

NEWSLETTER

The developers of new integrated lifestyle resorts cities in Kenya. Our resorts are master planned to create high quality communities.

Straight from the Resorts and Cities Communications Desk

Issue #01/09/2018



From the Executive Chairman

On behalf of the board of directors and Management of Resorts and Cities, we would like to present our Newsletter to keep you updated on the progress of our projects and inform you on the current affairs of the company.

The newsletter will be a bi-monthly and it will be a good platform to keep you abreast on your investment in Resorts and cities and also possible future investments.

We are also launching a new website which will be more friendly, more detailed and more up to date on the progress of our projects in Resorts and Cities.

You are welcome to read and understand more about our achievements as well as our future plans to make Resorts and Cities the best real estate investment partner in Kenya. Welcome

Lee Karuri,
Executive Chairman,
Resorts and Cities

Word from the editor

We are delighted to introduce this first edition of the Resorts and Cities Newsletter. It will be a regular publication and we will use it to keep you in touch with news and developments which relate to the Projects of Resorts and Cities: Longonot Gate and Makuyu Ridge and their progress.

In this and future editions, we shall be reporting on all aspects of the projects including updating the quarterly project progress reports. This will include progress on the cabro roads, golf courses progress, water and power connections, ICT connections, landscaping and our residential and commercial developments.

I would like to thank you for your continued support, and also to thank the management of Resorts and Cities for all their indefatigable drive to make Resorts and Cities projects successful. We are keen to respond to your interests, and look forward to your feedback and comments on this first edition through a.rutto@resortsandcities.co.ke.

Anwar Rutto
Communication and PR Officer

Resorts and Cities - The Comeback

Real estate has seen the ups and downs in the previous years because of various factors but the main driver for fluctuating trends is politics. Kenya has faced political tensions during election periods and due to uncertainties, investors tend to pull away or paused awaiting political calm.

Resorts and cities, the developers of Longonot Gate and Makuyu Ridge was not spared either during these periods. The last two years have been slow in investment but as analysts said in the beginning of this year, 2018 was set to be a positive year in which the Real Estate sector rebounds strongly driven by investment, demand and political certainty.

A recent sentiment from Resorts and Cities Executive Chairman Mr Lee Karuri:

"We are back, strong and ready to serve our current clients and prospective clients with confidence. Driven by our values: integrity, quality and excellence, hard work, friendship, team work and the fear of God, we have the confidence to deliver our projects."



He spoke recently as he officially welcomed new staff members in a meeting with the Board of Directors.

Longonot Gate Progress

Since the relaunch of construction this year, we have continued working on various areas of the project which will be explained in the 17th project progress report. We have done progress on the following areas within the project.

Gates

We have been working on completing Gate B (Mai Mahiu entrance) by finalising on drainage, electrical fittings and plumbing work. We have also been working on the visitors' centre here, which shall serve as the reception lounge for members and visitors accessing the site via helicopter.

Roads

We are working on the spine road that connects Gate A (Naivasha Gate) to Gate B (Mai Mahiu Gate). Our aim is to lay the first batch of paving blocks to link the gates. Kerbing of the main Naivasha Gardens road is also ongoing.

Landscaping

We have planted six hundred trees this year in all of Crater Park and we shall add an additional six hundred more during the short rains. We have also been doing landscaping at our main gates and at client houses that are being constructed.

Homes Construction

We have streamlined the home construction process by undertaking the following:

- We have recruited a Home Construction Manager who will co-ordinate the homes construction process from initial design to final handover.
- We have improved the initial house designs and incorporated the feedback we got from our clients, home owners and the general project implementation team.

For more information regarding home design and construction, please call Sammy Kopi on **+254 738 853 185, email s.kopi@resortsandcities.co.ke**.

Makuyu Ridge Progress

Roads Construction

We are currently working on roads in Baobab Gardens, so as to ease access to plots selected by members. The work is progressing well and most plots in Baobab Gardens are accessible.

Launch of Construction of the Greater Northern Bypass

We are happy to share that the upgrading of the bypass which passes next to Makuyu Ridge was commissioned on 28th of July 2017.

Currently road works are ongoing and we are hopeful that by end of 2018 the tarmac road shall be passing by Makuyu Ridge.

The Greater Eastern Bypass shall link Muranga to Machakos.



On Real Estate

Kenya is the hub of East and Central Africa, driven by our port in Mombasa, our good road networks, the standard gauge railway and our international airports open up East Africa to investors. Kenya is an investment destination given our integrated climates, our geography – coastline, highlands, our vast natural resources and rapid urbanization.

According to the Cytonn Investment Blog, over the last two decades, the Kenyan real estate market has grown exponentially as evidenced by its the growth of its contribution to the country's GDP from 10.5% in 2000 to 12.6% in 2012 and 13.8% in 2016. The growth is driven by:

- › Infrastructural developments such as improved roads, utility connections, upgrade of key airports;
- › Stable GDP growth which has averaged at 5.4% over the last 5 years against a Sub - Saharan average of 4.1%;

- › Demographic trends such as rapid urbanization at 4.4% per annum against the world's 2.5% and population growth averaging at 2.6% per annum ;
- › High total returns averaging at 25.0% against 12.4% in the traditional asset classes.
- › These factors have led to the development of unique trends across various real estate areas as investors seek to gain higher returns and buyers seek aspirational lifestyles and quality products.
- › Demographic trends such as rapid urbanization at 4.4% per annum (against a global 2.5%) and population growth averaging 2.6% per annum..

These factors have therefore led to the development of unique trends across the various real estate themes, as investors seek to gain high returns and buyers pursue aspirational lifestyles and quality products.

The Client portal

We have launched a customer service portal on our website to make interaction with our clients easier and more convenient. The portal will enable clients to:

- › View their property payment updates and balances and access statements
- › View property allocations on the projects
- › View messages and notifications sent to clients
- › Send personal inquiries to the company.

The portal will enable clientelle to securely view the up-to-date status of their accounts at Resorts and Cities without making personal visits or calls to the offices.

The portal is password secured and easy to use, and is a reflection of our intent to achieve transparency and better services to our investors.

Resorts and Cities Diaspora Department

Resorts and Cities Diaspora department team leader Mr Dancan Owiti and his team are working to set standards of excellence and transparency in Diaspora Investment.

After rigorous discussions with diaspora investors, we have listened to you and have improved the house designs to your desired standards in both the Longonot Gate and Makuyu Ridge developments.

We have given a more spacious feel to both the African country Longonot Gate designs and the Spanish Mediterranean house designs at Makuyu Ridge. All the house designs, residents' club houses and golf club house designs can be viewed on our website.

We have also added a diaspora page on our website to attend to the specific requirements of diaspora customers.

Mortgage Financing

We would also like to let you know that we have introduced a Mortgage Office to assist our local and diaspora clients to get financing for buying and developing on our properties.

The banks are willing to finance our clients on the products below:

1. Purchase of plots
2. Buy a plot and build a home
3. Home construction
4. Commercial plots purchase
5. Commercial plots purchase and building

We have also identified a few institutions which are willing to facilitate joint ventures for our clients interested in commercial properties

Events

DATE	EVENT	VENUE	ORGANIZER
31st Aug - 1st Sep 2018	Nation Media Group 254 Realty Expo	KICC	NMG
24th - 26th Aug 2018	Indo Africa B2B Trade Expo	Visa	
3rd - 5th Sep 2018	Cibex	Visa	
3rd Sep 2018	Members Breakfast	Intercontinental	KNCCI
17th Sep 2018	Nation Leadership Forum	UON	NMG
12th - 13th Sep	Future Energy East Africa	KICC	
TBC	Construction Conference	Parklands Sports Club	Resorts and Cities
29th Sep 2018	Members Open Day	Makuyu Site	Resorts and Cities
21 - 23 & 29 Sep 2018	34th Inter - Banks and Financial Institutions Sports Competition and Expo	Vet-Lab and KSMS	
25th - 27th Sep 2018	East Africa Utilities Expo	KICC	
TBC	Members Dinner	TBC	Resorts and Cities
30th Sep 2018	Concours D'Elegance	Ngong Race course	CBA Africa
11th - 14th Oct 2018	Kenya Homes Expo	KICC	
7th - 9th Nov 2018	The big 5 construct East Africa	KICC	
16th - 18th Nov 2018	Kenya Build Expo	KICC	
23rd - 25th Nov 2018	MedHealth Kenya	Sarit Centre	

Longonot Gate in Pictures



At the Parklands Sports Club Chairmans Dinner sponsored by Resorts and Cities. Left: Chairman Lee Karuri making his remarks.



A section of the members who attended the Members Day held at Longonot Gate in February 2018



Part of the landscaping nursery at Longonot Gate



The Mai Mahiu gate under construction



Roads construction masons concreting the beds for kerbing work



Finishing touches on a floor at Longonot Gate

Longonot Gate in Pictures



A newly kerbed road in Longonot Gate



Bungalow house under construction



Another bungalow house under construction



Villa house under construction



Interior view of a house under construction



In Pictures



A view across the beautiful Makuyu Ridge landscape



Plot owners attending a Members Day at Makuyu Ridge



Technical staff of Makuyu Ridge inspect a road opening up in Makuyu Ridge



Mr. James Macharia, the then CS of the Ministry of Transport, flags off the construction of the Greater Eastern Bypass



Part of the ongoing construction of the Greater Eastern Bypass near Makuyu Ridge



A section of the Makuyu Ridge road network undergoing excavation

**Any questions? Contact us on +254 20 786 1812, +254 710 129 261, +254 739 999 066 or
 e-mail info@resortsandcities.co.ke, or visit www.resortsandcities.co.ke
 Diaspora support: +254 733 242 941; dancan@resortsandcities.co.ke**