

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 #002/09/2018



From the communication desk

We are pleased to present the second edition of Resorts and Cities newsletter. In the previous publication we focused on updating you on the progress of our projects, Longonot Gate and Makuyu Ridge. On this publication we are informing you on the details of the projects and what is on offer.

We have recently launched our websites for the projects and their parent company Resorts and Cities. We will be attaching all the newsletters and progress reports which you can download from and get informed. Below are the websites:

Resorts and Cities:

<https://www.resortsandcities.co.ke/>

Longonot Gate:

<https://www.longonotgate.co.ke/>

Makuyu Ridge:

<http://makuyuridge.co.ke/>

Thanks you for your continued support and thanks also to the management and staff of Resorts and Cities as we strive to deliver our projects.

You can contact the communication desk on a.rutto@resortsandcities.co.ke

Anwar Rutto

Communication and PR Officer

Naivasha Gardens – Phase 2 of Longonot Gate now selling

Naivasha Gardens is the second phase of Longonot Gate project after phase one (Crater Park) which is sold out.

Naivasha Gardens is selling at Ksh 6 million for a ½ acre fully serviced plot that contain the following facilities:

- State of the art eco-friendly homes designed by world renowned architects.
- Paved cabro roads including the spine and home driveway.
- Savanna landscaping themes and well-manicured gardens.
- Adequate water supply.
- Resident's clubhouse with fitness centres that include aerobic, gym, spa and swimming pool.
- Electric fence & 24 hour perimeter

From the Executive Chairman

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

Resorts and Cities is driven by quality and excellence in developing luxury country homes that offer a welcome retreat away from the chaos of the cities.

Please read and understand about our projects and our future plans to make Resorts and Cities the leading real estate investment partner in Kenya. Karibu.

Lee Karuri

Executive Chairman

Resorts and Cities.



security patrols.

- School, hospital, a Theological University and a community church
- A police post
- Power connection to each home.
- ICT connection to each home.
- A man - made lake in the suburb.



Proposed commercial sites with the hospital site highlighted

Makuyu Ridge

Makuyu Ridge is a new holiday Golf Resort that is under construction in Makuyu, Murang'a County on a 1,000 acre piece of land.

It shall be a peaceful holiday, retirement, leisure, golf and conferencing retreat.

The project is located 72km from Nairobi in Makuyu, near Kakuzi off the Nairobi – Thika - Sagana highway. The resort is 8km off the main road on rolling ridges amongst scenic coffee estates.

The location is one hour away from Nairobi after Thika and Makutano.

Makuyu Ridge has 3 residential suburbs, namely Mvuli Springs, Baobab Gardens and Acacia Hill.

The resort shall be fully serviced with the following infrastructure:

- Cabro road network.
- Water supply to each plot.
- Power supply from the nearest transformer.
- ICT connection.



How to get to Makuyu Ridge



Master plan of Makuyu Ridge

There shall be integrated commercial and socio – facilities that will include the following:-

- Shopping mall
- Hotel and convention centre
- Office park
- Church
- Medical centre
- Petrol station
- Model county school
- Ecolodge

The resort shall have an 18 hole golf course of international standards that shall be central to the development. The Golf course shall offer membership to all the residents of Makuyu Ridge. The design is in progress by the Golf course architect.

There shall be a residential golf club house and fitness centre for all residents in Makuyu Ridge.

We welcome you to invest in Makuyu Ridge.

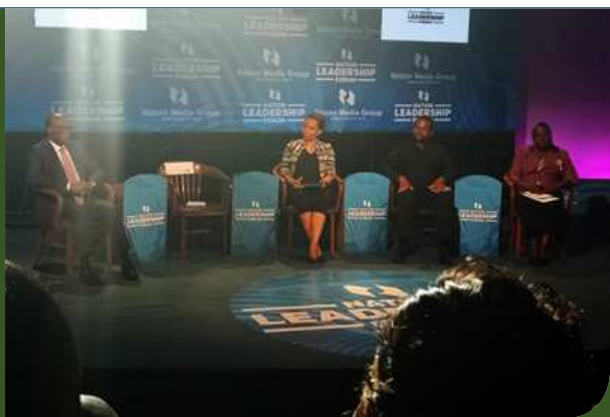
Nation Leadership Forum:- Affordable Housing

On 17th September 2018, the Nation Media Group in partnership with University of Nairobi organized the 6th Edition of Nation Leadership Forum themed, **Building Kenyans, Dreams**.

The Forum was based on the Presidents big 4 Agenda specifically Affordable Housing.

Our very own Resorts and Cities Executive Chairman Arch. Lee Karuri was selected to be a panelist at the forum. The event was successful as key areas of housing were discussed, including factors of production, financing and urban land economics.

Other panelists included Hellen Nzainga from Kenya Urban Roads Authority, Emma Miloyo from Design Source, Charles Kerich from Nairobi County and Hon. James Macharia from Ministry of Transport and Infrastructure.



The panelists at the forum

2nd Phase SGR – Nairobi –Naivasha

After the successful launch of the Standard Gauge Railway, work is already going on to extend the SGR line from Nairobi to Naivasha, a move that will open up the town to many economic activities.

The work on the 120km-Nairobi-Naivasha route has been going on since the beginning of the year, following President Uhuru Kenyatta's successful acquisition of funding from a Chinese bank for the project, popularly referred to as SGR Phase 2A.

Apart from being one of the major tourism hubs in Kenya, Naivasha is also the country's centre of geothermal production, having the Olkaria II Geothermal power plant.

A train on the route is expected to take 1 hour, which will be a lot faster than using vehicles, which are prone to accidents on the dangerous Nairobi-Naivasha road. Just like the Nairobi-Mombasa line, this phase 2 will also be much

cheaper and convenient, opening up the Naivasha to more visitors from the capital, thereby promoting tourism and hospitality industry.

To attract investors to set up industries at designated zones near Naivasha's Olkaria area, President Kenyatta said the government will offer subsidized power tariffs. The companies will also have their power connected directly from power plants in the area to ensure uninterrupted supplies. The project will cost an estimated Sh150 billion and will be completed within the next few months.

The standard gauge railway passes near Longonot Gate project and will be having a terminus near the project.

Eventually, the SGR will reach Kisumu, passing through Nakuru, Kisii among other towns along the way.

Investment Talk – 20th September 2018, Southern Sun Mayfair

Resorts and Cities hosted an Investment talk with members and potential investors of Longonot Gate on 20th September 2018 at Southern Sun Mayfair. The presentation and talks was attended by over 70 investors and the presentation was done by Arch. Lee Karuri.



Chairman Lee Karuri making a presentation



Attentive attendees at the investment talk

On Real Estate – Residential Sector

Kenya's real estate market is well diversified in terms of income, geography and types. In terms of income, there is a clear segmentation of high, middle and low income. Kenya is a diverse country from the long coast line having prime beach properties, to the highlands dotted with large and small scale farms and arid and semi-arid lands to the north with hidden reserves in the forms of mineral and oil resources. The main property types include retail, office, residential, Industrial and special properties mainly found in cities, towns and urban centers. The key drivers of the real estate market include demographics, income, availability and cost of credit, government policy, advertising, price, and changing lifestyles.

Residential sector performance is heavily dependent on household disposable income and availability of credit. On average Kenya's household disposable income has been on upwards growth. This means households are able to spend more on shelter and other basic needs. On the other hand the price of (both rent and sale) has also been on upward trend mainly because the middle and low income segments of the residential market have been having a huge supply deficit. While the low income segment of the market still has a huge supply deficit, sections of middle income segment market are operating at surplus in both sale and rental sub-markets. In most towns hosting county headquarters, rental markets are yet to mature and a bigger chunk of the population are locals who commute from their ancestral homes. The capping of interest rates in 2016 gave mortgage holders a huge relief. On paper the capping of interest rates has reduced the cost of borrowing. On the other hand it has made mortgage lending less attractive for financial institutions as they can get better returns investing in government paper. The middle income residential sub-market which has in 2016 been very active on the supply side particularly in Nairobi and its environs, Mombasa and Kisumu are likely to witness reduced demand both rental and sales due to lay-offs and closures of businesses, reduced lending, relocation of some consular services by Diplomatic Missions as well as restrictions on issuance and renewals of work permits for expatriates.

Message to the Diaspora

Over the years, Resorts and Cities has proved a great investment for our clients across the world. Our developments are world class and tend to your needs individually and as a family.

The diaspora desk is dedicated to ensuring that you have appropriate services and information. We believe that as we progress these well planned cities will resonate to your lifestyle.

Our diaspora team is always ready to take your calls, to respond to your emails and to send you timely information, wherever you are in the world.

We would also like to let you know that the sites are always open, and you or your representatives are always free to visit us at the site to see the progress of the site and the developments in general.

The mortgage department has been well instituted as well. A representative is on hand to help you in terms of linking you with diaspora friendly banks to handle the products on the basis depicted below:

1. Plot Purchase
2. Construction
3. Buy and build
4. Commercial properties

These products are applicable to both our sites i.e Makuyu Ridge and Longo not Gate. Please feel free to contact us on the same.



Senior members of staff with the chairman t the Nation Leadership Forum

Calendar of Events

Date	Event	Venue	Organizer
11th October 2018	Makuyu Ridge presentation	Southern Sun Mayfair	Resorts and Cities
11th - 14th October 2018	Kenya Homes Expo	KICC	
13th October 2018	Muthaiga Road Run	Muthaiga	Muthaiga Country Club
16th October 2018	KPDA CEO Breakfast	Villa Rossa Kempinsky	KPDA
20th October 2018	Makuyu Ridge Open Day	Makuyu Ridge	Resorts and Cities
25th October 2018	Longonot Gate presentation	TBC	Resorts and Cities
3rd November 2018	Longonot Gate Open Day	Longonot Gate	
7th - 9th November 2018	The big 5 construct East Africa	KICC	
16th - 18th November 2018	Kenya Build Expo	KICC	
23rd - 25th November 2018	MedHealth Kenya	Sarit Centre	

Images from the Makuyu Ridge Members' Day, 29th Sep 2018



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
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