INVESTOR TEASER · NOVEMBER 2026

Zotus Kalahari City

Special Economic Zone

A master-planned smart city and Special Economic Zone at Junction 44, Ghanzi District, Botswana, on the Trans Kalahari Corridor. Advanced with the Government of Botswana.

USD 50bn	20,507 ha	20,000+	2032
Indicative long-term programme value	Combined city development and buffer area	Indicative direct jobs at maturity	Target first-phase operation

DEVELOPER

Zotus City Development Group

London · Gaborone · Expo City Dubai

INVESTOR RELATIONS

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Data room: invest.zotuscity.com

Figures are indicative and subject to feasibility, approvals, financing and phasing. Not an offer of securities.

THE VISION

Africa's gateway city on the Trans Kalahari Corridor

Zotus Kalahari City is a proposed master-planned smart city and Special Economic Zone designed to position Botswana as a regional hub for investment, logistics, aviation, innovation, tourism and sustainable urban development. The programme is being advanced with the Government of Botswana on a 20,507-hectare footprint at Junction 44, comprising the proposed city development and its associated buffer area.

Located on the Trans Kalahari Corridor linking the Atlantic port of Walvis Bay with Gauteng, the city is designed to serve the African Continental Free Trade Area, a market of more than 1.4 billion people.

FOUR STRATEGIC PILLARS

01

Smart Infrastructure

Digital backbone, renewable energy, smart mobility and resilient utilities, including proposed water and solar infrastructure.

02

Aviation & Logistics

International airport, dry port and bonded logistics zone connecting corridor trade with regional and global markets.

03

Investment & Finance

SEZ incentives, a financial services district and institutional capital partnerships.

04

Tourism & Lifestyle

Safari, hospitality, sport and cultural destinations, together with residential communities.

PROGRESS TO DATE

Milestones and roadmap

The programme is in development preparation. The Project Implementation Agreement and institutional MoUs are in place, land consultations are under way and the formal SEZ process has begun. Financing has not closed and construction has not started.

ACHIEVED

- **Feb 2025**
  MoU with the Office of the President of the Republic of Botswana
- **Oct 2025**
  Ceremonial MoU with Ghanzi District Council and BITC to support the formal land allocation process
- **Oct 2025**
  MoU with the Trans Kalahari Corridor Secretariat on regional corridor alignment
- **Sep 2026**
  Land evaluation and consultations commenced with the Ghanzi Land Board and affected land interests
- **14 Oct 2026**
  Project Implementation Agreement signed with the Government of Botswana
- **Nov 2026**
  Process initiated for SEZ designation and the SEZ developer licence

INDICATIVE NEXT STEPS

- **Q1 2027**
  Vision Master Plan completed
- **Mid 2027**
  Integrated feasibility studies: water, solar, roads, logistics, airport, telecoms
- **Q4 2027**
  Final Technical Master Plan approved
- **End 2027**
  Environmental and social impact assessment and approval
- **2029**
  Commercial launch: first logistics, commercial, hospitality and residential zones
- **2032**
  First-phase smart city ecosystem operational across priority districts

Dates beyond 2026 are targets, subject to approvals, procurement, financing and market conditions.

INVESTMENT OPPORTUNITY

Nine priority sectors

01 Real estate development	02 Infrastructure projects	03 Technology & innovation
04 Renewable energy	05 Tourism & hospitality	06 Aviation & logistics
07 Financial services	08 Education & healthcare	09 Manufacturing & light industry

WHY ZOTUS KALAHARI CITY

- **Government partnership** — Project Implementation Agreement signed with the Government of Botswana, building on MoUs with the Office of the President and corridor institutions.
- **Scale** — A 20,507-hectare footprint combining the city development and buffer area, allowing phased growth over decades.
- **Stability** — Botswana is one of Africa's most politically stable democracies, with a strong record of sound governance.
- **Connectivity** — Direct access to Trans Kalahari Corridor trade routes and to Atlantic and Indian Ocean ports.
- **Institutional design** — SEZ framework designed to attract long-term institutional capital and development partners.

PROPOSED STRUCTURE

A private-sector-led development, with the Government of Botswana participating as a shareholder, as set out in the signed agreements. King & Spalding is advising on project structuring. Development finance institutions have expressed interest in co-developing the programme.

"Programme value" is an indicative estimate of long-term development value, not a securities offer or a guaranteed capital commitment.

ENGAGEMENT

Partner with Zotus Kalahari City

We are engaging institutional investors, development finance institutions, sovereign partners, strategic operators and infrastructure partners ahead of the master planning and feasibility phase.

01 **Visit the Zotus Nexus data room**
Go to invest.zotuscity.com and register as an investor.

02 **Sign the NDA online**
Complete the non-disclosure agreement directly on the platform.

03 **Access the data room**
Review the investor memorandum, milestones and due diligence materials.

ZOTUS NEXUS INVESTOR DATA ROOM
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