



AEROPORTOS DE MOÇAMBIQUE

DEVELOPMENT PROJECT OF THE FORMER COSTA DO SOL AERODROME

Mix use housing development/ desenvolvimento imobiliario



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“AERODROME OF THE COSTA DO
SOL.”

AURORA PROJECT

INTRODUCTION

The real estate development project "AERODROMO DA COSTA DO SOL" is a visionary undertaking that transcends the traditional concept of a real estate project. We seek to transform the Costa del Sol Aerodrome into a place where residents can live in harmony with nature, enjoying an enriching lifestyle.

The project's main objective is to create a sustainable and accessible environment for the middle class and young couples. With a thoughtful approach, apartments and homes will be built with modern and functional designs, considering the needs and preferences of this specific audience. We want to offer comfortable and safe living spaces where residents can enjoy an excellent quality of life.

In addition, the project goes beyond housing, also covering complementary services. Spaces will be created for commerce, leisure, education and health, ensuring that residents have access to everything they need in their daily lives. It seeks to promote a well-rounded and self-sufficient community where residents' basic needs and aspirations are met conveniently and efficiently.

Environmental sustainability is a fundamental pillar of this project. Eco-friendly building practices will be adopted, including the use of sustainable materials and the implementation of renewable energy solutions. Importance will also be given to the preservation of green areas, the creation of open spaces, and the integration of nature into the project as a whole. The goal is to ensure that the enterprise is environmentally responsible and contributes to the protection of the local ecosystem.

We believe that the development of the Costa do Sol Aerodrome should not be limited to a real estate development, but rather be a symbol of a new way of living. We want to create a place where residents can experience a balanced lifestyle, surrounded by natural beauty, convenient services, and a welcoming community. It is a project that aims to meet the needs of the middle class and young couples, while promoting sustainability, quality of life and harmony with the environment.

Note

The present real estate project is aimed at middle-income citizens, offering opportunities to acquire properties with a medium standard at affordable prices. ADM Real Estates represents the owner of the land, Aeroportos de Moçambique.

1 Focus on the Citizen

The project aims to meet the housing needs of the Mozambican middle class.

2 Medium Standard

The properties offered will have a medium quality standard, ensuring comfort and functionality.

3 Affordable

The proposal includes affordable prices to facilitate the acquisition of real estate by the target population.

4 Representation of ADM Real Estates

The company acts as a representative of Aeroportos de Moçambique, owner of the land.





PRODUCT BENEFITS

1.Affordability: With affordable prices, innovative financing options, and reduced maintenance costs, young people can access housing without a large upfront financial burden.

2.Strategic Location: Proximity to universities, workplaces and cultural and business centers, facilitating traffic and optimizing time.

3.Sustainability: Employing eco-friendly practices and materials that minimize environmental impact and reduce long-term energy and water costs.

4.Space Flexibility: Modular and adaptable designs that allow residents to customize and change their spaces as their needs evolve.

5.Integrated Communities: Creation of environments that foster social interaction and a sense of community, with common areas and coworking spaces.

6.Connectivity and Technology: Incorporating smart technology into homes for convenience, security, and energy efficiency.

7.Security: Employment of modern security systems to ensure the tranquility of residents.

8.Modern Style and Design: The contemporary aesthetic and innovative design that reflect current trends and the taste of the young generation.

9.Complementary Services: Offering services such as shared laundry, gyms, and bike racks that enrich the living experience and meet the needs of an active lifestyle.

10.Contractual Flexibility: Rental agreements that allow for greater mobility and adaptability, aligned with the desire to not feel tied to a single location in the long term.

Investment Proposal: Real Estate Project Phase 1 - Adjusted

Middle-Income Housing - ADM Real Estates

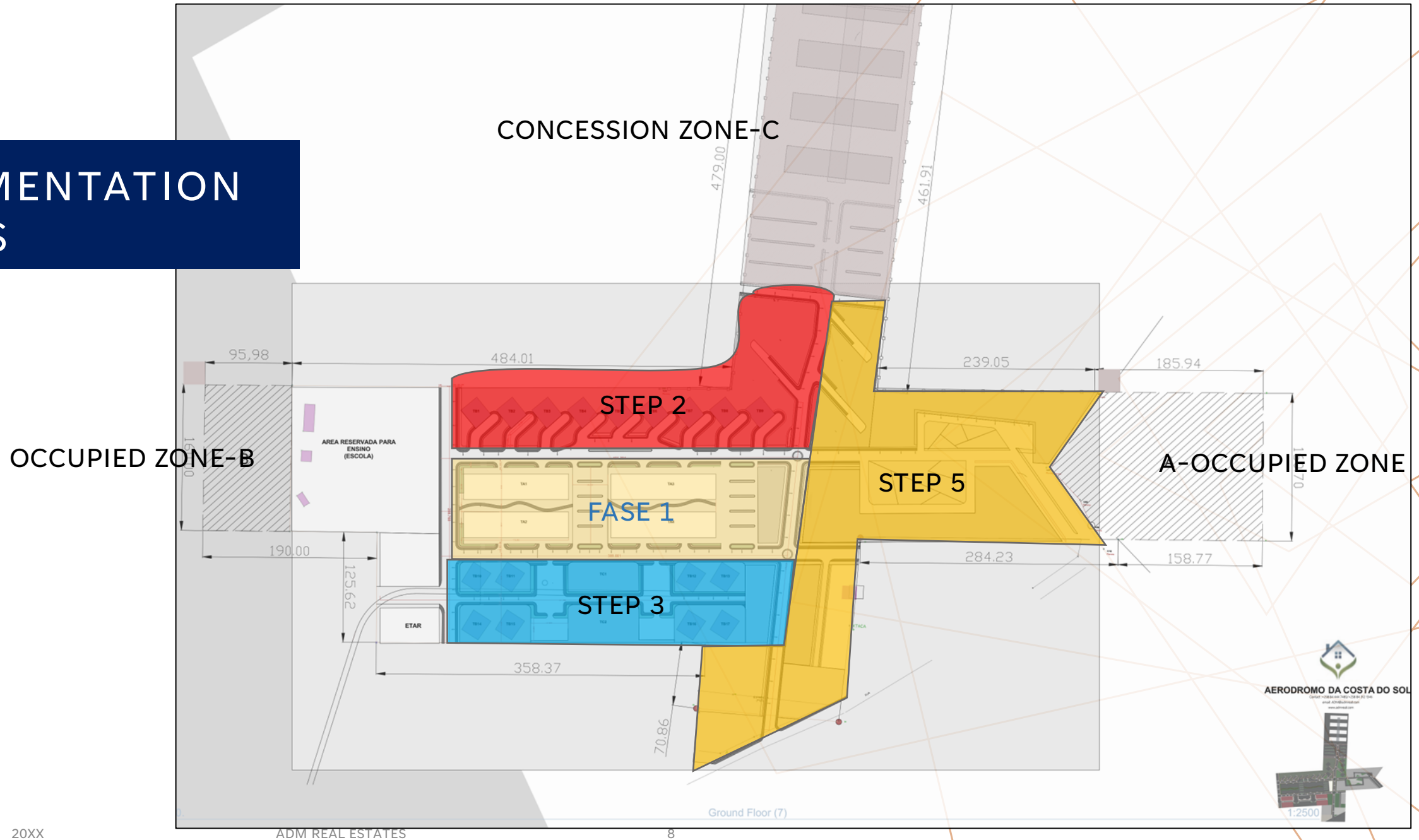
This real estate project presents an investment proposal adjusted for Phase 1, focused on middle-income housing. ADM Real Estates, representing the landowner, Aeroportos de Moçambique, is leading this initiative to provide affordable mid-standard real estate acquisition opportunities for Mozambican citizens.



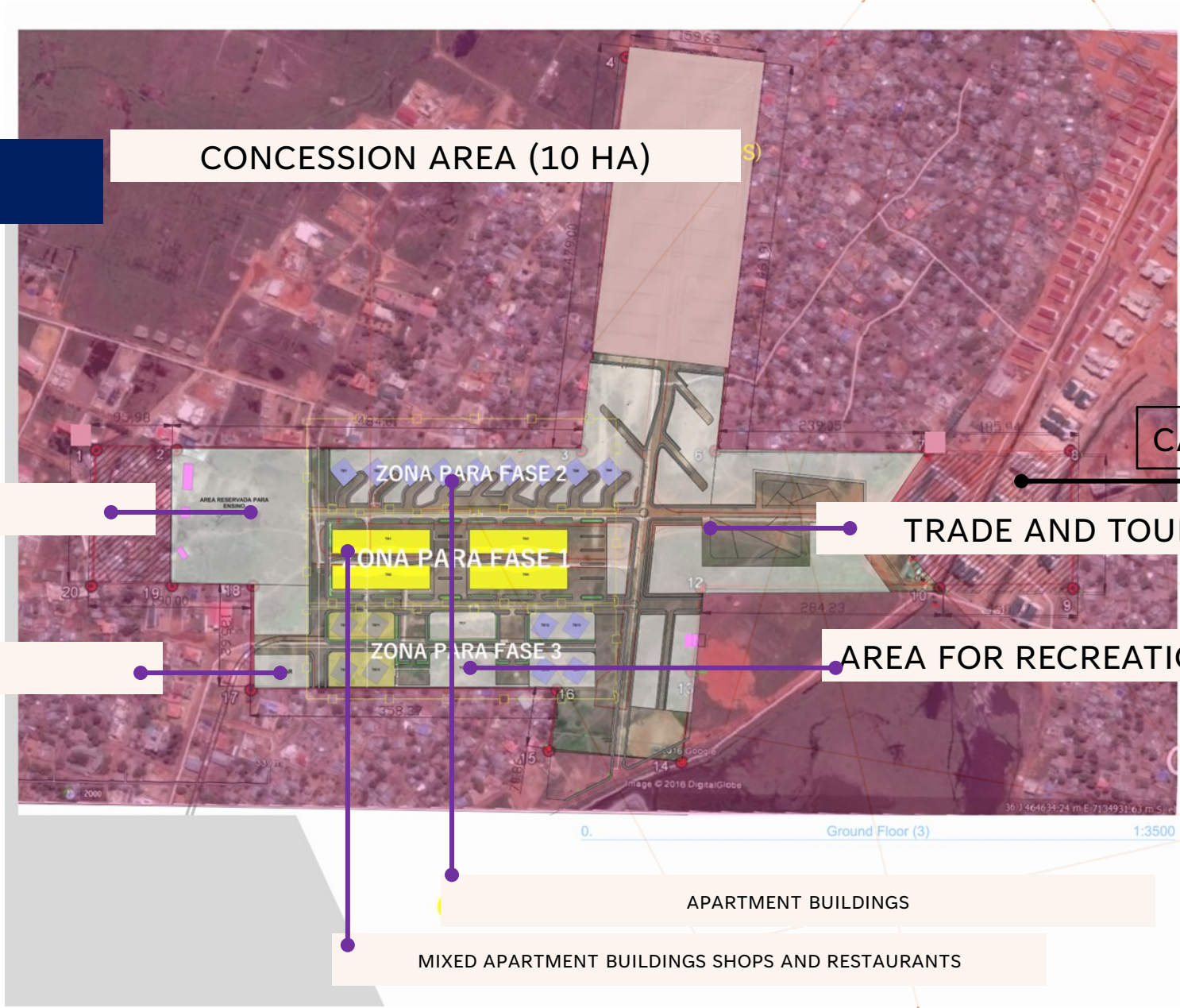
PHOTO- LOCATION



IMPLEMENTATION PHASES



LOCATION



CONCESSION AREA (10 HA)

CASA JOVEM

SCHOOL AREA

TRADE AND TOURISM AREA

UTILITY ZONE

AREA FOR RECREATIONAL SERVICES

APARTMENT BUILDINGS

MIXED APARTMENT BUILDINGS SHOPS AND RESTAURANTS



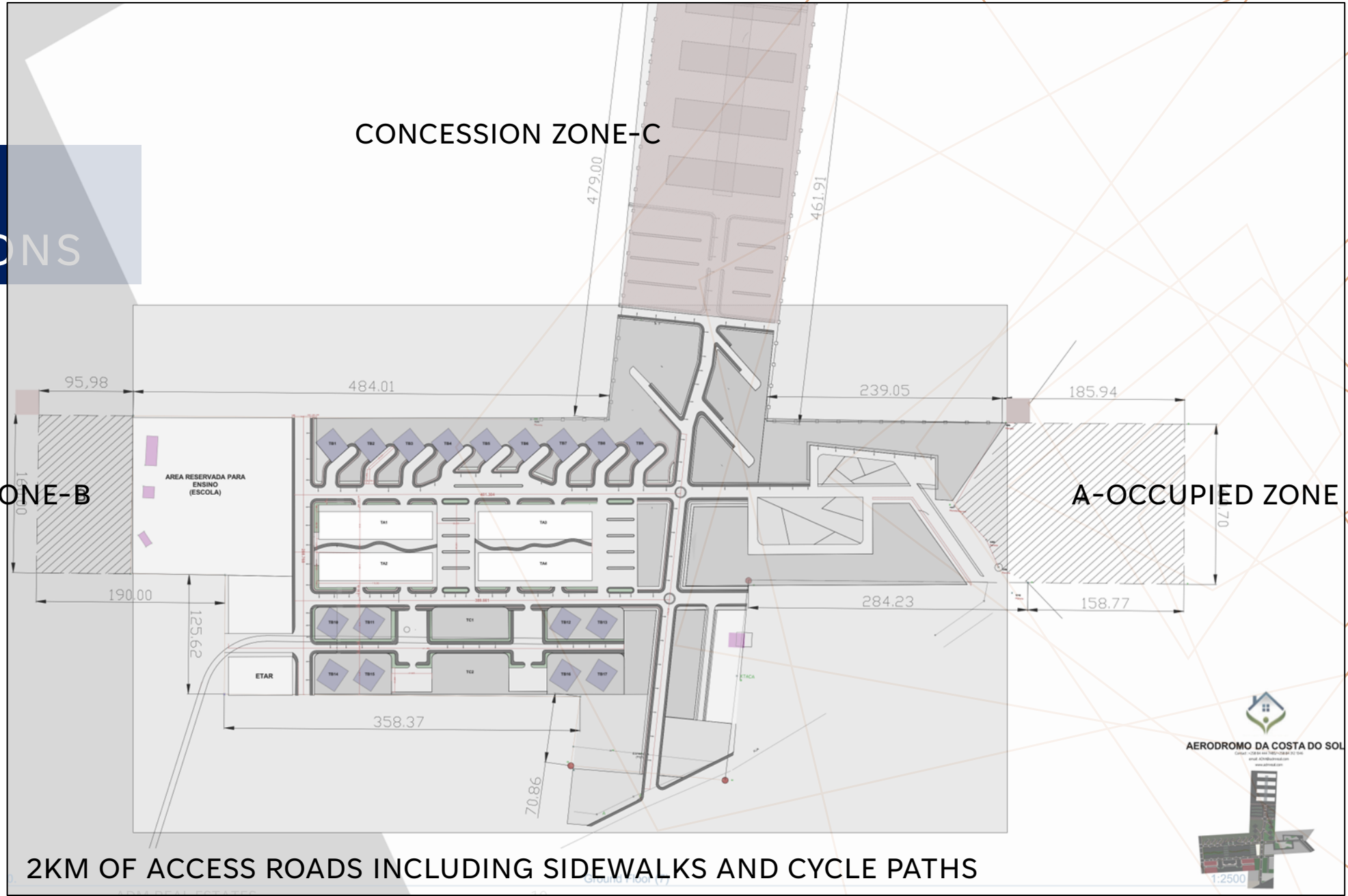
ZING DIMENSIONS

OCCUPIED ZONE-B

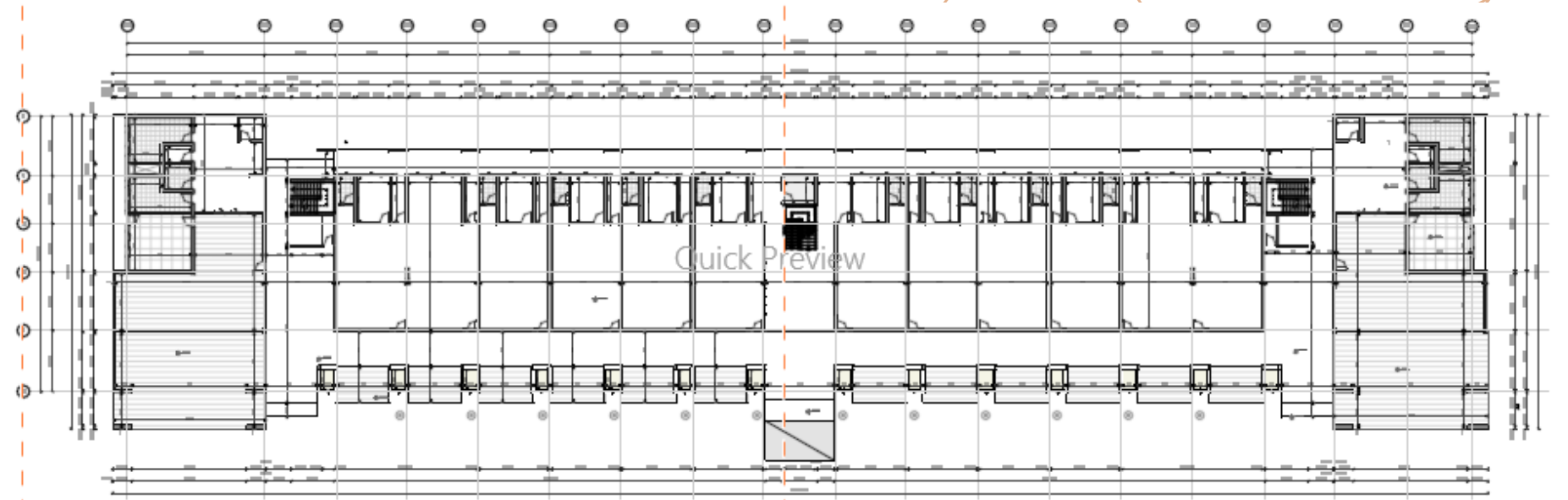
CONCESSION ZONE-C

A-OCCUPIED ZONE

2KM OF ACCESS ROADS INCLUDING SIDEWALKS AND CYCLE PATHS

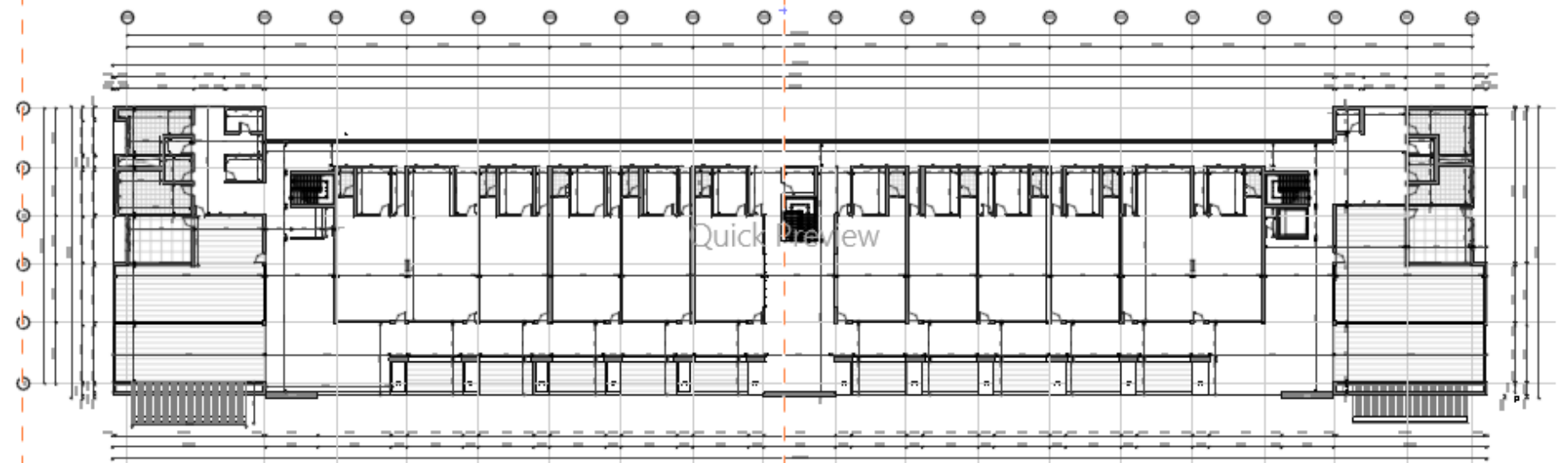


USES-FLOOR1,2



PLANTA COTADA DO PISO 1 (COMERCIAL)

ESC: 1/125



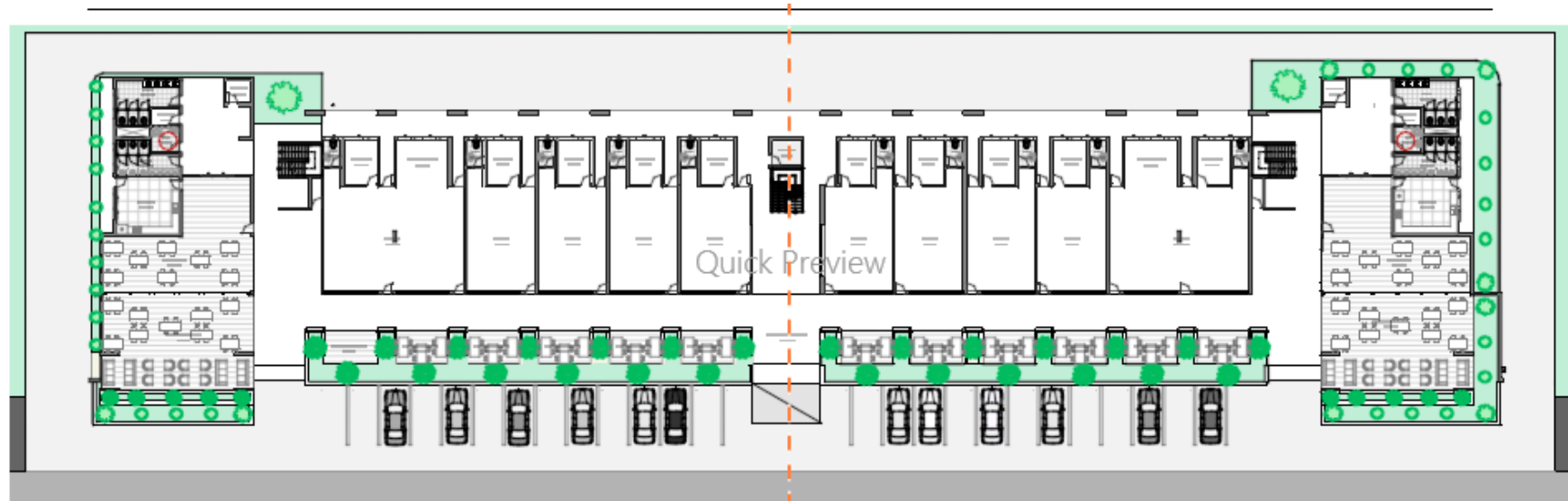
PLANTA COTADA DO PISO 2 (COMERCIAL)

ESC: 1/125

USES-PHASE

1

PISO 1,2



PLANTA MOBILADA DO PISO 1 à 2 (PISO COMERCIAL)

ESC: 1/125

PISO 3,6



PLANTA MOBILADA PISO 3 à 6 (PISO HABITACIONAL)

ESC: 1/125

USES-PHASE 1



ALÇADO FRONTAL

ESC: 1/125



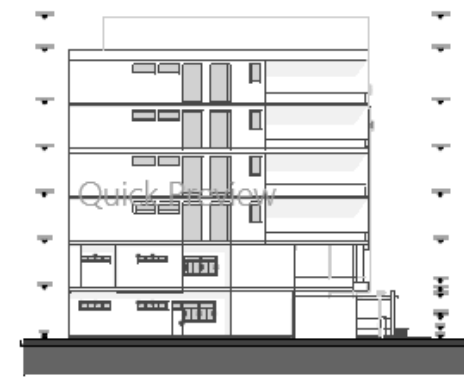
ALÇADO POSTERIOR

ESC: 1/125



ALÇADO LATERAL DIREITO

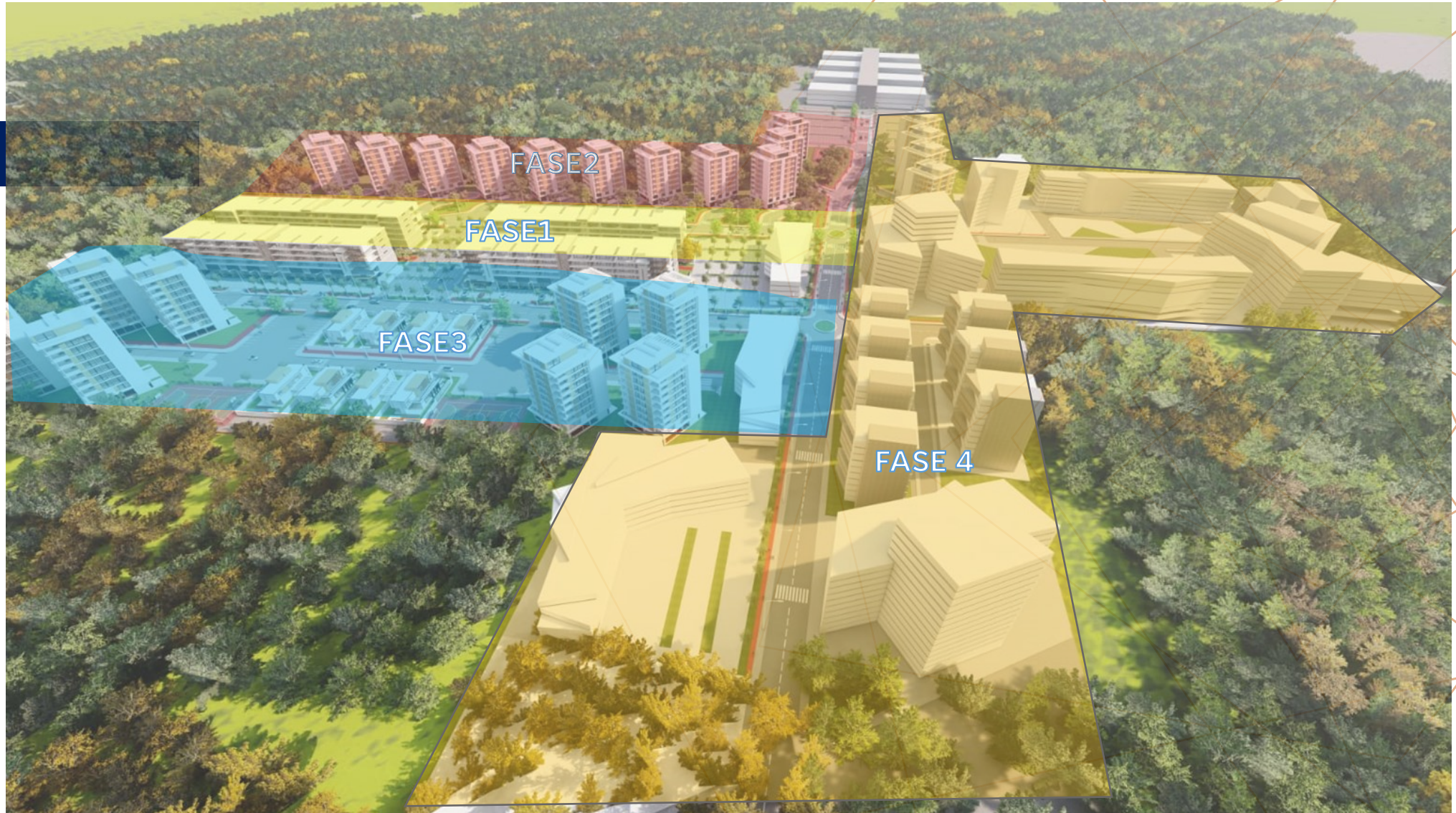
ESC: 1/125



ALÇADO LATERAL ESQUERDO

ESC: 1/125

OVERVIEW



USES-PHASE 1





8 APARTAMENTOS
T3

24 LOJAS

24 APARTAMENTOS
T2

6 PISOS

24 RESTAURANTES

FASE 1



FASE 1 BLOCK (I.II.III.IV)

- 16** T2-4 APT
- T2-4 APT
- T2-4 APT
- T2-4 APT

- 4** RESTAURANT
- RESTAURANT



USES-PHASE 1



20XX



ADM REAL ESTATES

18

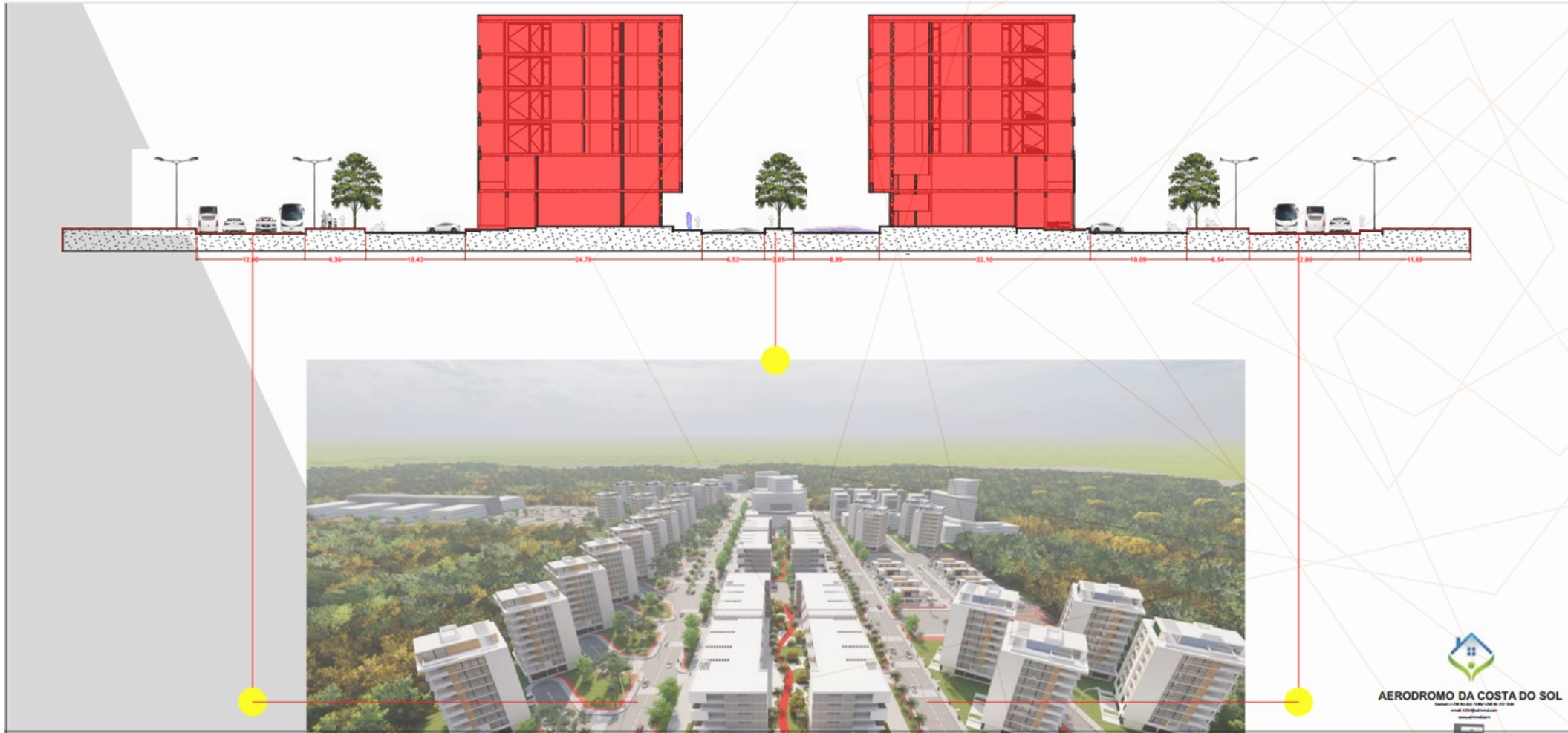
USES-PHASE 1



CERCEAE1

6 PISOS

6 PISOS



IMAGES BLOCK 1 - PHASE 1



Assumptions and Key Elements

1. Pricing Agreement

Agreement to maintain global prices at controlled costs.
2. Guaranteed Offtake

Need for a guaranteed offtake of 20% of the properties or the value of the investment.
3. Preference for Local Investors

Preference for Mozambican investors with capital.
4. Participation Structure

Participation structure: 80% for the investor, 5% for the project, 2.5% for the transactional advisor.
5. ADM Real Estates' Participation

ADM Real Estates holds a 20% stake.

Identified Partner and Subsequent Phases

Identified Partner

The partner that will carry out the management of the project, the construction, and that will be responsible for 80% of the investment in Phase 1 was identified.

Subsequent Phases

The project can be developed by multiple partners in the subsequent phases, with controlled costs for the housing part and differentiated costs for other parts of the project.



Cost and Revenue Table (Adjusted Phase 1)

Item	Cost per m ² or quantity	Quantity	Custo Total (USD)
Construction Cost	600 USD/m ²	14,700 m ² x 4 edificios	35,280,000
Design and Technical Assistance	5% of Revenue	5% on Revenue	2,940,000
Cost of Roads	500K USD/KM	2 KM	1,000,000
Cost of Bike Lanes	200K USD/KM	1 KM	200,000
Cost of Gardens	10 USD/m ²	5 ha	500,000
Other Infrastructures	Fixed amount	N/A	2,000,000
Total Revenue	900 USD/m ²	14,700 m ² x 4 edificios	52,920,000
Expected Profit	N/A	N/A	11,000,000



Conclusion

Project Feasibility

The project adjusted to middle-income standards in Mozambique maintains viability with a construction cost of 600 USD/m².

Risk Minimization

The requirement of a guaranteed 20% offtake minimizes risk, while the participation of local investors and ADM Real Estates ensures that the project contributes to urban and affordable development.

Return on Investment

The adjusted ROI for this phase is consistent and the project is financially viable.

Innovative Real Estate Investment Model in Mozambique



Investment Opportunity

We present a unique investment opportunity in the Mozambican real estate market, combining profitability with positive social impact.

With a transparent and inclusive approach, our project promises to transform Mozambique's real estate landscape, creating value for investors and benefiting the local community.



Investors and Partners

Our innovative proposal brings together domestic and foreign investors, strategic partners, and a diversified ownership structure that prioritizes access to housing for young people and public entities.



Access to Housing

This revolutionary business model aims to democratize access to real estate ownership by controlling speculation and offering financing through partner banking institutions.

Ownership Structure and Business Model

Shareholder Structure

- Construction Investor (80%): National/foreign entity leading the project
- Adm Real Estates (20%): Strategic partner representing Mozambique Airports

1

2

Investor Distribution

- 50% Young people (via credit institutions)
- 25% Individuals
- 15% Public entities
- 10% Organizations

Business Model

- Financing through a partner banking institution
- Marketing and marketing by specialized entities
 - Costs incorporated into the investment
- Controlled prices to avoid real estate speculation

3

4

Social Impact

This innovative model ensures an equitable distribution of investment opportunities, prioritizing access to housing for young Mozambicans. The strategic partnership with Aeroportos de Moçambique ensures a privileged location and potential for appreciation.

Bank financing and professional marketing ensure the feasibility and success of the project, while price control promotes the affordability and sustainability of the real estate market.



SOLUTION

CONTRIBUTE TO PROVIDING DECENT HOUSING

"Our product makes the customer's life easier, and no other product on the market offers the same features."

COST REDUCTION


Best approach, so that the final cost of the project does not penalize the buyer or end user/innovative construction and planning mechanisms

ALVO GROUP DEFINED

Our target audience is Gen Z and subsequent (18-60 years old)

PHASING

Construction phase in order to monitor, improve and verify the business model, construction and facilities



MEET THE TEAM



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President



PEDRO G. MACARINGUE

VP. Legal e compliance



HENRIQUE BETTENCOURT

VP. Commercial, Marketing and Financial



ANSELMO CANI

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THANK YOU

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