

Nicole Gichuhi

Partner | ALN Kenya | Anjarwalla & Khanna

Physical Address:
ALN House, Eldama Ravine Close, Off Eldama Ravine Road, Westlands, Nairobi, Kenya

Postal Address:
P O Box 200-00606, Sarit Centre, Nairobi, Kenya

Telephone:
+254 20 364 0000

Email Address:
Nicole.gichuhi@aln.africa

Background

Nicole is a Partner at ALN Kenya | Anjarwalla & Khanna and plays a pivotal role in the firm's real estate and construction department. Nicole specialises in property law with a focus on investment structuring, property development and offering strategic guidance to real estate developers (including residential, commercial and industrial developers) on a range of matters related to their real estate portfolios. Her work often involves large complex acquisitions, disposals, due diligence, compliance issues as well as land and tax structuring, property finance, and leasing arrangements.

Her experience extends to advising on land use planning, zoning and user considerations, and other regulatory matters, exhibiting her comprehensive knowledge of the industry.

Nicole's proficiency has gained international acclaim, and she was titled 'Next Generation Partner' by Legal 500 in 2024 and received recognition by Chambers Global in the same year for her adept handing of complex portfolio exits, development projects and property acquisitions. This growing recognition is a testament to her dedication and skill.

Notably, her expertise also spans cross-border work, having supported clients with projects in Djibouti, Madagascar, Rwanda and Tanzania (including Zanzibar), further demonstrating her broad industry knowledge and ability to navigate varied legal landscapes.

Professional Membership

- Law Society of Kenya (LSK)
- Women in Real Estate (WIRE)
- Kenya Property Developers Association (KPDA)

Professional Qualifications

2013: Kenya School of Law, Postgraduate Diploma,

2011: University of Nairobi, Bachelor of Law, LL.B

Career Summary

Jan 2023 – Date: Partner, Anjarwalla & Khanna, Nairobi

Jan 2019 – Dec 2022: Senior Associate, Anjarwalla & Khanna, Nairobi

Jan 2017 – Dec 2018: Principal Associate, Anjarwalla & Khanna, Nairobi

Apr 2014 – Dec 2016: Associate, Anjarwalla & Khanna, Nairobi

Jan 2013 – Nov 2013: Pupil, Muciimi Mbaka & Company Advocates

Apr 2011 – Jul 2011: Legal Research Intern, United Nations Department of Economic and Social Affairs (UN/DESA).

Aug 2010 – Nov 2010: Legal Intern, Kilonzo & Company Advocates

Jan 2008 – Dec 2009: Legal Assistant, G.N. Gichong'i Gichuhi & Company Advocates

Awards & Accolades

- Nicole is 'highly rated' by Legal 500 (2020 – 2022), in the commercial, corporate and M&A categories
- Since 2019 she has been recognized in renown global directories including Legal 500 and Chambers Global where she has been described as a *Rising Star* and an *Associate to Watch*

Top Matters

- Acting for **Sarit Centre**, one of Kenya's largest shopping malls, in connection with the expansion of the mall to include more retail and commercial space, including providing tax and lease structuring advice; drafting heads of terms, agreements for lease, leases, license agreements, renewals, guarantees; preparing, negotiating and overseeing the stamping and registration of leases.
- Acting for **Full Circle Africa** in connection with the acquisition of Woodside Properties, a bespoke residential development housing the British Army in Kenya.
- Representing **Impact North (KE)**, a partnership between Actis and Improvon Group, one of South Africa's most established logistics and warehouse property specialists, in connection with the USD 110 million industrial park and Grade A warehousing developed on a 103-acre parcel of land in Northlands, Ruiru.
- Acting for **EH Venture Capital Rwanda** in connection with the acquisition of property and the proposed development of a financial centre in Kigali Rwanda including advising on, and drafting and negotiating the investment agreement and negotiating the legal ancd commercial terms in relation to the leasing arrangments with the principal offtaker.
- Acting for **Ruaraka Diversified Investments Limited, GC Residential Limited** and **GC Retail Limited**, investee companies of Actis, a leading private equity fund, in connection with a USD 250 million integrated mixed-use development that comprises of a 500,000 square feet retail mall with over 100 stores including restaurants, bars, cafes and entertainment facilities and a cinema and 215 residential units including drafting and negotiating the agreements for lease, sale agreements, long-term leases, tenancy agreements, tenant-purchase agreements, agency and management agreements.
- Acting for **Kasarani Investment Holdings Ltd**, an investee company of Actis, in connection with the acquisition of a parcel of land adjacent to Garden City Estate and the land structuring to accommodate the intended uses in the USD 540 million integrated mixed-use development. Her involvement includes advising **Kasarani Commercial Developments Limited (KCDL)**, in connection with the development of the Grade A Office Park and the conclusion of leases over office spaces with multinational companies, including Kenya Breweries Ltd, a subsidiary of Diageo and CCI Kenya.

- Acting for a developer in connection with **Two Rivers Lifestyle Mall** including negotiating the retail and office leases with tenants.
- Representing **Paramount Chief Estate** in connection with the development and sale of medium-cost housing in Edenville along Kiambu Road.
- Acting for **Ola Energy** Kenya in connection with their expansion and acquisition of petrol station sites.
- Representing **Actae Development**, in connection with Lantana Galu, a luxury home development in Diani.
- Advising a client in connection with the Kipeto Wind Energy Project including reviewing easements, restrictive agreements, relocation agreements and settlement agreements and various land-related issues affecting the development of the wind power project.
- Advising various local banks on Islamic Finance including structuring and drafting documents for the various Islamic finance products to comply with Kenyan law.
- Acting for **Ecobank** in connection with its loan facility to an Indian corporation for the construction of power transmission lines along the Kenya/Uganda border, including drafting of the security documents and liaising with counsel from relevant other jurisdictions on the structure and non-Kenyan legal issues.
- Acting for **Ecobank** Kenya in connection with proposed financing to a European entity with respect to an infrastructure project, including advising on documentation and preparing the security documents.
- Acting for various banks in structuring, drafting and perfection of securities including charges, debentures, non-recourse invoice discounting and assignment agreements and advising them on related legal issues.