

FUSION CAPITAL LIMITED



Founded

Fusion Group was founded by Dr Phil Goodwin and Mr Luke Kinoti in September 2006.

Regulatory status

Regulated by the: **CMA and RBA** in Kenya, **FCA** in the United Kingdom, and **GFSC** in Guernsey

Regional focus

Fusion offices are in: Nairobi, Kampala, Kigali, Dar-es-Salaam, London, Manchester and Guernsey



INVESTMENT FOCUS



Real Estate Development

Private Equity



Money Markets



MERU GREENWOOD PARK



A DESTINATION FOR MERU

09/05/2015



LARGE CATCHMENT AREA AND VIRTUALLY NONE EXISTENT COMPETITION



Meru county has:

- A Population of more than 1.5 Million individual
- An urban population of 30,000 individuals
- 22 National and Regional Banks (including the Central Bank)
- One of the highest urbanisation rates in East Africa

Meru county needs:

- An international standard shopping mall
- Luxury professional apartments
- Truly grade A commercial office space

The answer:

- Meru Greenwood Park



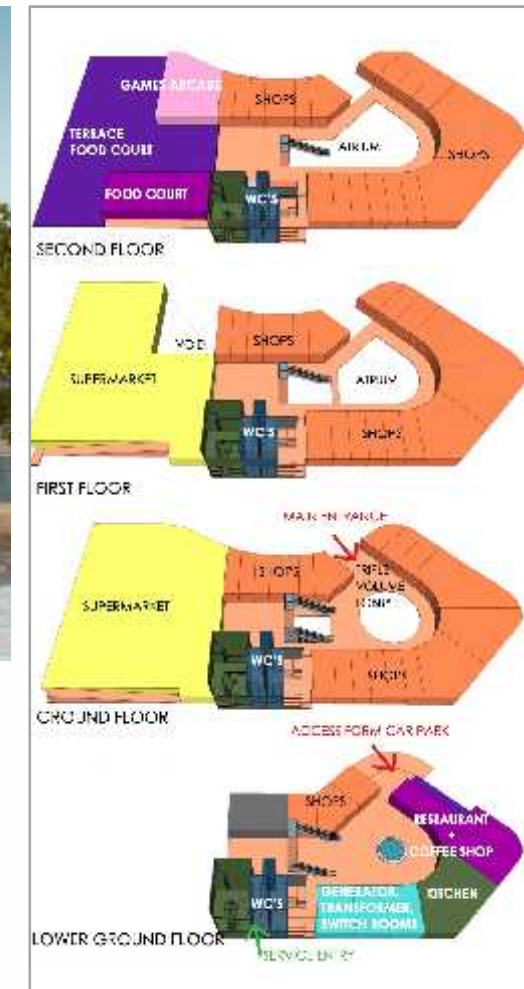
MERU GREENWOOD PARK PLOT LOCATION



THE MALL - A GAME CHANGER IN RETAIL FOR THE REGION



- 18,000 square meters of Grade A retail space spread over 5 levels
- A major supermarket, large food court, and banking floor
- Firm interest already received from many of Kenya's most recognisable brands including ...



THE OFFICE SPACE - THE FIRST TRULY GRADE A OFFERING IN THE REGION



- 10,000 square meters of international standard, light, and airy office space
- All the space is currently is available to rent. The building will be fully let and sold to a yield investor
- Through initial marketing we have already received letters of interest for a significant portion of the space



THE APARTMENTS - LUXURY, SPACIOUS, AND UNPARALLELED VIEWS



- 52 executive apartments with great views of mount Kenya and the surrounding areas
- All available for sale
- Again we have received letters of interest for more than 82% of the space



MERU GREENWOOD PARK - AS AN INVESTMENT OPPORTUNITY

We are currently offering the project to a select number of third party strategic investors - to invest alongside Fusion

Estimated IRR on equity of ~23% (pre-carry base case assumptions)

All money returned to investors in 36 months Q4 2018)



This Memorandum is issued to a limited group and is intended only for the addressed. As such this Memorandum does not constitute a public offer under the provisions of the Kenya Capital Markets Act (Cap 485A) and regulations issued there under.

Any investment in Project Panorama entails risk and the possibility of complete loss of the amount invested. For a full statement of risks please see the comprehensive statement of risk in Fusion's Portfolio Management Service documentation

09/05/2015



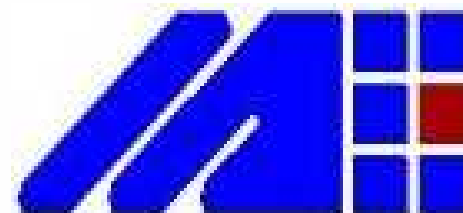
PROJECT TEAM



ARCHITECT



INTERIOR DESIGNER



**MULTISCOPE CONSULTING
CIVIL ENGINEERS**



SERVICES ENGINEERS



EIA EXPERTS



SALES AGENT



SALES AGENT



MARKET RESEARCH

