

THE PRESIDENT'S LINKS GOLF ESTATE

Andrew van Schalkwyk
Director
The President's Links Golf Estate

 *Henley & Partners*

 **NIPDB**
National Investment Promotion & Development Board


PRESIDENT'S LINKS
- GOLF ESTATE -

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ABOUT US

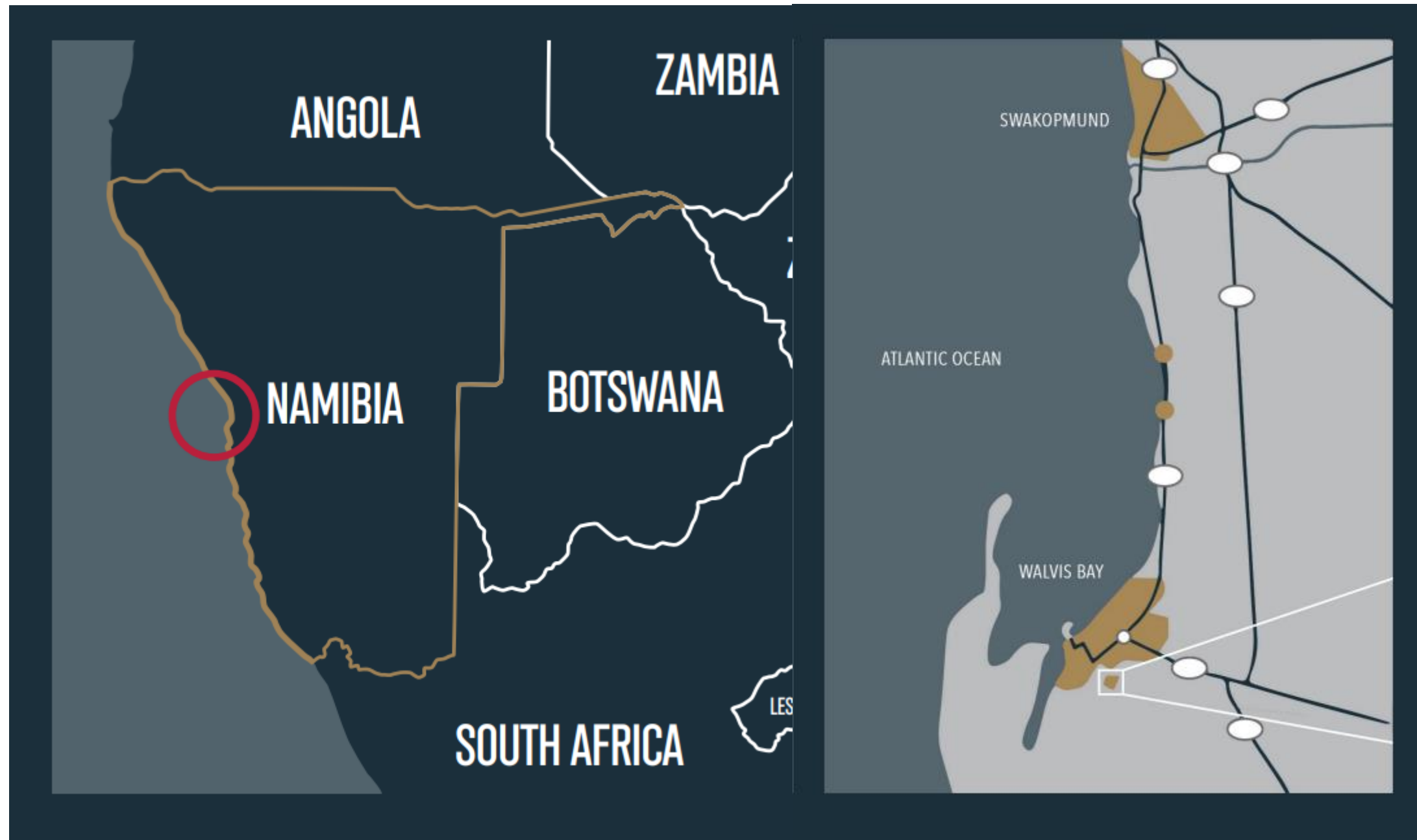
148ha multi-purpose estate to be built in Walvis Bay at a cost of USD420m



- Luxury villas (588 units)
- Retirement homes (71 units)
- Apartments
- Hotel
- Retail
- Medical facilities
- All alongside a golf course

ABOUT US

Catering to the burgeoning growth of Walvis Bay...



- Port growth – growing deep water port servicing shipping routes on West coast of Africa with Africa Global Logistics recently appointed to manage the Walvis Bay Multipurpose Bulk Terminal
- Green hydrogen developments – developments in Walvis Bay include a USD3.5b development by a CMBTech local JV, EUR250m Green Hydrogen Harbor planned by Port of Antwerp, other private projects
- Oil and gas exploration and development – discoveries by Shell, Total, Galp, Qatar Energies and BW Kudu with further exploration underway and most oil majors using Walvis Bay as key port
- Mining growth – new mines opening using Walvis Bay for exports including Osino gold mine and Bannerman uranium mine

ABOUT US

...and migration to Namibia as one of the top destinations to live in globally



Space

Second least densely populated country

Natural beauty

Wildlife

Opportunity

Set for growth
Source-based tax regime

Stability

Political and socio-economic
Strong institutions & rule of law

Quality of life

Safe
Affordable cost of living
Great weather & outdoor sport



MEET OUR TEAM



The President's Links Estate Board and Core Team



Andrew van Schalkwyk

A professional industrial engineer who specialised in design and project management before entering the property industry as a broker and developer. He has completed residential, commercial and industrial developments to the value of over N\$350-million.



Herman van der Merwe

Along with his partners in Namibia's biggest and oldest consulting engineering firm, Herman provided equity financing as well as technical design and costing input for the project. Windhoek Consulting Engineers has done more than N\$15-billion of work in the last 20 years only



Nelson Bokas

Besides studying accounting and being a business banker, he embarked in various business ventures, majoring in civil and structural construction projects since 2007, where he then matured into a low-cost turnkey property developer to the tune of N\$600-million.



Nicole Maske

Experienced finance and business professional developing game-changing Namibian ventures. Previously co-founded a Namibian private equity firm, worked at McKinsey & Company and qualified as an actuary and with a MBA from London Business School.

VALUE PROPOSITION

An Incredible Investment Opportunity



Strong market demand

- Walvis Bay's rapid growth with limited/no supply for secure living, high end residential, luxury hotel and retirement
- Namibia's attractiveness to increasing number of migrating wealthy
- Unique offering with affordable villas and a world-class Louis Oosthuizen golf course designed by Matkovich

Supported by experts

- Henley & Partners, the world leader in residency by investment with 35+ successful developments globally, are promoting villa sales
- Local top-notch team with track record of success developing the project
- Government support through the NIPDB

Unique structure

- Buyers of villas and retirement units able to receive work permits/permanent resident permits through unique structure
- Golf course is self-funding to ensure no reliance on golfers or levies for its upkeep
- Water secured by using effluent the Walvis Bay municipality is unable to treat

Incredible returns

- Total cost of USD420m across 2 phases with 1st phase the commercial section and 2nd the residential section
- ~80% project IRR with significant upside still available
- Opportunities for investors, developers and operators across the various sections of the estate

IDENTITY RECORD

148-hectare multi-purpose estate to be built in Walvis Bay at a cost of USD420m



Project Status

The President's Links Estate is a 148-hectare multi-purpose estate to be built at a cost of USD420m in Walvis Bay, Namibia, to cater for the burgeoning growth of Walvis Bay driven by the mining boom, port growth, oil and gas exploration and green hydrogen sector as well as the migration of the wealthy to Namibia from SA, Europe and the rest of the world. It boasts luxury villas, apartments, a retirement resort, a hotel, retail, and medical facilities, all alongside a golf course.



REGION

Erongo



LOCALITY

Walvis Bay



TOTAL CAPEX REQUIRED (USD)

USD 420 million



TOTAL WORKING CAPITAL REQUIRED (USD)

-



REVENUE STREAM 1

Hotel and Business Centre development



REVENUE STREAM 2

Apartment and retirement resort development



REVENUE STREAM 3

Residential villa sales

PROJECT PRESENTATION

148-hectare multi-purpose estate to be built in Walvis Bay at a cost of USD420m



Project Status

The Presidents Links Golf Estate is currently fundraising.

Key milestones achieved to date:

- Land allocation approved
- Township layout approved
- Preliminary design and planning complete, development plan underway
- Initial engineering designs complete for Villas

Purchase of the land will be finalized in Q3 2024 with servicing and development of Phase 1 set to commence thereafter.



TARGET MARKET

Tourists, Expatriates and People seeking Residency by Investment or retirement visas



INFRASTRUCTURE REQUIREMENTS

Servicing of land including water and electricity



SOCIO-ECONOMIC IMPACT

The project will create more than 1040 permanent and 2250 temporary jobs and will attract investors and high net worth individuals to the country



ADDITIONAL INFORMATION

Limited supply of secure high end residential and hospitality in Walvis Bay

FINANCIAL PERFORMANCE



TBD




JOIN US IN CREATING A FIRST FOR AFRICA

Andrew van Schalkwyk

One-one engagements with the project promoters, can be arranged via the Bench B2B App or by contacting Ms. Selona Kamendu at +2648 1425 499 (Whatsapp) or at selona.kamendu@nipdb.com

Nicole Maske

 Henley & Partners

 NIPDB


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