

Summary of Investment Ready Projects

Projects		Concept	Development Return (% p.a.)	Buyers Return (% p.a.)	Project Size (Kshs Mn)	Project Dates		Investment Opportunity
						Start	End	
SET 1 - Launched Projects								
1	Amara Ridge	10 exclusive villas, each sitting on a half-acre, with a lifestyle clubhouse to complement the development	25%	24%	1,000.00	May-15	Jun-17	Debt, Mezzanine, Off-plan Villa
2	The Alma	Integrated lifestyle development featuring 453 units of 1,2 & 3-bedroom apartments, as well as a retail, commercial & lifestyle facility	25%-30%	55%	2,744.00	May-16	May-19	Debt, Mezzanine, Off-plan Residential Unit
3	NewTown	Masterplanned city in Athi River - encompassing housing clusters, high density residential, an office precinct, educational centre and trade centre	25%-30%	25% - 30%	22,500.00	Oct-16	Oct-21	Equity, Debt, Mezzanine
4	Taraji Heights	Integrated lifestyle development in the heart of Ruaka	25%-30%	25% - 30%	2,508.00	Mar-17	Mar-19	Equity, Debt, Mezzanine, Off-plan Residential Unit
5	The Ridge	High density mixed-use development in Ridgeways in Nairobi, comprising of residential, commercial, retail and lifestyle	25%-30%	25% - 30%	9,317.00	Jun-17	Jun-21	Equity, Debt, Mezzanine, Off-plan residential Unit
6	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%	5,500.00	Jun-17	Sep-20	Debt, Mezzanine, Off-plan Villa
Sub - Total					43,569.00			
SET 2 - Projects at the Design Stage								
7	Project Westlands*	Serviced apartment development in a prime location in the heart of Nairobi	25% - 30%	25% - 30%	728.30	Jul-17	Jul-19	Equity, Debt, Mezzanine
8	Project Ruiru*	High density mixed-use development in Ruiru in Kiambu, comprising of residential, commercial, retail and lifestyle	25%	25% - 30%	10,000.00	Sep-17	Sep-21	Equity, Debt, Mezzanine
Sub - Total					10,728.30			
SET 3 - Projects at Deal Origination*								
9	Project Kilimani*	High density mixed-use development in Kilimani, at Junction of Argwings Kodhek and Elegeyo Marakwet comprising of 1,2 and 3 bed apartments, office, retail, hospitality and an executive club	25% - 30%	25% - 30%	15,478.60	May-17	May-21	Equity, Debt, Mezzanine
10	Project Lower Kabete 1*	Integrated lifestyle development in the heart Lower Kabete	25% - 30%	25% - 30%	1,568.60	Jul-17	Jan-20	Equity, Debt, Mezzanine
11	Project New Kitisuru*	15 exclusive villas, on a 5 acre parcel, with a lifestyle clubhouse to complement the development	25% - 30%	25% - 30%	1,063.30	Jun-17	Dec-19	Equity, Debt, Mezzanine
12	Project Karen - 5 acres Windy Ridge*	10 exclusive villas, each sitting on a half-acre, with a lifestyle clubhouse to complement the development	25% - 30%	25% - 30%	949.50	Aug-17	Dec-19	Equity, Debt, Mezzanine
13	Project Karen - 10 acres Miotoni*	20 exclusive villas, each sitting on a half-acre, with a lifestyle clubhouse to complement the development	25% - 30%	25% - 30%	2,039.10	Sep-17	Sep-20	Equity, Debt, Mezzanine
Sub- Total					21,099.10			
GRAND TOTAL					75,396.40			

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