

Summary of Investment Ready Projects for Institutional and High Net Worth Investors

- **Set 1:** Projects are in the market, construction phase and being sold
- **Set 2:** Projects are in design stage

Project Name		Brief Description	Development Return (% p.a.)	Buyer's Return (% p.a.)	Project Size (Kshs mn)	Project Dates		Investment Opportunity
						Start	End	
SET 1								
1	Kanzi Plains	Site & service scheme in the upcoming town of Ongata Rongai	25% - 30%	37%	395.5	Jun-16	Jun-18	Debt, Mezzanine, Land Parcel
2	Athi Sharpland	100 acre site & service scheme in the growing Athi River Town in Machakos County	25% - 30%	30%	644.7	Jun-16	Jun-18	Debt, Mezzanine, Land Parcel
3	Amara Ridge	10 exclusive villas, each sitting on a half-acre, with a lifestyle clubhouse to complement the development	25%	24%	1,000.0	May-15	Feb-17	Debt, Mezzanine, Off-plan Villa
4	The Alma	Integrated lifestyle development featuring 408 1,2 & 3-bedroom apartments, as well as a retail, commercial & lifestyle facility	25% - 30%	55%	2,744.0	May-16	May-19	Debt, Mezzanine, Off-plan Residential Unit
5	Situ Village	Masterplanned gated community, with 50 exclusive villas, each sitting on a half-acre, retail, commercial facility and a clubhouse and lifestyle facility featuring exclusive cottages	35%	25% - 30%	5,500.0	Aug-16	Aug-19	Debt, Mezzanine, Off-plan Villa
Sub - Total					10,284.2			
SET 2								
6	The Annex*	Integrated lifestyle development in the heart of Ruaka, one of the fastest growing towns in Kenya	25% - 30%	25% - 30%	522.9	Oct-16	Jul-19	Equity, Debt, Mezzanine
7	Project Kitale*	Comprehensive serviced scheme in the fast growing time in Kitale	25% - 30%	25% - 30%	700.0	Nov-16	Nov-17	Equity, Debt, Mezzanine
8	Rongai Sharpland III*	Site & service scheme in the upcoming town of Ongata Rongai	25% - 30%	25% - 30%	937.4	Sep-16	Sep-17	Equity, Debt, Mezzanine
9	Project Westlands*	Serviced apartment development in a prime location in the heart of Nairobi	25% - 30%	25% - 30%	1,000.7	Nov-16	Nov-18	Equity, Debt, Mezzanine
10	Ruaka III*	Integrated lifestyle development in the heart of Ruaka	25% - 30%	25% - 30%	2,508.0	Dec-16	Dec-18	Equity, Debt, Mezzanine
11	Ridgeways*	High density mixed-use development in Ridgeways in Nairobi, comprising of residential, commercial, retail and lifestyle	25% - 30%	25% - 30%	9,317.0	Jan-17	Nov-21	Equity, Debt, Mezzanine
12	NewTown*	Masterplanned city in Athi River - encompassing housing clusters, high density residential, an office precinct, educational centre and trade centre	25% - 30%	25% - 30%	22,500.0	Oct-16	Oct-26	Equity, Debt, Mezzanine
Sub - Total					37,486.0			
GRAND TOTAL					47,770.2			
Data for sophisticated / institutional investors only								
Contact investment@cytonn.com for all investment opportunities for each specific project								
* Projects yet to launch in market, and we expect buyers to get a minimum of 25% per annum								