



Info memo for IPO on JSE

You can now own a piece of luxury real estate in the

Krugger National Park

Umganu is a luxury lodge situated in a world class wildlife estate

Umganu Lodge is more than just a destination; it's a unique investment opportunity in the heart of one of South Africa's most exclusive wildlife estates. With a rich history of ownership, including renowned cricketer Kevin Pietersen, Umganu Lodge is a five-bedroom luxury property that has been meticulously designed to blend opulence with authentic South African character.

Strategically located on the Sabie River within the highly acclaimed Elephant Point estate, Umganu is part of a thriving tourism corridor adjacent to the Kruger National Park. This prime location, managed by the esteemed Legacy Hotels - an operator with over 300 successful developments under its belt - ensures that Umganu Lodge continues to be a sought-after destination, thus driving its economic potential.

“Umganu is something we built with personal touches. It's about being luxurious, but also still being authentic South African”

Kevin Pietersen

Investors in Umganu Lodge will benefit from its established partnership with Leopard Creek, one of the world's top 100 golf courses, known for attracting celebrity visitors. This partnership enhances the lodge's appeal and its ability to generate consistent, high-value returns.



Altvest offers a pathway for South Africans to own a piece of Umganu at an affordable amount

Owning a lodge in the exclusive Elephant Point estate typically requires a substantial investment of at least R40 million, leading to most lodges being owned by international investors. The cost to stay at Umganu Lodge ranges from R16.5k to R85k per night, making both ownership and stays largely inaccessible to most South Africans.

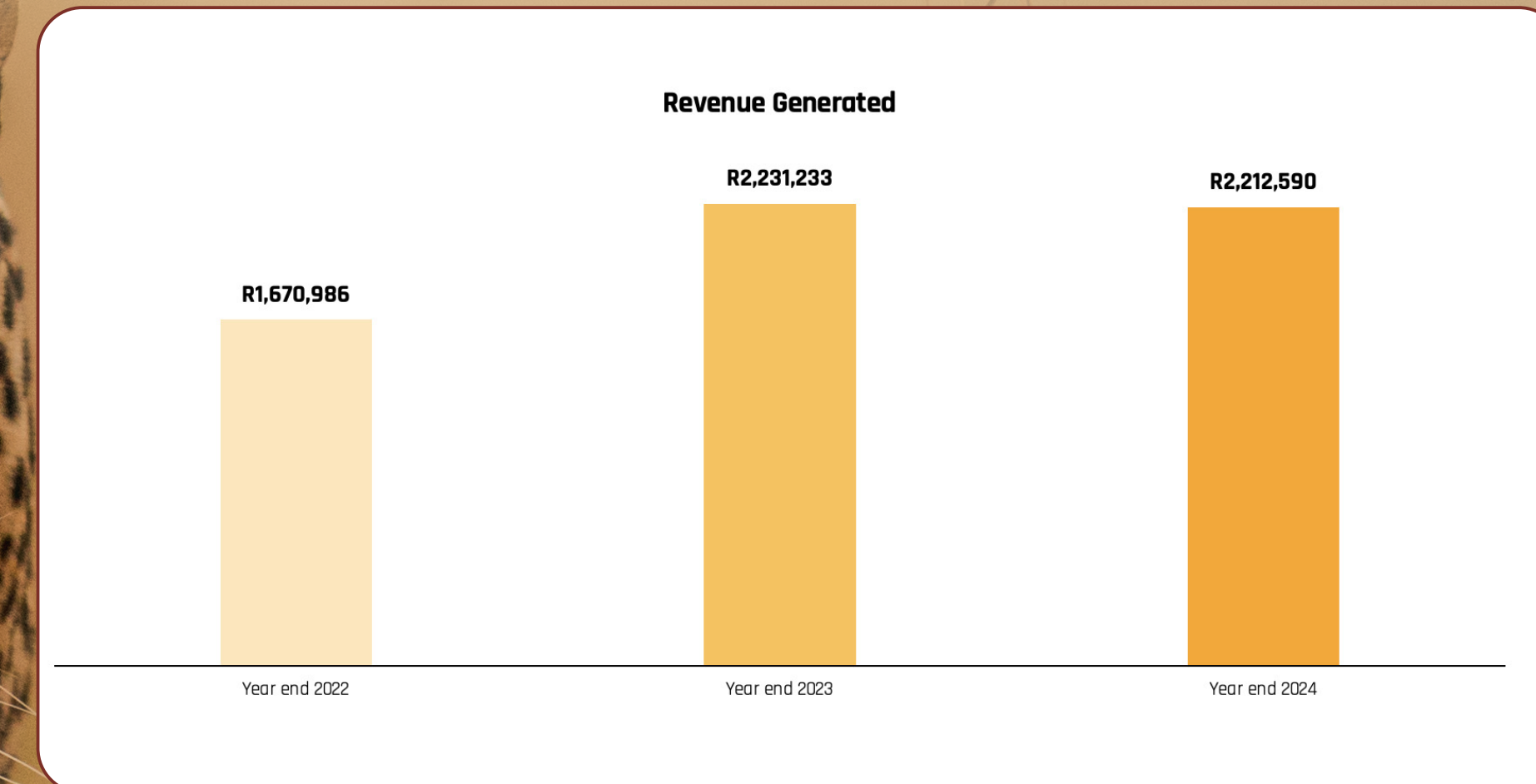
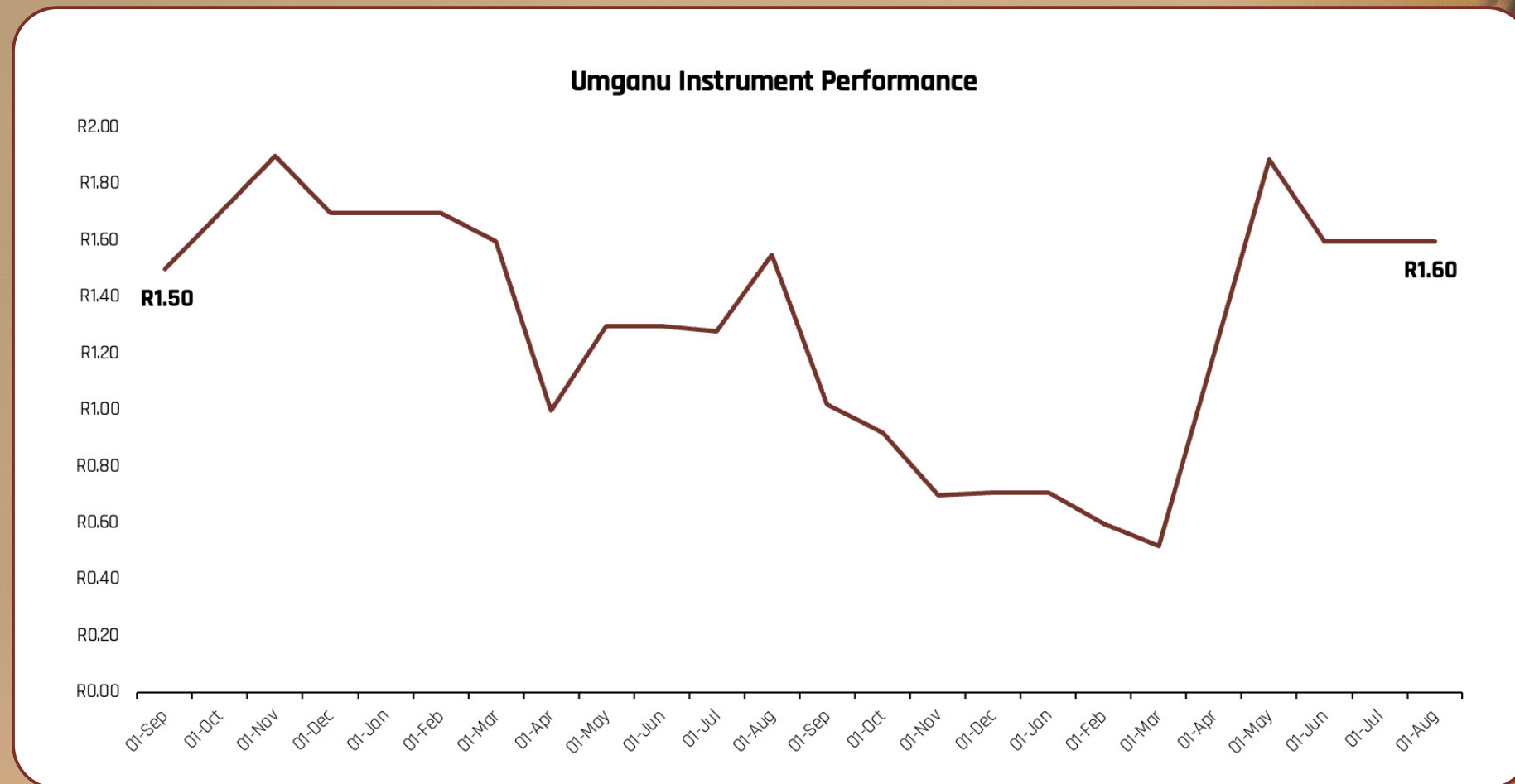
This investment opportunity reflects Altvest's mission to democratise access to high-value deals traditionally reserved for the wealthy. By offering shares in Umganu Lodge on the JSE at just R1.80 each, we're making it possible for a broader range of investors to benefit from this prestigious asset.

These shares provide investors with the economic benefits of the lodge - such as rental income and capital gains, allowing investors to profit without the responsibilities of physical ownership.



Umganu was listed in September 2022 and as at 31 Aug 2024 the share price has risen 30% since listing

Umganu share price performance since listing



The independent valuation of the lodge has risen ~53% since listing date



Value on listing day in September 2022

Value as at February 2024 (last independent valuation)

Avg. length of stay:



For year 2022

For year 2023

For year 2024



Umganu

investment summary

Product Information: Altvest Umganu Lodge	
Name:	Umganu Lodge
Share Code:	ALVA
Sector:	AltX
Subsector:	Diversified Financial Services
Type of instrument:	Hybrid Financial Instrument
JSE Issue Price:	R1.80

Market Statistics: Umganu Lodge	
12 Month Low:	R0.46
Date of Low:	08 Apr 2024
12 month High:	R1.95
Date of High:	06 May 2024
Market Cap:	R8 444 703
Shares in Issue:	6 075 326
Shares available:	3 924 674

Large investments into Umganu unlock exclusive benefits for investors:			
Investment amount:	R350,00	R700,000	R1, 050, 000
Number of free nights	1	2	3
Present value of benefit:	R220,000	R440,000	R660, 000

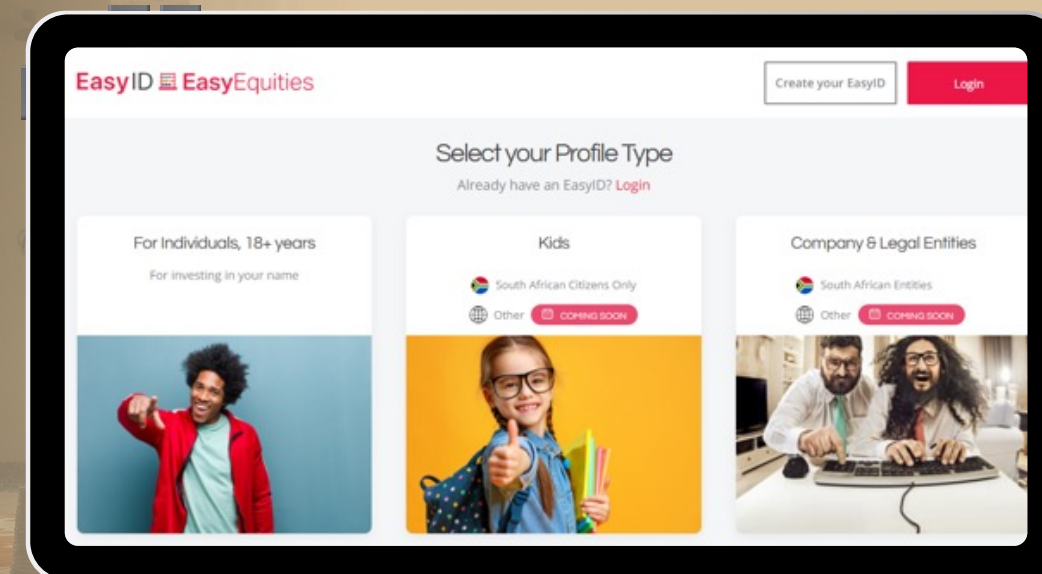
We're available exclusively through



Signing up

Register / signup for EasyEquities at this link. If registering, ensure you have the following on hand:

- Copy of your ID
- Proof of residence



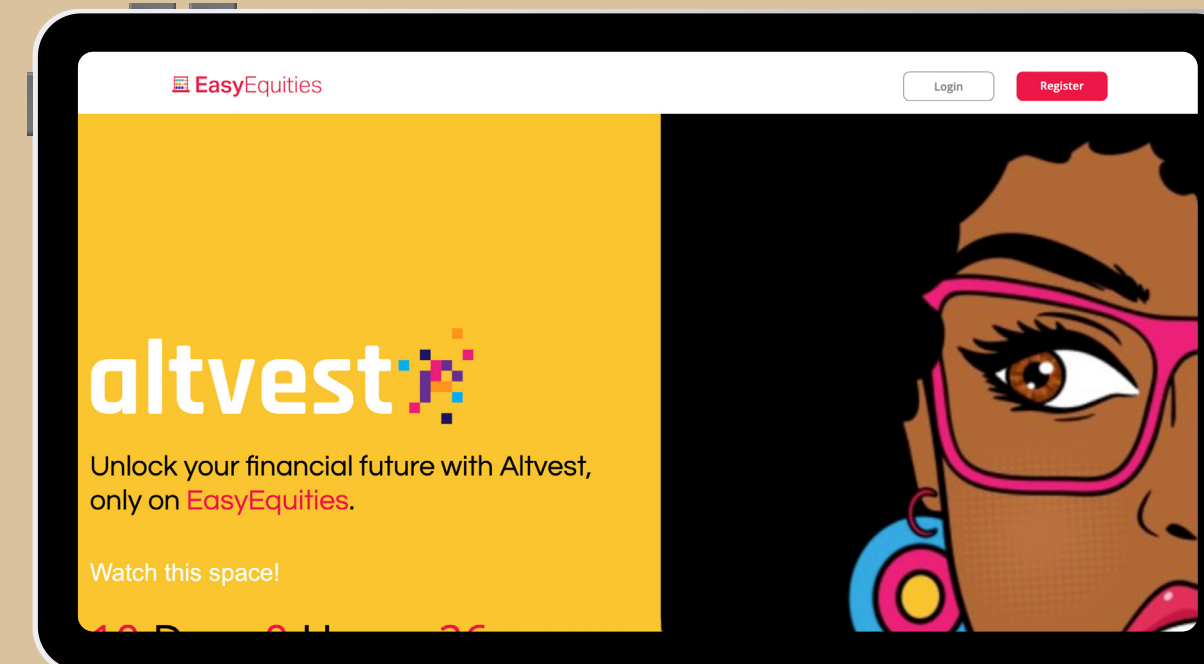
How to invest

Each of our opportunities will be available on: <https://campaign.easyequities.co.za/altvest>

CLICK HERE

- Umganu – share code: ALVA; ISIN: ZAE000338422

You need to select the amount you wish to invest, the shares you want to buy, and our system will calculate the number of shares you can purchase



Key documents to review

Annual report



Prospectus



EasyEquities is an authorised FSP (FSP22588) and a licensed ODP (ODP44)

How to reach us

Email: info@altvestcapital.co.za

