

BLACK
BRICK

BLACKBRICK FORESHORE PROPERTY INVESTOR INFORMATION PACK

The forecasts presented are made on market opinion. The Seller nor the Agent, provides a warranty or guarantee regarding the accuracy or completeness of any information which has been made available regarding these forecasts.

Why BlackBrick?

BlackBrick is building a global network of urban villages for our growing community of digital nomads to live and work freely between cities.

Who We Are.

BlackBrick has established itself as the fastest growing apartment hotel network in Africa with over R1 billion in sales since our inception in 2019. As a brand with a strong investor focus, we have completed 3 buildings in Joburg and Cape Town with another 4 buildings currently under development. BlackBrick offers astute investors a hands-free solution delivering maximum yields and long term capital growth.

Our Edge.

- Network effect; as an investor, you have access to all BlackBrick facilities nationwide.
- **10 Free days*** for hotel investors, and 15% off all reservations made through the network.
- We are a **360-degree platform** that designs, develops, and operates the product post completion at a stage where other developers typically remove themselves from a project.
- We are the first developers to provide investors with **managed services** that allow guests and residents total freedom in terms of duration of stay, resulting in a higher than market return on your investment.

The BlackBrick Network.



Invest in Proven Success.



BlackBrick Foreshore has been operating since July 2021, consistently outperforming the Cape Town hotel market. **We have sold 87% of the 101 hotel apartments.** Now is your opportunity to invest in one of the 14 remaining apartments.

88%

BlackBrick
Foreshore Average
Occupancy

68%

Cape Town Hotel
Average Occupancy

The hotel partnership explained.



- To ensure smooth operations of the building, all short term letting is undertaken by BlackBrick.
- In order to join our short-term letting management service you will be required to purchase our furniture package.
- BlackBrick takes care of all marketing and logistics to do with short-term letting. At the end of the month, we deduct all of the expenses and the 15% BlackBrick management fee.

An aerial photograph of Cape Town, South Africa, showing a dense urban landscape with numerous high-rise buildings and residential areas. In the background, the iconic Table Mountain is visible, partially shrouded in white clouds. The sky is a clear, deep blue. The overall scene is captured from a high vantage point, looking down on the city.

WELCOME TO THE CENTRE OF CAPE TOWN

Invest in a Growing Economy.

The Western Cape.



For the first time ever **Cape Town is now outstripping Johannesburg** in economic growth and the Western Cape's annual building plans passed at the end of 2022, exceeded those of Gauteng for the first time in recorded history.

According to John Loos, FNB's Commercial Property Finance Economist, "Cape Town is a good location to buy an investment property. The real estate market in the city has **high-growth potential**, ensuring a good return on investment when you're ready to sell your property."

Loos believes the shift in relative share of the development market away from Gauteng towards the Western Cape, points towards a longer term **"economy shift" towards the coastal regions.**

Jackie Smith, head of Buyers Trust (a subsidiary of the ooba Group) says the Western Cape is currently the region **experiencing the most home buying activity**. It is also the region which has the highest average deposit coming in at 17%. The national average for a deposit on a property is 7.8%.

Building a Product for Digital Nomads.



At BlackBrick, we're breaking down investment barriers with flexible living and working options that meet the lifestyles of a **new generation of mobile citizens**.

Our integrated living-working spaces offer the freedom to **customise your life**- from short stays to long stays without any contracts tying you down.

In line with global trends, our spaces are designed for both work and life after work- giving our members across the platform a unique opportunity to **remain dedicated to their craft while exploring the city**.

A recent study by Nestpick.com reports that global populations of digital nomads have risen to a staggering **35 million individuals, creating an economic benefit worth near \$800 billion annually**.

This signals the start of a burgeoning '**subscription living**' movement, allowing those who are location-independent for work more freedom and flexibility than ever before.

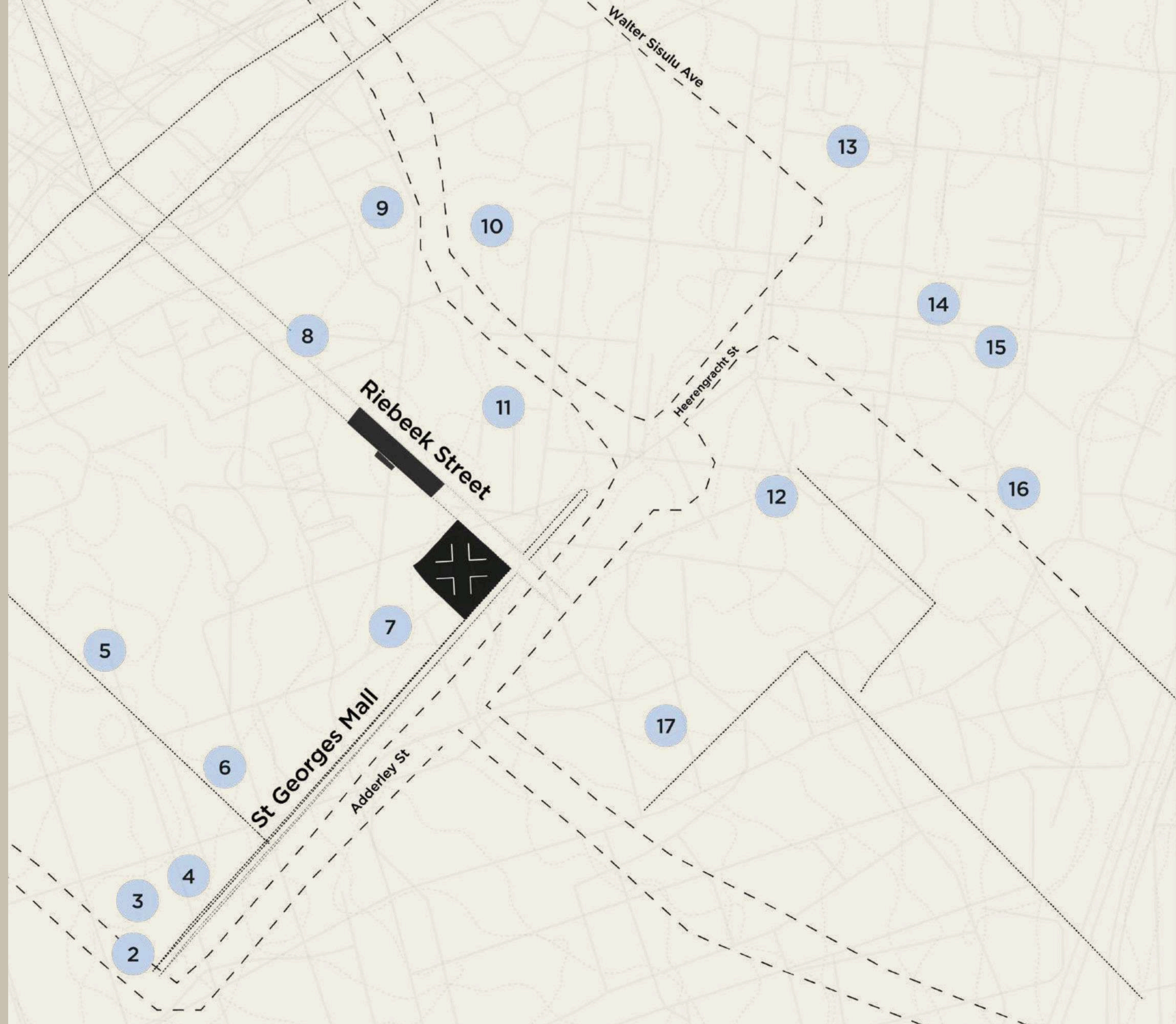
Of the 75 cities researched in this report, **Cape Town** ranks as one of the **most attractive destinations for digital nomads** looking to shape their own unique lifestyle; proving that this market don't need to limit themselves within traditional business hubs if they want high earning potential.

With its **increasing popularity** amongst aspiring professionals around the globe you can expect subscription living trends only grow stronger over time.

The Perfect Business Location.

The Neighbourhood.

- | | |
|--------------------------------|--|
| 1. The Company's Garden | 11. Standard Bank |
| 2. Mandela Rhodes Place | 12. Food Lover's Market |
| 3. Deluxe Coffeeworks | 13. CTICC |
| 4. Gorgeous George | 14. Naspers Centre |
| 5. The Shortmarket Club | 15. Netcare Christiaan Barnard Memorial Hospital |
| 6. Greenmarket Square | 16. Artscape Theatre Centre |
| 7. Avis | 17. Cape Town Station |
| 8. Bree Street First Thursdays | 18. Cape Town City Hall |
| 9. Rand Merchant Bank | |
| 10. Investec | |





**A LANDMARK BUILDING STEEPED IN
HERITAGE**



FORESHORE APARTMENT



OFFICE INTERIORS

The Modern Eye

ANNIE LEBOVITZ PILGRIMAGE

MIRROR WORLD

MIRROR WORLD

Essential FRANK LLOYD WRIGHT

PHOTO-JOURNALISM 1855 TO THE PRESENT

OBIE

100 WORKS OF ART THAT WILL SHOCK YOU

ROBERT A. M. STERN

History of Interior Design in Five

THE SECOND MACHINE AGE

Mindfulness for Creativity

DARE TO DO

WILL SHERMAN national intelligence

LONG WALK TO FREEDOM NELSON MANDELA



WORKING SPACE

BlackBrick Furnished Foreshore Pricelist.

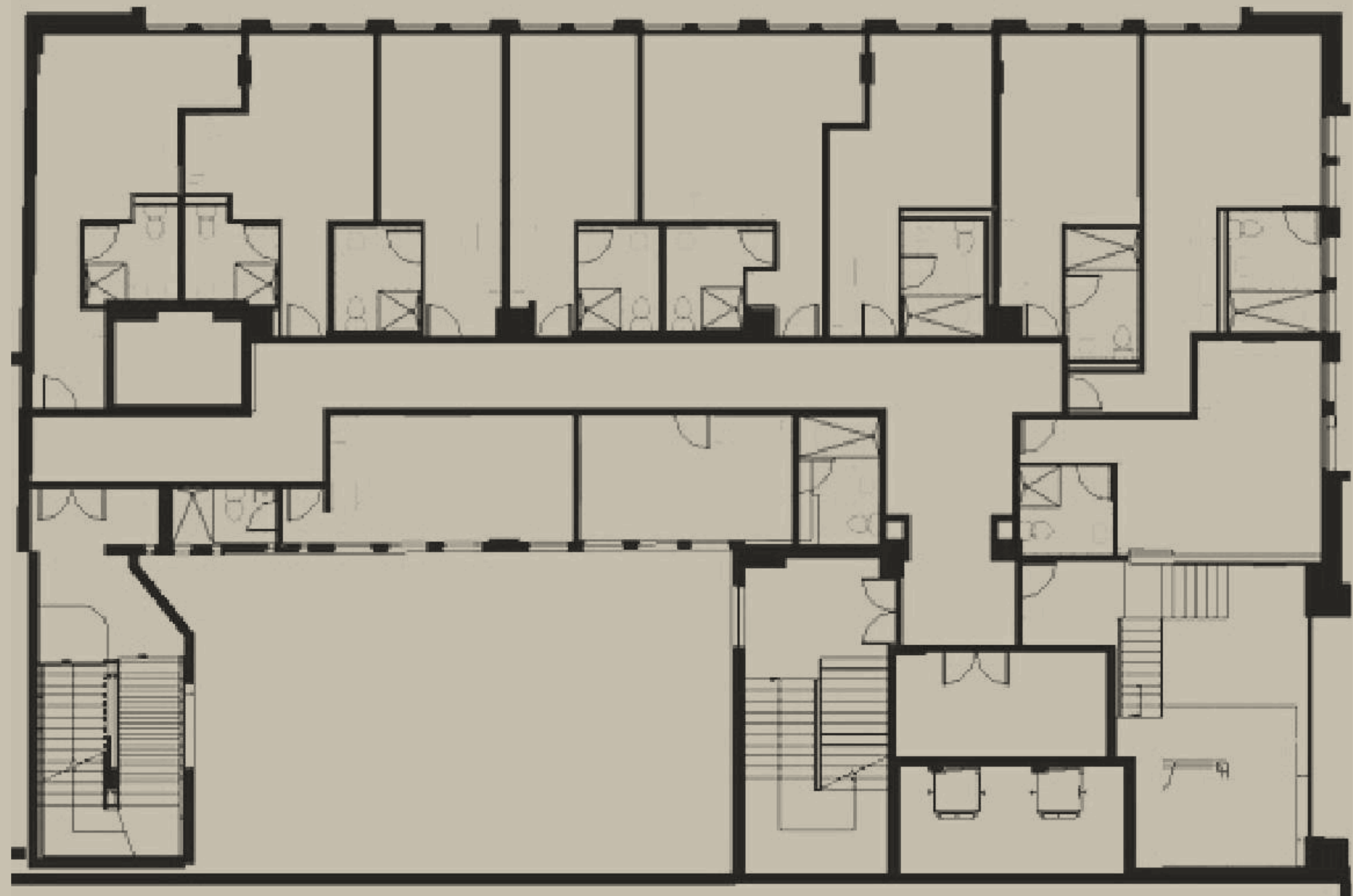
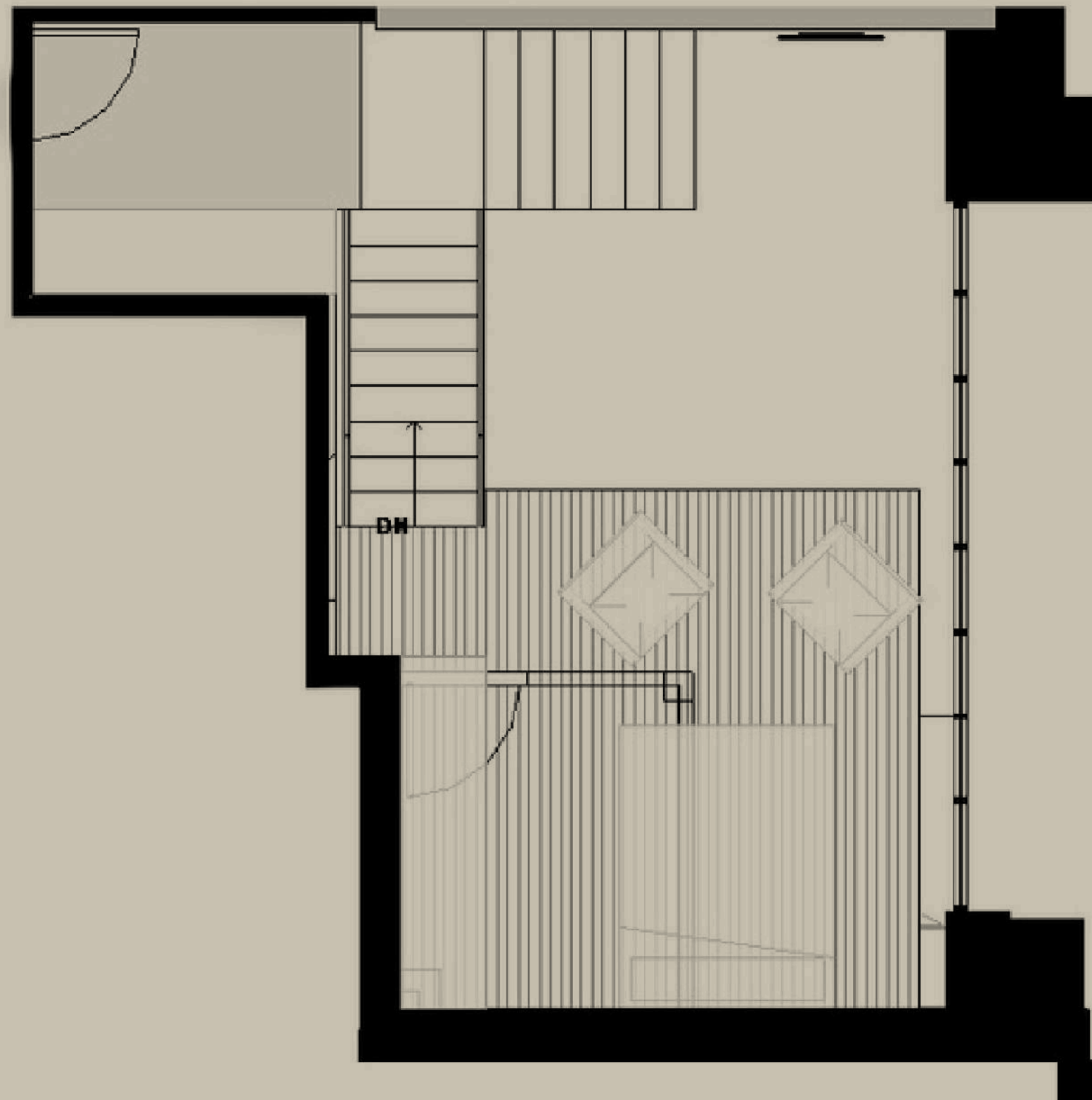
- Short term yield for 2023 projected at 9% (selected units come with a 10% first year rental guarantee).
- Long-Term Rental Option. You can also buy unfurnished and place a long term tenant. Yield for 2023 projected at 6%.

Unit Number	Total	Size
101	R2 245 000	51
103	R1 625 000	35
203	R1 495 000	35
303	R1 445 000	35
503	R1 545 000	35
601	R1 545 000	35
603	R1 625 000	35
701	R1 625 000	35
803	R1 625 000	35
810	R1 345 000	29
901	R2 200 000	39
904	R1 850 000	37
904	R2 500 000	50
905	R2 995 000	80

BlackBrick Unit 101.

51 Square meters

Ovenstone House Riebeeck St.



Actuals Past 8 Months.

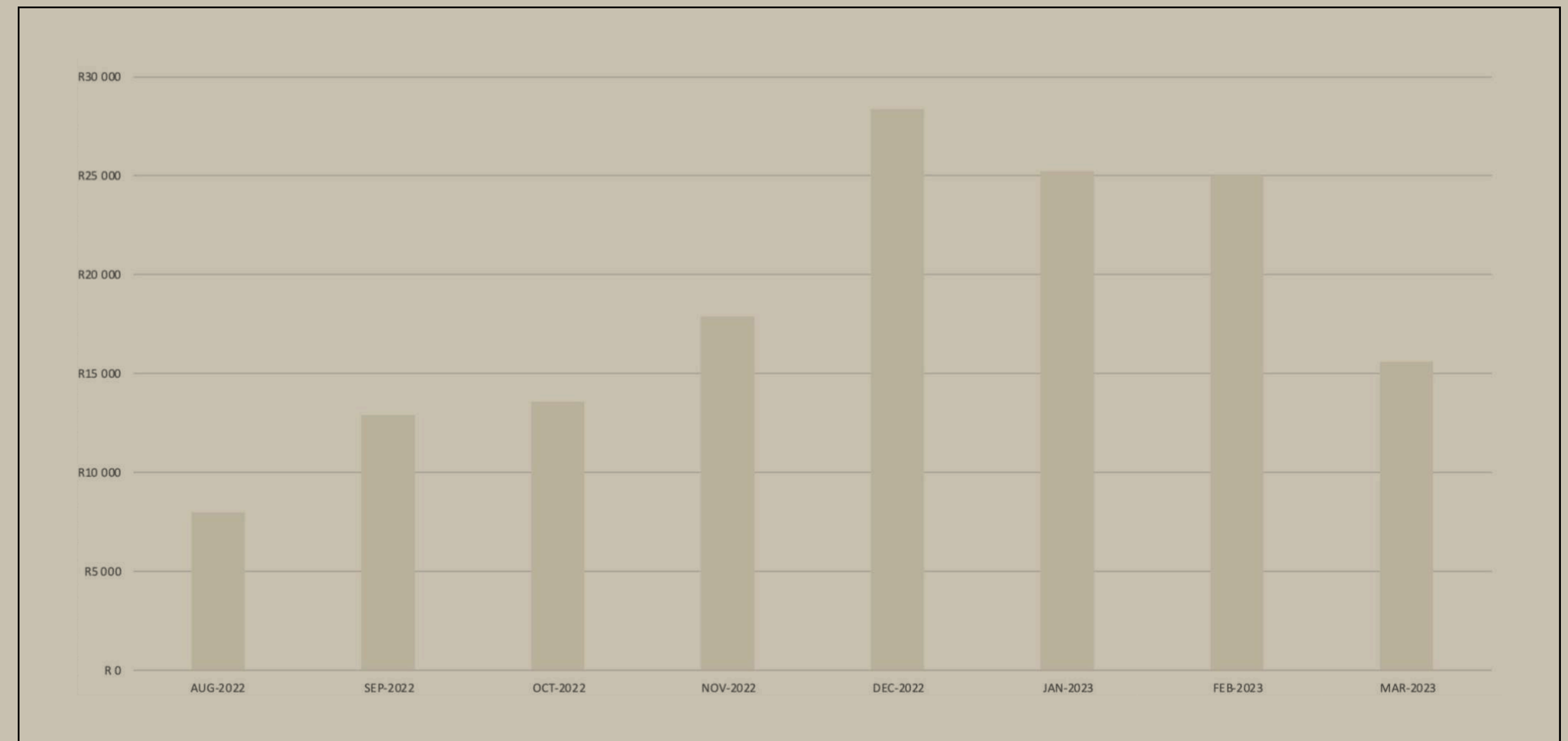
Month	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23
Total Distribution	R321 227	R500 119	R515 865	R673 210	R1 055 387	R942 949	R933 952	R600 644
Total Sqm in Partnertship	2052	1975	1937	1921	1897	1905	1903	1964
This Apartment Sqm	51	51	51	51	51	51	51	51
Percentage of Total Distributions	2,5%	2,6%	2,6%	2,7%	2,7%	2,7%	2,7%	2,6%
This Apartment Distribution	R7 984	R12 914	R13 582	R17 873	R28 374	R25 244	R25 030	R15 597

Projected average distribution for the next 12 months: **R19 211.**

Projected gross yield for the next 12 months: **9.6%** * excludes savings from UDZ tax incentive *

Occupancy % Achieved
August 72
September 83
October 88
November 96
December 80
January 98
February 97
March 74

Monthly Actual Return.



Penthouse Hotel Apartment.



Penthouse Hotel Apartment.



Penthouse Hotel Apartment.





STUDIO APARTMENT



STUDIO APARTMENT

ONCE YOU START UP
YOU CAN'T SWITCH OFF

FORESHORE MEETING ROOM





FORESHORE GYM



FORESHORE CINEMA ROOM



ROOFTOP



ROOFTOP MINI CONFERENCE



BLACKBRICK SANDTON

As an investor member, you get free access to
BlackBrick facilities in Sandton

BLACK
BRICK

22 Fredman Drive



BLACKBRICK SANDTON



BLACKBRICK SANDTON



BLACKBRICK SANDTON





THEATRE



WORK SPACES

CO-WORKING