



Prittworld Properties & Mortgages Limited

- Feasibility study
- Home loan designing & construction (Nyumba Smart)
- Project Management
- Mortgage brokerage
- Construction financing
- Sales & marketing
- Property management

FINANCING ARRANGEMENT CONTRACT

Prittworld Properties & Mortgages Limited (hereinafter referred as “PPML”) is a limited liability company which is mandated by its charter to undertake the business of mortgage financing brokerage, project management, home construction financing, selling & marketing of properties as well as finance advisory services.

JOINT VENTURE TRANSACTIONS

We have acted as Joint Venture lead transaction advisers for various transactions both at retail and corporate levels. The most current and dominant transactions includes Everest park in Mlolongo and Karen Hilltop Gardens Project in Karen next to Resurrection Gardens.

Our Scope of Engagement

We provide the following services under the Joint Venture:

- Carrying out the feasibility study to determine the most suitable housing products best suits the location;
- Cashflow model showing the cost-return margins (Return on Investment);
- Transaction advisory services;
- Sourcing for Joint Venture financial partners;
- Carrying out project management for the whole development;
- Sales Marketing Management and planning;

We are ready to provide for you the Joint Venture services under the following terms and conditions:

- Amount** : Will depend on the proposed development BoQ;
- Turnaround time** :
 - Upto 14 days to finalise on the Project's Investment Summary;
 - Upto 28 days to have arranged for a JV partner;
- Our Terms & Conditions for engagement** : We shall undertake the full process of arranging for the JV partner. The following are our pre-arrangement terms:
 - Feasibility study & Investment Proposal-**Kshs.150,000**
 - Miscellaneous expenses-**Kshs.10,000** (To cater for transport, printing & other incurred costs);
- Qualifying developments** : The following projects qualify for the JV arrangements;
 - Gated community or apartments for sale;
 - Shopping malls;
 - Office blocks (although not common);
- Required documentation** : We shall require the following documentation:
 - Copy of the title documents;
 - Latest certificate of search;
 - CV/profile of the title holder;
 - Confirmation for the payments of the land rates & rents (for leasehold titles);
 - Signed engagement letter from Prittworld Properties & Mortgages Limited;
- Prittworld's Joint Venture arrangement fee** : 2.5% of the developmental costs (payable after the successful JV structuring). The costs are broken down as follows:
JV structuring fee-1% of the development costs;
Project Management-1.5% of the development costs;
- Why Prittworld Properties & Mortgages Limited** :
 - Real estate investment advisory services;
 - Quality Workmanship;
 - Competent and experienced team of professionals;
 - Strict adherence to project timelines;
 - A one stop shop in real estate investment solutions;

We look forward for mutually beneficial business relationship.

Thank you in advance.

Yours faithfully,

Daniel K.Maina
Managing Director-Prittworld Properties & Mortgages Limited

ACCEPTANCE REMARKS

We have read and understood the terms of engagement for Prittworld Properties & Mortgages Limited.

We have herewith nominated Prittworld Properties & Mortgages Limited to arrange for the Joint Venture transactions.

Name.....Sign.....

Name.....Sign.....

Name.....Sign.....

In the presence of:

Name.....Sign.....