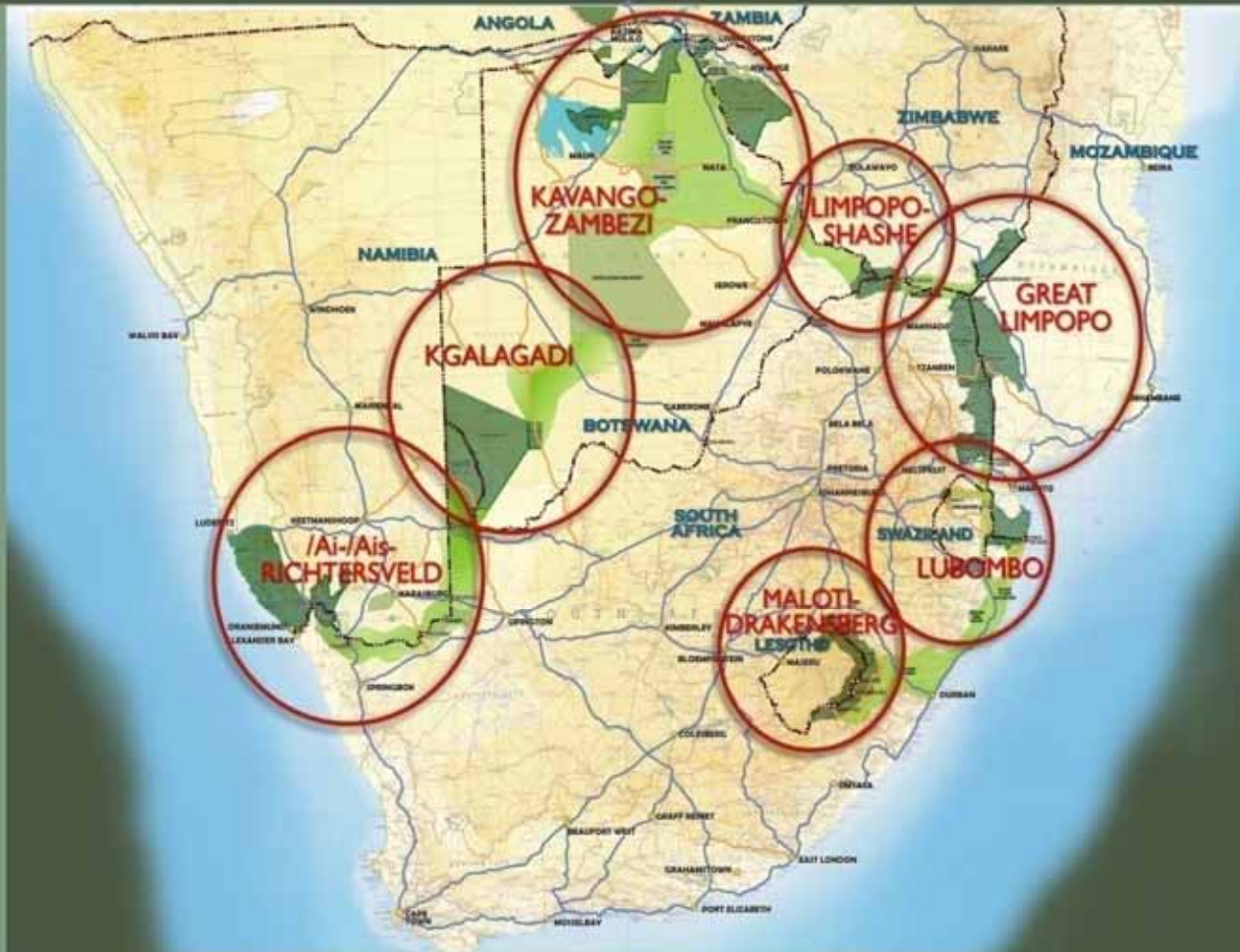


TFCA Investment Opportunities



BOUNDLESS

SOUTHERN AFRICA

Nature Culture Community

Limpopo/Shashe

Limpopo-Shashe Investment Opportunities



Investment Opportunities

- 1 Maramani Lodge
- 2 Tuli Safari Lodge

Limpopo Shashe TFCA background

There's something primal about Limpopo-Shashe Transfrontier Conservation Area and everything in it, as if you've entered a land that time forgot. Vast and hauntingly beautiful, the Limpopo-Shashe Transfrontier Conservation Area straddles the international borders of Botswana, South Africa and Zimbabwe and is situated at the confluence of the Limpopo and Shashe rivers. It is rich in plant and animal life, spectacular scenery and important archaeological sites, and consists of the Northern Tuli Game Reserve in Botswana, the Tuli Safari area in Zimbabwe and the Mapungubwe National Park and World Heritage Site in South Africa. The well known Venetia Limpopo Game Reserve, a fully functional conservation area owned by De Beers, is to be added soon to enlarge the transfrontier conservation area by about 32 000 hectares.



Limpopo-Shashe Investment Opportunities



Investment Opportunities

- 1 Maramani Lodge
- 2 Tuli Safari Lodge

Description: Maramani Lodge

- The Maramani lodge is situated in the Zimbabwean component of the Limpopo/Shashe TFCA.
- The site could be either on the eastern bank of the Shashe river or the northern bank of the Limpopo river. From here, visitors can experience the cultural heritage site at Mapungubwe as well as enjoy game drives and hiking trails.
- Provide new lodge facilities in Zimbabwe – 24 bed capacity
- Activities include among other:
 - Game Viewing
 - Bird watching
 - 4X4 Safaris

Financial
Overview

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Financial Overview: Maramani Lodge

Key assumptions:

- No cost for the development of roads included in total development cost
- Financial projections done in US\$
- Total development cost: \$2,34 million
- Concession fee as % of turnover: 15%

	Year 1	Year 2	Year 3	Year 4	Year 5
Occupancy	45%	47%	48%	49%	50%
Average Room Rate	\$197	\$202	\$207	\$212	\$217

Projected pre-tax, ungeared
IRR over 20 years:

13,6%

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Description: Tuli Safari Lodge

- Currently a hunting concession awarded and operating for the past 6 years. Historical site needs rehabilitation and a new lodge constructed on the historic site.
- Activities include among other:
 - Game Viewing
 - 4X4 Safaris
 - Cultural tours to historic sites
 - Walking safaris

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Financial Overview: Tuli Safari Lodge

No information available as yet

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Thank you

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