



PITCHDECK



Dear Investor

We are pleased to present an exciting investment opportunity in CMC-01 Village, a ground breaking project to redefine urban living in Limpopo Province.

CMC-01 Village a flagship initiative by Cecil Matlou City (Pty) Ltd, represents the pioneering efforts of the leadership team in establishing new townships geared towards industrialised, self-sustainable communities. Spanning an impressive 309 hectares of meticulously planned development, where CMC-01 Village epitomises innovation, inclusivity, and progress.

Residential Area (200 hectares): 2,473 free-standing residential homes, 2,700 family apartments, and 2,440 bachelor units.

Commercial Area (109 hectares): Retail and office space, industrial parks, hotels, schools, sports facilities, and various other amenities. Along with commercial, retail, and offices spaces set to employ and serve an additional 1,000 individuals. CMC-01 Village is positioned to become a vibrant epicentre of activity and opportunity.

Moreover, our comprehensive development plan encompasses a diverse array of amenities and facilities, including secure residential estates, industrial parks, educational institutions, healthcare services, recreational areas, and commercial hubs.

We have committed R24,262,567 (USD \$1,385,617.38) to secure the land, rezoning, and various feasibility studies and reports.

We seek strategic partnerships with forward-thinking investors who share our commitment to innovation, sustainability, and social responsibility. We are looking for an equity investor of R6,644,467.40 to finalize the zoning (studies), followed by R11,384,662.00 for land infrastructure planning including fence, security.

Your partnership will not only provide crucial financial support, but also align you with a visionary project poised to shape the future of urban living in South Africa. Upon completion, the estimated total value of the CMC-01 Village will be R589.3B (USD \$33.29B).

Should you require any further information or wish to discuss this proposal in greater detail, please do not hesitate to contact us at your earliest convenience.



Michael Alan Bowman

CMC-01 Village - CEO

THE OPPORTUNITY



The Opportunity

Project Name: CMC-01 Smart Village (Limpopo, South Africa)

Location: Surrounding Molepo Dam and on Road D4040, the project spans 309 hectares with an additional 37 hectares for future expansion

Vision: To build Africa's first sustainable smart village. We aim to address the lack of integrated smart infrastructure in rural Southern Africa by creating a mixed-use eco-village that blends residential, commercial, and eco-tourism zones.

The Problem: Lack of integrated smart infrastructure in rural Southern Africa

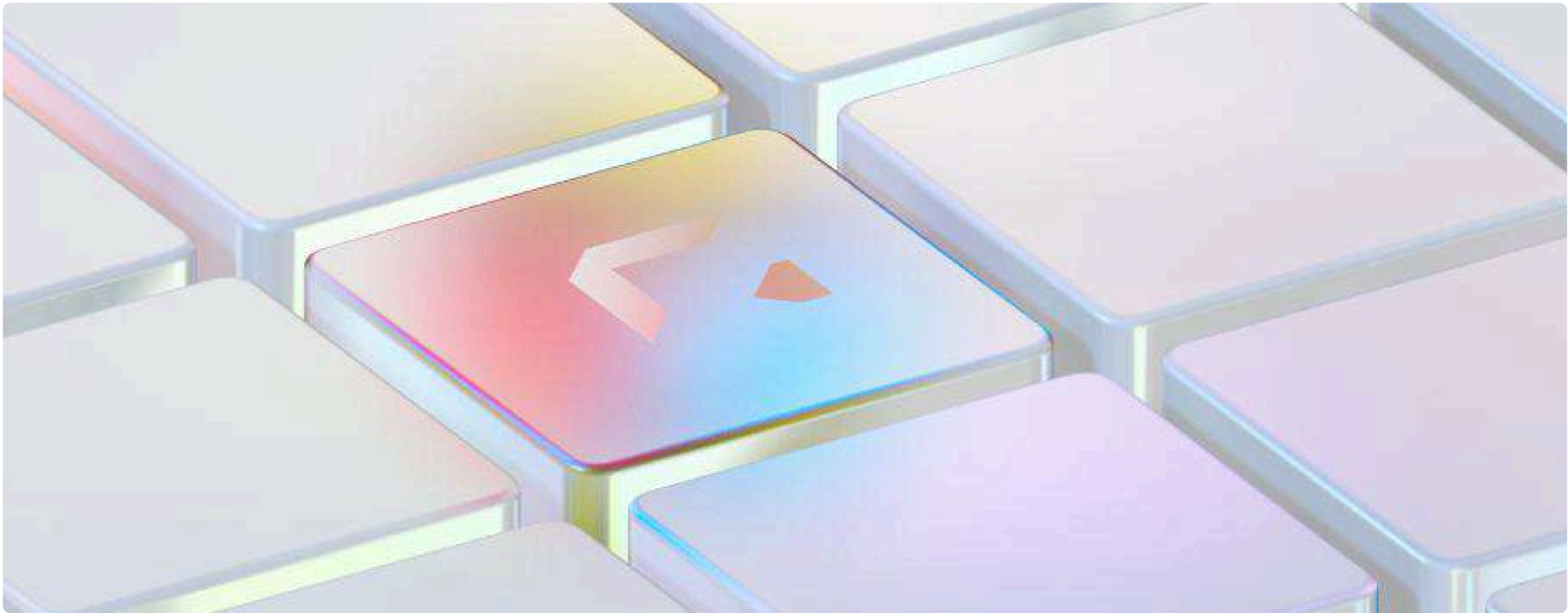
The Solution: Mixed-use smart eco-village with commercial, residential, and eco-tourism zones

No of expected houses: 7,615

Traction: We have committed R24,262,576 (USD \$1,385,617.38) to secure land, rezoning, and various feasibility studies and reports, including the Environmental Impact Assessment (EIA) and ETC. The estimated project value at maturity is **R589.3 billion (USD \$33.29 billion).**



THE CMC-TOKEN





Token Details

Token Name: CMC01 Village
Symbol: CMC
Blockchain: TON Blockchain
Supply: 1,000,000,000 CMC01 Tokens

Token Sale Structure

Objective: Raise the full developers budget of R934,308,913.79 (≈ \$46.72M) through the Private and Public Sale.

Sale Type	Allocation %
Private Sale	1%
Public Sale	30%





Token Distribution

The CMC-01 Token is designed to maintain balance, project sustainability, investor benefits, and long-term value creation.

Purpose	Percentage %
Developers	1%
Private Sale	1%
Public Sale	30%
Team	5%
Partnerships	4%
Infrastructure & Development	15%
Treasury/Reserve	25%
Community & Ecosystem Incetives	10%
Marketing	4%
Liquidity	5%

Fund Allocation

Funds raised will be allocated to key areas critical to the project’s success.

Category	Allocation %	Budget (ZAR)	Budget (USD)
Development & Infrastructure	40%	R373,723,565.52	\$18,686,178.28
Marketing & Community Growth	10%	R93,430,891.38	\$4,671,544.57
Operations & Management	15%	R140,146,337.07	\$7,007,316.85
Legal & Compliance	5%	R46,715,445.69	\$2,335,772.28
Partnership & Ecosystem	10%	R93,430,891.38	\$4,671,544.57
Reserve	15%	R140,146,337.07	\$7,007,316.85
Liquidity	5%	R46,715,445.69	\$2,335,772.28

FINANCIALS





Project Revenue & Growth Timeline

Estimated Value at Maturity: R589.3B (\$33.29B)

Phase	Date	Milestone
Phase 1	Now - April 2026	Studies, EIA, Zoning Approvals, Public Token Sale
Phase 2	May 2026 - June 2026	Fence Install, Site Security, Licensing
Phase 3	Aug 2026 - Oct 2026	Planning committee municipal compliance; Roads, bridges, infrastructure homebase
Phase 4	November 2026	Construction begins. Roads, Bridges, Wayleave, Infrastructure home base
Mixed Use District Residential Build	December 2026	Commercial Districts Launched
Mixed Use District Residential Builld	January 2027	Affordable Eco-Homes (Residential District Launch)

CMC is seeking \$55 million to fund the construction and completion of CMC Village, a smart- and eco-friendly village in Southern Africa designed to address the need for socially, commercially and residentially integrated modern communities in Southern Africa. Once complete, the village is estimated to be worth ‘\$33.29 B’ and recurring annual income of R 1.335 billion (USD \$75.5 million) per year

Capital Expenditure

Our total estimated initial investment (CapEx) to get the project fully operational is approximately R952,338,043.19 (USD \$54,387,305.94). This is primarily allocated to three key areas:

- 

Studies & Compliance: R6,644,467.40, for finalizing land-use plans, EIA, and zoning applications.
- 

Land Preparation: R11,384,662.00, for perimeter fencing and strategic preparations
- 

Infrastructure: R934,308,913.79, for essential infrastructure such as roads, bridges, Wayleave for Water, sewerage, Gas, Power and fibre. (utilities)



Financial Model: The CMC Way

The "CMC Way" is our financial blueprint for creating a self-sustaining and profitable ecosystem. This model provides affordable housing and bundled essentials while ensuring predictable returns for investors.

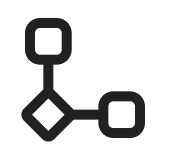
Key Features

- Affordable housing
- Fully equipped - includes electronics and appliances
- Bundled essentials - monthly bond covers goods, insurance, rates, and levies
- Local Manufacturing - jobs and materials sourced in the village
- Profit Sharing - 15% of village profit to investors/shareholders
- Economic Self-Sufficiency - every household fuels the system

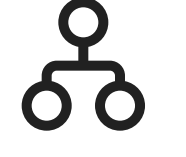
Financial Flow & Compliance



Bond Issuance - the bank issues a bond to the homeowner, which includes bond additions for services and essentials



Bank Disbursement - the bank pays the bond additions portion directly to CMC Securities and Capital



Service Payments - CMC Securities and Capital pays all approved service providers and suppliers on behalf of the homeowners



Profit Allocation - 15% of the net profit is allocated to investors and shareholders , recorded, audited, and distributed transparently

Why This Matters

- Transparency** - all financial flows are centrally managed and verifiable
- Accountability** - investors see exactly where and how returns are generated
- Efficiency** - homeowners get bundled convenience; service providers get guaranteed payment
- Regulatory Compliance** - structured under South African corporate and financial governance



Revenue Streams

Our revenue model is two-pronged, combining once-off sales with a steady stream of recurring income.

Residential Sales

We plan to sell 7,615 homes over the first five years, generating an estimated total residential sales revenue of R5.498 billion (USD \$ 313,986,625.01). With a construction cost of R475,000 (USD \$ 27,249.36) per house, and a sale price of R650,000 - R750,000 (USD \$ 37,288 - \$ 43,025.31) for the missing middle. We anticipate a profit of R275,000 (USD \$ 15,775.95) per home.

Recurring Income

Includes monthly rates, services and CMC Way bond additions from residents, as well as a 15% annual profit share from all commercial businesses and utilities (gas, water, power, sewerage and telecom) operating at CMC-01 village.

Return On Investment

Our ROI is driven by the net annual cash flow, which is the sum of our net recurring income and sales profit.

The simple ROI is calculated as: $ROI = \frac{\text{Cumulative Cash} - \text{Initial Investment}}{\text{Initial Investment}}$.

Our 10-year projection shows that home sales will provide the majority of the early cash flow, while recurring income will ensure long-term financial sustainability and predictable returns.



10 Year Projection

“using projections based on The CMC Way”

consolidated income

Year	Total Income	Net Cashflow	Discounted Cashflow
0	R0,00	-R41 120 498,00	-R41 120 498,00
1	R1 353 564 900,00	R1 218 208 410,00	R1 160 198 485,71
2	R1 575 804 800,00	R1 418 224 320,00	R1 286 371 265,31
3	R1 799 919 700,00	R1 619 927 730,00	R1 399 354 480,08
4	R2 026 003 350,00	R1 823 403 015,00	R1 500 118 172,98
5	R2 254 154 187,50	R2 028 738 768,75	R1 589 569 910,24
6	R1 880 910 671,88	R1 692 819 604,69	R1 263 208 052,75
7	R1 928 771 230,47	R1 735 894 107,42	R1 233 667 533,23
8	R1 979 024 816,99	R1 781 122 335,29	R1 205 533 705,11
9	R2 031 791 082,84	R1 828 611 974,56	R1 178 739 583,10
10	R2 087 195 661,98	R1 878 476 095,79	R1 153 221 371,66

Commercial District

Expected Income

Year	Commercial Income	Net Cashflow
0	R0,00	R0.00
1	R750 000 000,00	R675 000 000,00
2	R787 500 000,00	R708 750 000,00
3	R826 875 000,00	R744 187 500,00
4	R868 218 750,00	R781 396 875,00
5	R911 629 687,50	R820 466 718,75
6	R957 211 171,88	R861 490 054,69
7	R1 005 071 730,47	R904 564 557,42
8	R1 055 325 316,99	R949 792 785,29
9	R1 108 091 582,84	R997 282 424,56
10	R1 163 496 161,98	R1 047 146 545,79



Residential District

Expected Income

Year	Cumulative Homes	Sales Income	Service Income	Total Res Income	Net Cashflow
0	0	R0,00	R0,00	R0,00	-R41 120 498,00
1	1523	R418 825 000,00	R184 739 900,00	R603 564 900,00	R543 208 410,00
2	3046	R418 825 000,00	R369 479 800,00	R788 304 800,00	R709 474 320,00
3	4569	R418 825 000,00	R554 219 700,00	R973 044 700,00	R875 740 230,00
4	6092	R418 825 000,00	R738 959 600,00	R1 157 784 600,00	R1 042 006 140,00
5	7615	R418 825 000,00	R923 699 500,00	R1 342 524 500,00	R1 208 272 050,00
6	7615	R0,00	R923 699 500,00	R923 699 500,00	R831 329 550,00
7	7615	R0,00	R923 699 500,00	R923 699 500,00	R831 329 550,00
8	7615	R0,00	R923 699 500,00	R923 699 500,00	R831 329 550,00
9	7615	R0,00	R923 699 500,00	R923 699 500,00	R831 329 550,00
10	7615	R0,00	R923 699 500,00	R923 699 500,00	R831 329 550,00

Net Present Value International Rate of Return

NPV (5%)	IRR
R12 928 862 062,18	2978,87%
\$741 691 070,37	



Financial Strength Summary

CMC-01 Village exhibits exceptional financial strength, balancing low leverage with high projected returns. With a total value of R589 Billion, limited debt exposure, and over R1.3 Billion in annual recurring income, the project is positioned for long-term profitability, investor security, and sustainable cash flow under “The CMC Way.”

CMC-01 Smart Eco-Village

Net Worth (Equity Position)

- Current Net Worth: R25 – 30 Million (land rights, EIA, and feasibility assets capitalized).
- Projected Net Worth at Maturity: $\approx$ R588 Billion (R589.3B total value minus R952M CapEx).
- Equity Base: Privately held under CMC-01 Village (Pty) Ltd and the CMC Development Consortium.
- Capital Invested to Date: R24,262,567.

Represents strong asset backing and low dilution risk.

Liquidity Position

Metric	Estimate (ZAR)	Comment
Current Assets	R 3 – 5 Million	Cash & early-stage working capital
Current Liabilities	R 2 – 4 Million	Pre-operational obligations
Liquidity Ratio (Current)	$\approx$ 0.7 : 1	Typical pre-construction liquidity
Projected Liquidity (Operational)	> 100 : 1	Driven by recurring income of R1.335B/year

Cash inflow from commercial leases and utilities ensures strong operational liquidity

Loan-To-Company Value Ratio (LTV)

Stage	Loan Exposure	LTV Ratio
Pre-development	$\leq$ 10 %	R 90 – 100 Million
Construction Phase	$\leq$ 30 %	R 280 Million
Post-Stabilisation	$\leq$ 20 %	—

Low leverage strategy, protects equity and maintains high creditworthiness.

Debt-Servicing Capacity

- Annual Recurring Income: R1.335 Billion
- Operating Expenses (10%): R133.5 Million
- Net Operating Income (NOI): R1.201 Billion
- Estimated Annual Debt Service: R45 – 55 Million
- Debt-Service Coverage Ratio (DSCR): $\approx$ 22 : 1

Exceptional debt-servicing ability — revenue can cover loan obligations more than twenty times over.

Overall Financial Resilience

Indicator	Status
Net Worth Growth	Exponential (R25M $\rightarrow$ R588B)
Liquidity	Strong (post-development)
LTV Ratio	Conservative (15–30%)
DSCR	Excellent ($\approx$ 22 : 1)
Operational Sustainability	Supported by recurring utility & lease income

Operating Expenses

We project OpEx as a variable cost tied directly to our recurring revenue. Our financial model assumes OpEx will be 10% of the total recurring income each year.

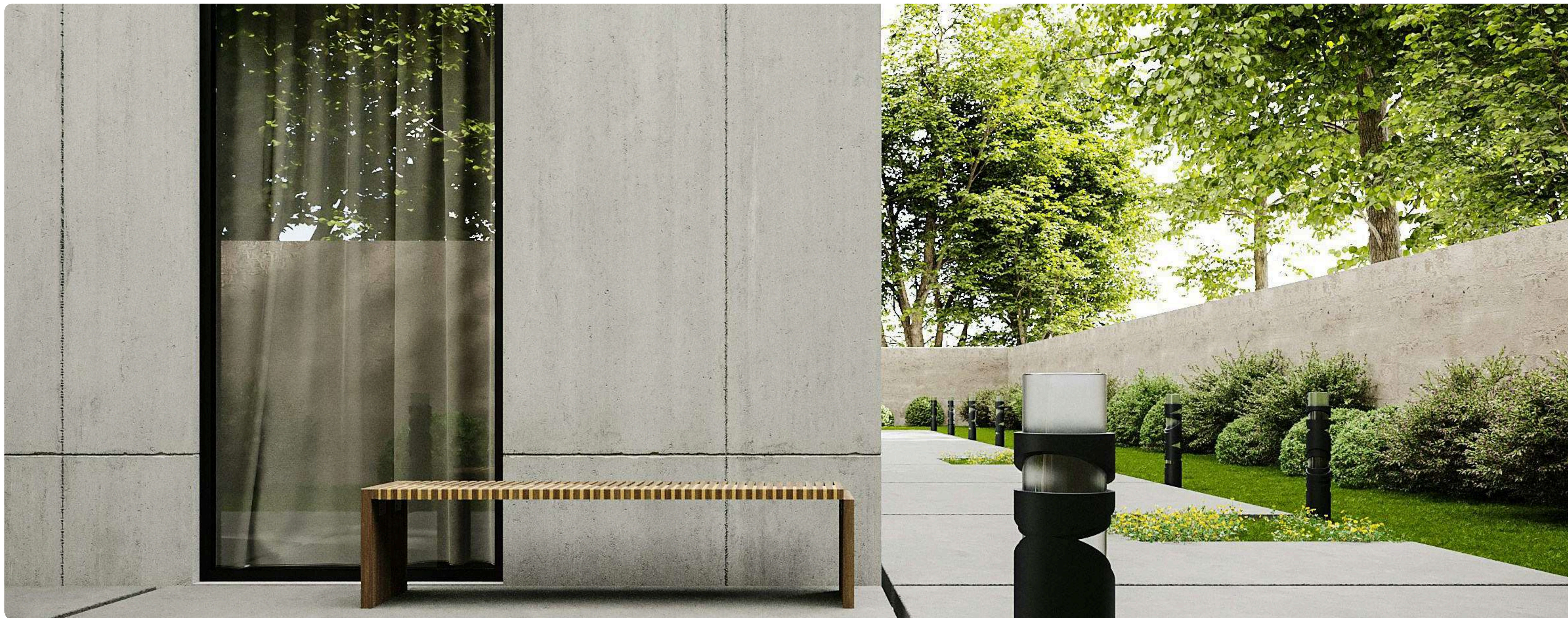
This approach links our operational costs to our revenue performance, promoting efficiency and financial discipline. The total recurring income is generated from residential services and profit sharing from commercial and utility operators

Equity Dilution

Each fundraising round, including the current and next rounds, will involve the issuance of new equity. While this will lead to a reduction in the ownership percentage for existing shareholders (equity dilution), the project's core financial strategy is designed to provide long-term value through our profit-sharing model. This means investors will receive a consistent return from the village's ongoing profits, regardless of whether they participate in future funding rounds.



THE TEAM





Team & Governance

All phases adhere to South African Municipal Planning & Environmental Law.

The project is led by CMC01 Village (Pty) Ltd, with the support of the Tshilidzi Consortium. Groups.

CMC01 Village (Pty) Ltd – Lead developer and project operator

Tshilidzi Consortium – Developer, Project management, Feasibility, Spatial design, Compliance lead

Local Government & Chiefs – Zoning & land use backing

Our governance structure ensures all phases adhere to South African Municipal Planning and Environmental Law, providing regulatory compliance and operational transparency for our investors.



Cecil Arthur Matlou

Developer & Vision-holder



Rofhiwa Ravele

Project Manager



Rose Molebale

Legal, Attorney & Conveyancer



Marriam Ramokone

Financial Professional



Tebogo Lesufi

CMC Administrator



Annex 1 - National Map: RSA Map - with Limpopo province at the top.

Annex 2 - Zoomed Map: Polokwane Municipality. The location of

CMC-01 Village

Annex 3 - SG Diagram (109 ha commercial in grey and 200 ha residential in yellow) ,Flood lines & Purchase Lines: Highlight controlled area





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