

Student Property Investment

South Africa's Hidden Property Goldmine



ABOUT THE DEVELOPMENT

At Nova Growth, we specialize in developing purpose-built student accommodation, partnering with public investors in the sector. Leveraging our extensive experience and deep customer insights, we create best-in-class buildings that are practical, efficient, and innovative, setting new standards in student living.



FEATURES

Our focus is to create cutting edge architecture and collaborative social and work environments which delivers high occupancy levels and strong returns for investors.

Deep knowledge of the sector allows us to design and build PBSA that provides the student population with the services, experiences and living environments they demand. By raising the bar in all areas we create a standard of accommodation which is every student's first choice in one of the fastest growing South African property sectors.

Dear Valued Investors

We're thrilled to announce the launch of Nova Growth Limited's second public offering for our 822-bed Purpose-Built Student Accommodation (PBSA) project in Pretoria North, starting today, 1 August 2025, and closing once R22 million has been raised. This is your chance to invest in South Africa's booming student housing market or increase your stake in this high-yield, socially impactful project!

01 Offering Details

- Share Price: R1,100 per share (one-time payment, no minimum purchase).
- Projected Returns: 9.8%–18% annual ROI, with 10 shares expected to grow to R17,555.10–R21,179.60 by 2030.
- Investment Period: 5 years (2025–2030), with dividends starting ~2027 (leasing phase).
- Exit Strategy: Buyback option at maturity (~2030), valued by independent third-party valuation.
- Purpose: Fund the completion of our 822-bed PBSA near Tshwane University of Technology, addressing South Africa's 250,000-bed student housing shortage.

02 Why Invest Again or Join Now?

- High Returns: 9.8%–18% ROI outperforms traditional rentals (7–9% yields), driven by 98% occupancy and 6.5% rental growth.
- Accessible Entry: Start with just R1,100, perfect for diversifying your property portfolio.
- Secure Structure: CIPC-vetted, with funds in a regulated escrow account and my experience on the CIPC Prospectus Vetting Committee ensuring compliance.
- Social Impact: Empower underserved students with premium amenities (en-suite rooms, Wi-Fi, 24/7 security), aligning with ESG goals.
- Proven Interest: Many investors joined the first offering, reflecting strong trust.

03 How to Invest

- Review the updated prospectus: <https://novagrowth.co.za/Final-Prospectus.pdf>
- Submit your application: <https://novagrowth.co.za/NG-Application-Form.pdf>.
- Contact us to discuss your investment or increase your shareholding.

With only less times left, act now to secure your shares! Existing shareholders can boost their returns, and new investors can join a proven opportunity. We deeply appreciate your partnership and trust. Let's build a brighter future together!

Best regards,
Nova Growth Team

Type of shares available

Share Table		5 years Projected Return on Investment	
No (Shares)	Price (R)	9.8% (R)	
1	1,100.00	1,755.51	
2	2,200.00	3,511.03	
3	3,300.00	5,256.54	
4	4,400.00	7,022.06	
5	5,500.00	8,777.57	
6	6,600.00	10,533.09	
7	7,700.00	12,288.60	
8	8,800.00	14,044.11	
9	9,900.00	15,799.63	
No (Shares)	Price (R)	14% (R)	
10	11,000.00	21,179.56	
15	16,500.00	31,769.34	
20	22,000.00	42,359.12	
50	55,000.00	105,897.80	
No (Shares)	Price (R)	16% (R)	
91	100,100.00	210,244.20	
200	220,000.00	462,075.16	
400	440,000.00	924,150.33	
500	550,000.00	1,155,187.91	
909	999,900.00	2,100,131.62	
No (Shares)	Price (R)	18% (R)	
910	1,000,100.00	2,102,442.00	

PHONE
081 464 7059

ADDRESS
Broadacres, Johannesburg

EMAIL
invest@novagrowth.co.za

Investment Opportunity

South Africa's severe shortage of student accommodation presents a lucrative opportunity for property investors. The shortage has been making headlines for years. Nova Growth would like to offer investors the opportunity to purchase shares for the Purpose Built Student Accommodation investment. These properties will be rented out university students.

The net annual return will be paid to investors.

Financial Targets

- Total Cost Per Bed - R 320,000.00 (R225,000.00)
- Total Number of Beds - 822
- Total Cost of Development - R185,000,000.00

Expected monthly income per Bed

- Per bed - R4500.00
- At 98% Occupancy - R3,627,000.00 per month
- Minimum Investment - R11,000.00
- Return on Investment - 9.8 - 18%

	2026/27	2027/28	2027/29	2029/30
<i>Gross Profit Margin</i>	98,10%	98,10%	98,10%	98,10%
<i>Turnover</i>	R36 990 000,00	R36 990 000,00	R40 319 100,00	R43 947 819,00
<i>Cost Of Sales</i>	R720 000,00	R720 000,00	R784 800,00	R855 432,00
<i>Gross Profit</i>	R36 270 000,00	R36 270 000,00	R39 534 300,00	R43 092 387,00
<i>Less : Operating Expenses</i>	R8 855 112,00	R8 855 112,00	R9 504 267,00	R10 278 124,21
<i>EBITDA</i>	R2 279 183,62	R27 414 888,00	R30 030 033,00	R32 814 262,79
<i>Depreciation</i>	R5 183 873,20	R5 183 873,20	R5 183 873,20	R5 183 873,20
<i>Finance Cost- Senior Debt</i>	R20 081 353,35	R19 463 211,76	R19 096 853,21	R18 686 070,27
<i>Finance Cost-Motor Vehicle</i>	R129 522,17	R138 877,91	R81 608,52	R52 584,72
<i>Net Profit Taxation</i>	R2 279 183,62	R2 906 680,95	R5 783 665,11	R8 996 904,04
<i>27% Taxation</i>				-
<i>Net Profit /(Loss)</i>	R1 663 804,04	R2 121 877,09	R4 222 075,53	R5 029 655,57
<i>Other Income-Grant</i>				
<i>Net Profit / Loss</i>	1 663 804.04	R2 121 877,09	R4 222 075,53	R5 029 655,57
<i>Net Profit/ loss Margin</i>	4%	5.7%	10.5%	11.4%

PHONE
081 464 7059

ADDRESS
Broadacres, Johannesburg

EMAIL
invest@novagrowth.co.za



22
BEDS
8
BEDS

Our developments include The Orchards Palace, Soshanguve South, and Soshanguve North.





500
BEDS

Our developments include The Orchards Palace, Soshanguve South, and Soshanguve North.





1080
BEDS

Our developments include The Orchards Palace, Soshanguve South, and Soshanguve North.



14%

TARGETED ROI



STARTING FROM : R11,000



NOVA GROWTH

STUDENT ACCOMMODATION

16%

TARGETED ROI



STARTING FROM : R100,000



NOVA GROWTH

STUDENT ACCOMMODATION

18%

TARGETED ROI



STARTING FROM : R1,000,000



NOVA GROWTH

STUDENT ACCOMMODATION



CONTACT US

Whatever your query, our team is available to assist. Please contact us and we'll get back to you as soon as possible

Nova Growth

invest@novagrowth.co.za

+27 (0) 81 464 7059

Broadacres, Johannesburg, 2021

