

2022 Nairobi Pipeline Report

A summary of pipeline projects in multiple real estate sectors within Nairobi.

September 2022



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Introduction

Welcome to the inaugural edition of the Nairobi Development Pipeline Report!

Over the past decade, Nairobi's development pipeline has been through multiple cycles. First came the commercial offices boom at the start of the decade, then the retail boom halfway through this period and now, the niche sectors' boom currently being witnessed in the market.

While these development cycles were initially being underpinned by the entry of global capital in emerging markets, Nairobi's rising demographics have largely made the case for the shift in focus to alternative sectors focused around the themes of flexibility, accessibility and affordability. As such, niche sectors such as flexible office spaces, neighbourhood shopping malls (plazas and supermarkets), purpose built warehousing and affordable housing are emerging as clear winners in terms of development focus.

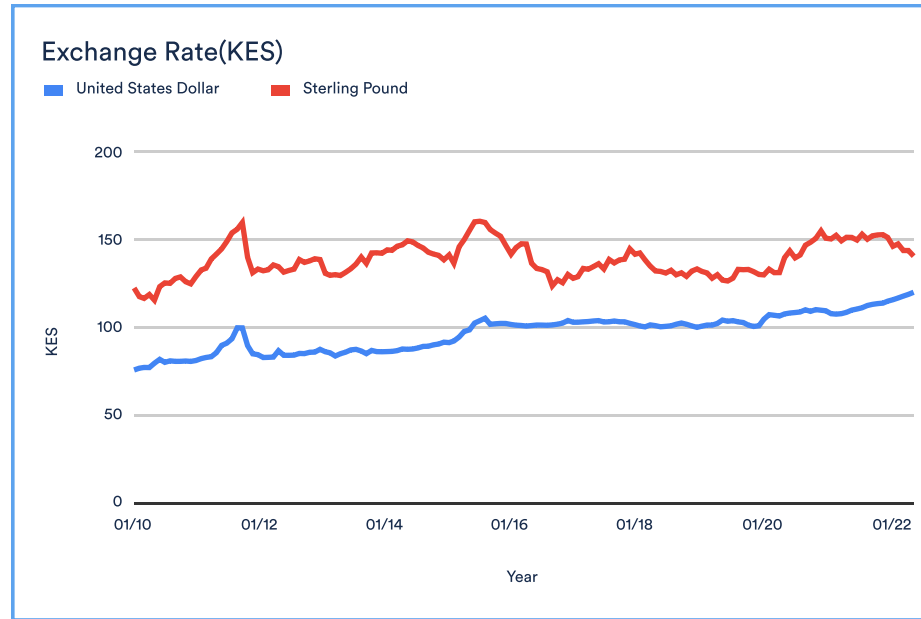
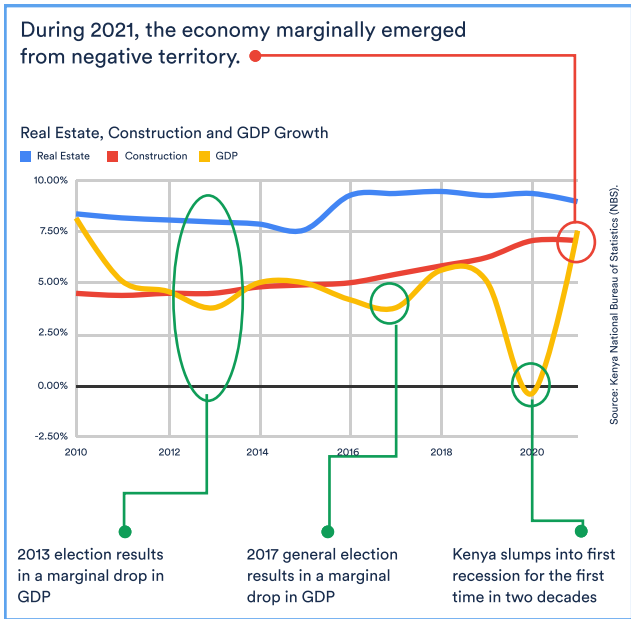
Overall, while Nairobi has seen a relative return to bullish development activity, especially in new sectors of interest, election related uncertainty, currency devaluation as well as rising inflation rates have impacted on general transaction activity especially in the office, retail and residential sectors. Therefore, our outlook on the city's market performance remains varied with sectors such as industrial and data centers posing a positive outlook, while office and retail are likely to remain subdued.

As indicated in our previous reports, in reviewing African real estate markets, we enjoy taking a city approach because of the peculiarity of individual markets. In this flagship Pipeline Report, we carefully walk you through what we do best, profiling ongoing projects and subsequently revealing the figures and top projects behind Nairobi's exciting pipeline. Sectors covered in the report include Retail, Office, Residential, Industrial, and Hospitality as well as a special Data Centres focus.

We hope you find the report insightful. Please digest and let our team know what you think directly via research@estateintel.com. All feedback (including corrections) is welcome. You can also reach out if you are interested in an extensive list of the projects and their details in a PDF report or spreadsheet format.

Tilda Mwai

Research Lead, Estate Intel



53.77m ▲
2021 Population

6.8% ▲
YoY GDP Growth Q1 22

7.2% ▲
Inflation Rate Q2 2022

2021 Total GDP:

\$110.35billion ▲

6.1% ▲
YoY Real Estate Growth Q1 22

6.4% ▲
YoY Construction Growth Q1 22

\$2,006 ▲
GDP Per Capita 2021

Source: Central Bank of Kenya, IMF, Trading, Economics, World Bank

TOTAL STOCK

The cumulative size of all projects (including completed and uncompleted projects) in a specific real estate asset class within a defined geographic region.

SUPPLY STATUS

This depicts our opinion of the supply saturation level by analysing demand and supply parameters including total stock, vacancy rate, pipeline as a percentage of stock, and rental growth. Subsequently, markets are labeled as being in a state of Undersupply, Balanced, or Oversupply. See the definitions below:

UNDERSUPPLY

Demand outstrips supply and more occupiers seek to rent or acquire property than there are available units, presenting an opportunity for investors.

BALANCED

In the context of the supply, we refer to markets as balanced at the point where supply begins to outweigh demand. Beyond this point, rents and occupancy start to drop.

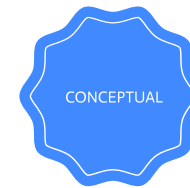
OVERSUPPLY

Supply outstrips demand and occupiers seeking to rent or buy a property are less than the available units, presenting a risk for investors.

PIPELINE STOCK

The cumulative size of all projects that are yet to be completed (including projects that are under construction, at conceptual stages, under implementation, etc) in a specific real estate asset class within a defined geographic region.

Construction Status



Footnote

For the residential sector, the stock is measured as the total number of housing units, while the measure for office, retail and industrial is in square metres. The hospitality sector is measured by the number of hotel keys while data centers is measured by the size of white space (area dedicated to IT equipment and infrastructure) as well as additional MW supplied.

Nairobi Pipeline Summary

Overview

We analysed pipeline projects within the residential, retail, office, hospitality, and industrial sectors within Nairobi. The data points to an undersupply in industrial and the affordable housing segment of the residential sector, while others such as office and retail are facing an oversupply.

Interestingly, the retail development pipeline seems to have dried up, with only 4.6% of total stock under construction, in the market. This presents an optimistic outlook in subsequent years with upcoming demand expected to balance out with existing supply creating room for more developments especially for neighbourhood malls.

On the other hand, the residential sector recorded the largest pipeline underpinned by private and public affordable housing developments pointing to the growing interest by developers to meet the demand deficit estimated at 200,000 units per annum. The data centers market too is poised for growth. Currently, Nairobi only has approximately 9 data centers against an estimated deficit of 28 3MW data centers (Tellimer insights) pointing to an exciting opportunity for data center operators.

Office	Industrial	Hospitality	Retail	Residential
Total Pipeline:	Total Pipeline:	Total Pipeline:	Total Pipeline:	Total Pipeline:
2,452,385 sqft <small>22% of Total Stock</small>	1,868,174 sqft <small>11% of Total Stock</small>	2,600 keys <small>21% of Total Stock</small>	1,065,627 sqft <small>15% of Total Stock</small>	160,000+ Units
Supply Status:	Supply Status:	Supply Status:	Supply Status:	Supply Status:
OVERSUPPLY	UNDERSUPPLY	OVERSUPPLY	OVERSUPPLY	UNDERSUPPLY

TOP PIPELINE PROJECTS BY SECTOR

Trade & Development Bank

Location: Kilimani

Developer: Trade & Development Bank

Size	Completion Date
c. 215,278 sqft	Q3:2022

ALP West-Kariba

Location: Limuru

Developer: African Logistics Properties

Size	Completion Date
129,167 sqft	Q2:2023

JW Marriott

Location: Westlands

Developer: AVIC International Holding Corporation

Size	Completion Date
365 keys	Q4:2022

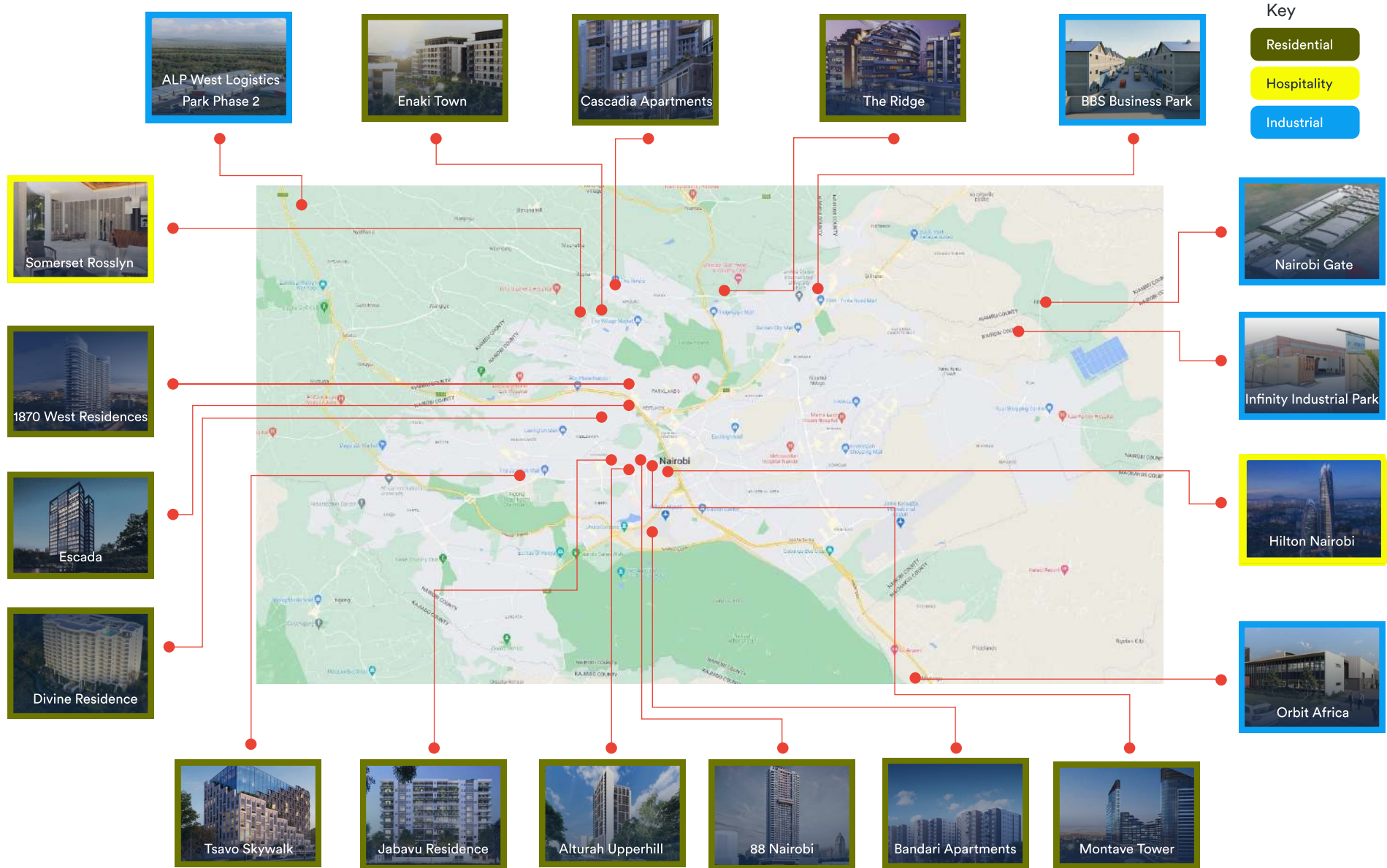
Pangani Affordable Housing Development

Location: Pangani

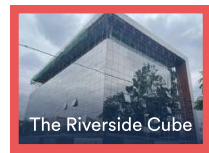
Developer: Tecnofin Kenya Limited & Urban Housing Renewal Development

Size	Completion Date
1,526 Units	Q1:2023

Residential, Industrial and Hospitality Pipeline Map

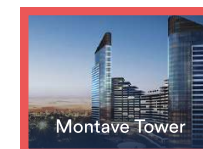
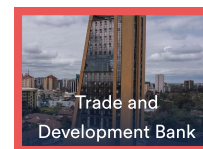
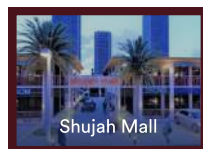
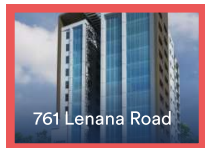
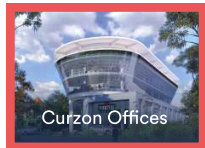
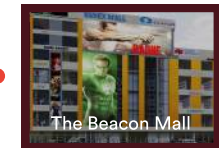
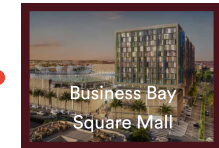
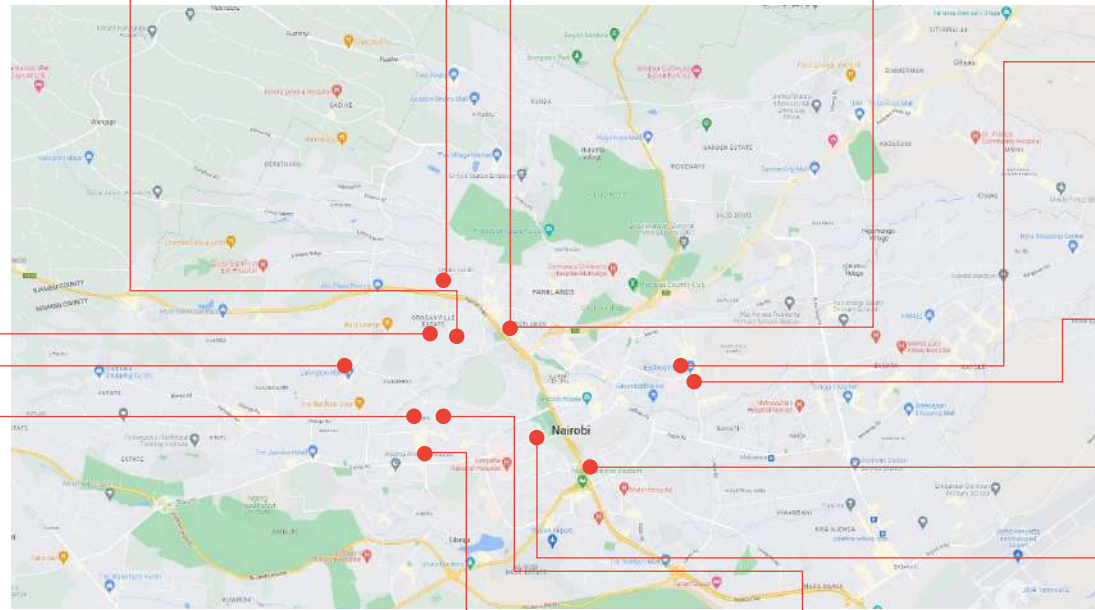
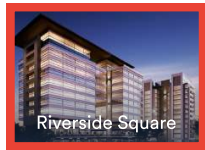


Office & Retail Pipeline Map



Key

- Office
- Retail





Office

Office Pipeline Dashboard

Top Office Pipeline Map

- The Riverside Cube
- Global Trade Centre
- Trade and Development Bank
- Riverside Square
- Montave Tower
- Purple Tower
- The Piano
- 761 Lenana Road
- G47 Ugatuzi Tower
- Curzon Offices

Featured Pipeline Project

Trade & Development Bank

Summary

The Nairobi office sector development pipeline is estimated at c. 2,452,385 sqft in 2022. This accounts for approximately 20% of total stock indicating an existing supply glut in the market .

In terms of market performance, takeup activity remains relatively low compared to 2021 due to rising inflation and election related uncertainty that resulted in a ‘wait and see’ attitude by occupiers.

However, Grade A offices continue to reflect relatively lower vacancy levels estimated at 20%. This has been underpinned by the flight to quality trend that has continued to drive occupier preferences for grade A offices, with major occupiers especially multinationals opting to take up space in this segment.

Generally, the market remains largely tenant driven with key markets such as Kilimani and Westlands recording little to no growth in rents estimated at -0.4% and 0.5% respectively over the past 5 years. This trend is expected to play out for the rest of the year as the supply glut continues to impact on the market.

Overall, some of the major completions expected/seen in 2022 include;

1. Trade and Development Bank Tower
2. GTC Towers
3. The Riverside Cube

STOCK SUMMARY

Total Stock
c. 10,763,000 sqft

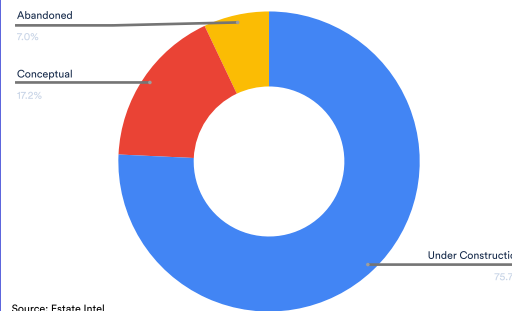
Total Pipeline
c. 2,452,385 sqft

Market Status
OVERSUPPLY 📉

Outlook
NEGATIVE 📉

Source: Estate Intel

Pipeline Breakdown




Source: Estate Intel

2022 Biggest Developers




Source: Estate Intel


2022's BIGGEST COMPLETIONS



1 Trade & Development Bank (TDB) Tower, Kilimani
c. 215,278 sqft



2 Global Trade Centre, Westlands
723,335 sqft



3 Riverside Cube
723,335 sqft

Office Pipeline Map



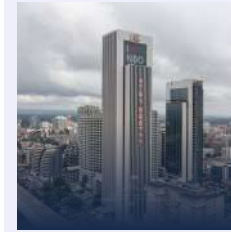
Name: Riverside Square
Developer: HassConsult
Size: 111,406 sqft
Completion: 2022



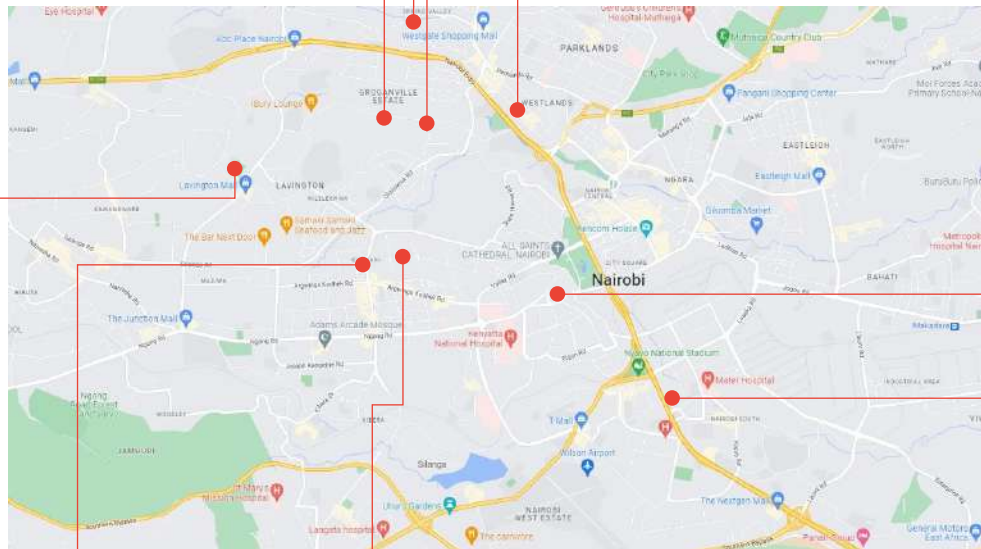
Name: The Piano
Developer: -
Size: 136,163 sqft
Completion: 2022



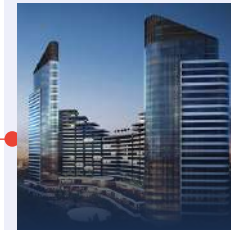
Name: The Riverside Cube
Developer: London Town Group of Companies
Size: 88,996 sqft
Completion: 2022



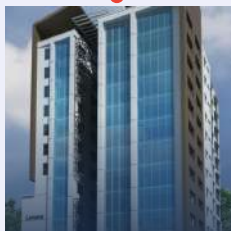
Name: Global Trade Center (GTC)
Developer: Avic International Holding Corporation
Size: 723,335 sqft
Completion: 2022



Name: Curzon Offices
Developer: Curzon Properties Limited
Size: 75,347 sqft
Completion: 2024



Name: Montave Tower
Developer: Greenfield Developers Kenya
Size: 215,278 sqft
Completion: 2024



Name: 761 Lenana Road
Developer: Homs Group International
Size: 107,639 sqft
Completion: Yet to be confirmed



Name: Trade and Development Bank (TDB) Tower
Developer: Trade and Development Bank
Size: c. 215,278 sqft
Completion: 2022



Name: Purple Tower
Developer: Purple Dot International
Size: 197,798 sqft
Completion: 2024



NEARING COMPLETION

Trade & Development Bank Tower

Featured Office Pipeline Project

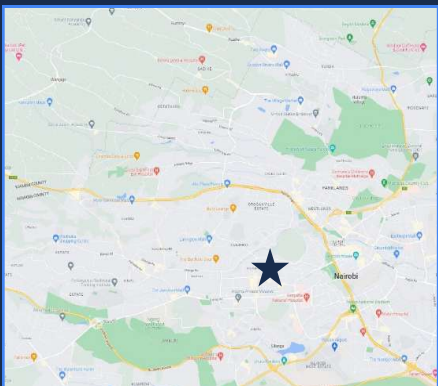
Trade and Development Bank Tower is an office development located in Kilimani, Nairobi. Developed by Trade and Development Bank, the 20 storeyed office features approximately c. 215,278 sqft of space.

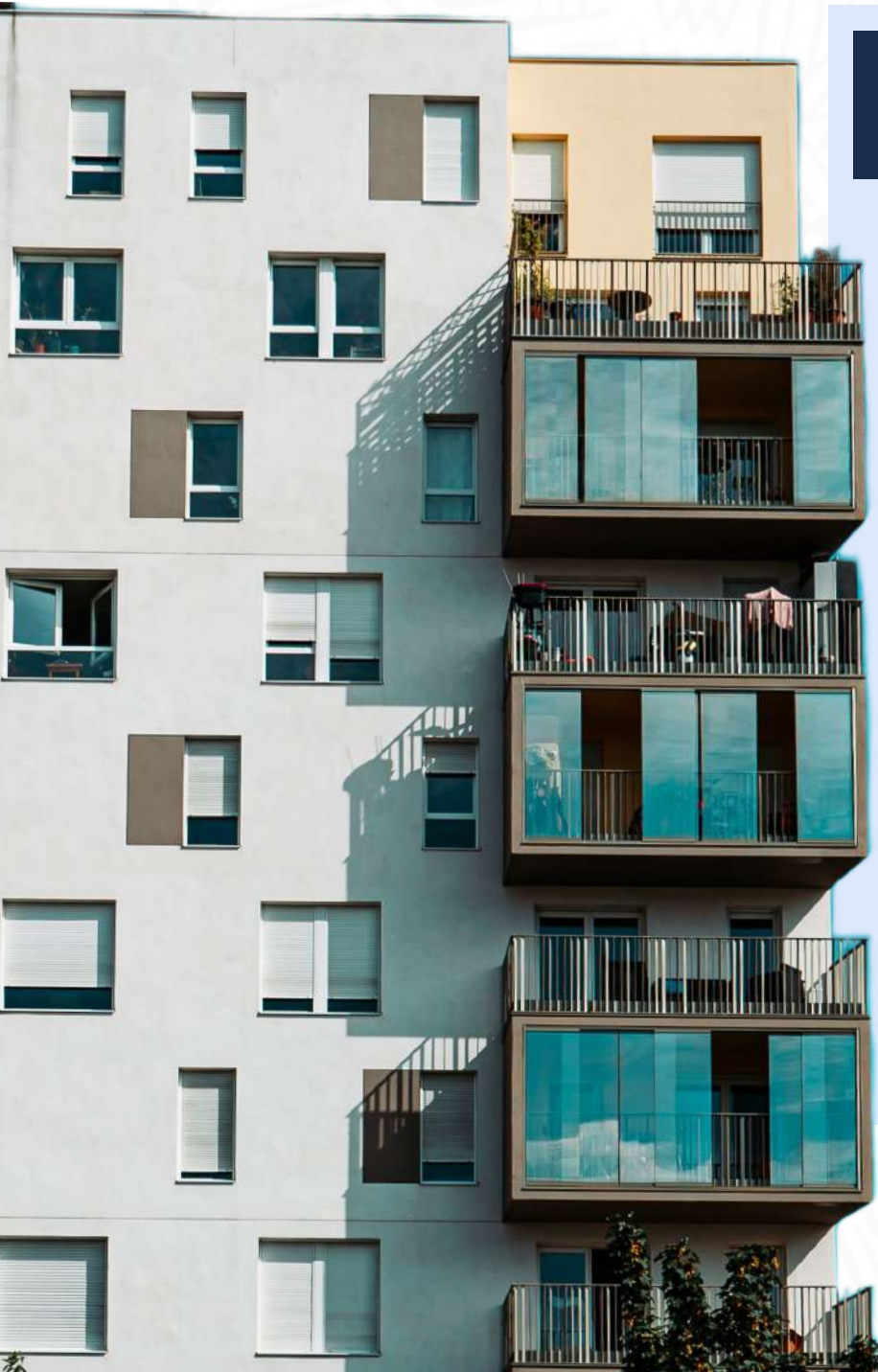
Project Team

Developer:	Trade and Development Bank.
Main Contractor:	China Wu Yi Limited
Architect:	Planning Systems Services
Structural Engineer:	Civil Engineering Design (K) Limited
Quantity Surveyor:	Masterbill Integrated Projects Limited
Lift Contractor:	Schindler Limited

Specifications

Full Address:	Lenana Road
Area:	Kilimani
Status:	Nearing Completion
Grade:	A
Commencement Date:	Q4:2014
Completion Date:	Q4:2022
Land Area:	1.052 acres
Gross Leasable Area:	c. 215,278 sqft
Number of Floors:	20





Residential

Residential Pipeline Dashboard

Top Residential Pipeline Map

The Ridge

Tsavo Skywalk

Cascadia Apartments

Alturah Upperhill

1870 West Residences

Bandari Apartments

Escada

88 Nairobi

Jabavu Residence

Enaki Town

MiVida Garden City

Featured Pipeline Project

Pangani Affordable Housing Development

Residential Pipeline Dashboard

Summary

Nairobi's residential market has been in a state of constant undersupply as the population and demand continue to grow at a faster pace than housing delivery.

Most of this demand is within the lower to middle class segment, although, new supply has historically focused on the luxury segment. However, the past 3 years have been landmark years for development in the middle income space with the advent of the Government's drive towards affordable housing.

Based on the data we are tracking, there are over 160,000 units in the pipeline across the different classes of luxury to affordable housing projects.

The market is also seeing increased demand for shortlet apartments. Active rentals in Nairobi have grown two-fold between 2019 and 2022 to over 12,000 rentals. As a result, this is also emerging as an opportunity for some developers looking to debut the market

As such, based on our findings, the outlook for the market is positive, especially in the non-luxury segments.

STOCK SUMMARY

Total Stock
— Units

Total Pipeline
160k+ Units

Market Status

OVERSUPPLY

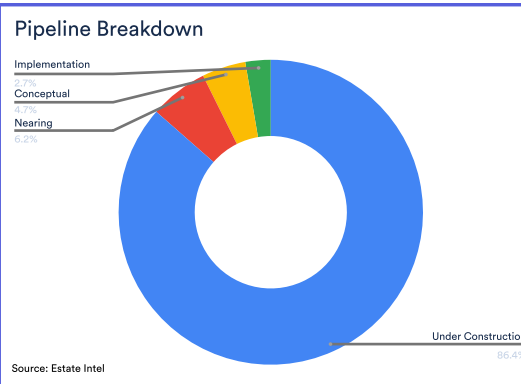
UNDERSUPPLY

Outlook

Prime: **NEGATIVE**

Mid-Low: **POSITIVE**

Source: Estate Intel



2022 Biggest Developers

TSAVO
earn while you sleep

CENTUM

CASARI
DEVELOPERS

MI VIDA
MY HOME, MY LIFE

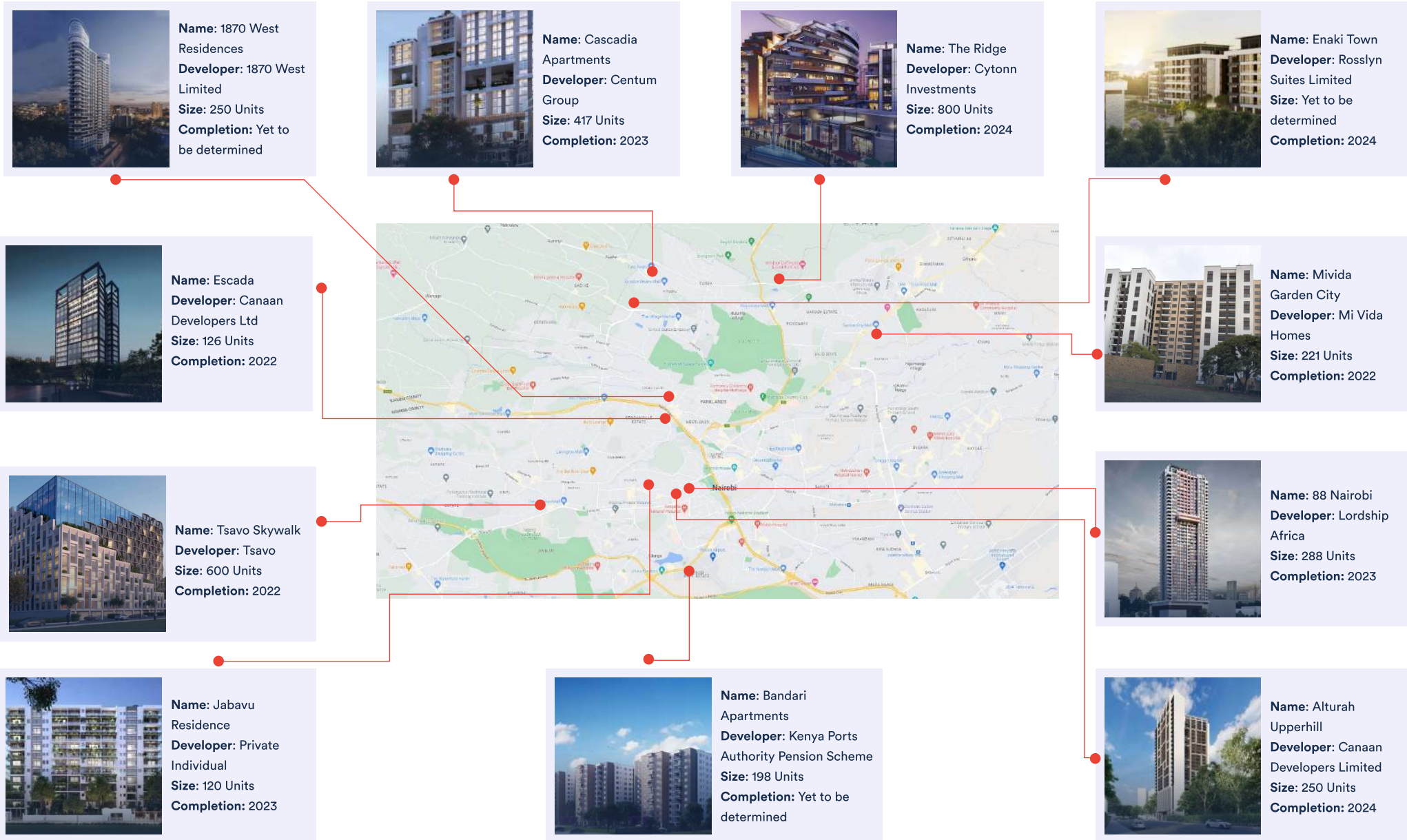
AMS PROPERTIES
Building Range. Creating Lifestyle.

Source: Estate Intel

2022's BIGGEST COMPLETIONS

- 1 Tsavo Skywalk**
600 Units
- 2 Cascadia Apartments**
417 Units
- 3 Mi Vida Garden City**
221 Units

Residential Pipeline Map





Pangani Affordable Housing Development

Featured Residential Pipeline Project

Pangani Affordable Housing Development is a residential development located along Ring road, and in the vicinity of Thika super highway. It is being built by Tecnofin (Kenya) Limited & Urban Housing Renewal Development Limited. The development is built to specifically cater to lower and middle income individuals.

Project Team

- Developer: Tecnofin (Kenya) Limited & Urban Housing Renewal Development Limited
- Main Contractor: China Wu Yi Limited
- Architect: Planning Systems Services
- Structural Engineer: Civil Engineering Design (K) Limited
- Quantity Surveyor: CMAS Quantity Surveyors Limited
- Services Engineer: LDK Africa Limited



Specifications

- Full Address: Ring Road Ngara
- Area: Pangani
- Status: Under Construction
- Grade: Affordable
- Expected Completion Date: Q1:2023
- Number of Floors: 18
- Number of Units: 1,526 Units





Hospitality

Hospitality Pipeline Dashboard

Top Hospitality Pipeline Map

JW Marriott

MGallery Gigiri

Divine Residences

Somerset Rosslyn

Kwetu Nairobi

Hilton Nairobi (Stalled)

Featured Pipeline Project

JW Marriott

Hospitality Pipeline Dashboard

Summary

Nairobi's hospitality development pipeline is estimated at 2,600 keys in 2022. While this is a significant addition to the current stock, W Hospitality observed that this was a 30% decline in development compared to 3,733 keys recorded in 2021. Still, the new supply coupled with the existing stock estimated at over 12,000 keys, is expected to continue to negatively impact on room rates with occupancies remaining low at approximately 57% compared to pre-pandemic levels of approximately 64%.

GTC's Marriott International has been the key headliner in the sector, with the hotel set to be the first Marriott operated hotel in East Africa. Other notable completions expected in the market include Kwetu Hilton Nairobi and MGallery Gigiri.

Overall, the sector is expected to see renewed optimism based on the recent recovery in international arrivals that surged by 91% in the first half of 2022 recorded at 924,812 international visitors. Nairobi's position as a regional hub too means that the city remains well positioned for business travellers who accounted for approximately 28% of inbound arrivals recorded in H1 2022

As such, this renewed optimism in the sector means that our outlook for the sector is neutral despite the significant supply expected on to the market

STOCK SUMMARY

Total Stock
12,538 keys

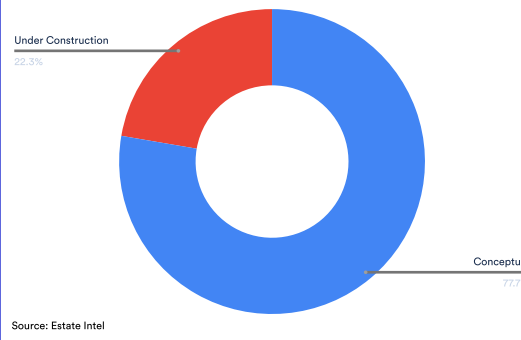
Total Pipeline
2,600 keys

Market Status
OVERSUPPLY 📉

Outlook
NEGATIVE 📉

Source: Estate Intel, W Hospitality

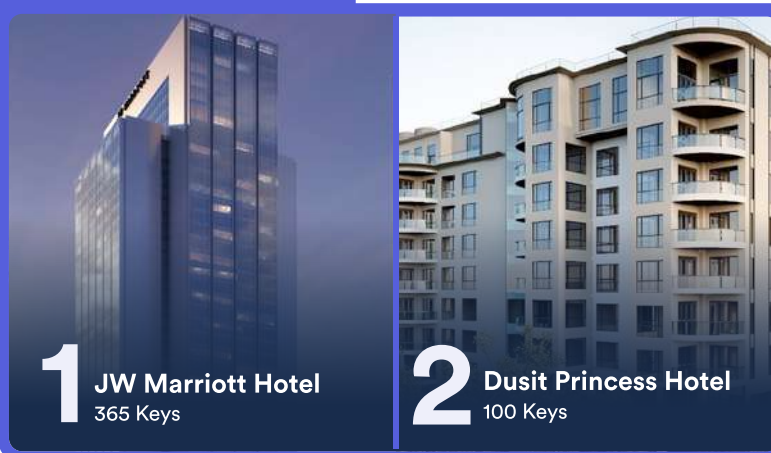
Pipeline Breakdown



2022 Biggest Developers




2022's BIGGEST COMPLETIONS



*in the luxury segment.

Hospitality Pipeline Map



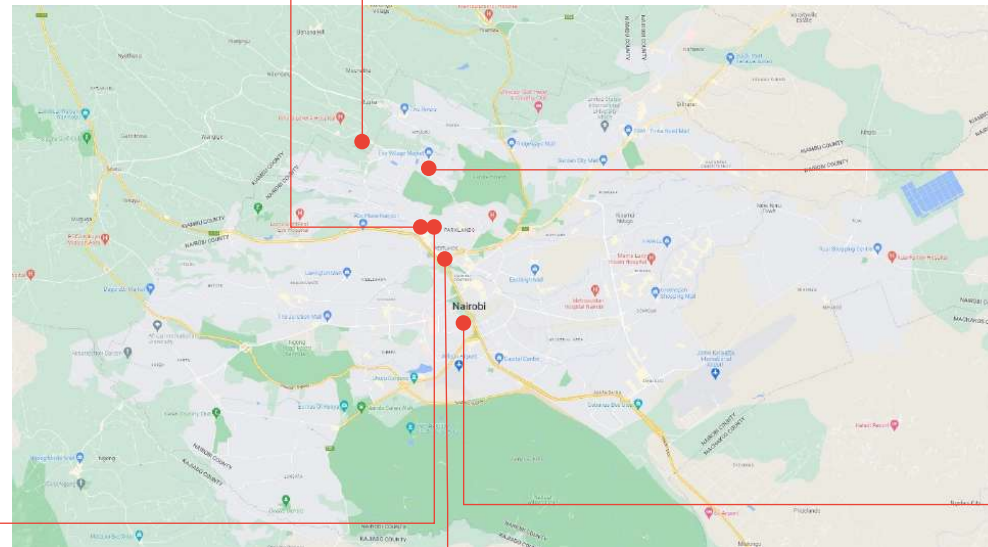
Name: Divine Residences
Developer: VAAL Real Estate
Size: 252 keys
Completion: 2023



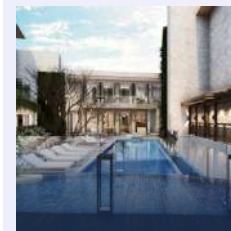
Name: Somerset Rosslyn
Developer: The Ascott Limited
Size: 150 keys
Completion: 2024




Name: MGallery Gigiri
Developer: Ikono Investments
Size: 105 keys
Completion: 2023




Name: JW Marriot Hotel
Developer: Avic International
Size: 365 keys
Completion: 2022



Name: Kwetu Nairobi
Developer: Hilton
Size: 100 keys
Completion: 2022



Name: Hilton Nairobi Upperhill
Developer: White Lotus Projects
Size: 255 keys
Completion: Stalled



Featured Hospitality Pipeline Project

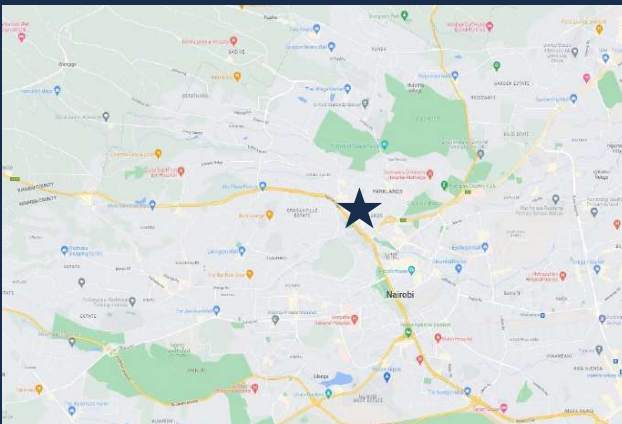
The upcoming JW Marriott hotel is set to be hosted in the Global Trade Center Towers, popularly known as GTC Towers. The development is a mixed use development located in Westlands, Nairobi. The development was designed to be an HOPSCA model (Hotel, Office, Parking, Shopping mall, Convenience, and Apartments).

Project Team

Developer:	Avic International Holding Corporation
Architect:	Triad Architects
Main Contractor:	Zhejiang Chengjian Construction Limited
Structural Engineer:	Gibb Engineering
Quantity Surveyor:	Integrated YMR Partnership

Specifications

Full Address:	Intersection of Waiyaki Way and Chiromo Lane
Area:	Westlands
Status:	Nearing Completion
Grade:	5 Star
Commencement Date:	2016
Completion Date:	2023
Number of Keys:	365 Days





Retail

Retail Pipeline Dashboard

Top Retail Pipeline Map

Shujah Mall

Global Trade Centre (GTC) Retail

Comesa Mall

The Beacon Mall

Business Bay Square (BBS) Mall

My Town Mall

Featured Pipeline Report

Business Bay Square Mall

Summary

Currently representing 15% of total stock, Nairobi's retail pipeline remains limited with majority of the developments (64%) being on hold. This follows on the oversupply recorded between 2016 and 2018 that has seen total stock accumulate to approximately 6,921,194 sqft.

Interestingly, Nairobi continues to feature as one of the leading retail hubs across Sub Saharan Africa with a retail density estimated at 0.14, higher than most cities in Africa such as Lagos and Accra who have a recorded density of 0.018 and 0.06 respectively.

The market too has recorded continued global capital interest as evidenced by the recent investment of approximately \$52 million by Proparco and DEG(German Investment Corporation) into Naivas supermarket chains, one of Kenya's leading retailer.

However, with poor access to the crucial foreign exchange required for imports, a depreciating currency and increasingly unaffordable rents, the future looks gloomy for the sector.

On a more positive note, neighbourhood malls and convenience retail stores are emerging as a clear winner in Nairobi's retail market outlook. The emergence of retail bazaars has seen essential services such as groceries and pharmacies remain accessible to consumers.

While these malls could essentially price out the more formal retail developments, they are unlikely to see any institutional capital interest due to the lack of scale associated with them.

STOCK SUMMARY

Total Stock
6,921,194 sqft

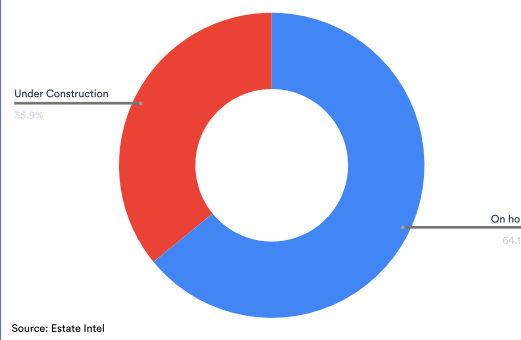
Total Pipeline
1,065,627 sqft

Market Status
OVERSUPPLY 📉

Outlook
NEGATIVE 📉

Source: Estate Intel

Pipeline Breakdown



2022 Biggest Developers

Kiloran Development Group

Source: Estate Intel

2022's BIGGEST COMPLETIONS

1 Business Bay Square Mall
c. 223,889 sqft

Retail Pipeline Map



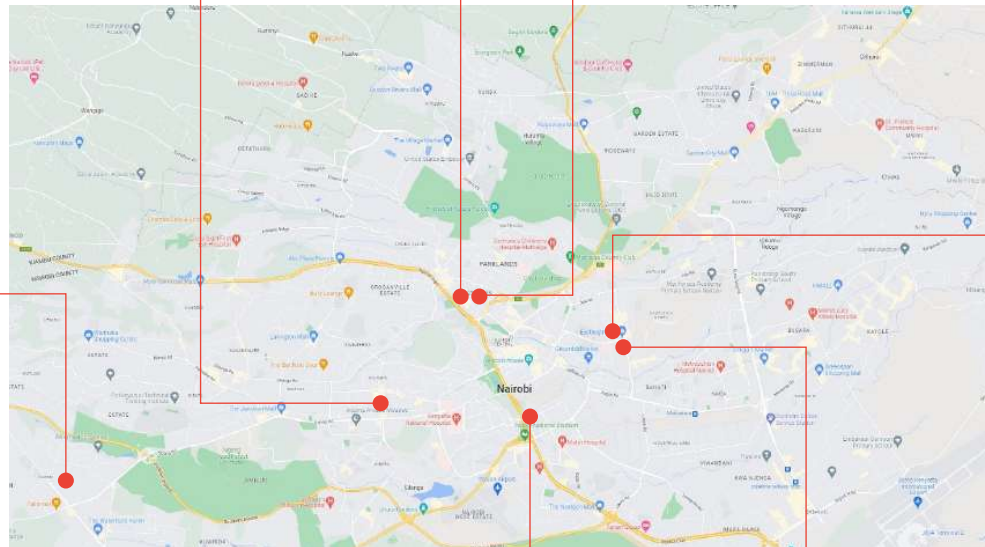
Name: Shujah Mall
Developer: Silver Dash Private Limited
Size: Yet to be determined
Completion: Yet to be determined



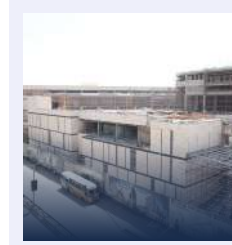
Name: Global Trade Center (GTC)
Developer: Avic International Holding Corporation
Size: 124,775 sqft
Completion: 2022



Name: Broadwalk
Developer: Ojijo Properties Ltd
Size: 147,003 sqft
Completion: 2022



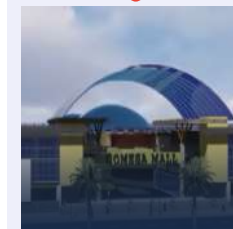
Name: MyTown Karen
Developer: MySpace Properties
Size: c. 105,448 sqft
Completion: Conceptual



Name: Business Bay Square Mall
Developer: Ten Commodities and Wholesalers Limited
Size: c. 223,889 sqft
Completion: 2022



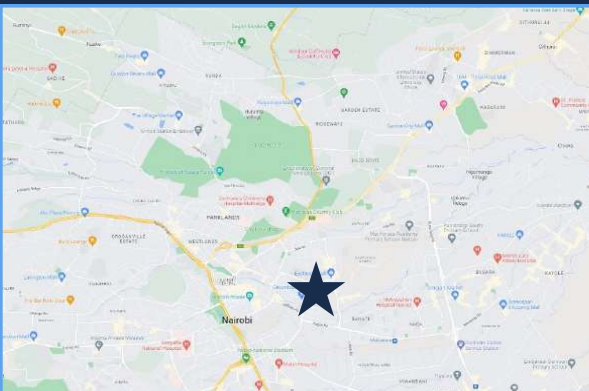
Name: The Beacon Mall
Developer: Kiloran Development Group
Size: 306,771 sqft
Completion: Yet to be determined



Name: Comesa Mall
Developer: Darasa Investment Limited
Size: c. 119,996 sqft
Completion: Yet to be determined



Business Bay Square Mall



Featured Retail Pipeline Project

Business Bay Square Mall is a mixed use development located at the intersection between Timboroa Street and General Waruinge Street. The retail section, which is the first phase of the project is a 223,889 sqft building. Facilities which will be offered include: entertainment facilities, food court, ample parking spaces, event spaces amongst many others.

Project Team

Developer:	Ten Commodities and Wholesalers Limited
Main Contractor:	CRJE (East Africa) Limited
Architect:	Maestro Limited
Structural Engineer:	Stroutel Africa
Project Manager	BML Limited

Specifications

Full Address:	General Waruinge Street
Area:	Eastleigh
Status:	Under Construction
Grade:	B
Completion Date:	Q4:2022
Gross Leasable Area:	223,889 sqft
Number of Floors:	4



Industrial

Industrial Pipeline Dashboard

Top industrial Pipeline Map

Infinity Industrial Park

BSS Business Park

ALP West Logistics Park Phase

3&4

Orbit Warehouses

Nairobi Gate

Featured Pipeline Project

ALP West Logistics Park Phase 3

Summary

The industrial sector continues to be one of Nairobi's leading real estate market sector. Developers' interest matched with occupiers' demand especially in the SMEs, agricultural and FMCG sectors means that there are unlimited opportunities in the market for investors.

With only 11% of the total stock estimated at 17 million sqft under development, the market remains largely undersupplied especially with regards to purpose built warehousing.

As such, investors are increasingly exploring the space with private equity or investor-operator type models. Quite notably, over 80% of the projects in the pipeline we are tracking are already under construction, while the others remain conceptual.

Key projects in the industrial pipeline include the Infinity Industrial Park, Nairobi Gate Phase 2, BSS Business Park and ALP West logistics Phase 3 .

Overall, our outlook for the market is positive with increased infrastructure development coupled with a renewed focus in the government's manufacturing commitment, set to result in further development focus in the sector.

STOCK SUMMARY

Total Stock
17,222,257 sqft

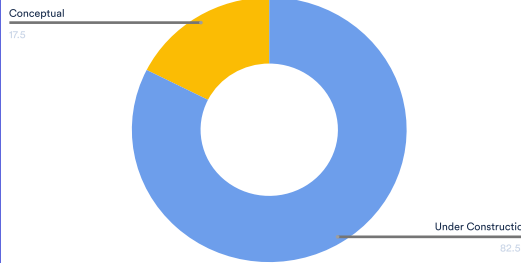
Total Pipeline
1,868,602 sqft

Market Status
UNDERSUPPLY

Outlook
POSITIVE

Source: Estate Intel

Pipeline Breakdown



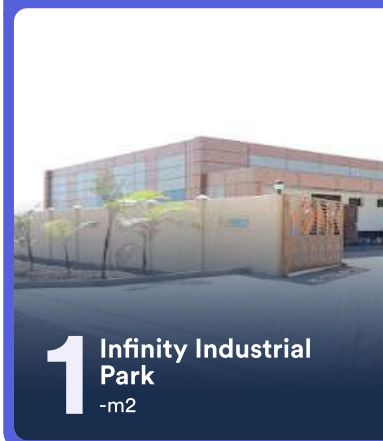
Source: Estate Intel

2022 Biggest Developers



Source: Estate Intel

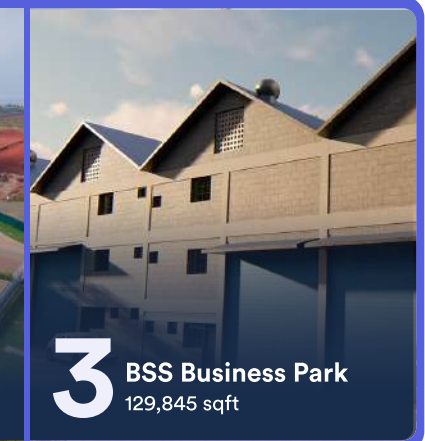
2022's BIGGEST PIPELINE PROJECTS



1 Infinity Industrial Park
-m2



2 ALP West Logistics Park 3 & 4
215,278 sqft



3 BSS Business Park
129,845 sqft

Industrial Pipeline Map



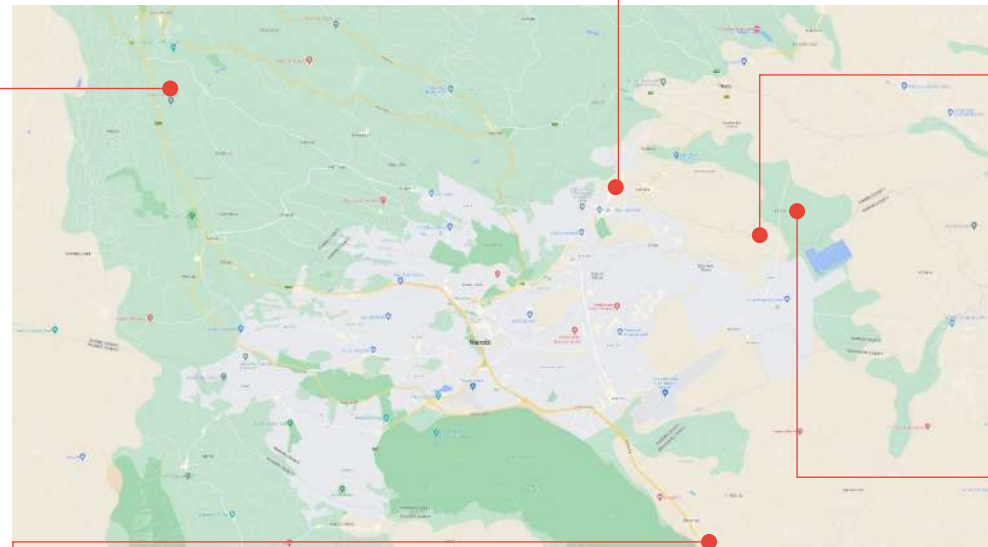
Name: ALP West Logistics Park Phase 3&4
Developer: Africa Logistics Properties (ALP)
Size: 215,278 sqft
Completion: -



Name: BSS Business Park
Developer: BSS Business Park Limited
Size: 129,844sqft
Completion: -



Name: Infinity Industrial Park
Developer: Abacus Group
Size: TBC
Completion: -



Name: Orbit Africa
Developer: GRIT Real Estate Income Group
Size: 158,670 sqft
Completion: -

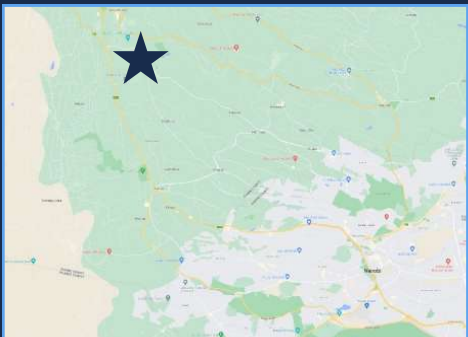


Name: Nairobi Gate
Developer: Actis
Size: TBC
Completion: : Yet to be determined



UNDER
CONSTRUCTION

ALP West Phase 3



Featured Industrial Pipeline Project

Africa Logistics Park (ALP) West Phase 3 is the third phase of the development being built by Africa Logistics Properties. The project is named Kariba and located in Kiambu County. It has a Gross area of 129,000 sqft as well as facilities including; backup generator, solar provisions, independent water and power meters, amongst others.

Project Team

Developer:	Africa Logistics Properties
Main Contractor:	Yet to be Confirmed
Project Manager:	Egyptian Engineering Group for Consultancy
Structural Engineer:	Yet to be Confirmed
Architect:	Egyptian Engineering Group for Consultancy

Specifications

Full Address:	Ngecha Chunga Mali Road, Limuru,
Area:	Kiambu County, Kenya
Status:	Under Construction
Grade:	Grade A
Commencement Date:	Q3:2021
Completion Date:	Q4:2023
Size:	129,000 sqft
Clearance Height:	12 Meters

A new era of government could positively impact the market

After a prolonged election period, the inauguration of Kenya's new president, hopefully means positive news for the real estate sector.

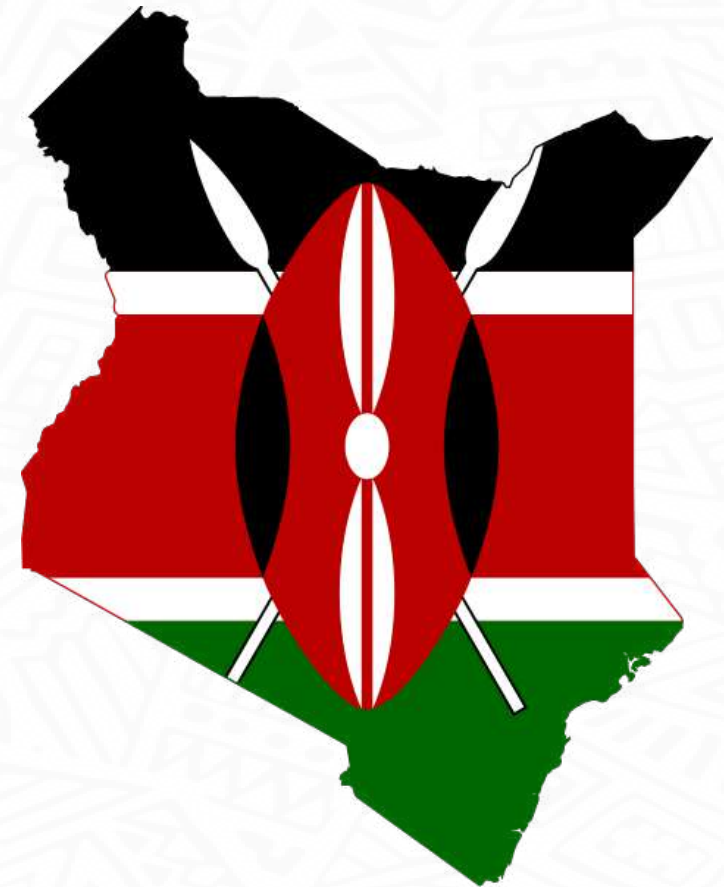
Generally, the real estate sector saw a relatively bullish return to market activity in the first quarter of the year. However, with rising inflation due to the Russia-Ukraine war and election related uncertainty, a general slowdown was observed in the market as occupiers opted for a 'wait and see' approach. Development activity also slowed down as a result of the currency fluctuation and increased cost of construction materials such as cement.

Following on the election, we expect varied performance across the market underpinned by a number of factors key among them being currency stabilization and lowering the cost of capital.

The Kenyan Shilling has continued to depreciate against the dollar over the past few months. On a positive note, this has resulted in a spike in demand for prime residences by foreign buyers. For example, a buyer looking to buy a USD 100,000 property in Kenya in September 2022 compared to a year ago will get approximately 9% in savings if bought in local currency.

However, this continued depreciation is likely to impact on market supply with developers putting on hold upcoming developments due to the increased cost of access to imports as well as potential challenges in the repatriation of profits in the unlikely event of dollar shortages. As such, the ability to stabilize the Kenyan currency and prevent further depreciation will be key in ensuring positive market performance.

Overall, if inflation doesn't spiral further and the currency stabilizes, real estate prices could continue to rise modestly with transaction volumes expected to pick up towards the end of the year.



Data is the 'new oil'

As Africa's 'Silicon Savannah', Nairobi has recorded an increased need for data centres. Coupled with the adoption of data localisation laws as well as a stable business environment, the city has seen data centre's supply increase to approximately 10 MW. Interestingly, over 80% of this stock has come up over the past 5 years, with the development pipeline looking even more promising at approximately 470% of total stock.

The city's status as a data centre hub has further been elevated by the debut of East Africa's largest hyperscale data centre developed by IX Africa. In addition, the market has seen regional and international data centre operators such as Paix, Africa Data Centres, iColo enter the market pointing to the booming nature of the Data Centres sector.

STOCK SUMMARY

Total Stock
10.58 MW

Total Pipeline
49.8 MW

Market Status
UNDERSUPPLY

Outlook
POSITIVE

Source: Estate Intel, DC Byte

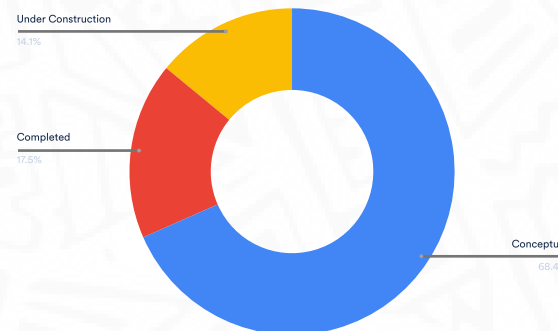
2022 Biggest Developers



Source: Estate Intel



Data Centers Market Dashboard



Data Centres Market Share



Source: Estate Intel, DC Byte



IX Africa Data Centre



Featured Data Centre

IX Africa Data Centre is a hyperscale data centre located along Mombasa road in Nairobi. The project is being developed by IXAfrica and is set to be the first hyperscale data centre in Eastern Africa.

The development comprises three data centre buildings: a 4,314m² facility with two data halls and 4.5 MW of critical IT capacity; a 6,098m² facility with three data halls and 9 MW of capacity; and a 5,175m² facility with two data halls and a capacity of 5.4 MW. Upon full buildout of the planned data centres, the facility will deliver just under 19 MW of capacity across 3,564 racks divided throughout 6,621m² of white space.

Project Team

Developer: IX Africa
 Quantity Surveyor: Turner & Townsend
 Architect: Triad Architects

Specifications

Area: Mombasa Road
 Status: In Progress
 Grade: A
 Completion Date: Q4:2023
 Total White Space : 6,621 m²
 Number of Floors: 3

We love your feedback!

Contact us on any of the emails below for any feedback, correction or project additions!

Dapo Runsewe
Senior Analyst
dapo@estateintel.com

Oyindamola Ladejobi
Analyst
oyindamola@estateintel.com

Deborah Jesusegun
Analyst
deborah@estateintel.com

Rahman Olayiwola
Graduate Analyst
rahman@estateintel.com

Grace Thirikwa
Analyst
grace@estateintel.com

Tilda Mwai
Research Lead
tilda@estateintel.com

Get the Extended 2022 Nairobi Pipeline Report

Includes:

List of all projects

Project team members

Building specifications

FOR ENQUIRIES

research@estateintel.com | www.estateintel.com