GOVHANI
STUDENT ACCOMMODATION

SOSHANGUVE STUDENT VILLAGE

PROJECT INVESTMENT MEMO

1 July 2025

Tshwane University of Technology
We empower people

STRICTLY CONFIDENTIAL

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PROJECT OVERVIEW

PROBLEM STATEMENT

- TUT Soshanguve Campus student population of 17K
- Total available student beds 7K, this equates to 33% coverage of registered student
- DHET Norms & Standards provides a framework that Universities in Rural/Township Areas should accommodate 80% of contact students
- **TUT Soshanguve Campus has 7500 BEDS BACKLOG**

PROPOSED SOSHANGUVE STUDENT VILLAGE

- **Location** – 300m from TUT Soshanguve Campus – 5min walk
- A modern apartment style development with a total of **2580 beds** occupation in **January 2027**
- Development price point to cater for NSFAS sponsored student which makes up over 95%
- **The development will only cater for 33% of the Soshanguve Campus demand**

KEY PROJECT INDICATORS

- CAPEX – R752 Million
- Project IRR of 14,58%
- Project Development Costs per Bed R290K
- Rate per bed at R52 000 in 2025 and R59 000 in 2027

SOCIO ECONOMIC BENEFITS

- Job Creation – 700 jobs during construction & 61 permanent jobs
- Infrastructure Development
- Economic Development & Revitalisation of Township Economy
- Economic Transformation of the sector

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- Company Profile
- Professional Team
- Financial Partner

1

INTRODUCTION

COMPANY PROFILE

Govhani Student Accommodation (Pty) Ltd "**Govhani**" is a black owned and controlled emerging student accommodation provider. Govhani is developing a 2580 beds student village at Tshwane University of Technology (TUT) Soshanguve Campus at the total development cost of over R752 million, the project is set for 2027 intake. Govhani has partnered with leading property experts, experienced professional team and leading financial partners like the Development Bank of Southern Africa (DBSA). Govhani is positioned to be the leading black owned property developer in the country. Govhani has a 35% black women ownership.



(Artist Impression of Soshanguve Student Village at Erf 1305 Soshanguve M)

PROJECT KEY TEAM MEMBERS

Mark Headbush – Non-Executive Chairman



Mark Headbush is a well-known and respected businessman who has for many years championed the cause of African entrepreneurship in SA. In 2012 Mark Headbush was honoured with the Lifetime Achievement Award under the prestigious Oliver Empowerment Awards. As Chairman of the business, he brings in a wealth of business experience and expertise in the team. Founder and former CEO of WBS, iBurst's parent company; Founder and former CEO of Afritel, the first black owned and operated cellular service provider; Played a key role in the development of E TV channel. Founder and former President of the African Telecommunication Forum (ATF) which became South African Communications Forum (SACF); Was a member of the USA/SA Business Development Commission; Was a member of the Al Gore/ Thabo Mbeki Commission.

PROJECT KEY TEAM MEMBERS

NCEBA GALAWE – Chief Executive Officer - Govhani

Nceba graduated with a B.Tech degree in Extractive Metallurgy from Wits Technikon. Nceba later ventured in the business arena as a Metallurgical Consultant. He later joined PBA Projects in 2007 as a director responsible for process design & business development. In 2016 he founded Govhani Group. He also served on the City Power board as the Non-Executive Director from 2012 to 2015.



IKANENG MOSEME – Executive Director - Govhani

Ikaneng obtained a Diploma in Electrical Engineering (Computer Systems) and a B.Tech in Project Management from the CUT. She worked for Lesotho Highlands Water Authority in 2003 where she was responsible for software and hardware maintenance, installation and repair. She later joined Gijima Holdings in IT logistics until she joined Govhani.



PROJECT PROFESSIONAL TEAM

- The multi disciplinary technical team is made up of highly experienced and technically astute professionals
- These companies have over 200 years of experience amongst themselves and have executed project of the same scale and above for several blue-chip clients
- Highly experienced technical team which has the capacity to deliver the project within the scheduled time frames, costs and quality output

CIVILCONSULT Consulting Engineers
CIVIL ENGINEERS

RIVONINGO CONSULTING ENGINEERS
ELECTRICAL & MECHANICAL ENGINEERS

insite LANDSCAPE ARCHITECTS
LANDSCAPE ARCHITECT

ORIGIN
PROJECT MANAGERS

STRENG CONSULT CIVIL & STRUCTURAL ENGINEERS
STRUCTURAL ENGINEERS

MBATHA WALTERS & SIMPSON construction cost management
QUANTITY SURVEYORS

BATLEY PARTNERS
ARCHITECT

Emendo
TOWN PLANNERS

FINANCIAL PARTNER

- DBSA financed the Project Preparation for R14 million and is also a Lead Financial Arranger.
- DBSA will go to market to get the best terms for debt funding and will reserve the right to match.
- DBSA will also consider participating in equity up to 20% which is the maximum they can take as per DBSA policy.



DBSA
DEVELOPMENT BANK OF SOUTHERN AFRICA
Building Africa's Prosperity

8 December 2023

Govhani Student Accommodation (Pty) Ltd
Unit 2 Westfield Place
6 Friesland Drive
Longmeadow Business Estate
1644, Gauteng
Email: ngalawe@govhani.co.za

Attention: Mr. Nceba Galawe,

RE: APPROVAL OF PROJECT PREPARATION FUNDING TOWARDS THE SOSHANGUVE STUDENT VILLAGE

We refer to the application by Govhani Student Accommodation (Pty) Ltd ("Govhani"), for project preparation funding for a portion of the costs to develop the Soshanguve Student Village located near the Tshwane University of Technology, Soshanguve campus (the "Project"). The development of this Project is within our mandate of supporting preparation and financing of student accommodation projects in South Africa.

On 6 December 2023 (Approval Date), our Investment Committee ("the Committee") approved project preparation funding of **ZAR 14 million (Fourteen Million South African Rands),** subject to, amongst other things, the following:

- DBSA being appointed as a Lead Arranger for 100% of the debt requirements of the Project.
- Right to match 100% of the debt requirements for the Project.
- A Preparation Facility Agreement to be concluded with Govhani and VULA Properties (Pty) Ltd.

A Preparation Facility Agreement relating to the above, will be shared with you in January 2024 and must, in terms of DBSA policy, be concluded within a period of six (6) months from the Approval Date.

We look forward to working with you on this Project. Kindly contact Rajeev Sooklall via e-mail on (rajeevs@dbsa.org) or mobile on +27 84 553 9928; or Elliott Monama via email on (elliottm@dbsa.org) or mobile on +27 72 605 8993 should you require further information or clarity regarding the content of this letter.

Yours faithfully,

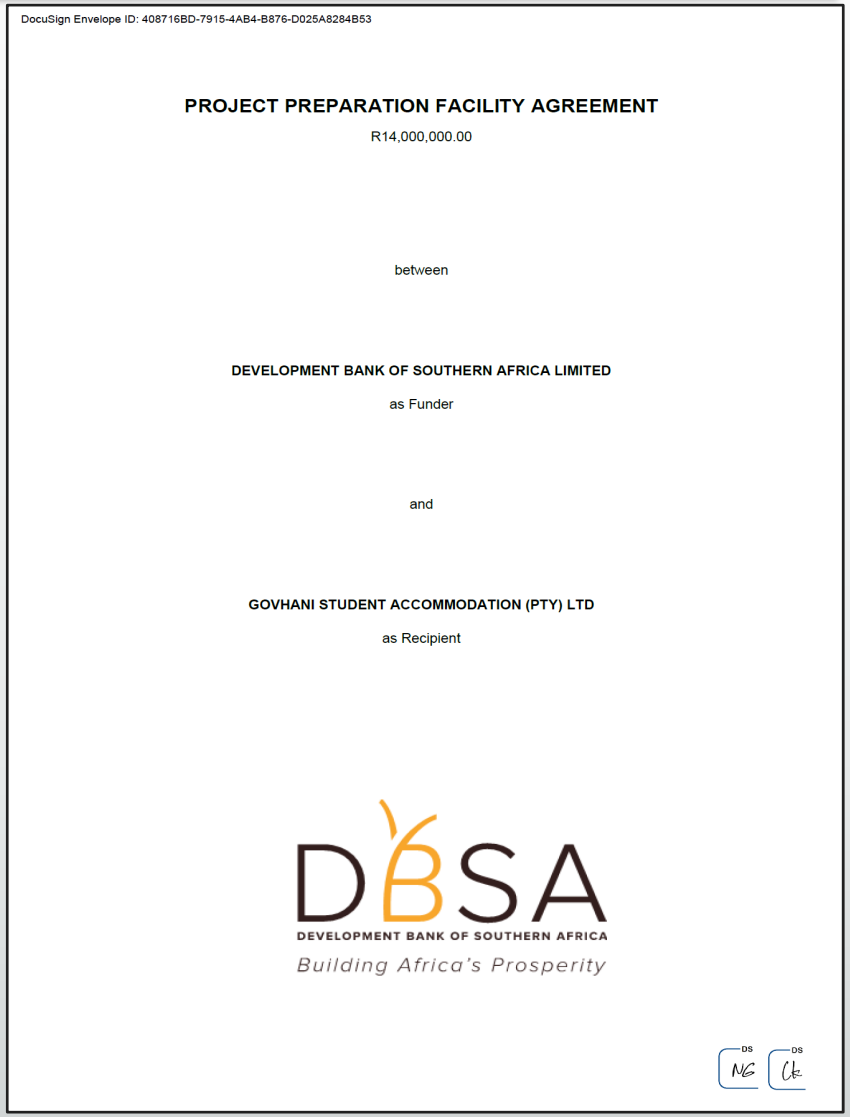
DocuSigned by:
Shaheed Alli

Shaheed Alli
Head: Project Development Support Unit

E Rascol (Board Chairman),
M Janse van Rensburg (Deputy Board Chairman)
B Mosako* (Chief Executive), K Brown, B Hore, D Lerutla, MP Metj,
Z Mbele*, D Moephuli, J Muthige, C Naidoo, J Netshitenzhe, B Ngwababe,
P Ngetu, E Pieterse
*Executive
Bathobile Sowazi (Company Secretary)

1258 Lever Rd,
Headway Hill,
Midrand,
1685

011 313 3911
011 313 3500
www.dbsa.org



DocuSign Envelope ID: 408716BD-7915-4AB4-B876-D025A8284B53

PROJECT PREPARATION FACILITY AGREEMENT

R14,000,000.00

between

DEVELOPMENT BANK OF SOUTHERN AFRICA LIMITED

as Funder

and

GOVHANI STUDENT ACCOMMODATION (PTY) LTD

as Recipient

DBSA
DEVELOPMENT BANK OF SOUTHERN AFRICA
Building Africa's Prosperity

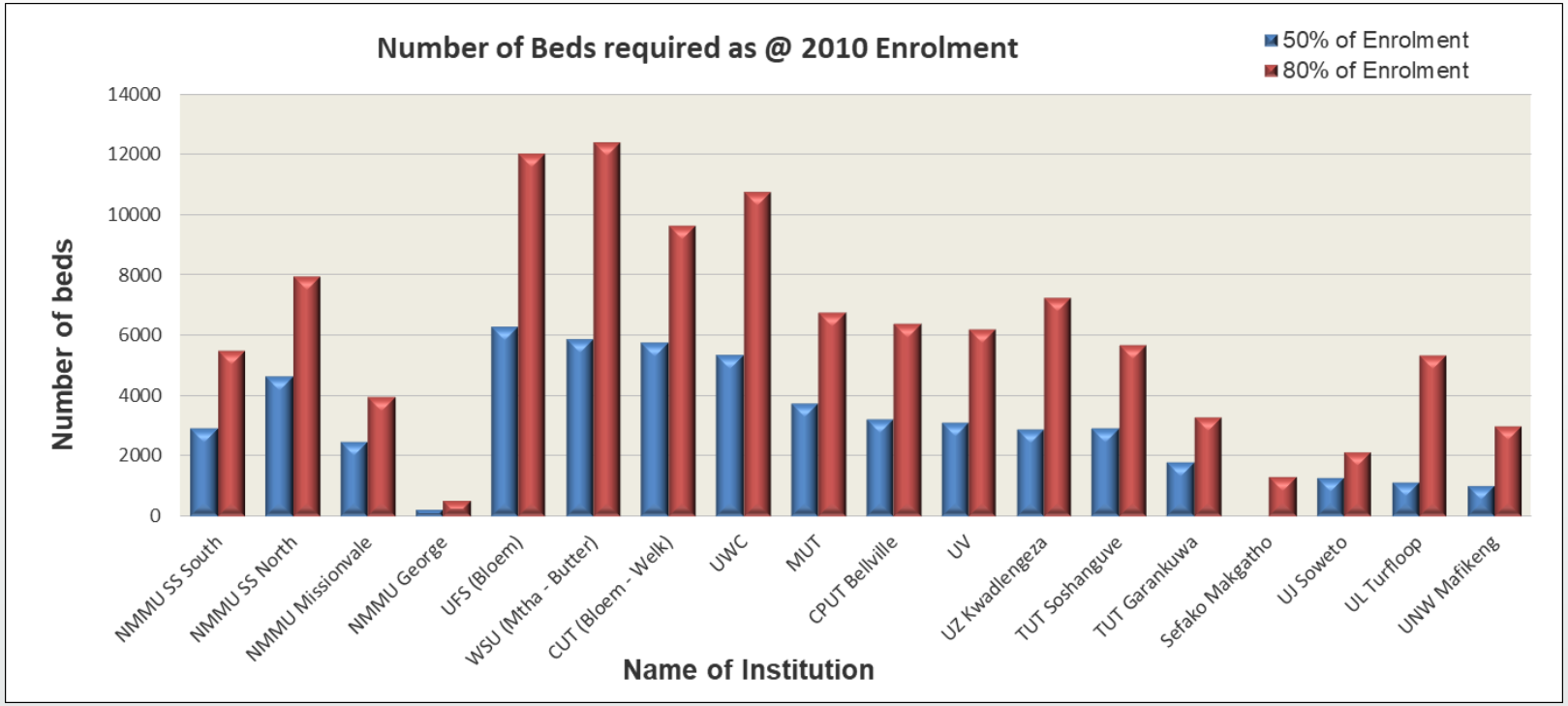
DS NG DS CE

- National Demand Analysis
- TUT Historical Students Enrolments and Beds Availability
- Soshanguve Campus Demand Analysis
- Soshanguve Student Village Supply Analysis

2

STUDENT ACCOMMODATION MARKET DEMAND ANALYSIS

NATIONAL DEMAND ANALYSIS

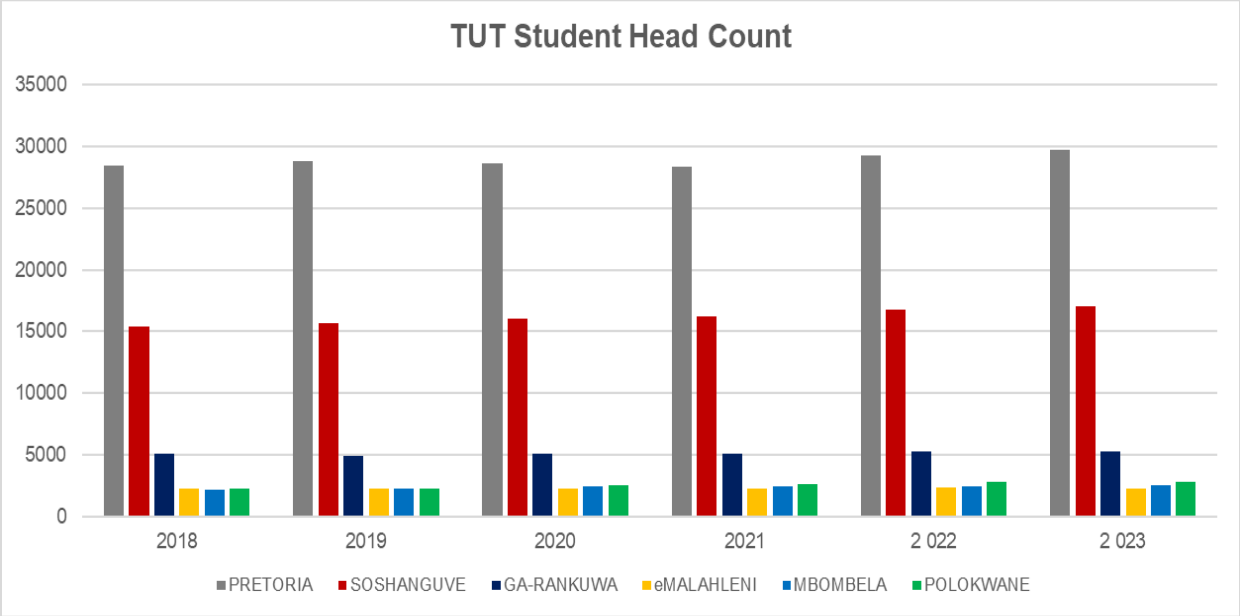


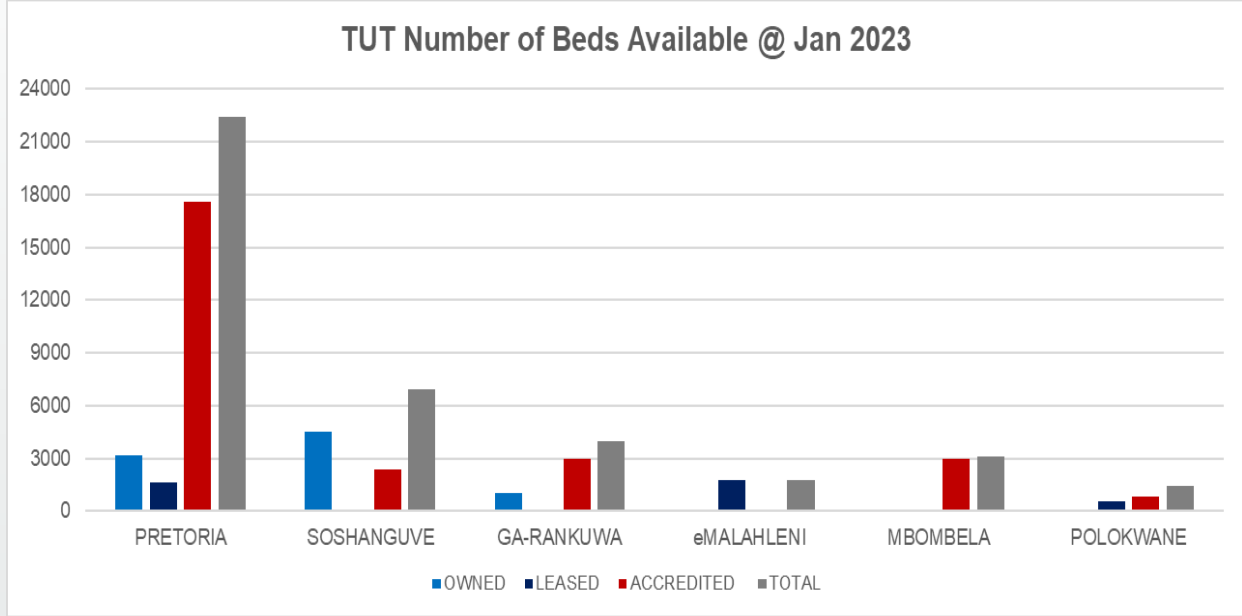
- In 2011 Ministerial Committee Report showed that there was 200 000 beds backlog and at the time enrolments were over 600K.
- This number has since increased to over 240 000 beds because of ever increasing enrolments in institutions of higher learning across the country and the additional student beds that have been constructed hasn't kept pace with the demand

NDP targets over 1,6 million higher education enrolments by 2030

Clearly this challenge cannot be addressed by the state alone

TUT HISTORICAL STUDENTS' ENROLMENT and BEDS AVAILABILITY





- TUT has over 59 000 registered students, the majority at PTA Campus with 27 000 students and Soshanguve has 17 000 students

- Though TUT Soshanguve Campus is the second populous Campus at TUT. However, it has a disproportionate number of registered students vis-à-vis the student beds available

It is therefore evident that historical disadvantage universities continue to be under resourced with critical infrastructure

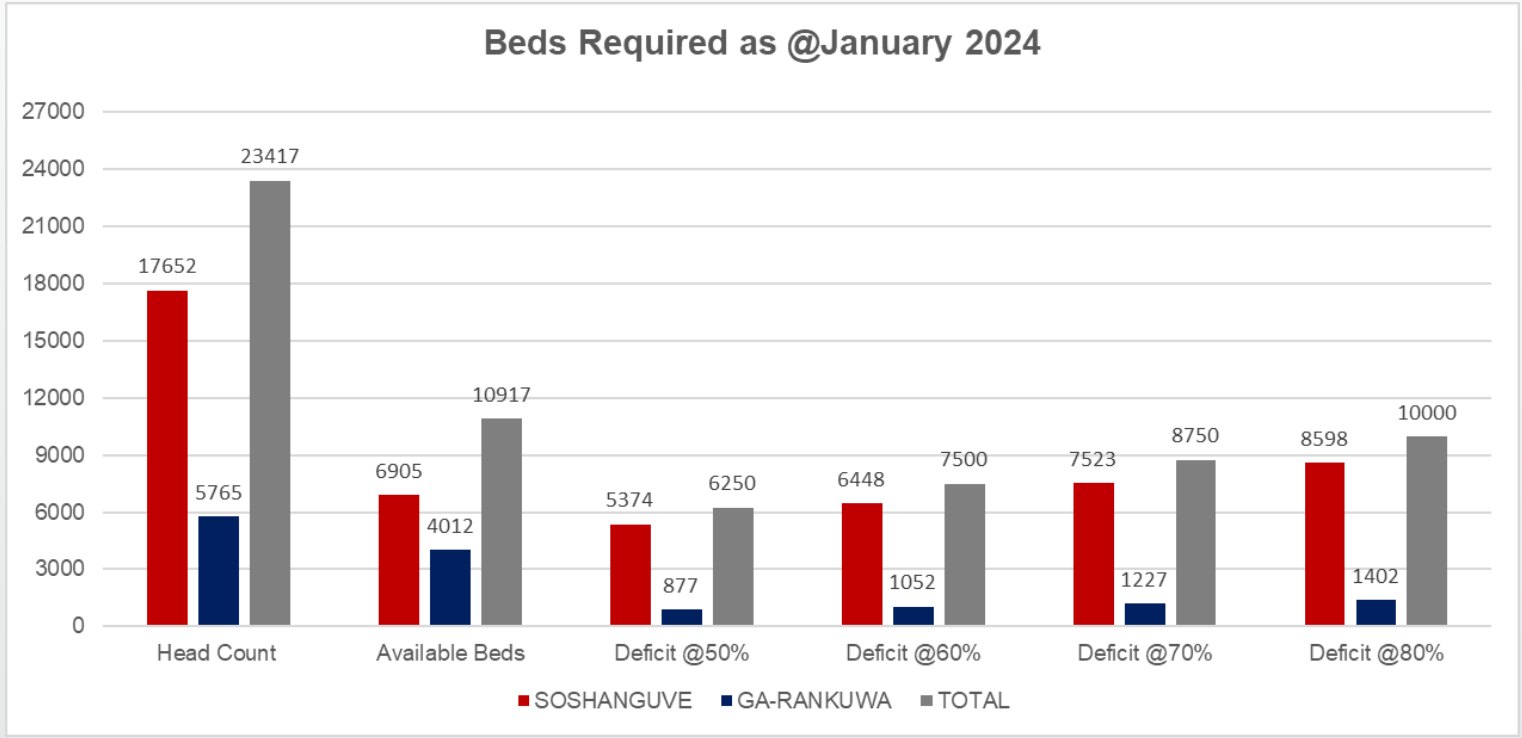
SOSHANGUVE SHORTAGE OF STUDENT BEDS IN PICTURES

- Currently there are buses transporting thousands of students from the CBD of Pretoria daily
  - ✓ Buses ferrying students on hourly basis the entire day
  - ✓ Time spent on travelling impacts on student's well-being & costs associated with this level of inefficiency
- This situation doesn't present students with ideal conditions for learning and development, considering the amount of time wasted in travelling between PTA and Soshanguve.



TUT SOSHANGUVE CAMPUS DEMAND ANALYSIS

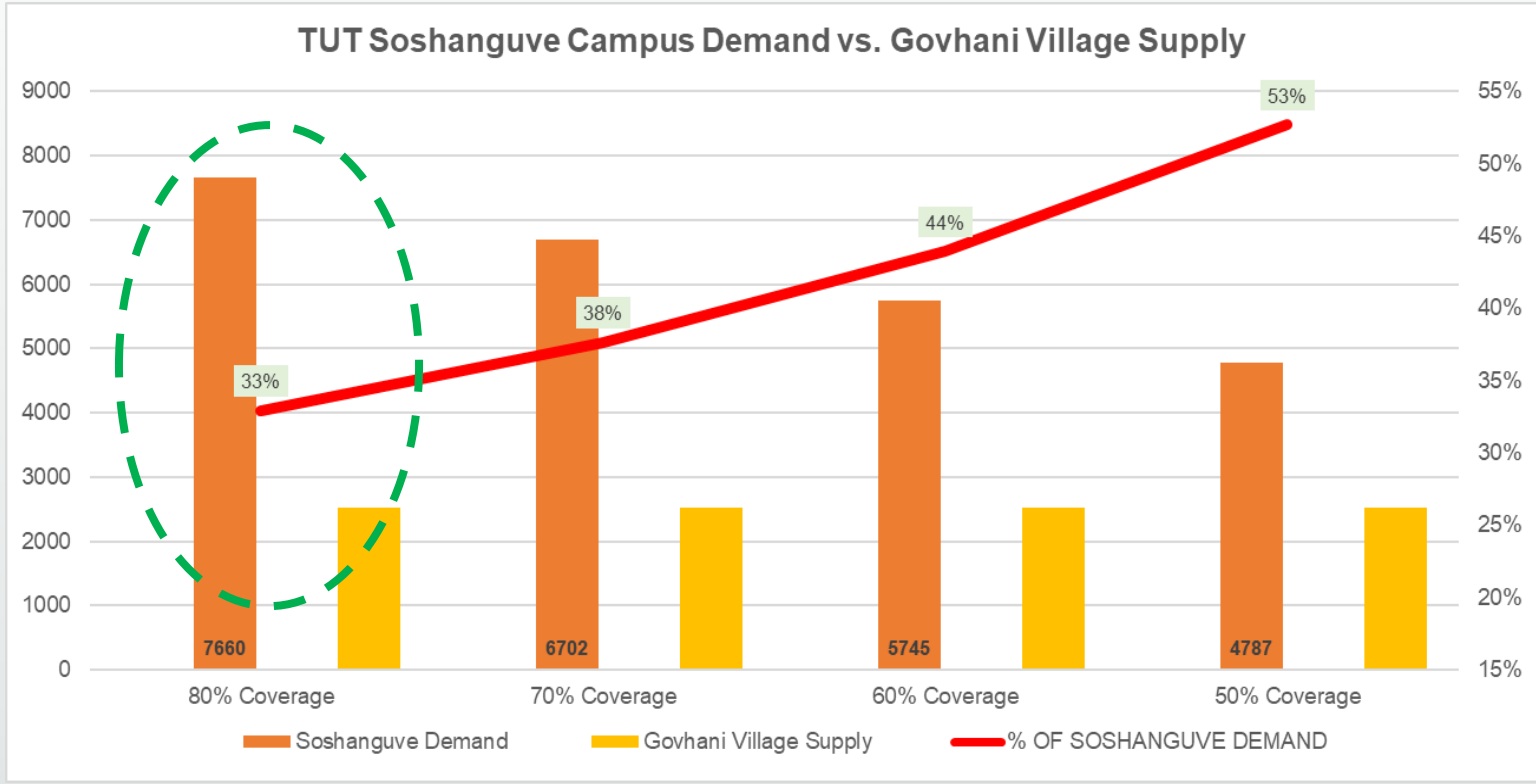
- DHET Norms & Standards provides a framework that for Universities in Urban Areas should accommodate 50% of contact students and Universities in Rural /Township Areas should accommodate 80% of contact students
- TUT Soshanguve Campus will fall within a category that should accommodate 80% of contact students and they are currently accommodating 35%
- Data shows that at 80% coverage of contact student, Soshanguve Campus requires 7600 beds and at 50% coverage it requires 4800 beds



This is an unequivocal confirmation that the student accommodation needs in Soshanguve Campus far exceeds supply

SOSHANGUVE STUDENT VILLAGE SUPPLY ANALYSIS

- Govhani Student Village will deliver 2580 beds when completed in 2026
- On the high end of 80% coverage this will still only account for 33% of the total 7600 beds required for Soshanguve Campus and on the low end of 50% coverage this will account for 53% of the total 4800 beds required
- An estimated CAPEX of R3 Billion is required to fully address the accommodation needs of Soshanguve Campus. It is evident that TUT & DHET will not have enough financial resources to address this challenge



- Project Location
- Land Ownership Structure
- Services Availability
- Development Rights Approval
- Site Layout
- Room Layout
- DHET Norms and Standards
- Amenities Layout

3

PLANNING AND DEVELOPMENT

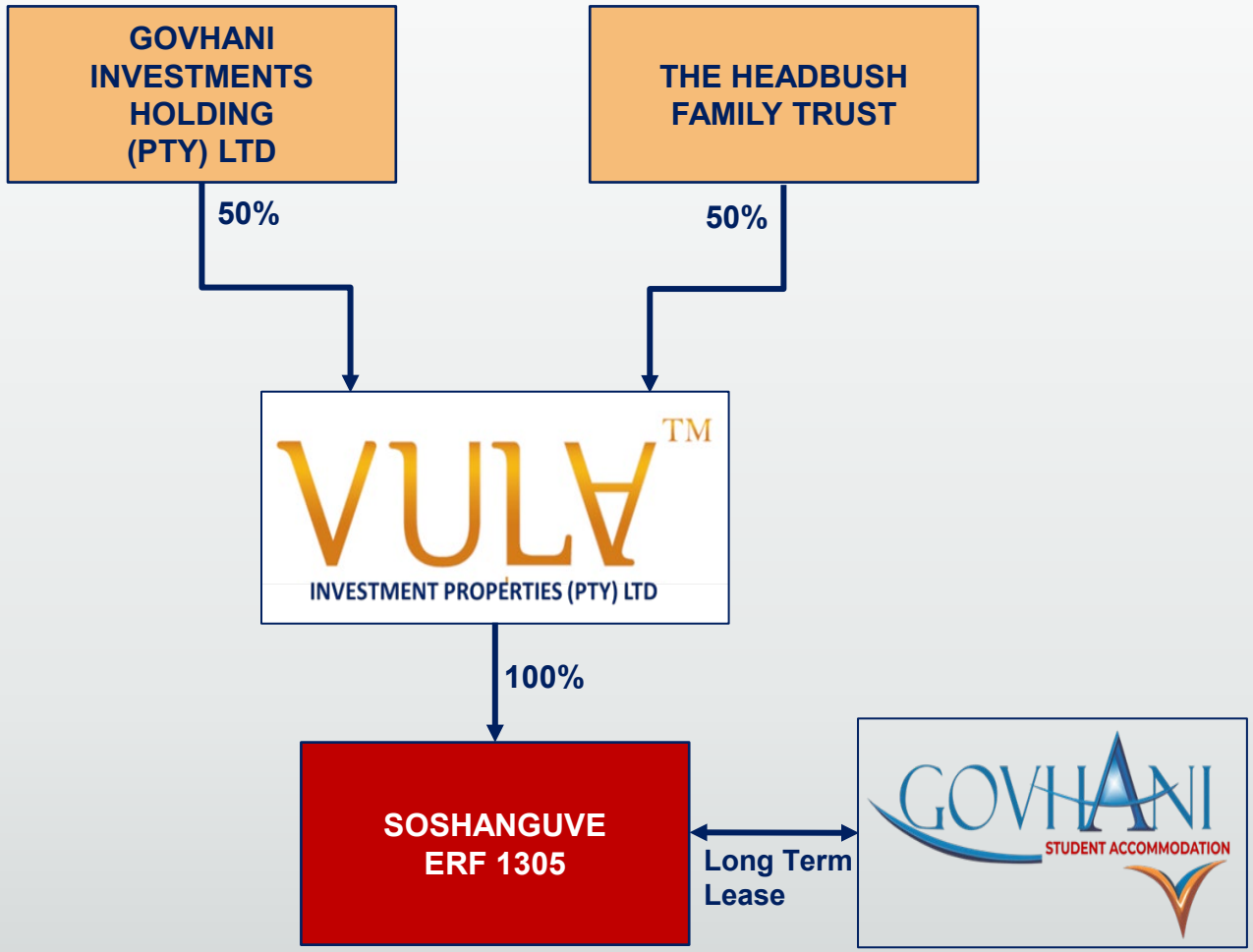
PROJECT LOCATION



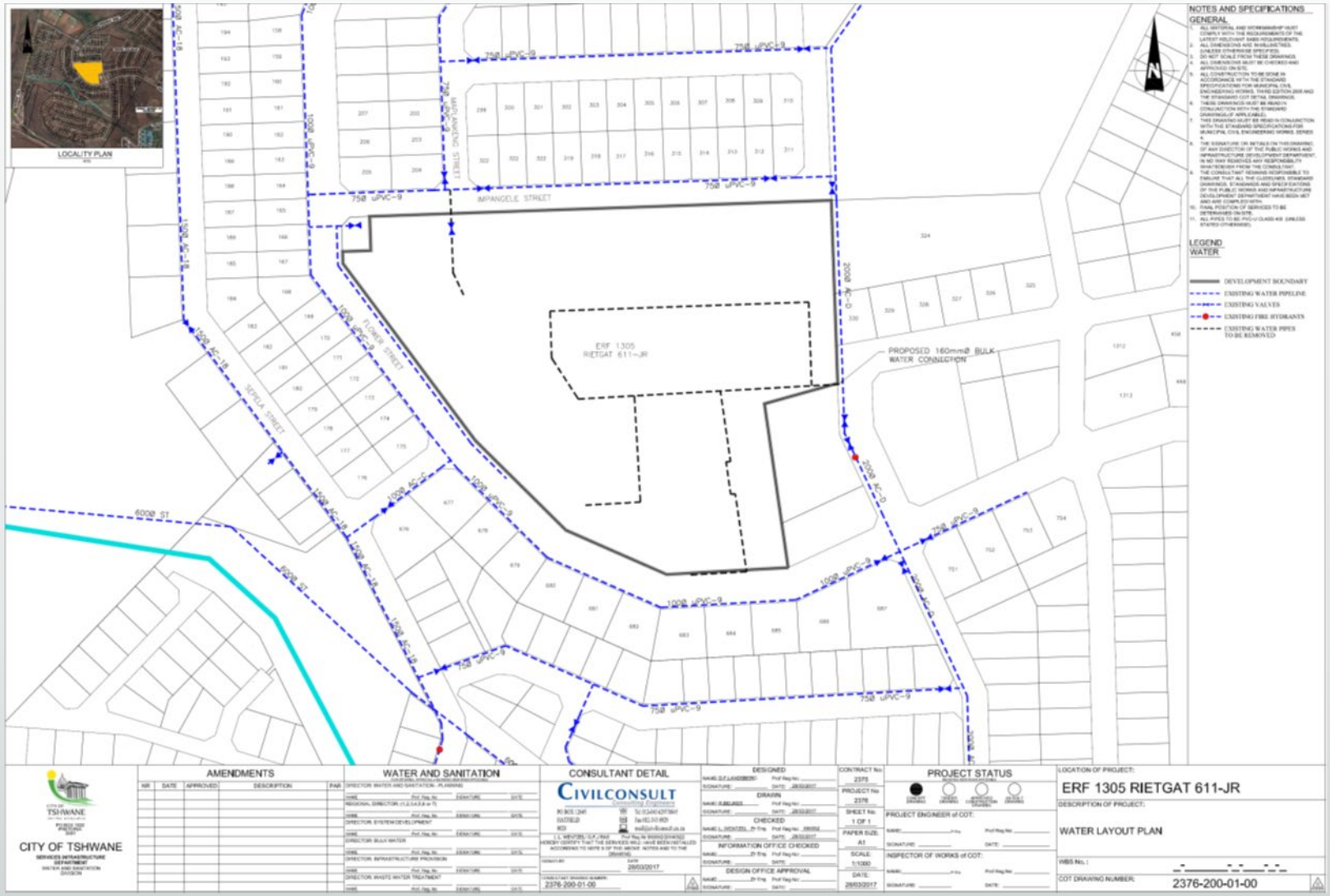
- A 4,3 hectares land situated 300m from TUT Soshanguve South Campus and 1km from TUT North Campus.
- Soshanguve M, Erf 1305 – Title Deed number T3281/2025
- Aligns with SPLUMA Principles
  - ✓ Spatial Sustainability
  - ✓ Principle of Efficiency
  - ✓ Spatial Resilience
  - ✓ Positive Development Impact
  - ✓ Intensification of Land Use

LAND OWNERSHIP STRUCTURE

- Vula Investment Properties (Pty) Ltd “Vula” is a special purpose vehicle set up to acquire the Soshanguve land parcel measuring 4.3 hectares for the purpose of student accommodation development.
- Nceba Galawe through Govhani Investments Holding and Mark Headbush through The Headbush Family Trust are equal shareholders at 50% each.
- Govhani has the security of tenure on the land through a long-term lease agreement with Vula. Included in the lease agreement is the option for Govhani to buy the land.



SERVICES AVAILABILITY



- Existing Well-Developed Infrastructure
  - ✓ Portable Water Network
  - ✓ Electricity Network
  - ✓ Sewer System
  - ✓ Storm Water & Roads
- Total Bulk Contribution of R25 million approved by City of Tshwane
- Traffic Study & Street Closures approved by City of Tshwane
- Geotech Report Confirms the suitability of the site for the development
- Development Rights granted in July 2022

GOVHANI STUDENT ACCOMMODATION

DEVELOPMENT RIGHTS GRANTED

Economic Development and Spatial Planning

1st Floor | Middestad Building | 252 Thabo Sehume Street | Pretoria
PO Box 3242 | Pretoria | 0001
Email: CityP_Registration@tshwane.gov.za
www.tshwane.gov.za | www.facebook.com/CityOf Tshwane

CITY OF TSHWANE
IGNITING EXCELLENCE

My ref: CPD/ SOSH-M/0213/1305/2-102(Item no:27064)
Your ref:
Contact person: VL Maseko/SI Mkhize
Section/Unit: Land Use Management Administration

Tel: 012 358 5211
Fax: 086 214 5416
Email: valenciama@tshwane.gov.za

REGISTERED LETTER

Emendo Inc Town Planners
P.O Box 240
GROENKLOOF
0027

Sir/Madam

APPROVAL OF AN APPLICATION FOR CONSOLIDATION OF PORTIONS 2 TO 102 OF ERF 1305 SOSHANGUVE M IN TERMS OF SECTION 16(12)(d) OF THE CITY OF TSWHANE LAND USE MANAGEMENT BY-LAW, 2016 (the "LUM By-law")

The Authorised Official, duly authorised thereto hereby approve the consolidation application subject to the conditions contained in this approval.

The consolidation shall be in accordance with the attached consolidation plan as approved by the Authorised Official's Committee referred to as Annexure 1.

1. **CONDITIONAL APPROVAL: CONDITIONS TO BE COMPLIED WITH PRIOR TO ANY REGISTRATION TRANSACTION INCLUDING THE REGISTRATION OR TRANSFER OF ANY CONSOLIDATED ERVEN AS A RESULT OF THE LAND DEVELOPMENT APPLICATION AS CONTEMPLATED IN SECTION 16(10) OF THE LUM BY-LAW.**

1.1 Specifically also subject to the payment of development charges and/or monies for the provision of engineering services and parks and open spaces/development charges contemplated in Chapter 7 of the LUM By-law read with Sections 40(7), 49 and 50 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), as a **condition of approval** which amounts and conditions are as indicated hereunder:

Service Infrastructure Department

Water and Sanitation

APPROVAL OF AN APPLICATION FOR THE CONSOLIDATION OF ERVEN 1305/2, 1305/3, 1305/28 AND 1305/77 SOSHANGUVE M IN TERMS OF SECTION 16(12)(d) OF THE CITY OF TSWHANE LAND USE MANAGEMENT BY-LAW, 2016 (the "LUM By-law")

City of Tshwane
Authorised Official
2022 -07- 18
Approval Consolidation
Item No 27064
APPROVED

Economic Development and Spatial Planning

1st Floor | Middestad Building | 252 Thabo Sehume Street | Pretoria
PO Box 3242 | Pretoria | 0001
Email: CityP_Registration@tshwane.gov.za
www.tshwane.gov.za | www.facebook.com/CityOf Tshwane

CITY OF TSHWANE
IGNITING EXCELLENCE

My ref: CPD/ 9/2/4/2-4260T (Item no: 27044)
Your ref:
Contact person: VL Maseko/SI Mkhize
Section/Unit: Land Use Management Administration

Tel: 012 358 5211
Fax: 086 214 5416
Email: valenciama@tshwane.gov.za

REGISTERED LETTER

Emendo Inc Town Planners
P.O. Box 240
GROENKLOOF
0027

Sir/Madam

APPROVAL OF AN APPLICATION FOR REZONING IN TERMS OF SECTION 16(1) OF THE CITY OF TSHWANE LAND USE MANAGEMENT BY-LAW, 2016 (the "LUM By-law") ON PORTIONS 2 TO 102 OF ERF 1305 SOSHANGUVE M TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014) AMENDMENT SCHEME 4206T

The Authorised Official duly authorised thereto approves in terms of the provisions of section 16(1)(v) of the LUM By-law, the application for the amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014) by the rezoning of from 'Residential 1, public Open Space and Existing streets" to " Residential 4", subject to the conditions contained in this approval and Annexure T attached hereto.

1. **CONDITIONS TO BE COMPLIED WITH PRIOR TO THE RIGHTS COMING INTO OPERATION IN TERMS OF SECTION 16(1)(X) OF THE LUM BY-LAW WITHIN 12 MONTHS**

1.1 Specifically also subject to the payment of development charges and/or monies for the provision of engineering services and parks and open spaces/development charges contemplated in Chapter 7 of the LUM By-law read with Sections 40(7), 49 and 50 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA), as a **condition of approval** which conditions and amounts are as indicated hereunder:

Service Infrastructure Department

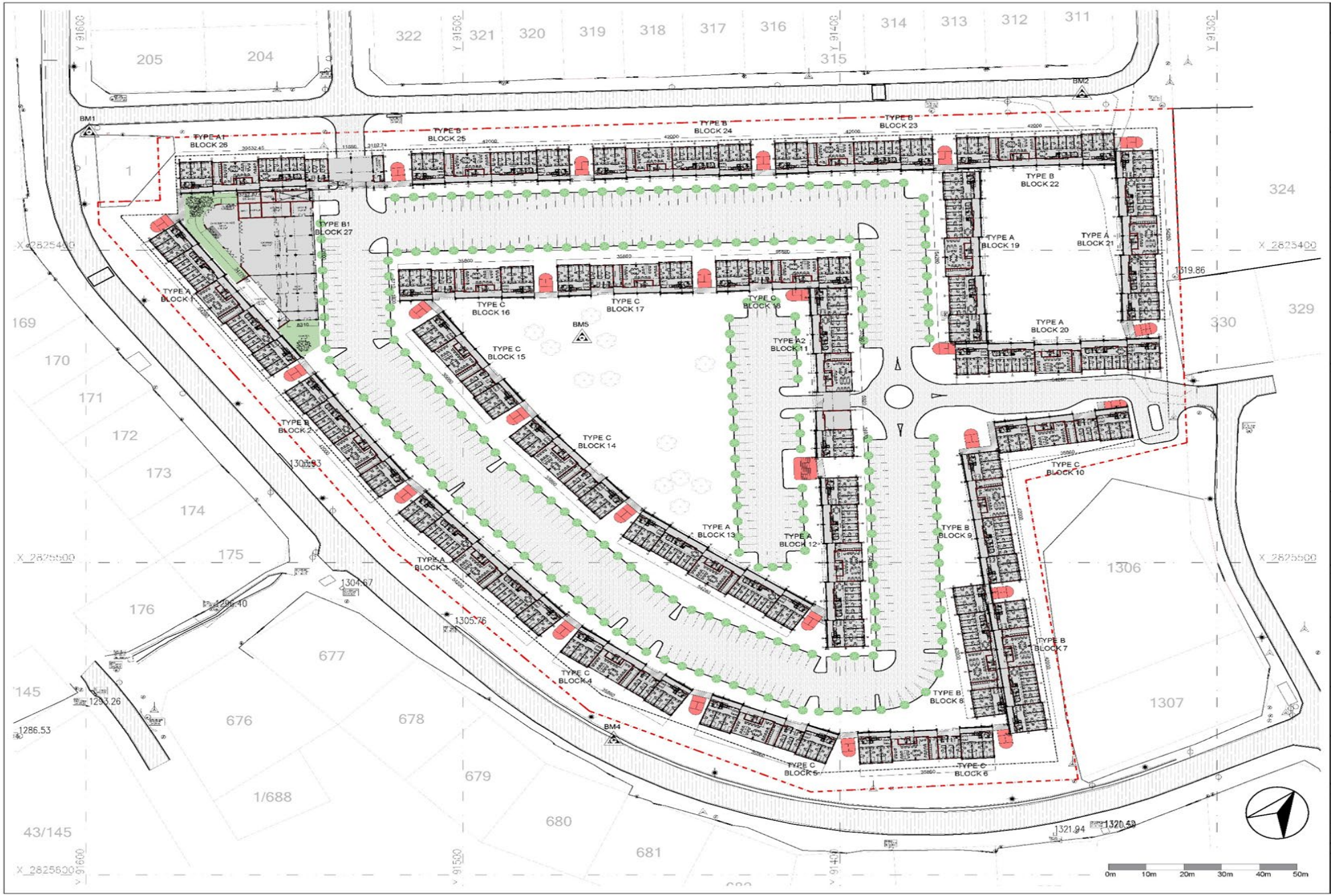
Water and Sanitation (Region A)

Revised Comments

For enquiries contact: Nkosinathi Ntombela: System Development Sub-Section; Region A Tel 012-3588899; email: Nkosinathin2@tshwane.gov.za). Room C608 Capitol Towers North, 225 Madiba Street

Date of comments: 27 September 2018

City of Tshwane
Authorised Official
2022 -07- 06
Approval Rezoning
Item No 27044
APPROVED



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GENERAL NOTES

1. The Contractor is responsible for the correct setting out of the buildings and all external and internal walls with particular reference to boundaries, building lines and setting out points.
2. The Contractor is to verify all levels, heights and dimensions on site and is to check these against the drawing before putting any work in hand.
3. The Contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the contract.
4. The Contractor is referred to the Standard Guidelines for Quality Control issued by this office for all minimum requirements for workmanship and materials. This document is to be used in conjunction with this drawing.
5. Any errors, discrepancies or omissions are to be reported to the Architect immediately.
6. Contractor is to build in Approved D.P.C's, whether or not these are shown on drawings, to all external walls at each floor, beam or parapet level and to all windows, doors, grilles or other opening in external walls. Cavity walls to have stepped D.P.C's.
7. Any queries arising from all the above must be reported to the Architects for clarification before any work is put in hand.
8. Do not scale this drawing, refer to figured dimensions only.

REVISIONS

REV.	INITIALS	DATE	DESCRIPTION
K	GFD	2023.09.27	UPDATED BUILDING - ROOM LAYOUTS. SUPERSEDED FROM REV J
L	GFD	2023.10.23	ADDED NEW LANE WITH PARKING AS PER ANNEXURE T REQUIREMENTS. BUILDING TYPE C1 AND A2 INCLUDED TO ALLOW FOR LANE TO PASS THROUGH EACH BUILDING
M	GFD	2023.10.31	NORTHERN ROADWAY SHIFTED NORTH BY 1.8m. EXTRA PARKING ADDED TO MIDDLE OF SITE WITH NEW ROAD THROUGH BUILDING. NEW TURNING CIRCLE ADDED AND NEW SLOPES CALCULATED FOR ROADWAYS TO MINIMISE FILL AND MAXIMISE CUT BALANCE THROUGHOUT THE SITE.
N	GFD	2023.11.02	INDICATED PROPOSED WATER TANK POSITIONS AND SIZES
O	GFD	2024.01.10	UPDATED BLOCK NAMES AND TYPES
P	GFD	2024.11.29	UPDATED BLOCK 11 AND BLOCK 18

KEY PLAN

ARCHITECTS
BATLEY PARTNERS
SUITE 5, 9 FRICKER ROAD, ILLOVO, JOHANNESBURG, 2196
PO BOX 52665, SAXONWOLD, 2132 SOUTH AFRICA
T: +27 10 007 1179
W: www.batleypartners.com
E: info@batleypartners.com
Company Reg: 2010/021203/07

PROJECT TITLE

TUT SOSHANGUVE STUDENT VILLAGE

ERF 1305 SOSHANGUVE-M, PRETORIA, GAUTENG, SOUTH AFRICA. (PREVIOUSLY CONSOLIDATED PORTIONS 2-102 OF ERF 1305).

CLIENT

GOVHANI STUDENT ACCOMMODATION

"AFFORDABLE, DECENT ACCOMMODATION FOR ALL"

DRAWING TITLE

SDP SUBMISSION SITE PLAN

DRAWING DESCRIPTION

GROUND LEVEL

SCALE:	1:500 ON A1			
DATE:	2017.02.02			
DRAWN:	INITIAL	GFD		
CHECKED:	SIGNATURE	GFD	DATE:	2024.11.29
APPROVED:	SIGNATURE	GFD	DATE:	2024.11.29
SIGNED:	INITIAL	GFD	DATE:	2024.11.29

PROJECT NO.	DRAWING NO.	REVISION
0334	SDP-00.1000	P

GOVHANI STUDENT ACCOMMODATION

SITE LAYOUT

SITE LAYOUT 3D RENDERING

GOVHANI
STUDENT ACCOMMODATION

SITE LAYOUT 3D RENDERING

GOVHANI
STUDENT ACCOMMODATION

SITE LAYOUT 3D RENDERING

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SITE LAYOUT 3D RENDERING

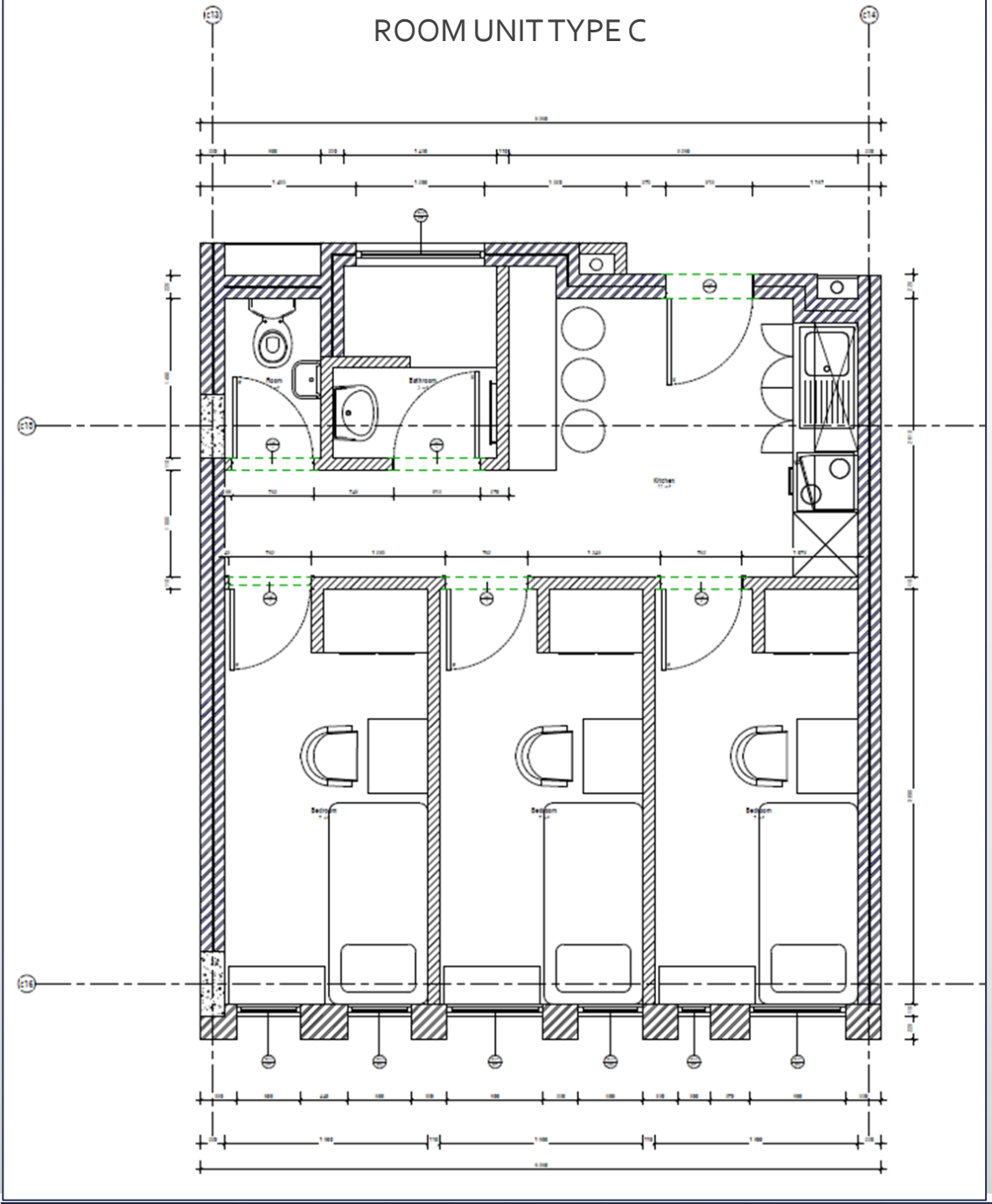
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STUDENT ACCOMMODATION

SITE LAYOUT 3D RENDERING

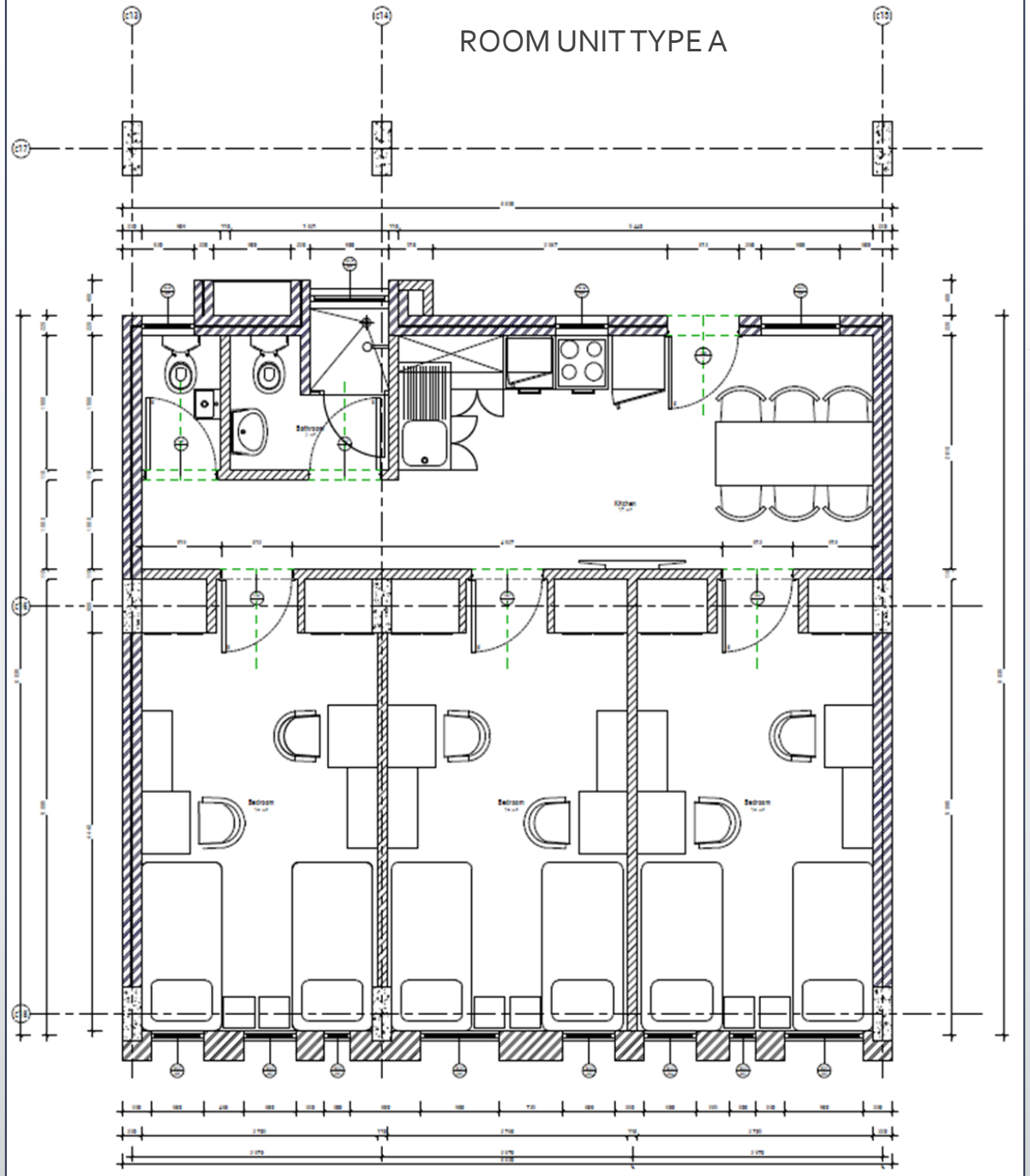
GOVHANI
STUDENT ACCOMMODATION

SITE LAYOUT 3D RENDERING

ROOM UNIT TYPE C



ROOM UNIT TYPE A



GOVHANI STUDENT ACCOMMODATION

ROOM LAYOUT

GOVHANI
STUDENT ACCOMMODATION

ROOM LAYOUT 3D RENDERING

GOVHANI
STUDENT ACCOMMODATION

ROOM LAYOUT 3D RENDERING



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STUDENT ACCOMMODATION

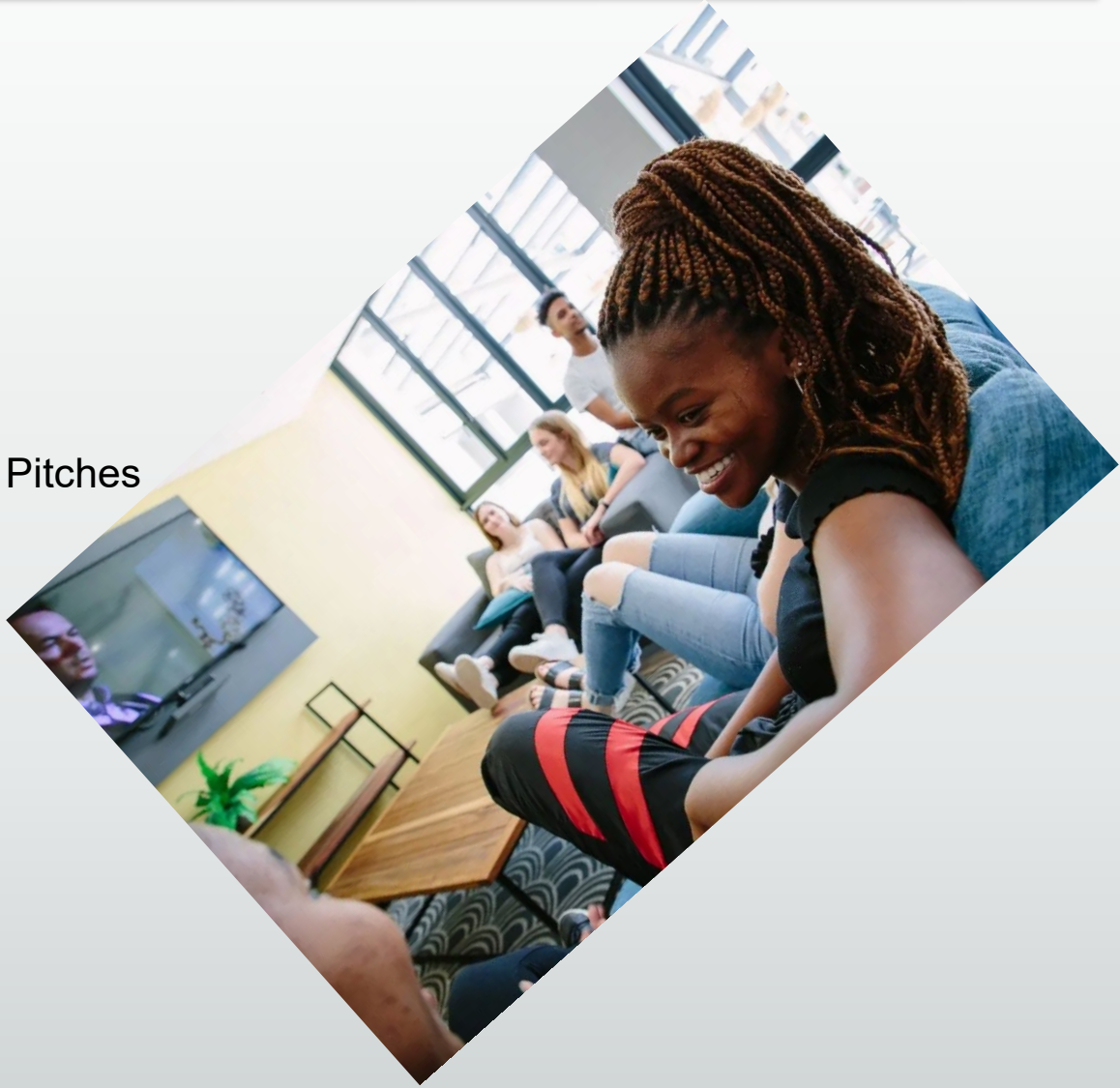
ROOM LAYOUT 3D RENDERING

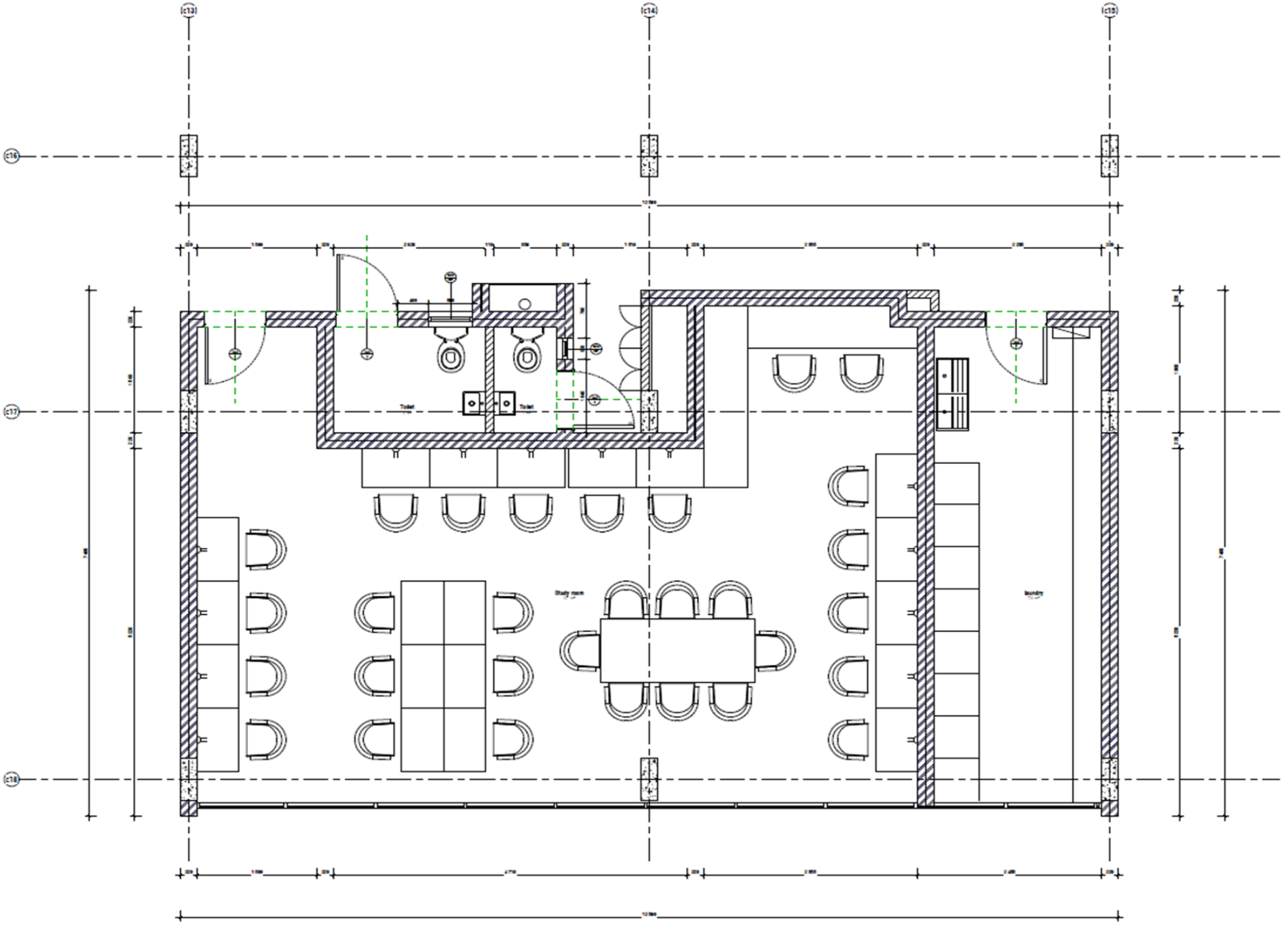
GOVHANI
STUDENT ACCOMMODATION

ROOM LAYOUT 3D RENDERING

DHET NORMS AND STANDARDS

- Facilities that meet & exceeds DHET Norms & Standards
  - ✓ Double Room @ 14 sqm - Single Room @ 8 sqm
  - ✓ Free Wi-Fi Connectivity throughout the residence
  - ✓ Study Centre and Computer Laboratory
  - ✓ TV Rooms and Games/Recreational Rooms/ 5 A-side Soccer Pitches
  - ✓ 24/7 Security and CCTV, Biometric Access Control
  - ✓ Multiple Laundry Rooms in every block
  - ✓ Cafeteria with full dining facilities
  - ✓ Thoughtful Landscape design & Outdoor Gyms





STUDY CENTRE & LAUNDRY LAYOUT



GROUND FLOOR



ROOF LEVEL / FIRST FLOOR

GOVHANI STUDENT ACCOMMODATION

CANTEEN & GYM LAYOUT

- Project CAPEX Breakdown
- Project OPEX Breakdown
- Year 1 – Projected Monthly Income Statement
- Year 1 – Projected Monthly Cash Flow Statement
- Year 1 – Projected Monthly Balance Sheet
- Projected Annual Income Statement
- Projected Annual Cash Flow Statement
- Projected Annual Balance Sheet
- Key Financial Indicators

4

PROJECT FEASIBILITY

PROJECT CAPEX BREAKDOWN

CAPEX

COMPONENT/ITEM	DESCRIPTION	AREA/UNIT	UNIT MEASURE	UNIT COSTS	TOTAL	VAT 15%	TOTAL
DEVELOPMENT COSTS							
PRELIMINARIES; CONTINGENCY and PRINCIPAL CONTRACTOR OVERHEADS					R43 239 000	R6 485 850	R49 724 850
PROFESSIONAL FEES					R51 016 379	R7 606 805	R58 318 836
ESCALATION COSTS					R16 976 000	R2 546 400	R19 522 400
BULK SERVICES CONTRIBUTION COSTS					R21 301 534	R3 195 230	R24 496 764
INFRASTRUCTURE AND LANDSCAPING COSTS					R209 755 936	R31 463 390	R241 219 326
LOOSE FURNITURE; FURNISHINGS; FITTINGS & EQUIPMENT					R30 864 000	R4 629 600	R35 493 600
BUILDING WORKS COSTS					R229 167 498	R34 375 125	R263 542 622
TOTAL CAPEX					R662 837 335	R90 302 400	R752 835 387

PROJECT OPEX BREAKDOWN

DIRECT OPERATIONAL COSTS	Montly Costs	Annual Costs
Electricity	R451 500	R5 418 000
Water	R258 000	R3 096 000
WiFi	R129 000	R1 548 000
Labour Complement	R530 900	*R6 901 700*
Residence Manager	*R22 200*	*R288 600*
Warden	*R70 500*	*R916 500*
Residence Cleaners	*R152 000*	*R1 976 000*
Handyman (Semi Skilled)	*R56 700*	*R737 100*
General Workers (Unskilled)	*R60 800*	*R790 400*
Security	*R168 700*	*R2 193 100*
Maintenance & Refurbishment	R345 050	R4 140 595
TOTAL DIRECT COSTS	**R1 585 450**	**R19 556 295**

INDIRECT OPERATIONAL COSTS	Monthly Costs	Annual Costs
Bank Charges	R110 000	R 1 320 000
Rates and Taxes	R313 681	R3 764 177
Management Fee	R355 000	R4 260 000
Capital Replacement Reserve	R313 681	R3 764 177
Computer Expenses	R8 800	R 105 600
Stationery & Priniting	R7 700	R 92 400
Telephone & Internet Expenses	R11 000	R 132 000
Cleaning Expenses	R15 800	R 189 600
Insurance	R564 627	R 6 775 518
Administration	R72 299	R867 588
Staff Uniform	R 11 500	R 138 000
TOTAL INDIRECT COSTS	**R 1 784 088**	**R 21 409 060**

GOVHANI STUDENT ACCOMMODATION

YEAR 1 – PROJECTED MONTHLY INCOME STATEMENT

	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	TOTAL
Revenue	**R0**	**R14 958 450**	**R14 958 450**	**R14 958 450**	**R14 958 450**	**R14 958 450**	**R14 958 450**	**R14 958 450**	**R14 958 450**	**R14 958 450**	**R14 958 450**	**R0**	**R149 584 500**
Single Rooms	R0	R7 020 000	R7 020 000	R7 020 000	R7 020 000	R7 020 000	R7 020 000	R7 020 000	R7 020 000	R7 020 000	R7 020 000	R0	**R70 200 000**
Double Rooms	R0	R7 938 450	R7 938 450	R7 938 450	R7 938 450	R7 938 450	R7 938 450	R7 938 450	R7 938 450	R7 938 450	R7 938 450	R0	**R79 384 500**
Direct Costs	**R613 780**	**R1 714 450**	**R1 714 450**	**R1 714 450**	**R1 714 450**	**R1 714 450**	**R1 714 450**	**R1 714 450**	**R1 714 450**	**R1 714 450**	**R1 714 450**	**R613 780**	**R18 372 055**
Electricity	R22 575	R451 500	R451 500	R451 500	R451 500	R451 500	R451 500	R451 500	R451 500	R451 500	R451 500	R22 575	**R4 560 150**
Water	R12 900	R258 000	R258 000	R258 000	R258 000	R258 000	R258 000	R258 000	R258 000	R258 000	R258 000	R12 900	**R2 605 800**
WiFi	R12 900	R129 000	R129 000	R129 000	R129 000	R129 000	R129 000	R129 000	R129 000	R129 000	R129 000	R12 900	**R1 315 800**
Labour Complement	R530 900	R530 900	R530 900	R530 900	R530 900	R530 900	R530 900	R530 900	R530 900	R530 900	R530 900	R530 900	**R6 370 800**
Maintenance & Refurbishment	*R34 505*	*R345 050*	*R345 050*	*R345 050*	*R345 050*	*R345 050*	*R345 050*	*R345 050*	*R345 050*	*R345 050*	*R345 050*	*R34 505*	**R3 519 505**
Indirect Costs	**R1 585 868**	**R1 784 498**	**R1 784 498**	**R1 784 498**	**R1 784 498**	**R1 784 498**	**R1 784 498**	**R1 784 498**	**R1 784 498**	**R1 784 498**	**R1 784 498**	**R1 585 868**	**R21 016 720**
Bank Charges	R11 000	R110 000	R110 000	R110 000	R110 000	R110 000	R110 000	R110 000	R110 000	R110 000	R110 000	R11 000	**R1 122 000**
Rates and Taxes	R313 681	R313 681	R313 681	R313 681	R313 681	R313 681	R313 681	R313 681	R313 681	R313 681	R313 681	R313 681	**R3 764 177**
Management Fee	R355 000	R355 000	R355 000	R355 000	R355 000	R355 000	R355 000	R355 000	R355 000	R355 000	R355 000	R355 000	**R4 260 000**
Capital Replacement Reserve	*R313 681*	R313 681	R313 681	R313 681	R313 681	R313 681	R313 681	R313 681	R313 681	R313 681	R313 681	R313 681	**R3 764 177**
Computer Expenses	R880	R8 800	R8 800	R8 800	R8 800	R8 800	R8 800	R8 800	R8 800	R8 800	R8 800	R880	**R89 760**
Stationery & Priniting	R770	R7 700	R7 700	R7 700	R7 700	R7 700	R7 700	R7 700	R7 700	R7 700	R7 700	R770	**R78 540**
Telephone & Internet Expenses	R1 100	R11 000	R11 000	R11 000	R11 000	R11 000	R11 000	R11 000	R11 000	R11 000	R11 000	R1 100	**R112 200**
Laundry Expenses	R1 580	R15 800	R15 800	R15 800	R15 800	R15 800	R15 800	R15 800	R15 800	R15 800	R15 800	R1 580	**R161 160**
Administration	R576 676	R637 336	R637 336	R637 336	R637 336	R637 336	R637 336	R637 336	R637 336	R637 336	R637 336	R576 676	**R7 526 706**
Acccounting & Audit Fees	*R2 580*	*R25 800*	*R25 800*	*R25 800*	*R25 800*	*R25 800*	*R25 800*	*R25 800*	*R25 800*	*R25 800*	*R25 800*	*R2 580*	**R263 160**
Legal Fees	*R3 080*	*R30 800*	*R30 800*	*R30 800*	*R30 800*	*R30 800*	*R30 800*	*R30 800*	*R30 800*	*R30 800*	*R30 800*	*R3 080*	**R314 160**
Insurance	*R564 627*	*R564 627*	*R564 627*	*R564 627*	*R564 627*	*R564 627*	*R564 627*	*R564 627*	*R564 627*	*R564 627*	*R564 627*	*R564 627*	***R6 775 518***
Skills Levy	*R5 309*	*R5 309*	*R5 309*	*R5 309*	*R5 309*	*R5 309*	*R5 309*	*R5 309*	*R5 309*	*R5 309*	*R5 309*	*R5 309*	***R63 708***
Wardens/Hall Committee Costs	*R1 080*	*R10 800*	*R10 800*	*R10 800*	*R10 800*	*R10 800*	*R10 800*	*R10 800*	*R10 800*	*R10 800*	*R10 800*	*R1 080*	***R110 160***
Staff Uniform	R11 500	R11 500	R11 500	R11 500	R11 500	R11 500	R11 500	R11 500	R11 500	R11 500	R11 500	R11 500	**R138 000**
Less Closing Stock	*-R30 689*	*-R85 722*	*-R85 722*	*-R85 722*	*-R85 722*	*-R85 722*	*-R85 722*	*-R85 722*	*-R85 722*	*-R85 722*	*-R85 722*	*-R30 689*	**-R918 603**
Gross Profit	*-R583 091*	*R13 329 723*	*R13 329 723*	*R13 329 723*	*R13 329 723*	*R13 329 723*	*R13 329 723*	*R13 329 723*	*R13 329 723*	*R13 329 723*	*R13 329 723*	*-R583 091*	**R132 131 047**
EBITDA	**-R2 230 337**	**R11 373 780**	**R11 373 780**	**R11 373 780**	**R11 373 780**	**R11 373 780**	**R11 373 780**	**R11 373 780**	**R11 373 780**	**R11 373 780**	**R11 373 780**	**-R2 230 337**	**R109 277 121**
	-R7 647 851	**-R7 630 040**	**-R7 612 099**	**-R7 594 027**	**-R7 575 824**	**-R7 557 488**	**-R7 539 018**	**-R7 520 413**	**-R7 501 673**	**-R7 482 796**	**-R7 463 782**	**-R7 444 629**	**-R90 569 638**
Interest Repayment	-R4 511 036	-R4 493 225	-R4 475 285	-R4 457 213	-R4 439 010	-R4 420 673	-R4 402 204	-R4 383 599	-R4 364 859	-R4 345 982	-R4 326 968	-R4 307 815	**-R52 927 869**
Depreciation	-R3 136 814	-R3 136 814	-R3 136 814	-R3 136 814	-R3 136 814	-R3 136 814	-R3 136 814	-R3 136 814	-R3 136 814	-R3 136 814	-R3 136 814	-R3 136 814	**-R37 641 769**
Net Income Before TAX	**-R9 878 188**	**R3 743 740**	**R3 761 681**	**R3 779 752**	**R3 797 956**	**R3 816 292**	**R3 834 762**	**R3 853 366**	**R3 872 107**	**R3 890 983**	**R3 909 998**	**-R9 674 966**	**R18 707 483**
TAX @ 28%	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	R0	**R0**
Net Income After TAX	**-R9 878 188**	**R3 743 740**	**R3 761 681**	**R3 779 752**	**R3 797 956**	**R3 816 292**	**R3 834 762**	**R3 853 366**	**R3 872 107**	**R3 890 983**	**R3 909 998**	**-R9 674 966**	**R18 707 483**

YEAR 1 – PROJECTED MONTHLY CASH FLOW STATEMENT

	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	TOTAL
Net Profit after Interest and TAX	**-R9 878 188**	**R3 743 740**	**R3 761 681**	**R3 779 752**	**R3 797 956**	**R3 816 292**	**R3 834 762**	**R3 853 366**	**R3 872 107**	**R3 890 983**	**R3 909 998**	**-R9 674 966**	**R18 707 483**
Add back: Non Cash Depreciation	R3 136 814	R3 136 814	R3 136 814	R3 136 814	R3 136 814	R3 136 814	R3 136 814	R3 136 814	R3 136 814	R3 136 814	R3 136 814	R3 136 814	**R37 641 769**
	-R6 741 374	**R6 880 554**	**R6 898 495**	**R6 916 567**	**R6 934 770**	**R6 953 106**	**R6 971 576**	**R6 990 180**	**R7 008 921**	**R7 027 797**	**R7 046 812**	**-R6 538 152**	**R56 349 252**
Movements in working capital	**-R30 689**	**-R55 033,48**	**R0,00**	**R0,00**	**R0,00**	**R0,00**	**R0,00**	**R0,00**	**R0,00**	**R0,00**	**R0,00**	**R55 033,48**	**-R30 689,00**
Inventory	-R30 689	-R55 033,48	R0,00	R0,00	R0,00	R0,00	R0,00	R0,00	R0,00	R0,00	R0,00	R55 033,48	**-R30 689,00**
Accounts receivable	R0	R1 229 462	R1 229 462	R1 229 462	R1 229 462	R1 229 462	R1 229 462	R1 229 462	R1 229 462	R1 229 462	R1 229 462	R0	**R12 294 616**
Accounts payable	R0	-R1 229 462	-R1 229 462	-R1 229 462	-R1 229 462	-R1 229 462	-R1 229 462	-R1 229 462	-R1 229 462	-R1 229 462	-R1 229 462	R0	**-R12 294 616**
Less: Loan Repayment_Capital	-R2 442 643	-R2 460 454	-R2 478 394	-R2 496 466	-R2 514 669	-R2 533 006	-R2 551 475	-R2 570 080	-R2 588 820	-R2 607 697	-R2 626 711	-R2 645 864	**-R30 516 279**
Less: Dividend payments	R0,00	R0,00	R0,00	R0,00	R0,00	R0,00	R0,00	R0,00	R0,00	R0,00	R0,00	R0,00	**R0,00**
Total cash flow for the period	**-R9 214 705**	**R4 365 067**	**R4 420 101**	**R4 420 101**	**R4 420 101**	**R4 420 101**	**R4 420 101**	**R4 420 101**	**R4 420 101**	**R4 420 101**	**R4 420 101**	**-R9 128 983**	**R25 802 284**
Total cash at the begining the period	**R20 485 137**	**R11 270 432**	**R15 635 499**	**R20 055 600**	**R24 475 701**	**R28 895 801**	**R33 315 902**	**R37 736 002**	**R42 156 103**	**R46 576 204**	**R50 996 304**	**R55 416 405**	
Total cash at the end of the period	**R11 270 432**	**R15 635 499**	**R20 055 600**	**R24 475 701**	**R28 895 801**	**R33 315 902**	**R37 736 002**	**R42 156 103**	**R46 576 204**	**R50 996 304**	**R55 416 405**	**R46 287 422**	

YEAR 1 – PROJECTED MONTHLY BALANCE SHEET

		Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
Current Assets													
Cash in Bank	R 20 485 137	R11 270 432	R15 635 499	R20 055 600	R24 475 701	R28 895 801	R33 315 902	R37 736 002	R42 156 103	R46 576 204	R50 996 304	R55 416 405	R46 287 422
Inventory		R30 689	R85 722	R85 722	R85 722	R85 722	R85 722	R85 722	R85 722	R85 722	R85 722	R85 722	R30 689
Accounts receivable		R0	R1 229 462	R1 229 462	R1 229 462	R1 229 462	R1 229 462	R1 229 462	R1 229 462	R1 229 462	R1 229 462	R1 229 462	R0
Total Current Assets		**R11 301 121**	**R16 950 683**	**R21 370 784**	**R25 790 885**	**R30 210 985**	**R34 631 086**	**R39 051 186**	**R43 471 287**	**R47 891 388**	**R52 311 488**	**R56 731 589**	**R46 318 111**
Fixed Assets		**R749 698 573**	**R746 561 759**	**R743 424 945**	**R740 288 130**	**R737 151 316**	**R734 014 502**	**R730 877 688**	**R727 740 874**	**R724 604 060**	**R721 467 246**	**R718 330 432**	**R715 193 618**
Plant	R 752 835 387	R749 698 573	R746 561 759	R743 424 945	R740 288 130	R737 151 316	R734 014 502	R730 877 688	R727 740 874	R724 604 060	R721 467 246	R718 330 432	R715 193 618
TOTAL ASSETS	**R 773 320 524**	**R760 999 694**	**R763 512 442**	**R764 795 729**	**R766 079 015**	**R767 362 302**	**R768 645 588**	**R769 928 875**	**R771 212 161**	**R772 495 448**	**R773 778 734**	**R775 062 021**	**R761 511 728**
LIABLITIES AND EQUITY													
Current Liabilities													
Accounts Payable		R0	R1 229 462	R1 229 462	R1 229 462	R1 229 462	R1 229 462	R1 229 462	R1 229 462	R1 229 462	R1 229 462	R1 229 462	R0
Overdraft													
Total Current Liabilities		**R0**	**R1 229 462**	**R1 229 462**	**R1 229 462**	**R1 229 462**	**R1 229 462**	**R1 229 462**	**R1 229 462**	**R1 229 462**	**R1 229 462**	**R1 229 462**	**R0**
Long-term Liabilities													
Long-term debt	R 618 656 419	R616 213 777	R613 753 323	R611 274 929	R608 778 463	R606 263 794	R603 730 788	R601 179 313	R598 609 233	R596 020 413	R593 412 716	R590 786 005	R588 140 140
Total Long Term Liabilities		**R616 213 777**	**R613 753 323**	**R611 274 929**	**R608 778 463**	**R606 263 794**	**R603 730 788**	**R601 179 313**	**R598 609 233**	**R596 020 413**	**R593 412 716**	**R590 786 005**	**R588 140 140**
Owners Equity													
Capital	R 154 664 105	R154 664 105	R154 664 105	R154 664 105	R154 664 105	R154 664 105	R154 664 105	R154 664 105	R154 664 105	R154 664 105	R154 664 105	R154 664 105	R154 664 105
Retained Income		-R9 878 188	-R6 134 448	-R2 372 767	R1 406 986	R5 204 941	R9 021 233	R12 855 995	R16 709 362	R20 581 468	R24 472 451	R28 382 449	R18 707 483
Total Owner's Equity		**R144 785 917**	**R148 529 657**	**R152 291 338**	**R156 071 090**	**R159 869 046**	**R163 685 338**	**R167 520 100**	**R171 373 466**	**R175 245 573**	**R179 136 556**	**R183 046 554**	**R173 371 588**
TOTAL LIABILITIES & EQUITY	**R 773 320 524**	**R760 999 694**	**R763 512 442**	**R764 795 729**	**R766 079 015**	**R767 362 302**	**R768 645 588**	**R769 928 875**	**R771 212 161**	**R772 495 448**	**R773 778 734**	**R775 062 021**	**R761 511 728**

GOVHANI STUDENT ACCOMMODATION

PROJECTED ANNUAL INCOME STATEMENT

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Revenue	**R149 584 500**	**R158 559 570**	**R168 073 144**	**R178 157 533**	**R188 846 985**	**R200 177 804**	**R212 188 472**	**R224 919 780**	**R238 414 967**	**R252 719 865**	**R267 883 057**
Single Rooms	R70 200 000	R74 412 000	R78 876 720	R83 609 323	R88 625 883	R93 943 436	R99 580 042	R105 554 844	R111 888 135	R118 601 423	R125 717 508
Double Rooms	R79 384 500	R84 147 570	R89 196 424	R94 548 210	R100 221 102	R106 234 368	R112 608 430	R119 364 936	R126 526 832	R134 118 442	R142 165 549
Direct Costs	**R18 372 055**	**R19 625 269**	**R20 890 616**	**R22 240 594**	**R23 681 048**	**R25 218 238**	**R26 858 868**	**R28 610 120**	**R30 479 688**	**R32 475 812**	**R34 607 325**
Electricity	R4 560 150	R4 924 962	R5 318 959	R5 744 476	R6 204 034	R6 700 356	R7 236 385	R7 815 296	R8 440 519	R9 115 761	R9 845 022
Water	R2 605 800	R2 736 090	R2 872 895	R3 016 539	R3 167 366	R3 325 734	R3 492 021	R3 666 622	R3 849 953	R4 042 451	R4 244 574
WiFi	R1 315 800	R1 381 590	R1 450 670	R1 523 203	R1 599 363	R1 679 331	R1 763 298	R1 851 463	R1 944 036	R2 041 238	R2 143 300
Labour Complement	R6 370 800	R6 816 756	R7 293 929	R7 804 504	R8 350 819	R8 935 377	R9 560 853	R10 230 113	R10 946 221	R11 712 456	R12 532 328
Maintenance & Refurbishment	R3 519 505	R3 765 871	R3 954 164	R4 151 873	R4 359 466	R4 577 440	R4 806 311	R5 046 627	R5 298 958	R5 563 906	R5 842 102
Add Opening Stock		-R918 603	-R981 263	-R1 044 531	-R1 112 030	-R1 184 052	-R1 260 912	-R1 342 943	-R1 430 506	-R1 523 984	-R1 623 791
Less Closing Stock	*R918 603*	*R981 263*	*R1 044 531*	*R1 112 030*	*R1 184 052*	*R1 260 912*	*R1 342 943*	*R1 430 506*	*R1 523 984*	*R1 623 791*	*R1 730 366*
Gross Profit	**R130 293 842**	**R138 871 641**	**R147 119 261**	**R155 849 440**	**R165 093 914**	**R174 882 706**	**R185 247 572**	**R196 222 097**	**R207 841 801**	**R220 144 247**	**R233 169 157**
Indirect Costs	**R21 016 720**	**R22 067 556**	**R23 170 934**	**R24 329 481**	**R25 545 955**	**R26 823 253**	**R28 164 415**	**R29 572 636**	**R31 051 268**	**R32 603 831**	**R34 234 023**
Bank Charges	R1 122 000	R1 178 100	R1 237 005	R1 298 855	R1 363 798	R1 431 988	R1 503 587	R1 578 767	R1 657 705	R1 740 590	R1 827 620
Rates and Taxes	R3 764 177	R3 952 386	R4 150 005	R4 357 505	R4 575 381	R4 804 150	R5 044 357	R5 296 575	R5 561 404	R5 839 474	R6 131 448
Management Fee	R4 260 000	R4 473 000	R4 696 650	R4 931 483	R5 178 057	R5 436 959	R5 708 807	R5 994 248	R6 293 960	R6 608 658	R6 939 091
Capital Replacement Reserve	R3 764 177	R3 952 386	R4 150 005	R4 357 505	R4 575 381	R4 804 150	R5 044 357	R5 296 575	R5 561 404	R5 839 474	R6 131 448
Computer Expenses	R89 760	R94 248	R98 960	R103 908	R109 104	R114 559	R120 287	R126 301	R132 616	R139 247	R146 210
Stationery & Priniting	R78 540	R82 467	R86 590	R90 920	R95 466	R100 239	R105 251	R110 514	R116 039	R121 841	R127 933
Telephone & Internet Expenses	R112 200	R117 810	R123 701	R129 886	R136 380	R143 199	R150 359	R157 877	R165 771	R174 059	R182 762
Laundry Expenses	R161 160	R169 218	R177 679	R186 563	R195 891	R205 686	R215 970	R226 768	R238 107	R250 012	R262 513
Administration	R7 526 706	R7 903 042	R8 298 194	R8 713 104	R9 148 759	R9 606 197	R10 086 507	R10 590 832	R11 120 373	R11 676 392	R12 260 212
Staff Uniform	R138 000	R144 900	R152 145	R159 752	R167 740	R176 127	R184 933	R194 180	R203 889	R214 083	R224 787
EBITDA	**R109 277 121**	**R116 804 084**	**R123 948 326**	**R131 519 959**	**R139 547 959**	**R148 059 453**	**R157 083 157**	**R166 649 461**	**R176 790 533**	**R187 540 416**	**R198 935 134**
	-R90 569 638	**-R87 789 733**	**-R84 756 590**	**-R81 447 140**	**-R77 836 213**	**-R73 896 345**	**-R69 597 572**	**-R64 907 199**	**-R59 789 553**	**-R54 205 710**	**-R48 113 203**
Interest Repayment	-R52 927 869	-R50 147 963	-R47 114 820	-R43 805 370	-R40 194 443	-R36 254 576	-R31 955 803	-R27 265 430	-R22 147 783	-R16 563 941	-R10 471 433
Depreciation	-R37 641 769	-R37 641 769	-R37 641 769	-R37 641 769	-R37 641 769	-R37 641 769	-R37 641 769	-R37 641 769	-R37 641 769	-R37 641 769	-R37 641 769
Net Income Before TAX	**R18 707 483**	**R29 014 351**	**R39 191 737**	**R50 072 819**	**R61 711 746**	**R74 163 108**	**R87 485 585**	**R101 742 262**	**R117 000 981**	**R133 334 706**	**R150 821 932**
TAX @ 28%	-R5 238 095	-R8 124 018	-R10 973 686	-R14 020 389	-R17 279 289	-R20 765 670	-R24 495 964	-R28 487 833	-R32 760 275	-R37 333 718	-R42 230 141
Net Income After TAX	**R13 469 388**	**R20 890 333**	**R28 218 051**	**R36 052 430**	**R44 432 457**	**R53 397 438**	**R62 989 621**	**R73 254 429**	**R84 240 706**	**R96 000 988**	**R108 591 791**

PROJECTED ANNUAL CASH FLOW STATEMENT

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Net Profit after Interest and TAX		**R13 469 388**	**R20 890 333**	**R28 218 051**	**R36 052 430**	**R44 432 457**	**R53 397 438**	**R62 989 621**	**R73 254 429**	**R84 240 706**	**R96 000 988**	**R108 591 791**
Add back: Non Cash Depreciation		R37 641 769	R37 641 769	R37 641 769	R37 641 769	R37 641 769	R37 641 769	R37 641 769	R37 641 769	R37 641 769	R37 641 769	R37 641 769
		R51 111 157	**R58 532 102**	**R65 859 820**	**R73 694 199**	**R82 074 227**	**R91 039 207**	**R100 631 390**	**R110 896 198**	**R121 882 475**	**R133 642 757**	**R146 233 560**
Movements in working capital		**-R11 703 187**	**-R697 334**	**-R741 204**	**-R785 396**	**-R832 214**	**-R881 815**	**-R934 363**	**-R990 033**	**-R1 049 009**	**-R1 111 486**	**-R1 177 673**
Inventory		-R918 603	-R62 661	-R63 267	-R67 499	-R72 023	-R76 859	-R82 032	-R87 563	-R93 478	-R99 806	-R106 576
Accounts receivable		-R12 294 616	-R737 677	-R781 938	-R828 854	-R878 585	-R931 300	-R987 178	-R1 046 409	-R1 109 193	-R1 175 745	-R1 246 290
Accounts payable		R1 510 032	R103 004	R104 001	R110 957	R118 393	R126 344	R134 846	R143 939	R153 663	R164 065	R175 193
Cash from Financing Activities												
Less: Loan Repayment_Capital		-R30 516 279	-R33 296 185	-R36 329 328	-R39 638 778	-R43 249 705	-R47 189 572	-R51 488 345	-R56 178 718	-R61 296 365	-R66 880 207	-R72 972 715
Less: Dividend payments												
Total cash flow for the period	**-R154 664 105**	**R8 891 691**	**R24 538 584**	**R28 789 288**	**R33 270 026**	**R37 992 307**	**R42 967 820**	**R48 208 682**	**R53 727 447**	**R59 537 102**	**R65 651 064**	**R72 083 173**
Total cash at the begining the period		**R20 485 137**	**R29 376 828**	**R53 915 412**	**R82 704 701**	**R115 974 726**	**R153 967 034**	**R196 934 854**	**R245 143 535**	**R298 870 982**	**R358 408 085**	**R424 059 149**
Total cash at the end of the period		**R29 376 828**	**R53 915 412**	**R82 704 701**	**R115 974 726**	**R153 967 034**	**R196 934 854**	**R245 143 535**	**R298 870 982**	**R358 408 085**	**R424 059 149**	**R496 142 321**

PROJECTED ANNUAL BALANCE SHEET

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Current Assets											
Cash in Bank	R29 376 828	R53 915 412	R82 704 701	R115 974 726	R153 967 034	R196 934 854	R245 143 535	R298 870 982	R358 408 085	R424 059 149	R496 142 321
Inventory	R918 603	R981 263	R1 044 531	R1 112 030	R1 184 052	R1 260 912	R1 342 943	R1 430 506	R1 523 984	R1 623 791	R1 730 366
Accounts receivable	R12 294 616	R13 032 293	R13 814 231	R14 643 085	R15 521 670	R16 452 970	R17 440 148	R18 486 557	R19 595 751	R20 771 496	R22 017 786
Total Current Assets	**R42 590 048**	**R67 928 969**	**R97 563 462**	**R131 729 841**	**R170 672 756**	**R214 648 736**	**R263 926 627**	**R318 788 046**	**R379 527 820**	**R446 454 435**	**R519 890 473**
Fixed Assets	**R715 193 618**	**R677 551 848**	**R639 910 079**	**R602 268 309**	**R564 626 540**	**R526 984 771**	**R489 343 001**	**R451 701 232**	**R414 059 463**	**R376 417 693**	**R338 775 924**
Plant	R715 193 618	R677 551 848	R639 910 079	R602 268 309	R564 626 540	R526 984 771	R489 343 001	R451 701 232	R414 059 463	R376 417 693	R338 775 924
TOTAL ASSETS	**R757 783 665**	**R745 480 817**	**R737 473 541**	**R733 998 150**	**R735 299 296**	**R741 633 506**	**R753 269 629**	**R770 489 278**	**R793 587 282**	**R822 872 128**	**R858 666 397**
LIABLITIES AND EQUITY											
Current Liabilities											
Accounts Payable	R1 510 032	R1 613 036	R1 717 037	R1 827 994	R1 946 388	R2 072 732	R2 207 578	R2 351 517	R2 505 180	R2 669 245	R2 844 438
Total Current Liabilities	**R1 510 032**	**R1 613 036**	**R1 717 037**	**R1 827 994**	**R1 946 388**	**R2 072 732**	**R2 207 578**	**R2 351 517**	**R2 505 180**	**R2 669 245**	**R2 844 438**
Long-term Liabilities											
Long-term debt	R588 140 140	R554 843 956	R518 514 628	R478 875 850	R435 626 146	R388 436 573	R336 948 228	R280 769 510	R219 473 146	R152 592 938,60	R79 620 223,99
Total Long Term Liabilities	**R588 140 140**	**R554 843 956**	**R518 514 628**	**R478 875 850**	**R435 626 146**	**R388 436 573**	**R336 948 228**	**R280 769 510**	**R219 473 146**	**R152 592 938,60**	**R79 620 223,99**
Owners Equity											
Capital	R154 664 105	R154 664 105	R154 664 105	R154 664 105	R154 664 105	R154 664 105	R154 664 105	R154 664 105	R154 664 105	R154 664 105	R154 664 105
Retained Income	R13 469 388	R34 359 721	R62 577 771	R98 630 201	R143 062 658	R196 460 096	R259 449 717	R332 704 146	R416 944 852	R512 945 840	R621 537 631
Total Owner's Equity	**R168 133 493**	**R189 023 826**	**R217 241 876**	**R253 294 306**	**R297 726 763**	**R351 124 201**	**R414 113 822**	**R487 368 251**	**R571 608 957**	**R667 609 945**	**R776 201 736**
TOTAL LIABILITIES & EQUITY	**R757 783 665**	**R745 480 817**	**R737 473 541**	**R733 998 150**	**R735 299 296**	**R741 633 506**	**R753 269 629**	**R770 489 278**	**R793 587 282**	**R822 872 128**	**R858 666 397**

KEY FINANCIAL INDICATORS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Liquidity ratios											
Current ratio	28,20	42,11	56,82	72,06	87,69	103,56	119,55	135,57	151,50	167,26	182,77
Quick ratio	27,60	41,50	56,21	71,45	87,08	102,95	118,95	134,96	150,89	166,65	182,17
Solvency ratios											
Debt-to-equity ratio	3,50	2,94	2,39	1,89	1,46	1,11	-0,81	0,58	0,38	0,23	0,10
Debt-to-assets ratio	0,78	0,75	0,71	0,65	0,60	0,53	0,45	0,37	0,28	0,19	0,10
Coverage ratios											
Debt service coverage ratio	1,31	1,40	1,49	1,58	1,67	1,77	1,88	2,00	2,12	2,25	2,38
Interest cover ratio	2,06	2,33	2,63	3,00	3,47	4,08	4,92	6,11	7,98	11,32	19,00
Profitability ratios											
Return-on-equity	9%	14%	18%	23%	29%	35%	41%	47%	54%	62%	70%

PROJECT	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Project Free Cash Flow	-R154 664 105	R8 891 691	R24 538 584	R28 789 288	R33 270 026	R37 992 307	R42 967 820	R48 208 682	R53 727 447	R59 537 102	R65 651 064	R72 083 173
Property Value Appreciating @ 3% per annum	3,00%	R752 835 387	R775 420 448	R798 683 062	R822 643 554	R847 322 860	R872 742 546	R898 924 823	R925 892 567	R953 669 344	R982 279 425	R1 011 747 807
Discout Factor	1,00	0,90	0,81	0,73	0,66	0,59	0,53	0,48	0,43	0,39	0,35	0,31
Discounted Cash Flow	-R154 664 105	R8 000 442	R19 865 921	R20 971 029	R21 805 777	R22 404 936	R22 799 271	R23 016 141	R23 079 854	R23 011 989	R22 831 679	R22 555 870
Cummulative CF	-R773 320 524	-R680 984 685	-R573 001 953	-R460 768 517	-R344 054 344	-R222 617 888	-R96 205 920	-R47 997 238	R5 730 209	R65 267 311	R130 918 375	R203 001 548

Equity Value	R703 904 922
Net Present Value (NPV)	R549 240 817
Internal Rate of Return (IRR)	14,42%
Project Payback Period (Years)	8
WACC	11,14%

- Socio Economic Benefits
- Job Creation and Economic Development
- Training Opportunities During Construction
- High Level Development Path

5

SOCIO ECONOMIC BENEFITS

SOCIO ECONOMIC BENEFITS

- PROPERTY VALUATIONS IMPROVEMENT
  - ✓ The student accommodation to be erected will beautify and improve the feel of the area in general
- IMPROVING THROUGHPUT
  - ✓ “The country had great policies of opening the doors of learning, but these were not matched with the necessary support, resulting in black people not succeeding at university” – Former Statistician General – Pali Lehohla
  - ✓ There is a direct correlation between students' academic success with material support like accommodation, food etc.
- MUNICIPALITY REVENUE CONTRIBUTION
  - ✓ Services costs of over R10 million per annum (Rates, Electricity, Water)
- SOCIAL STABILITY
  - ✓ Metro police can focus on fighting crime than management of student protests that can be prevented
- LAWLESSNESS PREVENTION
  - ✓ Land grabs, Litter, Crime

JOB CREATION and ECONOMIC DEVELOPMENT

- JOB CREATION
  - ✓ 700 Jobs will be created during Construction
  - ✓ 61 Jobs will be created during the Operation Phase of the Project

- INFRASTRUCTURE DEVELOPMENT
  - ✓ Much needed infrastructure particularly for previously disadvantaged university and underdeveloped areas like Soshanguve

- ECONOMIC TRANSFORMATION
  - ✓ Revitalisation of Township Economy
  - ✓ Participation of New Entrants and Transformation of the Property Sector

- LOCAL ECONOMIC DEVELOPMENT
  - ✓ Participation of local SMME's as sub contractors during construction and supply of services post construction

TRAINING OPPORTUNITIES DURING CONSTRUCTION

- POTHOLE REPAIR TRAINING – During the construction phase and road expansion Govhani and its partners will embark on an initiative to repair pothole ridden roads and broken stormwater drain covers in and around the Project Site. While assisting the Municipality in maintaining its existing infrastructure, the initiative will be used to train young people and women in the community so that at the end of the construction phase of the project they can use their skills in other infrastructure projects.

- BRICK LAYING and PAINTING TRAINING – The majority of the labour will be sourced from the community of Soshanguve as such most of them are unskilled, working together with the main contractor we will ensure that the young people are given skills so that at the end of the project they come out as semi-skilled for potential future projects.

- LAND SCAPING and PAVING TRAINING – The implementation phase of the landscaping will be outsourced to emerging contractors in the area. Working with our Landscaping Architect, we envisaged that they would hone their skills and improve their proficiency in paving and landscaping skills

HIGHLEVEL DEVELOPMENT PATH

FEASIBILITY PHASE

- ✓ Market Study
- ✓ Land Use Study
- ✓ Land Availability Agreement
- ✓ Urban Design Framework

STAGE 1
Inception

- ✓ Conceptual Design
- ✓ Master Plan
- ✓ Geotech Studies
- ✓ Rezoning & Development Rights

STAGE 2
Concept Development

Jan 2017 – Dec 2024

DETAIL DESIGN PHASE

- ✓ Detail Design
- ✓ Structural Engineering
- ✓ SDP, Building Plans

STAGE 3
Design Development

- ✓ Appointment of Bulk Earthworks Contractor
- ✓ Appointment of Main Contractor
- ✓ Financial Close

STAGE 4
Documentation & Procurement

Jan 2025 – Oct 2025

EXECUTION PHASE

- ✓ Handover the site to Main Contractor

STAGE 5
Construction

Aug 2025 – Dec 2026

CLOSURE

- ✓ Site Handed over back to Govhani

STAGE 6
Close Out & Handover

Dec 2026

- Purpose of the Bulk Earthworks Funding
- Bulk Earthworks Budget

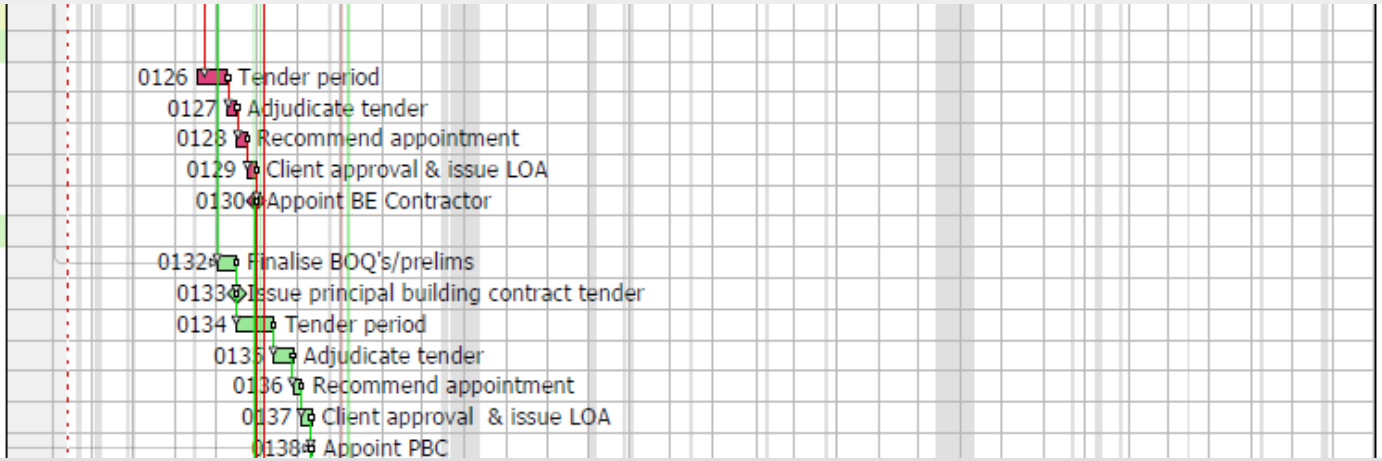


BULK EARTHWORKS FUNDING REQUIREMENTS

PURPOSE OF THE BULK EARTHWORKS FUNDING

- GOVHANI IS TARGETING THE FEBRUARY 2027 INTAKE
  - ✓ Should the construction start later in the year, at the time that it is anticipated that our lead financial arranger DBSA completes their internal processes there is a high likelihood that 2027 intake will be missed
  - ✓ To achieve this milestone the Bulk Earthworks needs to start in August 2025, therefore Govhani requires a bridging funding to the tune of R61 million

0123 - Procurement	*89*	*19 Jun 25*	*22 Oct 25*
0124 - Bulk Earthworks	30	19 Jun 25	30 Jul 25
0126 - Tender period	15	19 Jun 25	09 Jul 25
0127 - Adjudicate tender	5	10 Jul 25	16 Jul 25
0128 - Recommend appointment	5	17 Jul 25	23 Jul 25
0129 - Client approval & issue LOA	5	24 Jul 25	30 Jul 25
0130 - Appoint BE Contractor	0	31 Jul 25	
0131 - Principal Building Contract	51	03 Jul 25	11 Sept 25
0132 - Finalise BOQ's/prelims	10	03 Jul 25	16 Jul 25
0133 - Issue principal building contract tender	0	17 Jul 25	
0134 - Tender period	20	17 Jul 25	13 Aug 25
0135 - Adjudicate tender	10	14 Aug 25	27 Aug 25
0136 - Recommend appointment	5	28 Aug 25	03 Sept 25
0137 - Client approval & issue LOA	5	04 Sept 25	10 Sept 25
0138 - Appoint PBC	1	11 Sept 25	11 Sept 25



BULK EARTHWORKS BUDGET

SECTION	CIVIL ENABLING WORKS	AMOUNT
1	PRELIMINARY AND GENERAL	R3 236 592
2	SITE CLEARANCE	R2 276 570
3	WATER MAINS	R1 316 718
4	SEWER MAINS	R2 237 232
5	STORMWATER DRAINAGE	R2 469 951
6	EARTHWORKS (ROADS, SUBGRADE)	R971 234
7	SUBBASE	R1 297 573
8	SEGMENTED PAVING	R3 237 927
9	KERBING AND CHANNELING	R681 802
10	ANCILLARY ROADWORKS	R92 974
11	EARTHWORKS (BUILDING PLATFORM AND ROADS)	R12 389 623
12	LOFFELSTEIN RETAINING WALL	R3 025 000
13	CABLE DUCTS (ROAD CROSSINGS)	R111 859
14	BRUGG CALPEX PIPING FOR HOT WATER	R3 818 250
15	CONTINGENCY	R3 716 300
	SUB TOTAL	**R40 879 605**

SECTION	PROFESSIONAL FEES	AMOUNT
1	ARCHITECTURAL SERVICES	R756 516
2	PROJECT MANAGEMENT	R1 486 321
3	QUANTITY SURVEYING	R1 241 777
4	STRUCTURAL ENGINEERING	R657 020
5	CIVIL ENGINEERING	R2 628 080
6	MV ELECTRICAL ENGINEERING	R943 923
7	ELECTRONIC ENGINEERING	R127 500
8	WET AND FIRE SERVICES	R384 906
9	LAND SCAPING ARCHITECT	R378 000
10	HEALTH AND SAFETY CONSULTANTS	R89 455
11	COMMUNITY PARTICIPATION CONSULTANTS	R1 436 440
12	TOWN PLANNING	R124 000
13	DISBURSEMENTS	R1 860 404
	SUB TOTAL	**R12 114 342**

VAT
R7 949 092

GRAND TOTAL
R60 943 039

THANK YOU

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