

SECURED 12J INVESTMENT OPPORTUNITY

- Minimum secured 17% annual return after taxes and fees
- Guaranteed exit
- Potential upside for investors
- Experienced and proven team
- Global trend towards boutique style hotels
- Prime urban nodes in SA
- Tourism growth potential and currency hedge

“Lucid has created a compelling secured opportunity to invest in a dynamic hotel brand underpinned by prime real estate.” - *Gidon Novick, Founder*

7 HOTELS R325M DEPLOYMENT



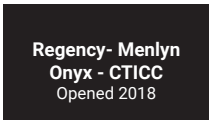
Rosebank Bristol
Opened May 2019



Sandton
Opening Oct 2020



Rosebank Tottenham
Opening 2021



**Regency- Menlyn
Onyx - CTICC**
Opened 2018



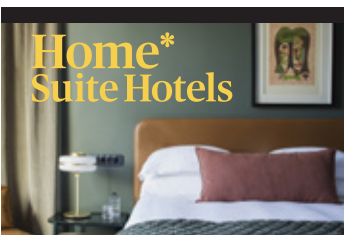
Sea Point
Opening Aug 2020



De Waterkant
Opening Dec 2020



UNIQUE BOUTIQUE HOTEL BRAND



Launched in May 2019
**60% OCCUPANCY
WITHIN 6 MONTHS**



**STYLISH AND
SPACIOUS ROOMS**
Tonic-designed interiors,
a café, rooftop pool,
bar and executive
boardroom.

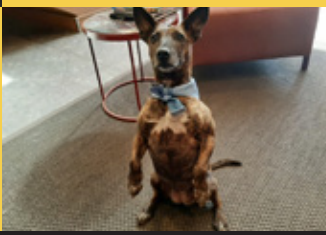
UNIQUE POSITIONING
between high-end
AirBnB and 4-star
international hotels



HSH Bristol
RATED #2 HOTEL
in JHB on Trip Advisor



**INNOVATIVE
TECHNOLOGY**
solutions for check-in,
entertainment and
communication



FEATURED
in top financial,
trade and design
PUBLICATIONS

EXPERIENCED TEAM



STRATEGY

GIDON NOVICK
Lucid Ventures founder,
Launched kulula.com, Slow,
ex Vitality CEO,
CA(SA), MBA (Kellogg)



HOSPITALITY

GRAHAM WOOD
Ex MD Southern Sun Hotels,
20 years experience in the
hospitality industry,
B.Com Finance



INVESTMENT

LEOR ATIE
Co-Founder of Saicom,
Former Director Protocol
Venture Capital, Internet
Solutions, CA(SA)



DEVELOPMENT

ANDREW KUMING
Founder of Kuming & Staples
Construction, 20 years experience
in residential property development,
B.Sc in Building Science and M.Sc
in Project Management



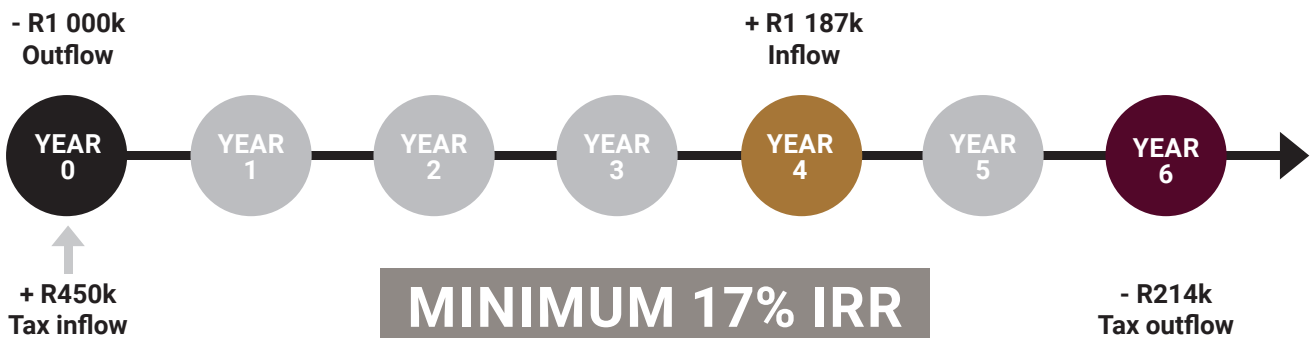
GOVERNANCE

LEONARD FINE
60 years of business
experience and over 25
years of private equity
experience. CA (SA),
Fellow of the CIMA (UK)

STRATEGIC ADVISORS:

**SAMUEL SEEFF, MIKE FLAX
& JODY AUFRICHTIG**

INVESTOR CASH FLOWS



2020 INVESTMENT

Maximum capital raise	R75 000 000
Minimum investment amount	R1 000 000
Maximum investment amount	R2 500 000
Commitment date	15 Feb 2020
Latest payment date	28 Feb 2020
Duration	Max 5 years
Minimum annual compound return	17%
Guarantor	Lucid Hotel Fund (Pty) Ltd

Indicative cash flows
Based on assumed 45% individual provisional tax payer and 18% CGT
Potential upside based on the fund achieving growth hurdle after 5 years

KEY DISTRIBUTION PARTNERS: Investec | Stonehage Fleming | Genera Capital

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