



A NEW BEGINNING. A BRIGHT NEW FUTURE.

2026 is our launch year - a year of momentum, innovation, and **unlocking new opportunities** in a changing world.

MOMENTUM IN MOTION

Watch our brand story in action, [here](#).



±60 days since public launch



±R12 million in sales achieved



Backed by 25 years of industry experience



Strong demand from investors and end-users

Global and local markets are shifting - and with that comes opportunity. At Store Your World, we're embracing this moment by building a new kind of storage investment: One that is smarter, more accessible, and designed for the future.

A PREMIUM STORAGE MODEL - REIMAGINED

We are creating a premium, purpose-built storage offering - a "Woolworths of storage" model. Centrally located at the Somerset West Interchange, with easy access to surrounding businesses and key routes, the facility is designed with both investors and users in mind, combining:

- Smart technology for ease and control
- Advanced security to protect what matters most
- A seamless, high-end experience from start to finish

DESIGNED TO REDUCE RISK. BUILT FOR PERFORMANCE.

Our shared rental model changes how storage investment works. Instead of relying on a single unit's occupancy, owners participate in a shared rental structure across the entire facility. This means:

- Income is linked to overall facility performance
- Average occupancy in the Western Cape sits around 95%
- Even if your individual unit is vacant, you still benefit from the collective

It's a smarter, more resilient way to invest.



INVESTMENT SNAPSHOT

UNITS FROM
R139 500

±11%
NET YIELD
+ CAPITAL GROWTH

70-80%
BANK FINANCING
AVAILABLE

ONLY
20-30%
DEPOSIT
REQUIRED

A low barrier to entry, with strong return potential.

MORE THAN JUST STORAGE

Beyond the core investment, additional value has been built into the model:

- Tax benefits through Section 13quin (55% write-off over 20 years / 2.75% per year)
- Smart technology integration
- High-security infrastructure
- A premium, future-focused asset class



EXPANDING THE VISION

The full development is designed as a complete, all-in-one environment:

- Standard and specialised storage units
- Small office spaces from 35m² (launching from approximately R1.3 million)
- Shared office facilities for added convenience

Built to support both individuals and growing businesses.

WE'RE BUILDING MORE THAN A PRODUCT.

Store Your World is a brand with purpose - focused on empowering people, supporting communities, and helping create long-term wealth and legacy for future generations.

SECURE YOUR UNIT TODAY

If you haven't yet connected with one of our consultants, now is the time. Click below and our team will be in touch to guide you through the opportunity.

GET IN TOUCH

Store Your World | Somerset West

www.storeyourworld.com

Overview of sales offering

A clear comparison of individual sales and B2C bulk investment structures presented by Statera Realty.

Sales Below R1 Million

This option applies to individual off-plan purchases below R1 million, whether the buyer purchases one unit or a combination of units. Unit prices range from R139,500 to approximately R375,000 per unit, with pricing varying according to unit size. The buyer secures finance in line with the standard purchase process, after which the developer proceeds with construction. Payment and transfer are completed once the development is finalised, and the buyer then receives ownership of the selected units. This option provides an accessible entry into commercial property, with projected annual yields of approximately 10%-11% plus long-term capital growth potential. This category does not include the added incentives or enhanced return structure available under the bulk sales option.

B2C / Bulk Sales

Bulk sales apply to upfront investments of R1 million or more, structured in qualifying R1 million tranches. Unit prices range from R139,500 to approximately R375,000 per unit, with pricing varying according to unit size. Under this model, the investor subscribes for Class B shares in the development company upfront, with those shares serving as collateral for the investor's allocation while the development is being completed. Once the development is finalised, the Class B share allocation is converted into the agreed storage units, which are then transferred into the investor's name in line with the offering. For every qualifying R1 million tranche, the investor receives the allocated units plus one additional free unit, increasing the total income-generating storage portfolio. This added unit allocation improves the projected annual return from the standard 10%-11% range to approximately 14%-16% per annum, depending on the final unit mix and availability. This option is designed for investors seeking stronger ROI, scalable ownership, and a more strategic bulk-positioned investment.

READY TO DISCUSS YOUR INVESTMENT?

Speak to a Statera Realty consultant to explore available options and next steps.

GET IN TOUCH