

# DECENTRAL ENERGY

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INVEST IN THE  
ENERGY FUTURE



Decentral Energy Capital (DEC) generates returns through a portfolio of clean energy assets targeting a 20% exit IRR for investors in the form of both steady annual dividend yields and realised capital growth upon exit in June 2026.

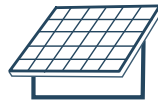
## LAST CHANCE TO INVEST

Following SARS's decision not to extend the Section 12J sunset clause, investors have one last opportunity to invest in Decentral Energy Capital. 30 June 2021 will be the last day that Decentral Energy Capital will accept investment from the retail investor market.

## DECENTRAL ENERGY CAPITAL



Decentral is mandated to invest in small-scale clean energy assets installed on commercial and industrial sites.



Investments are underpinned by physical solar PV assets and Power Purchase Agreements with credit-worthy customers.



Managed by experienced energy experts, we are committed to achieving quality investment outcomes for all stakeholders.

## VALUE ADD FOR OUR CLIENTS

- We provide a fully funded, off-balance sheet and off-risk solar solution.
- We supply solar energy at discounts of 25–50% of the cost of utility-supplied energy, providing appreciable bottom-line gains from day 1.
- Solar energy typically comprises 30% of the energy consumption at a given site, offsetting coal-heavy utility supply and reducing our client's carbon footprint.
- We shield our customers from technical risks by executing installations under a fixed-price, turnkey structure with industry-leading solar contractors, backed by 25-year performance guarantees from Tier 1 suppliers.
- Whilst NERSA continues to approve double-digit electricity price escalations, our clients and their tenants can expect predetermined increases (generally CPI-linked).

## SELECTED PROJECTS

### MEGA PARK



### NORTHMEAD MALL



### SOUTHDALE MALL





## OFFER HIGHLIGHTS

Maximum investment: Individuals	R2.5 million
Maximum investment: Corporate	R5 million
Minimum investment	R220 000
Subscription price	R1 100 per ordinary share
Targeted IRR	20%
Target times money	2x
Tax efficiency	100% tax-deductible

## INVESTOR RETURNS

Indicative investor returns are projected as follows:

DATE	30 JUNE 2021	28 FEB. 2022	28 FEB. 2023	29 FEB. 2024	28 FEB. 2025	28 FEB. 2026	30 JUNE 2026
Gross investment	-R1 000 000						
S12J incentive	R450 000						
Net investment	R550 000						
Interim dividends		R40 000	R48 000	R57 600	R69 120	R82 944	
5-year exit							R1 136 364
CGT							-R204 545
Cashflow	-R550 000	R40 000	R48 000	R57 600	R69 120	R82 944	R931 818
IRR	20%						
Times money	2.2						

## EXIT STRATEGY

DEC has commenced a structured process to dispose of its asset portfolio, targeting selected international clean energy investors as buyers. The disposal will create a liquidity event for DEC investors within the 5-year investment term.

## HIGH IMPACT

Every **R1 million** invested into DEC creates more than **112 man-months of employment** and over **3 000 tons** of carbon dioxide emissions **avoided** – equivalent to **planting nearly 20 000 trees**.





**ELEKANYANI  
NDLOVU**

*Non-Executive Director,  
IC Chairperson*

Elekanyani (Pr. Eng.) has a BSc in Electrical Engineering and is a Member of the South African Institute of Electrical Engineers. Her experience in the energy sector includes petrochemical, large-scale infrastructure, refurbishment and green field renewable energy projects. She has held various directorships and roles, working for the likes of Sasol, Eskom, Pele Energy Group and Aurecon. She is a member of Phato Investment Cooperative.



**LUEL  
CULWICK**

*Executive Director*

With a BSc degree in Industrial Engineering and a MSc degree in Sustainable Energy Engineering, Luel co-founded Sidala Energy Solutions, a renewable energy development and consulting firm which has developed four projects for the Renewable Energy IPP Procurement Programme. He has deep energy experience and specialises in integrating the legal, technical, financial aspects of renewable energy projects.



**CHRISTIAN  
BODE**

*Executive Director*

Christian holds two Master's degrees in the field of renewable energy and is a co-founder of Decentral Group. Christian has focussed all energy into maximising development and equity returns to investors by entrenching himself in all commercial and technical aspects of the project pipeline. Being a project owner, he has developed a passion for deal making and has gained significant legal and commercial experience in project development and implementation.



**BEN  
POTTER**

*Non-Executive Director*

Ben is an experienced energy executive and entrepreneur in the energy and resources sectors. He has worked in strategy consulting, project development, capital raising and investing in North America, Europe, Africa, Latin America and MENA. In renewables he has worked on project development of utility-scale hydro as well as distributed solar PV and battery storage. He has an MSc (LSE), MCom (UCT) and BSc (Wits).



**NICK  
VAN RENSBURG**

*Non-Executive Director*

Nick has worked in the enterprise development area for over 20 years and headed the Anglo American Zimele team since 1997. He is regarded as an authority in small business development and holds a wealth of expertise in the field. He is CEO of Phakamani Impact Capital, which specialises in providing SME finance and business development services.

## CONTACT US



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