

broll

Uganda

Progressive property people.

Progressive property people.
Pan-African coverage.

Imagine that.

Our solution offerings:

Broll-Online

–

Business Solutions
Specialists

–

Facilities Management

–

Internal Developers

–

Occupier Services
(in affiliation with
Cushman & Wakefield)

–

Property Auctioneering

–

Property Broking

–

Property Intel

–

Property Management

–

Retail Leasing & Projects

–

Sectional Title Schemes
Management

–

Strategic Risk Management

–

Training & Skills Development

–

Valuation & Advisory Services

Botswana | Cameroon | Eswatini | Ghana | Ivory Coast | Kenya | Madagascar | Mauritius | Mozambique | Namibia | Nigeria | Réunion | Seychelles |
South Africa | Uganda | Zambia

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Pan-African transformation.
Local empowerment.

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Pan-African transformation. Local empowerment. Imagine that.

As the largest independently-owned, **Pan-African commercial property services company**, we offer high-performing solutions built on a culture of innovation, distinguished by service excellence and long standing client relationships – which is why we are renowned as the *'progressive property people'*.



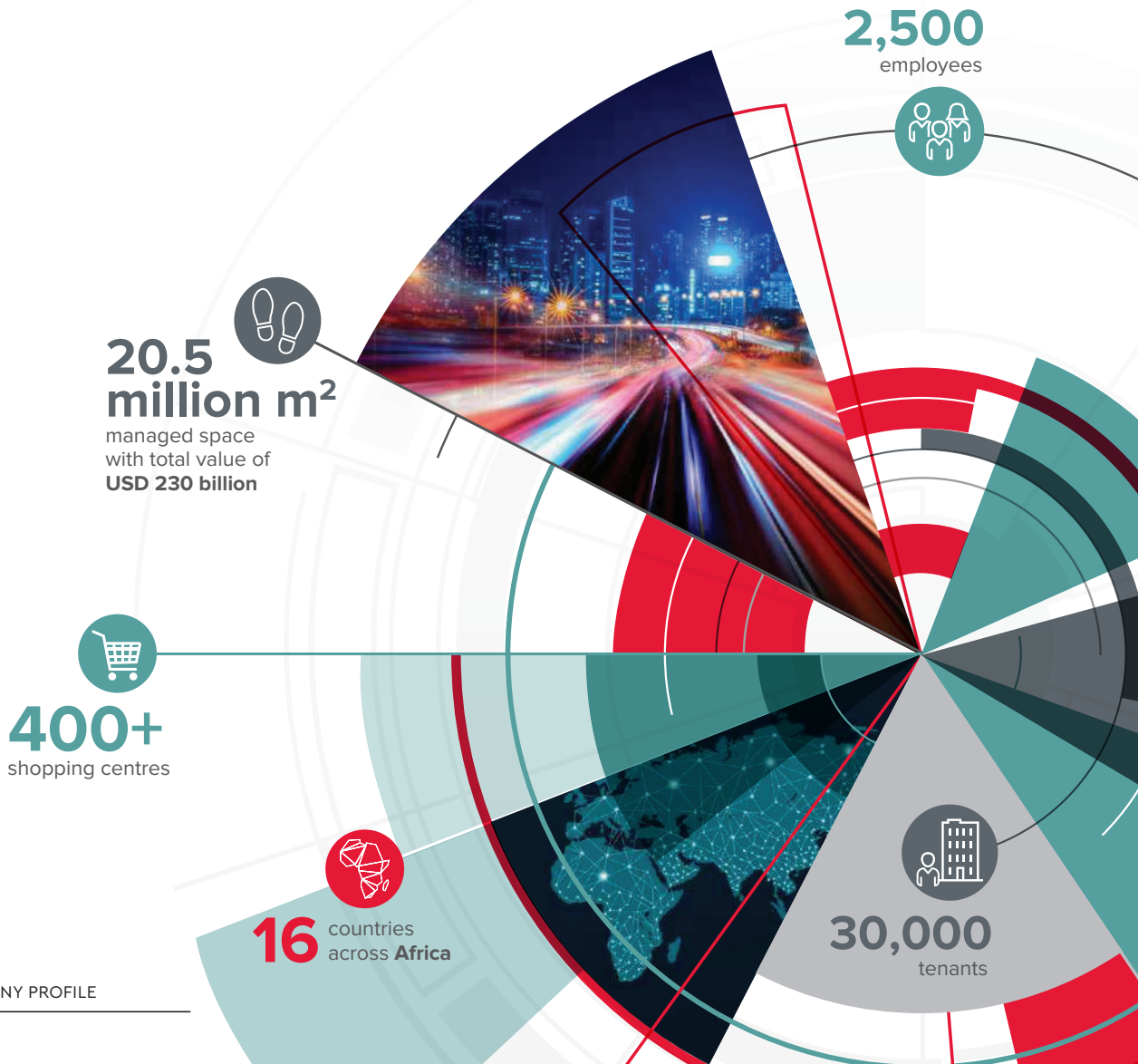


Progressive
property people

Capability Statement.

Our success is built on a culture of **providing progressive property solutions** which stems from a tangible **understanding of local markets** across Africa. We aim to deliver strategic fully-integrated property services, global best practices and innovative solutions for property owners, occupiers, investors and developers wherever they invest on the continent, seizing opportunities and maximising value.

Founded in 1975, Broll maintain a diversified portfolio of clients and services across **16 African countries** including Botswana, Cameroon, Eswatini, Ghana, Ivory Coast, Kenya, Madagascar, Mauritius, Mozambique, Namibia, Nigeria, Réunion, Seychelles, South Africa, Uganda, Zambia.





Innovative technology. Empowering value.

Broll Online

The group's industry-leading proprietary software, built and developed specifically for the needs of property owners and tenants. This self-service internet based platform allows users, once registered, to view their lease details, download their statement copies, apply for debit order payments, report their utility readings and view any published documents. Seamless integration also exists with the facilities management fault centre where tenants can log and track maintenance related calls.

Broll Vantage

This user-friendly cloud-based system is designed specifically for property and facility managers who need to access our contractor services, quickly and confidently. Our aim is to ensure that our contractors, facility and property managers comply with all Occupational Health and Safety (OHS) policies and procedures.

We intentionally and selectively only partner with compliant, leading contractors across the continent, as such this strategy is facilitated and governed through this patented platform.

Asset value protection. Basement to rooftop.

We are committed to high-performance property management. By focusing on strategic leasing, planned building life-cycle maintenance, utilities management and the use of technology, we unlock the true potential and long-term value of client's properties.

Many of Africa's largest property portfolio investors have chosen us as their preferred service provider thanks to our proven track record in delivering superior returns. We align the interests of the property investor, tenants and the property manager using a strategic blend of skills, experience, knowledge, relationships and proactive operational efficiency. Every aspect of our property management process is informed by our ISO 9001:2015 accreditation.

Our services include:

- Retail leasing and consulting
- Property management
- Lease renewal negotiations
- Vacant space management
- Project management
- Tenant co-ordination
- Adjustment accounts
- Sustainability solutions
- Insurance compliance
- Professional property management
- Financial accounting and management
- Rent recoveries and accounts payment
- Building sales and feasibilities
- Datamart licences for asset management
- Service provider procurement and management
- Asset registration and planned preventative maintenance
- Commercial, residential and leisure management services
- Budgeting and forecasting maintenance management risk and compliance
- Sectional title property management



The Broll logo consists of the word "broll" in a white, lowercase, sans-serif font, set against a solid red rectangular background.A light blue rectangular box containing the text "Retail Leasing" in a white, sans-serif font.

Progressive property people.

We understand the dynamics of this ever-changing sector.

Successful retail starts by identifying the right location and creating the ideal tenant mix to suit a particular target market, we at Broll this is what we can do for our clients. From conceptual phase to fully-functioning shopping centre with shops to let, we at Broll can add value every step of the way. In addition, we have a dedicated research department that enables us to advise and make informed recommendations in this ever-changing sector.

Why choose Broll?

We understand the dynamics of the retail environment. No other organisation manages more shopping centres in Africa than Broll; meaning we have a wealth of knowledge to guide you.

—

We can assist with feasibility studies, site assembly of land, coordinating the professional team and sourcing the right tenant mix.

—

In addition to greenfield projects, we are ideally suited to coordinate refurbishments and provide input on the strategic market positioning of a particular retail centre.

—

We are in contact with all of the major retailers and have the requisite relationships in place to act as letting agents for existing centres.

PARTNER WITH WHAT'S NEXT

Cushman & Wakefield have an affiliate partnership with Broll Property Group in the exclusive arrangement for the provision of occupier services in Africa, resulting in 2019's formation of Cushman & Wakefield | BROLL.

The partnership provides end-to-end corporate real estate solutions to tenants across all sectors throughout sub-Saharan Africa, combining the global real estate resources of Cushman & Wakefield with Broll Occupier Service's well-established Africa operations and market-leading track record.

We design, deliver and manage real estate solutions to help you achieve your business goals. Results are built on highly specialised real estate intelligence, a network of skilled professionals, and experience gained from years of delivering success to many of the largest corporates in Africa.

Currently Cushman & Wakefield | BROLL serve seven regional hubs across Africa with on-the-ground professionals, who integrate local knowledge with centralised processes, governance and industry-leading technologies across multiple sectors.

Whether you are looking for new office, industrial or retail space, expanding, contracting or have an upcoming lease event, contact us for:

Solutions on the structure, location and tenure of your portfolio, and may even have answers for challenges not yet considered.

–

The best real estate negotiators in the business connecting you to innovative opportunities and negotiating on your behalf to maximise value, savings and flexibility.

–

Real-time decision-making and portfolio performance. Get your reporting done right, every time, at the touch of a button.

–

Proactive management of your real estate assets so that they operate silently, efficiently and at minimum cost.

–

Real estate strategy, business cases, financial modelling, stay-vs-go analysis, own-vs-lease analysis, consolidation, location analysis and network planning.

www.cwbroil.com

Our services cover:

New lease negotiations, purchases, disposals, renewals, lease restructures, subleasing and rental benchmarking.

–

Real estate strategy, business cases, financial modelling, stay vs go analysis, own vs lease analysis, consolidation, location analysis and network planning.

–

Accounts payable/expense management, accounts receivable, payment reconciliations and recovery, budgeting/ forecasting, cash flow planning and financial reporting.

–

Lease administration, database management solutions, critical dates monitoring and property technology solutions.

–

Workplace strategy, space planning, design development, project management, turnkey fit-out and watching brief services.

–

Portfolio management, lease administration, vacancy/ sub-tenant management, critical date monitoring and dilapidation negotiations.

Intelligent buildings. User-oriented solutions.

Our Facilities Management offering introduces you to multiple disciplines to ensure functionality, comfort and safety, all of which improve your asset's performance, maintain and even improve its value, and drive efficiencies. Our specialist services combine our proprietary IT with a customisable response to your specific needs, accounting for the integration of people, place, process, and technology.

Our accountable and measurable service levels are benchmarked to global standards assuring you of enhanced environmental amenities in the day-to-day operations of your investment, be that cleaning, energy management, pest control and IT maintenance.

Our services include:

Building assessments and maintenance

Digitised maintenance management

Project and asset management

Occupational health and safety

Energy management

Security and fire systems

Air conditioning and lifts

Waste management

Cleaning and hygiene services

Pest control

Landscaping and plants

Conservation programmes

Call Centre 24/7





Progressive property people.

Qualified property brokers, with fingers on the pulse of the hottest real estate.

We are trusted by some of the world's leading multinationals. Isn't it time you joined them? With our matchless portfolio of property expertise in investment broking, commercial property and land sales, industrial and office leasing, you can depend on us to find solutions to even your most complex property requirements. We have the connections to acquire or dispose of property portfolios and are skilled at matching your business needs with the ideal space. Trust us. We make the deal happen.

Our services include:

Industrial broking

—

Office broking

—

Investment broking - sales and investment disposals and acquisitions

Knowledge-driven expertise in valuations.

We offer highly professional services for the valuation of the built environment, which includes valuation of land and buildings, real rights, servitudes and usufruct's.

Valuations are also provided for sales and acquisitions, financial reporting, rental valuations, rating appeals and for insurance purposes. Additional services include due diligence audits for property acquisitions and development appraisals. We provide full spectrum of valuation and advisory services ensuring high quality valuations and high client satisfaction.

With footprints across Africa, we offer broad-based insight into the ever-evolving fixed asset valuation industry. Our team includes Chartered Surveyors and Professional Valuers registered with Surveyors of Uganda, Property Valuers Profession and the South African Institute of Valuers. We comply with international best practice as set out on the RICS Red Book and with the guidelines adopted by the International Valuation Standards Committee. Plant and Machinery Valuation.

Our services include:

Valuation of land and buildings, Plant and Machinery, Furniture and Equipment and Business Valuation
Valuation for sales and acquisitions, financial, reporting, rental, rating and insurance purposes

Due diligence audits for property acquisitions

Professional advice on other property related matters

What we value:

Development land
Fuel stations
Hotels
Industrial
Offices
Residential
Retail centres
Specialised properties

Why we value:

Decision making
Due diligences
Feasibility studies
Financial reporting
Objections
Professional property
Sales and acquisitions
Secured lending
Scenario analysis

Our clients

Developers
Multinationals
Operational property
Private funds
REITS & listed property companies

The logo for 'broll' is displayed in white lowercase letters on a red rectangular background.The text 'Property Auctioneering' is displayed in white uppercase letters on an orange rectangular background.

Progressive property people.

Property auction house of choice. Leading authority on asset acquisition and disposal.

Our highly-skilled is a leader in the field in property auctions, deal-making, private treaty sales as well as tenders. With honed trading experience, astute property-transaction acumen and professional discretion, we extract optimal value whether you're buying or selling. Our diversified clientele ranges from players in the high-density development arena and the leisure and hospitality sectors to the agricultural field.

Imagine that!

A nighttime photograph of a cityscape with illuminated buildings and a street, partially obscured by a white diagonal line and an orange geometric shape.

Our multi-property auctions are
the marketplace for selling and
buying residential, commercial
and industrial property.
Imagine that.



The Broll logo consists of the word "broll" in a white, lowercase, sans-serif font, set against a solid red rectangular background.The Property Intel logo features the words "Property Intel" in a white, sans-serif font, centered within a teal rectangular background.

Progressive property people.

Sector-specific research. Reliable industry intelligence.

Our in-house team of experts have extensive industry experience in research-based real estate consulting and advisory services. This high-performance team conducts unique market analyses, which provide relevant insights about different market segments. These segments, enabling our clients to make informed, strategic and data-driven decisions.

Imagine that!

Our services are both investors and occupiers, include but are not limited to:

Country reports

—

Market studies

—

Location and nodal analysis/reports

—

Feasibility studies

—

Retail mapping

—

Portfolio optimisation and analysis

—

Benchmarking

—

Demographic analysis

Drive-time analysis

—

Competitor locations

—

Development pipelines

—

Lease optimisation, acquisition and renewals

—

Repositioning or relocating of stores within a shopping centre

—

Tenure optimisation

—

Tenant representation

—

Transaction workflow tracking

Real leaders. Exceptional results.

It is said that leaders take people where they want to go, but that real leaders take people where they ought to be. By harnessing our high-performance portfolio of property services, as well as our expertise in maximising asset values, we navigate your business landscape and lead you to sustainable real estate success.



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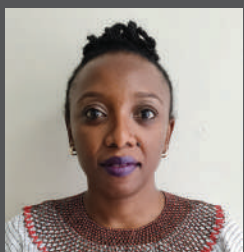
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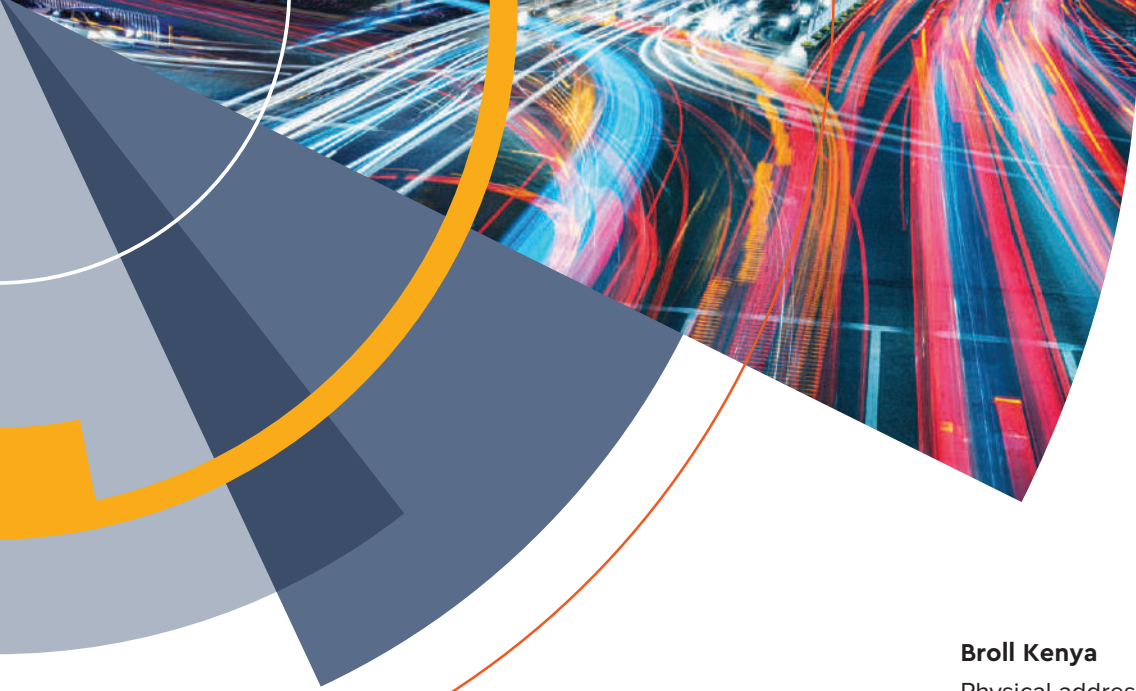
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Progressive property portfolio.

Rwenzori Courts



Rwenzori Towers



Edge Apartments



Selina Plaza



Rwenzori House



Crested Towers

No. 6 Upper Kololo Terrace Apartments



Communication House



UBFC Tower



For more information
email uganda@broll.com or
visit www.broll.ug

Rwenzori House,
Plot 1 Lumumba Avenue,
Ground Floor

- | | | | |
|-------------|---|--------------|---|
| Botswana | — | Mozambique | — |
| Cameroon | — | Namibia | — |
| Eswatini | — | Nigeria | — |
| Ghana | — | Réunion | — |
| Ivory Coast | — | Seychelles | — |
| Kenya | — | South Africa | — |
| Madagascar | — | Uganda | — |
| Mauritius | — | Zambia | — |

