

The logo for MRE Real Estate features the letters 'MRE' in a large, bold, white sans-serif font. To the left of the 'M' is a small icon consisting of four white squares arranged in a 2x2 grid. Below 'MRE' is the word 'REAL ESTATE' in a smaller, white, all-caps sans-serif font. The entire logo is centered against a background of a city skyline at sunset.

MRE

REAL ESTATE

info@mre.co.ke

www.mre.co.ke



WHO WE ARE

We acquire, create and operate high performing retail and office spaces.

To enhance communities
by delivering robust
spaces where people and
businesses choose to
work, shop and gather.



OUR VISION



OUR MISSION

We elevate experiences,
drive tenant success and
create lasting value building
destinations that perform
today and adapt for
tomorrow.

Key Statistics

Here's a snapshot of the state of Kenya's real estate.

Capital Growth

Up to

20%

annual appreciation in prime developments (e.g., Riverbank at Two Rivers).

Rental Yields

Average

7%–10%

in Nairobi; up to **12%** in top-tier developments like Two Rivers and Vipingo.

Urbanization Rate

Kenya:

4.4%

per annum
(vs. **2.6% global average**)—driving sustained demand for housing.

Real Estate Returns

Average

25%

annual returns (rental + capital gains) — out performing stocks and bonds.

GDP Growth

Kenya's GDP growth averages

5.4%

over the last 5 years, indicating a stable investment climate.

MRE Company Highlights

Asset Base

Kes.2.5B

Cost of Projects in the Pipeline

Kes. 2B

3 Core Verticals

Acquisition | Development |
Property Management

Under Management &
Development

200K+ sqft.

Our Guiding Principles



We Go Where
Communities Need
Us

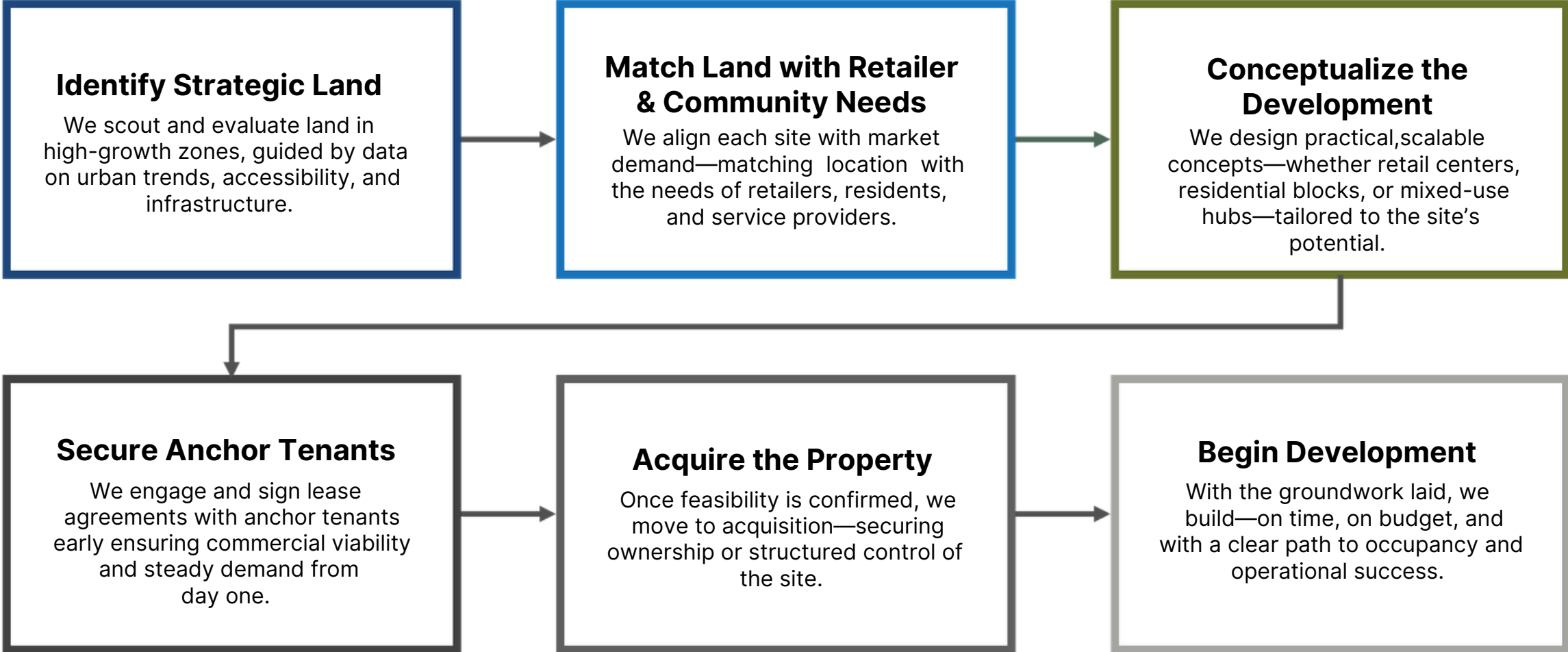


We Go Where
Retailers Want us
to Go



We Buy Assets
that Retailers
Want

Our Process



Manyanja Mall

Manyanja Mall

Manyanja Mall is an upcoming, vibrant commercial retail development in Donholm, Nairobi, poised to transform the shopping and lifestyle experience in Eastlands.



Site Progress

- Land acquisition and transfer completed
 - All regulatory approvals secured
 - Ground broken - construction underway
 - Leasing progress: 80% let (anchor tenants secured and signed)
 - Target completion: August 2026
 - Mall Launch: October 2026
-



Ground Breaking



→
Feb
2026



Site Progress



→
March
2026



Site Progress



→
April
2026



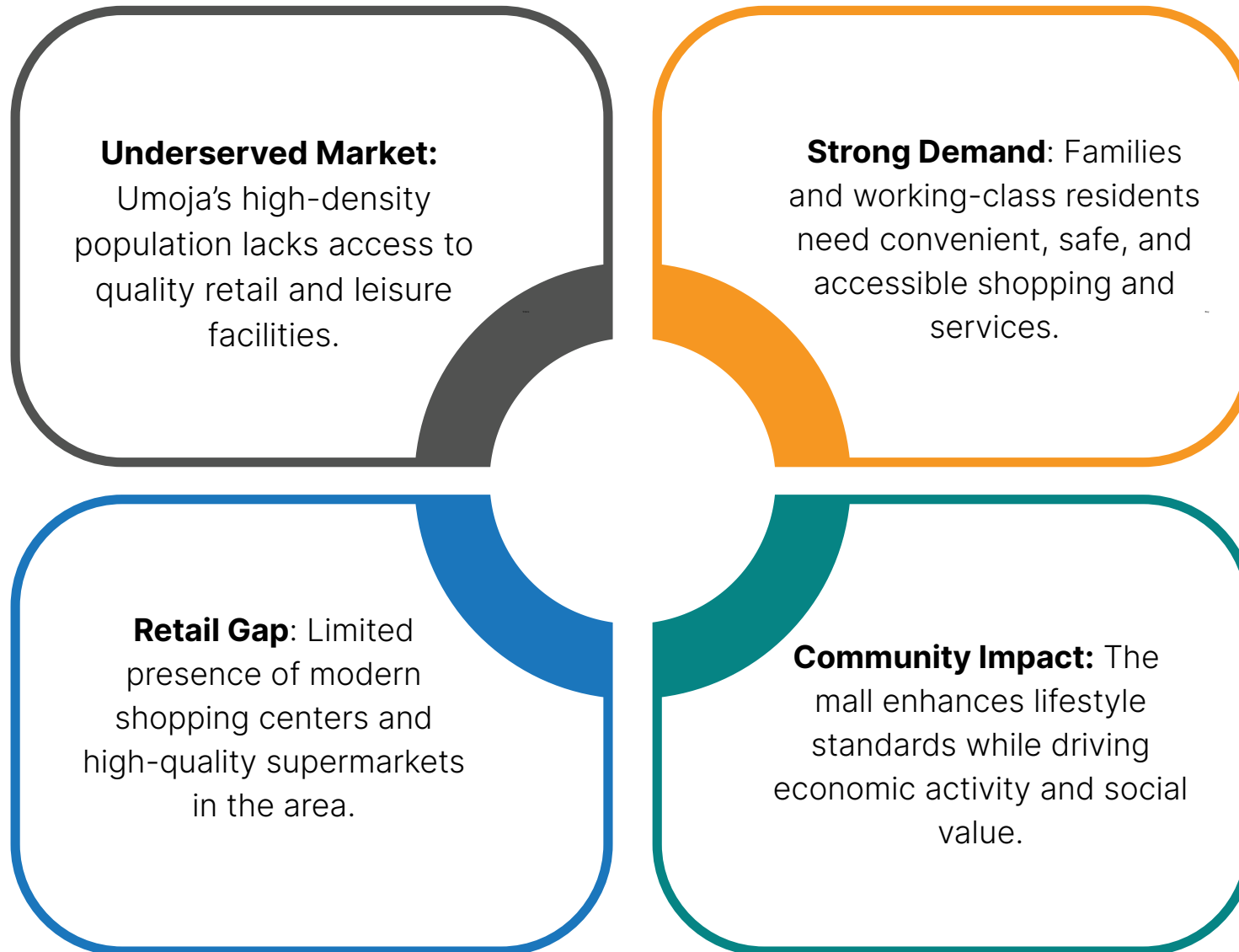
Site Progress



→
May
2026



Why Manyanja



Project Overview

Land Acquisition

Manyanja Mall

Land Size

0.1961 hectares / 21,106 sq.ft.
(0.48 acres)

Gross Leasable Area (GLA)

20,225 sq.ft. (per architectural layout)

Access

Multiple entrances and exits to Manyanja Road and adjacent feeder roads, with ample parking.

Ownership

The property has been transferred to McCulloch Real Estate (MRE). The title is clean and unencumbered, ensuring smooth progression of the project.

Location

Along Manyanja Road, a high-traffic corridor linking Umoja, Donholm, and Kayole. The site enjoys excellent visibility, multiple entry/exit points & access to a large catchment with growing residential and commercial demand.

Some of our Anchor Tenants



A pan-African downstream energy company operating fuel stations, convenience retail, and lubricants across multiple markets, with strong brand recognition, high customer traffic, and resilient operations making it a dependable anchor tenant for mixed-use developments.



A multinational quick-service restaurant (QSR) group operating well-known global and regional food brands across Africa, including franchises such as Pizza Inn, KFC, and Chicken Inn. Simbisa provides strong brand appeal, long trading hours, and reliable customer traffic.



The largest pharmacy retail chain in East Africa, offering pharmaceuticals, wellness products, and healthcare services. Goodlife benefits from consistent daily foot traffic and strong consumer trust, positioning it as a stable, non-cyclical tenant.



One of Kenya's leading modern supermarket chains, serving mass-market and middle-income consumers. Quickmart is a high-frequency retail anchor that drives sustained footfall and supports surrounding retail tenants.

Key Statistics

Here's a snapshot of Manyanja Mall statistics

Cost of Development

KES.200M

Value of Land Undeveloped

KES.100M

Project Valuation

KES. 440M

Project IRR

From 14%

Break Even Period

18 Months

Annual Average Dividend

34%

How Your Investment Is Structured



- 01** Investors participate through MRE Series 1 SPV, the entity that owns Manyanja Mall
- 02** Your capital is pooled with other investors to fund development equity

03

Profits are distributed to investors as annual dividends

04

Long-term value is created through capital appreciation of the completed mall



Investment Overview

This opportunity provides direct exposure to a prime real estate asset through equity participation in the owning entity, ensuring alignment of interests and long term value creation for investors.

Investment Amount	From Kes. 2,500,000/-
Instrument	Equity
Security	Shares in MRE SPV 1(Owner of the company that owns the land)
Expected Return	Return will be realized through dividends on an annual basis with an expected IRR of 14% and Average Annual Dividend Yield of 34%

Investment Opportunity

PARTICULARS	INVESTMENT PERIOD (YEARS)	ACTUALIZED ANNUAL RETURN
Option 1	10	11%
Option 2	20	19%

Two investment options are available: Option 1 (10 years) for stable returns, and Option 2 (20 years) for higher long-term yield, allowing investors to choose between shorter-term stability and longer-term growth.

Get to know our team!

Add Contractor - Mountain Homes

This seasoned team ensures design excellence, engineering precision, and financial discipline guaranteeing timely delivery and strong investor returns.



Eric Muli (Managing Partner - MRE Real Estate Ltd)

Entrepreneur and business leader with extensive experience in strategy, financing, and execution of large-scale ventures. Provides overall vision, capital structuring, and stakeholder management for the project.



Eng. David Kariuki Kirigo (Civil & Structural)

EBK-licensed engineer with 8 years' experience; leads structural design and site supervision at Optimized Designs.



Richard Kung'u (Lead Contractor – Mountain Homes)

Experienced contractor overseeing end-to-end construction delivery, ensuring quality, efficiency, and alignment between design and on-site execution.



Mark Mwoka (Lead Architect- Lava Architecture)

BORAQS-registered, Green Star® accredited senior architect at Boogertman + Partners; leads commercial/mixed-use projects from concept to delivery (incl. BIM).



Eng. David Mwangi Ngokonyo (Electrical)

EBK-registered electrical engineer; extensive multi-sector design and supervision experience, with senior roles at Bosch East Africa and Lotus & Partners.

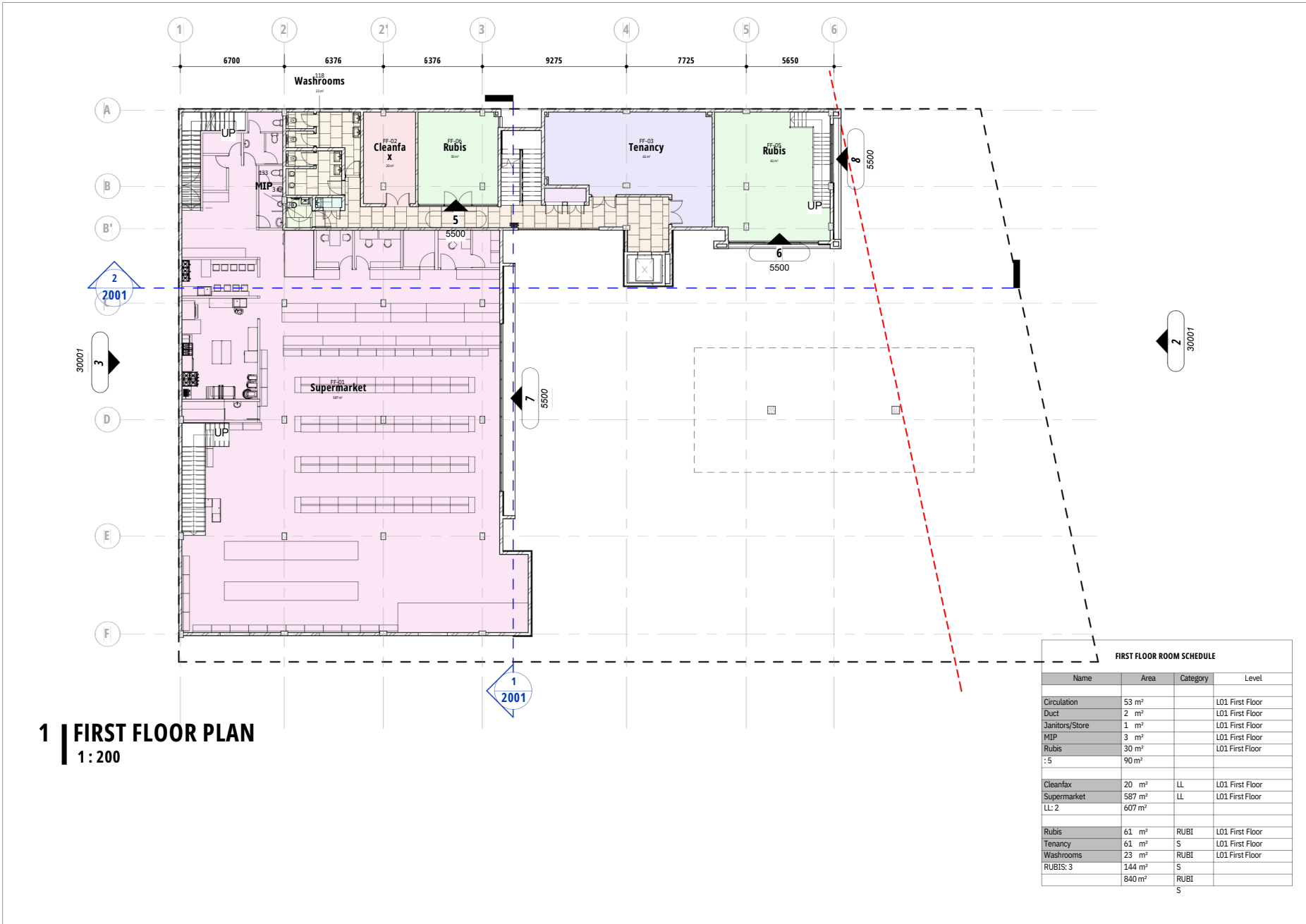


Wilson Gachanja Njoroge (Quantity Surveyor - Speq Consulting)

Founder of Speq Consulting; QS focused on cost planning, contract administration, and value engineering across mixed-use developments.

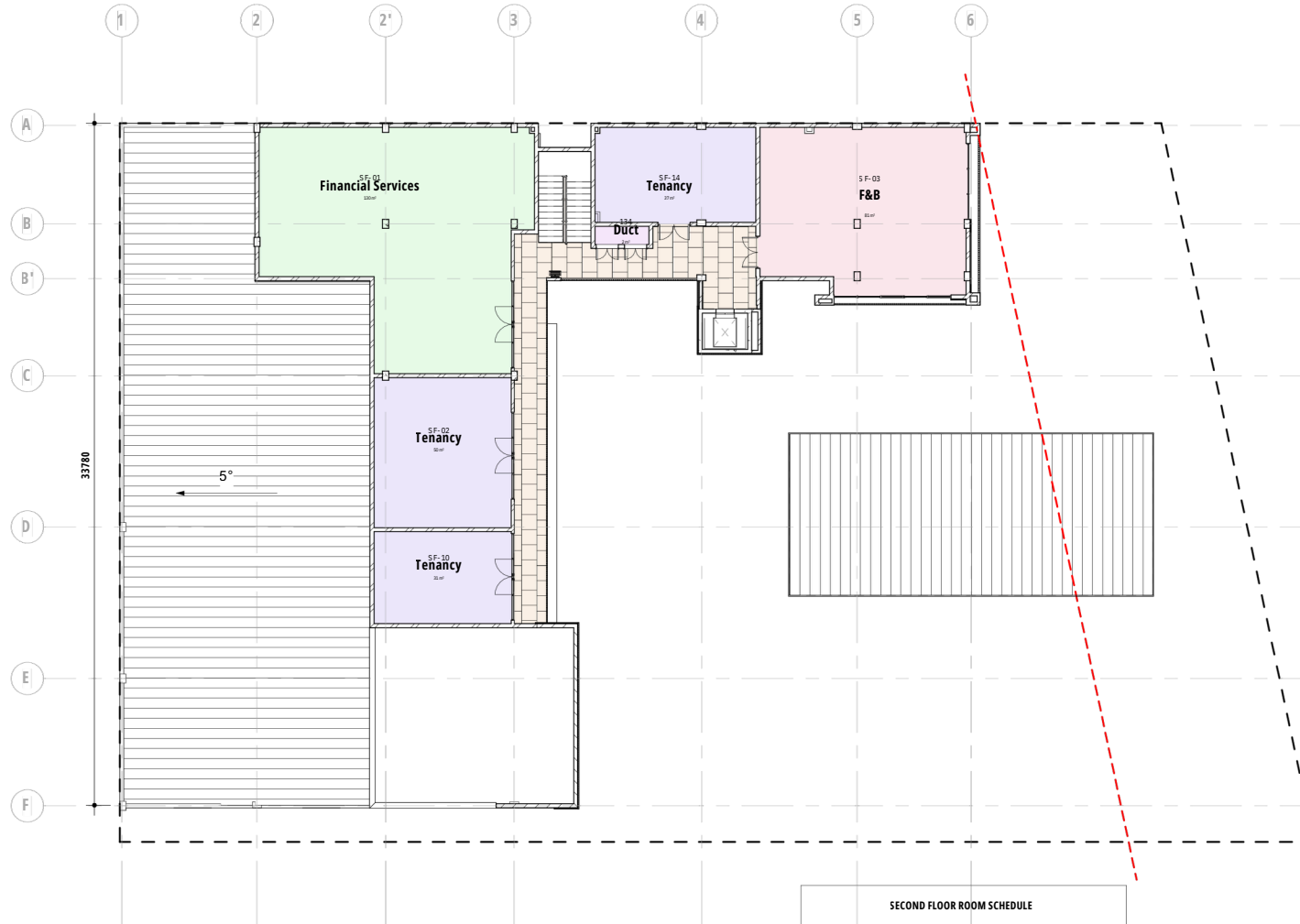
Visualization;





FIRST FLOOR ROOM SCHEDULE

Name	Area	Category	Level
Circulation	53 m ²		L01 First Floor
Duct	2 m ²		L01 First Floor
Janitors/Store	1 m ²		L01 First Floor
MIP	3 m ²		L01 First Floor
Rubis	30 m ²		L01 First Floor
: 5	90 m ²		
Cleanfax	20 m ²	LL	L01 First Floor
Supermarket	587 m ²	LL	L01 First Floor
LL: 2	607 m ²		
Rubis	61 m ²	RUBI	L01 First Floor
Tenancy	61 m ²	S	L01 First Floor
Washrooms	23 m ²	RUBI	L01 First Floor
RUBIS: 3	144 m ²	S	
	840 m ²	RUBI	
		S	



1 | Second Floor
1 : 200

SECOND FLOOR ROOM SCHEDULE			
Name	Area	Category	Level
Circulation	69 m ²		L02 Second Floor
Duct	2 m ²		L02 Second Floor
F&B	81 m ²		L02 Second Floor
Financial Services	130 m ²		L02 Second Floor
Tenancy	31 m ²		L02 Second Floor
Tenancy	37 m ²		L02 Second Floor
Tenancy	50 m ²		L02 Second Floor
: 7	401 m ²		
	401 m ²		


Thank You

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OUR OFFICE

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