



INDUSTRIAL LAND AND BUILDINGS FOR SALE AND LEASEBACK

GUIDE PRICE US\$ 4 MILLION

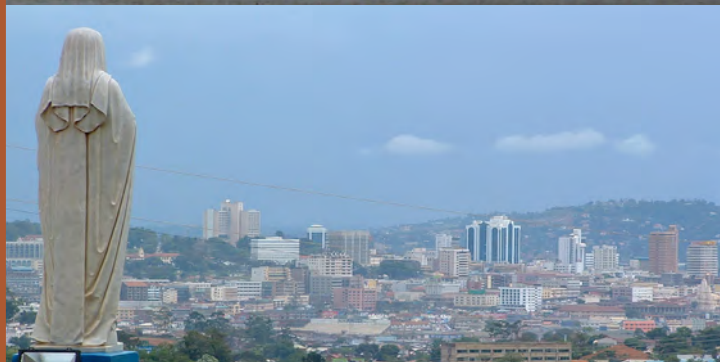
KAMPALA

The capital and largest city in Uganda, it is divided into five boroughs that oversee local planning: Kampala Central, Kawempe, Makindye, Nakawa and Lubaga Divisions.

Uganda has substantial natural resources, including: fertile soils, regular rainfall, small deposits of copper, gold, other minerals and recently discovered oil.



▲ Front view of the main building.

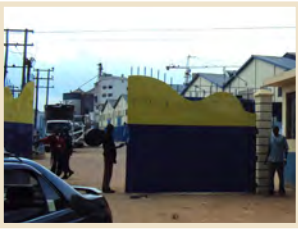


This large site, which is available for **sale and leaseback**, is approximately 1.416 hectares (3.5 acres).

The main factory building is divided into eight sections and covers 6 465 square metres. This includes double-storey built-in offices measuring 525 square metres. The site also offers two nearly-completed residential flats on the second floor with open office space on the ground floor, totaling an additional 521 square metres. The land and buildings are registered as Plot 265 Kyadondo Block 236, Bweyogerere, Wakiso District under Leasehold Register Volume 3110, Folio 5.

Commitment to tenancy agreements will be put in place covering a period of 10 years.





Crestanks Limited (the Company/Sellers) has appointed Phatisa to advise it in the process of selling and leasing back the industrial property and buildings as described generally in this brochure.

LOCATION

The site is located 11 kilometres east of Kampala, Uganda, along the Jinja Highway, 1.5 kilometres from Bweyogerere Trading Centre and 1.4 kilometres from the Namanve Coca-Cola Plant and is situated in the neighbourhood of the recently gazetted Namanve Industrial Park.

SERVICES AND UTILITIES

The property is supplied with mains water and three-phase electricity. Drainage and sewerage is by septic tank and soak-away. Access roads are farmac and public transport is readily available.

LAND AND TITLE

The following title of the Company will be sold to the successful buyer:

- **Title:** Plot 265 Kyadondo Block 236, Bweyogerere, Wakiso District, L.R. Volume 3110, Folio 5
- **Tenure:** 99 years' leasehold from 1 April 2003 (over 92 years remaining), with option to renew
- **2010 ground rent and taxes:** US\$ 8.3/= million per annum
- **Land area:** 1.416 hectares (3.5 acres)
- Unencumbered at transfer, except for any sub-leases/tenancies, with Mailo title being transferred to a nominee of the buyer's choice.
- **GPS coordinates:** 0°20'23.04" N and 32°39'12.30" E
- **Google Earth coordinates:** latitude 0.355002800312 and longitude 32.6775542918

THE BUILDINGS

The main factory building is divided into eight sections measuring 6 465 square metres, covered by pre-painted galvanized and transparent roofing sheets.

Office space is built into some of the factory sections: this double storey area is 525 square metres.

Ancillary buildings include: workers' canteen and changing rooms (146 square metres); finished products' store (265 square metres); gas cages (170 square metres); and a gate house (15 square metres).

On-site residential accommodation and office space is 75% completed. These include two flats, each with two bedrooms, sitting-room/living area, kitchen, shower, toilet and an open-plan office space on the ground floor measuring 521 square metres.

VALUATION AND RENTAL AGREEMENT

A valuation has been carried out by Associated Consulting Surveyors, dated 4 May 2010. The open market value was assessed at US\$ 9,000/= million for land, buildings and site works. The valuation report will be available in the data room. It is proposed that the Company enters into a 10-year rental agreement on mutually agreeable terms. As the Company has invested heavily in the installation of machinery, it is keen to stay in the premises for at least 10 years. Annual rent is to be agreed amongst the parties and an option for sub-leasing is to be granted.

THE COMPANY AND TENANT

The current owner, Crestanks Limited, is part of the AquaSanTec Group, which manufactures and distributes innovative water and sanitation solutions. AquaSanTec operates in seven countries in the region. Historical audited financial statements and a 10-year business plan will be available in the data room. Two warehouses, measuring approximately 1 600 square metres, are already let to Leaf Tobacco and Commodities (U) Limited for a period of two years.

OTHER COMMERCIAL ADVANTAGES

The Company is prepared to negotiate with the buyer of the property regarding a possible transfer of its banking and/or insurance requirements to the buyer, or its affiliates.

THE SALES PROCESS

Please submit an indicative non-binding bid (either by post or email) in US\$ to Paul Wythe - Phatisa East Africa at the address below:

PO Box 24746 - 00502 Karen Nairobi Kenya | Mobile + 254 (0) 722 833 120 | Email paulwythe@phatisa.com

Bidders will be short-listed and will be invited into the data room and to visit the site. The successful bidder will sign an asset sale agreement and a mutual commitment to leases covering 10 years with the Sellers.

Please note that all prospective buyers should inspect the property and data room personally to confirm that the information above is correct. Although care has been taken in the preparation of this brochure, the Sellers, the Company, Phatisa (Financial Advisors) and its agents or shareholders cannot be held responsible for any errors or omissions. All areas quoted are approximate.



A Aerial photograph with plot layout and positioning, before site development.

