

THE OPTIVEN POINT

Experience the Difference

TOP Issue 3/2020



NEW LOOK

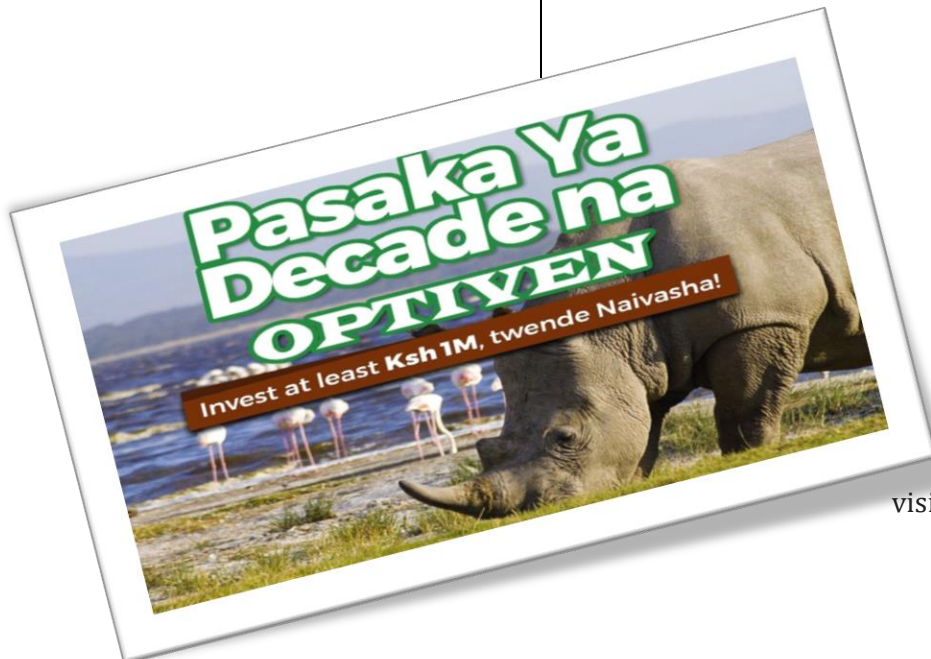
VICTORY GARDENS
Upgrade at Phase V

OPTIVEN FOUNDATION

Transform alike
'Nyayo'

REAL ESTATE

News and
Information



For more information call **0702 831083**,
email us on admin@optiven.co.ke,
feedback on our app Shamba Mkononi,
visit our offices at **Absa Towers, 14th Floor**
or visit our website www.optiven.co.ke

WORD FROM THE CEO

Following in Nyayo's footsteps | *Appreciate and Value People*



*"believe in abundance,
says no to negativity,
appreciate people &
add value to others"*

It is already the third month of the year 2020 – and with it ending, the closure of the first quarter of the year! At Optiven, we are rearing to go and are optimistic that this is the decade when things will get better. Better for us as a business entity, better for our associates as investors of their human capital, better for our customers as we seek to give them a spectacular experience and better for

the future, because the decade holds great promises. Do you believe this with us?

In the last month we have seen a number of developments in the country, key of which was the passing on of Kenya's second president, the late Daniel Toroitich arap Moi. The week he passed saw hundreds of thousands in the country and diaspora mourn a man whose contribution to the country cannot be forgotten and which will go to the annexes of history as a transformative leader. But as I listened to those who paid tribute to the man that led Kenya for 24 years, I am glad for his generosity to the less fortunate, the girl child and the old in our society. The place of philanthropy for any leader keen to bring change, must be at the top of everything they do. In the case of Moi, and I speak as the Chairman of the Optiven Foundation, he was keen to see that all wananchi benefit regardless of where they are. I met a friend who says the first time they saw him (*Moi*), he was in Loitoktok where he had gone to build gabions of stone and he did so by participating personally. My early memories of Moi was that of a man who loved the environment and education – enough to allocate colossal amounts in the national budget while at the same time organizing national events for the same. At the Optiven Foundation, together with all our customers whose payments funds the operations of our foundation – we are following in his Nyayo – transforming the society – socially and economically.

For more information, of what we are doing to transform lives, log on to www.optivenfoundation.org or partner with us by calling **0718 776 033** TODAY!



ABOVE: Mr. George Wachiuri, CEO, Optiven Group at the Lee Funeral Home, when he went to condole with the family of the late president Daniel Toroitich arap Moi on 10th February 2020

NEW LOOK AT VICTORY GARDENS

Last phase of Kitengela Project looks up with Value Additions

There is a part of Kitengela that looks like a perfect picture – for it's greenery and beauty. This is Victory Gardens where the grass is ever green, the trees are stately tall, the roads are impeccable passable and the light of night is as bright as day. This project has been the talk of the real estate sector with many peeping for purposes of benchmarking but for the bright ones, buying for purposes of settlement. Welcome to Victory Gardens | Kitengela where the last phase of the 5 part project has this month been upgraded. The new and latest phase has been home to engineers and landscape designers working with the Director of Projects, Mr. Charles Muraguri. Among the developments currently being carried out include the upgrade of roads to all-time



ABOVE: Mr. Charles Muraguri, the Director of Projects at Optiven Group during the kickstarting of the roads construction at Victory Gardens | Kitengela Phase V

murram as well as planning for the greening of the phase which is also selling out first. Among the value additions expected at the project include water, a gate, perimeter fence and electricity as is custom of a majority of Optiven Limited's projects.

Speaking at the Kitengela project, Mr. Muraguri noted that the value additions will continue and are on course as per the promise to the customers. *"After the launch of a project we normally include the value additions as fast as possible and Victory Gardens Phase V is not any different as we are in time to complete the exercise to the satisfaction of our customers"*. The project stands out for its beauty and expanse but the greatest advantage for investors is that it is a ready to build project. Already investors have not only received their title deeds, but have gone ahead to build their dream homes and settled. According to Mr. Muraguri, *"we are deliberate to see our customers accessing their well labeled plots and are now working on the roads to ensure even getting to the transformed plot, is a smooth ride. This phase will be upgraded to match the other phases where value additions are the best in Kitengela. Ours are projects that once a customer buys, they can start building almost immediately"*.



ABOVE: An aerial view of Victory Gardens | Kitengela as it looks this 2020.



ABOVE: The main gate at Optiven Limited's premier project - Victory Gardens Kitengela

VALENTINES' AT OPTIVEN GROUP

WORKING WITH OPTIVEN IS FUN! #7ookindalove Happenings

#OptivenValentines



ABOVE: Associates at **OPTIVEN LIMITED** are all smiles as they enjoy chocolates courtesy of the Company



ABOVE: Great Team at **OPTIVEN CONSTRUCTION** show off their chocolates and celebrate love.

VALENTINES' AT SBUs

#OptimizingValentines



ABOVE: Hotels and Entertainment SBU team serve love at **Eagle Peak Spur** @The Hub | Karen #itslove



ABOVE: Hotels & Entertainment SBU Team at **Panarottis Pizza & Pasta** enjoy something chocolatey

VALENTINES' WITH THE FOUNDATION

#OptivenValentines



ABOVE: Associates of Optiven Limited (in red polo shirts) representing Optiven App Team, Optiven Foundation and Optiven Conversion Team transforming the children of Soweto Children' Home in Kayole on 14/2/2020.



ABOVE: Managers of Soweto Children's Home in Kayole Mrs. Egala and Steve Egala receive gifts from Optiven Foundation Head Ann Nyaga as the children look on in celebrating Valentines on 14/2/2020.

#OptivenValentines

OPTIVEN VALENTINES AT GMC KITENGELA

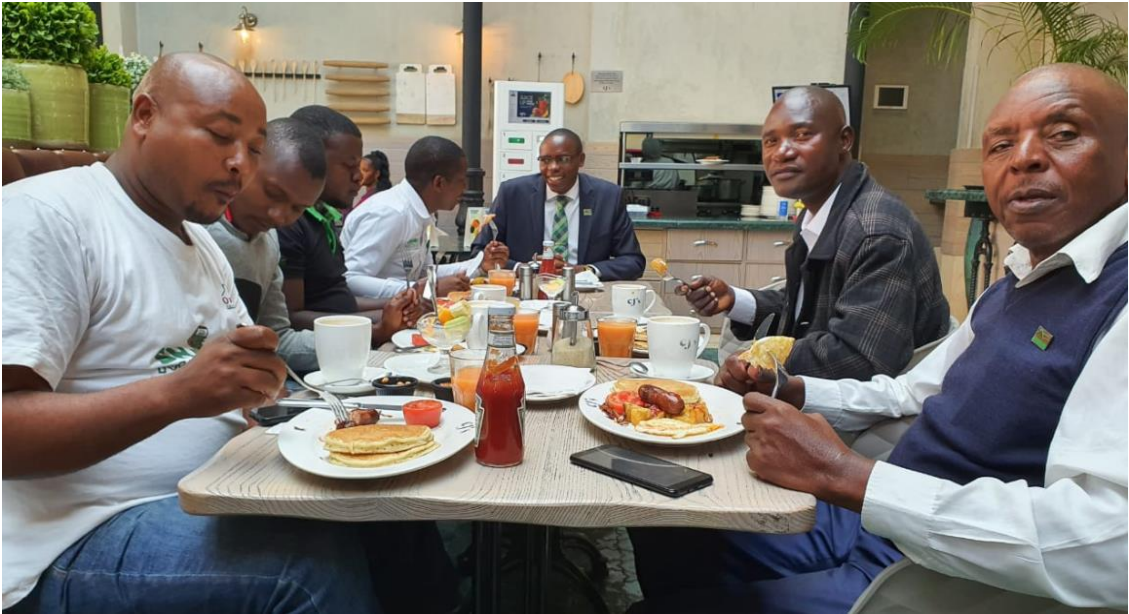


ABOVE & BELOW: Very happy Optiven Limited customers at the GMC Funplace Valentines dinner for winners in the 700 kind of love campaign on 14/2/2020.



#700KindOfLove

FOCUS AREAS AT OPTIVEN GROUP



ABOVE: The Chauffeurs Pillar members being hosted by Mr. George Wachiuri, CEO Optiven Group at CJ's Nairobi on 18th February 2020. #WeValueEachOther

BELOW: Mr. George Wachiuri, CEO Optiven Group hosted Dr. Lucy Mkenzi, CEO – Kenya North America Diaspora Sacco on 4th February 2020 and Dr. Louis Gichogu, President Pharmaceutical Society of Kenya at Optiven Headquarters on 17th February 2020. #OptivenEmbracesPartnerships.



REAL ESTATE : News and Information



NAIROBI KENYA: Court Urged to Freeze Telkom Real Estate

Telkom Kenya is seeking court orders to stop the anti-graft agency from interfering with any of its properties ahead of the firm's merger with Airtel. In a suit filed at the High Court, the telco has sued the Ethics and Anti-Corruption Commission (EACC) on claims that the agency is demanding a list of its properties. Telkom Kenya reckons that it is a private entity with no public assets, which fall within the category of properties that the EACC is mandated to

investigate in line with Chapter six of the Constitution. The anti-graft agency wants Telkom Kenya to recall any recent sale of its properties and suspend further sales pending the inquiry, which has been ongoing for more than five years. The EACC wants to investigate whether there was the misappropriation of public funds and properties during Telkom Kenya's privatisation and when the firm restructured its balance sheet.

NAIROBI, KENYA: Shift of Duty and CGT Tax leads to KRA Loss

A Kenya Revenue Authority loophole has enabled mortgage loan defaulters to resist auction of their property, putting banks at risk of losing billions of shillings. KRA's shift of stamp duty and capital gains tax (CGT) payments to its online, i-Tax portal in October last year and its demand that both levies be paid simultaneously before transfer of property is effected has made it difficult for banks to auction

defaulters' assets. Loan defaulters are, as per the new policy, required to upload details of capital gains on their property on the i-Tax portal before any transfer can be effected. "Banks don't have documentation such as the cost of the property to compute capital gains tax. This has made our transfer of assets very difficult," said the Kenya Bankers Association chief executive, Habil Olaka

NAIROBI, KENYA: Shift of Duty and CGT Tax leads to KRA Loss

The real estate market is poised for an uptick in activity, according to East African Property Investment (EAPI) Summit analysts. This follows the recent moves to reopen financial flows into the sector by uncapping interest rates. The change follows a decline in financing that saw the sector's contribution to the country's GDP halve from 8.8 per cent in 2016 to 4.1 per cent by 2018. The lifting of the caps has prompted renewed interest by investors in the Kenyan market. However, the easing of the constraints on debt lending to

developers and home buyers now comes as Acorn last month led the way in Kenya with the launch of its Sh4.3bn bond to fund the building of environmentally friendly student accommodation for 5,000 students in the capital. The bond, which is also being listed on the London Stock Exchange, is a significant step forwards in the nation's mission of expanding affordable housing and coincides with a parallel new flow of UK investments into the housing sector from the UK Africa Investment Summit.

OPTIVEN FOUNDATION KIND OF LOVE

Team visits Two Children's Home, donate food and wheelchairs to celebrate Valentine's Day 2020

The scent of roses, the hullabaloo associated with the day or even the red colored landscapes of women, men, young and old bustling with the spirit of Valentines filled the air on the 14th of February all over the world. In the city of Nairobi, many would be seen struggling to purchase flowers on the streets of the Central Business District, clearly these being the last minute planners. At some of the flower shops, those who had planned for the celebration of love earlier were either picking their orders or confirming that what they ordered is what will reach their loved ones.

At Barclays Plaza, the story was a little bit different with the core being a celebration of love and it kicked off early on this day. Associates engaged with different departments within Optiven Limited, joined hands with those serving at the Optiven Foundation were headed for Kayole. This was to go and share a special kind of love for the little children at both the Soweto Children's Home and Imani Rehabilitation Agency.



ABOVE: It was also a time to continue our campaign of MobilitythatBringsSmiles by donating wheelchairs to those abled differently in Kayole on 14/2/2020. With the beneficiary is the Head of Foundation, Ann Nyaga center and Property Advisor/Philanthropist Margaret Wambugu.



ABOVE: Hundreds of tins of formula milk donated by Optiven Foundation and philanthropists to Imani Rehabilitation Agency in Kayole on Valentine's Day 14/2/2020

Prior to that, the team at Optiven Limited had for the better month of February been donating tins of milk that the children at Imani Rehabilitation Agency – still in the Kayole area – are dependent on. The associates together with other well wishers managed to source for funds worth over 100,000 shillings all of which went towards buying formula milk for the little ones at Imani Rehabilitation Agency. The initiative led by Mary Wacuka – a trustee of the Optiven Foundation and the General Manager at Optiven Group, continues to receive good will and with the outcome it is hoped that their lives will be transformed. Back at the Soweto Children's home, the associates interacted with the children while some were busy preparing tasty meals to celebrate Valentines. The bustle at the home was courtesy of Optiven Customers – some of whom later on Valentine's Day were making their way to a spectacular dinner experience at the GMC Funplace in Kitengela. This is because, the Optiven Foundation is on the most part which is about 90% of the cost of funding – funded by the customers who buy our value added properties and 5% of all monies in from Optiven Real Estate goes into the foundation. As a matter of fact, a diaspora customer with Optiven Real Estate donated a whole mbuzi and another 15,000 shillings – all to share their love with the little ones at Soweto Children's Home on this Valentine's Day.



ABOVE: Associates from Optiven Limited representing Optiven Conversion, Optiven Pillars and Shamba Mkononi at the Imani Rehabilitation Agency on Valentine's Day where they donated formula milk and foodstuff to the little angels in Kayole.

The Optiven Foundations engagement with the children at both Imani Rehabilitation Agency and Soweto Children's Home is in recognition of the health pillar that advises the operations of the foundation. Through the health pillar, Optiven Foundation has been able to provide the children with decent accommodation, food and medicines as well as clothing and other needs.

And as the sun sets on the day of red or love, the children at these two homes enjoy meals and donations. What is love if it is not shared? In the case of Optiven Foundation, sharing will always remain at the core of our business be it in environment, education, health or other interventions. Speaking as he flagged off the associates to Kayole, Mr. George Wachiuri, the Chairman of the Optiven Foundation said, *'the reason we are on this earth is to make a difference in the lives of others – more so those who are not able to help themselves in one way or another. The children in particular are of key significance – seeing that the future can only be bright if we help them become better citizens and encourage them to have hope that they are walking into a bright future.'* He added that, *'we cannot do this alone, that is why we welcome partners to join hands with us through their donations in any way to the Optiven Foundation – they do not have to be Optiven Customers, but all of us are philanthropists and capable of making a difference'*. Indeed there is Valentine's and then there is the Optiven Valentine.

To become a partner or philanthropist, visit us today at Optiven Group Head Office, Barclays Plaza, 14th floor. For more information log on to www.optivenfoundation.org TODAY!

Pasaka Ya Decade

Invest at least **Ksh 1M** for any of our projects and get a chance to spoil yourself with your significant other for a getaway at one of Naivasha's finest Resort.



#PasakaNaOptiven

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- **Guaranteed title deeds**
- **Attractive payment plan**
- **Each property is located within reach of key amenity areas**
- **Book your free site visit**

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