

PROPERTY BOUTIQUE

THE HOME OF JOINT VENTURES

2026

INVEST IN
KENYA



LET'S BUILD MORE THAN JUST BUILDINGS—LET'S BUILD A
LEGACY TOGETHER.

WELCOME TO PROPERTY BOUTIQUE

REAL ESTATE INVESTMENT TRENDS IN KENYA & OUR VALUE PROPOSITION

Kenya's real estate market is rapidly emerging as a strategic investment destination for local, regional and international investors. Fueled by urbanization, major infrastructure projects and a growing middle class, the sector offers significant growth potential and attractive returns.

Today's investors are seeking structured, transparent and end-to-end solutions that minimize risk, streamline market entry and provide actionable insights across the investment lifecycle. Our approach delivers comprehensive support from opportunity identification and due diligence to JV advisory and post-investment facilitation ensuring a seamless, professional investment experience in Kenya.

Key trends shaping investor demand include:

Integrated real estate services

Investors prefer platforms that combine sourcing, due diligence, advisory and transaction support under one roof, rather than engaging multiple service providers.

Joint ventures and development partnerships

There is rising interest in land-owner-developer and investor-developer partnerships, particularly for residential, mixed-use and commercial developments in high-growth locations.

Demand for credible market intelligence and due diligence

Foreign and diaspora investors, in particular, value professional guidance on land tenure, zoning, feasibility, and regulatory compliance before committing capital.

Focus on yield, scalability and exit strategy

Investors are prioritizing assets with clear income potential, strong fundamentals and defined exit options, supported by professional structuring and advisory.

Property Boutique is a dynamic real estate investment and development company dedicated to unlocking the full value of land, capital, and opportunity across emerging and high-growth markets. We specialize in structuring strategic joint ventures that deliver both financial returns and long-term community impact. With deep expertise in residential, commercial, agricultural, hospitality and tourism real estate, Property Boutique acts as a trusted bridge between visionary investors, local stakeholders, and development expertise. Whether it's diaspora capital, institutional funding, or landowner partnerships. We design and deliver tailored investment pathways that create shared value.

Our Mission

To build transformative real estate ventures through strategic partnerships, smart structuring and a deep commitment to sustainable growth

What Sets Us Apart

- **JV & Land Structuring Expertise:** Innovative frameworks that align interests and reduce risk.
- **Market Intelligence:** Data-driven site selection and opportunity assessment.
- **End-to-End Execution:** From concept to completion, we manage every step with integrity.
- **Diaspora Capital Mobilization:** Connecting global investors to local impact.
- **Purpose-Driven Development:** Real estate that uplifts people, places, and possibilities.

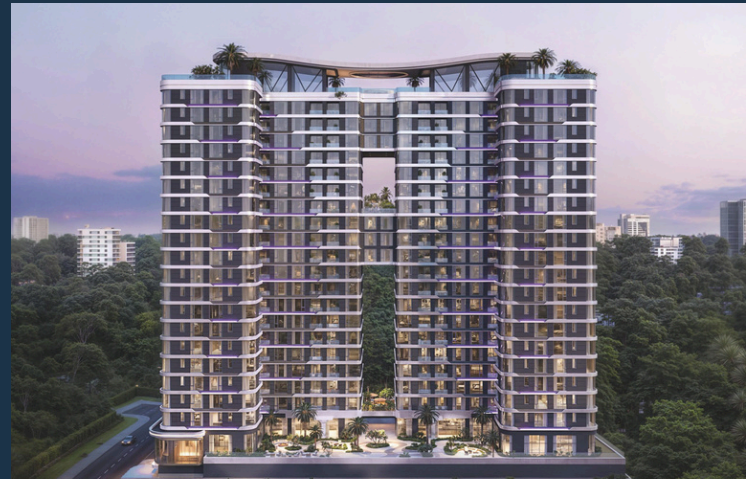
At Property Boutique, we don't just develop properties — we build legacies.



INVESTMENT OPPORTUNITIES

Property Boutique is inviting landowners, developers and investors to co-develop high-potential residential projects in fast-growing markets. We create joint ventures that unlock value, deliver strong returns, and build lasting communities.

- Agriculture and livestock
- Blue economy
- Building and construction
- -Affordable Housing Schemes
- -Luxury Residential Estates
- -Gated Communities and Townhouses
- -Mixed-Use Urban Complexes
- -Student Accommodation Projects
- -Commercial and Office Developments
- Logistics Parks and Industrial Parks
- Resort and Eco-Tourism Properties
- Creative economy
- Forestry and climate
- ICT and BPO
- Infrastructure
- Manufacturing
- Mining
- Public Private Partnerships [PPPs]
- Tourism
- Other sectors





WHY INVEST IN KENYA

- A strong and resilient economy with consistent growth and long-term stability
- Investor-friendly regulations that support ease of entry and business expansion
- A regional hub with well-developed infrastructure, connecting Africa to global markets
- A conducive business climate driven by innovation, talent, and a vibrant private sector
- Attractive investment incentives designed to enhance returns across key sectors
- Access to regional and global markets through strategic trade partnerships

Kenya's manufacturing sector is a key pillar of its economy and a major draw for investors. The country currently ranks 1st in manufacturing competitiveness within the East African Community (EAC), underscoring its role as a regional industrial hub. In 2024, manufacturing contributed about 9.2% of GDP and grew by approximately 3.2%, while supporting hundreds of thousands of jobs and expanding export capacity, signaling continued opportunity for strategic investment

Property Boutique offers you support through every phase of your investment journey. We support investment in Kenya by offering market insights and connecting investors to viable opportunities. Our key activities include:

- Providing timely information on strategic investment opportunities, the business environment and regulatory requirements. Investors can engage with us to identify opportunities aligned with their objectives or to showcase their own projects.
- Promoting Kenya as a preferred investment destination through targeted local and international forums, linking potential investors with high-impact opportunities.

Investment Facilitation

- Investment Facilitation
- We simplify your investment journey by coordinating with all relevant government agencies and authorities through our One-Stop Centre (OSC), ensuring your investment is efficiently set up and operational.
- Our facilitation services include:
 - Company incorporation and registration
 - Tax and PIN registration
 - Immigration and work permit facilitation
 - Assistance with utilities and essential services

Positioning as a One-Stop Investment Partner

As a property boutique, we position ourselves as a strategic link between investors and real estate opportunities in Kenya, offering a seamless, end-to-end experience. Our role goes beyond brokerage to include:

- Identification and curation of vetted investment opportunities
- Market entry advisory and investment structuring
- Due diligence coordination and risk assessment
- Facilitation of joint ventures and investor–developer partnerships
- Liaison with professionals, regulators and key stakeholders

By consolidating these services, we simplify the investment journey, reduce execution risk and provide investors with a trusted local partner from entry through growth and exit.



OUR SCOPE OF SERVICES

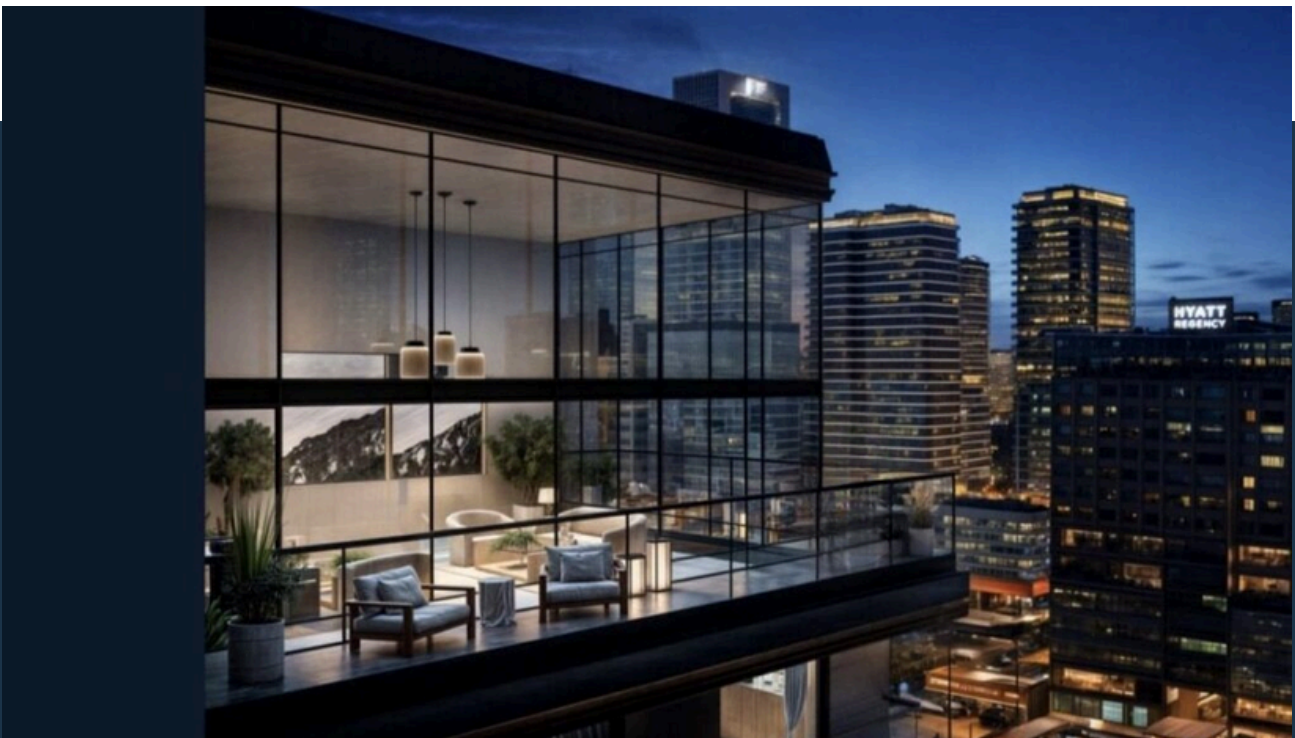
Our engagement covers the following services:

- Strategic marketing of the property to targeted investor audiences
- Initial due diligence conducted by our team to verify land ownership and key documentation
- Facilitation and linkage to potential investors through curated listings on our platforms
- Joint Venture [JV] advisory services, including deal structuring and investor engagement support

Aftercare Services

We provide comprehensive post-investment support to ensure your business operates efficiently and continues to grow. Our services include assistance with licensing, reinvestment planning, and the resolution of operational bottlenecks.

We act as a liaison between investors and government agencies, offering ongoing guidance and support well beyond establishment to help your business succeed in Kenya.



THE ART OF DUE DILLIGENCE



From due diligence and Property valuation to Land Survey, Physical Planning, property management and legal advisory; Property Boutique offers end-to-end real estate solutions.

Leveraging our trusted partnerships with financiers, we provide seamless financing referrals to support the successful realization of your goals.

We constantly pursue a culture of high performance guided by professionalism, integrity, respect, teamwork and leadership. With a commitment to excellence, we always strive to add value to our clients and offer them a timely, cost-effective and a stretch service. These are our current guiding principles and the foundation on which we are built and that we continue to build upon.



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