



**Infinity Invest**

Your Gateway to Property Investment



# What is **Infinity Invest**?

**Infinity Invest** is a property portfolio company comprising of self storage and commercial properties

**Infinity Invest** will be the holding company of 2 property companies within the group

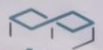
**Infinity Storage** will consist of all the self storage properties

**Infinity Properties** will consist of all commercial properties

The portfolio will be well diverse in various property sectors, enabling Infinity Invest to grow a highly stable, profitable and low risk property portfolio, providing good returns to shareholders on a consistent basis.





  
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# Who uses storage?



Homeowners  
revamping their homes



Homeowners and  
tenants downscaling



People who are  
relocating



Businesses in need of  
additional space for  
stock or equipment



Businesses Downscaling

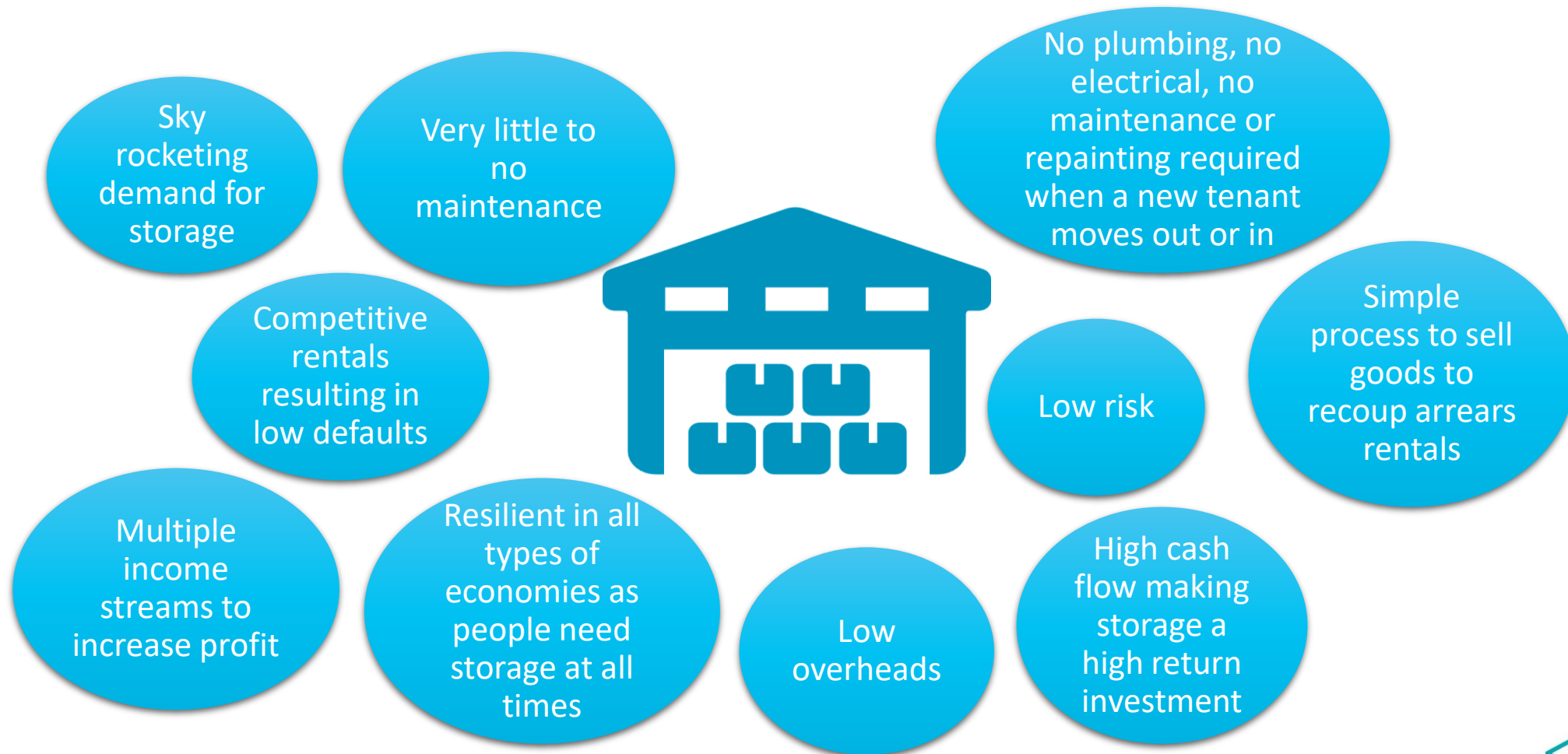


Seasonal visitors in and  
out of town



Families affected by  
divorce or death

# Storage as an Investment



# | Infinity Storage Fact Sheet

Number of units current  
544

Average occupancy  
for last 12 months  
98%

Property Size  
20 234m<sup>2</sup>

GLA  
10 800m<sup>2</sup>

Ave Rental Rate  
R 63,60 pm<sup>2</sup>

Number of units on  
Completion  
706

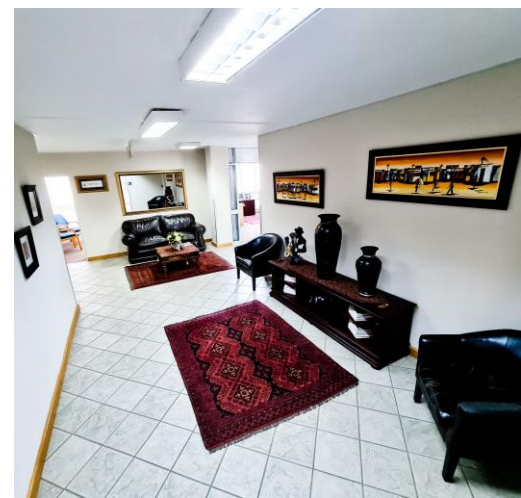
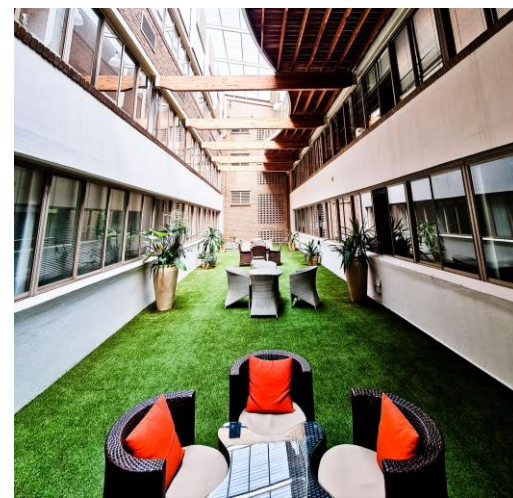
Completion of  
remaining units in  
2022

Average Tenant  
Stay  
18 months



# Infinity Properties





# | Infinity Properties Fact Sheet

GLA

Offices 3 606m<sup>2</sup>

Retail 873m<sup>2</sup>

Average Rental

R 85/m<sup>2</sup>

Occupancy

86%

Average Lease  
Term

36 Months

Deposit per  
Tenant

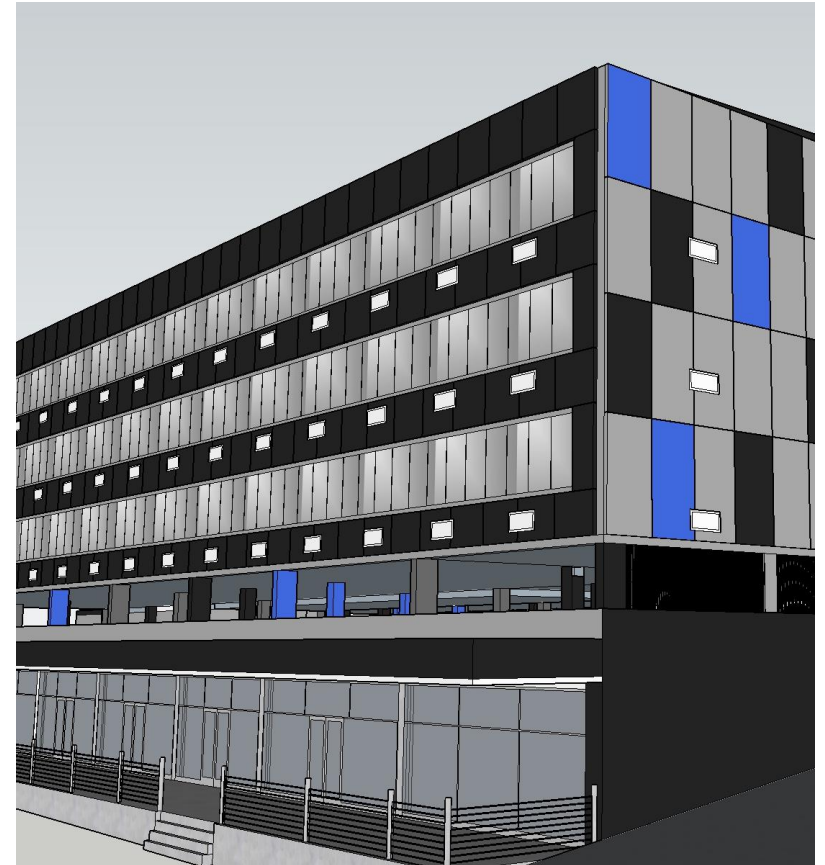
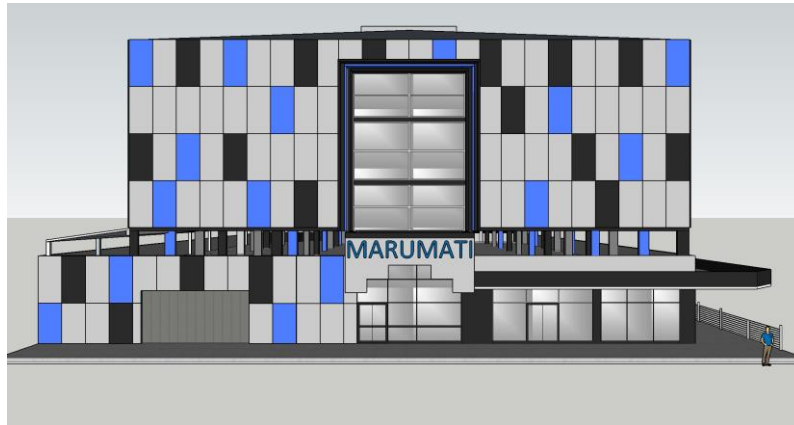
Min 2 Months

Target Occupancy  
September 2022

93%

Parkings

85

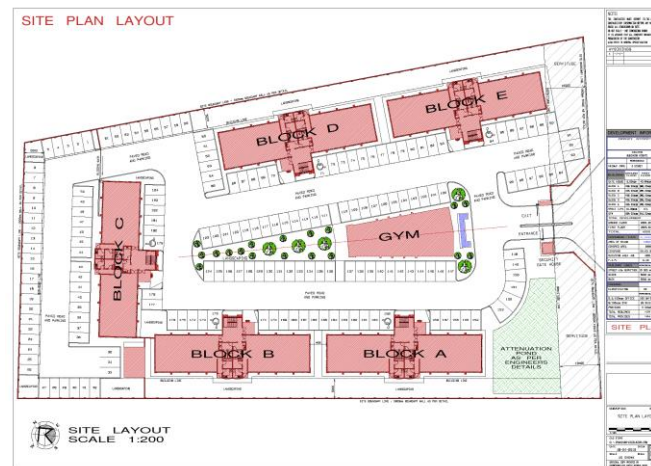
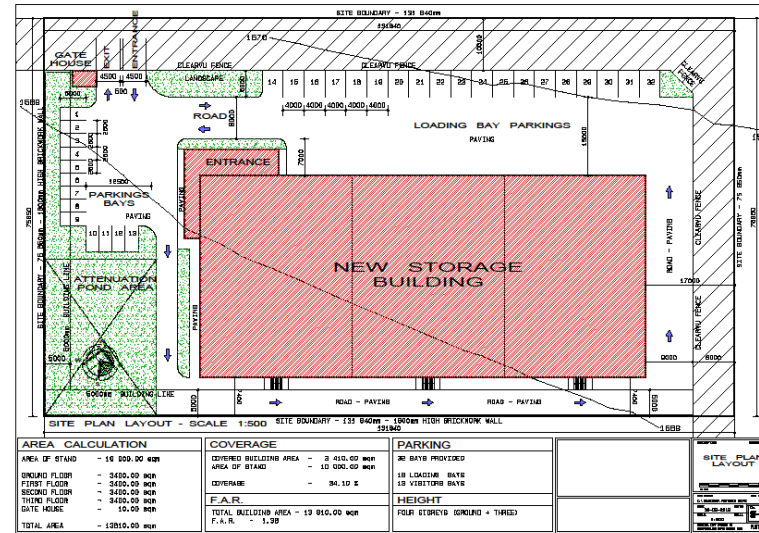


# Revamped look - Marumati

Phase 1 Lower level was completed in October 2020  
Phase 2 Upper level to be completed in 2023

# Pipeline

- 3 Properties adding 22 178 m<sup>2</sup> to the portfolio
- 4 559 m<sup>2</sup> Offices
- 4 009 m<sup>2</sup> Commercial and Industrial Logistics Warehouses
- 13 610 m<sup>2</sup> Self Storage



From current 19 127m2 to  
41 305m2 by end 23/24

2 Properties to 5  
properties by end  
March 2024

Diverse property  
portfolio making it  
a resilient  
investment

Projected  
dividends  
between 6.7% &  
9.6%

Secured future  
developments

High demand for  
self storage in  
South Africa

NAV projected to  
grow from R4.48  
to R13.91 within 4  
to 5 years



# Infinity Invest

## Green Efficiency

All Buildings to have motion sensors and LED lighting reducing electrical consumption

Infinity Storage to run on solar by end 2022

Infinity Storage uses borehole water for daily usage

Marumati – 80% of the buildings lights have been converted to LED globes

Marumati - Borehole location identified. This water will be used for bathrooms and daily cleaning resulting in additional savings.

All pipeline buildings will have a target of 50% for water and electrical consumption through renewable resources



# Infinity Invest

## Portfolio Info

|                                     | Current         | Pipeline     | Total                                                                 |
|-------------------------------------|-----------------|--------------|-----------------------------------------------------------------------|
| Portfolio                           | 2               | 3            | 5                                                                     |
| Property Valuation*                 | R108,95 Million | R191 Million | R297 Million                                                          |
| Building Size                       | 19 127 m2       | 22 178m2     | 41 305m2                                                              |
| Ave Property Size                   | 9 563 m2        | 7 393m2      | 8 478m2                                                               |
| Total Occupancy                     | 90%             |              |                                                                       |
| Long Term Occupancy                 | 97%             | 92%          | 94%                                                                   |
| Average Rental                      | R74,30/m2       | R95m2        | R100m2                                                                |
| Expected Yield 12 months            |                 |              | 8.5%                                                                  |
| Expected Yield 3 years              |                 |              | 12,5%                                                                 |
| Average length of stay Self Storage |                 |              | 18.5 months                                                           |
| Average Lease Commercial            |                 |              | 36 months                                                             |
| Portfolio Breakdown %               |                 |              | 61,22% Storage<br>25,47% Industrial<br>10,72% Offices<br>2,59% Retail |

\*Valuation done by Independent Valuator

### **Rob Ribeiro – CEO**

Rob founded Infinity Storage in 2013 with the acquisition of the first property and is the CEO of the Infinity Invest Group. Rob holds a diploma in Business Management and certificates in Property Development and Investment as well as Property Management, from the University of the Cape Town and began his career in the financial services industry. Leading the organisation to achieve its vision and mission, Rob is a key driver in the development and strategic direction of the group.

### **Luis De Olim – MD**

Luis is one of the founding members of the Infinity Invest Group alongside Rob and Mauro and is one of the driving forces within the Group. Luis holds a BCom Management degree and started his career in the financial services industry.

Luis focuses on the group's operational management, developing and executing the operations strategy as well as the property management of the current and emerging group portfolio. Apart from his extensive experience in the financial services industry, Luis also has five years experience in the property industry.

### **Mauro Abreu – FD**

Mauro qualified as an AGA(SA) in 2015 and has a background in financial Management, General Business Management, Auditing and Accounting. After completing his articles with L Reyneke & Associates Inc., Mauro was promoted to a Senior Auditor with a diverse client base before choosing to continue his career within the financial services sector.

Mauro has been involved in managing the finance team of Infinity Storage and Infinity Properties from the date of inception of these companies and is a co-founder and the financial director of the Infinity Invest Group.

### **Christian Trumpelmann – Independent Non-Executive Director and Chairman**

Christian holds a B.Com Law degree from the University of Pretoria. In 1995, Christian joined Italtile Limited (“Italtile”) as a store manager and in 2002 was appointed to the board of directors of Italtile as the Chief Operating Officer. He served on the board of directors of Italtile until 2006 and subsequently went on to own 22 CTM and Top T franchises.

### **Kobus Van Niekerk - Independent Non-Executive Director**

Kobus holds an LLB degree from the University of Pretoria and was admitted as an attorney of the High Court of South Africa in 2009. He is currently a practicing attorney and since 2010 is a director of both CMV Legal Consulting (Pty) Ltd and JI van Niekerk Incorporated Attorneys. Kobus specialises in commercial law.

### **Gilberto Ribeiro – Independent Non-Executive Director and Chairman of the Audit Committee**

Gilberto holds a BCom Economics degree from the University of South Africa. He commenced his career as a customer service executive with International SOS (AEA International Holdings Pte. Ltd.), where he managed local and global client accounts. After nine months as a Business Development Manager for Usangu Logistics T Ltd, Gilberto joined the Shoprite group of companies as a Trainee Property Manager.

In 2018 Gilberto was promoted to Property Manager for the Shoprite group in Angola where he is currently the head of the Property Management Division, with over 18 shopping centres and 50 residential units under his supervision, thereby managing the division’s operational, financial, and leasing activities worth over \$200 million.

# Infinity Invest

## Financial Info – Historical and Forecast

| Period                      | 19-20          | 20-21         | 21-22         | 22-23          | 23-24          | 24-25          |
|-----------------------------|----------------|---------------|---------------|----------------|----------------|----------------|
| Year                        | 1              | 2             | 3             | 4              | 5              | 6              |
| Revenue                     | R2 865 612,23  | R5 480 915,69 | R8 913 561,15 | R12 454 286,64 | R18 681 429,96 | R27 956 216,43 |
| Operating Expenses          | R4 166 411,02  | R5 523 472,12 | R5 488 718,97 | R6 392 503,54  | R7 881 753,67  | R12 569 929,28 |
| Nett Operating Income (NOI) | -R1 477 092,41 | -R42 556,43   | R3 424 842,18 | R6 061 783,10  | R10 799 676,28 | R15 386 287,14 |

|                                     |            |
|-------------------------------------|------------|
| Property Valuation                  | R108,95m   |
| Shares                              | 21 350 647 |
| NAV per share                       | 5,10       |
| Discount to NAV Valaution IPO       | R95,63m    |
| Shares                              | 21 350 647 |
| NAV per Share (discounted 12,5%)    | 4,48       |
| Future NAV Forecast                 | R297m      |
| Shares                              | 21 350 647 |
| NAV per share (within 3 to 5 years) | 13,91      |

# Infinity Invest

## Capital Raise Summary

Total Value of Portfolio

**R108 950 000**

Issued Shares

**21 350 647**

shares @ R 4,48 per share incl 12,5% discount on NAV

Financial Year End is

**February**

**Bi-Annual Dividend**

Private placement of

**12 279 584**

shares Raising

**R55 000 000**

Minimum of

**R100 000**

( 22 321 shares) per applicant in respect of share purchase

# Next Step?

**Infinity Invest** is a property portfolio company comprising of self storage and commercial properties and is geared for the future.

**Infinity Invest** would love to hear from you and provide you with the next steps on becoming a shareholder in the fast-growing property group

Contact us on [info@infinitygrp.co.za](mailto:info@infinitygrp.co.za)

Or email [rob@infinitygrp.co.za](mailto:rob@infinitygrp.co.za)

Or [luis@infinitygrp.co.za](mailto:luis@infinitygrp.co.za)

