Infinity Invest Group
Your Gateway to Property Investment

The summary contains information regarding **Infinity Invest** and its Subsidiaries and is in respect of an Offer to raise R55 million in aggregate, through the issue of approximately 12.3 million Shares, at an indicative Issue Price of R4.48 per Share has been used.

Highlights of the Offer

- Great capital growth prospects. NAV per share projected to grow from R4.48 to R13.91
- Projected dividends to be between 6.7% and 9.6%

Details of the Offer

Approximately 12.3 million shares will be issued in terms of the Offer in the event that it is fully subscribed, at an Issue Price of R4.48 per share, in order to enable the Company to raise approximately R55 million.

Applicants should note that the main purpose of the Offer is to provide investors, over the long term, with an opportunity to participate in the income streams and future capital growth of Infinity Invest and its Subsidiaries, to provide capital to reduce expensive interest-bearing borrowings of the Group and to develop the Group's assets.

Property Valuation	R 108,95M
Shares	21 350 647
NAV per share	5,10
Discount to NAV Valuation IPO	R 95,63m
Shares	21 350 647
NAV per Share	4,48 (discounted 12,5%)
Future NAV Forecast	R 297M
Shares	21 350 647
NAV per share	13,91 (within 3 to 5 years)

Infinity Invest is a holding company with two wholly owned Subsidiaries, namely:

Infinity Storage which owns, as its primary asset, a self-storage facility in Akasia, Pretoria North with the gross building area measuring a total of 14 648m² and with an occupancy average of 98% for the preceding year. In addition to the immoveable self-storage property, **Infinity Storage** owns a number of trailers for use by/rental to tenants generating additional income and offers packaging and moving supplies for purchase at the facility by tenants and non-tenants with an online store on the Infinity Storage website servicing buyers from all over the country.

Infinity Properties which owns, as its primary asset an office and retail building located in Rietfontein, Pretoria, held for third party rental and comprising 4 479m² of lettable space comprising of 3,606m² office space and 873 m² of retail space. **Infinity Properties** commenced with leasing out the building to third party tenants in December 2019, 3 months before the worldwide pandemic and even with the perceived uncertainty around office space during the pandemic has a current occupancy rate of 86% with a target occupancy rate of 93% by September 2022.

The focus for the next five years is to grow the portfolio predominately with self-storage and industrial warehousing units as good opportunities arise and the demand for storage and industrial continues to grow.

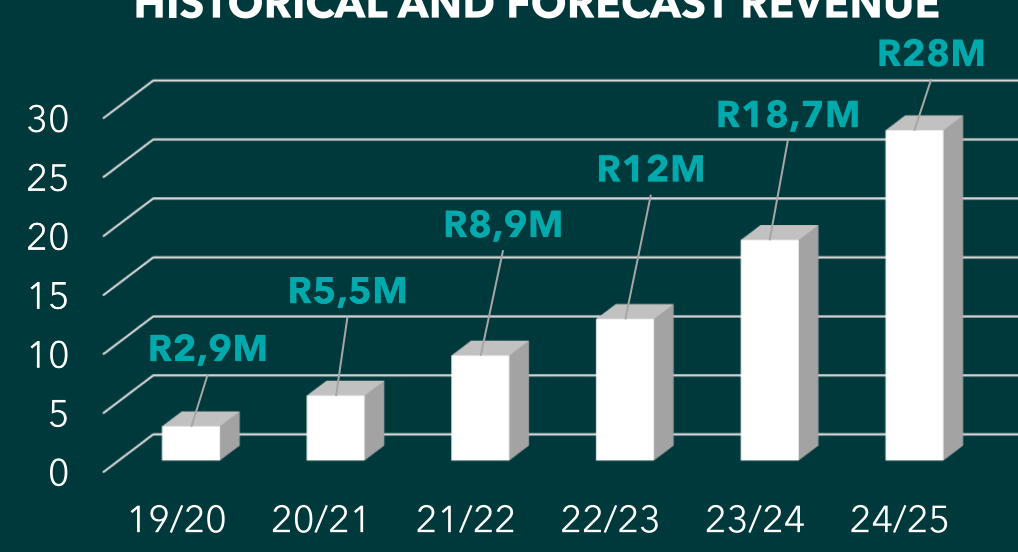
The Infinity Invest Board has substantial experience in running various businesses from listed to private entities and it is this guidance from the Board and audit committee that will ensure that the Group adheres to the highest standards of corporate governance and reaches annual targets.

Portfolio Summary

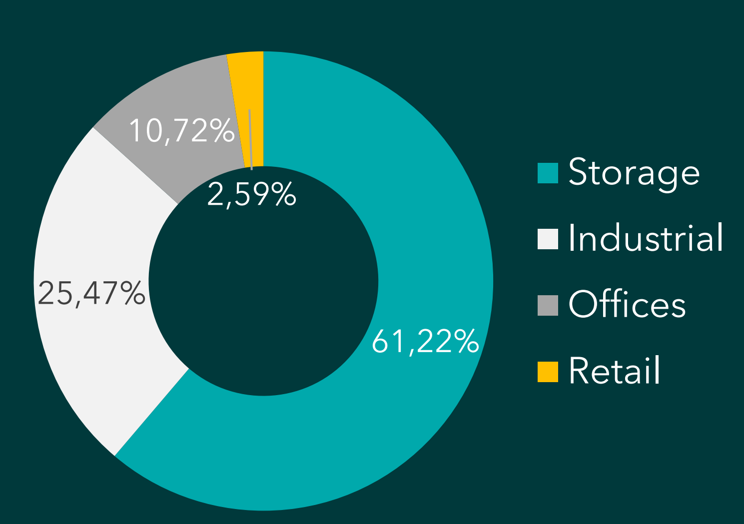
	Current	Pipeline	Total
Portfolio	2	3	5
Property Valuation*	R108.95 million	R191 million	R297 million
Building Size	19 127m2	22 178m2	41 305m2
Ave Property Size	9 563m2	7 393m2	8 478m2
Total Current Occupancy	90%		
Occupancy Target	97%	92%	94%
Average Rental	R74.30m2	R95m2	R100m2
Expected Yield 12 months			8.5%
Expected Yield 3 years			12.5%
Average length of stay Self Storage			18.5 months
Average Lease Commercial			36 months
Portfolio Breakdown %	71.19% Storage	52.66% Storage	61.22% Storage
	23.19% Offices	47.34% Industrial	25.47% Industrial
	5.61% Retail		10.72% Offices
			2.59% Retail

*Valuation done by Independent Valuator

HISTORICAL AND FORECAST REVENUE



TOTAL PORTFOLIO



3 Year Forecast Infinity Invest Group

Period	22-23	23-24	24-25
Year	2	3	4
Revenue	R 12 454 286,64	R 18 681 429,96	R 27 956 216,43
Operating Expenses	R 6 392 503,54	R 7 881 753,67	R 12 569 929,28
Nett Operating Profit (NOI)	R 6 061 783,10	R 10 799 676,28	R 15 386 287,14
Dividends Return per Share*		30.35c per share	43.23c per share

*Dividends based on the board declaring 60% of net profits as dividends and 40% of net profits to be used for future growth

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