



Thathomom Pty Ltd

Background

Thathomom is a property development company based in Gauteng province

Thathomom is currently involved with a property development pipeline of R140m in Johannesburg and another one in Pretoria West, these 2 developments are both in student accommodation which is in high demand in South Africa and a very resilient property asset class during the Covid-19 pandemic with a projected resounding turnaround post the Covid impact.

We are currently undertaking pre-feasibility due diligence for another 280 student beds in the Doornfontein area of Johannesburg. This development will add R40m to the existing pipeline asset base taking the group to a projected R180m property portfolio by end of 2023.

The Johannesburg development is a brownfield, within walking distance from Wits University consisting of 84 units/flats which are 6 stories high, it will be fully equipped with internet, a study facility, recreational spaces, and there will be retail shops on the ground floor...it will be operational by July 2022.

The Pretoria development is a greenfield, closer to the Tshwane University of Technology consisting of 77 units which will be the operational beginning of the academic 2023.

The projected total number of beds by the beginning of 2023 is 1015 student beds, 427 of the total student beds are expected to come online in July 2022, with the balance coming onboard around February 2023.

Further Thathomom has raised R62m in total investment value through the Section12J equity raising vehicle facilitated by the Impact Empowerment Ventures for the SARS financial periods 2020 and 2021, another R89,9m was raised for the SARS financial period 2022 when the section12j sunset clause expired on the 30 June 2021.

The Section12J total capital raise of just over R151m will enable Thathomom to double its asset base over the next 5 years.

Financials

Thathomom's financials are projections of what they aim to achieve through the funding received under the 12J investment opportunity.



S12J Funds raised

The above-mentioned company has raised funds via the S12J SARS approved funding mechanism. Below is the table of the funds raised and expected returns via SARS

The return rate via SARS has been 80% and more to date.

Dates	Nominal	Assumption of SARS Refund.
2022	R90 Million	R30 Million

Impact Empowerment Venture through an SPV will represent the investment interests of the S12J investors.

Directors

Co-founding directors of Thathomo are Messrs Thabo Mongoato and Freddy Ramela.

Mr Thabo Mongoato is a seasoned business leader with over 20 years of work experience, some of the senior roles occupied by Mr Mongoato were in the FMCG sector (South African Breweries and Coca Cola Shanduka Beverages) as well as a Managing Executive at Vodacom. Mr Mongoato holds a BPharm degree from UCT and an MBA from the University of Kwazulu Natal.

Mr Freddy Ramela previously worked in the retail sector and before joining the property development on a full-time basis 3 years ago was in the aviation industry working for the South African Airways. Mr Ramela holds a marketing qualification.