

**Regulated Cytonn High Yield Fund (RCHYF)**  
**Development Management Proposal**

**Fund Overview**

The Regulated Cytonn High Yield Fund (RCHYF) is a specialized Collective Investment Scheme seeking tangible capital preservation backed mainly by investment grade real estate debt financing while also earning high returns and maintaining sufficient liquidity. While specialized on real estate, the fund can also consider other high yielding debt opportunities. The fund is regulated by the Capital Markets Authority (CMA), over seen by Goal Advisory as the trustees and managed by Cytonn Asset Managers LTD (CAML). The fund's Assets Under Management are currently at Kshs 640.0 Mn.

RCHYF is seeking to commit financing ranging between Kshs 25 million to Kshs 100 million of real estate debt financing for projects under mixed used residential, exclusive gated communities, mixed use developments, or serviced apartment hotels sectors in Kileleshwa, Lavington, Kilimani, Upperhill, Westlands Ruiru, AthiRiver, Riverside, Ruaka and Kiambu

**Application and Financing Process**

**1. Proposal & Application**

Developers are requested to submit a teaser summary plus key documents (project brief, financials, approvals), listed below.

1. Developer profile (company registration, track record, financial statements)
2. Project details (location, segment, cost, timeline, expected returns)
3. Financing needs (senior debt secured, mezzanine amount requested, proposed collateral)
4. Compliance documents (land titles, permits, environmental approvals)
5. Developer to share the needs and support they need for their project such as feasibility study, project management and statutory approvals
6. A non-refundable application fee of Kshs 50,000 to be paid to the below account (Attach proof of payment)

**Account Name: Cytonn Asset Managers Limited**

**Account Number: 0082372892001**

**Bank Branch: Riverside**

**Bank: SBM bank kenya**

Apply by sending your teaser summary to [RCHYF@Cytonn.com](mailto:RCHYF@Cytonn.com). *Early applications will be prioritized.*

Under Our Advisory Services - **Real Estate Research & Deal Origination Team**, we also offer the below services to the developers:

Item	Rate of charges	Total % charges	
1. Market Research, Concept Development and feasibility study		0.5%	of the total project cost
2. Advisory and statutory approvals services		2.0%	of the total project cost
3. Project Management services		2.4%	of the total project cost
4. Appointment & briefing of consultants		1.0%	(of the total project cost)  NB: These charges are paid to the respective consultants
• Architect	3.0%		
• Quantity Surveyor	1.5%		
• Civil/Structural Engineer	1.5%		
• Mechanical Engineer	1.5%		
• Electrical Engineer	1.5%		

## 2. Review & Shortlisting

Our team assesses viability, sponsor track record, and market fit. Shortlisting decisions will typically be made within 10 business days.

To be considered, the developer will have to meet the following:

- Developer credibility:** Minimum 3–5 years of experience with no history of default.
- Project viability:** High-demand segments with  $\geq 25\%$  projected Development ROI.
- Financial structure:** Clean title, committed equity looking for either senior debt or mezzanine finance with a clear repayment plan
- Risk assessment:** Stable cash flows or strong pre-sale commitments.

## 3. Engagement & Offer

Shortlisted developers will receive an engagement letter and indicative financial offer, including proposed structure, tenor, and financing plan. Terms are designed to align with their project needs.

## 4. Fund Raising & Drawdown

Once conditions precedent are cleared, funding is executed swiftly, with drawdowns available within agreed timelines. Confidentiality and speed of decision-making are guaranteed.

*All applications are treated in strict confidence.*