



CONFIDENTIAL INVESTMENT NOTE

Absa Towers, Nairobi CBD

Sep 1, 2025

Confidentiality Statement:

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Executive Summary



For the institutional investor who recognizes that true value lies in irreplaceable assets, Absa Towers represents the pinnacle of commercial real estate in Nairobi.

This 17-storey landmark is more than a property — it is a **trophy tower**, home to blue-chip tenants delivering consistent, institutional-grade returns in Kenya's established financial heart.

Property Overview

Absa Towers – The Towering Symbol of Financial Excellence Loita & Market Street, Nairobi CBD — Kenya's Financial Epicenter

- **Investment Size:** US\$16,200,000 (KSh 2.1 Billion)
- **Annual Yield:** 9.0%
- **Grade:** Institutional

Investment Opportunity

Command Nairobi's financial district skyline with a building that has defined corporate excellence for over three decades.

Absa Towers is the address of choice for Kenya's financial elite and multinational corporations. In a market where true Grade A towers rarely change hands, this is a rare opportunity to secure an enduring anchor asset.

Market Intelligence

- **Occupancy Rate:** 99.8%
- **Capital Appreciation Outlook:** +12% annually
- **Market Position:** Trophy-grade CBD asset, virtually irreplaceable

Financial Performance

- **Total Investment:** KES 2.1B (Price is subject to VAT)
- **Monthly Income:** ~KES 16M
- **Annual Yield:** 9.0%
- **Net Yield:** 9%
- **Cash-on-Cash:** 8.5%
- **Cap Rate:** 9.5%
- **IRR:** 21%
- **Occupancy Rate:** 99.8%

Premium Features and Amenities

- Grand executive reception area

- Four high-speed Schindler lifts
- Dual backup generator systems (500KVA & 640KVA)
- Solar panel supplementation
- Advanced fibre optic connectivity
- Full handicapped accessibility
- Premium glass curtain walling
- Access-controlled tenant spaces
- Executive security with body scanner & 24-hour CCTV
- Professional water & fire safety systems
- Private executive parking with automated access

Tenure & Title

The property is held under a Leasehold title with a remaining term of 60 years. A comprehensive title search has been conducted, confirming a clear and marketable title.

Exclusive Offering

This opportunity is available to **qualified institutional and accredited investors only**.

Murivest Realty Ltd. — trusted stewards of commercial wealth — is pleased to extend this rare note to a select circle of investors.

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Available 24/7 for international investors

Advisory Note

Murivest Realty Ltd. recommends that prospective investors conduct their own independent financial and legal due diligence before making any investment decision.



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