

METRO PLEX



Redevelopment by:

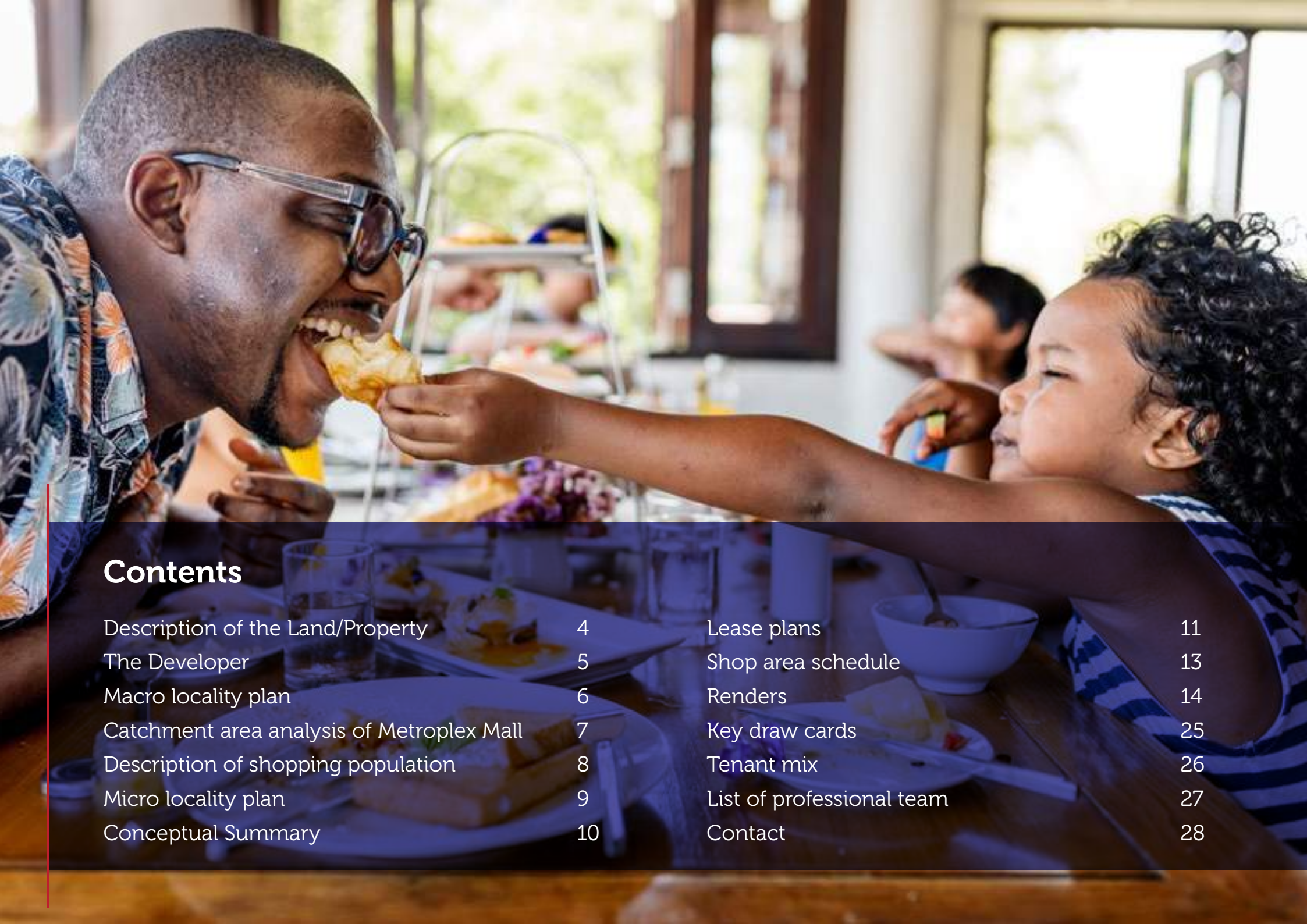
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African Real Estate Development

**Where fashion and
Entertainment meet!**





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Metroplex Redevelopment

Plot 2112, Block 220, Kiwatule, Kampala

In the 3rd Quarter of 2019 Gateway Delta is set to start renovations and redevelopment of Metroplex Shopping Mall. Gateway Delta has identified Metroplex Shopping Mall as an asset with significant development potential. The intention of the redevelopment is to revitalize the mall with a new tenant mix and refreshed modern aesthetic, thereby realigning the existing asset to the dynamic retail market of Kampala.

The impending redevelopment shall position Metroplex Shopping Mall as the primary destination shopping, dining and entertainment hub for the whole family, within its primary and secondary catchment area as a result of the planned diverse & varied tenant mix. A new access road to the mall shall be constructed to improve mall accessibility from all directions.

Metroplex Shopping Mall is well-positioned in the middle to upper income neighbourhood of Naalya and borders the northern bypass to the left. The redevelopment comprises 13,000 sq. meters Gross Lettable Area that will entail a Carrefour supermarket, coffee shops, restaurants, cinemas and a diverse array of fashion among others.

The redevelopment is set to positively impact on the retail landscape of not only the primary catchment areas of Naalya, Kiwatule and Namugongo; but greater Kampala as well.

METRO  PLEX

The Developer

Gateway Delta is a private real estate development company, with a permanent capital structure resident in Mauritius, specialising in the turnkey construction of accommodation for multinational corporates and retailers wishing to expand their operations on the African continent.

Gateway Delta has a proven ability to raise finance, and is backed by a complementary and experienced team of professionals with an established track record in African property development, investment and management and in delivering projects on time and within budget.

The Gateway Delta team is equipped with an extensive knowledge and sound understanding of Africa, as well as benefiting from an unparalleled network of trusted partners.

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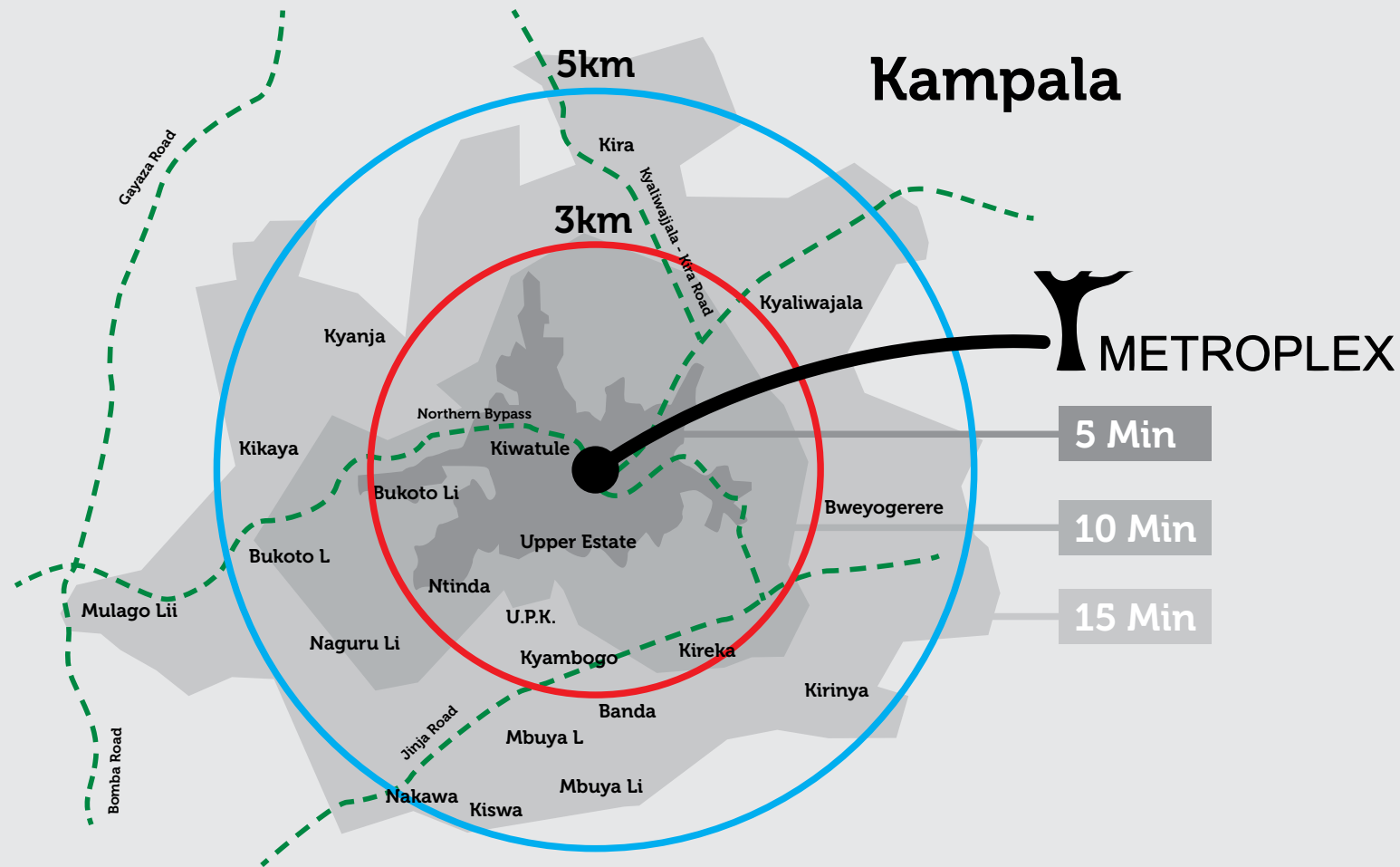
Macro locality plan

Uganda



METRO PLEX

Catchment area analysis of Metroplex Mall



5-min drive catchment area

- Size of the catchment: 8.0 sq.km
- Estimated population: 52,542
- Estimated households: 14,363
- Key locations: Kiwatule, Upper Estate, Naalya, Bukoto II

10-min drive catchment area

- Size of the catchment: 26.9 sq.km
- Estimated population: 176,478
- Estimated households: 47,757
- Key locations: Bukoto I, Ntinda, Naguru II and Kireka

15-min drive catchment area

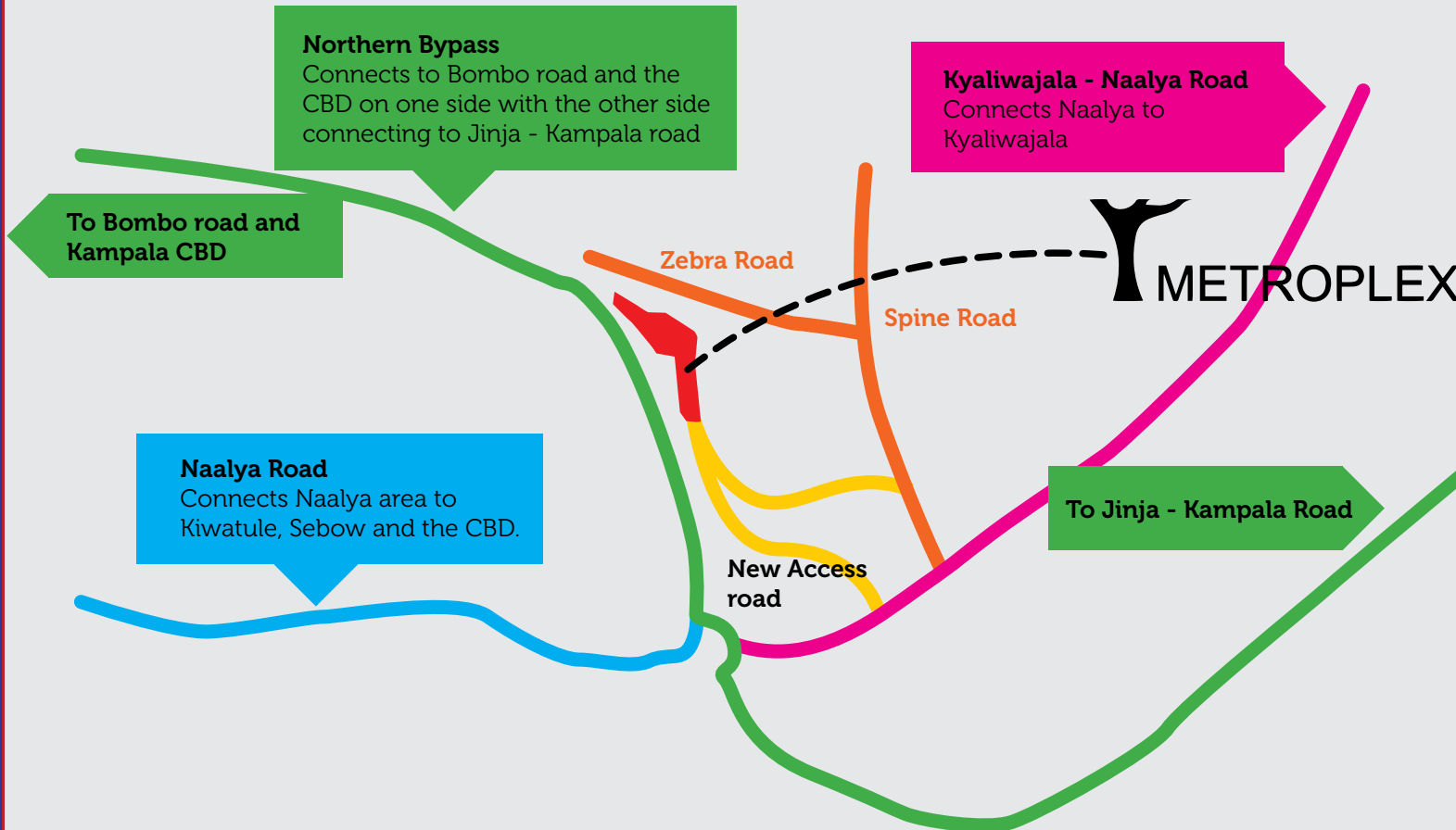
- Size of the catchment: 76.8 sq.km
- Estimated population: 466,370
- Estimated households: 126,896
- Key locations: Kyaliwajala, Banda, Kira, Bweyogerere, Kyambogo, Kirinya, Kiswa, Kyanja, Kikaya, Mulago III, Naguru I and Nakawa



Description of shopping population

Metroplex is located in Naalya area, a growing middle to upper income residential area. The primary catchment area is mostly Naalya area, however, it extends to Kyaliwajala and across the Northern Bypass to Kiwatule and Sebowa areas. The natural catchment area has moderate population density and mainly includes middle to high income households (generally young households with high purchasing power and modern shopping patterns). Metroplex Mall is the main shopping destination for residents living in this part of Kampala city.

Micro locality plan



Description:

- Demographic & Demand. The Northern Bypass acts as a conduit to accessing a wide catchment area that includes over 40% of the greater Kampala population
- Residential neighbourhoods in close proximity; Naalya, Kiwatule, Namugongo, Kira.
- Easy access from the Northern Bypass
- Close proximity to key tourist site; The Namugongo Martyrs Shrine

Conceptual Summary

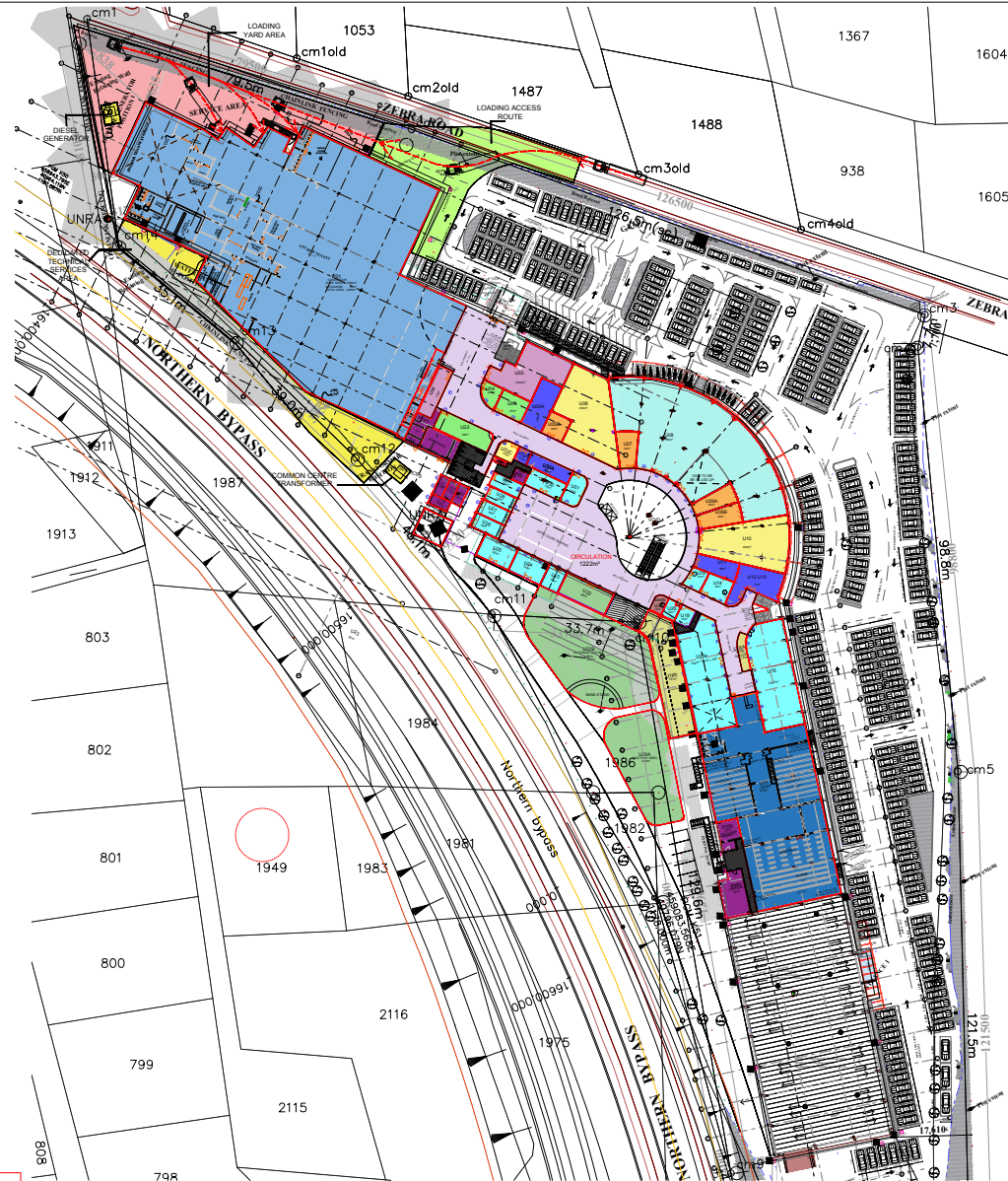
The existing Metroplex Shopping Centre is a well-located double level Centre in Naalya Northern Kampala. The Centre has historically been well known for its two anchors, the Hypermarket and Cinema Complex. The intention is for the redevelopment to enhance the rest of the shopping environment with a new interior design configuration and new tenants.

The architect, Batley Partners International, have identified that the existing mall building currently presents itself with a “factory aesthetic” which is juxtaposed against its forested location, along the Kampala Northern Expressway at the Naalya roundabout. The Architect’s intention is that the factory aesthetic will be upgraded and modernised to become more urban in context, with new finishes being applied to the roof and facades. New Signage screens and entrance feature will also increase the visibility and presence of the centre and consequently raise the profile of its tenants.

In addition to this, the outdoor experience of the mall will feature restaurants, coffee bars, play areas and external seating to compliment the redesign of the mall interiors. The interior of the mall itself will receive a major revamp, including realignment of the mall for improved visibility. New tenants will be more destination oriented and cater for improved fashion shopping, specialty shops and shops to increase dwell time and impulse shopping.

The look and feel of the new mall configuration will largely focus on the new central atrium space with promotion court, coffee shops and new lifts and escalators. A new food hall offering will also be a cornerstone of the new development, which will feature the main “holding area” of the mall to encourage people to extend their stays to “see and be seen”. The overall retail environment is designed to be for young, active and vibrant urban Kampalians in a modern, energetic retail space.

Lease plans



TENANT CLASSIFICATION

- APPAREL INTERNATIONAL
- ANCHOR
- APPAREL
- HEALTH & BEAUTY
- APPAREL LOCAL
- FAST FOOD
- SPORTSWEAR
- SPECIALITY
- SERVICES
- BANKING
- STOREROOM
- OUTDOOR SEATING/KIDS PLAY AREA

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TOTAL EXIST GLA: 10 910 m²

TOTAL GROUND FLOOR GLA: 5045.7 m²

TOTAL FIRST FLOOR GLA: 7745.3 m²

TOTAL COMMON AREA SEATING: 560m²

TOTAL STORE RM GLA: 162.9 m² = 12 800m²

TOTAL NEW GLA: 13 952 m²

GROUND FLOOR CIRCULATION: 1587 m²

FIRST FLOOR CIRCULATION: 1222 m<

Shop area schedule

The offering will include: entertainment for the entire family, good food, trendy fashion, banking and other services

Shop U01	Anchor:	Carrefour	3405m ²
Shop U08	Sub anchor:		756m ²

Shop G34	Woolworths		953m ²
Shop U17	Century Cinema		975m ²

Shop G01	Shop	260m ²	Shop G35	Shop	278m ²	Shop U16	Restaurant	233.5m ²
Shop G02	Shop	74m ²	Shop G36	Shop	65m ²	Shop U16A	Mall seating	17.5m ²
Shop G03	Shop	41m ²	Shop G37	Shop	158m ²	Shop U18A	Restaurant	234m ²
Shop G04	Shop	319m ²	Shop G38	Shop	39m ²	Shop U18B	Mezzanine	61m ²
Shop G05	Shop	96m ²	Shop G39	Shop	27m ²	Shop U18C	Outside Seating	181m ²
Shop G06	Shop	184m ²	Shop G40	Shop	26m ²	Shop U19	Shop	15m ²
Shop G07	Shop	130m ²	Shop G41	Shop	107.6m ²	Shop U20	Shop	13m ²
Shop G08/9/10	Shop	136m ²	Shop G41A	Shop	48m ²	Shop U20A	Kids Entertainment	312m ²
Shop G11A	Shop	29m ²	Shop G42A	Shop	57m ²	Shop U21	Kiosk	12m ²
Shop G11B	Shop	50m ²	Shop G42B	Shop	56m ²	Shop U22	Kids Entertainment	68m ²
Shop G12A	Shop	42m ²	Shop G43	Coffee Shop	36m ²	Shop U23	Fast Food	25m ²
Shop G12B	Shop	42.5m ²	Shop G43A	Mall seating	50m ²	Shop U24	Fast Food	44m ²
Shop G13	Shop	76m ²	Shop G44A	Mall seating	49m ²	Shop U25	Fast Food	45m ²
Shop G14	Shop	29m ²	Shop G44B	Coffee Shop	35m ²	Shop U26	Fast Food	26m ²
Shop G15	Shop	36m ²	Shop G44	Shop	18m ²	Shop U27	Fast Food	26m ²
Shop G16/G17	Shop	282m ²	Shop G45	Shop	21.6m ²	Shop U28	Fast Food	24m ²
Shop G18	Shop	40m ²	Shop G46	Shop	242m ²	Shop U29	Fast Food	26m ²
Shop G19	Shop	20m ²	Shop G47	Shop	33m ²	Shop U30	Fast Food	38m ²
Shop G20	Shop	45m ²	Shop G48	Shop	42m ²	Shop U31	Fast Food	31m ²
Shop G22	Shop	24m ²	Shop G49	Shop	90m ²	Shop U32A	Shop	35m ²
Shop G23	Shop	20m ²	Shop U03	Banking	139.8m ²	Shop U32B	Shop	10.5m ²
Shop G24	Shop	29m ²	Shop U04	Shop	22m ²	Shop U32C	Shop	20m ²
Shop G25A	Shop	42.5m ²	Shop U05	Shop	37m ²	Shop U33	Shop	63m ²
Shop G25B	Shop	42m ²	Shop U05A	Shop	60m ²	Shop U34	Shop	42m ²
Shop G26	Shop	26m ²	Shop U05B	Shop	30m ²	ST01	Storeroom	11.48m ²
Shop G27	Shop	27m ²	Shop U06	Shop	230m ²	ST02	Storeroom	11.48m ²
Shop G28	Shop	129m ²	Shop U07	Shop	39m ²	ST03	Storeroom	11.48m ²
Shop G29	Shop	34m ²	Shop U09A	Shop	39m ²	ST04	Storeroom	11.48m ²
Shop G30A	Shop	34m ²	Shop U09B	Shop	42m ²	ST05	Storeroom	3.6m ²
Shop G30B	Shop	66m ²	Shop U10	Shop	200m ²	ST06	Storeroom	9.38m ²
Shop G30C	Shop	34m ²	Shop U11	Shop	39m ²	ST07	Storeroom	56m ²
Shop G31	Shop	48m ²	Shop U12/ U13	Shop	77m ²	ST09	Storeroom	48m ²
Shop G32	Shop	63m ²	Shop U14	Shop	34m ²			
Shop G33	Shop	64m ²	Shop U15	Shop	21m ²			

Artist impressions



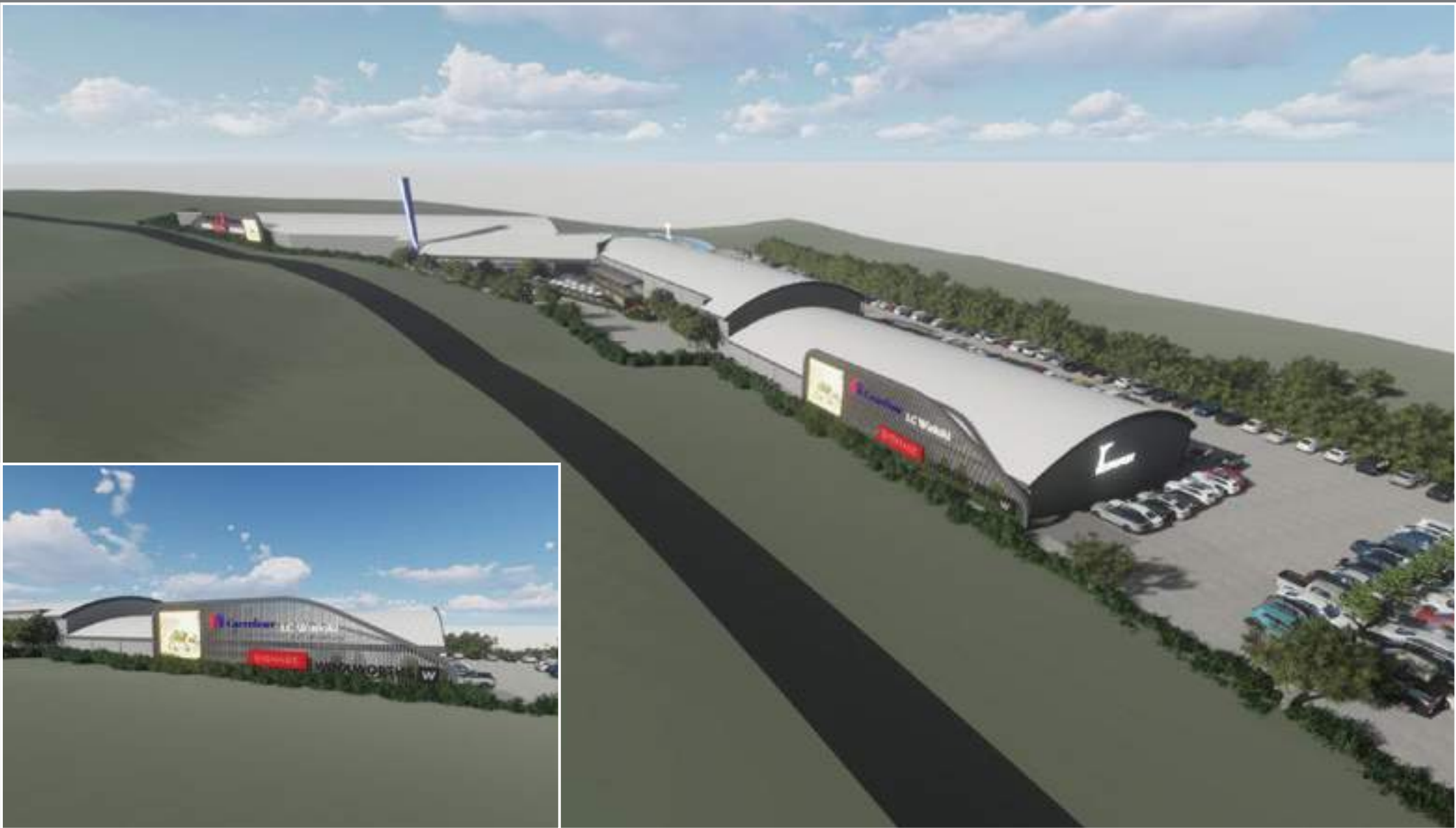
Artist impressions



Artist impressions



Artist impressions



Artist impressions



Artist impressions



Artist impressions



Artist impressions



Artist impressions



Key draw cards

- Free Wifi
- Convenient and accessible with Ample parking
- Loyalty of existing brands and customers

Family Focused Entertainment

- Kids Play Area
- Cinema Complex

Good Food and Beverage Offerings with new restaurants

- New Foodcourt
- Trendy Fashion Outlets
- Banking Facilities



Safe modern environment offering quality, convenience, reliability, friendliness, cleanliness



List of professional team

Developer: **Gateway Delta**

Leasing Agent: **Knight frank**

Concept Architect: **Batley Partners International**

Local Architect: **KHC Architecture**

Structural Engineer: **Constulka (CTK) Services**

Project Manager: **Profica International**

Quantity Surveyor: **Turner & Townsend**

MEPF Consultant: **EMSult Engineers Ltd**

Roads Engineer: **Universal Associated Consultants**

Contact

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Disclaimer:

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