

TFCA Investment Opportunities



BOUNDLESS

SOUTHERN AFRICA

Nature Culture Community

Great Limpopo

Great Limpopo Investment Opportunities



Investment Opportunities

- 1a House Boats on Masingir Dam (Concession 1)
- 1b House Boats on Masingir Dam (Concession 2)
- 2a Mapai Community Lodge
- 2b Chibutane Community Lodge
- 3 Manjinji Pan, Sengwe

Greater Limpopo TFCA background

Dubbed as the world's greatest animal kingdom, the Great Limpopo Transfrontier Park links Kruger National Park in South Africa, the Limpopo National Park in Mozambique, Gonarezhou National Park, Manjinji Pan Sanctuary and Malipati Safari Area in Zimbabwe, as well as two areas between Kruger and Gonarezhou – the Sengwe communal land in Zimbabwe and the Makuleke region in South Africa. The park presently covers 35 000 square kilometres but will eventually expand to a staggering 100 000 square kilometres.



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- 1a House Boats on Massingir Dam (Concession 1)
- 1b House Boats on Massingir Dam (Concession 2)
- 2a Mopani Community Lodge
- 2b Chibutane Community Lodge
- 3 Manjinji Pan, Sengwe

Description: Houseboats on Massingir Dam – 1&2

- The Massingir dam house boat Concessions 1, 2 will operate from a base on the eastern shores of the Massingir dam.
- This node will be adjacent to the Massingir resort which will act as a staging post for clients undertaking a houseboat safari. This spectacular dam on the Olifants river just east of the Lebombo mountain range, offers unique water based game, bird life and scenic viewing.
- Each concession will consist of two self contained house boats with access to the dam and various bays for overnight mooring.
- Number of Beds: 32
- Tender boats will allow guests to undertake game viewing and fishing outings.



Financial Overview: Houseboats on Massingir Dam – 1&2

Key assumptions:

- No cost for the development of roads included in total development cost
- Financial projections done in US\$
- Total development cost: \$4,8 million
- Concession fee as % of turnover: 10%

	Year 1	Year 2	Year 3	Year 4	Year 5
Occupancy	45%	50%	55%	60%	65%
Average Room Rate	\$165	\$169	\$173	\$177	\$181

Projected pre-tax, ungeared
IRR over 20 years:

12%

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Description: Mapai Lodge

Mapai Community Lodge

- The Mapai community lodge is situated on the Limpopo river at the village of Mapai.
- Mapai is a well used river crossing on the route between Pafuri border post, Giriondo border post and the Mozambican seaboard at Xai Xai and northwards. The site (to be confirmed) is situated on a high plateau with the most incredible view of the Limpopo river valley below.
- This lodge can serve as an overnight facility on above mentioned route or as a base for 4x4 expeditions along the Limpopo river and west into the sandveld region of the Parque Nacional Do Limpopo.
- Since this lodge falls in the community utilisation zone of the park, it might also serve as base for future consumptive utilisation i.e. Hunting
- Number of beds: 140
- The investment must be a joint venture between local community and private sector. Community equity is the land and capital up to 500.000 USD. The financial value is granted by Government subject to financially viable project proposal.



Description: Chibutane Community Lodge

Chibutane Community Lodge

- The Chibutane community lodge is situated on the Olifants river just below the Massingir dam and the southern entrance to the park at Massingir town. This lodge will offer water based opportunities on Massingir dam, game viewing safaris into the park and access to 4x4 and canoeing safaris along the Olifants river. It can also serve as overnight base on the well used route between Giriondo border post and the Mozambican seaboard.
- Number of Beds: 140
- The investment must be a joint venture between local community and private sector. Community equity is the land and capital up to 500.000 USD. The financial resources are granted by Government subject to financially viable project proposal.



Great Limpopo Investment Opportunities



Investment Opportunities

- Olifants Basin (with/through) Park
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- Olifants Basin (with/through) Park

Financial Overview: Mapai & Chibutane Community Lodge

Key assumptions:

- No cost for the development of roads included in total development cost
- Financial projections done in US\$
- Total development cost: \$4,1 million
- Concession fee as % of turnover: 5%

	Year 1	Year 2	Year 3	Year 4	Year 5
Occupancy – chalets	46%	49%	53%	56%	60%
Occupancy – camping	15%	18%	20%	22%	25%
Average Unit Rate	\$99	\$102	\$104	\$107	\$109
Average site rate	\$66	\$68	\$69	\$71	\$73

Projected pre-tax, ungeared
IRR over 20 years:

9,9%

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Description: Manjinji Pan, Sengwe

- Concession to be awarded to the Sengwe Community.
- Opportunity for partnership with Private sector.
- A rustic camp with 8 to 16 beds to be developed.

- Activities include among other:
 - Game Viewing
 - Bird Watching
 - Cultural tours
 - fishing
 - 4X4 safaris
 - Camping

Financial
Overview

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Financial Overview: Manjinji Pan, Sengwe

No information available as yet

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Thank you

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Great Limpopo Investment Opportunities

Investment Opportunities

- Energy & Water
- Mining & Minerals
- Tourism & Recreation
- Agriculture & Forestry
- Infrastructure

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