



Zerust Business Profile

The Zeerust Student Accommodation project is focused on investment in rural student accommodation. The project is situated in Lehurutshe village, north of Zeerust. The project is in support of the local TVET college. This is regarded as a high-impact investment into the village. The TVET college is currently underutilized for the main reason of lack of accommodation. The limited available accommodation is run-down, and most students are accommodated in unaccredited yard backyard rooms that are not conducive to learning and education.

The provision of quality, accredited student accommodation will have several positive impacts within Lehurutshe and surrounding communities. The TVET college will be able to improve its utilisation of its facilities, as accommodation constraints will be alleviated. This improves the opportunities for young people to access tertiary education in remote areas. This reduces the problems of young people leaving rural areas in search of opportunities and upliftment through education. The investment will also generate additional local economic multipliers within Lehurutshe including development of retail opportunities.

The development of an Incubation facility will also help students to monetise the skills that they develop in the TVET college rather than being job seekers once graduated.

The economic merits of the project are to leverage the lower land costs compared with urban opportunities in the metro areas. Alternative building methods (Agrimat accredited) will further reduce the costs of the provision of quality accommodation.

The investment required is R50 million for a 500-bed facility.

The project is also to develop a proof of concept to draw in further investment into other rural communities around South Africa.

Financial Analysis

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
2022	-