

TFCA Investment Opportunities



BOUNDLESS

SOUTHERN AFRICA

Nature Culture Community

Lubombo

Lubombo TFCA Investment Opportunities

Nsubane - Pongola TFCA



Investment Opportunities

- 1a Royal Jozini Big Six - Bush Camp Cluster
- 1b Royal Jozini Big Six - Lakes - Styled Waterfront fishing village
- 1c Royal Jozini Big Six - Golf Estate Village Cluster
- 1d Royal Jozini Big Six - Casino, Hotel & Conference Centre

Usuthu - Tembe - Futi TFCA



Investment Opportunities

- 1 Ponta Mucobaou Majumbo Lodge
- 2 Ponta Chemucano Lodge
- 3 Ponta Membene Lodge
- 4 Ponta Dobela Lodge
- 5 Ponta Mamoli Lodge
- 6 Camandjuba Peninsula Camp
- 7a Wilderness Campsite 1 (Along Futi River)
- 7b Wilderness Campsite 2 (Along Futi River)
- 8 Tembe Gate Community Lodge
- 9 Futi Gate Community Lodge
- 10 Usuthu Gorge Wilderness Camp Site

Usuthu Tembe Futi TFCA background

The Lubombo Transfrontier Conservation Area straddles the borders of Swaziland, southern Mozambique and KwaZulu-Natal and consists of five distinct transfrontier conservation areas that are woven together by the Lubombo Mountains, a long and narrow mountain range threading across these three countries.

The Usuthu-Tembe-Futi Transfrontier Conservation Area encompasses a substantial portion of the IUCN designated Maputaland Centre of Plant Endemism. It boasts an exceptionally high number of species and is a zone of marked transition. It represents the southernmost extent of the East African flora and fauna and the northernmost extent of many southern African species. It also contains many endemic species in its own right, spread over the whole taxonomic spectrum. The area is home to the last indigenous free-roaming elephant population of KwaZulu-Natal, located in Tembe Elephant Park. Historically, this population migrated freely between South Africa and Mozambique until the northern boundary of Tembe Elephant Park was fenced in 1989. This split the population into two groups, with approximately 150 elephants remaining in Tembe Elephant Park and 300 in the Maputo Elephant Reserve. One of the principle aims of the establishment of the transfrontier conservation area is to reunite this species.

Nsubane-Pongola TFCA background

The Nsubane-Pongola Transfrontier Conservation Area (established in 2000 and now to be known as Lake Jozini Transfrontier Park) is centred around the Pongolapoort Dam. It includes all the properties adjacent to the dam creating a reserve that extends across the South Africa / Swaziland border, covering approximately 50 000ha. In Swaziland the area includes the Royal Jozini Big 6 reserve (12 500ha). In South Africa the following reserves will form part of the TFCA: in the east; the Hlatikulu Forest Reserve (1200ha), in the north west and around the dam on both sides, the Phongolo Nature Reserve (9000ha) and in the west, the Pongola Game Reserve (13



Description: Ponta Chemucane Lodge

Ponta Chemucano Lodge Development (Serena Hotel Group as an investor) lies approximately 55km directly south east of Maputo within the Usuthu-Tembe-Futi TFCA.

- Accessibility to the lodge:
 - by road through the Maputo Elephant Reserve,
 - chartered flights to the nearby landing strip (preferred method)
 - by boat across the expansive Maputo bay
- A fully catered 4 star luxury lodge comprising 30 units (60 beds) set in coastal dune forest each enjoying spectacular views to the east of an unspoilt beach, washed by the warm Indian ocean.
- Activities include among other:
 - a swimming pool, lounge, bar and dining area,
 - an ocean activity centre (exploration of coral reefs with scuba gear, deep sea fishing)
 - bird and game viewing
 - vehicle safaris through the reserve with trained field guides.

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Description: Ponta Membene Lodge

Ponta Membene Lodge Development lies approximately 60km directly south east of Maputo within the Usuthu-Tembe-Futi TFCA.

- Accessibility to the Lodge:
 - by road through the Maputo Elephant Reserve,
 - chartered flights to the nearby landing strip (preferred method).
- An intimate fully catered 4 star luxury lodge comprising 15 units (30 beds) set in coastal dune forest each enjoying spectacular views to the east of an unspoilt beach, washed by the warm Indian ocean.
- Activities include among other:
 - a swimming pool, lounge, bar and dining area.
 - an ocean activity centre (exploration of coral reefs with scuba gear, deep sea fishing)
 - bird and game viewing
 - vehicle safaris through the reserve with trained field guides.

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Description: Ponta Dobela Lodge

Ponta Dobela Lodge Development lies approximately 70km directly south east of Maputo within the Usuthu-Tembe-Futi TFCA.

- Accessibility to the lodge:
 - by road through the Maputo Elephant Reserve,
 - chartered flights to the nearby landing strip (preferred method).
- A fully catered 4 star luxury lodge comprising 15 units (30 beds) set in coastal dune forest each enjoying spectacular views to the east of an unspoilt beach, washed by the warm Indian ocean.
- Activities include among other:
 - a swimming pool, lounge, bar and dining area.
 - an ocean activity centre (exploration of pristine coral reefs with scuba gear, deep sea fishing)
 - to the west of the lodge lies Lake Piti – a 3000ha freshwater lake with opportunities for boat cruises and kayaking tours.
 - bird and game viewing
 - vehicle safaris through the reserve with trained field guides.

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Description: Ponta Mamoli Lodge

Ponta Mamoli Lodge Development lies approximately 100km directly south of Maputo (25km north of Kosi Bay) within the community resource area of the Usuthu-Tembe-Futi TFCA.

- Accessibility to the lodge:
- by 4x4 from the north through the Maputo Elephant Reserve or from the south from Ponto do Ouro border post,
- chartered flights to the landing strip at either Ponto do Ouro or Kosi Bay.
- This is an existing silver market (3star) lodge facility offering a fully catered experience in 15 comfortable timber chalets (incorporating 3 family units), carefully positioned on the primary dune, so close to the sea you will be lulled to sleep with the soothing sound.
- Activities include among other:
- a swimming pool, lounge, bar and dining area.
- an ocean activity centre (exploration of coral reefs with scuba gear, dolphin spotting or deep sea fishing or horse riding along the beach.
- game viewing day trips into the Maputo Elephant Reserve including special excursions to the various freshwater lakes.

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Financial Overview: Camandjuba Peninsula Camp

Key assumptions:

- No cost for the development of roads included in total development cost
- Financial projections done in US\$
- Total development cost: \$4 million
- Concession fee as % of turnover: 15%

	Year 1	Year 2	Year 3	Year 4	Year 5
Room Occupancy	35%	40%	45%	50%	55%
Average Room Rate	\$222	\$228	\$233	\$239	\$245

Projected pre-tax, ungeared
IRR over 20 years:

14%

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Description: Wilderness Campsite 1 & 2 (Along Futi River)

Wilderness campsite 1 along Futi River provides a true wilderness experience for the adventurer seeking to discover the areas hidden treasures. The campsite is nestled in tall riverine vegetation along the banks of the Futi River which wind its way through the broad lala palm zone of the Usuthu-Tembe-Futi TFCA.

- Accessibility to the campsite:
 - by 4x4 vehicles only
- The campsite consists of 2 stands catering for a total of 12 people.
- Activities include among other:
 - bird and game viewing,
 - exploration of the oxbow lakes on the Maputo River system.

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Description: Tembe Gate Community Lodge

Tembe Gate Community Lodge (Tinti Gala Gate Community lodge) is an existing lodge developed as part of community partnership and upliftment programme. The lodge is well positioned to cater to 4x4 visitors travelling to/from the core of Usuthu-Tembe-Futi TFCA. The lodge provides an ideal gateway and overnight destination for those arriving late or departing early. It is approximately 45km north of Kosi Bay/Ponto do Ouro – approximately 2 hour drive.

The lodge provides a platform for visitors to explore both the core of the TFCA with its populations of wild elephant and pristine beaches or to access the community resource zones which buffer the reserve. The interaction of humans and wildlife and the traditional culture provide a fascinating experience for visitors to the area

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Financial Overview: Tembe Gate Community Lodge

Key assumptions:

- No cost for the development of roads included in total development cost
- Financial projections done in US\$
- Total development cost: \$1,3 million
- Concession fee as % of turnover: 12%

	Year 1	Year 2	Year 3	Year 4	Year 5
Room Occupancy	40%	45%	48%	53%	58%
Average Room Rate	\$84	\$86	\$88	\$90	\$92

Projected pre-tax, ungeared IRR over 20 years:

13,8%

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Description: Futi Gate Community Lodge

Futi Gate Community Lodge is an existing lodge developed as part of community partnership and upliftment programme. The lodge is well positioned to cater to 4x4 visitors travelling to/from the Usuthu-Tembe-Futi TFCA. The lodge provides an ideal gateway and overnight destination for those arriving late or departing early. It is approximately 55km from Maputo – an easy 1,5 hour drive.

The lodge provides a platform for visitors to explore both the core of the TFCA with its populations of wild elephant and pristine beaches or to access the community resource zones which buffer the reserve. The interaction of humans and wildlife and the traditional culture provide a fascinating experience for visitors to the area

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Financial Overview: Futi Gate Community Lodge

Key assumptions:

- No cost for the development of roads included in total development cost
- Financial projections done in US\$
- Total development cost: \$1,3 million
- Concession fee as % of turnover: 12%

	Year 1	Year 2	Year 3	Year 4	Year 5
Room Occupancy	40%	45%	48%	53%	58%
Average Room Rate	\$84	\$86	\$88	\$90	\$92

Projected pre-tax, ungeared IRR over 20 years:

13,1%

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Description: Usuthu Gorge Wilderness Campsite

Two campsites each accommodating a maximum of 20 people are located within the only pristine gorge passing through the Lebombo mountains.

- Access to the area is by 4x4 vehicle through Swaziland.
- The gorge offers spectacular scenery with mixed thornveld vegetation dropping 300m to the Usuthu river. The historic Abercorns Drift provides a link between Swaziland and South Africa with Mozambique just a few hundred meters away. Usuthu gorge is the South Western Gateway to the Usuthu-Tembe-Futi TFCA. From here visitors can visit Ndumo and Tembe game reserves before crossing the border into Mozambique.
- Activities include among other:
 - excellent hiking trails through untouched wilderness,
 - game viewing,
 - seasonal rafting and kayaking trips down the Usuthu River,
 - hunting in the adjacent Community Conservation Areas.

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Lubombo TFCA background

The Lubombo Transfrontier Conservation Area straddles the borders of Swaziland, southern Mozambique and KwaZulu-Natal and consists of five distinct transfrontier conservation areas that are woven together by the Lubombo Mountains, a long and narrow mountain range threading across these three countries.

Songimvelo Malalotja TFCA

This transfrontier conservation area will link the Songimvelo Game Reserve in South Africa with the adjacent Malalotja Nature Reserve in Swaziland. The Drakensberg escarpment, the dominant physiographic feature of south-eastern Africa, forms the central feature of the proposed TFCA.

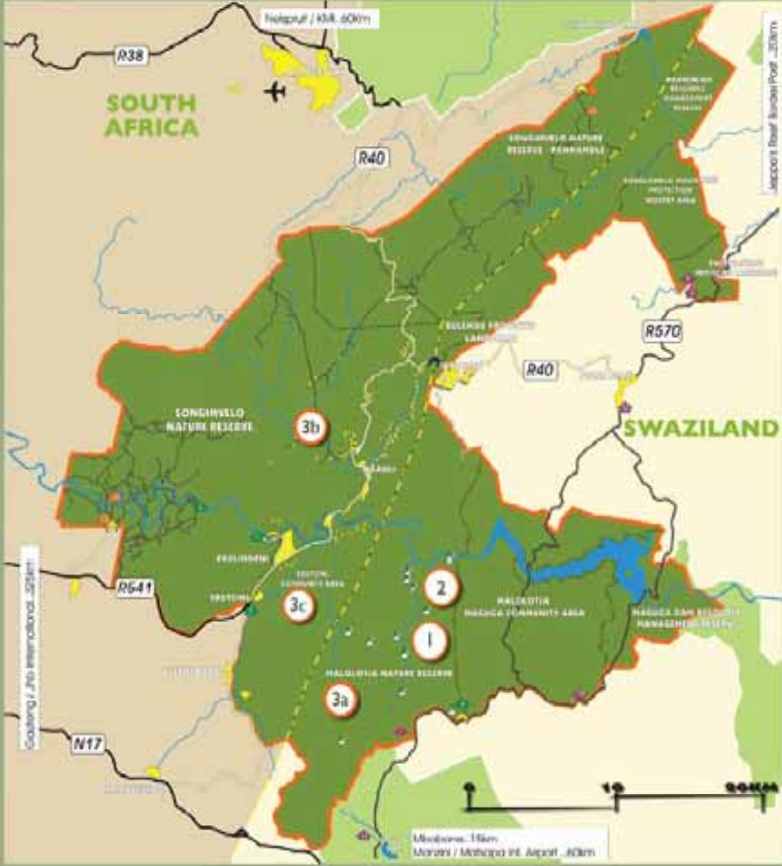
Lubombo Conservancy – Goba TFCA

The conservancy is unique in that it combines national, private and community-owned reserves that have come together in a coordinated effort to ensure that there is proper and sustainable conservation of ecosystems, which also enhances the quality of life and nurtures the values intrinsic to the Swazi nation, playing host to the 2018 World Cup event, led by His Majesty King Mswati III. It offers a variety of accommodation options for visitors and is situated on the eastern route between the Kruger National Park and KwaZulu-Natal.

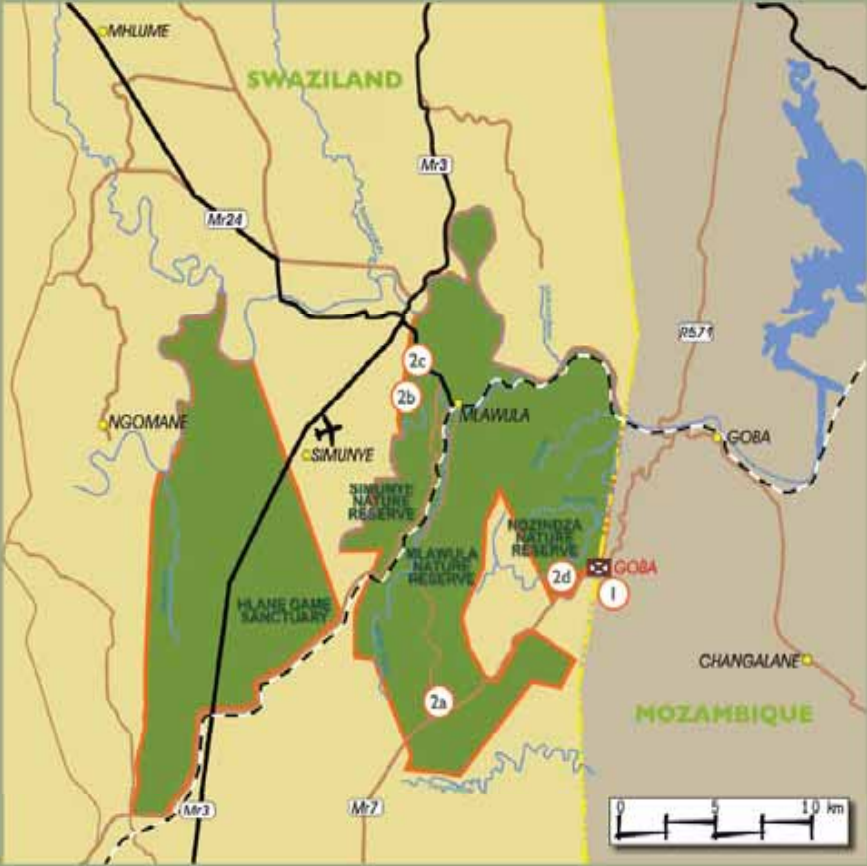


Lubombo TFCA Investment Opportunities

Songimvelo-Malolotja TFCA



Lubombo Conservancy - Goba TFCA



Investment Opportunities

- 1 Malolotja Family Lodge
- 2 Malolotja Tented Camp
- 3a Malolotja TFCA 4x4 Trail
- 3b Songimvelo TFCA 4x4 Trail
- 3c Ebusini Community 4x4 Trail

Investment Opportunities

- 1 Goba Lodge Development
- 2a Magadzavane Complex
- 2b Mlawula Tented Camp
- 2c Mapelepele Cottage
- 2d Mhlumeni Camp Site



Description: Songimvelo Malolotja TFCA – Malolotja Family Lodge

- This fully catered 40 bed family lodge will be situated within the Malolotja Nature Reserve in north-western Swaziland.
- The 18000 hectare Malolotja Nature Reserve is a core component of the Songimvelo-Malolotja Transfrontier Conservation Area (S-M TFCA) which traverses the South African and Swazi border, covering a total of 90 000 malaria-free hectares.

Accessibility to the lodge:

- Tar road from Mbabane (40 km) and Gauteng (340 km).
- The Matsapa International Airport outside Manzini and the KMI Airport near Nelspruit are 1 and 2 hours away by road respectively. The Oshoek - Ngwenya border post is a mere 15 km's away.

Activities include among other:

- Hikes (1 to 3 days), fly-fishing, angling, bird-watching and game viewing.
- Tree-top canopy safari, bed of prey centre
- Visits to Ngwenya Glass Factory, the Ngwenya Mine (the world's oldest mine), etc.
- 4x4 trails, craft markets, and the Piggs Peak Casino.

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Financial Overview: Songimvelo Malolotja TFCA – Malolotja Family Lodge

Key assumptions:

- No cost for the development of roads included in total development cost
- Financial projections done in US\$
- Total development cost: \$2,1 million
- Concession fee as % of turnover: 15%

	Year 1	Year 2	Year 3	Year 4	Year 5
Occupancy	48%	50%	56%	61%	68%
Average Room Rate	\$83	\$85	\$87	\$89	\$91

Projected pre-tax, ungeared
IRR over 20 years:

13,1%

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Description: Songimvelo Malolotja TFCA – Malolotja Tented Camp

- This development comprises 15 x 2 bed stilted safari tents situated within the Malolotja Nature Reserve, north-western Swaziland.
- The 18000 hectare Malolotja Nature Reserve is a core component of the Songimvelo-Malolotja Transfrontier Conservation Area (S-M TFCA) which traverses the South African and Swazi border, covering a total of 90 000 hectares within a malaria free zone.

Accessibility to the camp

- Tar road from Mbabane (40 km) and Gauteng (340 Km).
- The Matsapa International Airport outside Manzini and the KMI Airport near Nelspruit are 1 and 2 hours away by road respectively. The Oshoek - Ngwenya border post is a mere 15 km's away.

Activities include among other:

- Hikes (1 to 3 days), fly-fishing, angling, bird-watching, and game viewing.
- Tree-top canopy safari, bed of prey centre
- Visits to Ngwenya Glass Factory, the Ngwenya Mine (the world's oldest mine), etc,
- 4x4 trails, craft markets, and the Piggs Peak Casino.

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Financial Overview: Songimvelo Malolotja TFCA – Malolotja Tented Camp

Key assumptions:

- No cost for the development of roads included in total development cost
- Financial projections done in US\$
- Total development cost: \$1,4 million
- Concession fee as % of turnover: 12%

	Year 1	Year 2	Year 3	Year 4	Year 5
Occupancy	48%	50%	56%	61%	68%
Average Room Rate	\$66	\$68	\$69	\$71	\$73

Projected pre-tax, ungeared
IRR over 20 years:

14%

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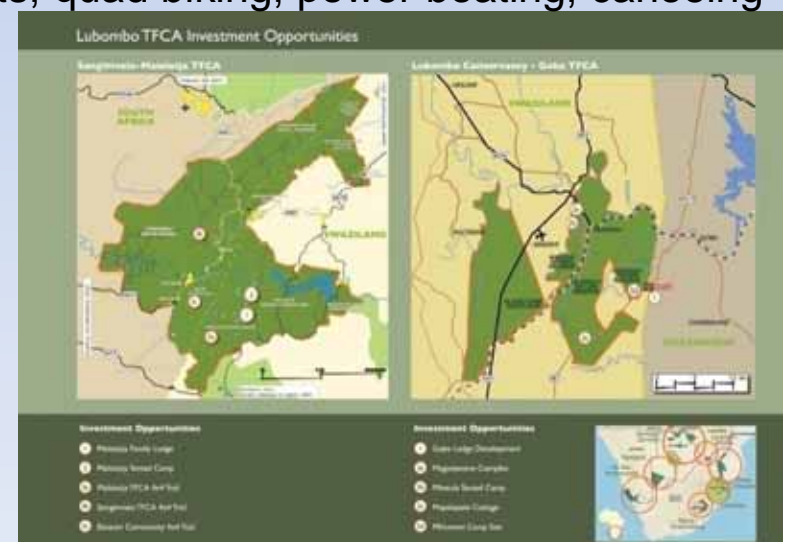
Description: Songimvelo Malolotja TFCA – Malolotja TFCA 4X4 Trail

- The Malolotja 4x4 trail provides rustic self catering accommodation at three separate camps for up to 12 guests each. These camps will be situated within the pristine Mhlangamphepha valley, western Malolotja Nature Reserve, north western Swaziland.
- The Malolotja 4x4 trail forms a part of the greater 60km Songimvelo-Malolotja Transfrontier 4x4 trail – the first of it's kind in southern Africa.
- The Songimvelo-Malolotja Transfrontier 4x4 trail, begins at 1500 m.a.s.l. in the western highlands of the Barberton mountain range, Songimvelo Game Reserve, South Africa, through the inspiring scenery of the remote Dunbar Valley, passes through the historic mining town of Msuali, before crossing over the Komati river and joining the established 4x4 routes in the Ebutisini cultural resource area. From there it winds its way over the dramatic Ngwenya mountain range and enters the serene Mhlangamphepha valley. A myriad of **activities** are catered for in the surrounding area from the adventurous to the serene including extreme sports, quad biking, power boating, canoeing fly-fishing, bird-watching and more.

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Financial Overview: Songimvelo Malolotja TFCA – Malolotja TFCA 4X4 Trail

Key assumptions:

- No cost for the development of roads included in total development cost
- Financial projections done in US\$
- Total development cost: \$2,5 million
- Concession fee as % of turnover: 17%

	Year 1	Year 2	Year 3	Year 4	Year 5
Occupancy	40%	44%	50%	57%	63%
Average Room Rate	\$88	\$90	\$93	\$95	\$97

Projected pre-tax, ungeared IRR over 20 years:

14,8%

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Description: Songimvelo Malolotja TFCA – Songimvelo TFCA 4X4 Trail

- The Songimvelo 4x4 trail, 3hrs from Gauteng, provides rustic self catering accommodation at two separate camps for up to 12 guests each. The first of these camps will be situated on the Mendon highlands of the Songimvelo Game Reserve at 1600meters a.s.l, accessible off the famous Saddleback Pass the winds up the Barberton Mountain lands from the town of Barberton. The second will be located at in the remote Dunbar valley, some 800 meters below the first camp.
- The Songimvelo 4x4 trail is forms a part of the greater 60km Songimvelo-Malolotja Transfrontier 4x4 trail – the first of it's kind in southern Africa. The trail takes in the awe inspiring scenery of remote Barberton Mountain lands, gorges and valleys, passing through the historic mining town of Msuali (9-hole golf course, tennis and squash courts, bowls and swimming pool), before crossing over the Komati river and joining the established 4x4 routes in the Ebutsini cultural resource area. From there it winds its way over the dramatic Ngwenya mountain range and enters the serene Mhlamgamphepha valley.

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Description: Songimvelo Malolotja TFCA – Ebutisini Community 4X4 Trail

- The Ebutisini 4x4 trail provides rustic self catering accommodation at two separate camps for up to 12 guests each. These camps will be situated within the Ebutisini Community Resource Area, wedged between the Songimvelo Game Reserve and the dramatic Ngwenya mountain range that separates Swaziland and South Africa. The Ebutisini Community 4x4 trail is an established 30km 4x4 trail that will form a part of the greater 60km Songimvelo-Malolotja Transfrontier 4x4 trail – the first of it's kind in southern Africa. The trail takes in the awe inspiring scenery of remote Barberton mountain lands, gorges and valleys, passing through the historic mining town of Msuali (9-hole golf course, tennis and squash courts, bowls and swimming pool), before crossing over the Komati river and joining the established 4x4 routes in the Ebutisini cultural resource area. From there it winds its way over the dramatic Ngwenya mountain range and into Swaziland land and the serene Mhlamgamphepha valley in the Malolotja Nature Reserve.
- Activities include among other:
 - quad biking,
 - power boating, canoeing,
 - fly-fishing, bird-watching, etc.

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Description: Lubombo Conservancy – Goba TFCA – Magadzavane Complex

Magadzavane Complex lies approximately 75km directly north east of Manzini within the Mlawula Nature Reserve of the Lubombo-Conservancy-Goba TFCA.

- Accessibility to the lodge:
 - by road from Maputo and Manzini/Mbabane,
- A fully catered 4 star luxury lodge comprising 20 exclusive units (40 beds) nestled in the Lubombo mountains each enjoying spectacular views to the west of an unspoilt undulating Lowveld bush.
- Activities include among other:
 - Fishing in the freshwater streams.
 - hiking through the mountainous reserve.
 - bird and game watching.
 - vehicle safaris through the reserve with trained field guides.

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Description: Lubombo Conservancy – Goba TFCA – Mlawula Tented Camp

Mlawula Tented Camp lies approximately 75km directly north east of Manzini within the Mlawula Nature Reserve of the Lubombo-Conservancy-Goba TFCA.

- Accessibility to the lodge:
 - by road from Maputo and Manzini/Mbabane,
- A tented camp comprising 8 exclusive units (16 beds) nestled near the Mbuluzi River each enjoying spectacular views to the river and the unspoilt Lowveld bush.
- Activities include among other:
 - Fishing in the freshwater rivers.
 - hiking through the mountainous reserve.
 - bird and game watching.
 - vehicle safaris through the reserve with trained field guides.

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Description: Lubombo Conservancy – Goba TFCA – Mapelepele Cottage

The Mapelepele cottage lies approximately 75km directly north east of Manzini also within the Mlawula Nature Reserve of the Lubombo-Conservancy-Goba TFCA.

- Accessibility to the lodge:
 - by road from Maputo and Manzini/Mbabane,
- The cottage is a full-house comprising 2 bedrooms, bathrooms, shower, a kitchen and dining area nestled inside the unspoilt Lowveld bush.
- Activities include among other:
 - Fishing in the freshwater rivers.
 - hiking through the mountainous reserve.
 - bird and game watching.
 - vehicle safaris through the reserve with trained field guides.

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Description: Lubombo Conservancy – Goba TFCA – Mhlumeni Lodge

The Mhlumeni Lodge is proposed to be located at the Mhlumeni/Goba border with Mozambique. The complex lies approximately 75km directly north east of Manzini and west of Maputo within the Lubombo-Conservancy-Goba TFCA.

- Accessibility to the lodge:
 - by road from Maputo and Manzini/Mbabane,
- This will comprise a fully catered 5 star luxury lodge comprising 20 exclusive units (40 beds) nestled in the Lubombo mountains each enjoying spectacular views to the west of an unspoilt undulating Lowveld bush and the Mozambican landscape to the west.
- Activities include among other:
 - Fishing in the freshwater streams.
 - hiking through the mountainous reserve.
 - bird and game watching.
 - vehicle safaris through the reserve with trained field guides.

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Lubombo TFCA Investment Opportunities

Nsubane - Pongola TFCA



Investment Opportunities

- 1a Royal Jozini Big Six - Bush Camp Cluster
- 1b Royal Jozini Big Six - Lakes - Styled Waterfront fishing village
- 1c Royal Jozini Big Six - Golf Estate Village Cluster
- 1d Royal Jozini Big Six - Casino, Hotel & Conference Centre

Usuthu - Tembe - Futi TFCA



Investment Opportunities

- 1 Ponta Mucobaou Majumbo Lodge
- 2 Ponta Chemucano Lodge
- 3 Ponta Membene Lodge
- 4 Ponta Dobela Lodge
- 5 Ponta Mamoli Lodge
- 6 Camandjuba Peninsula Camp
- 7a Wilderness Campsite 1 (Along Futi River)
- 7b Wilderness Campsite 2 (Along Futi River)
- 8 Tembe Gate Community Lodge
- 9 Futi Gate Community Lodge
- 10 Usuthu Gorge Wilderness Camp Site

Description: Royal Jozini Big 6 – Bush camp cluster

- The Bush camp clusters are well-priced for sub-developers
- Each consist of 20 self-catering lodge sites situated in the internal ‘non-predator’ reserve within the resort between the Lubombo Mountain escarpment and the lake shore.
- Bush camp lodges may be developed for re-sale or for the generation of rental revenue as part of the Royal Jozini Big 6 resort.

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Financial Overview: Royal Jozini Big 6 – Bush Camp Clusters

- Projected development cost per cluster of 20 lodges: R30 million
- From 2010 onwards, at an occupancy-level of **50%**, the projected rental revenue from a four-bedroom bush camp lodge is expected to generate a gross annual return on investment of 18% (**12% net**) plus annual capital appreciation.

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Financial Overview: Royal Jozini Big 6 – Waterfront Fishing Village

- Total investment 2009 – 2013: R70 million

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Financial Overview: Royal Jozini Big 6 – Casino, Hotel & Conference Centre

- Total investment 2009 – 2013: R245 million

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