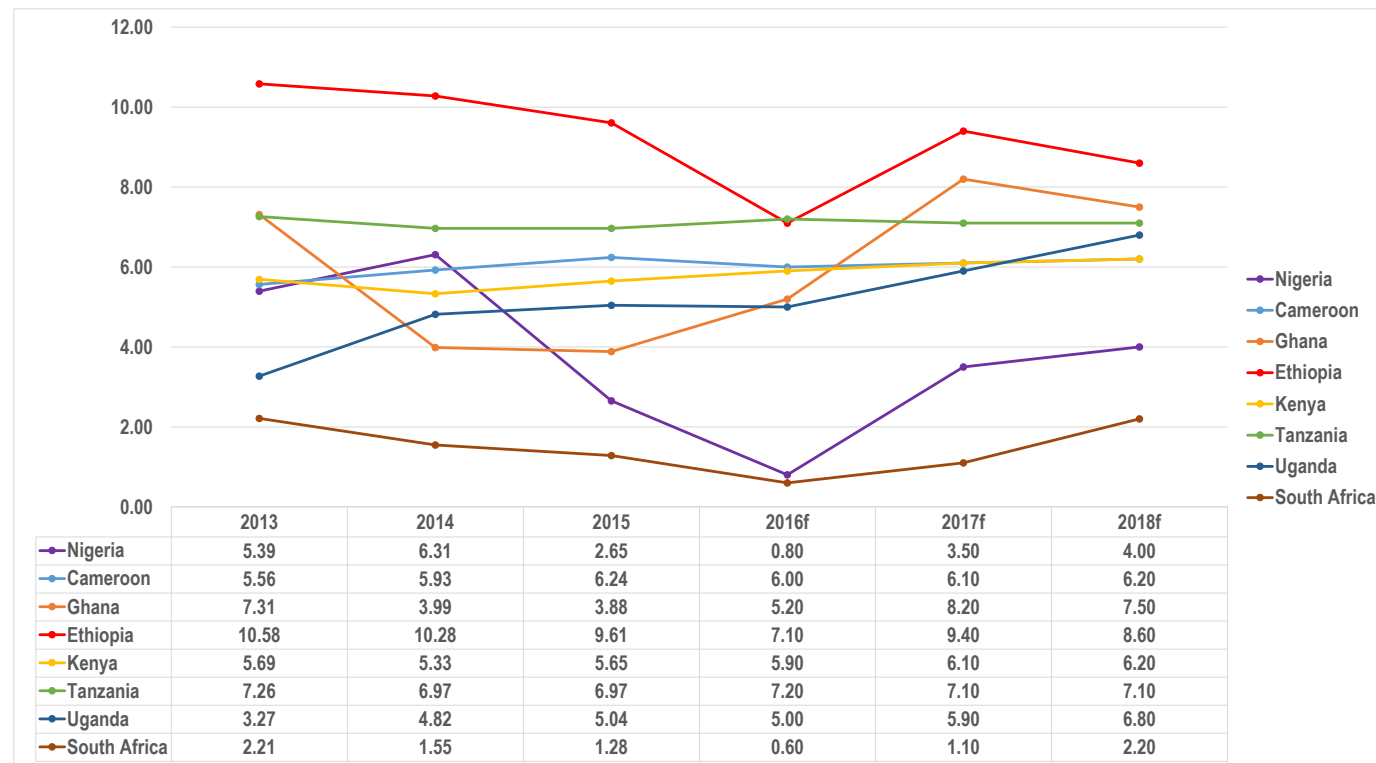


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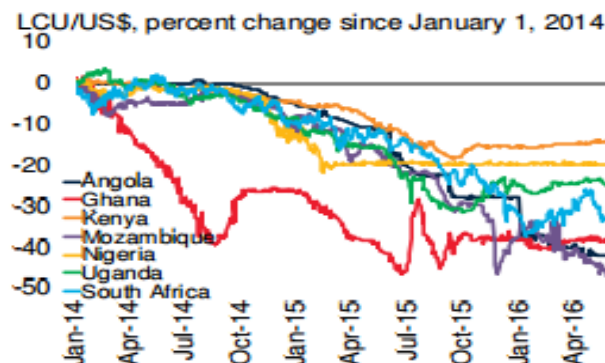
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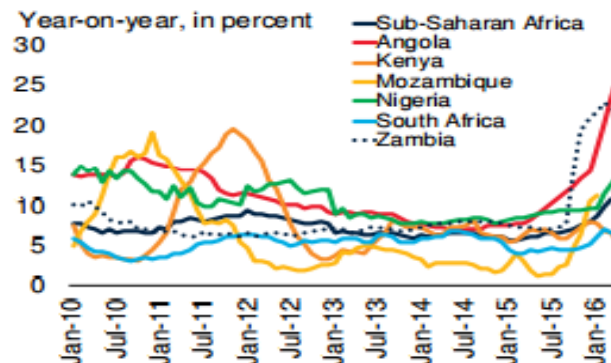
■ GDP RATES OVER TIME



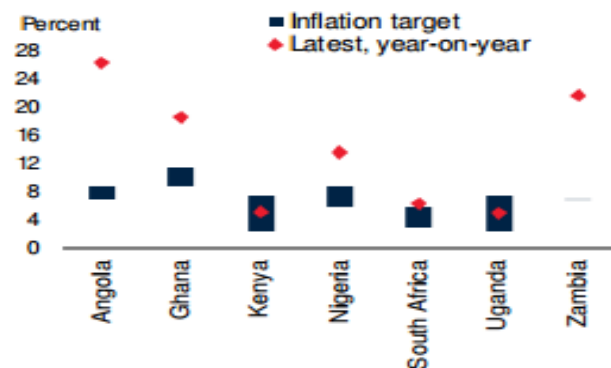
A. Exchange rates



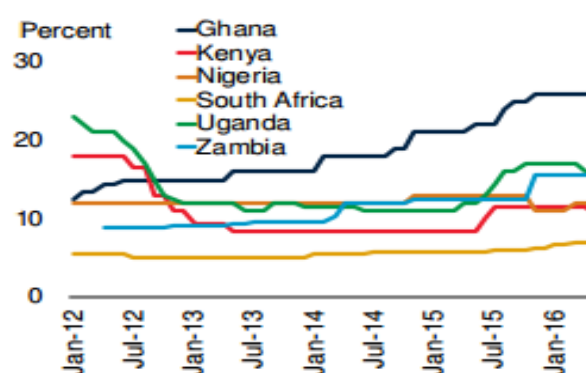
B. Inflation



C. Inflation: actual vs. target



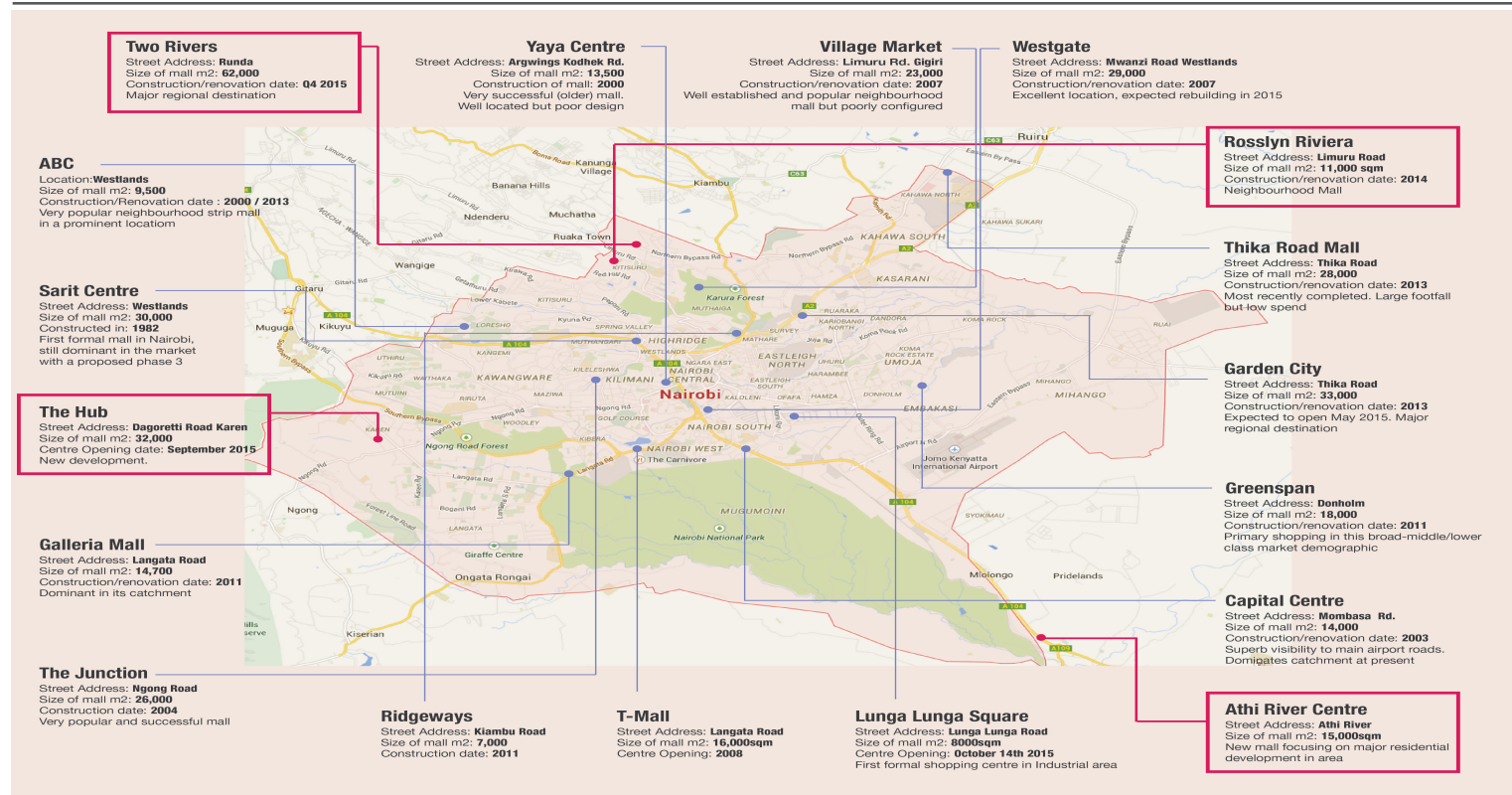
D. Policy interest rates



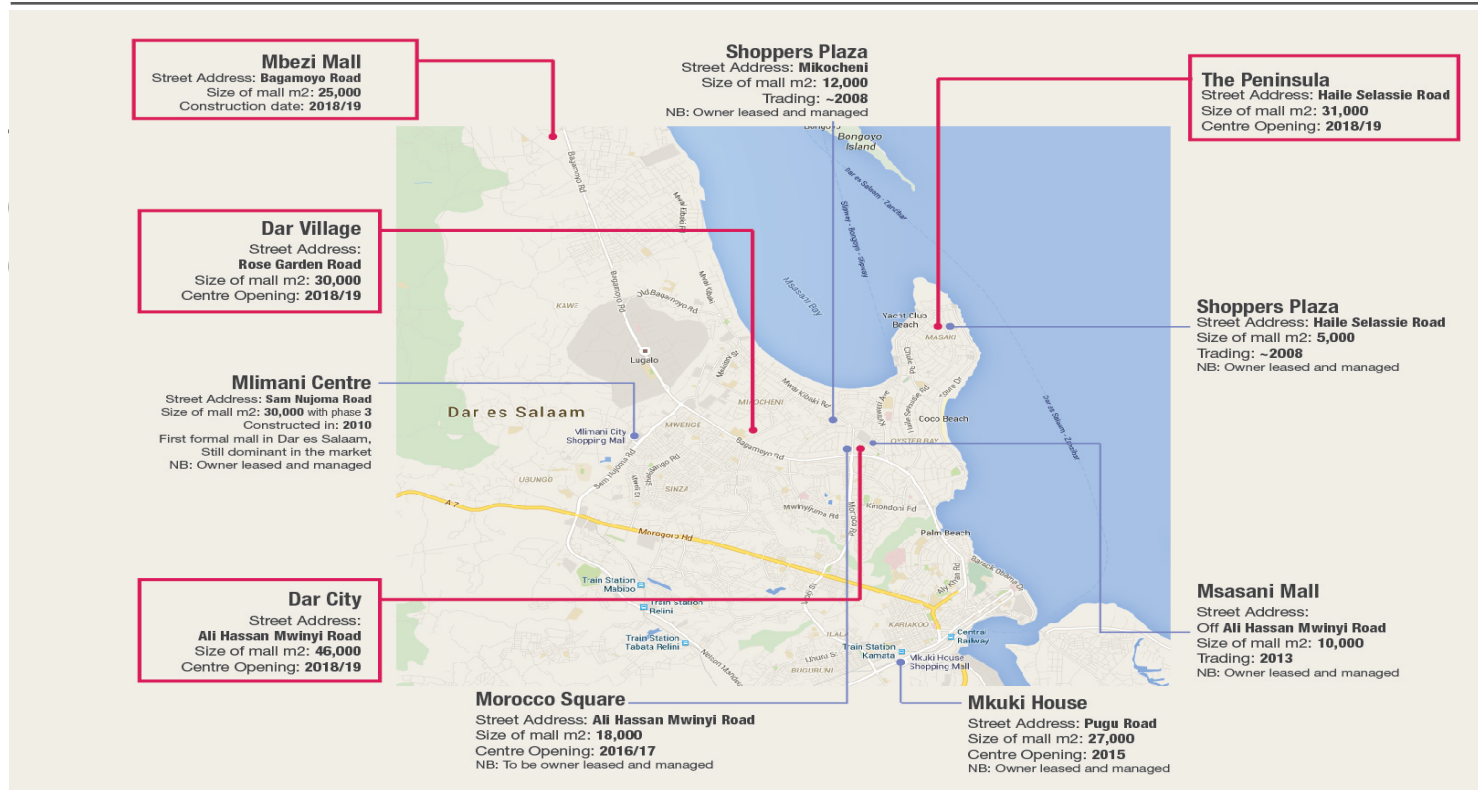
Sources: Haver Analytics, World Bank.

Note: Last observations are May 25, 2016 for A, April 2016 for B and C, and May 2016 for D.

NAIROBI RETAIL OUTLOOK



DAR ES SALAAM RETAIL PIPELINE 2018/19



KAMPALA-RETAIL OUTLOOK

Details of Major Retail Malls in the Kampala area.

Garden City

Catchment areas: Kampala CBD, Kololo, Nakasero, Mulago
Distance from CBD: 2.5km
Approx GLA: 25,000m²

Oasis Mall

Catchment areas: Kampala CBD, Kololo, Nakasero, Mulago
Distance from CBD: 2.4km
Approx GLA: 10,000m²

Shoprite - Downtown

Catchment areas: Kisenyi, Kiseka, Nakivubo, Kampala CBD
Distance from CBD: 1.1km
Approx GLA: 6,000m²

Shoprite - Lugogo

Catchment areas: Bugolobi, Bukoto, Kiira, Kamukoya, Nakawa
Distance from CBD: 3.7km
Approx GLA: 9,800m²

Acacia Mall

Catchment areas: Mulago, Kololo, Nakasero, Bukoto, Kiira, Kisimiro, Kamukoya
Distance from CBD: 4km
Approx GLA: 16,316m²

Freedom City Mall

Catchment areas: Namasuba, Najjanankumbi, Lubowa, Katwe
Distance from CBD: 5.6km
Approx GLA: 20,000m²

Metropole Mall

Catchment areas: Naalya, Kiwatule
Distance from CBD: 13.8km
Approx GLA: 14,000m²

Ham Towers

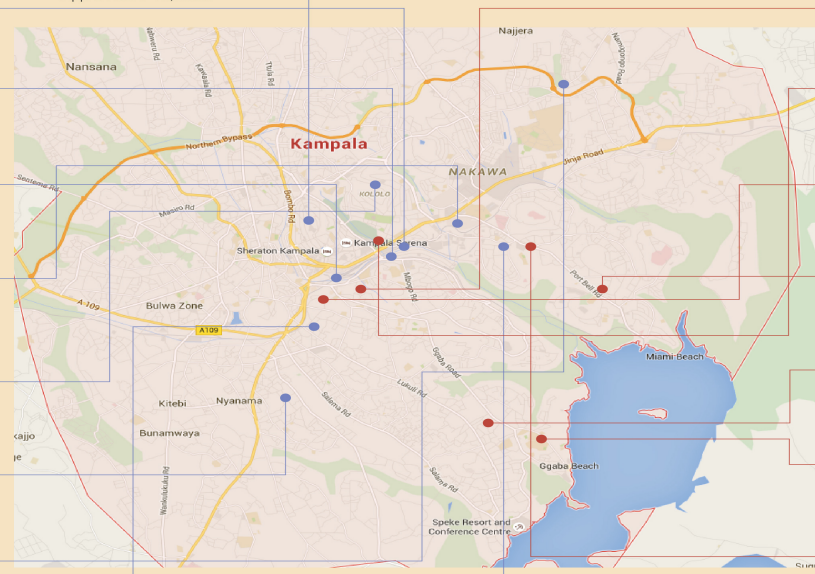
Catchment areas: Kampala CBD, Makerere, Nakulabye
Distance from CBD: 3.3km
Approx GLA: 10,000m²

Muganzirwaza Commercial Complex

Catchment areas: Kampala CBD, Katwe, Kibuye
Distance from CBD: 3km
Approx GLA: 9,000m²

Village Mall

Catchment areas: Kampala CBD, Katwe, Kibuye
Distance from CBD: 5km
Approx GLA: 9,700m²



Proposed Major Retail Developments.

The Arena Mall

Catchment areas: Nsambya, Ggaba, Kabalagala, Kibuli
Distance from CBD: 2km
Approx GLA: 14,000m²

Kingdom Mall

Catchment areas: Kampala CBD, Kololo, Nakasero, Mulago
Distance from CBD: 2.4km
Approx GLA: 42,000m²

Katwe Royal Market - Downtown

Catchment areas: Kisenyi, Kiseka, Nakivubo, Kampala CBD
Distance from CBD: 3km
Approx GLA: 1,800m²

Luzira Mall

Catchment areas: Luzira, Bugolobi, Kitintale, Mutungo
Distance from CBD: 3.7km
Approx GLA: 9,800m²

Neighborhood Mall

Catchment areas: Ggaba, Munyonyo, Kansanga, Kabalagala
Distance from CBD: 9.4km
Approx GLA: 20,000m²

Neighborhood Mall

Catchment areas: Ggaba, Munyonyo, Kansanga, Kabalagala
Distance from CBD: 9km
Approx GLA: 7,500m²

Bugolobi Mall

Catchment areas: Bugolobi, Mbuya, Nakawa, Kitintale
Distance from CBD: 5.9km
Approx GLA: 30,000m²

KIGALI-RETAIL OUTLOOK

No principal Anchor (70% Vacant)
Telecom and Banks
Catchment: **CBD + Nyabugogo**
Distance from CBD: **0 Km**

ANCHOR (Nakumat and Cinemas)
+60 shops
Catchment: **Kigali**
Distance from CBD: **0 Km**

+20,000 sqm Expected GLA in total
Opening : **2017**
Catchment: **CBD+Nyabugogo**
Distance from CBD: **0 Km.**

+20,000 sqm Expected Retail GLA
Opening: **2018**
Catchment: **Kigali**
Distance from CBD: **0 Km.**

Century Park (Mix Use)
Distance from CBD: **8 Km.**

MTN Shopping Center
ANCHOR: German Butchery (Supermarket)
Financial Services & Restaurants
+30 shops (GLA Retail 6,000)
Catchment: **Nyarutarama + Remera**
Distance from CBD: **8 Km.**

Kigali Heights
+6,000 sqm Expected Retail GLA
Opening: **2016**
Catchment: **Kigali**
Distance from CBD: **6 Km.**

T2000
ANCHOR (Chinese Supermarket)
Services, Restaurants
+20 shops
Catchment: **CBD**
Distance from CBD: **0 Km.**

The Market Place
ANCHOR (Market)
Financial, Services, Fashion, Groceries...
+400 shops (GLA Retail 30,000)
Catchment: **Kigali**
Distance from CBD: **0 Km.**

M. Peace Plaza (Mix Use Building)
ANCHOR (Woodlands)
Food Court, Fashion and Services
+50 Shops (GLA Retail 10,000)
Catchment: **Kigali**
Distance from CBD: **0 Km.**

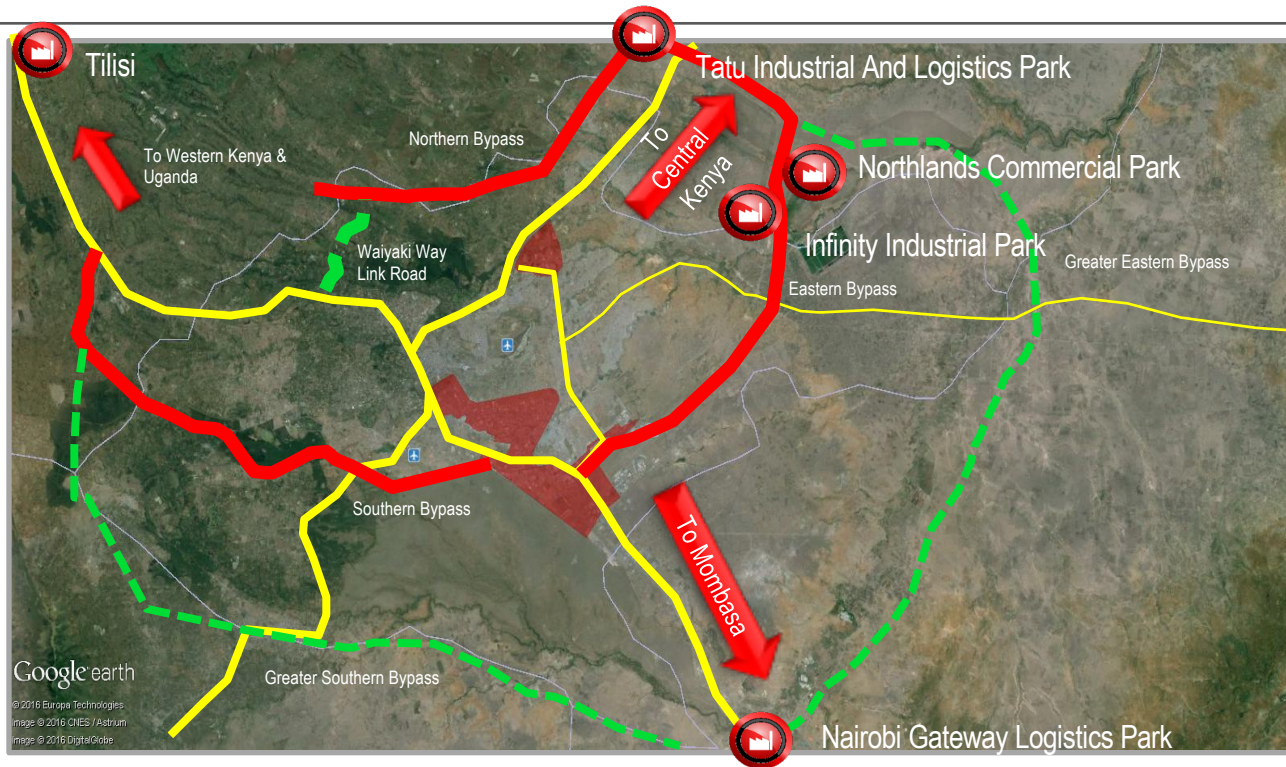
UTC (Mix Use B.)
ANCHOR: NAKUMATT
Services, Restaurants, Telecom
+80 Shops (GLA Retail 10,000)
Catchment: **Kigali**
Distance from CBD: **0 Km.**

SAR Motors
12,000 – 14,000 Expected GLA
Opening: **2016**
Catchment: **Remera**
Distance from CBD: **8 Km.**

—●— **Actual Projects**

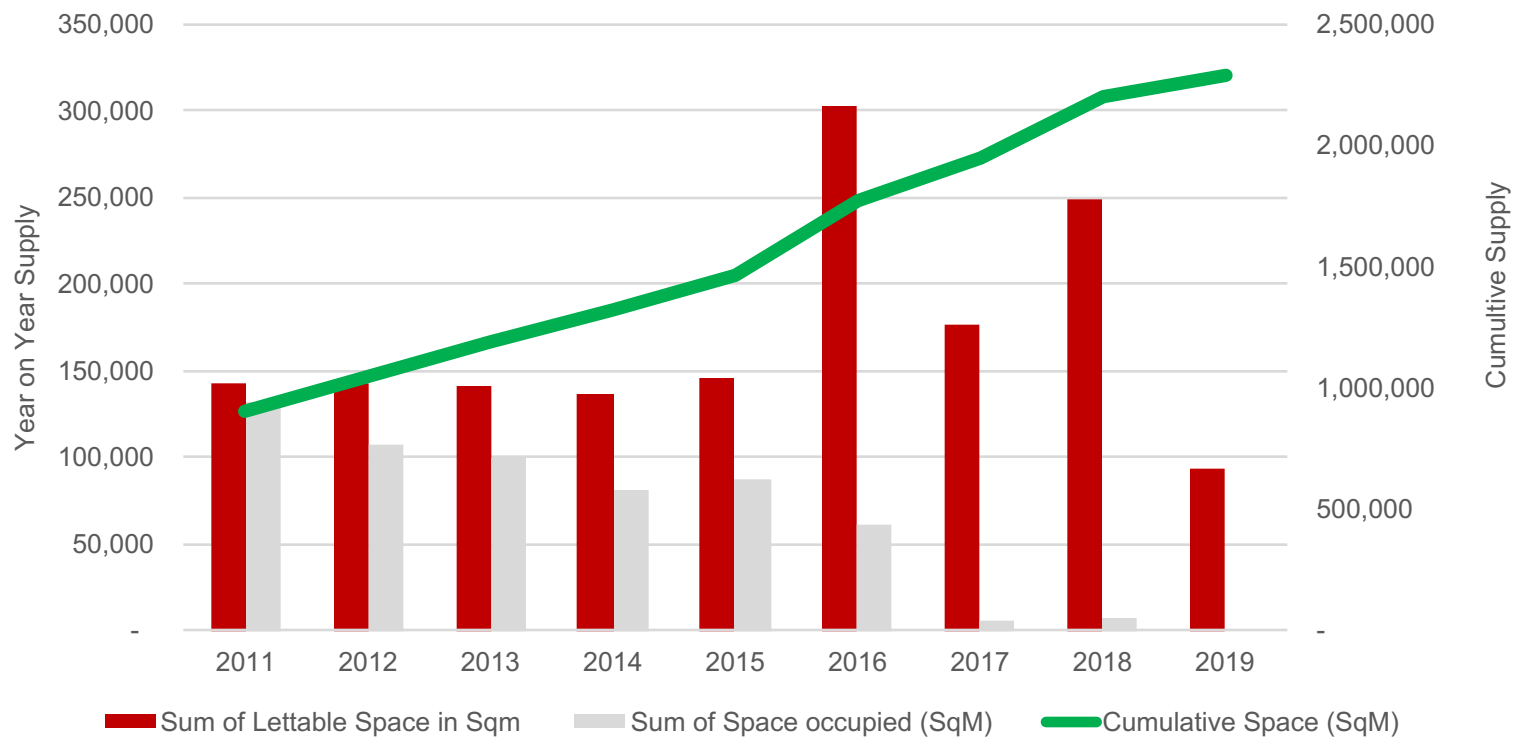
—●— **Future Projects**

INDUSTRIAL TREND CURRENT AND FUTURE NAIROBI



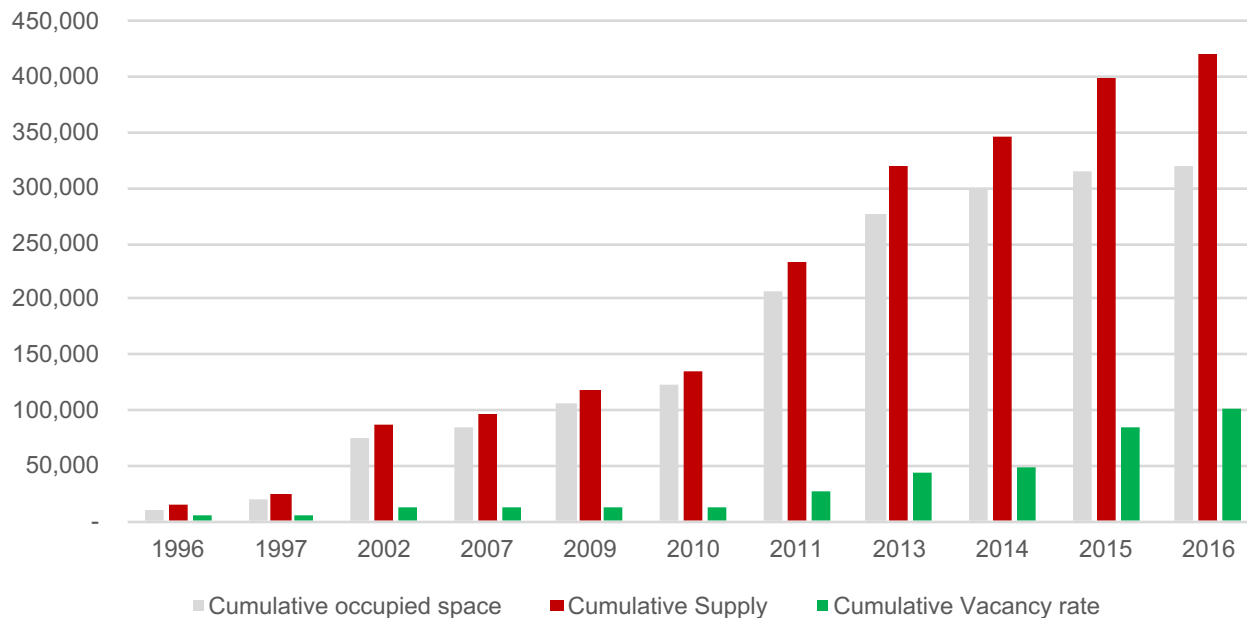
COMMERCIAL OFFICE MARKET-NAIROBI

Nairobi Office Space Supply and Absorption In Square Metres

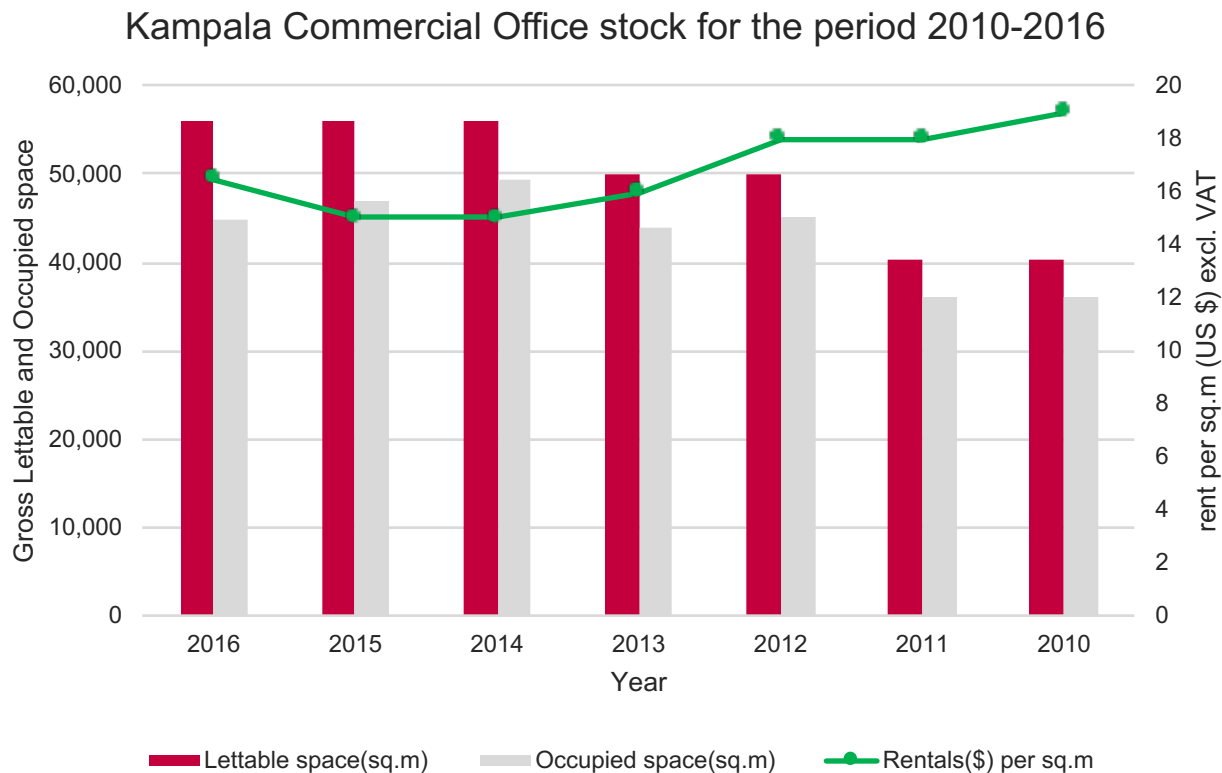


COMMERCIAL OFFICE MARKET-DAR ES SALAAM

Dar es Salaam Commercial office space information (in square metres)



■ COMMERCIAL OFFICE MARKET-UGANDA



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