

# Summary of Investment Ready Projects

Projects	Concept	Development Return (% p.a.)	Buyers Return (% p.a.)	Project Size (Kshs Bn)	Project Start Date	Investment Opportunity
<b>SET 1 - Launched Projects</b>						
1 Amara Ridge	10 exclusive villas, each sitting on a half-acre, with a lifestyle clubhouse to complement the development	25%	24%	1.0	May-15	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%	4.2	May-16	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%	22.5	Nov-17	Equity, Debt, Mezzanine
4 Taraji Heights	Integrated lifestyle development featuring 250 units of 2 and 3-bedroom apartments, as well as lifestyle facilities, in the heart of Ruaka	25%-30%	25% - 30%	2.5	Apr-17	Equity, Debt, Mezzanine, Off-plan Residential Unit
5 The Ridge	High density mixed-use development in Ridgeways in Nairobi, comprising of 800 units of residential, commercial, retail and lifestyle	25%-30%	25% - 30%	12.1	Jun-17	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%	5.5	Oct-17	Debt, Mezzanine, Off-plan Villa
<b>Sub - Total</b>				<b>47.8</b>		
<b>SET 2 - Projects at the Design Stage</b>						
7 Project Westlands	Serviced apartment development in a prime location in the heart of Nairobi	25% - 30%	25% - 30%	0.8	Oct-17	Equity, Debt, Mezzanine
8 RiverRun Estates	High density mixed-use development in Ruiru in Kiambu, comprising of 1,200 residential units, commercial, retail and lifestyle	25%	25% - 30%	15.0	Sep-17	Equity, Debt, Mezzanine, Off-plan Residential Unit
<b>Sub - Total</b>				<b>15.8</b>		
<b>SET 3 - Projects at Deal Origination*</b>						
9 Cytonn Towers	High density mixed-use development in Kilimani, comprising of 2 and 3-bedroom apartments, office, retail, hospitality and an executive club	25% - 30%	25% - 30%	16.4	Oct-18	Equity, Debt, Mezzanine, Off-plan Residential Unit
10 Project Karen	20 exclusive villas, each sitting on a half-acre, with a lifestyle clubhouse to complement the development	25% - 30%	25% - 30%	2.1	Nov-17	Equity, Debt, Mezzanine, Off-plan Villa
<b>Sub- Total</b>				<b>18.5</b>		
<b>GRAND TOTAL</b>				<b>82.1</b>		

Data for sophisticated / institutional investors only

Contact [investment@cytonn.com](mailto: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