

Lango Fact Sheet

Lango is a real estate company focused on generating compelling and sustainable investor returns through the acquisition and management of prime commercial real estate assets in key gateway cities across the African continent.

- Originally jointly established between Ninety One (previously Investec Asset Management) and Growthpoint Properties, Lango commenced operations in March 2018.
- The business has since demonstrated significant growth and is emerging as a leader in the asset class in Africa, with assets on its balance sheet in excess of \$600million.
- Lango ultimately aims to catalyse the capital market for real estate as an asset class in Africa and intends to list on a recognised Stock Exchange over the medium term.

General Overview

| Sector focus | AUM | No. of countries | No. of assets | GLA | No. of tenants | Targeted distribution | Liquidity |
|-----------------------------|------------|------------------|---------------|-----------------------|----------------|-----------------------|-----------------|
| Office, Retail & Industrial | c.US\$600m | 4 | 11 | 153,844m ² | c.237 | 6 Monthly | Listing by 2026 |

Lango's Value Proposition

- Aiming for compelling and sustainable returns
- **Attractive entry point into 'gateway' cities**
- Portfolio diversification benefits
- **Socio-economic impact**

Scalable, private REIT-like structure

Target 13-16% net IRR in US\$ return

5-8% p.a. dividend yield (Half yearly)

c.98% Hard Currency Lease

c.4 years Average lease term

A-Grade Quality buildings

Investment Overview

Specific focus is placed on investing into major cities and their key sector-specific nodes, which offer attractive and sustainable growth potential.

Characteristics of investment destinations:

- Economically attractive
- Strong growth prospects and demographics
- Politically democratic
- Effective legal systems
- Land title certainty and transparency
- Enabling business environment
- Availability of moderate gearing, to enhance return potential

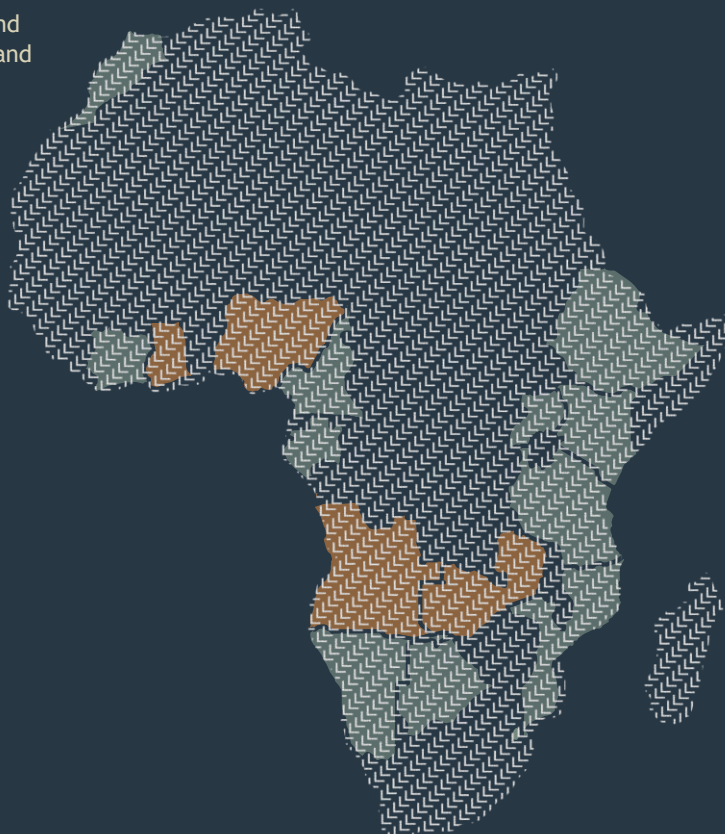
Key

■ Countries invested in by Lango:

Ghana Zambia
Nigeria Angola

■ Other mandated countries:

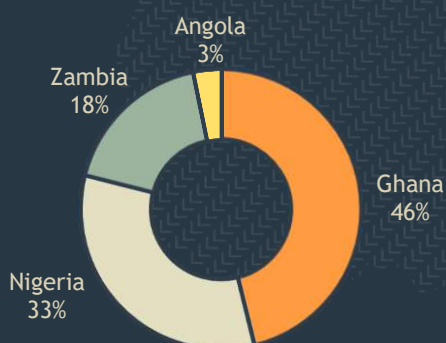
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Cote d'Ivoire Kenya
Ethiopia Morocco
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Namibia



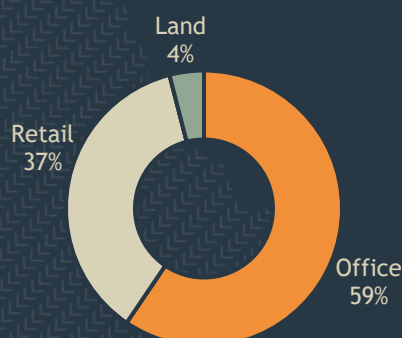
Portfolio Overview

| Asset | Geography | Sector | GLA |
|--------------------------------------|----------------|--------|----------------|
| The Wings | Lagos, Nigeria | Office | 26,896 |
| Manda Hill Centre | Lusaka, Zambia | Retail | 39,951 |
| Stanbic Heights | Accra, Ghana | Office | 20,126 |
| Accra Financial Centre | Accra, Ghana | Office | 13,960 |
| Standard Chartered Building | Accra, Ghana | Office | 12,113 |
| Achimota Retail Centre | Accra, Ghana | Retail | 15,324 |
| Junction Mall | Accra, Ghana | Retail | 11,187 |
| Circle Mall | Lagos, Nigeria | Retail | 14,287 |
| Patriota | Luanda, Angola | Land | - |
| Muxima | Luanda, Angola | Land | - |
| Royal Gardens | Lagos, Nigeria | Land | - |
| Total (Attributable to Lango) | | | 153,844 |

Geographic Diversification



Sector Diversification



Tenant Diversification

Lango has a diversified retail and office portfolio in Lusaka, Accra and Lagos, providing high quality accommodation to International and local tenants. Lango tenants include the following:



Corporate details

Board of Directors

Valentine Chitalu
Estienne de Klerk
Craig McKenzie
Yan Ng
Thomas Reilly*
Eric Weirich*
**Executive Director*

Contact information

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