

ARCHITECTURAL ANALYSIS FOR THE PLOT AND BUILDING OF NEW EMBASSY

I had a meeting with Mrs. Teresia Kimondiu on Jan 16th 2009 during which we had a look at the plots and had discussion on value of land and feasibility of building. We also examined the present plot of the embassy. Find below compiled report

1. *Architectural Analysis Report*- An overall remarks
2. *Architectural Cost Analysis Report*- Shows cost effect of construction
3. *Floor space and Program study*- Shows possible layout for the Embassy on a 726 m² plot

1. Remarks on present plot

The present Embassy is located at 3-24-3 Yakumo, Meguro-Ku, Tokyo with a total land area of 1,195.33 m². It is on First Low Residential area: Maximum height 10m, Site coverage ratio 60%, Floor space ratio 150%.

2. Special exemption for Embassies

I talked with the Meguro Ward and confirmed that the embassy (embassies in general) is not bound by the zoning regulations. The present embassy lies on a residential Zone with stringent height (10m) and buildable area regulations. Embassy is generally exempted as the property will be in the ownership of the mission.

The Mission can therefore build slightly higher than present; the only consideration is the 4-hr sunlight provision to consider for the neighboring houses.

3. Life of Building and Earthquake regulations

The embassy was completed on the 16th September. Not undermining the construction at that moment, Japan's construction is based on a "Scrap and Build" system. This is for the obvious reason of the changing regulations, new technology and natural disaster and buildings adapt to present requirements.

The earthquake regulations in Japan have yearly amendments; there have been 2 major changes in June 1981 and June 2006.

4. Cost of Renewing the Embassy

Given the age of the building, the cost of renewing the embassy will apart from interior finishes, will also include structural renovation. This is to make it conform to the present requirements. This will allow for proper utilization of the space.

See *Architectural Cost Analysis Report*

5. New Needs to be fulfilled

Japan building technology is growing at a fast pace and architectural regulatory needs and architectural equipment needs need to be revisited time after time. With the opportunity for relocation, I see the embassy fulfilling more functions than the present building can offer.

Here are some of the improvements:

- Flexible use of space to cater for various events with varied magnitude e.g. national functions, Kenya exhibition, conferences and seminars, fashion shows etc.
- A green sustainable design. Energy conserving solar power
- Smart building together with enhanced security
- Inclusion of staff apartments which will reduce cost of outside rental
- A Kenyan expression of identity by the design architecture – a way to promote our culture and heritage.

Dick Olango

Principal Architect

AOAD

ATELIERS OLANGO ARCHITECTURE & DESIGN

Tel/Fax +81 3 6427 6309

Mobile +81 90 6490 6309

1-18-21-302 SHIKAHAMA, ADACHI-KU, TOKYO, JAPAN

ARCHITECT LICENCE REG NO 78264 TOKYO

ARCHITECTURAL OFFICE TOKYO GOVERNOR REG NO 13864

See *Architectural Cost Analysis Report*

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(Translation)

Re: Valuation on this case

Regarding the proposed price of this case, we asked for valuations from two appraisers who stand in fairness and neutrality. Additionally, appraisers were selected through the process of appealing to the public.

1. Basic items

*Indication of the objective real estate

4-1-5, Minami-Azabu, Minato-ku Land (registered as building estate) 700.39m²

*Date of setting price 1st, December, 2008

*Type, classification and condition regarding the right of objective real estate

Type of the right: ownership

Classification: building estate

Condition: vacant land

*Type of price

Normal price

*Purpose of requesting the valuation

To sell out

* Condition of the valuation

Appearance of fixed object: asking for the price of objective vacant land

Additional condition: nil

*Purpose of asking for valuation and its condition, relation with classification of price

With the purpose of requesting and conditions above, we pursue the appropriate price that indicates market value which consists in the market with practical condition under the present social and economic situation. So, the type of price we should seek for is normal price.

*Connection or concern on this valuation

Nil

2. Factors that we consider on this valuation

In the process of this valuation of the object real estate, we analyze and consider the following factors.

*General factors

- Economic trend
- Financial trend
- Land price trend

※ by referring transition of posted prices of Minato ward, recent dealing situations, opinions from people who are familiar to this area, we grasp land price movement percentage that can adapt in neighbor area.

"Referring the opinions from people who are familiar to this area, and comparing trend of real estate market in the past and present, we have judged that land price movement percentage had greatly fell down, reversed from the last year."

- trend of making real estate to the security

*Regional Analysis

- general condition of Minato ward
- condition of supply and demand in the same area

※analyze the attribution or action of business organizations and its trend of supply and demand

- condition of neighboring area

※analyze the attribution or action of business organizations and its trend of supply and demand

-individual factors

※considering and analyzing following items about objective real estate

①street condition ②transport access condition ③natural condition ④regulation of governmental law ⑤whether cultural property is buried or not, and its condition ⑥whether anything lay under the ground or not, and its condition ⑦whether the soil is contaminated or not, and its condition ⑧unpleasant social infrastructure (waste treatment center etc.) ⑨condition of the plot ⑩individual factors

-degree of competitive power of the object real estate

-judgment of the best effective usage of the object real estate

*Application of evaluation method

Applying "Comparative method of previous cases" and "Return and investment method", and adjusting both trial calculations for determination of valuation of the object real estate.

-"Return and investment method"

On the supposition, build the leasehold for the Embassy use and rent. Compute the value from the benefit.

-"Comparative method of previous cases" (method of setting a standard plot)

※Survey of "price of designated standard plot" in neighboring area

Compute based on samples of similar area, sharing same supply and demand area (Minato ward, Minami-Azabu, Moto-Azabu, Akasaka, Minami-Aoyama)
(Two appraisers: 4 cases and 3 cases each)

※Survey of "rate of adjustment of plot condition"

Considering ①due to regional planning, it is limited to use the land only for Embassy

②designated land for cultural property buried and it is widely known ③condition of the plot (not very good shape)

※Trial calculation of objective real estate

" price of designated standard plot"*"rate of adjustment of plot condition"*land size

price based on posted price

*Adjustment of trial calculations and determination of valuation

Comparing and inspecting the trial calculations found from above, we determine the valuation of the object real estate.

Address	4-1-5, Minami-Azabu, Minato-ku, Tokyo
Size	700.39m ²
Nearest station	Hiroo station (approx.600m), Tokyo Metro Hibiya line
Regulation on governmental law	Urban district, type1 residential area Building-to-land ratio: 60%, Floor are ratio: 300% Type2 high altitude area, semi-fire-prevention area Minami-Azabu 4 region, regional planning (regionB)
Selling price (proposed price)	JPY 1,307,000,000 *average of valuations from 2 companies (1,866,000/m ²) (JPY 1,310,000,000 + JPY 1,303,000,000)+2

(Reference) regarding valuation

	Company A	Company B
Valuation	JPY 1,310,000,000	JPY 1,303,000,000
*note	(1,870,000/m ²)	(1,860,000/m ²)
The best effective usage	Building Embassy or similar organizations	

Plot Samples (Minato ward, Minami-Azabu, Moto-Azabu, Akasaka, Minami-Aoyama)	Adapting 4 samples, located in neighbor, cases from April to October, 2007 (approx. 2,000,000/m ² ~3,600,000/m ²)	Adapting 3 samples, located in neighbor, cases in February, 2008 (approx. 2,100,000/m ² ~2,600,000/m ²)
Adapted plot	13, Minato (2-3-24, Moto-Azabu, Minato-ku) 2,230,000/m ² (January, 2008) *nearest station: Hiroo station (approx.700m), Tokyo Metro Hibiya line *regulation of governmental law restriction on city development rule, building-to-land ratio: 60%, Floor area ratio: 300%, semi-fire-prevention area	
The rate of change on land price	Recognizing rate of change on land price to apply for neighboring area, in accordance with change of publicized price of Miato-ward, recent deal situation and advices from the local. "It was recognized that the rate of change on this land price had been drastically dropped in comparing with the one of last year, because of advices from the local, trend in the past and market situation."	

*note

For valuation, it is assessed with comparison of samples of previous deals and each factor that assemble the price. Additionally, it is considered that the plot is unshaped, limitation of use (only for Embassy etc.) by the regional planning and necessity of investigation of deposit cultural property.
(Appendix)

Algeria

(Month of contract)

December, 2006

800.06m²

JPY 1,144,000,000 (1,430,000/m²)

Pakistan

(Month of contract)

December, 2006

2,400.42m²

JPY 3,745,000,000 (1,560,000/m²)

EU

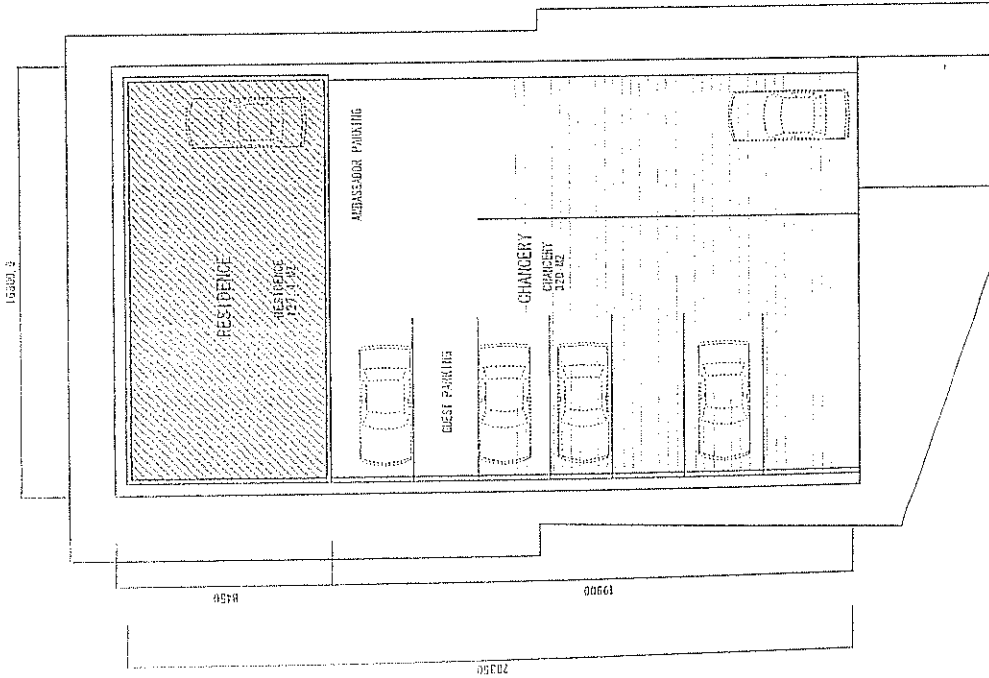
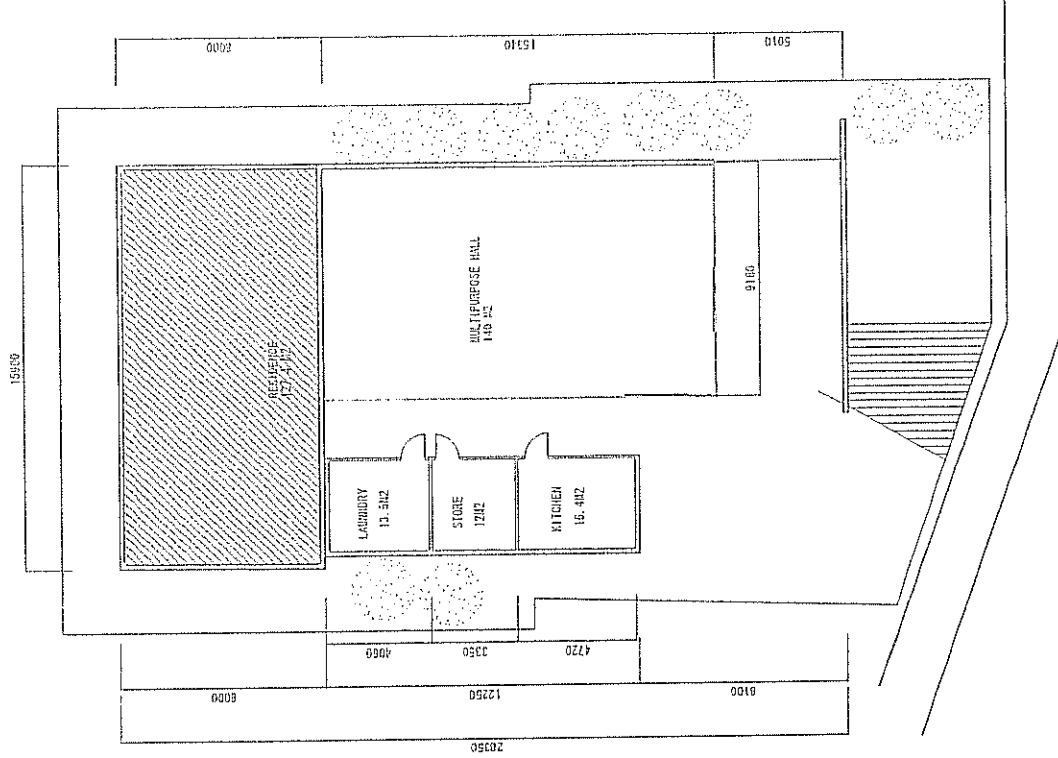
(Month of contract)

November, 2006

3,337.50m²

FLOOR SPACE/PROGRAM STUDY
RELOCATION OF REPUBLIC
OF KENYA EMBASSY

PROJECT NO. 1402
CLIENT: REPUBLIC OF KENYA EMBASSY
ARCHITECT: AOAD
ARCHITECTS: AOAD
ARCHITECTS: AOAD
ARCHITECTS: AOAD
ARCHITECTS: AOAD

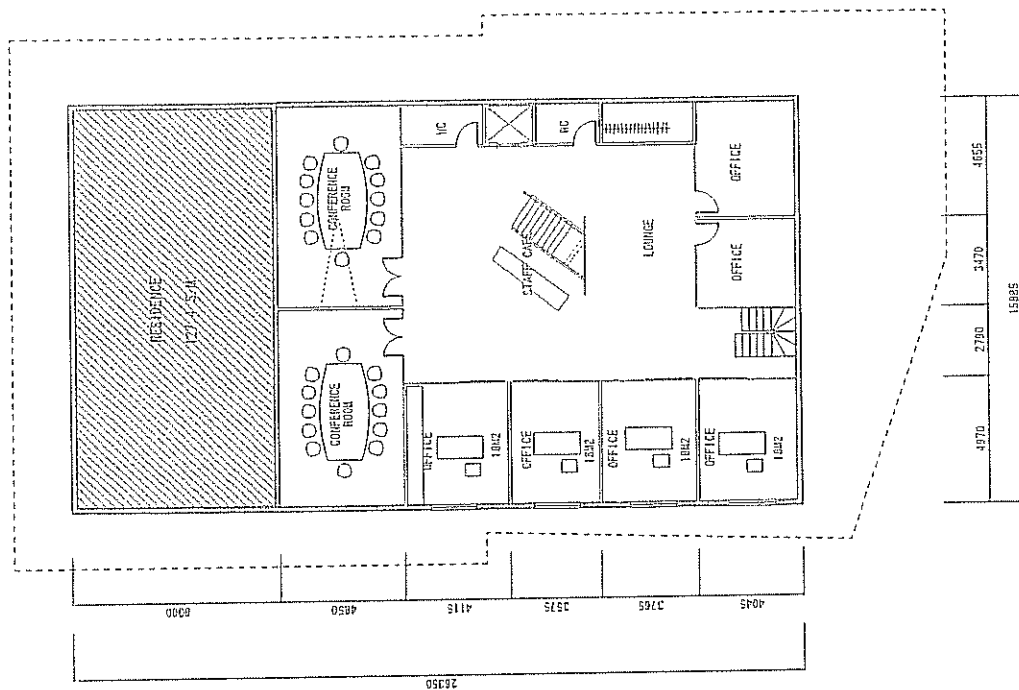


ABORIGINAL SITE 726m²
SITE AREA 5
NO OF FLOORS 5
B1
B2
GF
1F
2F

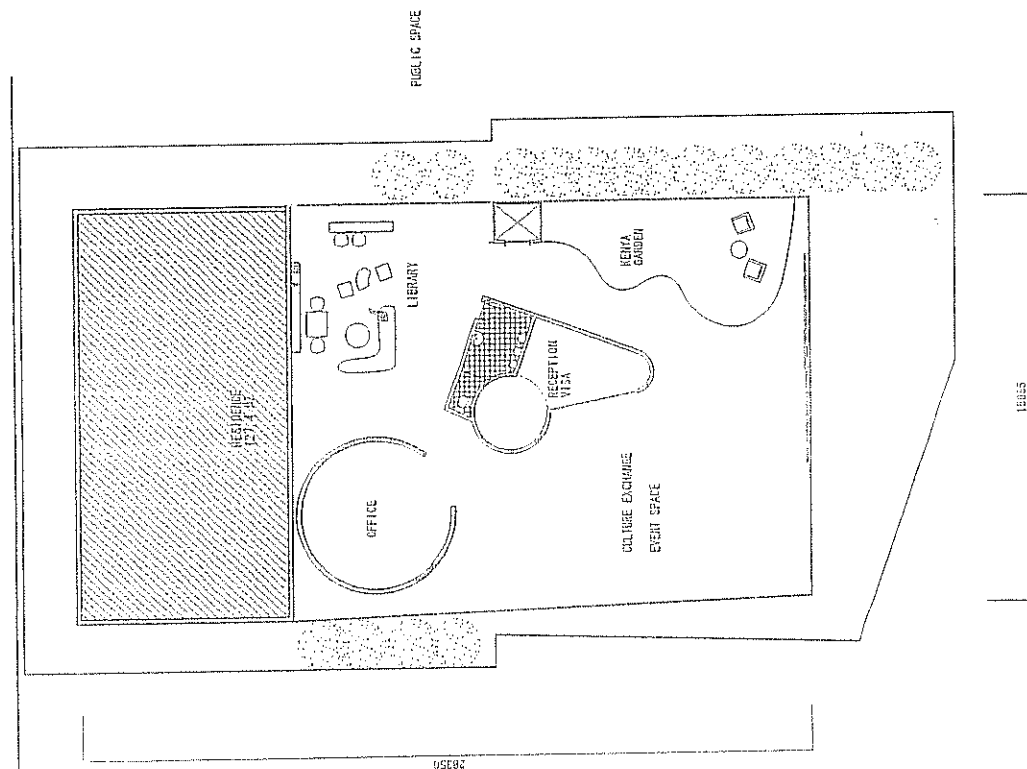
TOTAL FLOOR AREA 1600m²

FLOOR SPACE/PROGRAM STUDY
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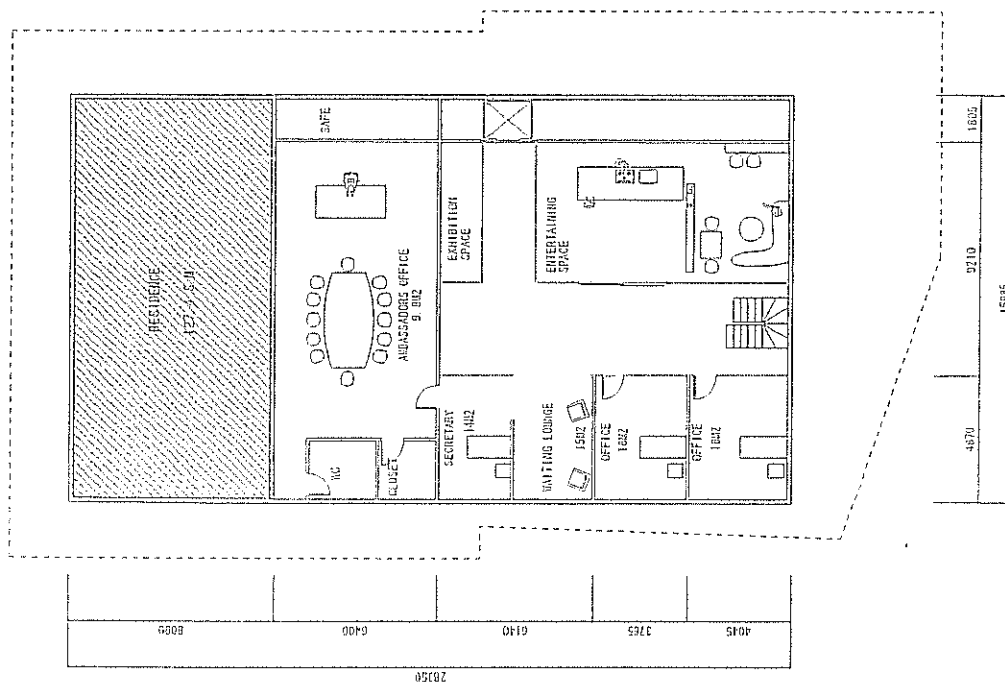
PROJECT NO. 902
CLIENT: REPUBLIC OF KENYA EMBASSY
ARCHITECT: ADAR
DESIGNER: ADAR
DATE: 1988
SCALE: 1:200



OFFICES
1F PLAN 1:200



PUBLIC FLOOR
GF PLAN 1:200



AMBASSADOR OFFICE
2F PLAN 1:200