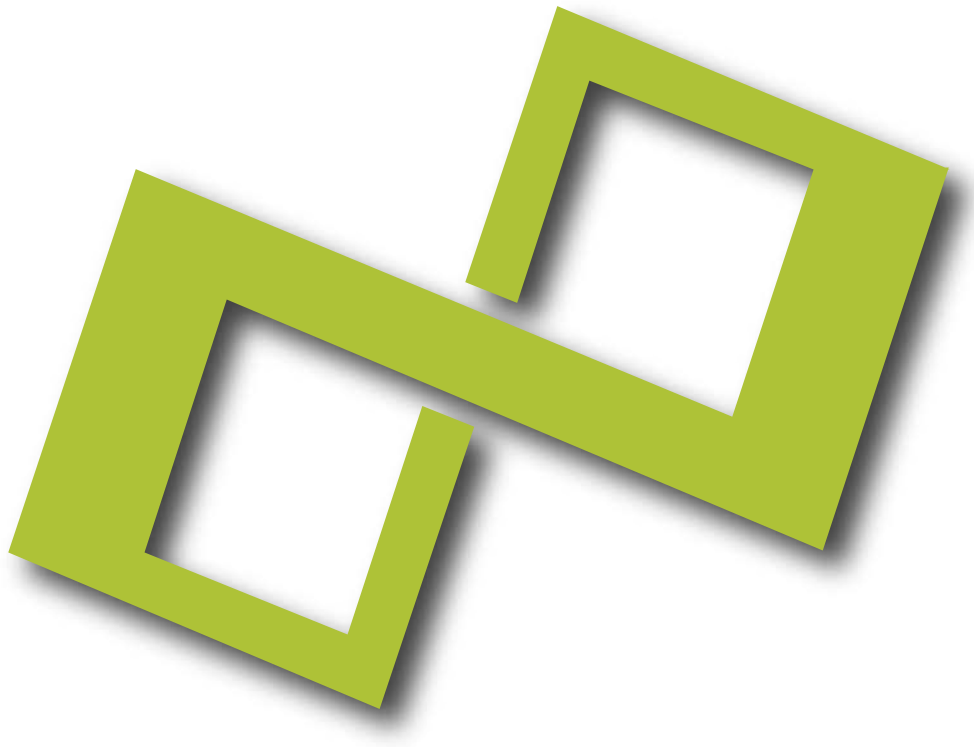
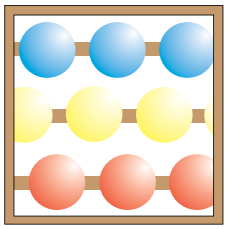




The First Private Industrial Park in Kenya for SMEs







ABACUS PROPERTY CONSULTANTS LTD

Abacus Property Consultants Limited is part of the Abacus Group of Companies which is very well-known in East Africa and also operates in India.

VISION

To be a Company of choice and a dependable partner in the provision of Real Estate solutions to our customers primarily in Kenya, The Great Lakes Region and India

MISSION

To provide a complete package of superior Real Estate solutions and create wealth for Citizens

STRENGTHS

> Our vast experience of over a decade in the Real Estate sector gives us an upper hand in providing consultancy to our various types of clients as per their needs

01

> We have established mutually beneficial relationships with banks and other financial institutions, which gives us an edge in sourcing finances for property purchases amongst our Clients

02

> Our good reputation and the trust we have gained is an enduring asset in our conduct of business in the sensitive and demanding Real Estate sector

03

> Our staff is professionally trained and experienced in their respective fields providing credible and well thought-out advice on Real Estate matters

04

> We have complementary resources that enable us to undertake work diligently and deliver results within set timelines

05

> We offer a complete package of Real Estate management and development solutions

06

MISSION

We are dedicated to provide a secure, eco-friendly environment in which business entrepreneurs will be able to nurture and grow in a model environment enabling smooth operations of their businesses.

VISION

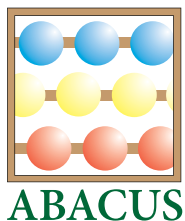
To offer foreign & local investors and SMEs a highly secured private industrial park with modern infrastructure, essential amenities & services under one roof.

We believe in the following slogan said by Napoleon Hill:

“ If you render more services than you are paid for, soon, you will be paid more than the services rendered.

The Law of Increasing Return will take care of this.

-Napoleon Hill”



ASHOK RUPSHI SHAH
CHAIRMAN

Dear Patrons,

The principal inspiration behind Infinity Industrial Park was the concern to protect and conserve the environment in this rapidly growing city, to contribute towards Kenya's economic growth & the creation of employment opportunities for the Citizens of this great Nation.

These are very exciting times. Kenya is undergoing a radical transformation - the economy is booming and the path that we set out on many years back is looking brighter and more promising than ever. With more than 15 years of rich experience in the Real Estate Business, Abacus Group has ventured ahead in hitherto previously unexplored areas by launching Infinity Industrial Park, which is our dream project.

At Infinity Industrial Park, potential investors & industrialists will have a great investment opportunity to operate their businesses in a highly secured and peaceful environment. We have provided for over 100 industrial plots of approximately 1 - 3 acres and over 150 warehouses of approximately 6,300 Sq. Ft. each.

Warehouses allow transport optimization along the supply chain, and allow companies to work with an optimal inventory level. My experience in leading a previous large project of 51 warehouses on 11 acres led me to conclude that more safe and secure warehousing space is required and at more affordable rates.

Our location (off the Eastern Bypass) is an extra-ordinary opportunity to exploit especially as further road development is ongoing and the neighbourhood continues to grow at a quick pace.

Please read the entire brochure and our website for further breaking developments as they happen and do not hesitate to contact my team for sales and any development ideas via joint ventures.

On behalf of my fellow Board of Directors and Shareholders, I thank the Government of Kenya and the Nairobi County Government and a host of others for their encouragement and hands-on support.

Your Partner in Growth,

Ashok Rupshi Shah



“ All the great things are simple,
and many can be expressed in a single word ”
-Winston Churchill



When the word says it all, there can be nothing else to describe it.

It is for you to witness and experience this spectacular phenomenon, where innovation meets strategy, aspirations meet reality, and today meets a belief to envision tomorrow.

Let's explore the [Infinite Opportunities...](#)

Listed below are a few salient features at the Park:

1

Only one entry and exit, 24 hour private armed security patrol, CCTV cameras and a Police Post for utmost security



2

Hospital and Fire Station to assure that any accidental or emergency cases are handled on the spot.



3

Several canteens and public washrooms located within the park for public use



4

Free shuttle services within the park for workers and visitors to navigate through the park with ease



5

Bus transport services from the City Center to Infinity Industrial Park at scheduled intervals





Members business club for entrepreneurs operating within the park to entertain associates and enhance business performance

6



Underground 3-Phase power, water, sewer and fibre optic cable connections to each and every plot

7



Modern shopping mall within the park to provide multiple services

8



Wide road infrastructure throughout the entire park resulting in minimal traffic problems

9



Solar Power, Rainwater Harvesting , Public Transport Stage and a Waste Management Area

10



Ample parking and the most beautiful landscaping features with thousands of trees

11



VISION 2030

Under Vision 2030, Flagship projects identified to foster industrial development include the development of industrial and manufacturing zones and the development of at least five SME industrial parks and Specialized Economic Zones in key urban centers. It is in this context that Abacus Property Consultants Limited jointly with foreign investors has set up Infinity Industrial Park Limited to establish a modern industrial park within Nairobi County to supplement the existing congested industrial areas. The role of the manufacturing sector in Vision 2030 is to support the Country's social economic development agenda by creating jobs, generating wealth and attracting Foreign Direct Investment (FDI).

The Kenyan Government has heavily invested in infrastructure development i.e. all the roads are being widened, new roads are under construction, link roads & by-pass roads, some constructed and some under construction. Kenyan broad-gauge railway network is also under construction, Lamu seaport is under construction. Kenya is now producing sufficient power through geothermal power projects and will produce oil in 2017. New Constitutional Laws have been implemented. All of the above will result in the economic growth of Kenya and real estate escalation in the near future.

“ There are no limits to growth because there are no limits to human intelligence, imagination, and wonder ”
-Ronald Reagan



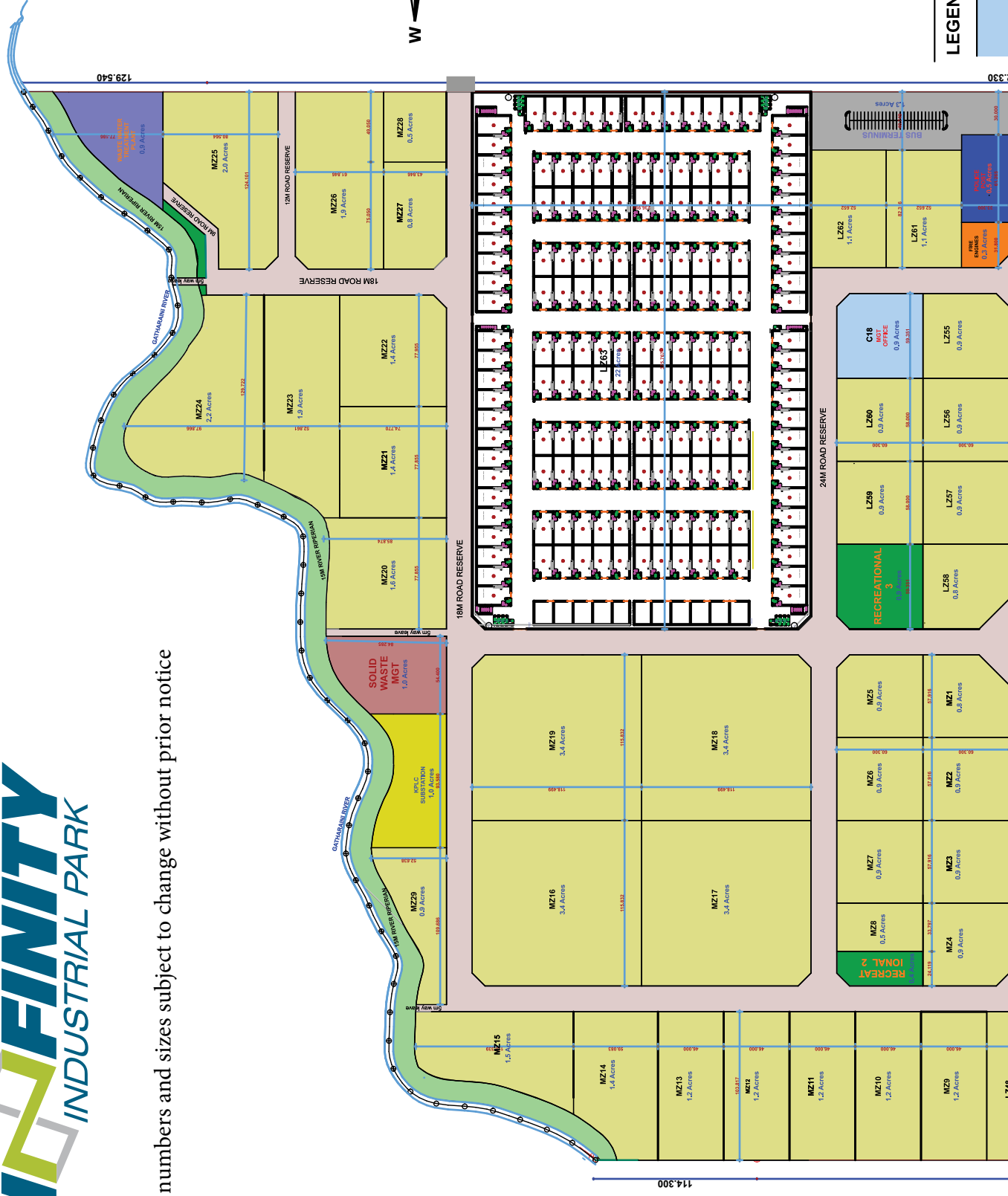
THE FUTURE OF INFINITY

Nairobi's existing industrial areas have inadequate security, infrastructure and services. Yet, the market price for an acre of land is valued between USD 1 Million and USD 1.5 Million.

Infinity Industrial Park will have world-class amenities, modern infrastructure and excellent security services. It is also centrally located between Thika Super Highway and Mombasa Road via the Eastern Bypass Road.

Thus, we expect on completion, the market price for an acre of land to be valued at around USD 2 Million.

**SINCE THIS IS ALSO AN EMERGING AREA
THIS MAKES INFINITY INDUSTRIAL PARK A
GOLDEN OPPORTUNITY
FOR INVESTORS**

The logo for Infinity Industrial Park features a stylized 'I' composed of two overlapping squares, one light blue and one dark blue, followed by the word 'INFINITY' in a bold, dark blue, sans-serif font. Below this, the words 'INDUSTRIAL PARK' are written in a smaller, dark blue, sans-serif font.

LEGEND

Commercial



NOTES

GENERAL

Drawings are not to be scaled. Only figured dimensions to be used.

The Contractor must check and verify all dimensions on site before commencement of any work.

Dimensions are in Meters.

Project: **PROPOSED INFINITY QUARRY AREA**

Job title :

Client: **Infinity Industrial Park Ltd.**

Checked:	Approved:	Date:	Scale:
J.M. Mwangi			
1/10/2023			
1:1000			
Revision:	Scale:	Date:	Scale:
1/10/2023			
1:1000			

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CHKD: [] DATE: []
APPD: [] DATE: []

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THE BACKGROUND

Kenya faces several challenges at its quest to achieve rapid and sustainable growth and attain Newly Industrialised Countries (NIC) status as envisioned in the Vision 2030 blueprint. In order to cope with these challenges the economy should grow at over 10% per annum for a sustainable period.



THE NEED

It is only through rapid and sustained economic growth that National Wealth can be created, jobs generated and surplus resources invested in social programmes and infrastructure development.



GLOBAL SCENARIO

In the current global economic setting, regions and countries compete to attract foreign direct investment, new technologies and to integrate into global production networks. Countries that aspire to realize the goal of sustainable industrial development must as a policy put in place concrete and deliberate measures to overcome obstacles that inhibit progress. One of the tools that can be used to overcome these obstacles are Industrial Parks (IPs).



THE MARKET

The new Thika Super Highway is the fastest growing area of Nairobi. The tide of industrial development on Outer Ring Road, Juja Area and Ruiru Area now seems unstoppable with the radical overhaul of roads. Building an industrial park along the Eastern Bypass connecting Mombasa Road & The Thika Super Highway will hasten the realisation of boosting industrial activity in our Country.



THE OBJECTIVES

- To develop a secure high-end industrial park with world class infrastructure.
- To provide fully serviced plots to industries to speed up project development.
- To provide core infrastructure and amenities to boost trade activities.
- To prevent the rise of industries in scattered areas and thus, protect the environment.
- To create immense job opportunities for the growing population.
- To help Kenya attain the Vision 2030 economic growth.



THE STRATEGY

The initial focus will be on servicing the undeveloped land with road access, power supply, water supply, sewer & fibre optic connectivity. It will then be divided into smaller plots which will all be serviced with modern infrastructure. The strategy is to provide ultra-modern facilities and amenities within the park. This will include the development of industrial sheds, a shopping mall, a hospital, police patrol base, fire station, public transport stage and wholesale market area.





BENEFITS OF THE PARK



SECURITY

Our main concern is to provide 24 hours private security patrol within the park.

ENVIRONMENT

Infinity Industrial Park will prevent the rise of industries in scattered areas. Thus, it will protect the environment.



ECONOMIC GROWTH

It will create multiple job opportunities.
Attraction of Direct Foreign Investment.
Revenue Generation - Multiplier Effect.

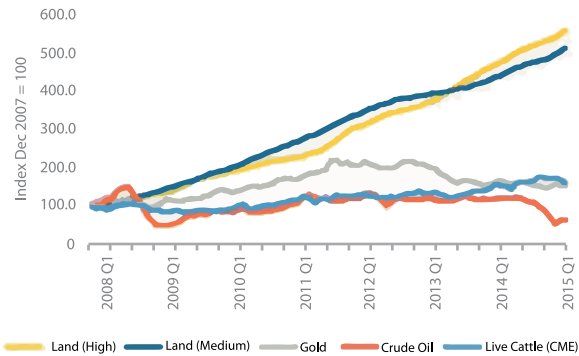
PRIME LOCATION

Centrally located on the Eastern Bypass.
Provides easy access to Mombasa Rd.,
Thika Highway, JKIA & City Center.



Land as an Investment in Nairobi

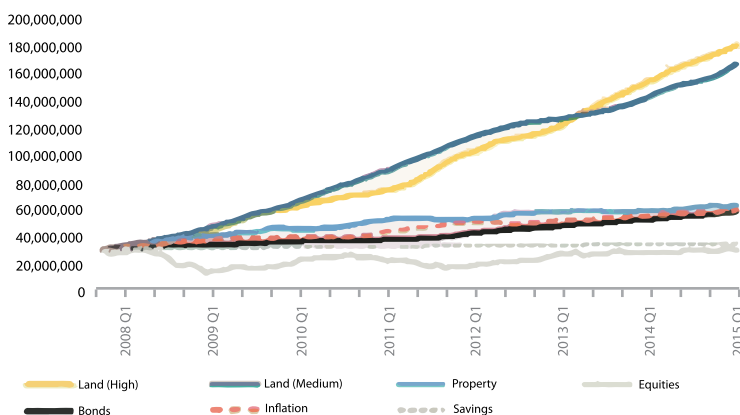
Land Performance vs Commodities



SNAP SHOTS:

Nairobi's prime land (High Development Activity Suburbs) saw a 557% increase in prices over 7 years as did secondary land (Medium Development Activity Suburbs) 514%, compared with cattle as the next best investment at 61% over the same period, followed by gold at an increase of 53% and Crude Oil which fell 38.6%.

Land Performance vs Other Asset Classes



SNAP SHOTS:

KSh. 32.4 Million invested at the end of 2007 would have been worth KSh. 181.0 Million by the end of March 2015 if invested in Nairobi prime land (High Development Activity Suburbs), KSh. 63.9 Million if invested in property, KSh. 59.1 Million if invested in bonds and KSh. 36.5 Million if invested in savings.

PROGRESS SNAPSHOTS



GROUND BREAKING CEREMONY



CONSTRUCTION ON THE ENTRANCE OF THE PARK IS ON GOING



POLICE POST AND ACCOMMODATION FOR POLICE OFFICERS HAS BEEN ALREADY ESTABLISHED



CONCRETE BOUNDARY WALL CONSTRUCTED



SHOW - WAREHOUSE IN PLACE (5,000 SQ.FT)



ON GOING CONSTRUCTION ON THE WORK SITE



WINNERS OF THE THE REAL ESTATE EXCELLENCE AWARDS 2018



PLOTS AND ROAD PARTITION IN PROGRESS



CHANNEL PARTNERS & CONSULTANTS

Project Managers & Consultants
Abacus Property Consultants Ltd.

Architect & Designers
Tiercel Group International Ltd.
Ajit Bhuta & Associates Ltd. - Mumbai, India
Nature Architects Ltd.

Strategic Branding & Design
The Sign - Mumbai, India

Auditors
PKF Kenya
Aggrey Associates

Legal Advisors
P.J. Kakad & Co. Advocates
Mahida & Maina Co. Advocates

Environmental Management Consultants
EHS Resource Centre Ltd.

Surveyor & Planner
SMO Geospatial Systems Ltd.

Financial Advisor
Valuemax Consultants Limited

Electrical Contractor
Mehta Electricals



TESTIMONIALS



His Excellency
President Uhuru Kenyatta

“I am fully supporting this Infinity Industrial Park. My Government is driving this country to industrialization under my leadership.”



His Excellency
The Prime Minister of India
Shree Narendra Modi

“I was very impressed during my visit to Kenya when i was informed that Infinity Industrial Park is being developed in Nairobi. This is the sign of industrialization in Kenya. My best wishes for this project and its promoters.”



Dr. Evans Kidero (MBS)
Former Governor
Nairobi City County

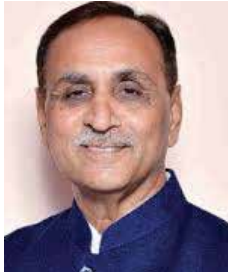
“Infinity Industrial Park first in with the County Government’s quest to maximize on land resource. My Government prides in your effort and will fast track its obligations towards the realization of this project.”



Dr. Moses Ikiara
Managing Director
Kenya Investment Authority

“The establishment of industrial parks is a key priority of the government. We are committed to facilitate any future approvals, permits or licenses required for the implementation of the project.”

TESTIMONIALS



Mr. Vijay Rupani
Chief Minister of Gujarat
India

“Infinity Industrial Park will go a long way to expand the industrial sector in Kenya. This will be a gateway for multinationals to setup their production plants to serve the entire African region.”



Hon. John Njoroge
Former MP
Kasarani Constituency

“Our area of Gathieko and Mwiki will benefit at large and as the MP, I am very happy to support Infinity Industrial Park with my full strength for the community.”



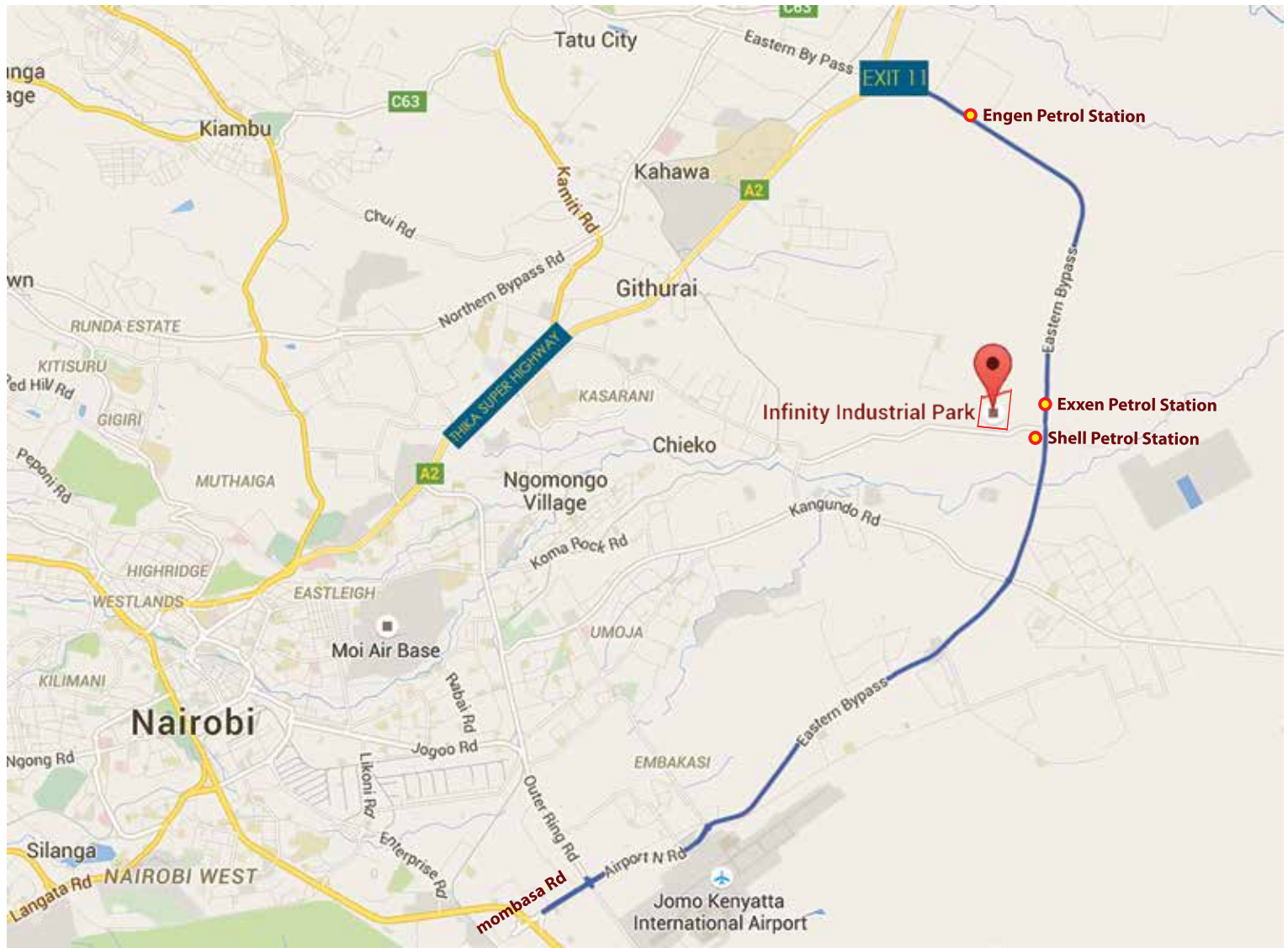
Mairura Omwenga
Chairman
Town and County Planners Association of Kenya (TCPAK)

“In line with our motto of ‘Better Towns, Counties and Country’, we wish you congratulations on winning the Town Award for Excellence 2016.”



Mr Rajan Jani
Chairman
Jani Consultancy

“I am a focused international investor and I have found a great opportunity to invest in Infinity Industrial Park. I know the Abacus Group and I am confident in getting better returns in Kenya.”



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in Infinity Industrial Park

Disclaimer: The plans, specifications, images and other details herein are only indicative and subject to the approval of the concerned authorities. Infinity Industrial Park Limited reserves the right to change any or all of these in the interest of the development without prior notice or obligation. Artist impressions are used to illustrate the amenities, specifications, images and other details and these may be applicable to select areas of the development only. Tolerance of +/- 2% is possible in the plot areas on account of design and construction variances. All brands stated are purely illustrative. This printed material does not constitute an offer and/or contract of any type between the Infinity Industrial Park Limited and the recipient.

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