

January 2026

CENTUM^{re}

Newsletter

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EVENT GALLERY

A visual recap of our recent events, showcasing the people, and memories



From the Managing Director

Dear Esteemed Clients,

We trust that the year has begun well for you.

As we step into 2026, our focus is on a clear and purposeful theme: Levelling Up.

This is a year marked by a strong delivery momentum, scale, and renewed confidence as we advance into the next phase of value creation across our developments for our clients and stakeholders.

Over the past year, we delivered key milestones across our portfolio, including achieving 90% completion at the Cascadia Apartments at Two Rivers, topping out the 26 Mzizi Court, issued titles at Kingswood in Vipingo, and launched Riviera Townhouses at Vipingo, while attaining top industry awards that showcase your confidence in the quality, sustainability and value of our brand.

This year will mark a significant milestone in advancing our projects: we have commenced the construction of the second phases of both Palm Ridge Apartments and Awali Estate as well as scheduled the completion of Cascadia, Elmer and Mzizi phase 1 in Nairobi. These developments represent our commitment to creating well-planned, investment-ready environments that respond to growing demand for aspirational living as well as long-term value creation.

Levelling up, for us, is about moving from vision to scale. It is about extending developments beyond initial phases, strengthening infrastructure, and unlocking the next layer of opportunity for our clients. As urban centers continue to expand, our focus remains on developing ahead of demand and delivering projects that are positioned for sustained growth.

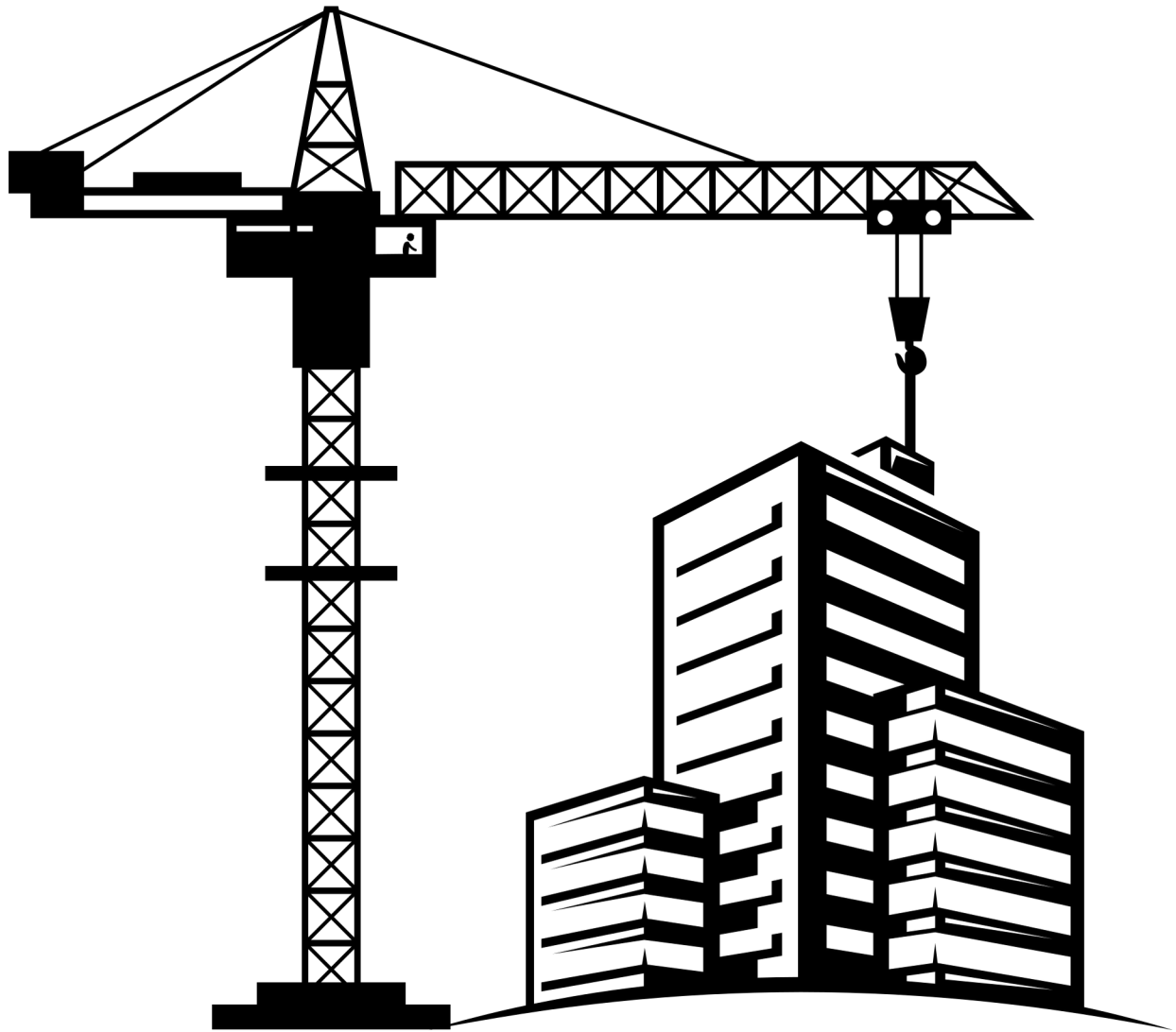
As your trusted real estate partner, we remain committed to executing with discipline and clarity, while ensuring that your investments continue to benefit from our long-term development approach.

As 2026 unfolds, we look forward to sharing further progress and welcoming you into your new homes.

Thank you for your continued trust and partnership.

A handwritten signature in black ink, reading "Kenneth Mbae". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

KENNETH MBAE
CENTUM REAL ESTATE



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
centum.re@centum.co.ke

We are here to keep you informed every step of the way.

January 2026



Cascadia Apartments

JAN UPDATE

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

December & January

Activities: Targets vs Progress

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

Block D

Activity	December & January Targets	Progress Achieved
Lifts Installation	100%	95%
Limuru road balcony balustrading	100%	100%
Level 1 to 14 corridor electrical wiring	100%	95%
Level 10 to 14 kitchen granite counter top	100%	95%
Level 1 to 14 Joinery works installation	100%	95%
Cascade D wall tiling	100%	95%
Cascade D Joinery works installation	100%	85%
Cascade D timber door leafs and locks	100%	90%
Sanitary fittings installation	100%	90%
Main Staircase balustrading level 1 to 14	100%	95%
Common area tiling	100%	85%

December & January

Activities: Targets vs Progress

Block E

Activity	December & January Targets	Progress Achieved
Lifts Installation	100%	80%
Limuru road balcony balustrading	100%	100%
Level 1 to 14 corridor electrical wiring	100%	95%
Level 10 to 14 kitchen granite counter top	100%	95%
Level 1 to 14 Joinery works installation	100%	95%
Cascade E floor tiling	100%	95%
Cascade E Joinery works installation	100%	85%
Cascade E timber door leafs and locks	100%	90%
Sanitary fittings installation	100%	90%
Main Staircase balustrading level 1 to 14	100%	95%
Common area tiling	100%	85%

External Works	Dec & Jan Targets	Progress Achieved
Boundary wall along Limuru road- foundation works	100%	100%
Boundary wall along Limuru road- superstructure walling	100%	100%

DEC & JAN Activities: Targets vs Progress

Other Blocks status in Cascadia Apartments

Block A	Progress
Sub structures	100%
Super Structures (level 1 to level 13 slabs done)	100%
Superstructures level 14 slab	95%
External Masonry works	75%
Internal Masonry works	65%
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	85%
Internal door frames	65%
Internal wall skimming	30%
External aluminium window frames	30%

Dec & Jan Activities: Targets vs Progress

Block C

Block C	Progress
Sub structures	100%
level 1 to level 6 slabs done	100%
Level 7 slab works	85%
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 Dec & Jan Construction Progress



Boundary wall along Limuru road



Block A Level 14



Block A & B Duplexes



Block B Exterior Plaster



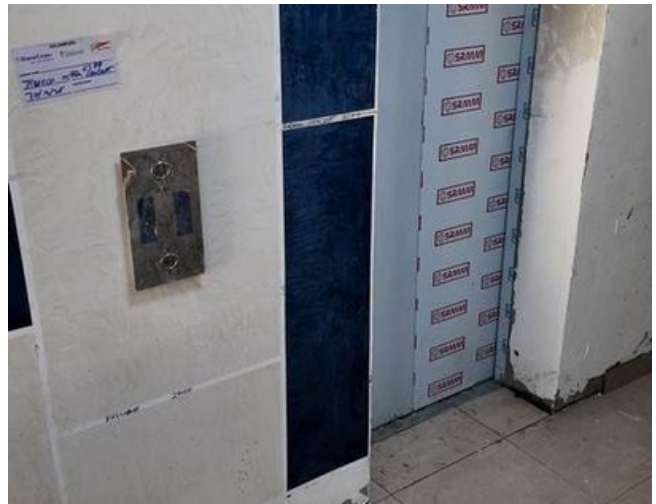
Block B Interior Plaster



Block C Level 6 Slab Work



Staircase Tiling



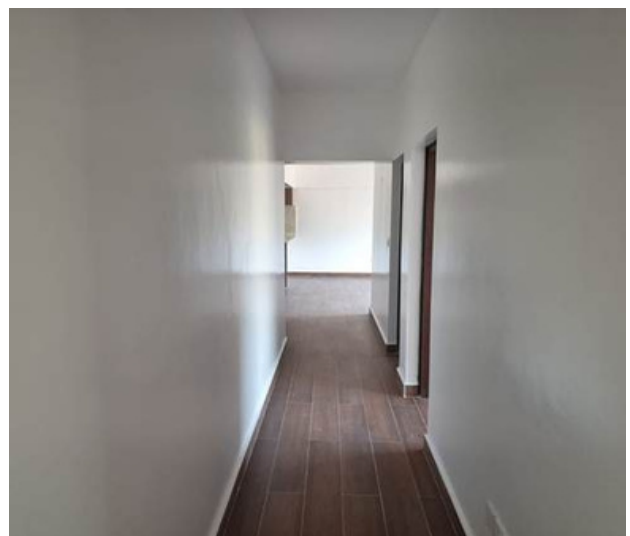
Lift Work



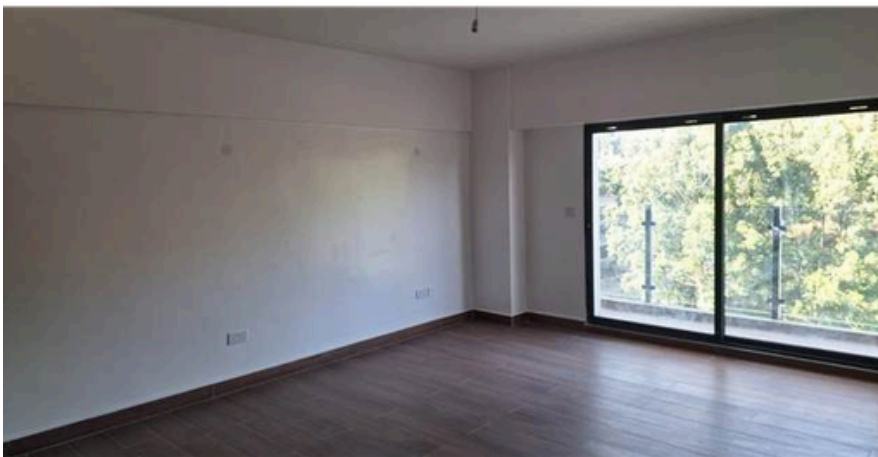
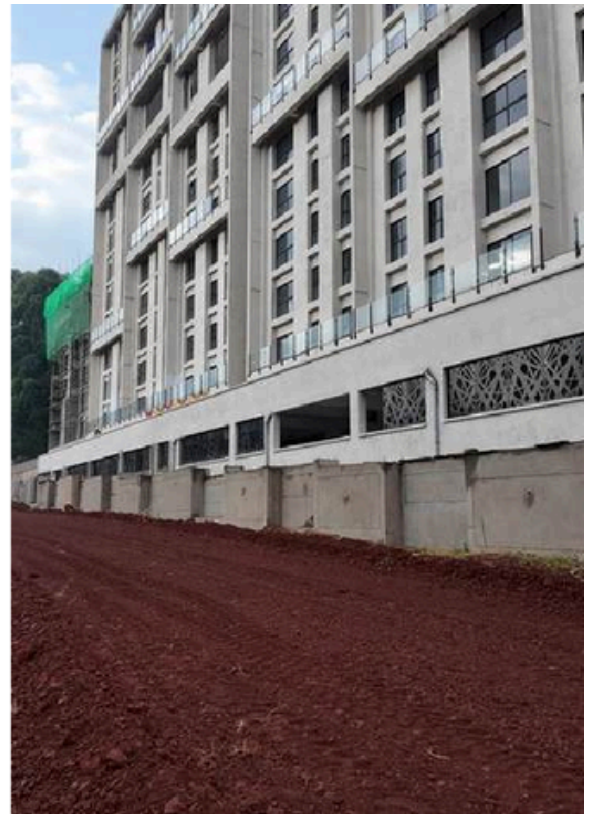
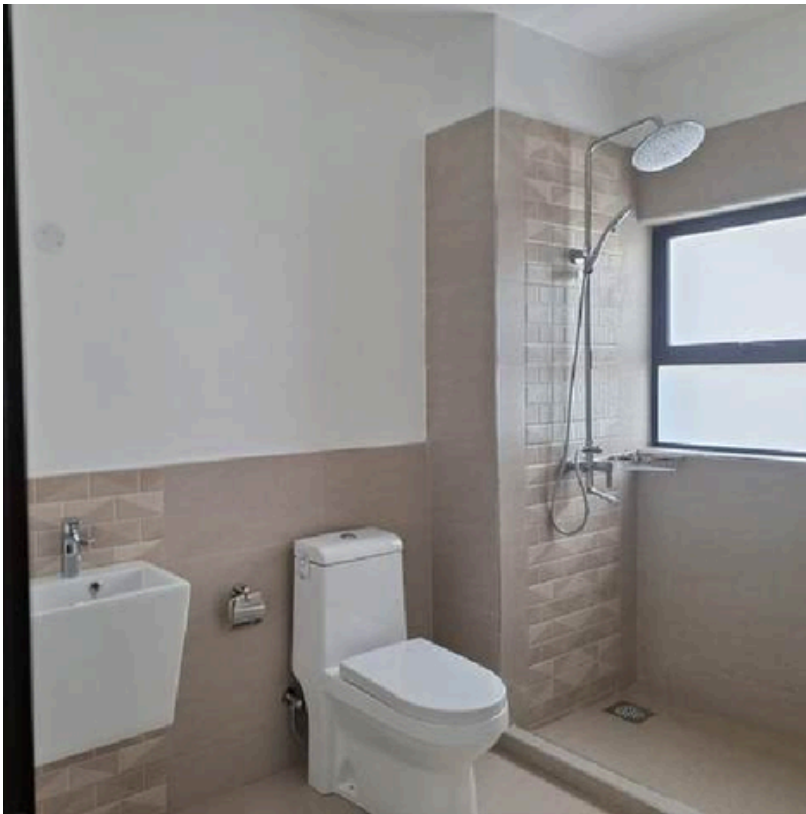
Block D & E Duplexes Floor Interior



Block D & E Duplexes



Interior Works



February Activities and Targets

Looking ahead to February, our focus shifts to completing outstanding tasks from December & January 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	February Targets
Lifts Installation	100%
River facade balcony 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 wall tiling	100%
Cascade Joinery works installation	100%
Cascadetimberdoor leafs and locks	100%
Sanitary fittings installation	100%
Main Staircase balustrading level 1 to 14	100%
Common area tiling	100%

External Works	February Targets
Boundary wall along Limuru road- walling plasterworks	100%



CASCADIA

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January 2026



265 Elmer One

JAN UPDATE

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

December & January

Activities: Targets vs Progress

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

Activity	December & January Targets	Progress Achieved
Block C;		
Internal plaster	100%	80%
Complete roofing works (structure & covering)	100%	70%
MEP first fixes level 4,5,6,7	100%	100%
Complete lift installation	100%	30%
Staircase railing	20%	10%
Block B		
Internal plaster level 2,3 & 4	100%	90%
MEP first fixes level 2 to 7	100%	95%
Block A		
External plaster - courtyard face	100%	100%
Complete roofing works	100%	70%
Lift rails installation	100%	30%
External works		
Complete power house	100%	20%
Convenience store	50%	10%

February Activities and Targets

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

Activity	February Targets
Block C;	
Internal plaster	100%
Complete roofing works (structure & covering)	100%
Complete lift installation & commissioning	100%
Staircase railing	50%
External Undercoat paint	100%
Complete MEP first fixes level 8	100%
Floor screed level 1,2,3	100%
Block B	
Internal plaster level 5,6 & 7	100%
MEP First fixes level 2 to 7	100%
Block A	
External plaster – rear face	100%
Lift rails installation	100%
Complete roofing works	100%
MEP First fixes level 2 to 5	100%

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

Photos of December & January Construction Progress



Block C Floor Hacking



Interior Plaster Block C



Electrical Works Block A



Interior Plaster Block B

Photos of December & January Construction Progress



External Plaster Works

January 2026



26 Mzizi Court

JAN UPDATE

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

December & January

Activities: Targets vs Progress

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

Block C

Activity	December & January Targets	Progress Achieved
External plasterworks- Courtyard facade	100%	90%
Internal plaster at level 1 to 5	100%	100%
Level 16 to 17 columns concreting	100%	100%
Level 17 slab concreting	100%	100%
External plasterworks- Rear facade	100%	55%

Block B

Activity	Dec & Jan Targets	Progress Achieved
Level 17-18 column concreting	100%	100%
Level 18 Roof slab concreting	100%	100%
Internal masonry works level 13 to 16	100%	100%
Internal plasterworks level 13 to 16	100%	90%
External aluminium windows- Office facade	75%	5%
External plasterworks- Rear facade	100%	90%

Photos of December & January Construction Progress



Block B & C External Plaster Ongoing



Block B 13th Floor Internal Plaster



Block B Screeding

Photos of December & January Construction Progress



Block B Skimming



Block B rooftop walling



Block C Level 14 Walling Ext



Block C Level 14 Walling Int

Photos of December & January Construction Progress



Block C Level 6 Plaster



Block C Level 17 & 18 Columns



Block E excavation works

February Activities and Targets

Looking ahead to February, our focus shifts to completing outstanding tasks from December & January 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	February Targets
External plasterworks- Courtyard facade	100%
External plasterworks- Rear facade	100%
Level 17 to 18 columns concreting	100%
Walling at level 13 to 15	100%
Internal plaster at level 6 to 10	100%

Block B

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



NEW **26 MZIZI COURT**

ShowHouse

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Commercial



Industrial

- ✓ Flexible Payment Plans
- ✓ Masterplanned coastal city
- ✓ 24/7 Fresh Desalinated Water



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Construction Updates ; Vipingo Projects

Welcome to the ConstructionUpdatessectionfor Phase2ofourVipingo development! We are excited toannouncethatPhase 2 has officiallycommenced, and we will be sharing regular updates on the progress right here.Staytunedto 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

January 2026



Awali Estate Phase 2

JAN UPDATE

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

December & January Activities: Targets vs Progress

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

Phase 2 Rollout

December & January

Activity	Target	Achieved
Cluster 1-5		
Site Clearance, and removal of vegetation	100%	100%
Site Preliminaries (Site Office, Hoarding)	100%	70%

February Activities and Targets

Looking ahead to February, our focus shifts to completing outstanding tasks from December & January 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	35%
Strip Footing and Foundation Walling	10%
Roads Opening and cart away	10%
External Services Works	10%

Phase 2 Rollout

December & January Progress Photos



Renders



January 2026



1255 PALM RIDGE PHASE 2

JAN UPDATE

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

December & January

Activities: Targets vs Progress

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

Activity	Target	Achieved
Cluster 1		
Rates Negotiation and Contract Awarding to Main Contractor	100%	95%



Ongoing site clearance

February Activities and Targets

Looking ahead to February, our focus shifts to completing outstanding tasks from December & January 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%

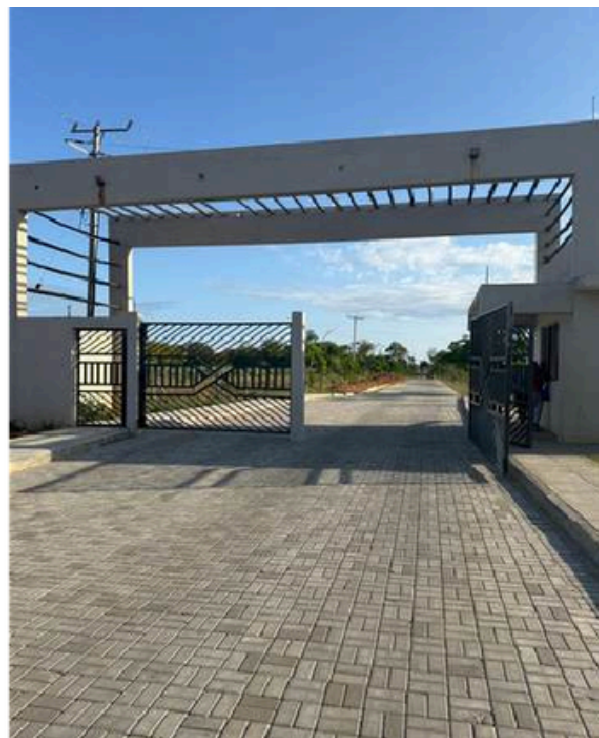


January 2026



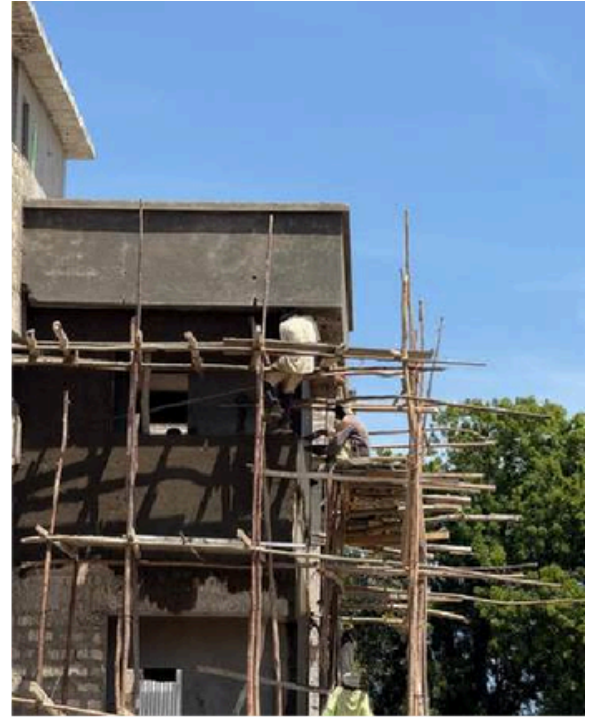
KINGSWOOD SERIES

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



JAN UPDATE

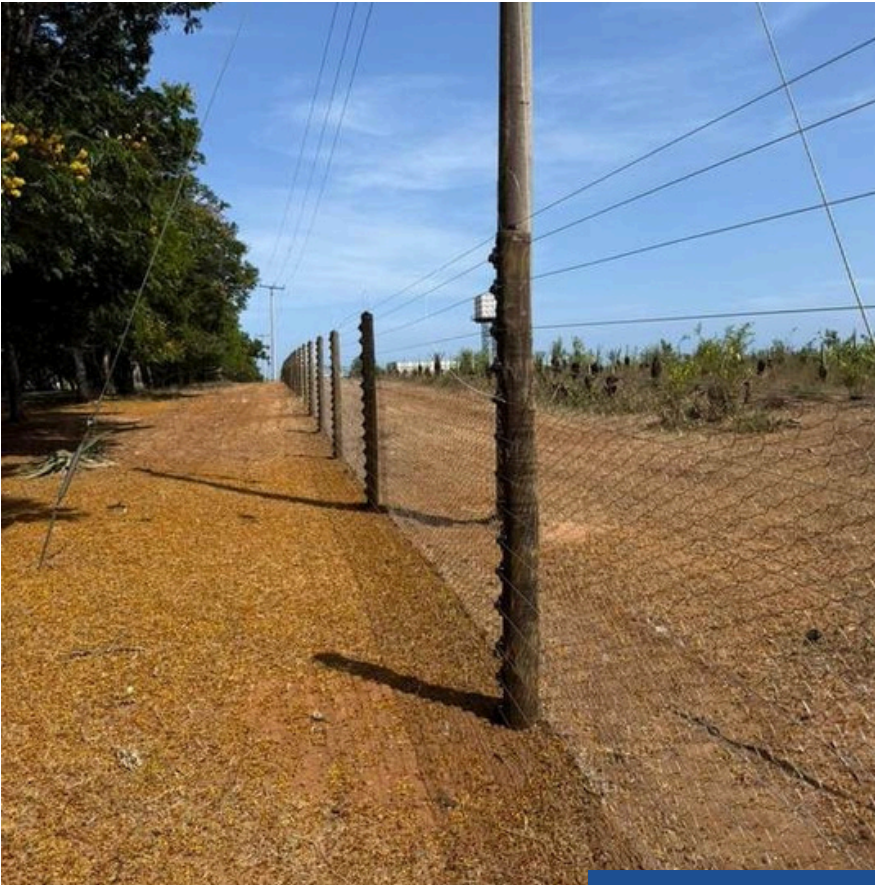
Kingswood Park Phase 1 and 2



Kingswood Park Gold and Platinum



Murram works on Main Road



Perimeter Fencing Complete

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

December & January

Activities: Targets vs Progress

The past month saw substantial progress across various fronts. Below is a detailed breakdown of our December & January 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%
Court 6,7,8, and 9 Plots clearance	100%	100%
Solar street lighting	50%	20%
Cabro installation in Phase 1	100%	100%

Kingswood Phase 2

Activity	Target	Achieved
Sewer Reticulation Network	100%	100%
Potable and Water Reticulation Network	100%	95%
Landscaping Works(Courts and roads tree planting)	100%	95%
Other Plots Land Clearance and Vegetation Control	90%	100%
Courts 12-23 Road Channels and Storm Drainage	100%	100%
Ballast chips spreading on Roads in Courts 12-15	80%	10%
Electrical Reticulation Contract Award and Commencement of Works	100%	100%

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	40%	10%

February Activities and Targets

Looking ahead to February, our focus shifts to completing outstanding tasks from December & January 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	40%
Common Amenties Area Design Works	10%

Kingswood Phase 2

Activity	Target
Sewer Reticulation Network	100%
Potable and Water Reticulation Network	100%
Electrical Reticulation Contract Award and Commencement of Works	100%
Landscaping Works(Courts and roads tree planting)	100%
Other Plots Land Clearance and Vegetation Control	100%
Courts 12-23 Road Channels and Storm Drainage	100%
Ballast chips spreading on Roads in Courts 12-23	90%

Kingswood Phase 3

Activity	Target
Sewer Reticulation Network	100%
Potable and Water Reticulation Network	100%
Electrical Reticulation Works	20%
Courts 12-23 Road Channels and Storm Drainage	100%
Ballast chips spreading on Roads in Courts 12-19	50%
Tree Planting along the feeder roads	30%

Kingswood Gold and Platinum

Thepast monthsawsubstantial progressacross variousfronts.
Belowis a detailed breakdownof ourDecember & Januarytargetsandtheprogress
achieved for each key activity.

Kingswood Gold

Activity	Target	Achieved
Murram works on the Main Road	100%	40%
Electrical Perimeter Wall Installation	100%	100%
Civil Works Design Works	100%	40%
Potable and Water Reticulation Network Design	100%	30%
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	60%	60%
Electrical Perimeter Wall Installation	100%	100%
Civil Works Design Works	100%	40%
Potable and Water Reticulation Network Design	100%	30%
Gate and Guard House Designs and Construction	30%	15%
Sample Plot Fencing and Landscaping	100%	80%

February Activities and Targets

Looking ahead to February, our focus shifts to completing outstanding tasks from December & January 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	10%
Subgrade works on arterial roads	10%

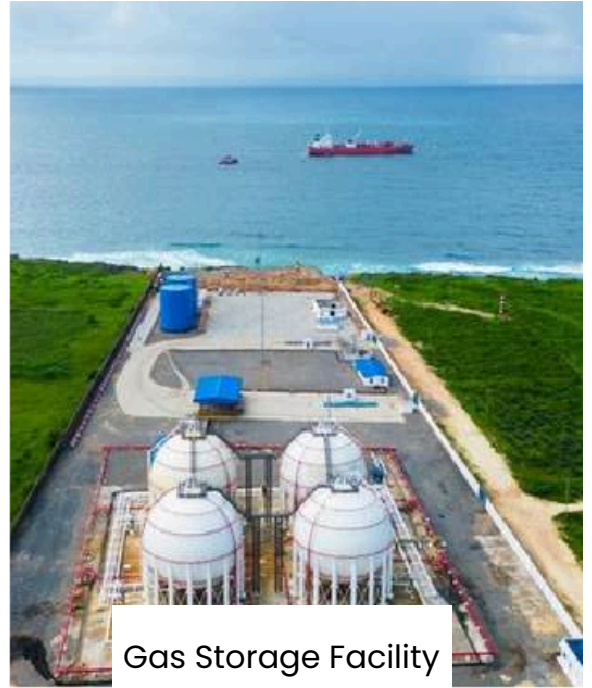
Kingswood Platinum

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	5%
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

Lakeside Living

In Timeless Comfort



Riviera Residencies

Welcome to Riviera Residencies, 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.

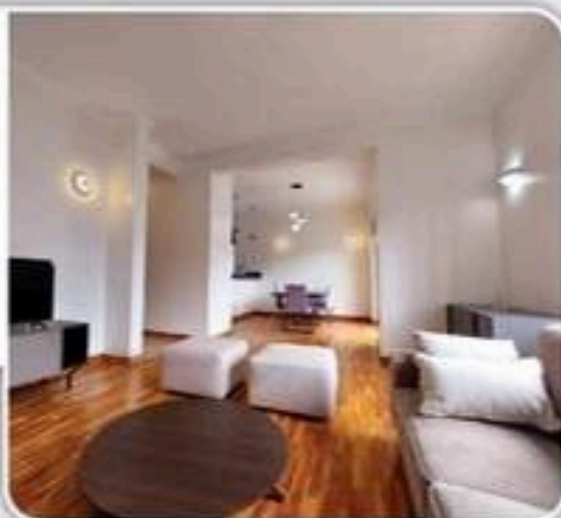
With 22 units built in phase 1, Riviera Residencies combines modern architecture with family functionality. Each home is crafted to offer seamless indoor-outdoor flow, blending comfort with timeless finishes. Security, privacy, and accessibility are all part of the plan.

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



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NEW EPISODES EVERY WEEK



Event Gallery



Vipingo Development Scholarship Award Ceremony 2026



Mary Nyambura representing Vipingo Development at ABSA Business Dinner



VD PLC Team participating in the Jamuhuri Day Celebrations Kilifi



Centum RE team at the Kenya Association of Women in Tourism Dinner



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