

ZOTUS CITY

Africa's Gateway. Built in Botswana.

A public investor summary for a USD 50 billion integrated smart city and Special Economic Zone development spanning 4,200 hectares at Junction 44, Ghanzi District, Botswana.

\$50B

PROGRAMME VALUE

4,200ha

LAND FOOTPRINT

20,000+

DIRECT JOBS

2032

TARGET HORIZON

ZOTUS CITY DEVELOPMENT GROUP

Ground Floor Plot 54368, CBD, Gaborone, Botswana

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Africa's Gateway

A new economic gateway for Southern Africa

Zotus City is a master planned smart city and Special Economic Zone in Botswana, designed to position the country as a future hub for investment, logistics, aviation, innovation, tourism, and sustainable urban development across Africa.

Anchored by the Trans Kalahari Corridor and the African Continental Free Trade Area, Zotus City is positioned to serve a continental market of more than 1.4 billion people and unlock cross border trade across Southern and Central Africa.

STRATEGIC PILLARS

Smart Infrastructure

Integrated digital backbone, renewable energy, smart mobility, and resilient utilities.

Aviation & Logistics

International airport, dry port, and bonded logistics zone on the Trans Kalahari Corridor.

Investment & Finance

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

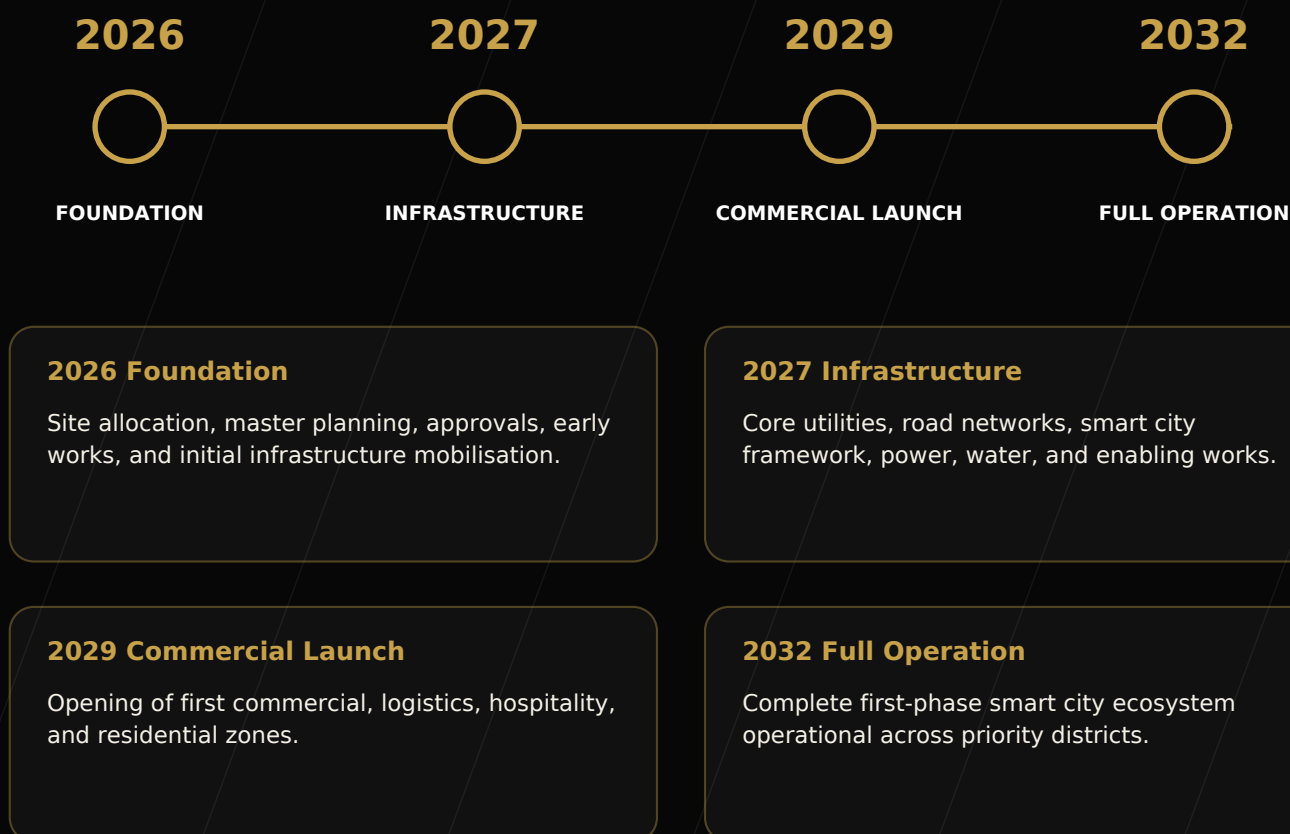
Tourism & Lifestyle

Safari, hospitality, sport, and cultural destinations rooted in Botswana's heritage.

Phased Development

Indicative development horizon: 2026 to 2032

The roadmap below is an indicative phased development sequence. Actual delivery may be adjusted based on approvals, infrastructure procurement, investor participation, market conditions, and implementation sequencing.



Investment Platform

Priority sectors for strategic capital

Real Estate Development

Infrastructure Projects

Technology & Innovation

Renewable Energy

Tourism & Hospitality

Aviation & Logistics

Financial Services

Education & Healthcare

Manufacturing & Light Industry

WHY ZOTUS CITY

- Project being advanced with the Government of Botswana, with the Junction 44 site allocated for the development.
- Botswana is widely recognised as one of Africa's most politically stable democracies, with a strong governance reputation.
- Strategic positioning on the Trans Kalahari Corridor, linking Botswana to regional trade routes and Atlantic and Indian Ocean access points.
- Special Economic Zone platform designed to attract long term institutional capital, strategic operators, and development partners.
- Transparent governance framework intended to support phased delivery, investor confidence, and accountable implementation.

Programme value refers to the estimated long term development value across land, infrastructure, real estate, utilities, commercial districts, and associated investment sectors. It is not a securities offer or a guaranteed capital commitment.

Let's build the future of Africa together.

For institutional investors, development banks, sovereign partners, strategic operators, and infrastructure partners seeking long term exposure to one of Africa's most ambitious new city and SEZ platforms.

**REGISTER INVESTOR INTEREST
OR REQUEST THE FULL INVESTOR MEMORANDUM**

INVESTOR RELATIONS

investors@zotuscity.com

WEB

zotuscity.com

REGISTERED OFFICE

Zotus City Development Group

Ground Floor Plot 54368, CBD

Gaborone, Botswana

IMPORTANT NOTICE

This public summary is provided for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any securities. Forward looking statements, development timelines, sector opportunities, and programme values are indicative and subject to approvals, market conditions, financing, execution risk, and other uncertainties. Further information may be made available to qualified parties through the formal investor engagement process.