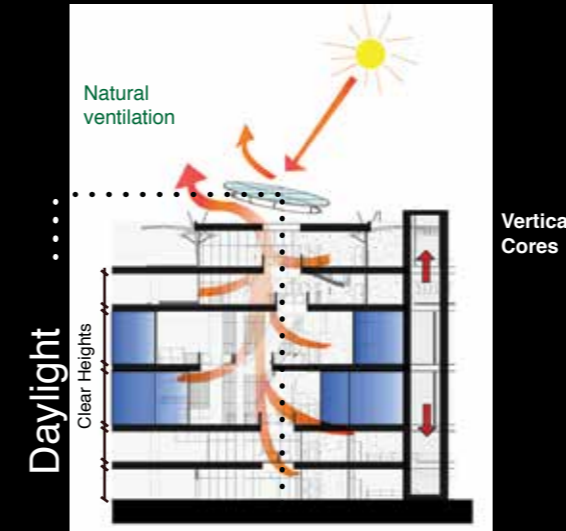


- Adjacent to the Two Rivers lifestyle centre
- Air bridge connection from the parking silo directly to the upper retail floor centre

- Traffic and parking management system
- Drivers lounge

A Sustainable Mall

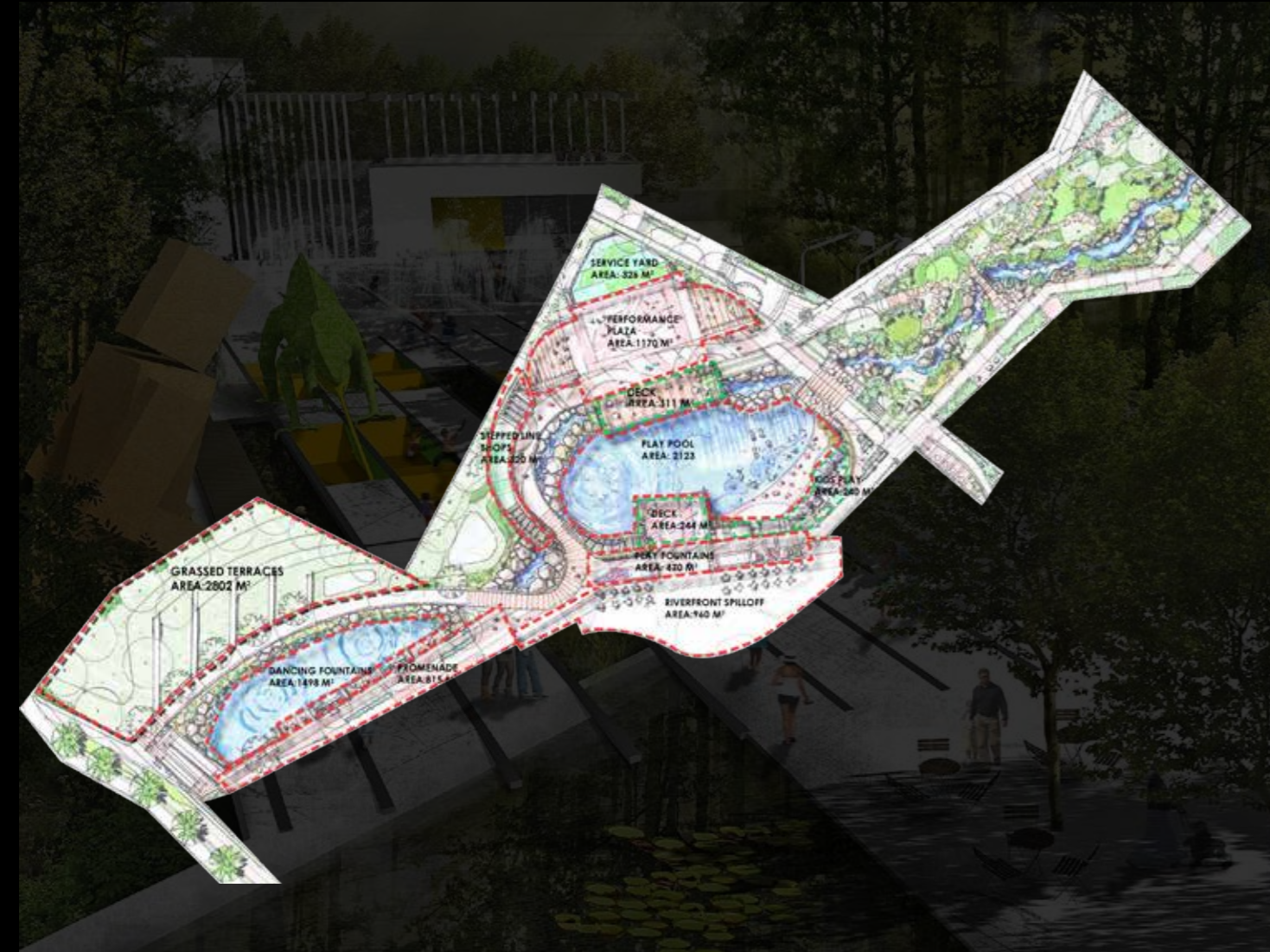
TYPICAL CROSS SECTION



- Daylight down to basement levels
- Natural ventilation and lighting
- Waste and refuse separation for recycling

- Rain water harvesting
- Passive cooling system

The Riverfront



- Enjoy the sunshine
- Get engrossed in the playful activities for all ages
- Fountains
- Climbing walls

- Outdoor theater
- Exhibition, promotion, events deck
- Play pool (0 depth)
- Picnic sites
- Jogging track

Connection To The Riverfront



- 3 levels of food, beverage and entertainment
- Terrace seating space
- Over looking the splendiness of the river front

Office Tower



- Each office tower is 10,000m2 GLA on 8 floors.

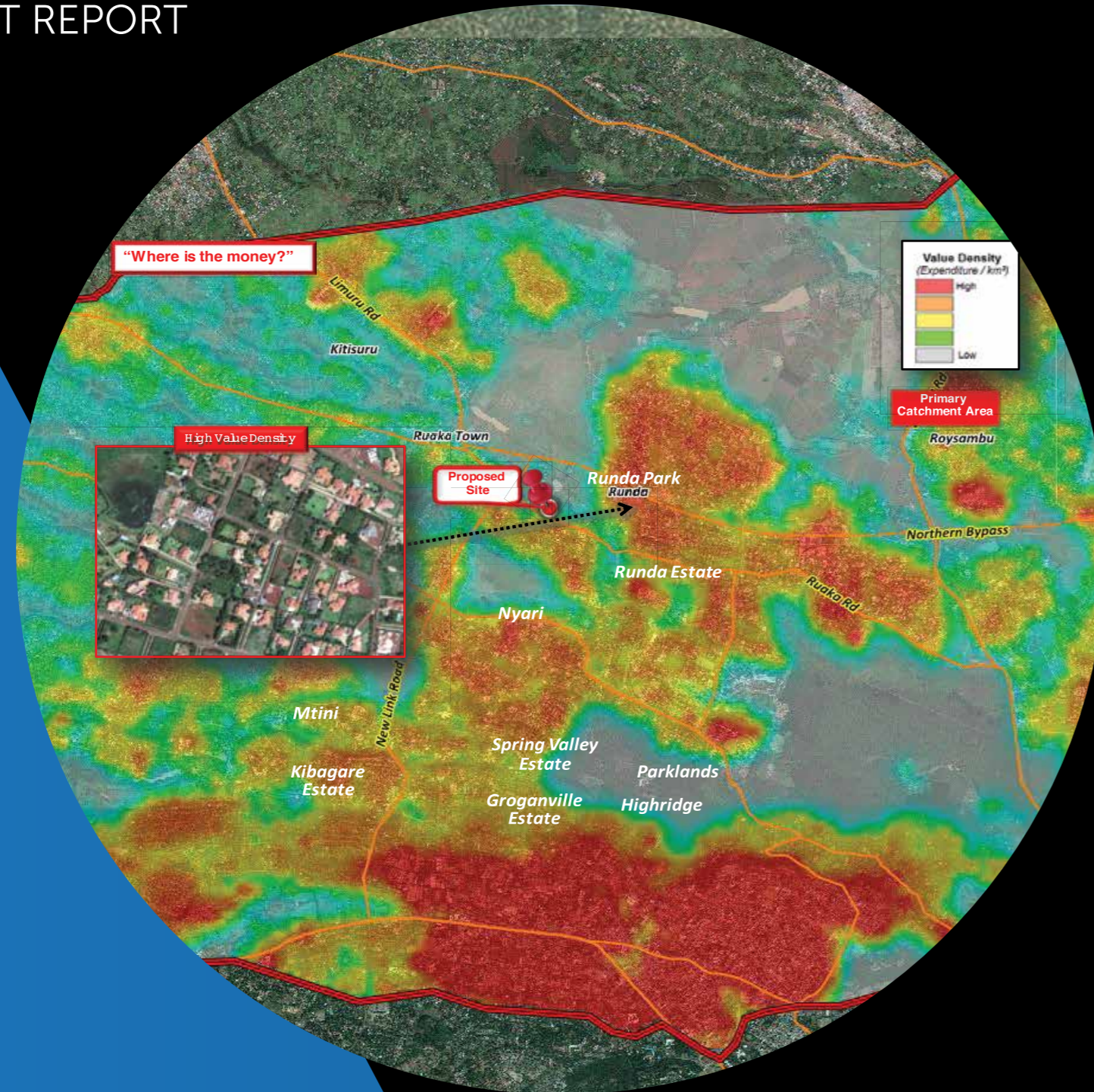


- Each office tower is 10,000m2 GLA on 8 floors.

MARKET REPORT



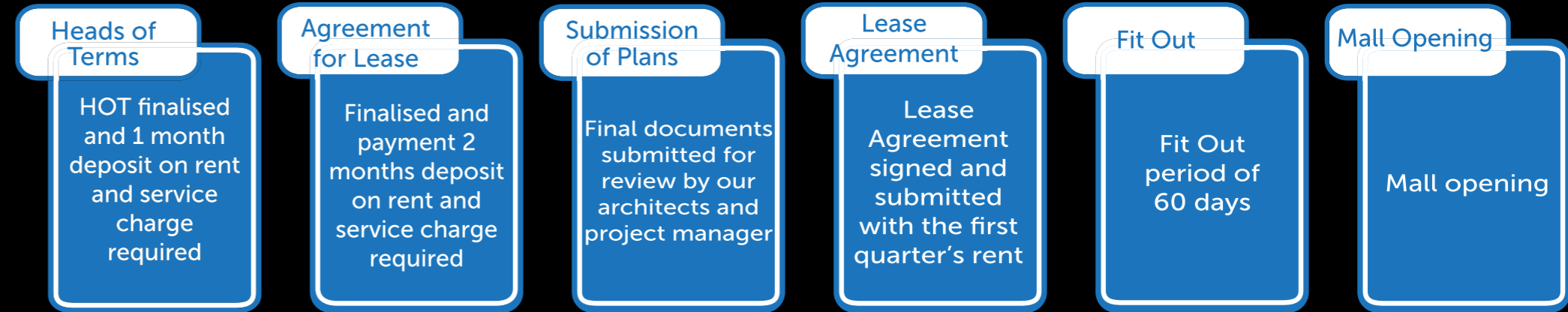
Feasibility Study Report



Primary catchment area retail expenditure

Located within the most affluent suburbs in Kenya with an annual spend of over USD 500 million within a 5 Km radius.

Letting Process



Heads of Terms

HOT finalised and 1 month deposit on rent and service charge required

Agreement for Lease

Finalised and payment 2 months deposit on rent and service charge required

Submission of Plans

Final documents submitted for review by our architects and project manager

Lease Agreement

Lease Agreement signed and submitted with the first quarter's rent

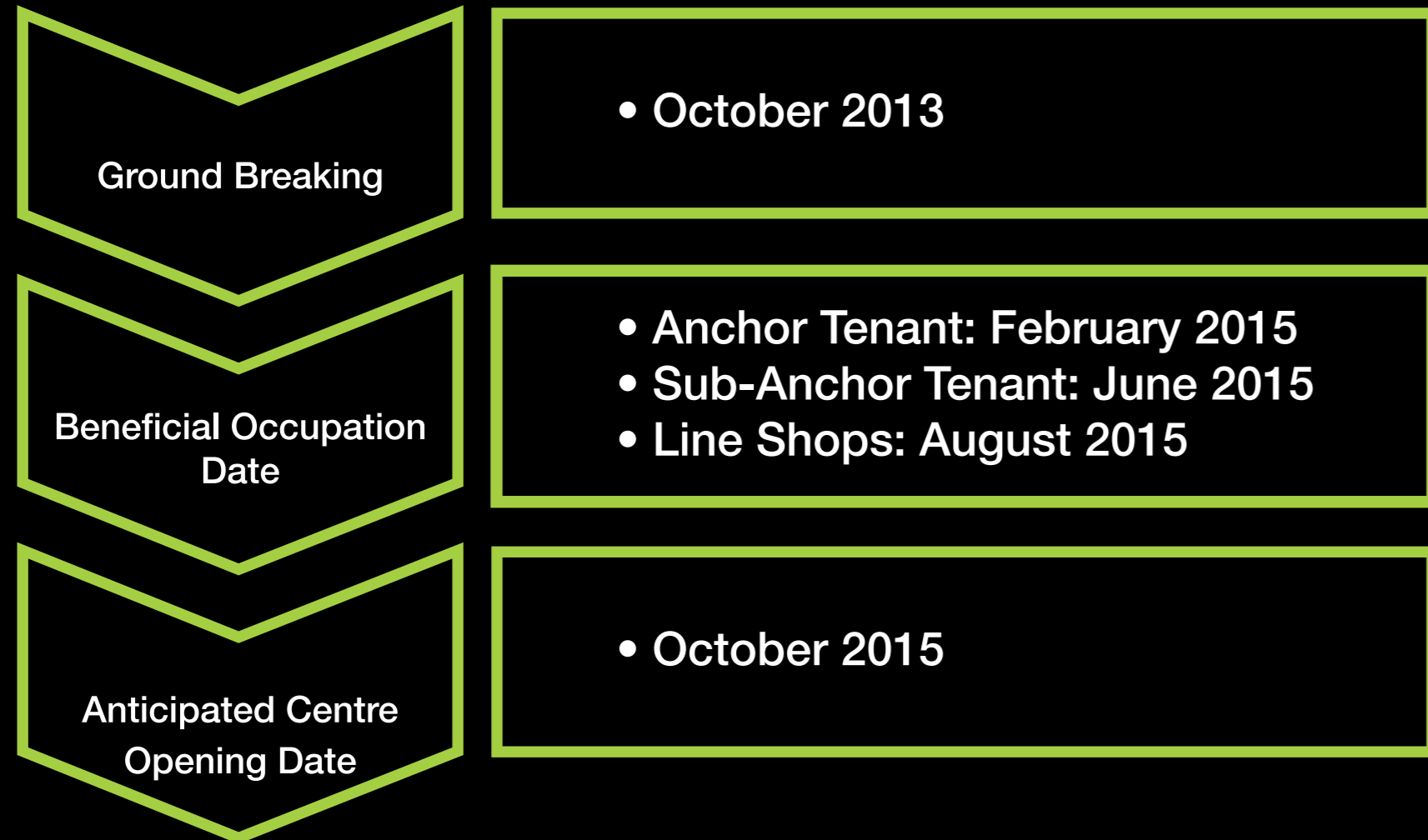
Fit Out

Fit Out period of 60 days

Mall Opening

Mall opening

Development Program



Project Promoter

Centum Investment Company Limited is the principal investor in Two Rivers Retail, Entertainment and Lifestyle Centre.

Centum Investment Company Limited ("Centum") is a leading East African investment company that has been listed on the Nairobi Securities Exchange since its founding in 1967, and recently cross listed in the Uganda Securities Exchange.

Centum is an investment channel providing investors with access to a portfolio of inaccessible, quality, diversified investments with currently over US\$ 250 million in assets under management. Its key objective is to consistently generate a return on capital that is above market returns through investments in Real Estate & Infrastructure (REI), Private Equity (PE), and Quoted Private Equity (QPE)

Corporate credit rating	Rating scale	Rating	Rating outlook
Long term	National	A-(KE)	Stable
Short term	National	A1-(KE)	



Development Team



Athena Properties Limited
Development & Project Managers



ITEC
Traffic Consultants



Boogertman + Partners
Architects



YMR
Quantity Surveyor



Howard Humphreys (East Africa) Limited
Consulting Engineers



Knight Frank
Retail Consultant



BDSP Partners
Services Engineers



Fernridge
Market Consultants



KOLMAN
Retail Marketing Consultant



Broll Kenya Limited
Property and Facility Managers





5th Floor, International House, Mama Ngina Street
P.O Box 10518 - 00100, Nairobi, Kenya

Tel: +254 20 2286000 / 316303

Mob: +254 722 205 339

Fax: +254 20 222 3223

Email: info@athena-properties.com

Website: www.athena-properties.com

This document is for information purposes only. Any decision to make an investment in the offering herein should not be made solely on the basis of the information contained herein. This document does not contain an offer, invitation or inducement to engage in any investment activity. Whilst all due care has been taken in the preparation of this document, it may contain errors and does not guarantee the realization of any future events. © Two Rivers Development Limited. The information herein is not intended for distribution to the public and may not be reproduced, redistributed or published, in whole or part, for any purpose without permission of Two Rivers Development Limited.