Developed by:

labellacasa

Our expertise. Infinite possibilities.

AUHF CAPITAL SPRINT – LUSAKA – 13 NOV 2026

Casablanca Mega City

9,800 smart homes, jobs, energy and services on 550 ha of Traditional Authority land in northern Tshwane

THE ASK

R1.9bn (≈US$112m) in equity and debt for the city's income-earning assets

Presented by Labellacasa

Building sustainable communities. Creating lasting economic value.



A CIDB 7GB turnkey developer, built to deliver



Belinda Aapies

Founder & CEO, Bella Casa Group

≈20 years in property development, including The Willows in Tembisa and the Reconstruction and Development Programme

- NHBRC: Best Woman Home Builder – Highly Commended
- Building Women / ABSA / IDC: Builder of the Year

CIDB 7GB

General building & turnkey property development

CIDB 6EP

Electrical wiring, meter boxes & DB boards

CIDB 6EC

Stormwater, plumbing, kerbs & civil works

Delivered communities

Residential developments at The Willows (Tembisa) and Xanadu (Mabopane)

Smart building systems

Sister company SIBS supplies the insulated panel building system used at Casablanca

CLIENTS

NHFC · Dept of Human Settlements · Dept of Home Affairs · Nelson Mandela Bay Municipality · Amatola Water · Anglo American · Mowana Properties

PROFESSIONAL TEAM

KMA Design Architects · GvS Associates (town planners) · Paul Kgole Projects (quantity surveyors)



Millions still live in unsafe, unserviced settlements

4,780
government-mapped informal settlement areas

500+
households in each settlement

1 in 6
SA households outside formal dwellings (Stats SA, 2024)

R500–1,000
monthly rent charged by illegal landlords

Unsafe structures
Hardboard, asbestos and corrugated iron that fail building regulations

Fire and health risks
Coal, paraffin, gas and illegal connections used for energy

No basic services
Little clean water or sanitation; waste runs into water sources

A strained power grid
Eskom capacity limits and load shedding demand energy-efficient homes

Upgrade in place: the Smart City initiative

01

Smart Home

A safe, energy-efficient insulated-panel home with solar power, smart meter and fibre

02

Smart Community

Schools, clinics, parks and services within walking distance

03

Smart City

A live–work–play economy: commerce, industry and agriculture on site

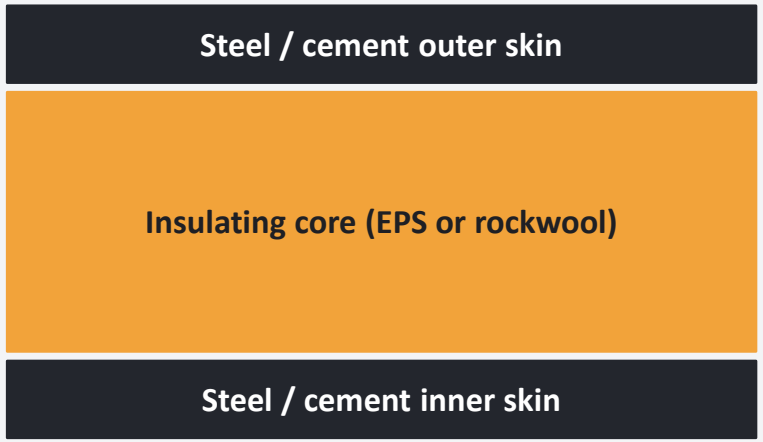
No uprooting
Communities are upgraded where they live, keeping their social fabric intact

Ready for government
A delivery vehicle for the RDP / BNG waiting list

Fast and self-sustaining
Quick to build, with its own power, water and local jobs

Insulated panels for rapid, low-cost construction

Insulated panel – cross-section



Prefabricated wall and roof panels, supplied by our sister company SIBS

Faster construction
Prefabricated panels speed up delivery of housing units

Lower cost, less waste
Reduced material costs and site wastage

Thermal efficiency
Superior insulation cuts energy use and eases the grid

Fire-resistant & durable
Improved fire resistance and structural strength

Lower carbon
Reduced environmental impact and emissions

Scalable
Deployable across South Africa and sub-Saharan Africa

Beyond housing: commercial · industrial · agricultural · schools · healthcare · cold storage – multiple revenue streams, not one sector

Not a housing estate – a working city on one site

9,800

homes: 4,500 + 5,300 (2 phases)

550 ha

Traditional Authority land

R7.6bn

total investment (US$450m)

Botshabelo, City of Tshwane (Pretoria, Gauteng) – Soshanguve–Hammanskraal–Soutpan corridor

Ten integrated components

- Smart homes
- Bulk roads & services
- Water & wastewater
- Solar microgrid
- ICT & fibre
- Commercial centre
- Industrial park
- Agri & agro-processing
- Schools & clinic
- Skills centre

Phase 1 housing mix: 4,500 homes across every income level

20%
RDP
Fully subsidised free government home
900 homes

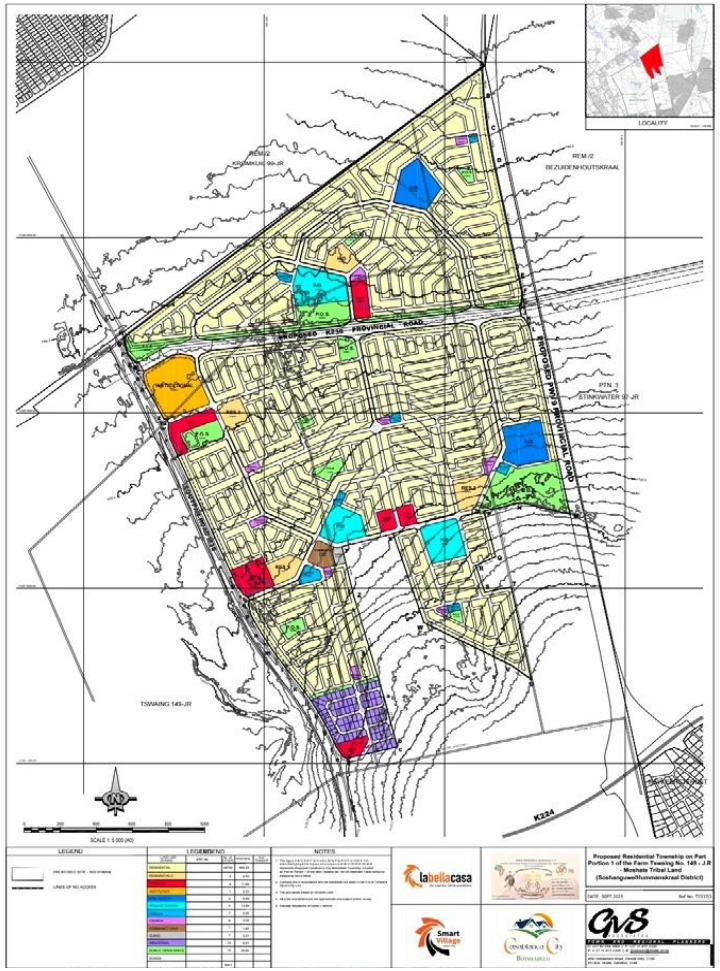
55%
FLIPS / FHF
First Home Finance: subsidy of up to 50% towards the home-loan deposit
2,475 homes

20%
Bank bonded
Standard bank home loan
900 homes

5%
Rental
Subsidy covers ≈25% of standard rent
225 homes

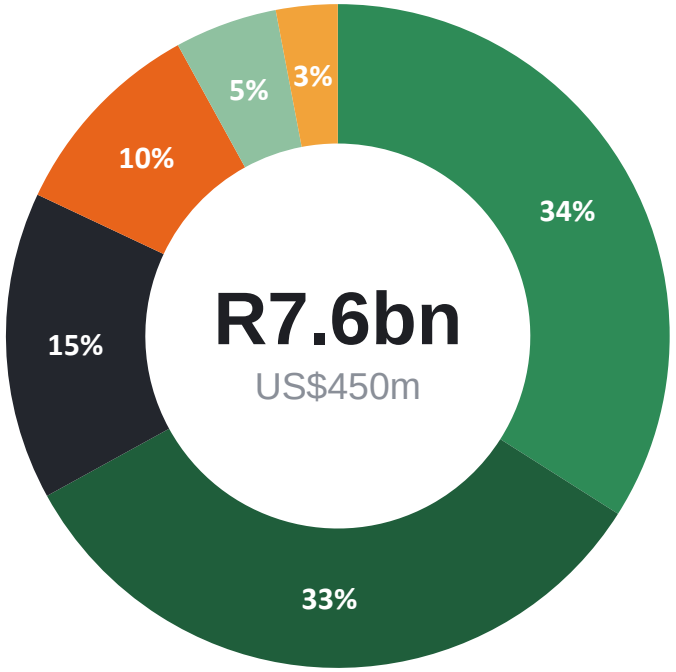
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Phase 1 ready: land secured, layout final



- **Land: 550 ha Traditional Authority allocation** – Secured — COMPLETE
- **Site Development Plan** – Layout finalised — COMPLETE
- **Geotechnical study** – Soil analysis complete — COMPLETE
- **Stakeholder engagement** – Phase 1 complete — COMPLETE
- **Township zoning approval** – Documentation ready for submission — READY
- **Environmental Impact Assessment** – Ongoing — IN PROGRESS
- **Engineering design & infrastructure** – Ongoing — IN PROGRESS
- **Bulk services coordination** – Planning ongoing — IN PROGRESS

Subsidy builds homes; private capital builds businesses



Source	%	ZAR	USD	What it funds
Subsidy – Phase 1	34%	R2.645bn	$155.7m	Phase 1 homes (4,500)
Subsidy – Phase 2	33%	R2.445bn	$150.7m	Phase 2 homes (5,300)
Debt funding	15%	R1.14bn	$67.1m	Utilities, commercial & industrial assets
Private equity	10%	R760m	$44.7m	Commercial, industrial, solar & water
Infrastructure grants	5%	R380m	$22.4m	Bulk services & social facilities
Land contribution	3%	R228m	$13.4m	550 ha from the Traditional Authority
Total project cost	**100%**	**R7.6bn**	**$450m**	

Only 25% is commercial capital – and it funds only income-earning assets. Subsidised homes carry no debt. Held in a holding company with an SPV per component.

Homes, jobs and a new economic node in Tshwane

9,800
dignified homes over two phases

2,000+
direct jobs, plus thousands indirect

≈10%
of Northern Tshwane's 93,491-unit backlog

233,760
households on Tshwane's housing backlog

Economic growth

- Economic development zones for SMEs and local entrepreneurs
- Retail, industrial and logistics expansion
- Agriculture and agro-processing value chains

Sustainability

- Solar microgrids cut household energy costs
- Wastewater recycled for agriculture
- Green construction reduces waste and emissions

Community

- Schools, clinics and halls within walking distance
- Eases pressure on informal settlements
- Skills centre for youth training

Aligned with the National Development Plan (NDP) 2030

The ask: R1.9bn to build the city's income-earning assets

AMOUNT	**R1.9bn (≈US$112m)**
INSTRUMENT	R760m private equity + R1.14bn debt – open to DFI blended structures
USE OF FUNDS	Solar microgrid, water & wastewater utility, fibre, commercial centre, industrial park, agri hubs
MILESTONE	Phase 1 construction: 4,500 homes running on the city's own power, water and fibre
IN PLACE	550 ha land (R228m) contributed; layout, geotech and Phase 1 community engagement complete

Multi-stream revenue
Six income streams – ≈R266m a year at stabilisation

Risk mitigation
Secured land, CIDB 7GB in-house delivery, subsidy carries the social housing

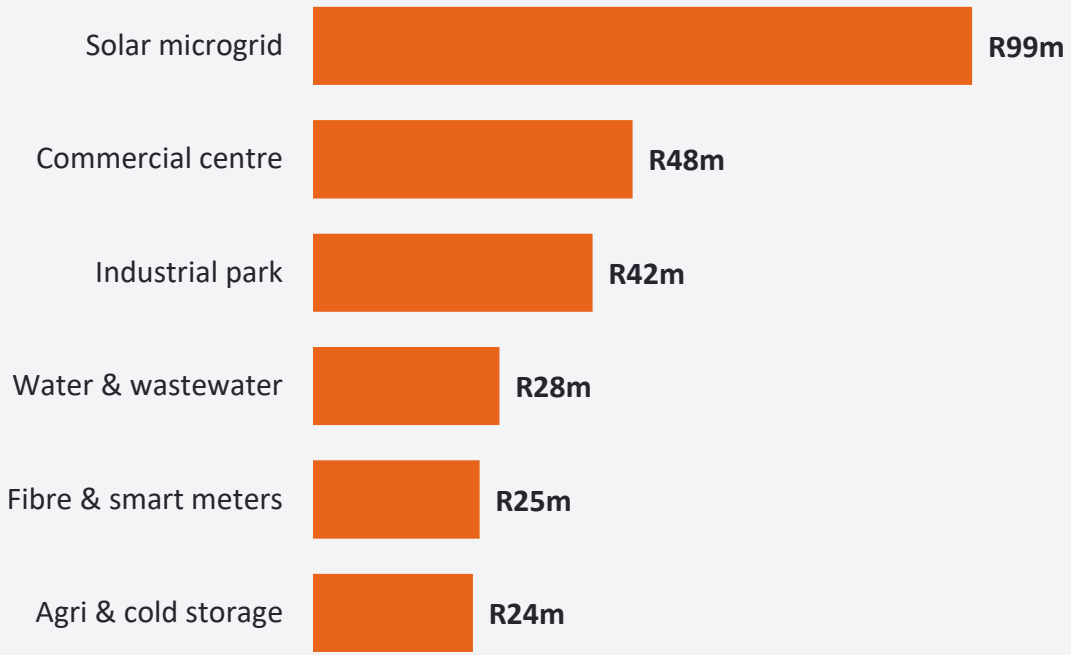
Scalable model
Repeatable on Traditional Authority land across SA and African corridors

Impact & legacy
Measurable homes, jobs and services in one flagship smart city

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Six revenue streams, ≈19% equity IRR

R266m a year stabilised revenue (year 6, 2026 rand)



19%
Equity IRR
post-tax, 20 years incl. exit value

15%
Project IRR
unlevered, post-tax

10.7%
ROI – yield on cost
R203m NOI ÷ R1.9bn

3.9x
Equity multiple
20 years, before exit value

Year 11
Equity payback
from first drawdown

1.6x
Debt service cover
first full repayment year

Indicative 20-year model of the R1.9bn tranche – nominal, 5% escalation, debt at 11%, 27% tax, 11% exit cap rate. Assumptions in the appendix; to be confirmed by the project's financial model.

"**Casablanca Mega City** is our flagship development—a blueprint for a scalable, replicable and bankable smart-city model across Traditional Authority land, South Africa's strategic growth corridors and broader African markets."
Aligned with **UN SDG 11**: Sustainable Cities and Communities, the project advances **Target 11.1** by delivering adequate, safe and affordable housing and essential basic services, in support of the 2030 Agenda.





OUR VISION

ONE MILLION HOMEOWNERS BY 2030 - ACROSS AFRICA