

February 2026

Newsletter

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Awali Phase 2 GroundBreaking



SCAN TO CREATE
TANGIBLE WEALTH

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REAL ESTATE PODCAST

Catch Season 2 of the Real Conversation Podcast by Centum Real Estate



From the Managing Director

Dear Esteemed Clients,

We hope this message finds you well.

As we look back on February, a month often associated with love and connection, we are reminded that the most meaningful things in life are built on strong and lasting relationships. In many ways, the same can be said about building wealth.

At Centum Real Estate, we view our journey with you as a long-term partnership grounded in trust, patience, and a shared vision for the future. Much like any strong relationship, successful investing grows over time.

Real estate continues to be one of the most reliable ways to build lasting wealth, offering not only financial value but also the security of a tangible asset and a place where communities can thrive.

Across our developments in Nairobi, Vipingo, and Entebbe, we remain focused on creating environments that combine lifestyle, opportunity, and long-term investment value. Our goal is to develop spaces that people not only invest in, but truly love to live in, while ensuring that your investment continues to grow alongside these communities.

Thank you for your continued trust as we keep building together.

A handwritten signature in black ink, reading "Kenneth Mbae". The signature is fluid and cursive, with the first letter 'K' being large and prominent.

KENNETH MBAE
CENTUM REAL ESTATE



EASTER BONANZA

Celebrate the season of new beginnings
with exceptional home ownership offers.



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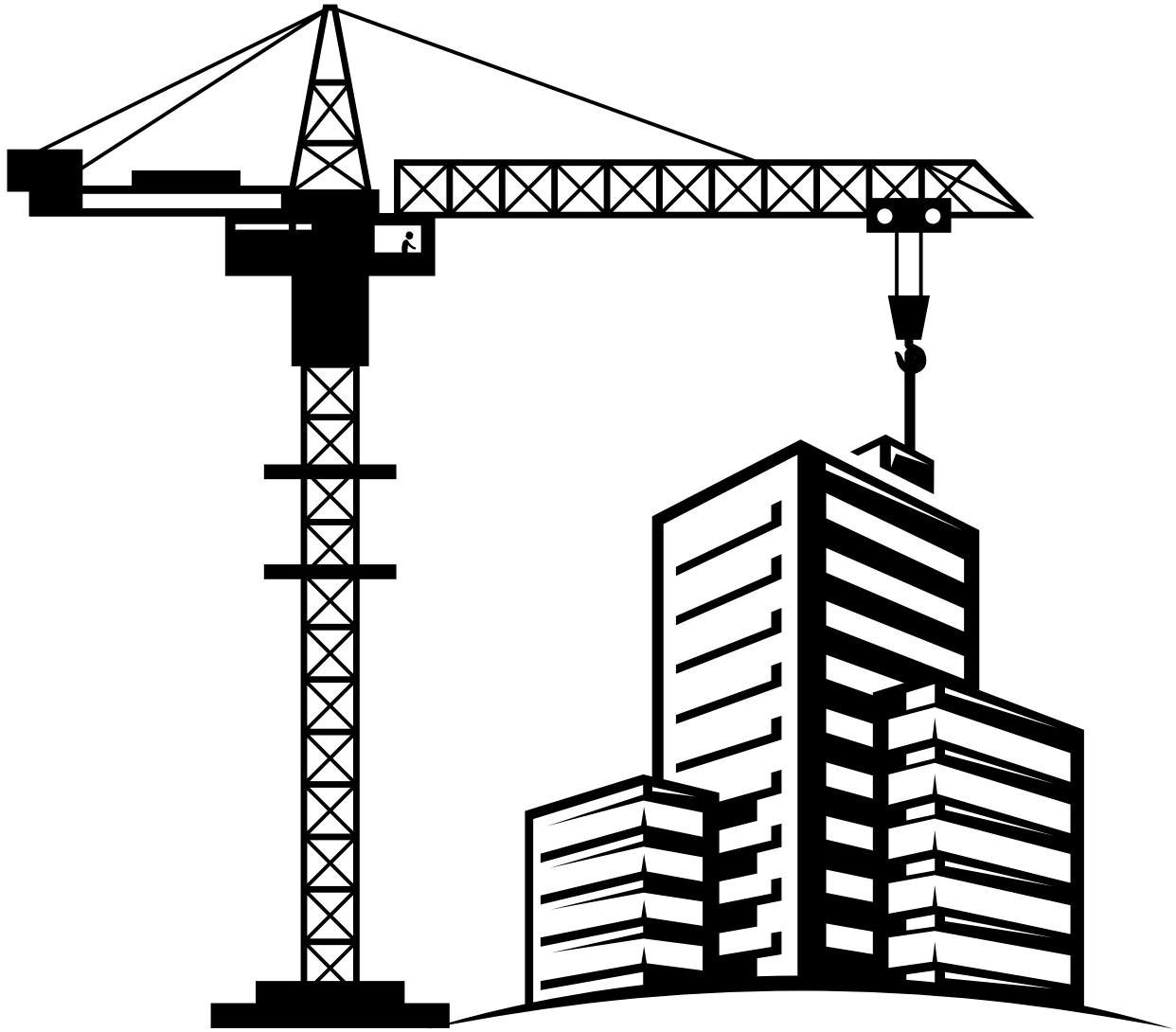
- ✓ **1.5% Off the Purchase Price** – Enjoy instant savings on your dream home.
- ✓ **1% Furniture Contribution** – Let us help you bring your space to life with a furniture boost.

Hurry! Offer Valid Until **30th April 2026**! Don't miss this limited-time opportunity to secure your home and make it truly yours. Ts & Cs Apply.

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Construction Updates; Nairobi Projects

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

+254 747 01 99 77
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We are here to keep you informed every step of the way.

February 2026



Cascadia Apartments

Feb UPDATE

Welcome to the February update for Cascadia Apartments. This report provides a comprehensive overview of the progress made on-site during the past month.

February Activities: Targets vs Progress

The past month saw substantial progress across various construction fronts. Below is a detailed breakdown of our February targets and the progress achieved for each key activity.

Block D

Activity	February Targets	Progress Achieved
Lifts Installation	100%	97%
River facade sky garden balustrading	100%	97%
Level 1 to 14 corridor electrical wiring	100%	97%
Level 10 to 14 kitchen granite counter top	100%	97%
Level 1 to 14 Joinery works installation	100%	97%
Cascade D wall tiling	100%	97%
Cascade D Joinery works installation	100%	90%
Cascade D timber door leafs and locks	100%	95%
Sanitary fittings installation	100%	95%
Main Staircase balustrading level 1 to 14	100%	97%
Common area tiling	100%	90%

February Activities: Targets vs Progress

Block E

Activity	February Targets	Progress Achieved
Lifts Installation	100%	97%
River facade sky garden balustrading	100%	97%
Level 1 to 14 corridor electrical wiring	100%	97%
Level 10 to 14 kitchen granite counter top	100%	97%
Level 1 to 14 Joinery works installation	100%	97%
Cascade E floor tiling	100%	97%
Cascade E Joinery works installation	100%	90%
Cascade E timber door leafs and locks	100%	95%
Sanitary fittings installation	100%	95%
Main Staircase balustrading level 1 to 14	100%	97%
Common area tiling	100%	90%

External Works	Feb Targets	Progress Achieved
Boundary wall along Limuru road- walling plasterworks	100%	100%

Feb Activities: Targets vs Progress

Other Blocks status in Cascadia Apartments

Block A	Progress
Sub structures	100%
Super Structures (level 1 to level 14 slabs done)	100%
Superstructures level 15 slab- Roof slab	70%
External Masonry works	78%
Internal Masonry works	68%
Block B	Progress
Sub structures	100%
Super Structure	100%
External Masonry works	100%
Internal Masonry works	100%
External plasterworks -River facade	100%
External plasterworks-Two rivers facade	100%
Internal floor screed	88%
Internal door frames	68%
Internal wall skimming	30%
External aluminium window frames	30%

Feb Activities: Targets vs Progress

Block C

Block C	Progress
Sub structures	100%
level 1 to level 7 slabs done	100%
Level 8 slab works	70%
Cascade floors level -3 slab	100%
Cascade floors level -2 slab	100%
Cascade floors level -1 slab	100%
Cascade floors level 0 slab	100%

Photos of Feb Construction Progress



Landscaping along Limuru road



Basement 1 Parking



Basement 3 Parking



Block C Level 7



Block B Lift



Sewer Line Works



Block E Staircase



Lift Work



Block D Lobby



Block D & E



Curtain Walling



March Activities and Targets

Looking ahead to March, our focus shifts to completing outstanding tasks from February and initiating the next activities for the Cascadia Apartments project. The following table outlines our key activities and targets for the upcoming month.

Block D and E

Activity	March Targets
Lifts Installation	100%
River facade sky garden balustrading	100%
Level 1 to 14 corridor electrical wiring	100%
Level 10 to 14 kitchen granite counter top	100%
Level 1 to 14 Joinery works installation	100%
Cascade D wall tiling	100%
Cascade D Joinery works installation	100%
Cascade D timber door leafs and locks	100%
Sanitary fittings installation	100%
Main Staircase balustrading level 1 to 14	100%
Common area tiling	100%

External Works	March Targets
Boundary wall along Limuru road- walling plasterworks	100%
Boundary wall along Limuru road- Electric fence installation	50%
Landscaping works along Limuru road	100%



CASCADIA

ShowHouse Ready

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February 2026



265 Elmer One

Feb UPDATE

Welcome to the February update for 265 Elmer One Apartments. This report provides a comprehensive overview of the progress made on-site during the past month.

February Activities: Targets vs Progress

The past month saw substantial progress across various construction fronts. Below is a detailed breakdown of our February targets and the progress achieved for each key activity.

Activity	February Targets	Progress Achieved
Block C;		
Internal plaster	100%	98%
Complete roofing works (structure & covering)	100%	70%
Complete lift installation & commissioning	100%	40%
Staircase railing	50%	10%
External Undercoat paint	100%	70%
Complete MEP first fixes level 8	100%	100%
Floor screed level 1,2,3	100%	30%
Aluminium windows installation level 1 to 4	100%	35%
Block B		
Internal plaster level 5,6 & 7	100%	100%
MEP First fixes level 2 to 7	100%	100%
Preparation for screed works level 1,2,3	100%	100%

February Activities: Targets vs Progress

The past month saw substantial progress across various construction fronts. Below is a detailed breakdown of our February targets and the progress achieved for each key activity.

Activity	February Targets	Progress Achieved
Block A		
External plaster – rear face	100%	50%
Lift rails installation	100%	20%
Complete roofing works	100%	70%
MEP First fixes level 2 to 5	100%	100%
External works/structures		
Complete power house	100%	40%
Convenience store	100%	10%

March Activities and Targets

Looking ahead to March, our focus shifts to completing outstanding tasks from February and initiating the next activities for 265 Elmer One Apartments. The following table outlines our key activities and targets for the upcoming month.

Activity	March Targets
Block C;	
Complete roof covering	100%
Complete lift installation & commissioning	100%
Staircase railing	50%
External Undercoat paint	100%
Floor screed level 1,2,3,4	100%
Aluminium windows installation level 3 to 8	100%
Block B	
Preparation for screed works level 3 to 7	100%
Floor screed level 1 to 3	100%
External Undercoat paint	60%
Block A	
External plaster – rear face	100%
Lift rails installation	100%
Complete roofing works	100%
MEP First fixes level 5 to 8	100%
Internal plaster level 1 to 2	100%
Complete power house	100%
Convenience store	100%
Boundary wall	60%

External works/structures	March Targets
Complete power house	100%
Convenience store	100%

Photos of February Construction Progress



Block C Aluminium Windows Installation



Interior Plaster Block B



External Plaster Block A



Block C Undercoat

Photos of February Construction Progress



February 2026



26 Mzizi Court

Feb UPDATE

Welcome to the February update for 26 Mzizi Court Apartments. This report provides a comprehensive overview of the progress made on-site during the past month.

February Activities: Targets vs Progress

The past month saw substantial progress across various construction fronts. Below is a detailed breakdown of our February targets and the progress achieved for each key activity.

Block C

Activity	February Targets	Progress Achieved
External plasterworks- Courtyard facade	100%	95%
External plasterworks- Rear facade	100%	95%
Level 17 to 18 columns concreting	100%	100%
Walling at level 13 to 15	100%	100%
Internal plaster at level 6 to 10	100%	55%

Block B

Activity	Feb Targets	Progress Achieved
Internal plasterworks level 13 to 16	100%	92%
External aluminium windows- Office facade	75%	20%
External plasterworks- Rear facade	100%	100%
Walling at level 18	100%	100%
Floor screeding at level 4 to 7	100%	100%

Photos of February Construction Progress



Block B Walling Ongoing at rooftop level



Block C Topped Out



Block B 14th Floor Internal Plaster

Photos of February Construction Progress



Block B Door Frames



Block B Aluminium Window



Level 5 Internal Skimming



Floor Screeding



External Walling Level 16



Internal Plaster Level 7

March Activities and Targets

Looking ahead to March, our focus shifts to completing outstanding tasks from February and initiating the next activities for the 26 Mzizi Court Apartments project. The following table outlines our key activities and targets for the upcoming month.

Block C

Activity	March Targets
External plasterworks – Courtyard façade.	100%
External plasterworks – Rear façade.	100%
Internal plaster at level 6 to 10.	100%
Level 18 columns, shear walls & lift shaft concreting.	60%
Walling at level 14 to 17.	100%

Block B

Activity	March Targets
Internal plasterworks level 13 to 16.	100%
External aluminium windows – Office façade.	75%
Lift center beam level 11 – 18 lower roof concreting.	100%
Floor screeding at level 8 to 11.	50%



NEW
26 MZIZI COURT

ShowHouse

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Lakeside Living

In Timeless Comfort



Riviera Residencies

Welcome to Riviera Residences, where thoughtful design meets tranquil living on the shores of Lake Victoria. Located within the master-planned Pearl Marina Estates in Garuga, Entebbe, these elegant 3 bedroom townhouses offer more than a home they offer a lifestyle surrounded by nature, serenity, and security.

With 22 units built in phase I, Riviera Residences combines modern architecture with family functionality. Each home is crafted to offer seamless indoor-outdoor flow, blending comfort with timeless finishes. Security, privacy, and accessibility are all part of the plan.

Featuring

- 3 Bedrooms + Ensuite DSO
- 2 Living Rooms
- Dining Area
- 2 + 1/2 Bathrooms
- Open-Plan Kitchen
- Private Yard & Parking
- Gated Community

80%

Construction Complete



Part of Something Bigger: Pearl Marina Estates.

Nestled within Pearl Marina's 389-acre lakeside estate, a vibrant community of villas, bungalows, apartments, serviced plots, and shared amenities like green parks, a beach zone, and nature trails. This is a destination for those who value legacy, location, and lakeside living.



Come see it for yourself



+256 764 531 050, sales@pearlmarina.co.ug, Garuga, Entebbe



Construction Updates ; Vipingo Projects

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

+254 747 01 99 78

info@vipingodevelopment.com

February 2026



Awali Estate Phase 2

Feb UPDATE

Welcome to the February update for Awali Phase 2. This report provides a comprehensive overview of the progress made on-site during the past month.

February Activities: Targets vs Progress

The past month saw substantial progress across various construction fronts. Below is a detailed breakdown of our February targets and the progress achieved for each key activity.

Phase 2 Rollout February

Activity	Target	Achieved
Cluster 1-5		
Foundation Excavation (Court 01)	35%	20%
Site Preliminaries (Site Office, Hoarding)	100%	90%
Strip Footing and Foundation Walling	10%	0%
Roads Opening and cart away (Courts 01 and 02)	10%	10%
External Services Works (Courts 01 and 02)	10%	0%

March Activities and Targets

Looking ahead to March, our focus shifts to completing outstanding tasks from February and initiating the next activities for the Awali Estates project. The following table outlines our key activities and targets for the upcoming month.

Activity	Target
Cluster 1-5	
Site Preliminaries (Site Office, Hoarding)	100%
Foundation Excavation (Courts 1 and 2)	100%
Strip Footing and Foundation Walling (Courts 01 and 02)	10%
Roads Opening and cart away (Courts 01 and 02)	30%
External Services Works (Courts 01 and 02)	10%

Phase 2 Rollout

February Progress Photos



Foundation Works

Renders



February 2026



1255 PALM RIDGE PHASE 2

Feb UPDATE

Welcome to the February update for 1255 PalmRidge Phase 2. This report provides a comprehensive overview of the progress made on-site during the past month.

February Activities: Targets vs Progress

The past month saw substantial progress across various construction fronts. Below is a detailed breakdown of our February targets and the progress achieved for each key activity.

Activity	Target	Achieved
Cluster 1		
Rates Negotiation and Contract Awarding to Main Contractor	100%	100%
Site Clearance	100%	10%
Site Preliminaries (Site Office, Hoarding)	50%	0%
Foundation Excavation	20%	0%



Site Cleared

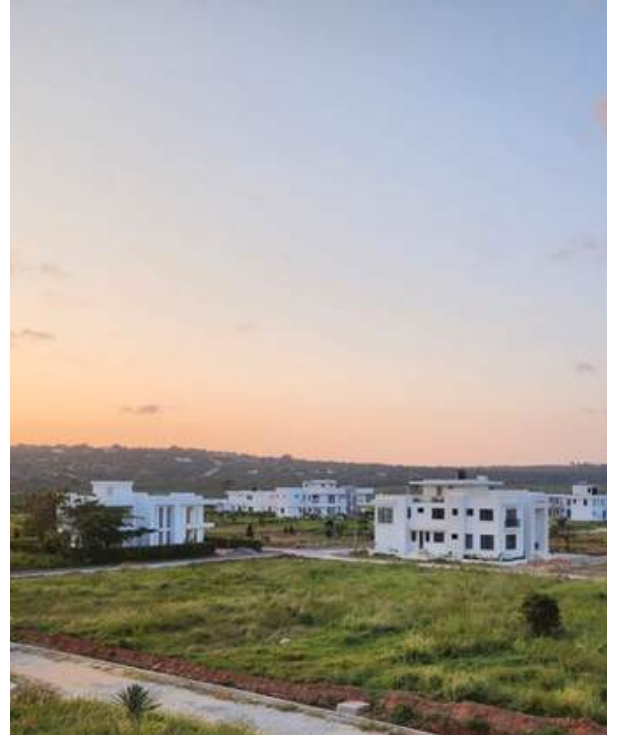
March Activities and Targets

Looking ahead to March, our focus shifts to completing outstanding tasks from February and initiating the next activities for 1255 Palm Ridge. The following table outlines our key activities and targets for the upcoming month.

Activity	Target
Cluster 1	
Site Clearance	100%
Site Preliminaries (Site Office, Hoarding)	50%
Foundation Excavation	20%



February 2026



KINGSWOOD SERIES

Welcome to the February update for Kingswood Park Retail, Gold and Platinum. This report provides a comprehensive overview of the progress made during the past month.



Feb UPDATE

Kingswood Park Phase 1 and 2



Kingswood HomeOwners Progress



Kingswood Park Gold and Platinum



Murram works on Main Road



Gatehouse Construction

Other progress updates in Vipingo



Renders of Fuel station in Vipingo



Fuel station under construction in Vipingo



Renders and progress photo of a school under construction in Vipingo



Desalination Boundary Wall Construction



Desalination Boundary Wall Construction

February Activities: Targets vs Progress

The past month saw substantial progress across various fronts. Below is a detailed breakdown of our February targets and the progress achieved for each key activity.

Kingswood Phase 1

Activity	Target	Achieved
KPLC Power Application to active Construction Sites	100%	100%
Court 6,7,8, and 9 Landscaping Works(maintenance and tree planting)	100%	95%
Courts 4-11 weeding and grassing	100%	50%
Solar street lighting	30%	20%
Cabro installation in Phase 1	100%	100%
Estate Signage	40%	20%
Common Amenities Area Design Works	10%	5%

Kingswood Phase 2

Activity	Target	Achieved
Potable and Water Reticulation Network	100%	95%
Landscaping Works(Courts and roads tree planting)	100%	95%
Other Plots Land Clearance and Vegetation Control	100%	90%
Electrical Reticulation Works	20%	10%
Ballast chips spreading on Roads in Courts 12-15	50%	100%
Cabro installation on Roads in Courts 12-15	30%	30%
Tree Planting along the feeder roads	30%	10%

Kingswood Phase 3

Activity	Target	Achieved
Potable and Water Reticulation Network Installation	50%	20%
Sewer Reticulation Network Installation	30%	20%
Electrical Reticulation Design and Contract Award	100%	80%
Road Base and Subgrade Construction	25%	10%
Landscaping Works(Green Courts Establishment and Levelling)	50%	5%

March Activities and Targets

Looking ahead to March, our focus shifts to completing outstanding tasks from February and initiating the next activities for Kingswood Park. The following table outlines our key activities and targets for the upcoming month.

Kingswood Phase 1

Activity	Target
KPLC Power Application to active Construction Sites	100%
Courts 4-11 weeding and grassing	100%
Solar street lighting	30%
Estate Signage	50%
Common Amenities Area Design Works	20%

Kingswood Phase 2

Activity	Target
Sewer Reticulation Network	100%
Potable and Water Reticulation Network	100%
Electrical Reticulation Works	30%
Courts 12-23 Road Channels and Storm Drainage	100%
Ballast chips spreading on Roads in Courts 16-19	80%
Cabro installation on Roads in Courts 12-15	100%
Tree Planting along the feeder roads	50%

Kingswood Phase 3

Activity	Target
Potable and Water Reticulation Network Installation	50%
Sewer Reticulation Network Installation	30%
Electrical Reticulation Design and Contract Award	100%
Road Base and Subgrade Construction	40%
Landscaping Works(Green Courts Establishment and Levelling)	50%

Kingswood Gold and Platinum

The past month saw substantial progress across various fronts. Below is a detailed breakdown of our February targets and the progress achieved for each key activity.

Kingswood Gold

Activity	Target	Achieved
Murram works on the Main Road	100%	50%
Subgrade works on arterial roads	10%	5%
Civil Works Design Works	100%	40%
Potable and Water Reticulation Network Design	100%	60%
Gate and Guard House Designs and Construction	30%	15%
Sample Plot Fencing and Landscaping	100%	80%

Kingswood Platinum

Activity	Target	Achieved
Parcel clearance works and carting debris	100%	60%
Subgrade Installation on the Main Road (Murram)	100%	10%
Civil Works Design Works	100%	40%
Potable and Water Reticulation Network Design	100%	60%
Gate and Guard House Designs and Construction	30%	15%
Sample Plot Fencing and Landscaping	100%	80%

March Activities and Targets

Looking ahead to March, our focus shifts to completing outstanding tasks from February and initiating the next activities for Kingswood Park. The following table outlines our key activities and targets for the upcoming month.

Kingswood Gold

Activity	Target
Subgrade Installation on the Main Road (Murram)	100%
Civil Works Design Works	100%
Potable and Water Reticulation Network Design	100%
Gate and Guard House Construction	30%
Subgrade works on arterial roads	10%
Sample Plot Fencing and Landscaping	100%

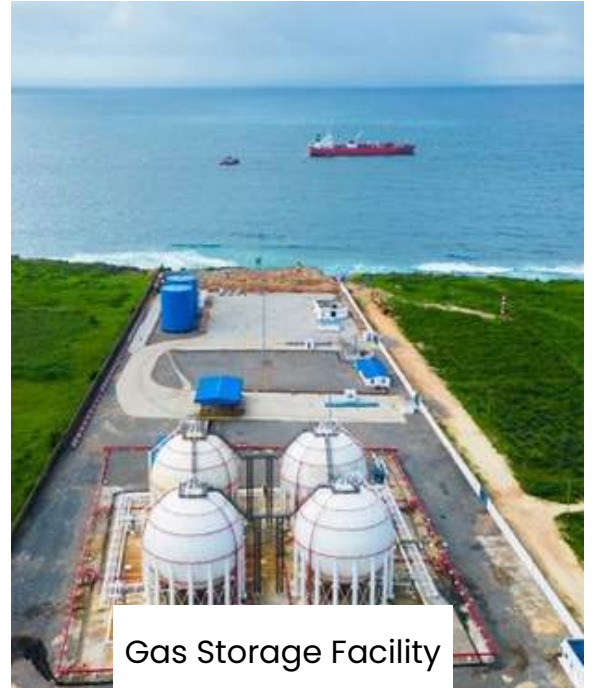
Kingswood Platinum

Activity	Target
Subgrade Installation on the Main Road (Murram)	100%
Parcel clearance works and carting debris	100%
Civil Works Design Works	100%
Potable and Water Reticulation Network Design	10%
Gate and Guard House Designs and Construction	30%
Sample Plot Fencing and Landscaping	100%

Vipingo at Glance



Vipingo Special Economic Zone



Gas Storage Facility



Cashew Nut Factory



MiniMall



Water Desalination Plant



Upcoming Petrol Station

THE REAL CONVERSATION

The go-to podcast for everything Real Estate

SEASON TWO



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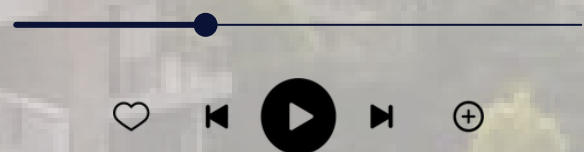
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NEW EPISODES EVERY WEEK



ENVISION YOUR RETIREMENT

YOUR WAY WHILE YOU CAN

Your Best Years Deserve The Best Home & Community at Kingswood Gold

📍 VIPINGO, KILIFI

½ & 1 ACRE PLOTS

PRICE FROM | **KES 10M**



Exclusive
Gated
Community



Serviced
Plots



24/7 Fresh
Desalinated
Water



Amenities
in Place

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