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Manyanja Mall: *Redefining Community Retail in Nairobi's Eastlands*



Ground breaking

Feature Article for the October-November Edition of Projects Magazine
Editor: MWK

A New Retail Landmark for Eastlands

Nairobi's Eastlands has long been recognized as one of Kenya's most densely populated and commercially vibrant urban districts. Yet, despite its enormous consumer base, the area has historically lacked integrated, modern retail destinations capable of meeting the growing demand for quality shopping, healthcare, fuel services and leisure amenities.

This gap is now being addressed through **Manyanja Mall**, a KSh400 million mixed-use commercial development by **MRE Real Estate**, strategically located along Manyanja Road. The project signals a significant shift in Nairobi's retail development landscape—from destination mega malls to neighbourhood-focused commercial centres that cater to everyday consumer needs.

Designed Around Everyday Convenience

Rather than relying solely on fashion and entertainment outlets, MaEnyanja Mall has been conceived as an integrated community shopping centre where residents can accomplish multiple daily activities under one roof.

The development will feature:

- A major supermarket anchor
- Modern fuel station
- Pharmacy and healthcare services
- Food and beverage outlets
- Flexible retail spaces for SMEs
- Banking and convenience services
- Family recreation facilities
- Ample parking and pedestrian-friendly circulation

This carefully curated tenant mix is intended to create sustained daily foot traffic while supporting long-term tenant success through complementary services.



Excavators at work



Hao Finder

Strong Anchor Tenants Drive Investor Confidence

One of the strongest indicators of the project's commercial viability is the calibre of anchor tenants secured before completion.

Confirmed brands include:

- Quickmart Supermarket
- Rubis Energy
- Goodlife Pharmacy

Their presence significantly enhances investor confidence while positioning Manyanja Mall as a reliable neighbourhood retail destination from its opening phase.

Transforming Eastlands' Commercial Landscape

Unlike Nairobi's traditional retail hubs located in Westlands, Kilimani and Upper Hill, Eastlands continues to experience rapid residential expansion accompanied by rising household purchasing power.

Manyanja Mall responds directly to this demographic transformation by bringing premium retail infrastructure closer to where people live.

The development is expected to:

- Reduce travel time for everyday shopping
- Improve access to healthcare services
- Create employment opportunities
- Support local entrepreneurs
- Increase surrounding property values
- Encourage further commercial investment along the Manyanja corridor

Urban planners increasingly view neighbourhood retail centres as more resilient than large destination malls because they benefit from consistent daily demand generated by nearby residents.

A KSh400 Million Vote of Confidence

The project represents an investment of approximately **KSh400 million**, covering land acquisition and construction.

According to MRE Real Estate, the integrated design philosophy is intended to maximize customer convenience while improving tenant performance through shared visitor traffic.

This model reflects changing retail trends in Kenya, where developers are prioritizing accessibility, convenience and mixed-use functionality over large-scale destination shopping centres.

Economic Impact Beyond Retail

Beyond shopping, Manyanja Mall is expected to generate meaningful socio-economic benefits for the surrounding community.

These include:

- Hundreds of direct and indirect employment opportunities during construction and operation
- New business Possingopportunities for local suppliers and SMEs
- Enhanced infrastructure along Manyanja Road
- Increased municipal revenue
- Improved availability of essential services within Eastlands



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The project illustrates how private-sector investment can contribute to broader urban regeneration while supporting inclusive economic growth.

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Contributions

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Projects Magazine Perspective

Manyanja Mall is more than another commercial building—it represents the evolution of Nairobi's retail sector toward convenience-driven, community-centred developments.

As Kenya's urban population continues to expand, future retail success will increasingly depend on proximity, accessibility and integrated services rather than sheer size.

Developments such as Manyanja Mall demonstrate how thoughtful private investment can stimulate neighbourhood transformation while creating sustainable commercial ecosystems that benefit residents, businesses and investors alike.

Project SnapshotItemDetails Project Manyanja MallLocationManyanja Road, Eastlands, NairobiDeveloperMRE Real EstateInvestment ValueKSh400 MillionDevelopment TypeMixed-use Commercial MallKey FeaturesSupermarket, Fuel Station, Pharmacy, Retail Shops, Restaurants, RecreationConfirmed Anchor TenantsQuickmart, Rubis, Goodlife PharmacyMarket FocusCommunity & Neighbourhood Retail





Simba Mall – *Eldoret, Kenya*

The North Rift's Next Retail & Lifestyle Destination

Feature Article for the October-November Edition of Projects Magazine

Editor: MWK

A New Chapter in Eldoret's Commercial Growth

Eldoret has rapidly evolved from an agricultural and athletics hub into one of Kenya's fastest-growing secondary cities. Rising household incomes, expanding residential estates, and improved regional connectivity are driving demand for modern retail, healthcare, entertainment, and office space across the North Rift.

Against this backdrop, Simba Mall is emerging as a strategically positioned mixed-use commercial development designed to serve both the growing urban population of Eldoret and the wider North Rift economic corridor. Located along the busy Uganda Road corridor, the project is envisioned as a contemporary retail and lifestyle destination that brings together shopping, dining, business, and family recreation in a single integrated environment.

Built for a Growing Regional Market

Unlike traditional town-centre shopping blocks, Simba Mall is being planned as a multi-purpose commercial hub that responds to changing consumer behaviour. Residents increasingly prefer destinations where they can shop, access services, meet friends, and spend leisure time without travelling across the city.

The proposed development includes:

- A supermarket anchor
- Fashion and lifestyle retail outlets
- Restaurants and coffee shops
- Pharmacy and wellness facilities
- Banking and financial services
- Children's play and family recreation areas
- Flexible office and business suites
- Ample parking and modern pedestrian circulation



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This integrated approach is expected to create steady daily foot traffic while supporting longer customer dwell times and stronger tenant performance.

Strategic Location on the Uganda Road Corridor

The choice of location is one of the project's strongest advantages. Uganda Road is the main artery linking Eldoret's central business district with western Kenya and the Uganda border, making it a high-visibility corridor for retailers and service providers.

Key location benefits include:**AdvantageImpact**High traffic volumesStrong visibility for anchor tenants and retail brandsResidential catchmentAccess to rapidly growing middle-income estatesRegional connectivityConvenient stop for travellers and business visitorsCBD proximityEasy access for office workers and urban consumersWith Eldoret also benefiting from ongoing infrastructure improvements and its role as a logistics gateway to the Great Lakes region, the mall is well positioned to capture both local and transit-oriented spending.

Supporting Local Enterprise

A notable feature of the Simba Mall concept is the inclusion of flexible retail units for SMEs and local entrepreneurs. Rather than focusing exclusively on national chains, the development aims to provide space for:

- Local fashion retailers
- Specialty food outlets
- Technology and mobile service shops
- Beauty and wellness businesses
- Professional service providers
- Start-up retail concepts

This mix can help create a more authentic shopping experience while keeping a larger share of economic value within the local economy.



Madoka Kibet

The Rise of Lifestyle Retail in Secondary Cities

Eldoret is part of a broader trend in which Kenya's secondary cities are attracting significant private-sector real estate investment. Developers are increasingly targeting lifestyle-oriented retail centres that combine convenience with social and recreational experiences.

For many residents, shopping is no longer just a transactional activity—it is also a social outing. Simba Mall's planned restaurant terraces, family spaces, and wellness facilities reflect this shift toward experience-driven retail.

Economic Impact Beyond Shopping

The project is expected to deliver benefits that extend well beyond the retail sector.

Expected economic contribution

Construction phase

200+

jobs supported

Contractors, suppliers, artisans, and logistics providers during development.

Operational phase

150+

direct jobs expected

Retail, security, facilities management, hospitality, and administration roles.

Property market

Higher

surrounding values

Improved infrastructure and commercial activity can lift nearby property demand.

County revenue

New

business taxes & fees

Additional rates, permits, and service revenues for local government.

In addition, the development is likely to stimulate improvements in access roads, utilities, and public-realm infrastructure around the site.

Investor Outlook

Retail analysts continue to view well-located neighbourhood and regional malls as more resilient than oversized destination malls, particularly in markets where population growth is concentrated around expanding residential areas.



Madoka Kibet



Madoka Kibet

Simba Mall's outlook is supported by:

- A large and growing consumer catchment
- Limited supply of modern retail space in some parts of Eldoret
- Strong highway visibility
- Demand for integrated service centres
- The city's expanding role as a regional business hub

For institutional investors and pension-backed real estate funds, such developments offer exposure to long-term urban consumption growth outside Nairobi's increasingly competitive retail market.

Projects Magazine Perspective

Simba Mall represents the next generation of commercial development in Kenya's secondary cities—projects that are not merely shopping centres, but integrated urban destinations designed around convenience, community, and lifestyle.

As Eldoret continues its transition into a major regional metropolis, developments of this nature will play an important role in shaping the city's urban identity, attracting new investment, and improving access to quality retail and social infrastructure for residents across the North Rift.

Project

SnapshotProjectSimba Mall LocationUganda Road Corridor, EldoretCountyUasin Gishu CountyDevelopment TypeMixed-use retail & lifestyle centreKey ComponentsSupermarket, retail shops, restaurants, offices, pharmacy, recreationTarget MarketEldoret residents, North Rift consumers, and transit travellersDevelopment StatusPlanned / emerging commercial development



Aerial view of Eldoret town



Greenspan Mixed-Use Expansion – Nairobi, Kenya



Greenspan Mall-Ilam Fahari

Feature Article for the October-November Edition of Projects Magazine

Editor: MWK

Reinventing an Established Retail Destination

As Kenya's retail real estate sector continues to evolve, developers are increasingly transforming established shopping centres into integrated mixed-use destinations that combine retail, residential, and office functions. One of the latest examples is the planned **Greenspan Mixed-Use Expansion** in Donholm, Nairobi, where the owners of Greenspan Mall intend to add residential apartments to the existing retail complex.

The redevelopment marks a strategic shift by **ILAM Fahari I-REIT**, which aims to maximise the value of underutilised land while creating a more diversified, resilient property investment. The expansion is expected to transform Greenspan Mall from a retail-focused centre into a fully integrated mixed-use development comparable to Nairobi's leading lifestyle destinations.

Building on a Proven Retail Asset

Since opening in 2012, Greenspan Mall has become one of eastern Nairobi's most established neighbourhood shopping centres. Situated on approximately **9.5 acres** in Donholm, the development currently provides over **16,000 square metres of gross lettable retail space**, around **1,000 parking bays**, and a diverse mix of supermarkets, restaurants, banking services, entertainment facilities, healthcare providers, and lifestyle businesses. It is anchored by **Naivas Supermarket**, which occupies roughly 37% of the lettable area.

The Mixed-Use Vision

The proposed expansion centres on the development of residential apartments on surplus land within the Greenspan property.

According to ILAM Fahari I-REIT, feasibility studies identified residential development as the highest and best use of the available land. The project is currently at **Royal Institute of British Architects (RIBA) Stage 3**, with consultants appointed and detailed planning underway. Groundbreaking is anticipated following the necessary board and regulatory approvals.

The completed development is expected to integrate:

- Modern residential apartments
- Existing retail mall
- Office and commercial spaces
- Restaurants and cafés
- Banking and financial services
- Healthcare and wellness facilities
- Entertainment amenities
- Extensive parking and landscaped public areas



Greenspan shopping mall

Why Mixed-Use Matters

The redevelopment reflects a broader trend in African real estate, where developers are creating environments in which people can **live, work, shop, and socialise** within a single location.

Mixed-use developments offer several advantages:

- Multiple income streams from residential, office, and retail tenants.
- Increased customer footfall generated by residents living on-site.
- More efficient utilisation of urban land.
- Improved resilience against fluctuations in any single property sector.
- Greater convenience for residents and visitors.

This approach has already proven successful in developments such as Garden City and Two Rivers, and Greenspan is positioned to follow a similar model on a neighbourhood scale.

Strengthening Nairobi's Eastern Growth Corridor

Donholm remains one of Nairobi's largest middle-income residential suburbs, supported by excellent connectivity through Jogoo Road, Outer Ring Road, and the Eastern Bypass.

The addition of residential units within Greenspan Mall is expected to:

- Increase the resident population within the development.
- Boost spending for existing retailers.
- Enhance property values in surrounding neighbourhoods.
- Encourage further commercial investment.
- Reduce commuting distances for residents seeking daily services.

For retailers, having a built-in residential community provides a consistent customer base that complements shoppers from surrounding estates.



Greenspan shopping mall

Investor Perspective

From an investment standpoint, the redevelopment is designed to unlock additional value from an already established income-producing asset.



Instead of relying solely on retail income, the expanded development will generate revenue from:

- Residential rentals or sales.
- Office leasing.
- Existing retail operations.
- Ancillary commercial services.

For ILAM Fahari I-REIT, this diversification strengthens long-term cash flow while improving the competitiveness of the property within Nairobi's evolving commercial real estate market.

Sustainability Through Urban Intensification

Rather than developing a new greenfield site, the Greenspan expansion represents an example of **urban intensification**—making better use of existing serviced land and infrastructure.

Potential benefits include:

- Reduced urban sprawl.
- Better utilisation of existing roads and utilities.
- More walkable environments.
- Lower infrastructure costs.
- Improved environmental efficiency through shared facilities.

As Nairobi continues to densify, projects of this nature are likely to become increasingly common.



Greenspan shopping mall

Projects Magazine Perspective

The **Greenspan Mixed-Use Expansion** illustrates how Kenya's mature retail assets are entering a new phase of development. By integrating residential living with retail and commercial services, the project aligns with global urban planning trends while responding to changing consumer lifestyles and investor expectations.

For eastern Nairobi, the redevelopment represents more than an expansion—it is a reinvention of an established shopping centre into a modern mixed-use urban destination capable of serving the community for decades to come.

Project Snapshot**ItemDetailsProject**Greenspan Mixed-Use Expansion**Location**Donholm, Nairobi, Kenya**Developer/Owner**ILA M Fahari I-REIT**Development Type**Mixed-use redevelopment**Existing Uses**Retail mall, offices, entertainment, services**Expansion Component**Residential apartments**Site Size**Approximately 9.5 acres**Current Status**Planning (RIBA Stage 3)**Expected Outcome**Integrated retail, residential and commercial destination



Kigali Green City – *Rwanda*

Feature Article for the August-September Edition of Projects Magazine

Editor: MWK

Africa's Blueprint for Climate-Smart Urban Living

As African cities grapple with rapid urbanisation, housing shortages, and the growing impacts of climate change, Rwanda is charting a different course. Through **Green City Kigali (GCK)**, the country is developing one of Africa's most ambitious sustainable urban projects—an integrated, climate-resilient community designed to demonstrate how future cities can be affordable, environmentally responsible, and economically vibrant.

Located on **Kinyinya Hill in Kigali's Gasabo District**, Green City Kigali is a flagship initiative of the Government of Rwanda. It is being implemented through the **Green City Kigali Company (GCKC)**, with support from the Rwanda Green Fund (FONERWA), the Rwanda Social Security Board (RSSB), and Germany's KfW Development Bank. The development aligns with the **Kigali Master Plan 2050** and is intended to become a model for sustainable urbanisation across Africa.

A Vision Beyond Housing

Green City Kigali is not simply another housing estate. It is a master-planned mixed-use urban district where environmental sustainability, social inclusion, and economic opportunity are integrated into every aspect of development.

The long-term master plan covers approximately **600 hectares** and is expected to accommodate **170,000–200,000 residents**. Development begins with a **16-hectare pilot phase**, delivering approximately **1,700–2,000 green and affordable housing units** through public-private partnerships.



Creative Leap to Beat the Heat-Temsasek



Masterplan for sustainable city

A New Model for Sustainable Cities

The Green City Kigali Master Plan is founded on four key principles:

- Affordable and inclusive housing
- Climate change adaptation and mitigation
- Resource-efficient infrastructure
- Context-sensitive urban planning that reflects Rwanda's culture and landscape

The development will integrate:

- Affordable residential neighbourhoods
- Schools and educational facilities
- Healthcare centres
- Retail and commercial spaces
- Public parks and recreation areas
- Walking and cycling networks
- Green infrastructure and renewable energy systems
- Water-sensitive urban design and efficient waste management

These elements are designed to reduce environmental impacts while creating healthier, more connected communities.

Climate Resilience at the Core

Unlike conventional urban developments, Green City Kigali embeds sustainability into its physical design.

Key environmental strategies include:

- Energy-efficient buildings
- Rainwater harvesting
- Solar energy integration
- Green public spaces
- Low-carbon transport
- Stormwater management systems
- Climate-resilient landscaping
- Reduced construction emissions

The project aims to demonstrate that affordable housing and environmental responsibility can coexist without compromising quality of life.

Catalysing Rwanda's Urban Transformation

Kigali has earned a reputation as one of Africa's cleanest and best-planned cities. Green City Kigali builds on that foundation by providing a scalable model for future urban development.



Rwanda's Kigali Green City, The first of its kind to be built in Africa

The project is expected to:

- Increase the supply of quality affordable housing.
- Support Rwanda's climate commitments.
- Create new employment opportunities during construction and operation.
- Attract green investment and innovation.



Green City Kigali

- Improve urban resilience to climate change.
- Provide a template for replication in other Rwandan cities.

Government planning documents indicate that lessons from Green City Kigali are intended to inform future sustainable developments nationwide.

Public–Private Partnership Driving Delivery

A defining feature of Green City Kigali is its collaborative delivery model.

The project combines:

- Government leadership
- Institutional investment
- International development finance
- Private-sector developers
- Sustainable design expertise

This partnership approach reduces development risk while encouraging innovation in housing, infrastructure, and environmental technologies.

A Catalyst for Africa's Green Urban Future



Feilden Clegg Bradley Studios



High Profile delegation visits Kinyinya Green City site

Across the continent, governments are seeking solutions to rapid urban growth without repeating high-carbon development patterns.

Green City Kigali demonstrates that future neighbourhoods can:

- Consume less energy.
- Generate lower emissions.
- Improve public health.
- Strengthen social inclusion.
- Enhance economic productivity.
- Deliver affordable homes alongside quality public spaces.

Its emphasis on integrated planning positions the project as one of Africa's most closely watched sustainable urban initiatives.

Projects Magazine Perspective

Green City Kigali is more than a landmark real estate development—it is a national demonstration of how cities can evolve in response to climate change, population growth, and the need for affordable housing. By combining green infrastructure, resilient design, and inclusive planning, Rwanda is creating a model that could influence urban development well beyond its borders.

As construction progresses, Green City Kigali is poised to become a benchmark for sustainable, mixed-use communities in Africa and a compelling example of how visionary planning can shape the cities of tomorrow.

Project Snapshot

Project Green City Kigali
Location Kinyinya Hill, Gasabo District, Kigali, Rwanda
Developer Green City Kigali Company (GCKC)
Project Partners Government of Rwanda, Rwanda Green Fund (FONERWA), RSSB, KfW Development Bank
Development Type Sustainable mixed-use urban development
Master Plan Area Approximately 600 hectares
Pilot Phase 16 hectares with 1,700–2,000 housing units
Planned Population 170,000–200,000 residents
Key Features Affordable housing, renewable energy, green infrastructure, schools, healthcare, retail, parks, walking and cycling networks
Status Master plan approved; pilot development progressing through phased implementation.

Kigali Heights: *A Landmark of Rwanda's Modern Commercial Growth*



Kigali Heights: 18,000m2 Award-Winning Mixed-Use-Hub-Vavaki

Feature Article for the October-November Edition of Projects Magazine

Editor: MWK

As Kigali continues to strengthen its position as one of Africa's fastest-growing business capitals, **Kigali Heights** stands as a symbol of Rwanda's commitment to world-class urban development. Located in the prestigious **Kimihurura** district, adjacent to the iconic Kigali Convention Centre and Radisson Blu Hotel, the mixed-use development has become one of the city's most sought-after destinations for business, retail, dining, and lifestyle experiences. More than a commercial complex, Kigali Heights represents the evolution of Kigali into a modern, investment-friendly city that attracts regional headquarters, international investors, and global brands.

Since its completion, Kigali Heights has played a significant role in shaping Kigali's Central Business District by providing premium Grade A office space alongside retail, hospitality, and leisure facilities. The development accommodates multinational corporations, financial institutions, technology firms, professional service providers, restaurants, cafés, and lifestyle outlets, creating a vibrant environment that serves both local residents and international visitors. Its strategic location within Kigali's premier business district has made it a preferred address for companies seeking high-quality commercial space in Rwanda.

Designed with contemporary architecture and sustainability in mind, Kigali Heights offers approximately **12,500 square metres of office space** and **5,500 square metres of retail and leisure facilities**. The building incorporates energy-efficient glazing, modern air-conditioning systems, spacious public areas, and ample parking, providing a comfortable and environmentally conscious working environment. These design elements have contributed to the project's recognition as one of East Africa's leading mixed-use developments and have reinforced Kigali's reputation for high-quality urban planning.

A major milestone in the property's journey came in **2024**, when **YYUSSA Company Limited** acquired Kigali Heights for approximately **US$31.8 million**, marking one of Rwanda's most notable commercial real estate transactions. The acquisition reflected strong investor confidence in the country's property market and demonstrated the long-term value of premium mixed-use developments. At the time of the sale, the complex maintained occupancy levels exceeding 95 percent, highlighting sustained demand



The view of Kigali Convention Center and Blu Hotel from Kiagli Heights

Although there is currently **no officially announced physical expansion project** under the name *Kigali Heights Expansion*, the development continues to evolve through strategic investment, tenant improvements, and operational enhancements. Continued investment in facilities, technology, and customer experience ensures that Kigali Heights remains competitive within Rwanda's growing commercial real estate sector while meeting the changing needs of modern businesses and consumers.

The success of Kigali Heights also supports Rwanda's broader development agenda under **Vision 2050**, which seeks to position Kigali as a leading regional centre for commerce, finance, innovation, and tourism. By integrating offices, retail outlets, restaurants, and public spaces within a single development, Kigali Heights exemplifies the benefits of mixed-use urban planning, encouraging walkability, economic activity, and efficient land use.

As Kigali's skyline continues to expand, Kigali Heights remains one of the city's defining commercial landmarks. Its combination of architectural excellence, strategic location, strong investment performance, and vibrant tenant mix has established it as a benchmark for mixed-use developments in East Africa. While future enhancements are likely to focus on modernization rather than major physical expansion, Kigali Heights continues to demonstrate how high-quality commercial real estate can contribute to sustainable urban growth and economic transformation. For investors, businesses, and visitors alike, it remains a powerful symbol of Rwanda's ambition to build a competitive, resilient, and globally connected economy.



The Building-Kigali Heights



The Building-Kigali Heights

Cathedral Mall, a Catalyst for Economic Growth and Urban Development



Kakamega is changing.

Once primarily known as the administrative and commercial centre of Western Kenya, the town is steadily taking on a more modern urban character. New businesses, expanding infrastructure, rising consumer expectations and increasing private investment are reshaping the way people work, shop, live and interact with the city.

At the heart of this transformation is a new generation of commercial developments designed not merely to provide retail space, but to create economic ecosystems.

Cathedral Mall is one such development.

Located along the Kisumu-Webuye Highway in the heart of Kakamega, Cathedral Mall occupies a strategic position within one of the town's key commercial corridors. Its proximity to Kakamega's central business district, the main market and major institutions places the development within a natural flow of shoppers, workers, entrepreneurs and visitors.

More than a shopping destination, Cathedral Mall represents an investment in the future of Kakamega.

A commercial centre built around opportunity

The economic significance of a development such as Cathedral Mall extends far beyond the businesses operating within its premises.

A modern commercial centre brings together retailers, service providers, professional firms, financial institutions, restaurants, healthcare providers and other enterprises within one accessible environment. Each business generates demand for employees, suppliers, transport services, maintenance, security, logistics and other supporting services.

The result is an interconnected economic network.



Cathedral Mall already demonstrates this role through the presence of established businesses. Naivas selected the development for its entry into the Kakamega market, opening its 101st branch at the mall. The supermarket occupies approximately 32,000 square feet across two floors, marking a significant vote of confidence in Kakamega's consumer market.

Other established businesses and service providers have also taken up space within the development, including Samsung, Mika Accessories and Telkom. Telkom lists its Kakamega branch as being on the ground floor of Cathedral Mall along the Kakamega-Webuye Highway.

For a growing town, such investment matters.

Every new commercial space creates another platform for enterprise.

Creating opportunities for local business

One of the most important contributions of commercial developments is the space they create for businesses at different stages of growth.

A modern mall gives entrepreneurs an opportunity to establish themselves in a professionally managed environment with access to established customer traffic. For professional service firms, retailers, healthcare providers, restaurants and other enterprises, location remains one of the most important factors influencing visibility and customer access.

Cathedral Mall offers a range of commercial spaces, from smaller retail units to substantially larger premises suitable for established businesses and institutions. Its facilities include parking, a standby generator, high-capacity lifts, escalators and modern commercial interiors.

This infrastructure matters because urban development is not simply about putting up taller buildings.

It is about creating places where economic activity works efficiently.

A stronger commercial ecosystem



Kakamega has experienced rapid commercial and real estate development in recent years. Yet the growth of commercial buildings has also brought an important challenge: occupancy.

A 2023 analysis of Kakamega's real estate market highlighted the mismatch between available commercial space and what businesses are willing or able to pay, with several developments experiencing significant vacancy rates. The analysis also noted the importance of reasonable rental terms and quality facilities in ensuring new commercial developments remain economically viable.

This makes the success of developments such as Cathedral Mall particularly significant.

A commercial building becomes economically meaningful when businesses occupy its spaces, customers use its facilities and economic activity circulates through the surrounding community.

The objective, therefore, should not simply be to build more commercial space.

The objective should be to build commercially productive space.

Cathedral Mall's strategic location, accessibility and mix of tenants position the development to contribute to this broader commercial ecosystem.

Bringing modern retail closer to Western Kenya

The arrival of major national brands also signals something important about Kakamega's position within the regional economy.

Naivas' entry into Kakamega through Cathedral Mall was more than the opening of another supermarket branch. The company described the opening as its entry into Kakamega and its 101st branch nationally.

Such investments reflect growing confidence in the purchasing power and long-term commercial potential of Western Kenya.

For consumers, the benefits are immediate.

More brands mean greater choice.

More businesses mean more services.

More competition encourages businesses to improve their customer experience.



Kakamega's major landmarks.

This positioning creates potential for the development to benefit from and contribute to the movement of people through the city.

The significance goes beyond the walls of the building.

A successful commercial centre generates activity around it.

Customers arrive.

Employees commute.

Suppliers deliver goods.

Businesses purchase services.

Transport operators move people.

Entrepreneurs seek opportunities.

The surrounding area benefits from increased commercial activity.

And more commercial activity creates additional opportunities for employment and entrepreneurship.

This is how urban economies grow, one business at a time.

Supporting urban transformation

Cities are shaped by the places where people gather.

Markets, transport hubs, offices, restaurants, retail centres, public institutions and recreational spaces all influence how an urban centre functions.

Cathedral Mall contributes to this urban fabric by providing a contemporary commercial environment along one of Kakamega's major transport corridors.

Its location near the city centre, Kakamega's main market and other established commercial facilities places the development within an active urban environment. The mall is also situated within close proximity to Bukhungu Stadium, one of





That is the multiplier effect of urban investment.

An investment with a longer horizon

There is another dimension to Cathedral Mall's story.

The development is a project of the Catholic Diocese of Kakamega, which has positioned commercial investment as part of a broader strategy for financial sustainability and self-reliance. According to the Diocese, Cathedral Mall was conceived as a long-term income-generating investment capable of supporting the Church's mission while reducing dependence on external funding.

This gives the development an unusual dimension.

Its success is not measured only through rents, retail sales or property values. The investment is also intended to create a sustainable economic asset whose benefits extend into the future.

In this sense, Cathedral Mall represents a broader principle of development: institutions with long-term responsibilities require long-term investments.

Building Kakamega's next chapter

Kakamega's urban growth will not be defined by one building.

It will be defined by an ecosystem of businesses, institutions, infrastructure, investors and entrepreneurs working together to create a more productive city.

Cathedral Mall forms part of this ecosystem.

Its presence introduces modern commercial infrastructure, attracts established brands, creates space for entrepreneurs and contributes to the changing face of Kakamega's urban centre.

The bigger opportunity now lies in what happens around the development.

As more businesses establish themselves, as investment continues to enter Kakamega and as consumer demand evolves, developments such as Cathedral Mall have the potential to become anchors of broader commercial growth.

The future of Kakamega will require more than buildings.

It will require places where businesses grow, people work, consumers spend, entrepreneurs take risks and investment creates lasting value.

Cathedral Mall is positioning itself as one of those places.

And in doing so, it is becoming more than a commercial development.

It is becoming part of Kakamega's economic future.





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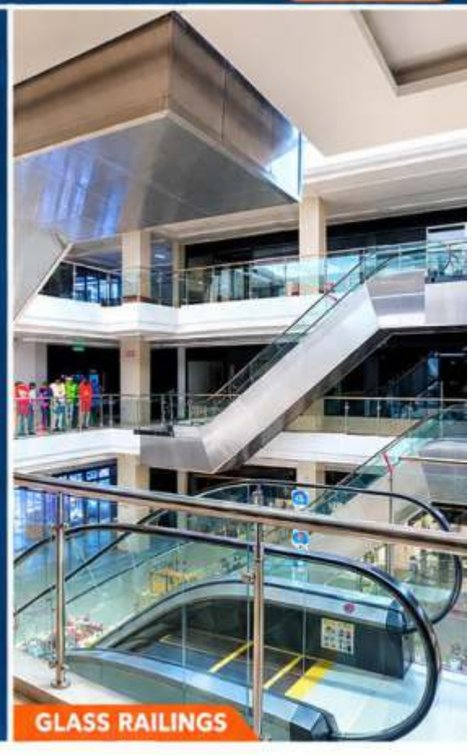


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Your Image, Our Responsibility

AFRICA CENTRAL AREA OFFICE PROJECT (ACAO)



A Foundation of Faith and Growth

A significant new construction is underway in Nairobi's Lang'ata district, next to the familiar Galleria Office Park — the Africa Central Area Office for The Church of Jesus Christ of Latter-day Saints. This landmark project, which broke ground in March 2024, will serve as the spiritual and administrative heart of the Church in East and Central Africa. The ceremony gathered Church leaders, dignitaries, and local Saints to witness the official start of a long-anticipated vision.

"This building will strengthen our ability to bless lives," said Elder S. Mark Palmer, President of the Africa Central Area Presidency. "It is both a gift and a responsibility."

Why Nairobi? Why Now?

Nairobi serves as a logistical and spiritual gateway to the region. With more than 800,000 members across 18 countries, the Africa Central Area of the Church required a permanent, centralized facility. The new office, located next to the Church's previously leased Galleria Office Park space, is a critical step forward.

This purpose-built complex includes:

Multi-story office facilities

Conference and training spaces

Staff support and resource coordination hubs

Sustainability features such as solar energy and water harvesting systems

The building's modern, functional architecture has been entrusted to a team of experienced professionals:



A Tool for Ministry

The new area office will coordinate key operations across the continent: missionary work, education, humanitarian aid, family history, and welfare programs. With specialized departments under one roof, Church leaders and employees will better support local stakes and branches.

"This office enables us to serve more effectively," said Elder Ian S. Ardern, former Africa Central Area President. "It allows us to meet the needs of the Saints while also partnering with communities."

The proximity of the office to the Nairobi Kenya Temple, currently under construction in Mountain View, underscores Nairobi's growing importance as a Church center.

Community and Member Impact

For local members, the project is more than an office — it's a reflection of their faith and contribution to the growth of the Church.

"When I see this building go up, I think of how far we've come," said Sister Miriam Wanjiku of the Nairobi West Stake. "It's not just Church headquarters. It's a symbol that the Lord remembers us here."

Beyond spiritual benefits, the Church's decision to use local consultants, labor, and subcontractors brings economic opportunity and skill development to the community.

The construction process is creating jobs and establishing new standards for sustainability and excellence, reinforcing the Church's principle of self-reliance and community upliftment.

-

Building for the Future

The project is scheduled for completion in late 2025 or early 2026. Upon completion, it will operate as a regional command center, shaping everything from humanitarian outreach to leadership training, while anchoring the Church's expanding African footprint.

"This is a historic moment," said one Church official. "Africa is not just part of the Church's future — it is leading it."

From the temple to the new area office, Nairobi is becoming a spiritual and administrative hub. As the steel rises and walls take form, one thing is certain: this is more than a building — it's a foundation for generations.

Project Summary

- Project: Africa Central Area Office
- Location: Next to Galleria Office Park, Lang'ata, Nairobi
- Client: The Church of Jesus Christ of Latter-day Saints
- Architects: Symbion Kenya Ltd.
- Main Contractor: Ark Construction Ltd.
- Quantity Surveyors: GETSO Consultants Ltd.
- Structural Engineers: Metrix Integrity Consultancy Ltd.
- Electrical Subcontractors: Master Power Systems Ltd.
- Plumbing & Drainage Subcontractors: Jaisham Ltd.
- Construction Start: March 2024
- Expected Completion: Late 2025 – Early 2026



SUPER MALL CHANGES EA TRADE



It has 1,500 retail stores, leading hospitals, banks, hotels, leisure parks, over 2000 parking slots, 5 Star Hotel and Serviced apartments to come in phase two.

The Business Bay Square (BBS) Mall, recognized as East Africa's largest Hybrid mall infusing a modern Bazaar with a state-of-the-art world class Mall, has continued to attract thousands of traders and shoppers seeking stalls or household commodities. It is strategically located at the entrance of Eastleigh on the Pumwani roundabout along General Waruinge Street in Eastleigh, Nairobi. BBS Mall spans an impressive 165,000 square meters.

It is also the home to over 1,500 retail stores, showcasing a diverse array of products ranging from fashion and electronics to household essentials. With renowned international brands such as Carrefour, LC Waikiki, Town Team, Gordano and Miniso among others gracing its corridors alongside national brands such as Safaricom, Java, Artcafe, Supercosmetics, Lintons, Simbisa food chains, all catering to the discerning tastes of the mall's diverse customers.



BBS Mall ensures seamless accessibility for visitors, with its secure parking space, which accommodates over 2,000 vehicles at once. Moreover, its strategic location along General Waruinge Street makes it easily accessible from various parts of Nairobi and beyond, further enhancing its appeal as a premier shopping destination. Business Bay Square has become a landmark facility in Nairobi, further making Eastleigh easily accessible.

Beyond its retail offerings, BBS Mall seamlessly integrates essential services within its premises, including three hospitals and a



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modern mosque, catering to the holistic needs of its patrons. This convergence of convenience underscores the mall's commitment to providing a comprehensive lifestyle experience to its visitors.

From state-of-the-art virtual reality experiences to classic bowling alleys and dedicated children's play areas, the mall provides ample opportunities for leisure and

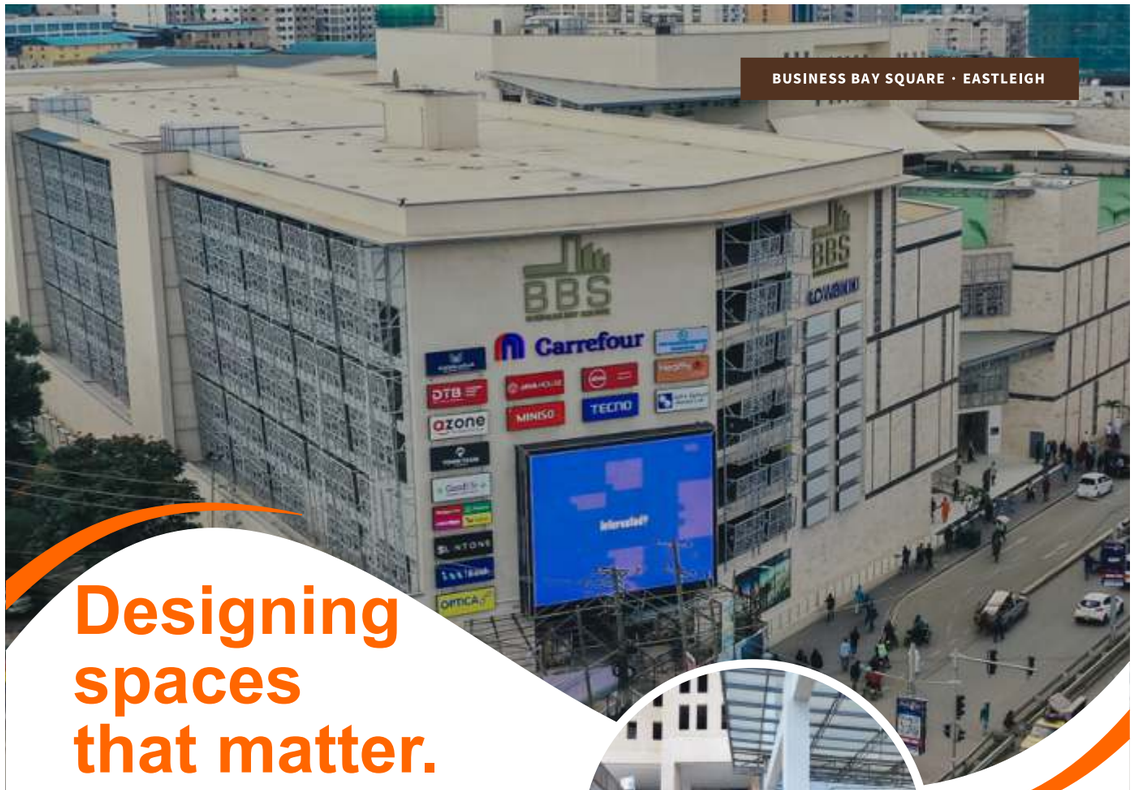
recreation, making it a preferred destination for families and entertainment enthusiasts.

Recognizing the importance of financial accessibility, BBS Mall hosts over 10 esteemed financial institutions within its premises, offering a range of banking and financial services. This integration of financial amenities further enhances the convenience and utility of the mall as a one-stop destination for all needs.

With over 40 food and eatery options, BBS Mall caters to the diverse palates of its visitors, serving up a tantalizing array of cuisines from around the globe. Whether craving international flavors or local delicacies, patrons are spoilt for choice, ensuring a culinary journey like no other.

The mall is home to the first-ever Gold Souk in the region, making Nairobi a premier destination for gold enthusiasts in East and Central Africa. This one-of-a-kind marketplace eliminates the need for far-flung travel, offering a convenient and centralized location for all gold jewellery enthusiasts and traders.





Designing spaces that matter.

PROUD TO BE ASSOCIATED WITH BBS MALL AS THE LEAD ARCHITECTS IN ASSOCIATION WITH DLR GROUP AFRICA ARCHITECTS







ARCHITECTURE WITH PURPOSE

Business Bay Square — BBS Mall is an iconic mixed-use destination in Eastleigh, Nairobi. Maestro Architects Limited, in collaboration with DLR Africa Group, brings together design excellence, technical coordination and culturally responsive place-making.

Our practice delivers thoughtful, buildable solutions that connect people, business and community.

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In addition to its extensive retail and entertainment offerings, BBS Mall is deeply committed to corporate social responsibility (CSR) initiatives within the surrounding community. One of its key projects includes upgrading Eastleigh High School this includes a fully equipped borehole to ensuring a sustainable water supply for the students and staff. This significant contribution not only supports education but also enhances the school's overall wellbeing.

BBS Mall has also been privileged to host high-profile delegates from across the country and the region, further enhancing its reputation as a key player in both the business and diplomatic landscapes. Among the distinguished visitors are Kenya's President, William Ruto, Prime Cabinet Secretary Musalia Mudavadi, and Nairobi Governor Johnson Sakaja. These visits highlight the mall's importance as a commercial and social hub in Nairobi.



Image plan for phase two

Additionally, the mall has welcomed officials from the East African Community (EAC) and hosted notable dignitaries from Somalia, including President Hassan Sheikh Mohamud and Prime Minister Hamza Abdi Barre. Such visits underscore BBS Mall's role in fostering regional ties, positioning it as a vital space for both business and diplomacy in East Africa. These high-profile engagements have further boosted the mall's visibility and cemented its status as a premier shopping and commercial center in the region.

The visits by these high-profile delegates underscores the grandeur of BBS Mall as the largest shopping center in East and Central Africa. During their tours, the dignitaries explored the mall's extensive retail offerings, state-of-the-art facilities, and vibrant atmosphere. They had the opportunity to witness the mall's unique blend of international brands and local businesses, as well as its diverse leisure and entertainment options.

The mall's impressive scale, modern design, and seamless integration of retail, dining, and essential services left a lasting impression on the visitors. By experiencing the mall's lively ambiance, these leaders recognized BBS Mall's pivotal role in shaping the future of commerce and lifestyle in the region, further solidifying its status as a landmark destination for both locals and international visitors.



EUROGASES AND TECH. SERVICES LTD

Powering Healthcare and Industry with Reliable Gas Engineering Solutions









In modern healthcare and industrial environments, reliable gas systems play a critical role in ensuring safety, efficiency, and uninterrupted operations. Hospitals depend on medical oxygen pipelines to support life-saving treatments, laboratories require specialized gas systems for research and diagnostics, and commercial facilities rely on safe LPG installations for daily operations.

As the demand for reliable gas engineering solutions continues to grow across Kenya, **EUROGASES AND TECH. SERVICES LTD** has established itself as a trusted provider of professional gas installation services and medical equipment supply. With a strong commitment to safety, quality, and technical excellence, the company continues to support hospitals, laboratories, and commercial institutions with dependable infrastructure solutions.

Operating from **Jogoo Road Plaza in Nairobi**, EUROGASES AND TECH. SERVICES LTD combines engineering expertise with practical solutions designed to meet modern safety standards and operational requirements.

A Specialized Engineering Partner

Gas installation systems require high levels of precision, technical expertise, and strict adherence to safety regulations. EUROGASES AND TECH. SERVICES LTD focuses on delivering specialized engineering solutions designed to meet the needs of institutions where gas systems are critical to daily operations.

The company provides services to a wide range of sectors including:

- Hospitals and healthcare facilities
- Diagnostic laboratories
- Research institutions
- Industrial facilities
- Hotels and commercial kitchens
- Residential and commercial developments

Through careful planning, professional installation, and reliable technical support, the company ensures that clients benefit from gas systems that are both safe and efficient.



Medical Gas Piping Systems

Medical gas piping systems are among the most critical components of modern healthcare infrastructure. These systems ensure that life-supporting gases such as oxygen, compressed air, nitrous oxide, and vacuum services are safely distributed throughout medical facilities.

EUROGASES AND TECH. SERVICES LTD specializes in the **design, installation, testing, and maintenance of medical gas pipeline systems** tailored to the needs of hospitals and healthcare institutions.

These systems deliver gases from centralized storage sources to key areas within a hospital, including:

- Intensive Care Units (ICU)
- Operating theatres
- Emergency departments
- Patient wards
- Maternity and neonatal units

Properly installed medical gas systems ensure that healthcare professionals have immediate and reliable access to the gases required for patient treatment and life-saving procedures.

The company adheres to recognized installation standards and safety protocols, ensuring that every project meets the strict requirements necessary for healthcare environments.



LPG Installation Services

Liquefied Petroleum Gas (LPG) is widely used across homes, commercial establishments, and industrial facilities due to its efficiency and versatility. However, LPG systems require careful design and installation to ensure safety and reliable performance.

EUROGASES AND TECH. SERVICES LTD provides professional LPG installation services that prioritize safety, efficiency, and long-term reliability.

The company designs and installs LPG piping systems suitable for:

- Hotels and restaurants
- Commercial kitchens
- Industrial production facilities
- Residential complexes

Each installation is carefully engineered to ensure proper gas flow, pressure control, and system safety. By implementing high-quality materials and professional installation practices, EUROGASES helps clients minimize risks while maximizing operational efficiency.







Laboratory Gas Installation

Modern laboratories require highly controlled gas distribution systems to support research, diagnostics, and scientific testing. Laboratory gas installations must be precise, reliable, and compliant with safety regulations to ensure accurate results and safe working environments.

EUROGASES AND TECH. SERVICES LTD offers specialized laboratory gas installation services designed to support a variety of scientific and medical applications.

These installations may include:

- Nitrogen supply systems
- Oxygen distribution systems
- Specialty research gas pipelines
- Vacuum systems for laboratory procedures

By providing tailored laboratory gas solutions, the company supports research institutions, hospitals, and educational facilities in maintaining efficient and safe laboratory environments.

Supply of Medical Equipment

In addition to its engineering services, EUROGASES AND TECH. SERVICES LTD also supplies a range of medical equipment to healthcare institutions.

Reliable medical equipment plays an essential role in ensuring effective patient diagnosis, monitoring, and treatment. Hospitals and clinics require dependable suppliers who understand the technical demands of healthcare environments.

By combining equipment supply with engineering expertise, the company provides a comprehensive solution that supports both infrastructure development and clinical operations.

This integrated approach enables healthcare institutions to obtain reliable equipment alongside professionally installed gas systems.



Commitment to Safety and Quality

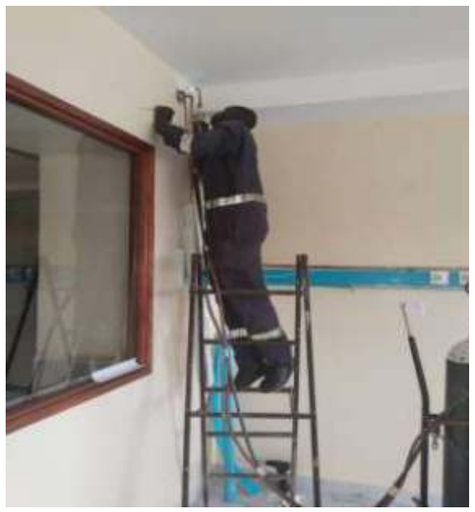
Gas installation systems require strict adherence to safety standards, especially in environments such as hospitals and laboratories where reliability is essential.

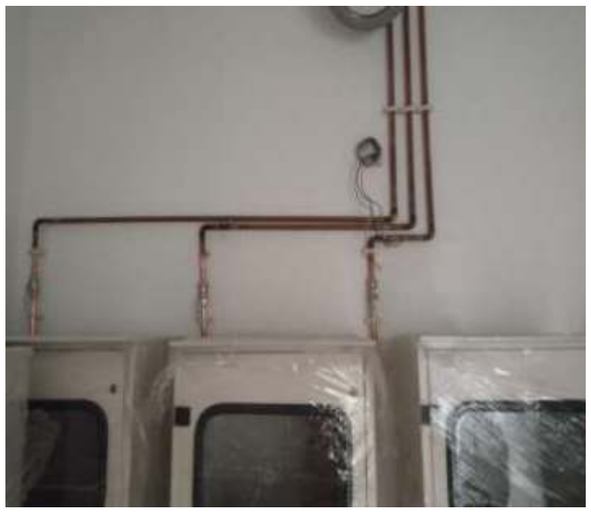
EUROGASES AND TECH. SERVICES LTD places safety and quality at the center of every project. From system design to installation and maintenance, the company ensures that all work is carried out using high-quality materials and professional engineering practices.

Key safety measures include:

- Proper system design and engineering
- Compliance with recognized safety standards
- Use of high-quality installation materials
- Thorough system testing and inspection
- Professional maintenance support

These practices help ensure long-term system reliability while minimizing operational risks for clients.







Supporting Healthcare Infrastructure in Kenya

As Kenya continues to expand its healthcare infrastructure, the demand for reliable medical gas systems is increasing rapidly. Hospitals, clinics, and laboratories require dependable technical partners capable of delivering safe and efficient installations.

EUROGASES AND TECH. SERVICES LTD contributes to this growth by providing essential engineering services that support healthcare delivery across the country.

From oxygen pipelines in hospitals to laboratory gas systems used in diagnostics and research, the company plays an important role in strengthening healthcare infrastructure and improving service delivery.

Location and Contact Information

EUROGASES AND TECH. SERVICES LTD is conveniently located in Nairobi, enabling the company to serve clients across Kenya efficiently.

Office Location
Jogoo Road Plaza
2nd Floor, Room S17
Off Jogoo Road, Nairobi

Postal Address
P.O. Box 50775 – 00200
Nairobi, Kenya

Telephone
020 2001200

Mobile
0720 978321

Email
eurogastect@yahoo.com
roggers.eurogases@gmail.com

PIN Number
P051707893B

Looking Ahead

As industries evolve and healthcare services expand, the need for professional gas installation and supply services continues to grow. EUROGASES AND TECH. SERVICES LTD remains committed to delivering high-quality technical solutions in medical gas piping systems, LPG installations, laboratory gas systems, and medical equipment supply.

Through technical expertise, dedication to safety, and a commitment to excellence, the company continues to support hospitals, laboratories, and industries in building safe, efficient, and reliable gas infrastructure for the future.

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