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Purple Real Estate Income PLC

Initial Public Offering of 2,000,000,000 Ordinary
Shares of 50 kobo each @N5 per share

Executive Summary

Offer Open Monday 21st November 2022

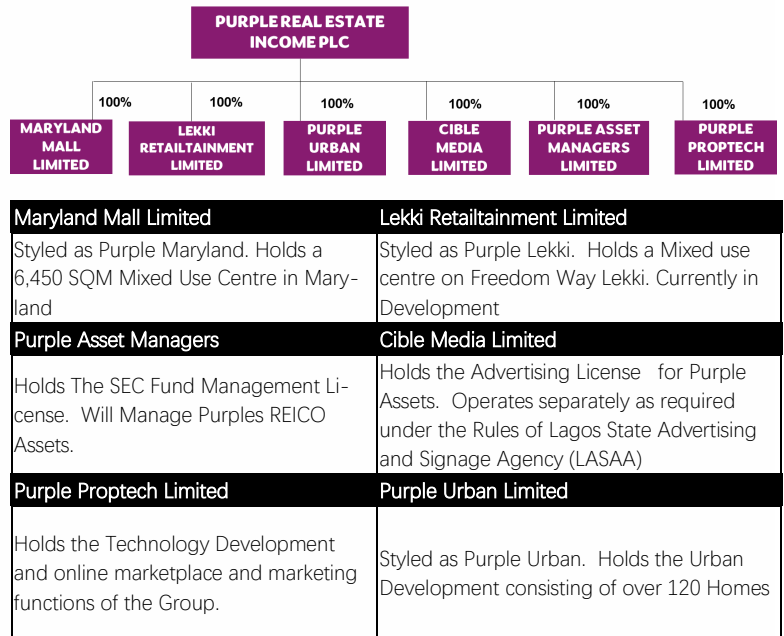
Offer Closes Friday 23rd December 2022

Introduction

Purple Real Estate Income PLC is a tech enabled real estate business. PREIP commenced operations in 2014 and is responsible for the development of Purple Maryland (Previously Maryland Mall) amongst other real estate developments. The company is expanding its real estate footprint delivering similar investment grade assets including Purple Lekki, an all inclusive mixed use centre building on the learnings from its flagship asset.

PREIP is on a path to becoming the first approved REICO in Nigeria beginning with an Initial Public offer of 2 Billion Ordinary Shares at N5 per share. The REICO Platform will allow the company consistently raise capital for development and acquisition of assets.

Company Structure & Subsidiaries



Key Management Team



Olaide Agboola
CEO



Seyi Sowale
Executive Director

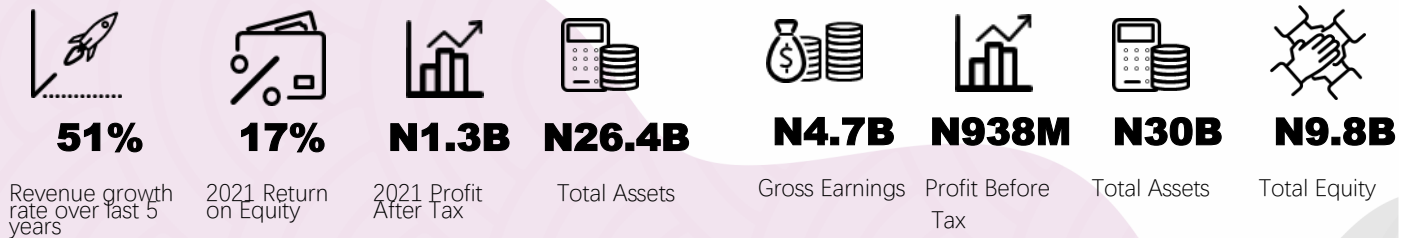


Obinna Onunkwo
Deputy CEO

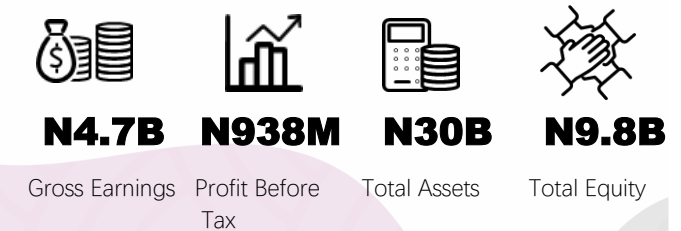
Shareholding

Shareholders	% of Holding
Purple Retail Limited	79%
Gauthier Investments Limited	10%
77 additional shareholders	11%

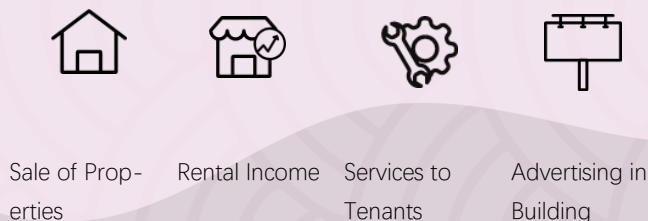
Audited 2021 Financial Highlights



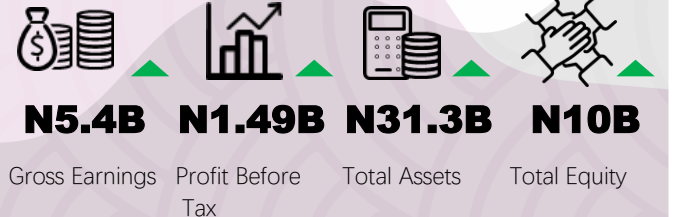
Audited Half Year Performance (As at 30th June 2022)



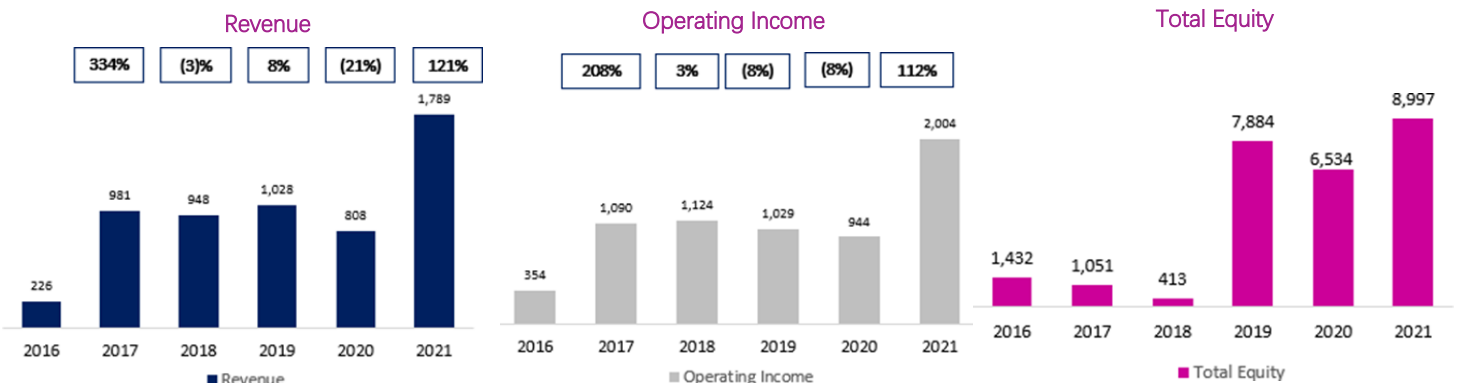
Revenue Streams



Management Account (As at September 2022)



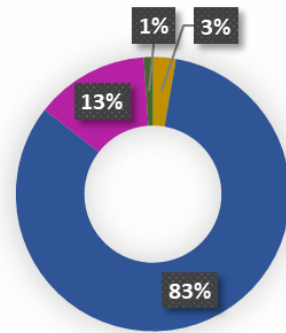
Historical Performance



Offer Summary

Company	PREIP
Offer Description	2,000,000,000 ordinary shares of 50 kobo each in Purple Real Estate Income PLC. Listing will be on the NGX. Oversubscription limit of 15% will be absorbed
Offer Price	N5 per share
Total Raise	N10,000,000,000
Minimum Subscription	4,000 Ordinary shares
Payment Terms	In full on Application,
PENCOM Compliance	YES

Use of Funds



■ Cost of Issue ■ Debt Refinance
■ Lekki Retailtainment Limited ■ Working Capital

Assets



Purple Lekki | Mixed Use Centre | Freedom Way, Lekki

Purple Maryland: Our Flagship mixed use asset allowing users Shop Eat Play Drink and Work in one location

Nanos: Short & Long Stays located directly above Purple Lekki incorporating IFC Edge Certification

Urban: Premium Gated estate with over 120 units located right next to Purple Lekki

Macro ; Stunning 15 Floor Residential Skyscraper poised to be the tallest residential building in the Lagos Mainland, right next to Purple Maryland

Mansard Place Purple has a deal to acquire a Broll maintained Grade A Office with USD based triple net leases.

Hotel Asset: Purple has an ongoing discussion to acquire a branded hotel with over 90% Occupancy and additional land for more units

Student Accommodation: Purple is looking to deploy safe inclusive, purpose built student communities. Our student accommodation platform incorporates IFC Edge building techniques



Why Purple?

Purple operates an ecosystem of interconnected real estate based products offline and in the cloud. Post the IPO, The Company will take advantage of the REICO structure to expand its real estate stock, by investing in both yielding and development assets, in a ratio of 75%:25% respectively. This will allow Purple to offer its investors blended yields which are more attractive than the typical REIT approach of taking over completed assets which have less capital appreciation potential.

The platform will be further amplified with no more than 35% debt to Gross Asset Value to achieve a 10 year average Return on Equity of 18% per annum excluding capital appreciation of the equity share-holdings.

Mixed Use Ideology



- Complimentary interconnected businesses
- Something for Everyone
- Spreads Investor's Risks
- Neighbourhood entertainment and retail hubs selling essentials and family fun



Corporate Governance

- Experienced board with over 100 years combined business experience
- Strong compliance framework



Leveraging Technology

- Improving access to housing, investment and world class lifestyle experiences
- Fractions ; Real Estate Investment Super App. to launch with over 70 B worth of assets



Location

- We build in densely populated commercial areas for high, diversified foot fall
- Access to pipeline of high potential assets and vast land bank



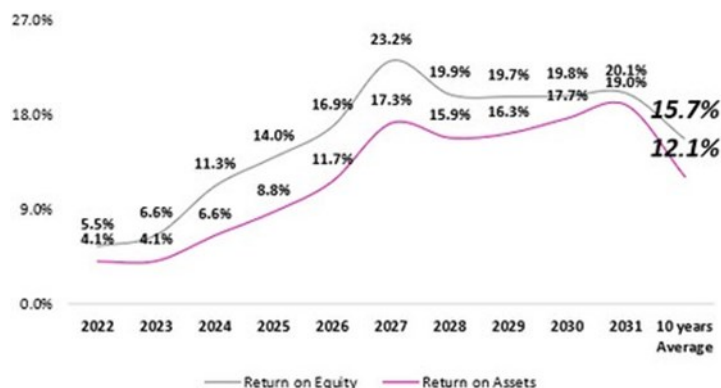
Sustainability & CSR

- Incorporating Green building techniques and renewable energy in Developments
- Consistent CSR impacting immediate environment and many causes
- Investing in domestic talent

Financial Forecast

PREIP Summary financials (000,000) Millions of Naira												
	FY21 A	HY22 A	FY22 F	FY23 F	FY24 F	FY25 F	FY26 F	FY27 F	FY28 F	FY29 F	FY30 F	FY31 F
Gross Revenue	2,535	4,710	11,161	13,888	18,653	20,891	25,264	31,833	29,220	31,236	33,268	35,535
Ebitda	1,789	1764	2,786	5,791	8,704	10,807	12,610	17,944	16,832	18,090	19,416	20,866
Profit Before Tax	1,515	938	1,950	2,792	5,156	6,970	9,375	15,198	14,363	15,867	17,820	20,272
Total Assets	26,417	30,813	48,019	68,060	78,720	79,219	80,067	87,984	90,571	97,490	100,499	106,741
Total Equity	8,997	9,833	35,187	42,368	45,798	49,863	55,425	65,605	72,031	80,382	89,933	100,957

Return on Equity and Assets



EBITDA and Profit After Tax Margin



Issuing Houses



To Invest



Purple.xyz/invest