Invest in Umgani lodge

Own your part of one of the most sought-after safari escapes in

Southern Africa

Uninterrupted views of the world-renowned **Kruger National Park**, twice-daily game drives and downtime in utterly luxurious surrounds.

"It's no Surprise

that the globe's rich and discerning vie to own property or, at the very least, book time at Elephant Point."

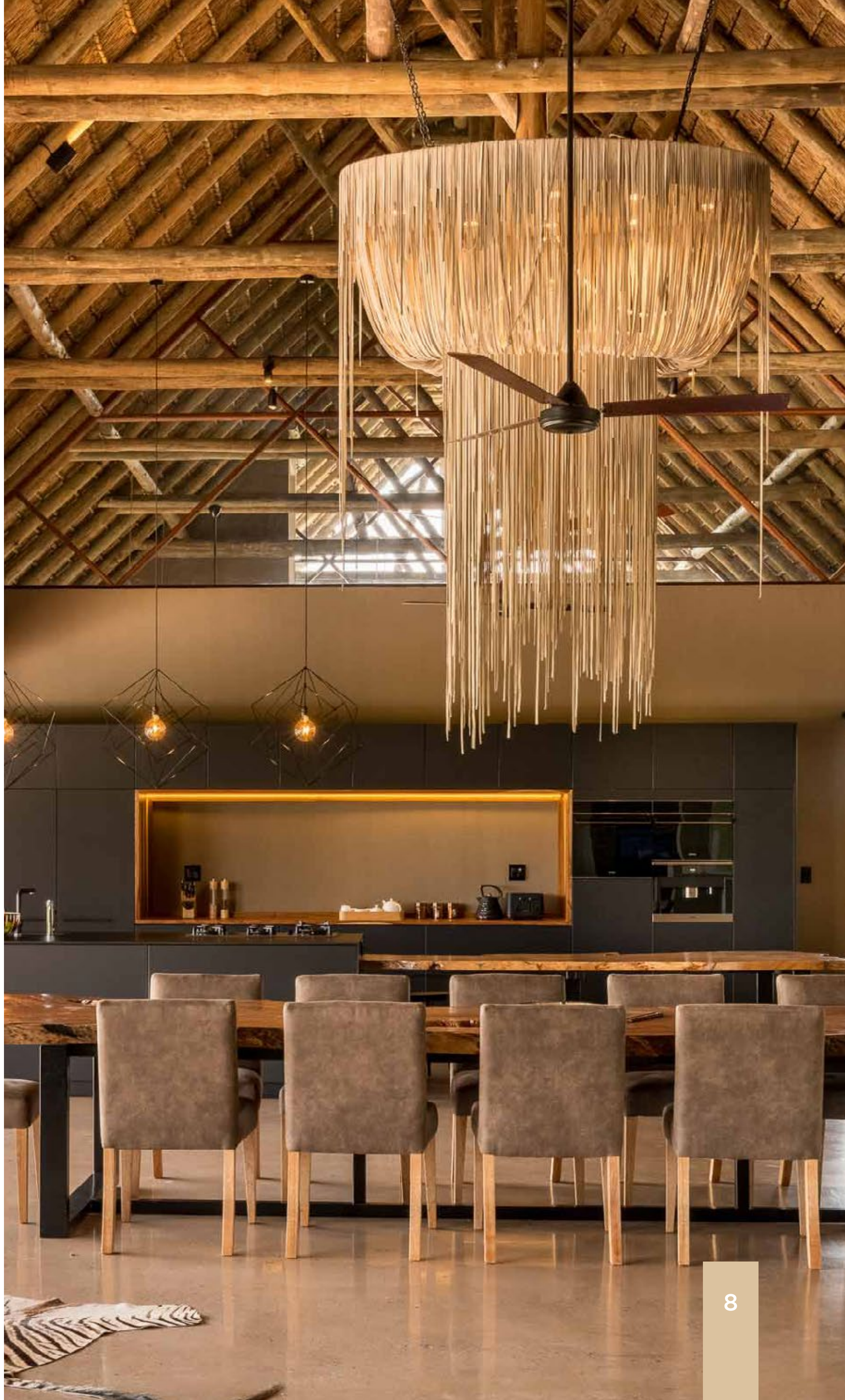
The idyllic retreat is **built on the banks of the magnificent Sabie River**, with the vast Kruger National Park beyond it. This means guests are always up close and personal with the Big Five - even from the comfort of their four-poster bed, eternity pool or, even, free-standing copper bath.

This exclusive use property, with its five spacious suites and central, state-of-the art kitchen and entertainment spaces, epitomises the best in contemporary African design and comfort. It's also the ideal spot to **escape reality with friends and family.**

Guests can relax on a lounger in the **perfect Mpumalanga sun** with a gin and tonic, gather in the sunken lounge for a debriefing of the day's activities (and a glance at the game on the big screen) and then head to the boma for delicious dinner and fireside chats.

About Umganu

- Umganu lodge is positioned in Elephant Point estate, roughly 9km from the Paul Kruger Gate and 34km from the town of Hazyview.
- The total covered area of the property is 637 m^2. This consists of the main lodge, covered patio and outbuilding.
- Umganu Lodge can accommodate up to twelve guests.
- Umganu Lodge is owned by both Kevin Pietersen, a British/South African sporting icon and conservationist, and Altvest Capital.
- The Elephant Point development has been almost entirely foreign-owned until now. In it ~30 luxury lodges are managed by Legacy Hotels. They are a large South African developer/operator who have over 300 lodges across South Africa under management.



About Umganu

- The lodge's **five suites** consist of two standard suites, two twin suites and one master suite.
- All suites have a generous bathroom that includes a bath and a separate spacious shower.
- Each suite flows out onto a private patio.

About Umganu

- Communal spaces also include a dining room with a 16-seater table and an upstairs lounge with a private deck - **perfect for sundowners and leisurely reading.**

- The lodge is fully serviced with daily cleaning services and exceptional staff.

- A private chef and shopping services are available on request.

“ This exclusive use property epitomises the best in contemporary African

Design & Comfort”

Some Activities
on offer in the area:

Open vehicle safaris into the Kruger:

This is the ultimate way to experience this pristine natural wonder, with some of the best game rangers and trackers in the business.

Some Activities

on offer in the area:

Leopard Creek Golf Estate:

This 18 hole course is ranked by Golf Digest as one of the Top 100 Golf Courses in the World (outside of the US).

Some Activities

on offer in the area:

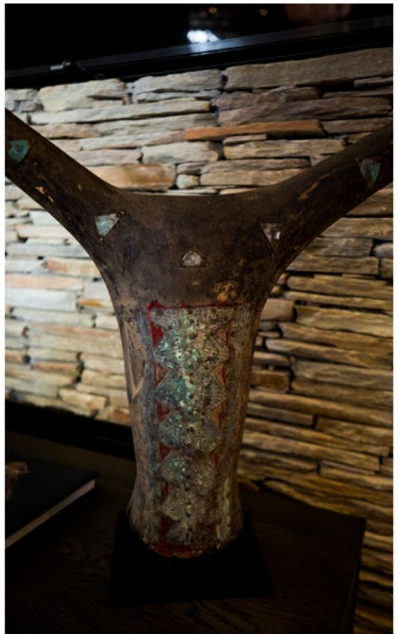
Elephant Interactions:

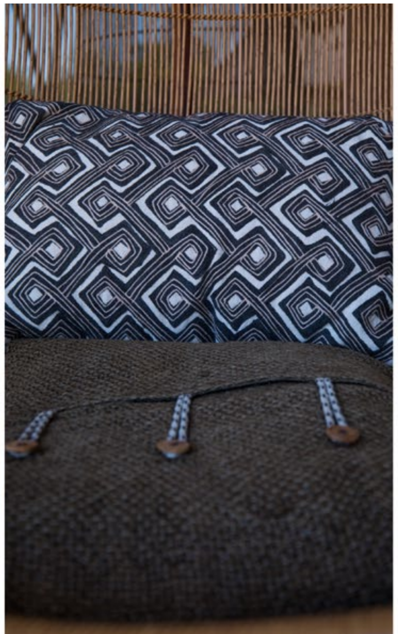
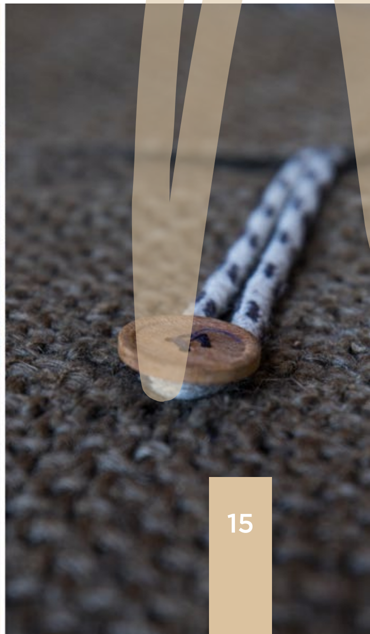
Visitors get to meet and exchange "trunk greetings" with the majestic residents of Elephant Whispers. It's an experience they'll never forget.

Getting To Umganu lodge

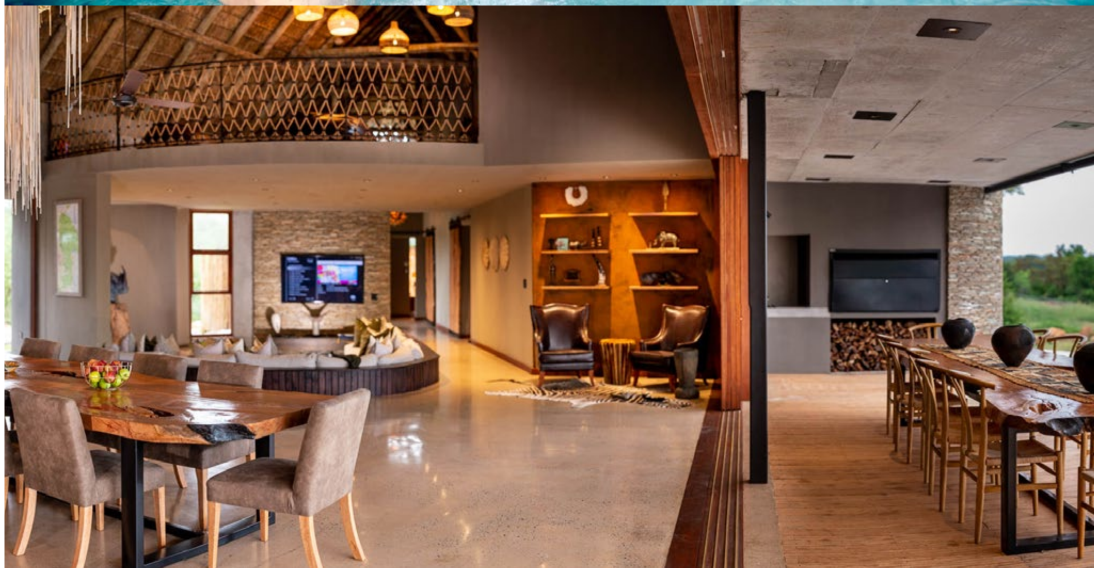
Self-drive:

- This takes approximately 4.5 hours from Johannesburg.
- The Elephant Point estate main gate is on the R536 (Paul Kruger Gate Road), 34km from Hazyview and 9kms from the Paul Kruger Gate
- Gate co-ordinates: 24°57’48.09”S, 31°24’15.03”E

Getting To Umganu lodge



Fly:

Guests fly into Nelspruit airport and then either rent a car or charter a helicopter to Umganu Lodge. Alternatively, flying into Skukuza Airport with a transfer to Umganu Lodge is an option.

Altvest Capital offers a unique investment opportunity in

Umgani lodge

Imagine owning a part of this 5-bedroom luxury lodge in the Elephant Point development, on the doorstep of the Kruger National Park and Sabie Sands Private Game Reserve.

Disruptive listed investment platform, Altvest Capital has made this dream possible by offering retail investors the opportunity to buy fractional shares in the lodge. These will sell from as little as R1.50 - and in a few easy steps too, thanks to the digital trading platform, A-Trade.

Why should I invest in Umganu?

1. **Umganu is one of the top performing lodges in the development, with unique competitive advantages as a luxury rental**
   Umganu consistently ranks amongst the top two lodges in the development by occupancy. This is largely due to it offering a large guest capacity and unparalleled game viewing, thanks to a near-panoramic view of the Sabie River watering hole.

2. **Management is experienced, committed and passionate**
   Legacy are proven operators with a strong track record and understanding of how to successfully incorporate fractional ownership into luxury rentals. Kevin Pietersen remains passionate about the asset and investment opportunity and commits, alongside Altvest, to remain a significant and active investor in Umganu.

3. **Lodges in the Elephant Point development has demonstrated a clear historic capital appreciation**
   Umganu has experience growth of 12% compounded annually, with other lodges in the development expected to grow between 15%-18% annually. No lodge in the development has ever sold for a loss.

4. **Our listing valuation is based on conservative growth assumption**
   Our listing valuation represents a slight discount to fair value, based on the conservative assumption that occupancy will gradually scale up to 55% after 5 years, from current pandemic-impacted levels.

5. **Elephant Point is proactive in partnering with local communities to ensure holistic socio-economic benefits to all stakeholders**
   All operational staff are from the local community, with significant investments in skills development and education infrastructure to ensure the long-term sustainability of the development and surrounding communities

6. **Umganu has remained resilient through Covid-19, and is poised for growth**
   Umganu has remained cashflow positive over the past two years, despite unfavourable economic conditions and restrictions on foreign guests. With occupancy already demonstrating an uplift and with Covid-related discounts expected to unwind over time, there could be considerable room for growth

What are the expected returns?

Forecasted financial returns

Management expects an average annual return over 5 years of between 9% and 21%, with 14% the most likely outcome.

Below is a breakdown of forecasted returns based on changes in key assumptions:

Scenario	Key assumptions		Annual capital gains appreciation for land and buildings				
	Target Occupancy*	**Annual price increases**	**0%**	**5%**	**10%**	**15%**	**20%**
Growth Case	65%	10%	10.6%	13.1%	15.8%	18.8%	21.9%
Expected Case	55%	8%	8.5%	11.2%	14.1%	17.2%	20.5%
Conservative Case	45%	8%	6.5%	9.3%	12.4%	15.7%	19.1%

**Occupancy is scaled up each year from observed FY2022 levels according to an applicable CAGR to achieve the targeted occupancy in FY2027a*

Growth Case assumes that occupancy and pricing increase due to the expected impact of enhanced marketing and a greater proportion of higher-margin full-service guests

Expected case assumes that current year performance (including the moderate profitability rebound post-Covid) persists into the future

Conservative case assumes that performance levels observed during Covid persist into the future, with all price increases driven by management expectations of inflation. The following management assumptions underpin all returns estimations:

1. A dividend pay-out ratio of 75% per annum, a corporate tax rate of 28% and effective capital gains tax rate of 22.4% where applicable
2. Altvest fees of a fixed R150 000 per annum in total to cover the cost of platforms, reporting and administration associated with managing the listed investment, book building/upfront fee of 1% and a variable fee of 5% of the capital gain realized by investors upon disposal of the property and operating company.

What are the expected returns?

Forecasted community-use benefits

Despite practical limitations created by the finite number of available nights at the Lodge and the market price per night, community use remains a core investment priority.

Below is a breakdown of expected right-of-use benefits, based on different investment amounts:

Investment Amount	Number of free nights*	Nominal value of free nights over 5 years**	5-year implied return uplift***
Less than R283 334	Lucky draw for 2 free nights	n/a	n/a
R283,334	1	R100,000	35%
R566,668	2	R200,000	35%
R1,133,336	4	R400,000	35%
R2,266,671	8	R800,000	35%
R3,400,007	12	R1,200,000	35%
R4,533,342	16	R1,600,000	35%
R5,666,678 or greater	20	R2,000,000	Up to 35%

**All specific bookings to be administered through Altvest directly and are subject to lodge availability*

***Assumes a constant price per night of R20 000*

****Altvest management intend to extend this benefit for as long as Altvest retains a proportionate investment stake in Umganu Lodge, including beyond the 5-year period illustrated*

How do I invest?

You will be able to secure your investment in Umganu ahead of listing on A-Trade, the Cape Town Stock Exchange's registered brokerage, and trade your shares from listing day.

To do so, you need to open an A-trade account. Go to **https://atrade.co.za/#/** to open one now.

Reach out to **info@altvestcapital.co.za** if would like more info on the investment.


Umganu
lodge
altvest
www.umganulodge.com
info@altvestcapital.co.za