

A Smarter Way to Invest in Self-Storage

Store Your World is redefining self-storage investment with a **Shared Rental Model** designed to maximize returns, minimize risk, and create a fair, transparent system for all owners.

Shared Rental Model

When you purchase storage units as an investment, you automatically opt in to participate in our **Shared Rental Model**. Here's the process:

- **Market Rentals Calculated by Store Your World**

We determine competitive market-related rental rates for every unit size in the facility.

- **Rental Income Distribution**

All rental income generated within the facility is shared and distributed to owners according to their **Rental Participation Quota**:

$$\text{Quota} = \frac{\text{Your Units' Market Rental Value}}{\text{Total Facility Market Rental Value}}$$

Example:

If your 10 units have a combined market rental of **R10,000**, and the facility total is **R1,000,000**, your quota is **1%**.

If occupancy is 85%, you earn 0.85% of actual rental income

- **Professional Management**

We have appointed **JPS Trust Property Management** (<https://www.jpstrust.com>), a licensed and experienced managing agent, to collect and distribute rental income on behalf of owners.

Why This Benefits You

1. Risk Mitigation

Your income is not dependent on your specific unit being rented - you share in the entire shared rental model.

2. Fairness & Transparency

No favoritism or undercutting. Agents cannot be influenced, and large owners or the developer cannot distort rental pricing.

3. Property Value Protection

Standardized rental rates prevent price wars, safeguarding long-term asset value.

4. Collective Marketing Power

A shared marketing budget ensures stronger campaigns and better tenant acquisition.

5. Access to Tenant Database

Benefit from Store Your World's growing database of prospective tenants.

6. Advanced Technology Platform

Our facilities, services and customers benefit from the ease of use of technology through:

- Automated online bookings
- Realtime occupancy measurement and tracking
- Integrated marketing toolsets to bring our services to market quickly and effectively
- Secure management of systems, services and processes.

7. Cost Efficiency

Shared resources reduce individual marketing and operational costs.

Your Choice

- **Investor Buyers:** Participate in the Shared Rental Model for stable, predictable returns.
- **Personal Storage Buyers:** Use your unit for private storage - no obligation to join.

RENTAL MODEL EXAMPLE 10 UNITS = R10,000 FACILITY TOTAL = R1,000,000 YOUR QUOTA = 1% 85% occupancy → earn 0.85%	RENTAL PARTICIPATION QUOTA QUOTA YOUR UNITS' MARKET RENTAL VALUE TOTAL FACILITY MARKET RENTAL VALUE	
	ADVANCED TECHNOLOGY	
	ACCESSIBLE ENTRY POINT WITH UNITS FROM R139 500 INCL VAT & TRANSFER DUTY	EXPECTED ANNUAL YIELD APPROXIMATELY 10%
PROFESSIONAL MANAGEMENT JPS TRUST HANDLES COLLECTION & DISTRIBUTION	HIGH STORAGE RENTAL DEMAND IN HELDERBERG	
RISK MITIGATION • INCOME NOT TIED TO INDIVIDUAL UNIT • SHARE IN THE ENTIRE RENTAL MODEL	APPROVED DEVELOPMENT BULK 10,000 m² OF STORAGE 3,500 m² OF OFFICES	LONG-TERM VALUE GROWTH

