

## Investment Fact Sheet

Altvest Bambanani  
4AVBAM

### Asset overview

- Bambanani is a family-focused restaurant based, operating for over 14 years in Melville, Johannesburg
- Its unique value offering is pairing a sophisticated adult-dining experience with childcare, safe play areas and children's entertainment
- The restaurant has developed a strong local brand and network of passionate guests, many of whom visit several times a month for years.
- Bambanani currently owns the property that they operate on, and seeks financing to refurb and expand their existing restaurant, and later roll out new locations in strategic locations

### Investment highlights

- Existing and future restaurants and properties are included in the investment structure, so investors benefit from strong-performing restaurants and are protected against the full losses from underperforming locations
- Strategic investors will form part of the "Advisory Committee", where they will be able to provide input on the future direction of Bambanani and develop an operational understanding of the business
- Bambanani has remained cashflow positive over the past two years, despite unfavourable economic conditions and covid restrictions.

### Investment information

Category	Ordinary Share
Exchange	Cape Town Stock Exchange (CTSE)
Instrument code	4AVUMG
Maximum issuance	ZAR 15 000 000
Listing price per share	ZAR 1.50
Management fees	1% of investment during book building; 5% of capital gain upon disposal of underlying investment; ZAR 150 000 platform management fee (shared across all shareholders based on weighted shareholding)
Bookbuilding launch date	28 November 2022
Listing date	12 December 2022
Risk profile	Aggressive

### Forecasted Returns

IRR Matrix	Key assumptions		Target weekday occupancy*				
	Target Friday Occupancy*	Timing of new location	40%	45%	50%	55%	60%
Growth case	75%	Q1 2023	12.7%	13.3%	13.8%	14.4%	15.0%
Expected Case	65%	Midway through 2023	12.2%	12.8%	13.3%	13.9%	14.5%
Conservative case	50%	End 2023	11.5%	12.1%	12.7%	13.3%	13.9%

### Expected community-use benefits

Shareholders will be able to drive strategy and operations based on investment

- Tier 1 investors (> R1 million) receive all tier 2 & 3 benefits and will join the Bambanani Advisory and Business Intelligence team to guide and assist with strategic decisions and expansion strategy
- Tier 2 investors (between R250k - R1 million) receive all tier 3 benefits and will vote on the Bambanani think tank that rewards ideas from the community. They will also have first invite to try new restaurants / menus
- Tier 3 investors (Up to R250k) will receive Loyalty discounts on existing Bambanani memberships, receive access to all investor events and entry to Think Tank competitions

### How do I invest?

- This investment is available ahead of listing on the Cape Town Stock Exchange and A2X via their registered brokerages, and will be available to trade from listing day
- To access the shares via A-trade, you need to open an A-trade account. Following the creation of an A-trade account, go to <https://atrade.co.za/#/>, and navigate to the "Pre-list opportunities tab"
- To access these shares via A2X, you can use any of their registered brokers. You can access this list of brokers on <https://www.a2x.co.za/a2x-approved-brokers/>
- For any questions/additional information/support needed to open an Atrade account, reach out to [info@altvestcapital.co.za](mailto:info@altvestcapital.co.za)

\* Occupancy is scaled up each year from observed FY2022 levels according to an applicable CAGR to achieve the targeted occupancy in FY2027

