purple

Bulletin

Purple Dot International's Highlights from Q1 2026

Purple Dot Hosts Stanbic Bank at Marigold II

In February, we welcomed Stanbic Bank's Senior Relationship Managers for an exclusive breakfast at Marigold II. The visit gave the team a first-hand experience of the quality and lifestyle that define the development, and opened productive conversations around mortgage facilitation and investment financing for our residential and industrial portfolio.

Purple Dot Hosts International Women's Day 2026 at Emara Ole Sereni

We had the pleasure of hosting an inspiring afternoon at Emara Ole Sereni in celebration of International Women's Day 2026, bringing together a vibrant community of women for conversations on investor readiness, property ownership, and financial planning.

Stella Mutai, Head of Mortgages at HFC Kenya, spoke on credit readiness and property financing. Bob Otieno and Wambui Ng'ang'a of Bob & Bob Advocates guided guests through property conveyancing. Belinda Koome of Azara Wealth and Frank Njiiri, CEO of Midrash Insurance, led a session on moving from income to assets, with Nailantei Kenga moderating throughout.

The afternoon closed with a Sip and Paint session celebrating community and shared growth. Thank you to our partners: HFC Kenya | Tropical Heat Group | DHL Express Kenya | KNCCI | Bob & Bob Advocates | Wine with Nimo | ePureMotion | Maitu | Heaves International Ltd. | Safari Drycleaners



Purple Dot at KIICO 2026

Purple Dot was proud to sponsor the Kenya International Investment Conference 2026, participating in the Textiles, EPZ & Manufacturing Side Event. We showcased Harvest Industrial Park & Grove Industrial Park Vipingo as a prime example of how a masterplanned industrial park meets the needs of Kenya's manufacturing and logistics sectors. Backed by the proven success of Harvest Industrial Park, we presented a tried and tested vision, right-priced, accessible, and built for growth to a global audience of investors and industry leaders.











MARKET HIGHLIGHTS

Kenya Real Estate Market Performance in 2026

Kenya's real estate sector enters Q1 2026 on a stable footing, underpinned by macroeconomic stabilisation, sustained demand across key segments, and a major infrastructure investment pipeline. GDP grew by an estimated 4.9% in 2025, inflation remained within the CBK's target range, and the shilling held steady at around KES 130 to the dollar, providing a more conducive environment for real estate investment as the year opens.

The US-Israeli strikes on Iran in late February 2026 have pushed oil prices higher, feeding into construction costs and inflation locally. However, geopolitical uncertainty has historically reinforced the case for real assets. Well-located, income-generating property remains one of the most resilient stores of value, making quality Kenyan real estate a sound position for medium to long-term investors.

Industrial Market Performance
Transportation and storage grew 5.2% year-on-year. Demand along Mombasa Road and Athi River remains robust, underpinned by manufacturing investment, and e-commerce growth. Nairobi prime industrial yields at 9.5%. The 2026 outlook points to continued strong demand in key logistics nodes.

Commercial Office Market Performance
Grade A occupancy in Nairobi rose from 77.7% to 81.6% in H2 2025, driven by a clear flight to quality. Prime rents held at USD 13 per sqm, with yields in the 8–9% range. Knight Frank cited Purple Tower among the developments driving this absorption. Purple Tower enters Q1 2026 at 80% occupancy.

Prime Residential Market Performance
Prime residential prices grew 6.17% in the twelve months to December 2025. Knight Frank highlighted strong demand in in well-connected suburbs driven by high-net-worth individuals, diaspora buyers, and expatriates seeking security, modern design, and long-term capital growth. The 2026 outlook remains vibrant, with gated developments continuing to attract both owner-occupiers and investors seeking stable returns and capital appreciation.

Sources:
Knight Frank Reports
Cytonn Reports

PROJECT UPDATE

SERENE PARK PHASE III
Construction Completed

MARIGOLD II
Showhouse Ready, 90% SOLD

GROVE INDUSTRIAL PARK VIPINGO
New Development

HARVEST INDUSTRIAL PARK
Harvest III Construction Ongoing

PURPLE TOWER
Completed, 80% Leased

HARVEST

INDUSTRIAL PARK



Your Ideal Business Destination

Standard Warehouses
Price From:

KES 22.4M excl. VAT

Build To Suit Land (Minimum 5 Acres)
Price From:

KES 27M Per Acre

Industrial Park Features

- 66KV (12.5MVA) power substation serves the park
- Combination of county water supply and boreholes
- Robust security system with a single access entry point
- Comprehensive sewage system, equipped with a pumping system
- Well-constructed and well maintained concrete roads
- 5 Minute drive from Mombasa Road (Off Mutongoni road, Athi river)

The strategic location ensures ease of importation of raw materials through Mombasa Port and efficient distribution of finished goods to Nairobi's hinterland, Nairobi CBD, or export destinations via Jomo Kenyatta International Airport (JKIA) or Mombasa Port.

STANDARD WAREHOUSES FEATURES

- 7,425 Sq ft per warehouse
- Ideal for Light Industrial Use, Distribution, Storage & Assembly

FULLY LEASED WAREHOUSES AVAILABLE FOR INVESTMENT

- Rental income: Starts at **KES 1.8M**, grows **5% annually**, totaling **KES 9.95M** over lease term.

About Purple Dot International Ltd
Led by a team of experienced and innovative business partners working towards building investment opportunities for communities across the globe,
A fast growing and dynamic residential and commercial real estate developer, Purple Dot International Ltd is fully owned and based in Nairobi, Kenya.

www.purpledotint.com

Making Your Investments Grow For You

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