




**KOFISI**  
**API**  
**MAURITIUS**  
**2023**



**MICHAEL ALDRIDGE**  
FOUNDER & CEO

A woman with long dark hair, wearing a green and red patterned dress, is lying down with her arms outstretched. The background is a dark grey surface covered in a complex, repeating geometric pattern of lines and shapes. Overlaid on the image is the number '90 0000' in large white font. In the bottom right corner, there is a white circular icon containing a stylized arrow pointing left. In the bottom left corner, the text 'KOFISI 2023' is visible.

# 90 0000

KOFISI 2023













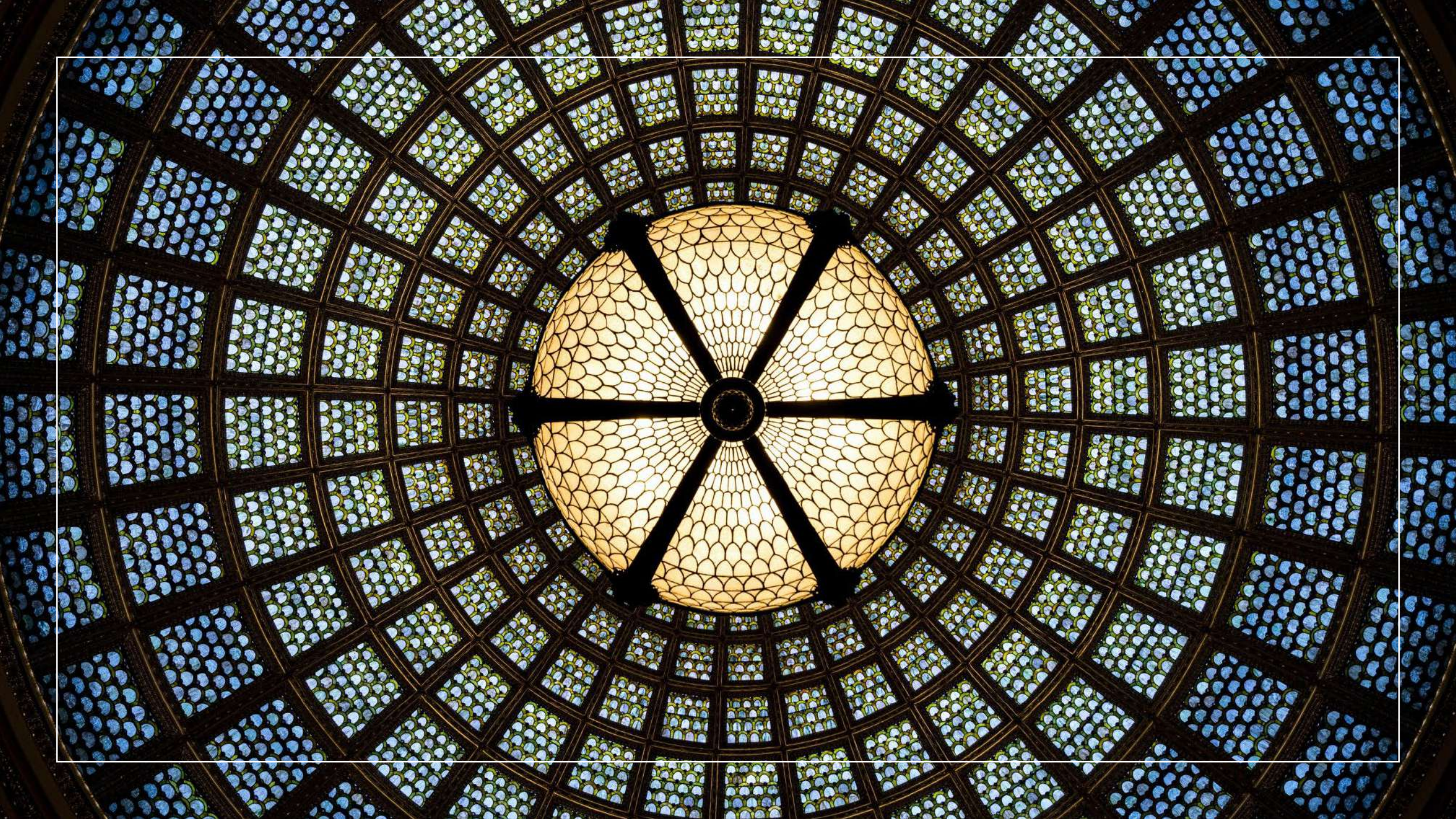










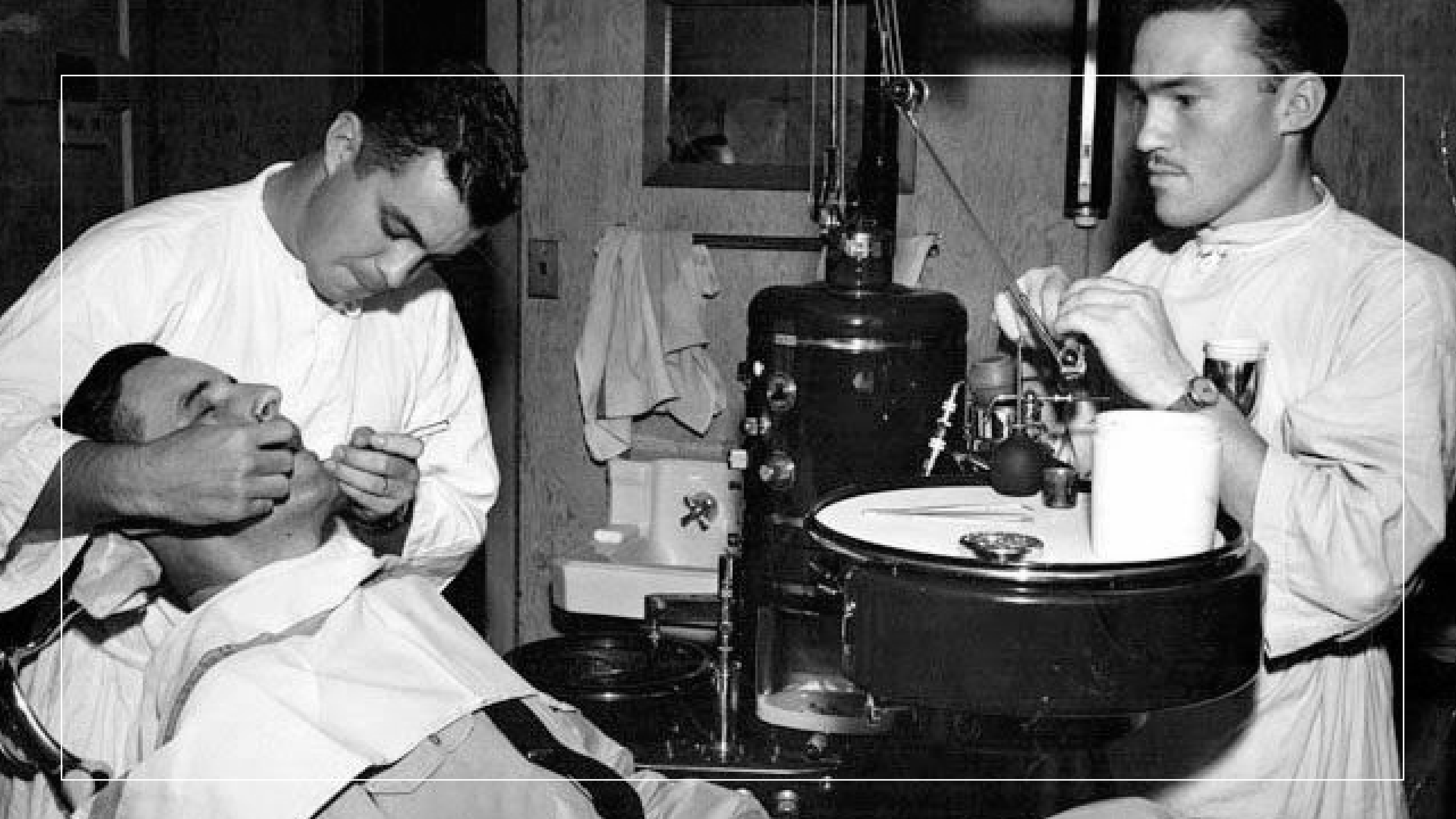




The  
Economist











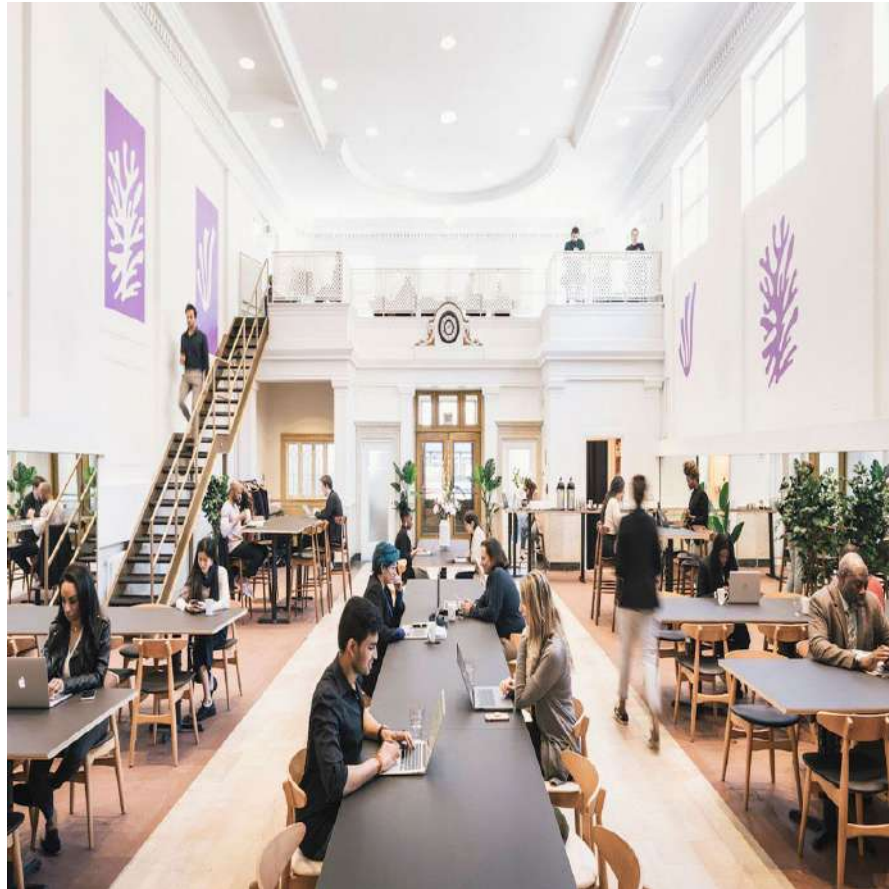




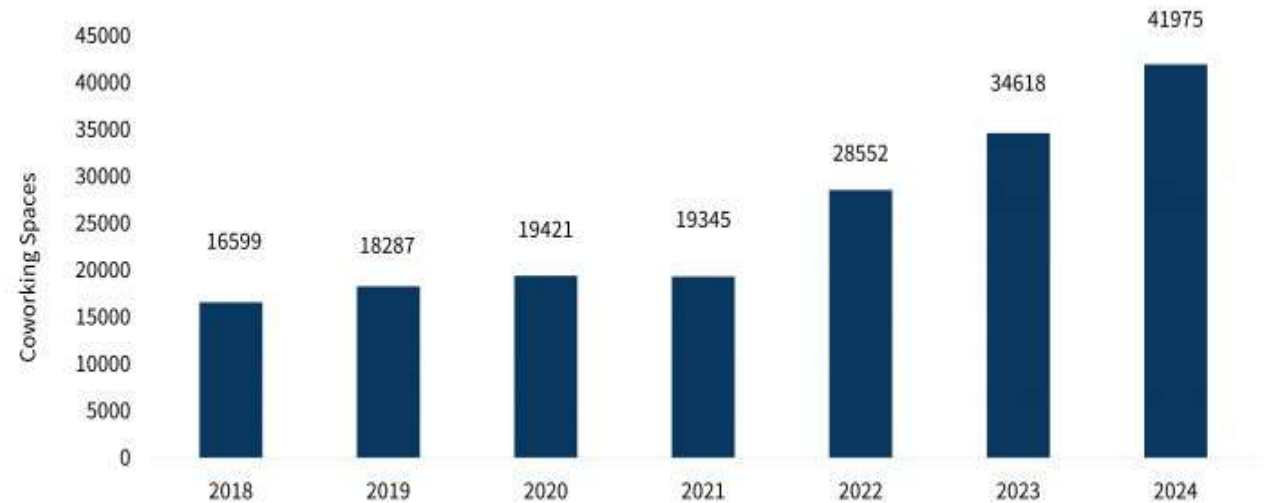
# GROWTH IN SHARED WORKSPACE

THE MARKET HAS GROWN BY OVER A 2000% IN THE LAST 15 YEARS, AND DOUBLE IN THE LAST 2 YEARS

KOFISI 2023



Growth in Number of Coworking Spaces across the Globe



Source :Statista

ScrapeHero





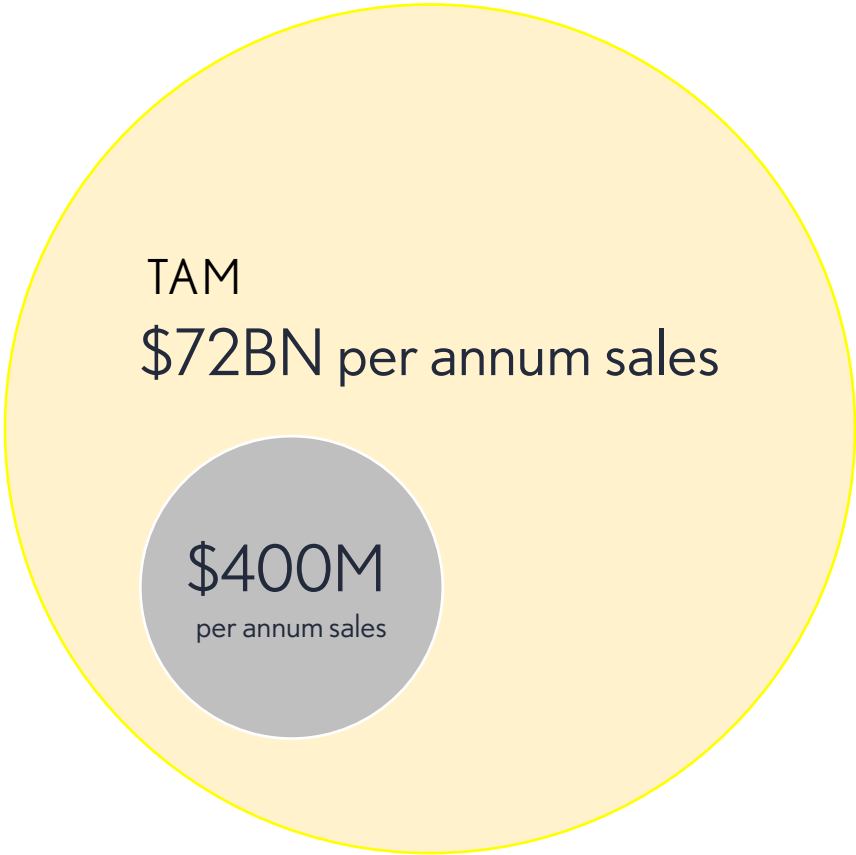






# ADRESSABLE MARKET

THE CURRENT MARKET IS UNDER 1% ADOPTOIN RATES, GROWING TO GLOBAL COMPORABLE SIZE WILL DELIVER A TAM OF \$70BN+



KOFISI OPPORTUNITY		GDP Growth %	2018	2030	US City comp
Cairo	Egypt	5.5	20 076 000	25 517 000	Los Angeles
Lagos	Nigeria	2.1	13 463 000	20 600 000	New York
Kinshasa	Dr Congo	4.3	13 171 000	21 914 000	Houston
Luanda	Angola	0.4	7 774 000	12 129 000	San Antonio
Dar es Salaam	Tanzania	4.0	6 048 000	10 789 000	Dallas
Johannesburg	South Africa	1.2	5 486 000	6 978 000	Chicago
Alexandria	Egypt	5.5	5 086 000	6 417 000	Phoenix
Abidjan	Ivory Coast	7.5	4 921 000	7 136 000	Miami
Cape Town	South Africa	1.2	4 430 000	5 468 000	Seattle
Addis Ababa	Ethiopia	7.7	4 400 000	7 352 000	Philidelphia
Nairobi	Kenya	5.8	4 386 000	7 031 000	Washington
Casablanca	Morocco	3.2	3 684 000	4 349 000	Fort Worth
Douala	Cameroon	4.3	3 412 000	5 112 000	Las Vegas
Durban	South Africa	1.2	3 134 000	3 535 000	Detroit
Kampala	Uganda	6.3	2 986 000	5 506 000	Portland
Dakar	Senegal	6.9	2 978 000	4 339 000	Boston
Abuja	Nigeria	2.1	2 919 000	5 119 000	Memphis
Algiers	Algeria	2.3	2 694 000	3 263 000	Louisvielle
Lusaka	Zambia	3.1	2 524 000	4 267 000	Oklahoma City
Accra	Ghana	8.8	2 439 000	3 187 000	Atlanta
Pretoria	South Africa	1.2	2 378 000	3 219 000	Columbus
Tunis	Tunisia	2.7	2 291 000	2 703 000	Memphis
Rabat	Morocco	3.2	1 847 000	2 192 000	El Paso
Maputo	Mozambique	4.0	1 102 000	1 486 000	Fresno
Kigali	Rwanda	7.8	1 058 000	1 568 000	Denver
Total Population (All Cities)			124.7m	181.2m	
Total Population (Current Cities)			40.3m	63.0m	
Total Potential Members (All Cities)			11.3m	16.4m	
Total Potential Members (Current Cities)			3.7m	5.7m	
Total Addressable Market Opportunity (All Cities)			\$71.3 bn	\$103.6 bn	
Total Addressable Market Opportunity (Current Cities)			\$23.0 bn	\$36.0 bn	









KOFISI



KOFISI

**Focused on :**  
Enterprise Solutions  
Large Spaces  
Customised ecosystems

**Giving our members:**  
Flexibility  
Savings  
Sense of scale

Our clients will benefit from 20,000 sqft  
of community facilities

Giving over 5x as much space to their  
private office.

Terrace  
Outdoor space

Bistro  
F&B solutions

Lounge  
Soft seating

Flex Space  
Breakout

Cafe Kitchen  
Multiple  
locations

Reception  
Services  
Front Desk

Booth  
Quick  
meeting

Knowledge  
Room  
Strategy space  
for the day

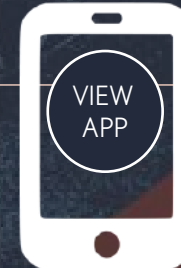
Assembly  
Space  
Private & Public  
presentations

Meeting Room  
Multiple types  
Multiple sizes

Board Room  
Large space  
for formal events

Phone Booth  
Private calls

Book Nook  
Study space



Dedicate



Private  
Facilities  
Bespoke to your  
workstyle

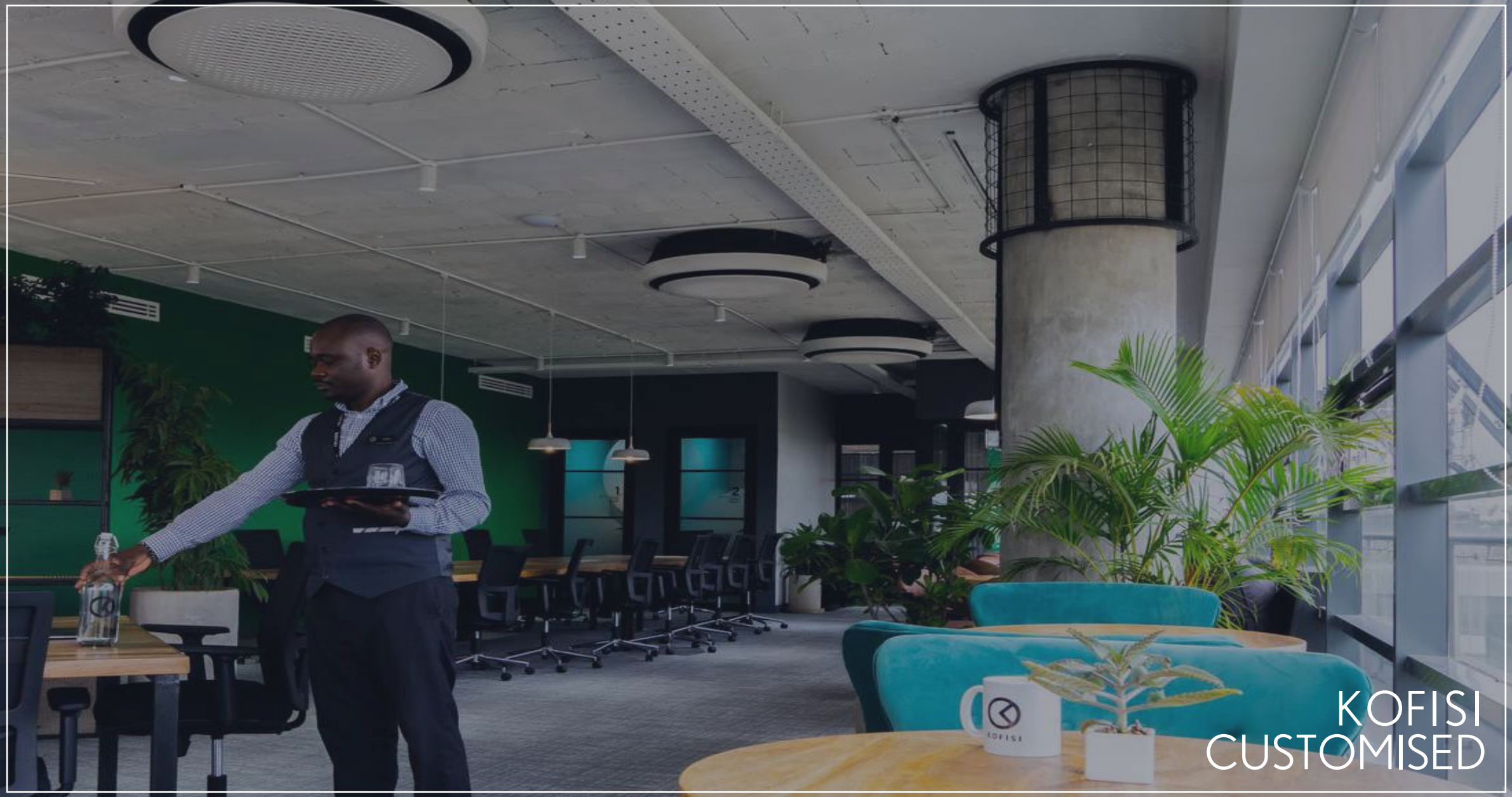
Your  
Private Suite  
For all staff



Collaborate







KOFISI  
CUSTOMISED





## KOFISI & BOLT

75 px space designed from shell,  
delivered in 8 weeks.



## KOFISI & GIZ

150 px space design from shell,  
working with three departments.



## KOFISI & GOOGLE

100 px space design from shell,  
with client specifications.



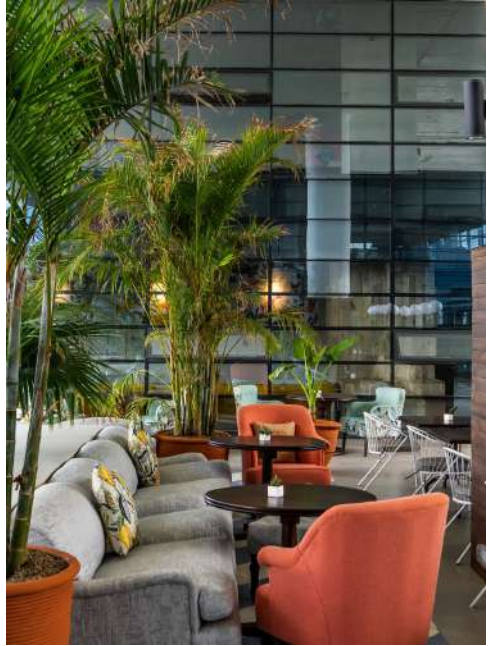
## KOFISI & APPLE

30 px space design from shell,  
with intricate client specifications. P&C

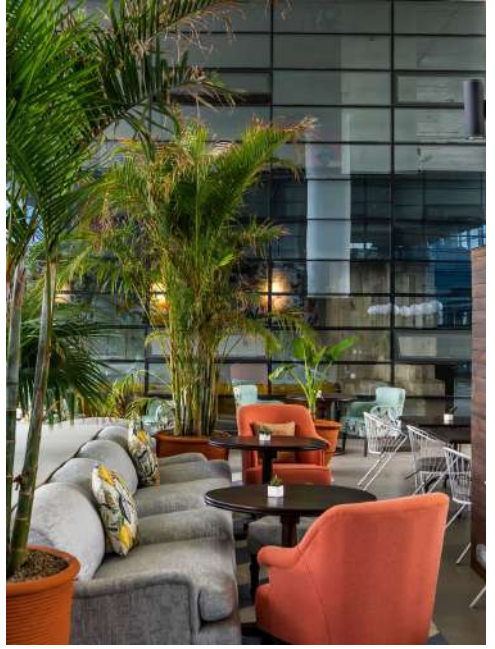
















*“ A place that seamlessly blends balance  
and productivity in the workplace ”*



# HOTELIFICATION

1

MEETING







KOFISI  
LARGE SPACES





KOFISI  
CONCEIRGE





BBC NEWS | WORLD SERVICE

Dear Daughter

KOFISI  
GATHER





KOFISI  
EVENTS





KOFISI  
MEDIA





KOFISI  
FOOD & BEVERAGE





KOFISI  
70% LOCALLY MADE





KOFISI

dridge Foundation

KOFISI

KOFISI  
LOCAL COMMUNITIES





# UWEZA ART PROJECT





*“ An ecosystem that amplifies  
and nurtures human capital ”*





KOFISI  
WELLNESS 2024





KOFISI  
TRAINING 2024





&



BOXMEDIA.IO





KOFISI





KOFISI



# TITAN PROPERTY AWARD WINNER



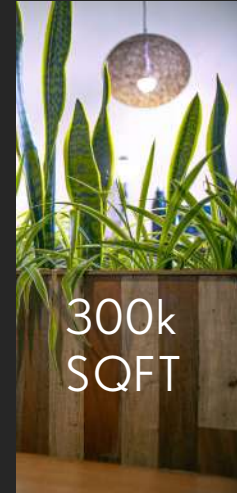
INTERIOR DESIGN  
BEST FUNCTIONALITY  
DESIGN







# KOFISI ENABLES BUSINESSES TO WORK PRODUCTIVELY IN AFRICA





# KOFISI ACROSS AFRICA

KOFISI takes the master lease on Category A building space and then licences space in its fitted-out Centres to enterprise clients:

- Centre size average 35k+ sqft
- Largest Centre is 78k sqft
- Average occupancy 85%+
- Average client licence over 1.5 years
- Centres profitable and cash generative

## Robust building pipeline.

We have experience of delivering in multiple markets, with a number of new buildings ready for roll out:

### Current Markets:

Kenya  
Tanzania  
South Africa  
Nigeria

### Operations:

Mozambique  
Zambia  
Zanzibar  
Uganda



### KOFISI 9

An award-winning space for Nairobi, with expansion to 30,000 sqft.



### KOFISI WESTLANDS

Offering over 45,000 sqft of workspace. The first location in Nairobi.



### KOFISI RIVERSIDE

A 34,000 sqft Centre with 90% occupation since launch in 2018.



### KOFISI UPPERHILL

Providing workspace in Nairobi's Upperhill district.



### KOFISI SQUARE

The flagship location in Nairobi, with 6 floors and 78,000 sqft.



### KOFISI OYSTERBAY

Set in the heart of Dar es Salaam, the Centre is about to expand.



### KOFISI KAREN

A 10,000 sqft Centre in the residential area of Karen.



### KOFISI IKOYI

Anchored by Google and Apple. The first KOFISI in Nigeria.



### BUSINESS EVENTS

Our event spaces can host 20- 100 people across two dozen different room locations in the group.



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Zanzibar  
Uganda

### Pipeline Markets:

Morocco  
Rwanda  
Egypt  
Ghana  
Mauritius  
Ethiopia  
South Sudan  
Angola



### JOHANNESBURG

1 Location - in negotiation



### DAR ES SALAAM

1 Location



### NAIROBI

6 Locations LIVE - 2 NEW SITES READY TO DEPLOY



### CAIRO

In review for multiple spaces



### KIGALI

1 Location - LAUNCHING 2024



### LAGOS

1 Location LIVE - further pipeline in discussion



### ADDIS ABABA

1 Location - management contract in negotiation



### ACCRA

1 Location - in negotiation



### CASABLANCA

1 Location - LAUNCHING 2024



Google



amazon

SIEMENS

*Cadbury*

Worley

 *Cepheid.*  
A better way.

ETHOS

◀DUPONT▶

Bolt

SONY

ARUP

PVH

 DLR Group

 iGeoPoll

  
WILBEN

 IQVIA™

novozymes® 

**PPD®**





**MEMBER**





**LANDLORD**





# INVESTOR



1



12



20



11



70



8



28



300 000



1 000 000







900000







KOFISI