

MI VIDA HAVE A MANDATE FOR

DISTRESSED LAND AND REAL ESTATE OPPORTUNITIES



INTRODUCTION TO MI VIDA

Mi Vida is a home builder launched in 2019 by Actis and Shapoorji Pallonji Real Estate to address the shortage of quality middle income housing in Kenya.

A Ksh 12 billion funded development platform negates the traditional sole reliance on sales proceeds to start and fund construction. We plan to deliver a minimum of 3,000 residential units.

Mi Vida's first project was launched in August 2019 at Garden City, with 115 units sold within six months. Construction of phase one has commenced using our own equity.

THE OPPORTUNITY

Mi Vida is actively looking to work with developers and financial institutions to access distressed residential projects in the lower or middle income segments. Projects at all stages will be considered; land, pre-sales or construction, however they should meet the criteria listed below:

Land:

- Locations need to be within the geographical confines of the Northern, Southern and Eastern bypass' of Nairobi.
- Preference given to sites within central and /or established residential nodes.
- Residential (multi-dwelling) use endorsed on title.
- Agricultural land will not be considered.
- Local authority zone guidelines permitting multi-storey apartment blocks.
- A minimum of 2 acres.
- Electricity, water and sewage connections.

Projects:

- Minimum of 300 apartment with valid statutory approvals.
- Risk tolerance for projects under construction will be reviewed on case by case basis.
- Unit typology/design should be suitable for our target market and pricing from Ksh 6 to 15 million.

CONTACTS

Interested parties are requested to contact Mr. Mumo Kianga, Development Director at mk@mividahomes.com

ABOUT ACTIS

Actis is a leading investor in growth markets, with a growing portfolio of investments across Asia, Africa and Latin America, and has raised over US\$ 15 billion since inception.

Actis is the largest real estate private equity investor-developer in Sub-Saharan Africa with a long track-record of delivering institutional quality real estate. Actis Africa Real Estate 3 ("ARE3") is the latest fund investing US\$ 500 million of capital exclusively in real estate.

ABOUT SHAPOORJI PALLONJI GROUP

Shapoorji Pallonji (SP) established in 1865 in India and today is a global diversified institution, with a leading presence in the sectors of Engineering and Construction, Infrastructure, Real Estate, Water, Energy and Financial Services. A strong employee base of over 69,000 people, with a presence in over 60 countries.

SP Group has completed projects in over 15 countries in Africa with offices in Kenya, Ghana, Zambia, Gambia, Liberia, Algeria and Mauritius. SP Real Estate is a well-regarded, reputed commercial and residential developer of landmark projects. The company is also developing India's largest affordable housing project 'Shukhobrishti' in Kolkata delivering around 10,000 homes.