KINGDOM CITY

Investment Memorandum

EXECUTIVE SUMMARY, MARKET RESEARCH, CONCEPTUAL MASTERPLAN AND FINANCIAL MODEL

Ashbourne / Ballymadun, County Meath, Ireland

Prepared By Valentine Mupfupi for Kingdom Real Estate International | July 2026 | Confidential

KINGDOM

REAL ESTATE

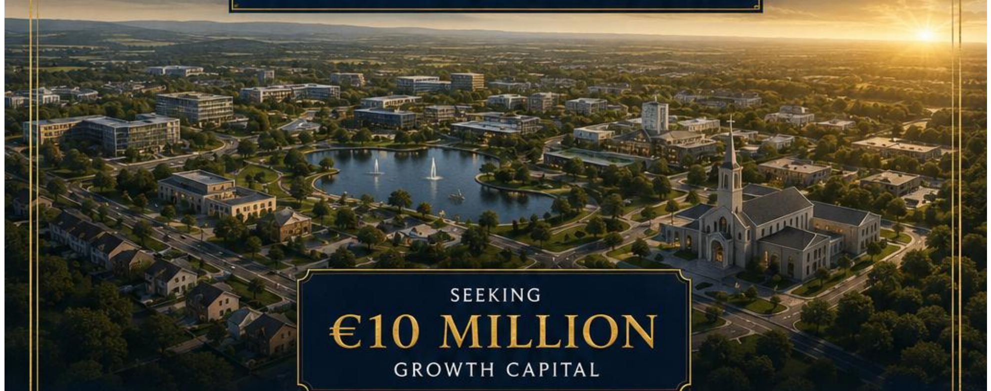
INTERNATIONAL

KINGDOM CITY

IRELAND'S NEXT GENERATION MASTER-PLANNED COMMUNITY

FAITH • COMMUNITY • INNOVATION • LEGACY

INSTITUTIONAL INVESTMENT MEMORANDUM



SEEKING

€10 MILLION

GROWTH CAPITAL

PRIME STRATEGIC LAND OPPORTUNITY 189.5 ACRES*	MULTIPLE REVENUE STREAMS LONG-TERM VALUE	COMMUNITY FOCUSED GENERATIONS OF POSITIVE IMPACT	SUSTAINABLE FUTURE READY BUILT TO LAST

MAY 2026

ASHBOURNE, CO. MEATH, IRELAND

CONFIDENTIAL

*SITE AREA APPROX. 189.5 ACRES (76.66 HECTARES) – SUBJECT TO MEASUREMENT & ACQUISITION.

KINGDOM CITY
Investment Memorandum

Kingdom Real Estate International
Confidential Investor Presentation
Seeking €10 Million Growth Capital
Project: Kingdom City, Ashbourne, County Meath, Ireland

Executive Summary

Kingdom City is a proposed landmark master-planned mixed-use development to be located in **Ashbourne, County Meath, Ireland**, strategically positioned within one of Ireland's fastest-growing economic and residential corridors, with excellent access to Dublin City, Dublin Airport, and the national motorway network.

The vision is to create a world-class, sustainable community that integrates high-quality residential neighbourhoods, healthcare, education, business, technology, hospitality, retail, sports, recreation, renewable energy, and public open spaces into one carefully planned destination. Inspired by Christian values of stewardship, integrity, family, community, and responsible development, Kingdom City is designed to deliver lasting economic, social, and environmental value for future generations while remaining welcoming and accessible to the wider community.

Ireland continues to experience significant housing shortages, sustained population growth, increasing infrastructure demand, and ongoing investment in regional economic development. Kingdom City seeks to respond to these national priorities by creating a vibrant mixed-use community capable of generating employment, attracting investment, supporting innovation, and enhancing the quality of life for residents, businesses, and visitors alike.

The proposed development is expected to include a diverse range of complementary uses, including residential housing, affordable homes, luxury residences, commercial offices, an AI Innovation Park, retail and hospitality facilities, healthcare services, educational institutions, a conference and events centre, sports and leisure facilities, renewable energy infrastructure, landscaped parks, walking trails, and community amenities. Development will be undertaken through a carefully managed phased approach, subject to land acquisition, planning permission, statutory approvals, infrastructure capacity, and detailed technical feasibility.

Kingdom Real Estate International is seeking **€10 million Loan** in **Stage One growth capital** to secure strategic land acquisition and complete the professional planning, design, environmental assessments, engineering studies, and statutory approval process required to advance the project to a fully consented development opportunity.

Proposed Use of Funds

Purpose	**Amount**
Strategic Land Acquisition	**€8,000,000**
Planning, Design, Environmental Studies & Statutory Approvals	**€2,000,000**
Total Capital Sought	**€10,000,000**

This initial investment represents the foundation of a long-term development strategy rather than the total construction financing requirement. By securing control of the site and progressing the planning process, Kingdom City aims to significantly enhance the underlying value of the development while positioning the project for subsequent institutional investment, strategic joint ventures, and phased development financing.

Kingdom City is intended to become a flagship example of sustainable, integrated community development in Ireland, demonstrating how thoughtful master-planning can successfully combine residential living, commercial enterprise, education, healthcare, innovation, recreation, and environmental responsibility within one cohesive destination. Subject to successful delivery, the Kingdom City model is intended to provide a scalable framework for future developments in selected international markets.

Through disciplined governance, experienced professional advisers, strategic partnerships, and responsible long-term planning, Kingdom Real Estate International is committed to creating a development that delivers strong economic returns for investors while making a lasting contribution to communities, regional growth, and sustainable development.

I recommend ending the Executive Summary with a highlighted **Investment Opportunity** box:

Investment Opportunity

Kingdom Real Estate International invites institutional investors, family offices, development finance providers, sovereign investment funds, and strategic partners to participate in the first phase of Kingdom City through a **€10 million land acquisition and pre-development funding facility**. This investment will secure strategic site control, advance planning and technical due diligence, and position the project for future large-scale development financing and long-term value creation.

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Management

Founder & CEO: Valentine Mupfupi

Further appointments: planning consultants, architects, engineers, legal counsel and financial advisors.

Founder Profile

Valentine Mupfupi

Founder & Chief Executive Officer

www.valentinemupfupi.com

My name is Valentine Mupfupi, an Irish-based entrepreneur, business leader, and visionary developer with more than 20 years of experience in sales, marketing, business development, and strategic leadership across Ireland.

Throughout my career, I have worked with national and international organizations across the telecommunications, renewable energy, utilities, technology, and business services sectors. I have built a reputation for driving business growth, developing high-performing sales organizations, leading strategic expansion initiatives, and delivering commercial results. Among my career highlights was playing a key role in the successful launch and expansion of Uber Eats in Ireland, alongside leadership roles within Ireland's telecommunications, energy, and renewable energy industries.

Having lived and worked in Ireland since 2000, I have developed a deep understanding of Ireland's economic landscape, housing market, infrastructure requirements, planning environment, and investment opportunities. My professional background has provided extensive experience in strategic planning, business development, investment generation, customer acquisition, partnership development, organizational leadership, and large-scale commercial growth.

As the Founder and Chief Executive Officer of Kingdom Real Estate International, I lead the vision for Kingdom City, a transformational master-planned mixed-use development designed to integrate residential communities, healthcare, education, technology, business, hospitality, renewable energy, sports, recreation, and public spaces into one sustainable destination. My vision is to develop communities that are economically viable, socially impactful, environmentally sustainable, and designed to serve future generations.

Beyond real estate, I have founded several businesses focused on innovation, education, technology, and sustainable economic development, including:

- AI HUBS – An artificial intelligence education, innovation, networking, and business growth platform dedicated to preparing individuals and organizations for the AI economy.
  Website: www.aihubs.app
- Solar PV Solutions Ireland – A renewable energy company specializing in residential and commercial solar photovoltaic systems, battery storage, and sustainable energy solutions.
  Website: www.solarpvsolutions.ie

- Business & Technology Academy – A professional education platform providing business, technology, leadership, AI, and entrepreneurship training.
Website: www.businessandtechnologyacademy.com

These ventures reflect my commitment to building businesses that contribute to innovation, sustainability, skills development, and long-term economic growth. They also provide valuable commercial experience that supports the integrated vision behind Kingdom City.

I am also the Founder of Kingdom Churches International, operating under Kingdom Ministries International, a global Christian ministry committed to leadership development, community transformation, education, humanitarian outreach, and the advancement of Christian values through practical community engagement.

Websites:

- www.kingdomchurchesinternational.com
- www.kingdomministriesinternational.com

My work has always been guided by the belief that commercial success and social impact should go hand in hand. I believe successful developments should not only create economic value but also strengthen families, generate employment, improve quality of life, and leave a lasting positive legacy for future generations.

Kingdom City represents the culmination of this vision; a long-term development strategy to create world-class, master-planned mixed-use communities beginning in Ireland and, subject to successful execution, expanding into selected countries across Africa and other international markets.

Recognizing the scale and complexity of the project, I am committed to assembling an experienced multidisciplinary team comprising planning consultants, architects, engineers, quantity surveyors, environmental specialists, legal advisers, corporate finance professionals, sustainability experts, and institutional development partners. Kingdom City will be delivered through disciplined governance, phased implementation, rigorous financial management, and close collaboration with both public and private sector stakeholders.

My long-term objective is to establish Kingdom Real Estate International as a respected international developer of sustainable master-planned communities that generate lasting economic value while delivering measurable social, environmental, and community benefits.

Professional Highlights

- Over 20 years of commercial leadership, sales, and business development experience in Ireland.
- Founder & Chief Executive Officer of Kingdom Real Estate International.
- Visionary behind the Kingdom City master-planned community development.

- Extensive experience in strategic sales leadership, business growth, and market expansion.
- Contributed to the successful launch and growth of Uber Eats in Ireland.
- Founder of AI HUBS, promoting artificial intelligence education, innovation, and business transformation.
- Founder of Solar PV Solutions Ireland, supporting Ireland's transition to renewable energy.
- Founder of Business & Technology Academy, delivering professional education in business, technology, AI, and leadership.
- Founder of Kingdom Churches International, promoting leadership, community development, and humanitarian outreach.
- Strong advocate for sustainable development, innovation, and long-term value creation.
- Committed to building strategic partnerships with investors, governments, institutions, and industry leaders to deliver transformational developments.

"Career Highlights"

- 25+ years living and working in Ireland.
- 20+ years in senior sales and business development.
- Managed and developed high-performing sales teams across multiple industries.
- Helped launch Uber Eats Ireland. Through Nationwide Sales and App Technical Support
- Founded multiple businesses spanning real estate, AI, renewable energy, education, and ministry.
- Visionary behind the proposed Kingdom City, a master-planned mixed-use development in County Meath

"My vision is to build communities that create prosperity, strengthen families, inspire innovation, and leave a legacy for generations to come."

- Valentine Mupfupi

- Proposed Management team -

Mr. Adewale Salako
SLK Circles & Co. (chartered accounts and tax advisors)
TEL: +353 892141827

William Brennan
McGroddy Brennan LLP Solicitors
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Solomon Aroboto
Town Planner
Fingal County Council


KINGDOM
REAL ESTATE
INTERNATIONAL
KINGDOM CITY
IRELAND'S NEXT GENERATION MASTER-PLANNED COMMUNITY
189.5 ACRES* | BALLYMADUN, ASHBOURNE, CO. MEATH, IRELAND
ASHBOURNE TOWN
3 MINUTES
DUBLIN AIRPORT
15 MINUTES
189.5 ACRES*
R135
M2 MOTORWAY
3 MINUTES
DUBLIN ROAD

Conceptual Masterplan


KINGDOM
CITY
A PLACE TO LIVE.
A PLACE TO WORK.
A PLACE TO LEARN.
A PLACE TO THRIVE.
A VISION OF FAITH, COMMUNITY & EXCELLENCE
KINGDOM CHURCH
BUSINESS DISTRICT
CONFERENCE CENTRE
RESIDENTIAL VILLAGES
HOSPITAL
HOSPITAL
KINGDOM CITY
SHOPPING CENTRE
SPORTS STADIUM
UNIVERSITY / SCHOOL
LAKE & PARK
FAITH DRIVEN COMMUNITY
SUSTAINABLE FUTURE
EDUCATION & INNOVATION
HEALTH & WELLNESS
ECONOMIC GROWTH
CONNECTIVITY & ACCESS

1. Executive Research Summary

This market research report evaluates the strategic market context for the proposed Kingdom City project at Ballymadun/Ashbourne. The analysis covers national economic fundamentals, demographic demand, housing need, County Meath and Ashbourne positioning, and opportunity areas across residential, commercial, healthcare, education, retail, hospitality, conference and sports uses.

The conclusion is that the site benefits from strong strategic positioning close to Dublin, the M2, M50, Dublin Airport and Ashbourne. However, the current land position must be presented carefully: the public listing identifies c.189.5 acres in total, with c.8.94 acres zoned Rural Cluster (RV) Residential subject to LAP and c.180.56 acres zoned agricultural (RU). Any large-scale Kingdom City vision is therefore a long-term strategic development concept subject to acquisition, planning, rezoning, infrastructure, environmental assessment and statutory approvals.

189.5 acres*	€10m	36.4m	44k p.a.
Strategic land listing	**Initial capital need**	**Dublin Airport 2025 passengers**	**ESRI structural housing demand**

Site area and zoning per Daft.ie listing [S8]. Airport passenger figure from Dublin Airport/daa [S7]. Housing demand figure from ESRI [S3].

2. Core Market Thesis

Theme	Evidence-based observation	Implication
Residential demand	Ireland still faces a structural housing demand gap despite rising completions. ESRI estimates c.44,000 new homes per annum are structurally required during 2023-2030, and Government reported 36,284 completions in 2025. This supports residential as the anchor use class, subject to zoning and planning.	High
Location & connectivity	The land listing states the site is approximately 1km from the M2, 10km from the M50, 14km from the Port Tunnel and 12km from Dublin Airport. Ashbourne is described in the Meath County Development Plan as strategically located with excellent transport links to Dublin Airport and Dublin City Centre.	High
Commercial & logistics adjacency	The listing notes the land directly abuts Ashbourne Industrial Park. CBRE expects several mid-to-large scale industrial/logistics requirements in Dublin in 2025, supporting the concept of employment uses where planning allows.	Medium-High
Healthcare & ageing population	CSO regional projections show the Mid-East is expected to experience the largest increase in older population by 2042, supporting long-term demand for healthcare, primary care, wellness and age-friendly living.	Medium-High
Hospitality / conference potential	Dublin Airport passenger numbers hit a record in 2025. Fáilte Ireland and Meet in Ireland actively position Ireland for MICE. This supports a conference/hospitality concept, but feasibility depends on detailed demand and operator engagement.	Medium
Planning risk	The vast majority of the land is currently agricultural per the listing. The development concept must be positioned as long-term, phased and subject to planning policy alignment.	High risk

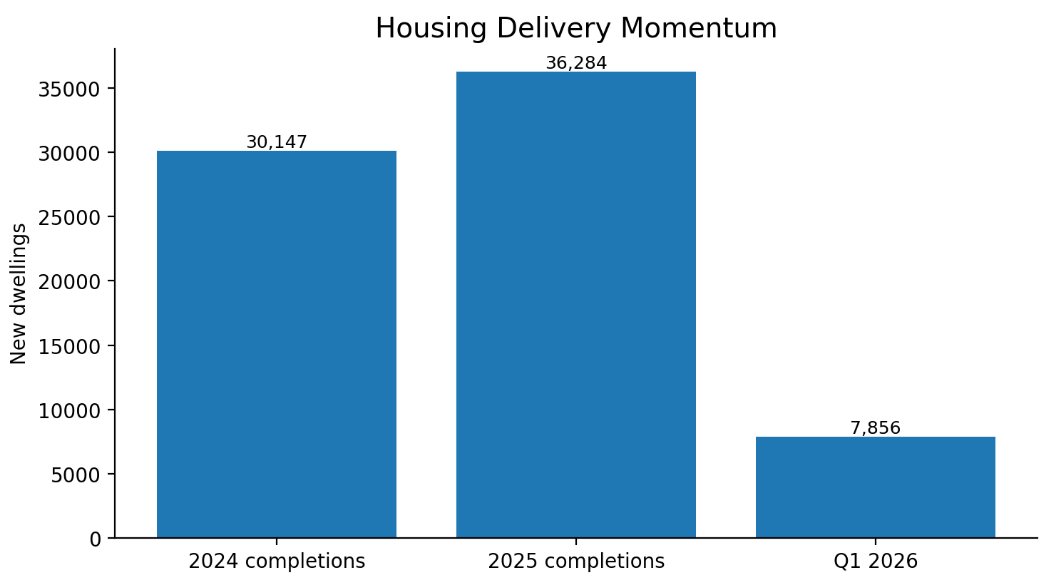
3. Ireland Economy

Ireland remains a highly attractive open economy with a strong multinational base and high levels of foreign direct investment. Current forecasts are more mixed because GDP is volatile in Ireland and can be distorted by multinational activity. For domestic demand, modified domestic demand is often a better indicator.

Indicator	Market evidence	Relevance to Kingdom City
Economic growth	European Commission Spring 2026 forecast projects Irish GDP to contract by 1.2% in 2026 after a 2025 surge, then grow 3.4% in 2027. Modified domestic demand is projected to expand by 2.8% in 2026 and 3.0% in 2027. [S1]	Investors should focus on domestic demand indicators rather than GDP alone.
Domestic economy	Central Bank of Ireland Q4 2025 projected modified domestic demand growth just below 4% for 2025, while the Q1 2026 euro area context was revised lower. [S2]	Domestic demand remains positive but needs sensitivity analysis.
FDI / employment	Recent IDA data cited by Reuters reported 10,400 foreign multinational job commitments in H1 2026 and strong R&D spending intentions. [S21]	Sustained FDI supports long-term skilled employment and housing demand around Dublin.
Infrastructure gateway	Dublin Airport recorded 36.43m passengers in 2025, the busiest year on record. [S7]	Supports hospitality, business travel, logistics and regional accessibility narrative.

4. Housing Crisis and Structural Demand

Housing is the strongest evidence-based demand pillar for the project. Ireland is still undersupplied relative to structural demand, even as completions improve. This creates a strong rationale for residential-led master planning, provided planning policy, infrastructure and affordability criteria can be met.

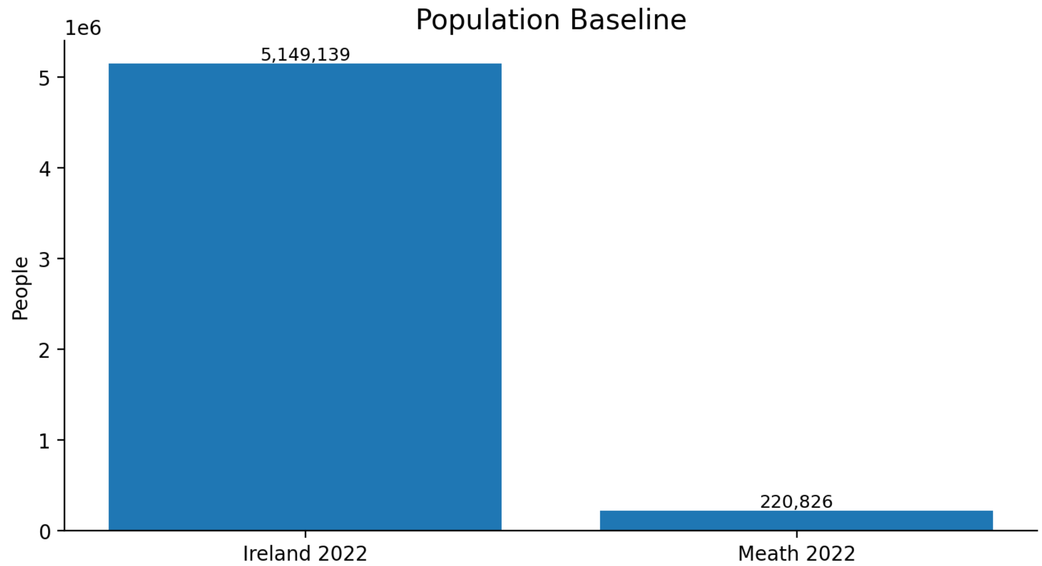


Sources: 2025 completions from Government/CSO release [S4]; Q1 2026 completions from CSO [S5].

Evidence	Current finding	Implication
ESRI structural demand	Average structural housing demand of c.44,000 dwellings per annum from 2023-2030 and c.39,700 per annum from 2030-2040. [S3]	Residential is the primary use class for the long-term scheme.
2025 delivery	36,284 new dwellings completed in 2025, up 20.4% year-on-year and the highest in the CSO series. [S4]	Supply is improving but still below the ESRI average demand estimate.
Q1 2026 delivery	7,856 completions in Q1 2026, up 32.9% year-on-year. [S5]	Positive delivery momentum, but demand remains high.
OECD warning	OECD 2025 noted that continued housing supply-demand imbalances risk worsening affordability and affect competitiveness by limiting employers ability to attract labour. [S6]	Housing need is both a social and economic competitiveness issue.

5. Population Growth

Population growth supports demand across multiple uses: housing, schools, healthcare, retail, recreation and transport. County Meath is part of the wider Dublin commuter belt and the Mid-East region, where ageing and household formation are key planning drivers.



Sources: Census 2022 national population [S9] and Meath population [S10].

Population driver	Evidence	Development relevance
Ireland	5,149,139 people in Census 2022, an 8% increase since 2016. [S9]	National demand base increased materially.
County Meath	220,826 people in Census 2022. [S10]	Large and growing county demand base north-west of Dublin.
Mid-East ageing	CSO projects the Mid-East will see the largest growth in older population by 2042, increasing from 101,800 in 2022 to 209,000-213,000. [S11]	Supports healthcare, age-friendly housing, wellness and community services.
Long-run projections	CSO population and labour force projections 2023-2057 consider multiple growth scenarios based on Census 2022. [S12]	Development planning must be resilient under multiple demographic scenarios.

6. Ashbourne Analysis

Ashbourne is a strategic growth town in the southern part of County Meath, benefiting from proximity to Fingal, Dublin Airport and Dublin City. It has a strong commuter profile and a role as a retail, services and employment centre. The Ballymadun site benefits from being close to Ashbourne town and directly abutting an existing industrial park, according to the public land listing.

Map graphic is conceptual for presentation. Source facts: Daft.ie listing for distances/site, Meath County Development Plan for Ashbourne strategic positioning [S8, S13].

Ashbourne factor	Evidence	Project relevance
Strategic position	Meath County Development Plan states Ashbourne is strategically located along the southern boundary of the county adjacent to Fingal, with excellent transport links to Dublin Airport and Dublin City Centre. [S13]	Strong investor location narrative.
Economic role	The Development Plan states Ashbourne is an important centre for retail, services and employment, providing jobs and services to a wide catchment population in the south of the county. [S13]	Supports retail, commercial and services components.
Site adjacency	The land listing states the site directly abuts Ashbourne Industrial Park. [S8]	Supports potential employment/business district logic, subject to planning.
Transport access	The listing states c.1km to M2, c.10km to M50, c.14km to Port Tunnel and c.12km to Dublin Airport. [S8]	Strong connectivity for residents, employees, logistics and visitors.

7. County Meath Context

County Meath is positioned as a growth county with a commuter, logistics, agri-food, heritage and enterprise profile. Its economic strategy aims to create additional jobs and broaden the economic base. The Kingdom City concept should align with Meath/Fingal planning frameworks, regional growth objectives and infrastructure delivery rather than relying only on a private vision.

County factor	Evidence	Strategic implication
Population scale	Meath population reached 220,826 in Census 2022. [S10]	Critical mass for retail, leisure, education and healthcare demand.
Economic development	Meath Economic Development Strategy aims to create 7,500 new jobs over the lifetime of the plan, approximately 1,000 new jobs per year. [S14]	Employment-generating uses support local policy direction.
Economic sectors	LEO Meath notes focus areas including food, knowledge and creative economies, attracting FDI and marketing Meath to investors. [S15]	AI/innovation, business hub and training uses can be positioned within this context.
Planning alignment	The Meath County Development Plan sets the overall strategy for proper planning and sustainable development of the county. [S16]	Planning due diligence is a critical next-stage workstream.

8. Ballymadun Site and Planning Context

The Ballymadun land is the proposed target site for Kingdom City, but it is not owned by Kingdom Real Estate International at this stage. The correct investor positioning is: strategic land acquisition and pre-development opportunity, not a consented development project.

Site item	Current public information	Investment implication
Total listed area	c.76.68 hectares / c.189.5 acres. [S8]	Large land assembly supports long-term masterplan thinking.
Current zoning	c.180.56 acres identified as agricultural lands (RU); c.8.94 acres zoned Rural Cluster (RV) Residential subject to LAP. [S8]	High planning risk for major development; a phased planning strategy is essential.
Topography	Listing describes lands as regular in shape and generally level, with defined hedgerow boundaries. [S8]	Potentially positive for masterplanning subject to surveys.
Services / access	Listing notes four access points, a farm roadway, farm sheds, silage pit, hardcore yard and electrical supply. [S8]	Useful for due diligence but not a substitute for civil/utility capacity studies.
Due diligence requirement	Listing states measurements and services are not independently tested and interested parties must undertake their own investigation. [S8]	Investor materials should request capital for due diligence, not imply certainty.

9. Commercial Demand

The commercial opportunity should be framed selectively. Prime Dublin office demand is showing signs of recovery, and industrial/logistics demand around Dublin remains relevant. However, commercial development should be phased after residential, infrastructure and planning certainty, and ideally pre-let or partner-led.

Segment	Market evidence	Recommended positioning
Industrial/logistics	CBRE Ireland Outlook 2025 notes several mid-to-large scale requirements for space in Dublin entering 2025, which should lead to a rebound in activity. [S17]	Supports business park/logistics adjacency narrative.

Office recovery	CBRE Dublin Office Market Q4 2025 reported full-year take-up of 240,800 sq m, up 14.5% year-on-year and above long-term average for the first time since 2019. [S18]	Supports high-quality workspace but with careful phasing.
Local employment role	Ashbourne is an employment and services centre for a wide catchment. [S13]	Smaller-scale office, co-working and local enterprise space could be viable earlier than speculative large office blocks.

10. Healthcare Demand

Healthcare demand is supported by national investment priorities, an ageing population and the strategic shift toward community care. The strongest near-term concept is a healthcare precinct incorporating primary care, diagnostics, wellness, rehabilitation and consultant suites, with hospital-scale ambitions requiring operator partnership and regulatory feasibility.

Healthcare driver	Evidence	Kingdom City implication
Public investment priority	The Department of Health approved the HSE Capital Plan 2025 with record €1.33bn capital funding for construction and equipping of healthcare facilities. [S19]	Healthcare facilities are a national policy priority.
Care in community	The same release states the plan supports reform, improved productivity and a move toward better care in the community. [S19]	Primary care / community care precinct could align with policy.
Ageing population	Mid-East older population projected to more than double by 2042. [S11]	Supports age-friendly housing, assisted living, primary care and wellness facilities.
Feasibility need	A private hospital would require operator interest, workforce, regulatory and capital feasibility.	Treat hospital as long-term/partner-led component.

11. Education Demand

Education demand should be approached in two layers: mainstream school capacity and private/international training provision. Official school planning is complex and depends on Department of Education decisions, catchment analysis and demographic projections. The land listing shows existing schools close to the site, including major primary and secondary schools.

Education driver	Evidence	Strategic implication
Existing local schools	Daft local area section lists several primary schools within roughly 600m-1.3km and secondary schools including De Lacy College at 570m and Ashbourne Community School at 930m. [S8]	Strong family/community location but also indicates local education capacity must be reviewed.
School planning activity	Oireachtas response in 2025 stated active post-primary projects were in progress across school planning areas including Ashbourne and Dunboyne. [S20]	Education demand and capacity are live planning issues in the area.
National projections	Department of Education maintains projections of full-time enrolment for primary and post-primary schools. [S22]	A site-specific school demand report should be commissioned.
Private / training offer	AI HUBS and business training could create a non-mainstream education component without relying solely on public school approval.	Include as innovation/training campus concept subject to market validation.

12. Retail Demand

Retail should be positioned as neighborhood-serving and town-center complementary rather than a speculative large regional mall. The strongest rationale is that Ashbourne already functions as a retail and services center, and a large mixed-use community would need daily convenience, food and beverage, pharmacy, childcare, fitness and lifestyle services.

Retail factor	Evidence	Recommended approach
Local role	Meath County Development Plan identifies Ashbourne as an important center for retail, services and employment. [S13]	Retail village / convenience-led offer is strategically coherent.
Catchment	Ashbourne serves a wide catchment population in the south of County Meath. [S13]	Supports neighborhood and destination retail with strong phasing.
Risk	Retail is sensitive to consumer spending, online penetration and competition.	Start with food, convenience, health, services and hospitality before larger-format retail.

13. Conference Industry / MICE

The conference centre concept is strategically attractive because of proximity to Dublin Airport and the national MICE positioning of Ireland. It should be packaged as a long-term business events and faith/community conference destination, ideally supported by a hotel and operator-led feasibility.

MICE factor	Evidence	Project implication
MICE promotion	Meet in Ireland is managed by Fáilte Ireland and supports meeting planners organizing international MICE events in Ireland. [S23]	Ireland has an established national MICE promotion platform.
Business Events strategy	Business Events 2030 defines business events as conferences, corporate meetings and incentive travel and notes the sector is specialized and high yielding. [S24]	Supports conference center narrative if demand is proven.
Airport access	Dublin Airport had a record 36.43m passengers in 2025. [S7]	Airport accessibility supports event delegate access.
Feasibility need	Successful MICE venues need clear target segments, hotel rooms, transport, F&B and event operator expertise.	Commission MICE feasibility and operator soft-market testing.

14. Hotels and Hospitality

Hospitality demand is supported by airport growth, Dublin demand and wider tourism recovery, but a hotel in Ashbourne must be justified by local corporate demand, airport spillover, events, sports, leisure and conference usage.

Hospitality factor	Evidence	Implication
Hotel performance data	Fáilte Ireland hotel survey reports track occupancy, ADR and RevPAR nationally and by county where available. [S25]	Use Fáilte data for final operator-grade feasibility.
Dublin market	Crowe/Horwath reported Dublin hotel occupancy of 83.5% YTD to Aug 2025, ADR of €175 and RevPAR of €146. [S26]	Strong Dublin hotel demand may support nearby event/hotel strategy.
Airport	Dublin Airport achieved record passengers in 2025. [S7]	Airport access is a major positive for hospitality positioning.
Risk	Hotel viability depends on location-specific demand and operator selection.	Secure hotel operator input before including hotel capex as committed.

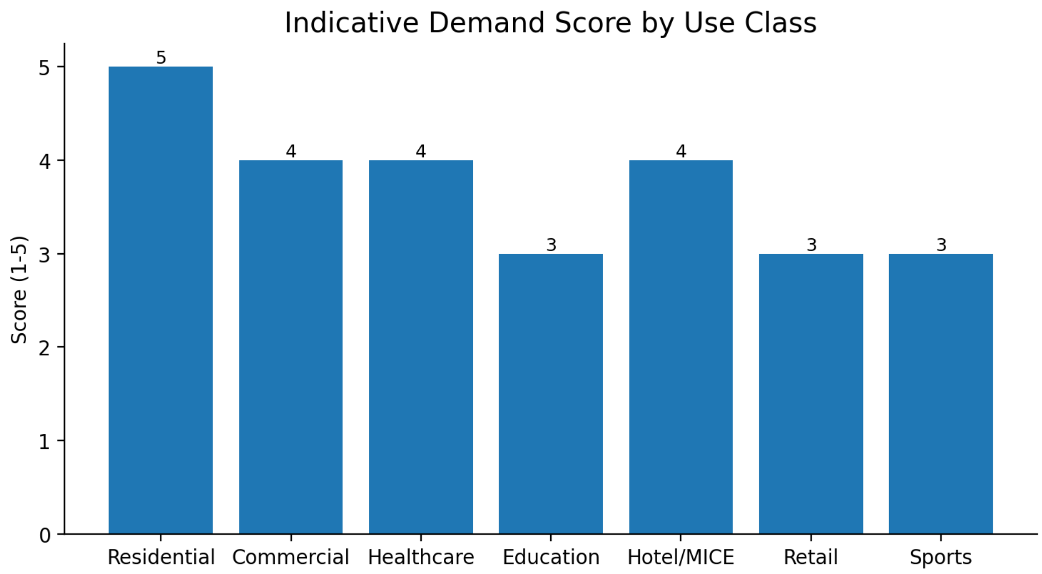
15. Sports Facilities Demand

Sports facilities strengthen the community and ESG proposition. The strongest near-term approach is a scalable sports village supporting local families, schools, community clubs and events. A stadium or large arena should be treated as long-term and partnership-led.

Sports factor	Evidence/logic	Recommendation
Community role	Population growth increases demand for recreation, health and youth facilities.	Sports village strengthens family-oriented masterplan.
Planning fit	Open space and recreational provision can help create a more balanced community plan, subject to policy alignment.	Integrate parks, trails, sports pitches and wellness early.
Commercial potential	Revenue potential includes memberships, pitch hire, tournaments, events, F&B and sponsorship.	Needs business plan and operator model.
Risk	Large sports venues are capital-intensive and can be underutilised without anchor partners.	Begin with community sports complex and expand in phases.

16. Demand Score Summary

The following indicative score ranks market attractiveness from 1 to 5 based on the evidence gathered for this report. It is not a valuation and should be replaced by a full feasibility model in Phase 3.



17. Competitor Analysis

Kingdom City would not compete with a single comparable project. It would sit between residential-led new communities, Dublin commuter towns, mixed-use district regeneration, logistics/employment locations and conference/hotel venues. The competitive advantage must be a coherent integrated community model, not simply scale.

Competitive set	Description	Strengths	Opportunity for Kingdom City
Ashbourne/Ratoath/Dunshaughlin residential schemes	Existing and future suburban housing supply in commuter towns	Closer to established towns and services	May lack full integrated healthcare/education/business/recreation mix
Dublin city mixed-use districts	High-density commercial, residential and hospitality in Dublin	Stronger urban amenity and public transport	Higher cost, congestion, limited greenfield masterplanning
Dublin Airport / North Dublin hotel market	Airport-oriented hotels and conferencing	Very strong airport proximity	Less space for large community-led masterplan
Industrial/logistics parks around M2/M50	Employment and logistics uses	Road access, occupier demand	Limited residential and civic/community integration
Regional faith/conference centres	Faith/community event venues	Mission alignment	Usually narrower revenue base and smaller real estate upside

18. Development Comparables

The following comparables are not direct equivalents but are useful reference points for investor discussion. A full Phase 3 due diligence process should include detailed comparable land transactions, planning precedents, absorption rates, pricing, construction cost benchmarking and operator interviews.

Comparable	Type	Relevance	Lesson for Kingdom City
Adamstown, Co. Dublin	Strategic Development Zone / large-scale planned community	Shows how phased new communities can integrate housing, schools, transport and amenities over time.	Planning framework and infrastructure delivery are decisive.

Clonburris, South Dublin	Large planned residential and mixed-use development area	Illustrates the importance of statutory planning frameworks and delivery sequencing.	Requires strong public-private infrastructure coordination.
Cherrywood, Dublin	Major mixed-use urban development	Demonstrates value of transport connectivity, district infrastructure and commercial/residential phasing.	Scale requires long capital horizon.
Dunboyne / M3 Parkway corridor	Commuter-town growth with transport access	Relevant to Meath commuter belt demand and Dublin access.	Transit connections are crucial to planning acceptability.
Airport / Swords corridor	Airport, logistics and residential growth zone	Supports airport-linked economic activity.	Planning constraints and infrastructure capacity must be respected.

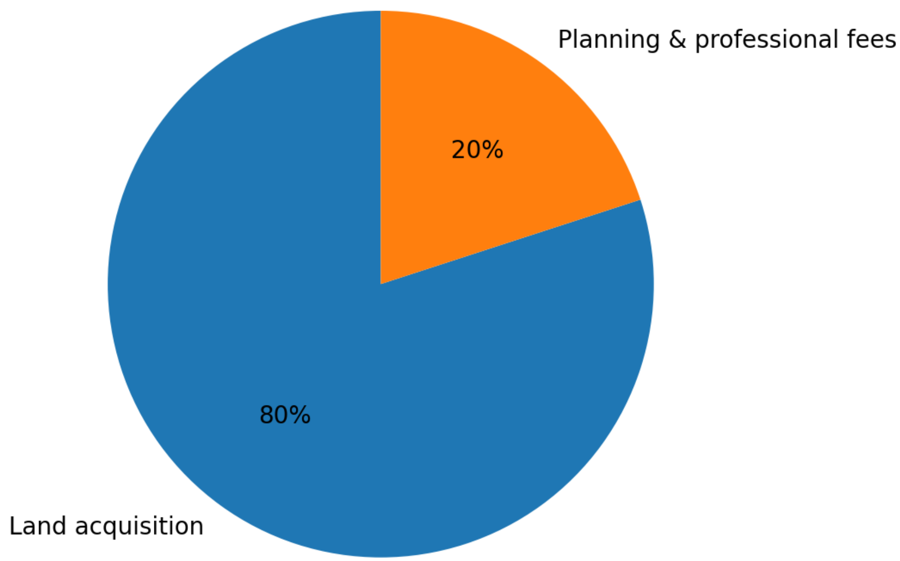
19. SWOT Analysis

SWOT area	Key points
Strengths	Large listed landholding; close to M2/M50/Dublin Airport; abuts Ashbourne Industrial Park; strong housing demand; Ashbourne strategic role; premium faith/community brand.
Weaknesses	No ownership/control yet; mostly agricultural zoning; high capital intensity; early-stage team/advisory structure; no planning consent; no operator commitments yet.
Opportunities	Residential-led community; healthcare/age-friendly precinct; education/training campus; business park; MICE/hotel; sustainable infrastructure; phased investor entry; African/global replication narrative after Ireland proof-of-concept.
Threats	Planning refusal or delays; infrastructure constraints; funding market conditions; construction inflation; interest rates; political/local objections; over-ambitious scope; market absorption risk.

20. Recommended Investor Positioning

Recommended statement: Kingdom City is a long-term strategic land and pre-development opportunity targeting a proposed mixed-use master-planned community near Ashbourne, subject to acquisition, planning, rezoning, infrastructure feasibility and statutory approvals. The €10m raise should be presented as Stage 1 capital for site acquisition/control and professional pre-development, not as full development finance.

Initial €10m Use of Funds



Action	Description	Investor value
Stage 1 capital	€8m land acquisition / control + €2m planning and professional fees.	Secure site and produce credible feasibility evidence.
Planning strategy	Engage planning consultant to map Fingal/Meath policy route, LAP requirements, environmental constraints and infrastructure needs.	Reduce planning uncertainty before institutional scale-up.
Operator validation	Approach healthcare, hotel, conference, education and sports operators for soft market testing.	Strengthen non-residential components.
Financial model	Build base/upside/downside scenarios with phasing and sensitivity analysis.	Replace vision-level figures with investor-grade assumptions.
Governance	Set up advisory board with planning, real estate finance, legal and development expertise.	Institutional credibility.

21. Risk Register and Mitigation

Risk	Severity	Reason	Mitigation
Planning/zoning risk	High	Most land currently agricultural per listing.	Present as long-term concept; obtain planning opinion; phase around zoned/consented land.
Land control risk	High	Site is advertised for sale and may be acquired by others.	Seek option/exclusivity subject to funding and due diligence.
Infrastructure risk	High	Road, water, wastewater, grid and public transport capacity require confirmation.	Commission civil/utility capacity assessment.
Market absorption risk	Medium-High	Large multi-use scheme may exceed near-term demand.	Phased delivery, pre-sales, pre-lets, operator agreements.
Funding risk	Medium-High	€10m is only pre-development/acquisition capital; full build would need larger financing.	Staged capital plan with institutional JV/debt partners.
Reputation risk	Medium	Overstating facts could reduce investor trust.	Clear disclaimers and evidence-based claims only.

22. Conclusions

The market evidence supports a credible strategic thesis for a residential-led, mixed-use, community-focused project near Ashbourne. The strongest pillars are housing demand, population growth, Dublin connectivity, airport proximity and long-term healthcare/community needs. The most material constraint is planning: the public listing indicates that most of the land is agricultural, with only a smaller component zoned Rural Cluster Residential subject to LAP. This should not stop investor discussions, but it changes the narrative: Kingdom City should be marketed as a strategic land acquisition and pre-development project requiring professional planning, feasibility and phasing before full development finance.

Phase 3 should therefore focus on planning feasibility, development capacity, infrastructure assessment, preliminary masterplanning, land control strategy and a full financial model with conservative assumptions.

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S2: Central Bank of Ireland, Quarterly Bulletin Q4 2025 / Q1 2026
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S4: Government of Ireland / CSO, 36,284 new homes completed in 2025, Jan 2026
https://www.gov.ie/en/department-of-housing-local-government-and-heritage/press-releases/minister-browne-welcomes-over-36200-new-homes-completed-in-2025/

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Disclaimer

This document is prepared for early-stage investor discussion. It is not an offer of securities, investment advice, a valuation, a planning opinion or a representation that planning permission will be granted. All development concepts, market assumptions, financial implications and visual materials are indicative only and subject to land acquisition, contract, planning permission, environmental assessment, infrastructure studies, legal due diligence, professional design and regulatory approvals.

Development Programme

Indicative Development Timeline

Kingdom City will be delivered through a phased development programme designed to minimise risk, optimise capital deployment, and maximise long-term value creation. Each phase is subject to successful land acquisition, planning permission, statutory approvals, market conditions, and funding availability.

Year	Development Stage	Key Activities
2026	**Land Acquisition & Project Establishment**	Secure strategic land acquisition, establish the Special Purpose Vehicle (SPV), appoint professional advisers, complete legal due diligence, commence site investigations and preliminary master planning.
2027	**Planning, Design & Statutory Approvals**	Complete the conceptual masterplan, engineering design, environmental studies, transport assessments, utility consultations, planning applications, public consultation, and obtain statutory approvals.
2028	**Infrastructure & Development Finance**	Secure institutional development finance, complete detailed construction design, commence roads, utilities, drainage, water, wastewater, renewable energy infrastructure, and site preparation works.
2029–2030	**Phase One – Residential Development**	Deliver the first residential neighbourhoods, affordable housing, public parks, walking trails, community facilities, and essential infrastructure. Begin initial residential sales and occupation.
2031–2032	**Phase Two – Community & Commercial Development**	Expand residential areas, construct neighbourhood retail, business facilities, healthcare services, education facilities, sports amenities, and additional community infrastructure.
2033–2034	**Phase Three – Commercial Expansion**	Develop the business district, corporate offices, AI Innovation Park, Technology Campus, hotel, conference centre, and additional commercial and mixed-use developments.
2035	**Project Completion & Long-Term Asset Management**	Complete the remaining development phases, optimise operational performance, expand long-term rental assets, establish professional property management, and position Kingdom City as a fully integrated mixed-use community.

Phased Development Strategy

Stage 1 (2026)

Land Acquisition & Project Setup

- Acquire strategic development land.
- Establish the Special Purpose Vehicle (SPV).
- Complete legal due diligence.
- Appoint planning consultants and advisers.
- Secure initial investor funding.

Stage 2 (2027)

Planning & Design

- Prepare the masterplan.
- Environmental Impact Assessment.
- Traffic & transport studies.
- Engineering design.
- Utility capacity assessments.
- Planning application.
- Statutory approvals.

Stage 3 (2028)

Infrastructure

- Roads.
- Water infrastructure.
- Wastewater infrastructure.
- Electricity network.
- Fibre broadband.
- Renewable energy systems.
- Public open spaces.
- Construction procurement.

Stage 4 (2029–2030)

Residential Phase One

- Affordable housing.
- Family homes.
- Luxury homes.
- Parks.
- Children's playgrounds.
- Walking trails.
- Community facilities.

- Initial neighbourhood retail.

Stage 5 (2031–2032)

Community Development

- Medical Centre.
- Primary School.
- Community Centre.
- Retail Village.
- Sports Complex.
- Football pitches.
- Basketball Arena.
- Swimming Pool.
- Additional residential neighbourhoods.

Stage 6 (2033–2034)

Commercial & Innovation District

- Business District.
- Corporate Offices.
- AI Innovation Park.
- Technology Campus.
- Hotel.

- Conference Centre.
- Shopping Centre.
- Renewable Energy Hub.
- EV Charging Network.

Stage 7 (2035)

Kingdom City Completion

- Final residential phases.
- Landscape completion.
- Lake and water features.
- Retirement Village.
- Property Management.
- Asset optimisation.
- Long-term operations.

Development Timeline

```
2026
│
 ├── Land Acquisition
 ├── SPV Established
 ├── Due Diligence
└── Professional Team Appointed
      │
      ▼
2027
```

```
│
 ├── Master Planning
 ├── Engineering Design
 ├── Environmental Studies
└── Planning Approval
      │
      ▼
2028
│
 ├── Infrastructure
 ├── Utilities
 ├── Roads
└── Development Finance
      │
      ▼
2029–2030
│
 ├── Residential Phase 1
 ├── Parks
 ├── Affordable Housing
└── Initial Sales
      │
      ▼
2031–2032
│
 ├── Schools
 ├── Medical Centre
 ├── Retail Village
└── Sports Facilities
      │
      ▼
2033–2034
│
 ├── Business District
```

```
 ├── AI Innovation Park
 ├── Hotel
 ├── Conference Centre
 └── Technology Campus
       │
       ▼
2035
 │
 └── Kingdom City Completed
```

Suggested note beneath the timeline

Development Timeline Disclaimer: The above programme is indicative only and has been prepared for investment planning purposes. The timing of each phase will depend on successful land acquisition, planning permission, statutory approvals, infrastructure availability, market conditions, and the availability of development finance. Kingdom Real Estate International will adopt a phased delivery strategy to optimise risk management, capital deployment, and long-term value creation.

Financial Model

Investment Structure

Stage One Funding Opportunity

Capital Required

€10,000,000

Investment Type

Senior Secured Loan

Purpose

To fund the acquisition of strategic development land and the completion of planning, environmental, engineering, legal, and statutory approval activities for Kingdom City.

Loan Term

36 Months

Security

First Legal Charge over the acquired land, held by the Special Purpose Vehicle (SPV) established exclusively for Kingdom City.

Interest Rate

12% per annum, payable quarterly or rolled up and repaid on redemption (subject to investor agreement).

Repayment

The loan is intended to be repaid through one or more of the following:

- Refinancing following planning approval and the resulting increase in land value.
- Institutional development finance.

- Strategic joint venture investment.
- Sale of all or part of the consented development site.

Early Repayment

The borrower may repay the loan at any time without penalty, subject to a minimum interest period of 12 months (or as agreed).

Investor Reporting

Investors will receive:

- Quarterly progress reports.
- Financial updates.
- Planning milestone reports.
- Annual audited financial statements for the SPV.

Use of Funds

Purpose	Amount
Strategic Land Acquisition	€8,000,000
Planning, Engineering & Professional Fees	€2,000,000
Total	€10,000,000

Investor Exit Strategy

Investor Capital

│

▼

Strategic Land Acquisition

│

▼

Planning Permission & Technical Approvals

│

▼

Land Value Increases

│

▼

Institutional Development Finance / Refinancing

│

▼

Senior Loan Repaid in Full

│

▼

Construction Commences

Instead of viewing Kingdom City as simply a housing estate, value it as a mixed-use destination with multiple revenue sources. Illustrative categories include:

Revenue Source	Illustrative Value
Residential Sales	€1.20B
Apartments	€350M
Luxury Homes	€250M

Revenue Source	Illustrative Value
Affordable Housing	€180M
Commercial Offices	€350M
Retail Village	€180M
Hotel	€120M
Conference Centre	€80M
Medical Centre	€90M
Hospital	€220M
School / University	€120M
Sports Facilities	€70M
AI Innovation Park	€220M
Technology Campus	€180M
Rental Portfolio	€450M

These figures are examples of categories rather than validated valuations. They would need to be supported by a feasibility study, quantity surveyor cost plan, and market evidence.

Phased Development

Instead of delivering everything at once, split it into phases.

Phase 1

- Land
- Planning

- Roads
- Utilities
- First residential neighbourhood

Phase 2

- More housing
- Retail
- Business district

Phase 3

- Hotel
- Conference Centre
- AI Innovation Park

Phase 4

- Hospital
- School
- Sports Village

Phase 5

- Expansion

This spreads risk and improves cash flow.

Build-to-Rent Portfolio

Rather than selling every residential unit, the plan is to retain a proportion as long-term rental assets.

Illustratively:

- 1,000 apartments
- Average rent €2,000/month

This could provide recurring rental income and increase the long-term asset value, subject to occupancy, operating costs, and financing.

Technology District

A dedicated AI and technology campus could:

- attract corporate occupiers,
- support innovation,
- diversify revenue beyond residential property.

Hotel & Conference Centre

Instead of selling these assets, you could:

- retain ownership,
- lease them to an operator,
- or enter a joint venture.

Long-term operating income can materially change project economics.

Institutional Anchor Tenants

Before construction:

Secure expressions of interest or pre-lets from:

- universities,
- healthcare providers,
- technology companies,
- retailers,
- hotel operators.

Pre-leasing can improve financing options and reduce project risk.

Renewable Energy

Potential additions include:

- Solar Farm
- Battery Storage
- EV Charging

These will generate additional income or reduce operating costs, depending on the business model and regulatory environment.

Target Financial Metrics

Metric	**Target Range**
IRR	15–20%
NPV	Positive
Equity Multiple	2.0x–3.0x

Metric	Target Range
Payback	7–9 years
Loan-to-Cost	50–60%
EBITDA Margin (operating assets)	25–35% (asset-dependent)

These are indicative benchmarks, not guarantees.

Exit Strategy

Investor Exit & Capital Recovery Strategy

Kingdom City has been structured as a **phased land acquisition and pre-development investment opportunity**. The initial €10 million capital raise is intended to fund strategic land acquisition and the professional planning, design, engineering, environmental studies, and statutory approvals required to transform a strategic landholding into a development-ready asset.

Rather than financing the entire construction of Kingdom City, Stage One capital is designed to create substantial value by progressing the project through key development milestones. Once planning permission and the required statutory approvals have been secured, the project is expected to benefit from a significant increase in land value and enhanced bankability, creating multiple options for investor repayment.

The preferred exit strategy is illustrated below.

Stage 1 – Land Acquisition

- Secure control of the strategic development site.
- Complete legal due diligence.
- Establish the Special Purpose Vehicle (SPV) to own the development.

↓

Stage 2 – Planning & Development Approvals

- Appoint planning consultants, architects, engineers, and environmental specialists.
- Complete the masterplan.
- Submit planning applications.
- Obtain statutory approvals and technical studies.

↓

Stage 3 – Value Creation

Following planning approval, the land is expected to transition from a strategic landholding into a consented development site.

This process has the potential to significantly increase the underlying value of the project and improve its attractiveness to institutional lenders, development partners, and long-term investors.

↓

Stage 4 – Institutional Refinancing

Once planning has been achieved and the project has reached development-ready status, Kingdom Real Estate International intends to secure:

- Senior Development Finance
- Institutional Debt Facilities
- Joint Venture Equity
- Strategic Development Partners

These facilities are expected to replace the initial Stage One capital and provide funding for infrastructure and construction.

↓

Stage 5 – Investor Capital Repayment

The proceeds from refinancing or strategic investment are intended to be used to:

- Repay the initial €10 million investment (subject to the agreed investment terms).
- Pay any agreed return, interest, or profit participation.

- Enable investors to exit prior to the commencement of full-scale construction, if that is their preferred exit.

↓

Stage 6 – Construction & Long-Term Development

Following repayment of Stage One investors, Kingdom City will proceed through a phased construction programme comprising residential neighbourhoods, commercial facilities, healthcare, education, hospitality, technology, renewable energy infrastructure, and community amenities.

Exit Strategy

Investor Capital (€10M)

│
▼

Land Acquisition
│
▼

Planning & Professional Studies
│
▼

Planning Approval
│
▼

Significant Increase in Land Value
│
▼

Institutional Refinancing
│

▼

Repayment of Initial Investors

│

▼

Construction Finance

│

▼

Phased Development

Potential Investor Exit Options

Recognising that investors have different investment objectives, Kingdom Real Estate International intends to provide flexible exit mechanisms, subject to the final financing structure and legal agreements.

Option 1 – Refinancing Exit (Preferred)

Following planning approval and institutional refinancing, the initial investment is repaid together with the agreed investment return.

Option 2 – Equity Conversion

Investors may elect, subject to agreement, to convert all or part of their investment into an equity interest in Kingdom City, allowing them to participate in the project's long-term value creation and future income streams.

Option 3 – Institutional Buy-Out

As the project progresses, a strategic developer, infrastructure fund, pension fund, sovereign wealth fund, or institutional investor may acquire the interests of early-stage investors as part of a larger development financing transaction.

Option 4 – Joint Venture Exit

Early investors may realise their investment through the introduction of a joint venture development partner who acquires all or part of the project at an agreed valuation.

Risk Mitigation

To protect investor capital, Kingdom Real Estate International intends to implement a disciplined governance framework, including:

- Acquisition through a dedicated Special Purpose Vehicle (SPV).
- Independent legal and financial due diligence.
- Professional planning, engineering, and environmental advisers.
- Phased capital deployment against agreed milestones.
- Regular investor reporting and governance oversight.
- Clear refinancing and capital recycling strategy.

Investment Timeline (Illustrative)

Phase	Target Outcome
Stage 1	Land acquisition and site control
Stage 2	Planning, design, engineering and statutory approvals
Stage 3	Planning approval and enhanced land value
Stage 4	Institutional refinancing or strategic investment
Stage 5	Repayment of Stage One investors
Stage 6	Infrastructure and phased construction

The €10 million capital raise is intended to unlock the value of a strategic development opportunity—not to finance the full construction of Kingdom City. By acquiring the land, securing planning approval, and progressing the project to development-ready status, Kingdom Real Estate International aims to create a significantly more valuable asset capable of attracting institutional development finance. This provides a clear pathway for the repayment of Stage One investors while enabling the long-term development of Kingdom City through subsequent funding phases.

Security for the Loan

Proposed Security Package

To provide investors and lenders with an appropriate level of protection, Kingdom Real Estate International intends to offer a comprehensive security package in connection with the proposed €10 million Stage One funding, subject to the final financing structure and legal documentation.

The primary security is expected to comprise a **First Legal Charge** over the development land following its acquisition by the dedicated Special Purpose Vehicle (SPV).

Primary Security

First Legal Charge over the Development Land

Upon completion of the land acquisition, the lender will be granted a **First Legal Charge** over the development property owned by the Special Purpose Vehicle established for Kingdom City.

A First Legal Charge provides the lender with first-ranking security over the property and priority over subsequent secured loan

Additional Security

the security package also includes:

- Assignment of planning permissions, development rights, and key project contracts where legally permissible.
- Assignment of project insurance policies.
- Charge over project bank accounts and project cash flows.
- Share charge over the issued shares of the Special Purpose Vehicle.

The final security structure will be negotiated with the selected lender and documented in the relevant finance agreements.

Security Structure

Lender
│
▼
€10 Million Loan
│
▼
Kingdom City Ireland Ltd (SPV)
│
▼
Owns Development Land
│
▼
First Legal Charge Registered
│
▼
Planning & Development

One important point

"Upon completion of the land acquisition, the lender will be granted a First Legal Charge over the development land."

WHY INVEST IN KINGDOM CITY?

Building Ireland's Next Generation Master-Planned Community

Kingdom City is a transformational mixed-use development opportunity strategically positioned in **Ashbourne, County Meath**, one of Ireland's fastest-growing economic corridors. Designed to integrate residential living, healthcare, education, technology, business, hospitality, renewable energy, and community infrastructure, Kingdom City aims to create long-term value for investors while delivering lasting social and economic impact.

Why Kingdom City?

✓ Strategic Location

Located just minutes from **Dublin Airport**, the **M2**, the **M50**, and **Dublin City**, Kingdom City occupies a prime position within one of Ireland's strongest growth corridors, benefiting from excellent transport links and increasing regional investment.

✓ Strong Housing Demand

Ireland continues to experience a significant housing shortage, creating sustained demand for high-quality residential communities. Kingdom City is designed to respond to this long-term national need through a phased residential-led development strategy.

✓ Dublin Commuter Belt

Ashbourne is one of the country's fastest-growing commuter towns, attracting families, professionals, and businesses seeking connectivity to Dublin while enjoying a high-quality living environment.

✓ Mixed-Use Masterplan

Rather than a conventional housing development, Kingdom City combines residential neighbourhoods with healthcare, education, retail, hospitality, sports, business, technology, and public amenities within one integrated destination.

✓ Multiple Revenue Streams

The project is designed to generate diversified long-term value through:

- Residential Sales
- Build-to-Rent Properties
- Commercial Offices

- Retail Village
- Hotel & Conference Centre
- AI Innovation Park
- Technology Campus
- Healthcare Facilities
- Educational Institutions
- Renewable Energy Infrastructure
- Long-Term Property Management

✓ **Strong ESG Credentials**

Kingdom City has been conceived around sustainable development principles, creating lasting environmental, social, and economic value through responsible planning, community wellbeing, green infrastructure, and future-ready design.

✓ **Renewable Energy Integration**

The masterplan incorporates renewable energy solutions including:

- Solar Farm
- Battery Energy Storage
- Electric Vehicle Charging Network
- Smart Energy Infrastructure
- Energy-Efficient Buildings

These features are intended to support lower carbon emissions, enhance energy resilience, and contribute to long-term operational sustainability.

✓ **AI Innovation District**

A dedicated AI Innovation Park and Technology Campus is planned to attract technology companies, startups, research organisations, and educational institutions, supporting high-value employment and positioning Kingdom City as a centre for innovation.

✓ **Experienced Commercial Leadership**

Founder **Valentine Mupfupi** brings over **20 years of commercial leadership, sales, business development, and strategic growth experience** across Ireland. The project will be supported by experienced planning consultants, architects, engineers, legal advisers, financial advisers, and specialist development professionals.

✓ **Phased Risk-Managed Delivery**

Kingdom City will be delivered through a structured multi-phase programme that progressively unlocks value while managing development risk.

Phase 1: Land Acquisition & Planning
Phase 2: Infrastructure Development
Phase 3: Residential Communities
Phase 4: Community Facilities
Phase 5: Commercial & Innovation District
Phase 6: Long-Term Asset Management

✓ **Clear Institutional Exit Strategy**

The initial €10 million investment is intended to fund strategic land acquisition and pre-development activities. As planning approvals and site value are enhanced, the project is expected to be positioned for institutional development finance, strategic joint ventures, or refinancing, providing potential liquidity pathways for early-stage investors.

Investment Highlights

Investment Advantage	Benefit
Prime Strategic Location	Dublin commuter belt with excellent connectivity
High Housing Demand	Supported by long-term national housing requirements
Large Mixed-Use Development	Multiple complementary asset classes
Diversified Revenue Model	Residential, commercial, hospitality, technology, healthcare and rental income
Renewable Energy Integration	Sustainable infrastructure and future-ready utilities
AI Innovation Ecosystem	Technology-led employment and economic growth

Investment Advantage	Benefit
Professional Governance	Supported by experienced multidisciplinary advisers
Phased Development Strategy	Capital-efficient and risk-managed delivery
Institutional Finance Ready	Structured for future refinancing and large-scale development funding
Long-Term Value Creation	Designed to generate lasting economic, social and environmental impact

Investment Opportunity

Kingdom Real Estate International invites institutional investors, family offices, strategic partners, and long-term capital providers to participate in the first stage of **Kingdom City**.

The initial **€10 million capital raise** will secure strategic land acquisition and fund the planning, design, environmental studies, and statutory approvals required to advance the project toward full development.

Kingdom City is more than a property development ; it is a long-term vision to create a sustainable, integrated community that combines economic growth, innovation, and quality of life while delivering attractive long-term value for investors.

Founder Contribution

Founder Commitment

As Founder and Chief Executive Officer of Kingdom Real Estate International, I have made a substantial personal commitment to the creation and advancement of the Kingdom City project. My contribution extends beyond financial investment and reflects years of strategic planning, research, business development, and long-term vision.

The founder's contribution includes the following:

Project Origination

Kingdom City is the original concept and vision of the Founder. The project has been conceived, researched, and developed over several years with the objective of creating Ireland's next-generation master-planned mixed-use community. The concept, development strategy, and long-term implementation roadmap have been initiated entirely by the Founder.

Vision and Intellectual Property

The overall Kingdom City concept, masterplan vision, development strategy, branding, investment proposition, and long-term expansion model represent proprietary intellectual property developed by Kingdom Real Estate International. This includes the strategic framework for future Kingdom City developments in Ireland and selected international markets.

Project Leadership and Management

The Founder will provide full-time executive leadership throughout all stages of the project, including land acquisition, planning, investor engagement, governance, strategic partnerships, professional team coordination, financing, and long-term project delivery.

Full-Time Commitment

The Founder is committed to leading Kingdom City on a full-time basis from project inception through to successful completion. This represents a significant personal commitment of time, expertise, and leadership over the multi-year development programme.

Investor Relations

The Founder will lead all capital-raising activities, maintain ongoing communication with investors, coordinate reporting obligations, manage strategic partnerships, and oversee stakeholder engagement throughout the investment lifecycle.

Initial Development Costs

Prior to seeking external investment, the Founder has personally funded and undertaken substantial pre-development work, including:

- **Development of the Kingdom City concept and investment strategy.**
- **Preparation of the Investment Memorandum and investor presentation materials.**
- **Market research and economic analysis.**
- **Preliminary master-planning and concept design.**
- **Professional branding, website development, and marketing materials.**
- **Initial set up costs**
- **Time invested in identifying strategic land opportunities and engaging with professional advisers.**
- **meetings with planners, consultants, investors, and potential strategic partners.**

These contributions represent a significant investment of personal time, expertise, and resources prior to the commencement of institutional fundraising.

Alignment of Interests

The Founder is fully committed to the long-term success of Kingdom City and believes that investor confidence is strengthened when the interests of management and investors are closely aligned. Kingdom Real Estate International is committed to disciplined governance, prudent financial management, transparency, and the responsible stewardship of investor capital throughout every stage of the development.

"Kingdom City is more than a development project: it is a long-term commitment to creating sustainable communities, generating economic value, and leaving a lasting legacy for future generations."
— Valentine Mupfupi, Founder & Chief Executive Officer


KINGDOM
REAL ESTATE
INTERNATIONAL
KINGDOM CITY
IRELAND'S NEXT GENERATION MASTER-PLANNED COMMUNITY
INSTITUTIONAL INVESTMENT MEMORANDUM
CONFIDENTIAL
SEEKING €10 MILLION GROWTH CAPITAL
MAY 2026
KINGDOM CITY
ASHBOURNE, CO. MEATH, IRELAND
189.5 ACRES*
STRATEGIC LOCATION NEXT TO GROWTH
EXCEPTIONAL CONNECTIVITY TO DUBLIN & BEYOND
LONG-TERM VALUE CREATION
FAITH-DRIVEN COMMUNITY FOCUS
*Site area approx. 189.5 acres (76.68 hectares) – subject to measurement & acquisition.
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New homes required per annum to 2030
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PAYBACK PERIOD 7 - 9 YEARS
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🌐 **Websites**
www.valentinemupfupi.com

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Investment Enquiries

Kingdom Real Estate International welcomes discussions with:

- Institutional Investors
- Family Offices
- Private Investors
- High-Net-Worth Individuals
- Development Finance Providers
- Strategic Partners
- Joint Venture Partners
- Property Developers

Interested parties are invited to contact the Founder directly to request additional information, arrange a confidential meeting, or discuss potential investment and partnership opportunities.

Confidentiality Notice

Confidential & Proprietary Information

This Investment Memorandum has been prepared exclusively for the recipient for the purpose of evaluating a potential investment or strategic partnership with **Kingdom Real Estate International** and the proposed **Kingdom City** development.

The information contained in this document is confidential and proprietary. It has been supplied solely for discussion purposes and does not constitute an offer to sell, or a solicitation to buy, securities or any other financial instrument.

Recipients agree to treat all information contained within this memorandum as strictly confidential and shall not reproduce, distribute, publish, disclose, or make available any part of this document to any third party without the prior written consent of Kingdom Real Estate International.

This document contains forward-looking statements, conceptual plans, financial projections, market assumptions, and development strategies that are subject to change. All information is provided in good faith but should not be relied upon as a guarantee of future performance. Any investment decision should be made only after independent legal, financial, tax, planning, and commercial due diligence.

Kingdom City remains subject to land acquisition, planning permission, statutory approvals, environmental assessments, engineering studies, financing, market conditions, and all applicable regulatory requirements.

By accepting this document, the recipient acknowledges its confidential nature and agrees to use it solely for the purpose of evaluating a potential investment opportunity.

Building Communities. Creating Legacy.

Kingdom Real Estate International

"Developing sustainable communities that create prosperity, strengthen families, inspire innovation, and leave a lasting legacy for generations to come."


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