ANNEXURE B8

GROUP 5 CO-DEVELOPMENT

MEMORANDUM OF UNDERSTANDING ("MOU")
BETWEEN

G5 PROPERTIES (PTY) LTD ("G5P")
AND
PULEXILOGIX PTY LTD ("Pulexilogix")
AND
PEG HR SOLUTIONS (PTY) LTD ("PEG")

IN REGARD TO
UMHLANGA PARKVIEW RESIDENTIAL DEVELOPMENT ("the PROJECT")

Parties	(1) G5 Properties (Proprietary) Limited ("G5P"); and (2) Pulexilogix Pty Ltd ("Pulexilogix"), each a "Party" (3) Peg Hr Solutions Pty Ltd ("PEG") and collectively the "Parties". For the purposes of this MOU the definitions of G5P and Pulexilogix & Peg will extend to all their majority-owned Group subsidiaries and parent companies or fellow subsidiaries where applicable.
Project	Umhlanga Parkview Residential Development.
Purpose	The purpose of this MOU is to state the intention and collective objectives of the Parties in relation to the Project. This MOU deals only with arrangements between the Parties in regard to financing, developing, and constructing the Project. This MOU will be followed and superceded by definitive and legally binding agreements and other legal documentation governing the relationship of the Parties pertaining to the Project.
Background	The Umhlanga Parkview Residential Development project was introduced to G5P by Profica.
Legal Structure and Participation	The Project will be undertaken through a Special Purpose Company ("SPV"). The SPV will act as direct borrower in regard to debt financing for the Project and will be the ultimate owner of the completed Project. It is expected that the shareholders of the Project SPV will include G5P, the land owner (PEG) and Pulexilogix, or associates of these (each a "Shareholder" and collectively the "Shareholders") subject to receipt of regulatory consents. It is expected that capital contributions will take the form of cash and land assets.

All Parties shall contribute funding in such a mannner as to maintain their respective stakes in the Project SPV (the "Effective Holding").

The Effective Holding, to be determined, shall always be calculated with reference to all funding.

If any Party is unable to contribute in such a manner as to maintain their Effective Holding certain pre-emptive rights, which would be agreed between the Parties, may be applicable.

The Parties may choose to hold their respective shareholdings in the Project SPV through separately registered non-South African entities if they so wish. All costs relating to approvals to effect such holding will be for each Shareholder's own account in this regard.

Preferential Roles

The Parties agree to the following Preferential Roles, to be on the basis of arms-length transactions and market-related terms:

1) G5P & Pulexilogix & Profica to jointly undertake the development management of the Project, either through internal capacity/resources or by way of an outsourced approach. Profica has an agreed fee with PEG / Pulexilogix for this scope of a minimum of 3% of total development costs. This will be subject to the final project feasibility. It is envisaged that G5P and Pulexilogix & Profica will agree the joint responsibilities, the details of which will form part of a development management agreement to be signed with the Project SPV;
2) Independent Project Manager and Quantity Surveyor will be appointed for the Project; and
3) Group Five Construction to have a preferred role on a first right of refusal basis for the construction of the Project.
4) G5P and Profica to jointly undertake sales and leasing responsibilities.
5) G5P to provide asset management services for the development from date of operation.

Due Diligence and Governance

No Party shall under any circumstances be required to proceed with the Project or enter into substantive transaction documents, if the findings of its due diligence investigation are not to its satisfaction (as determined by each Party in their sole discretion).

The Parties understand due diligence steps may include the following:

- Land Tenure: an opinion from legal advisers confirming to their satisfaction, that the documents

pertaining to land title and that any required transfers (if required) are permissible;

- Land Rights: confirmation of ownership of proposed site;
- Market Demand: confirmation of interest by potential tenants;
- Corporate Due Diligence: confirmation of the financial and legal capacity of the Parties to enter into the transaction envisaged;
- Technical: review of technical work, such as geotechnical survey, that has been performed in relation to the Project, if any;
- Environmental Review: an analysis of the suitability of the site for development under prevailing environmental legislation;
- Documentation: all contracts, licences and documents which are ancillary or related to the Project and the Project SPV;
- Taxation: Confirmation of the tax efficiency of investment structures created for the Project SPV; and
- Any other matters deemed prudent by any Shareholder.

In addition to the adequate completion of these steps, confirmation of the participation of G5P and Pulexilogix will be subject to approval by their relevant boards, investment, credit, and regulatory committees, and obtaining any approvals that may be required by regulatory authorities.

Exclusivity Period

The Parties undertake that they will not enter into any discussions or negotiations or agreements with any person(s) or entertain any offers (solicited or otherwise) from any person(s), in relation to the Project and the Project land, for a period of 60 (thirty) days, expiring on the 30th November 2016, irrespective of signature date of this MOU.

Confidentiality

The Parties undertake that none will make public or communicate to any other third party the existence of detailed terms of this MOU except where it is understood that such communication is necessary for undertaking the Project or such communication is to professional advisers or other parties bound by confidentiality agreements.

Publicity

No Party shall hold any event or issue releases to the press regarding the Project, their participation therein, or the participation of other parties therein unless such Publicity is agreed between all Parties.

Legal Status

This document does not create any legal rights or obligations between the Parties.

Work Programme

The Parties will cooperate to perform the Due Diligence and Governance steps mentioned above. On the successful

completion thereof, the Parties will enter into legally binding agreements as required for the realisation of the opportunity as described in this document. The Parties will agree on the appointment of lawyers and other advisors required.

Simultaneously, and on the assumption that the Due Diligence and Governance steps progress to the satisfaction of all Parties, the Parties will formulate a project plan in regard to the following matters:

- Technical: All necessary geotechnical and topographic surveys, architectural design and costings, and feasibility of the Project.
- Financing: Negotiation with potential debt providers.

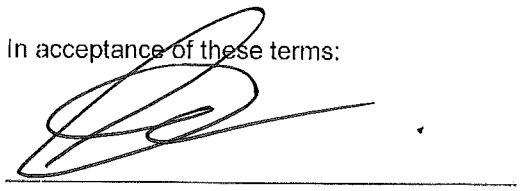
Costs

The cost to conduct due diligence and internal costs will be borne by Parties themselves. On conclusion of due diligence by the respective Parties, the technical and financing costs relating to the agreed project plans will be borne by the Project SPV.

Governing Law

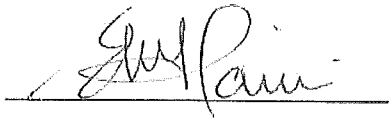
This MOU shall be governed by and construed in accordance with South African Law.

In acceptance of these terms:



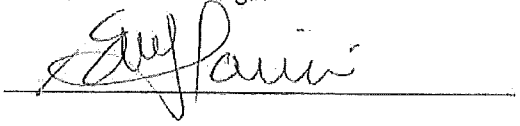
5 October 2016

on behalf of G5 Properties (Pty) Ltd — Date



28th September 2016

on behalf of Pulexilogix — Date



28th September 2016

on behalf of PEG — Date

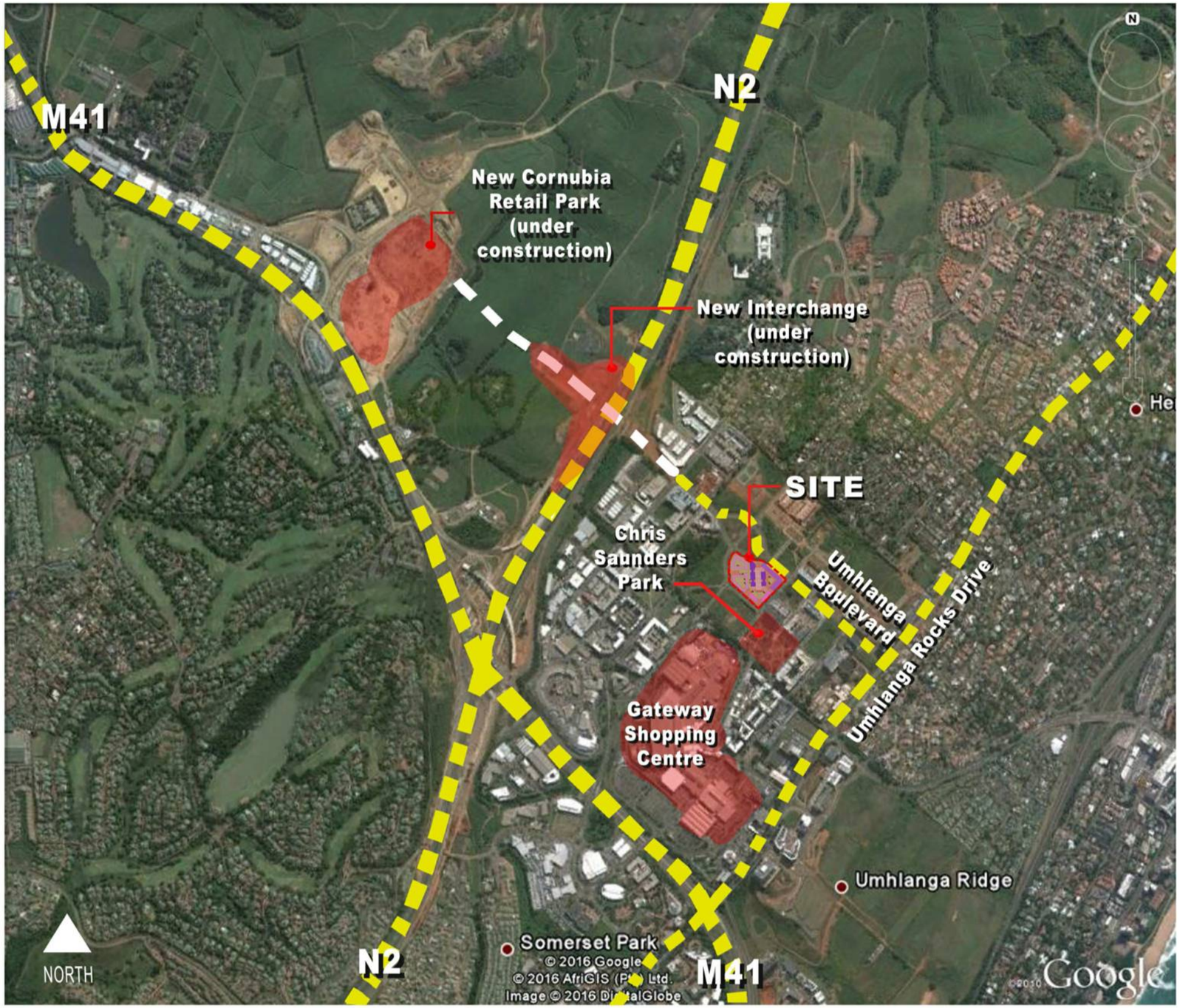


MIXED-USE DEVELOPMENT

PARK JUNCTION

PALACE GROUP

bentel associates international



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MACRO LOCALITY PLAN

MIXED-USE DEVELOPMENT

PARK JUNCTION

PALACE GROUP | ba bentel associates international



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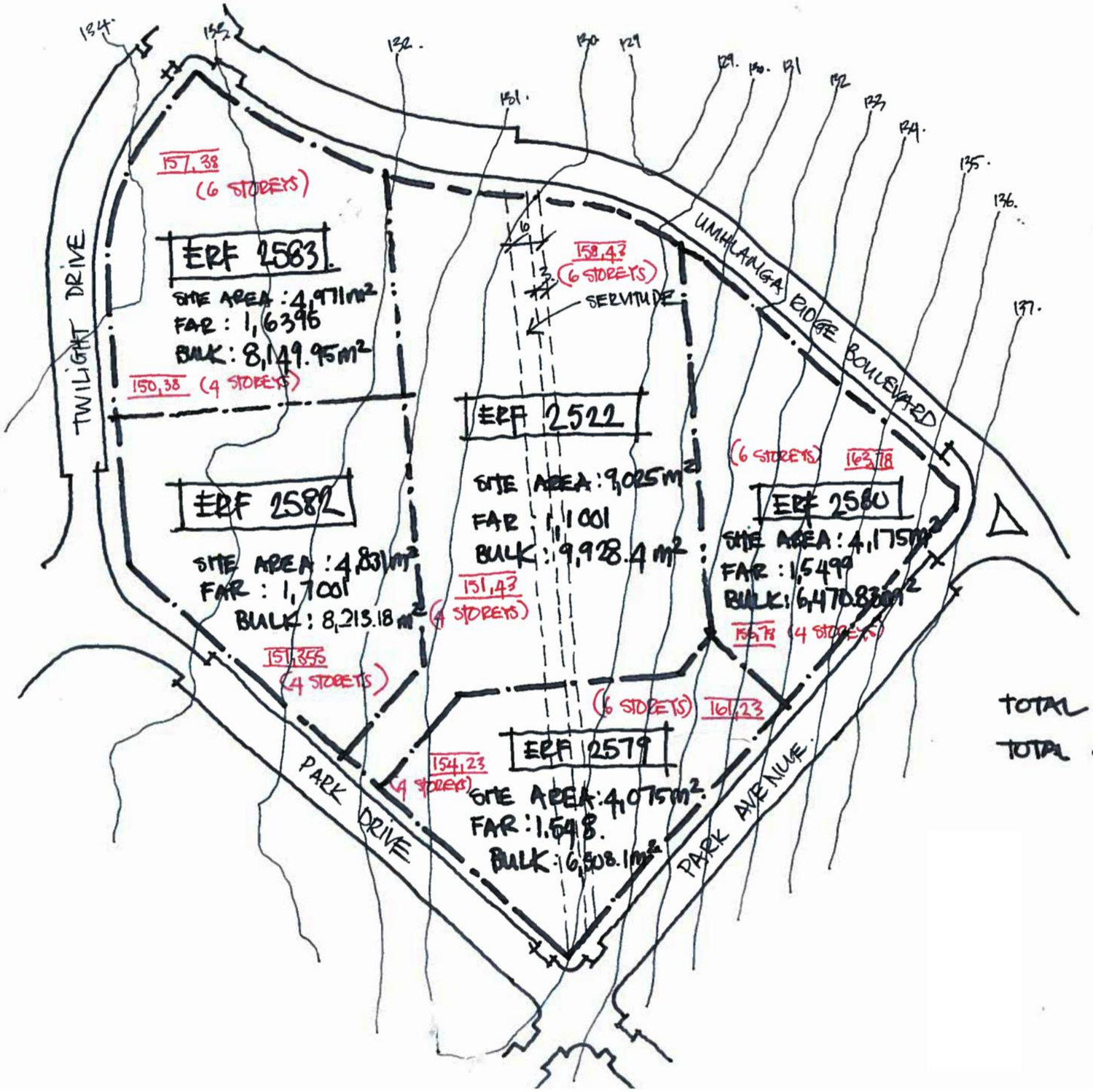
SITE LAYOUT

MIXED-USE DEVELOPMENT

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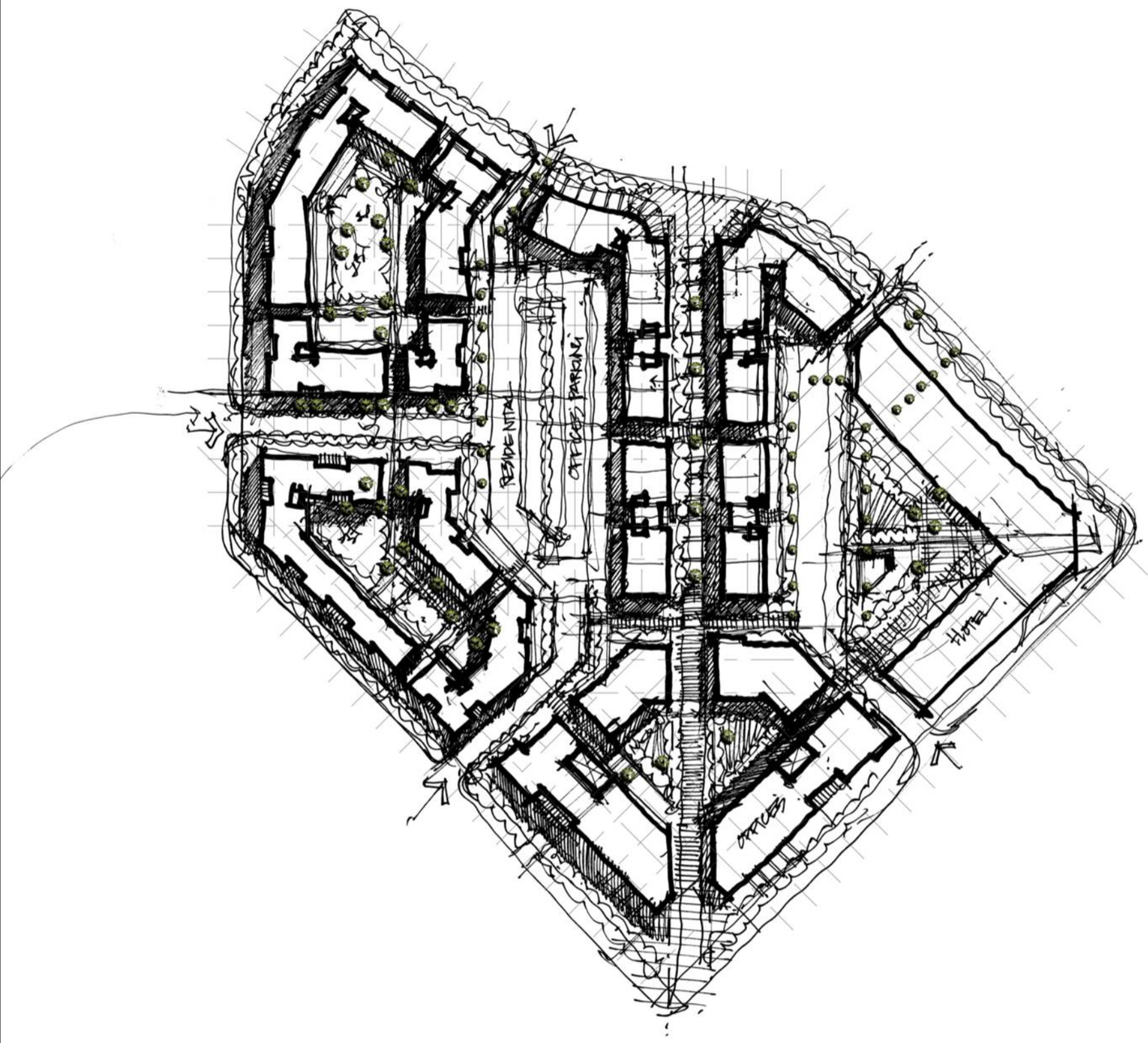
SITE CONSTRAINTS

TOTAL SITE AREA : 27,077m²
TOTAL BULK AREA : 39,070m²

MIXED-USE DEVELOPMENT

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MASTER PLAN

MIXED-USE DEVELOPMENT

PARK JUNCTION

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1 Site Plan
1 : 1000

OFFICE PARKING
EAST WING:
GLA: 6 000m²
REQ. PARKING: 192 BAYS

NORTH BLOCKS	
STOREYS:	6 (INCL. PARKING)
UNITS PER LEVEL:	42
TOTAL UNITS:	234
REQ. PARKING:	234 BAYS

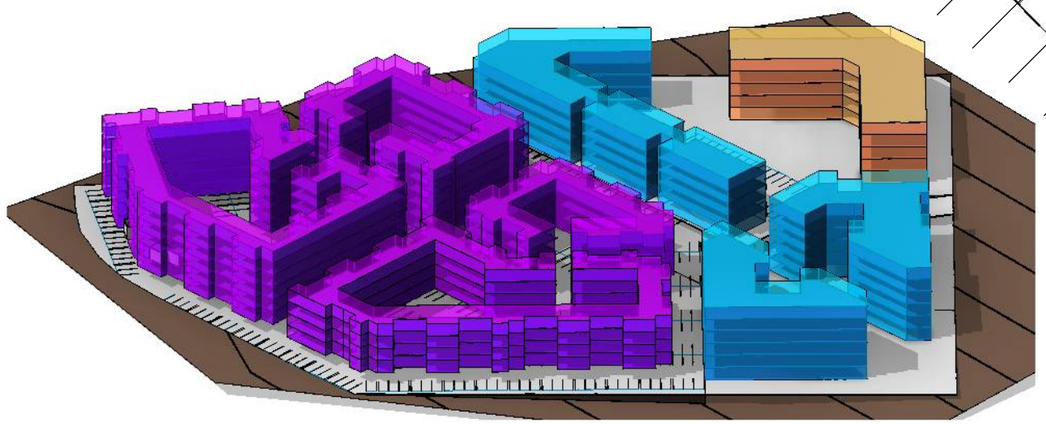
SOUTH BLOCKS	
STOREYS:	4 (INCL. PARKING)
TOTAL UNITS:	148
REQ. PARKING:	148 BAYS

TOTAL APARTMENTS:	**382**
RATIO 2 BED (70): 1 BED (30)	
TOTAL REQUIRED PARKING:	**382**
TOTAL PROVIDED PARKING:	**467**
(85 SURPLUS, FOR SALE OR VISITORS)	

HOTEL PARKING
ROOMS: 160
RQ. PARKING: 80 BAYS

OFFICE PARKING
SOUTH WING:
GLA: 7 500m²
REQ. PARKING: 240 BAYS

GBA	
Level	Floor Area
APARTMENT - NORTH BLOCK A	
Lvl 0 - Ground Floor TOC	1606 m²
Lvl 1 - First Floor TOC	1606 m²
Lvl 2	1606 m²
Lvl 3	1606 m²
Lvl 4	1606 m²
Lvl 5	1606 m²
	9638 m²
APARTMENT - NORTH BLOCK B	
Lvl 0 - Ground Floor TOC	949 m²
Lvl 1 - First Floor TOC	949 m²
Lvl 2	949 m²
Lvl 3	949 m²
Lvl 4	949 m²
Lvl 5	949 m²
	5692 m²
APARTMENT - SOUTH BLOCK A	
Lvl 0 - Ground Floor TOC	1580 m²
Lvl 1 - First Floor TOC	1580 m²
Lvl 2	1580 m²
Lvl 3	1580 m²
	6320 m²
APARTMENT - SOUTH BLOCK B	
Lvl 0 - Ground Floor TOC	822 m²
Lvl 1 - First Floor TOC	822 m²
Lvl 2	822 m²
Lvl 3	822 m²
	3289 m²
HOTEL	
Lvl 0 - Ground Floor TOC	1255 m²
Lvl 1 - First Floor TOC	1255 m²
Lvl 2	1255 m²
Lvl 3	1255 m²
Lvl 4	1255 m²
	6274 m²
OFFICE - EAST BLOCK	
Lvl 0 - Ground Floor TOC	1509 m²
Lvl 1 - First Floor TOC	1509 m²
Lvl 2	1509 m²
Lvl 3	1509 m²
Lvl 4	1509 m²
	7545 m²
OFFICE - SOUTH BLOCK	
Lvl 0 - Ground Floor TOC	1961 m²
Lvl 1 - First Floor TOC	1961 m²
Lvl 2	1961 m²
Lvl 3	1961 m²
Lvl 4	1961 m²
Lvl -1	1961 m²
	11764 m²
Grand total	50521 m²

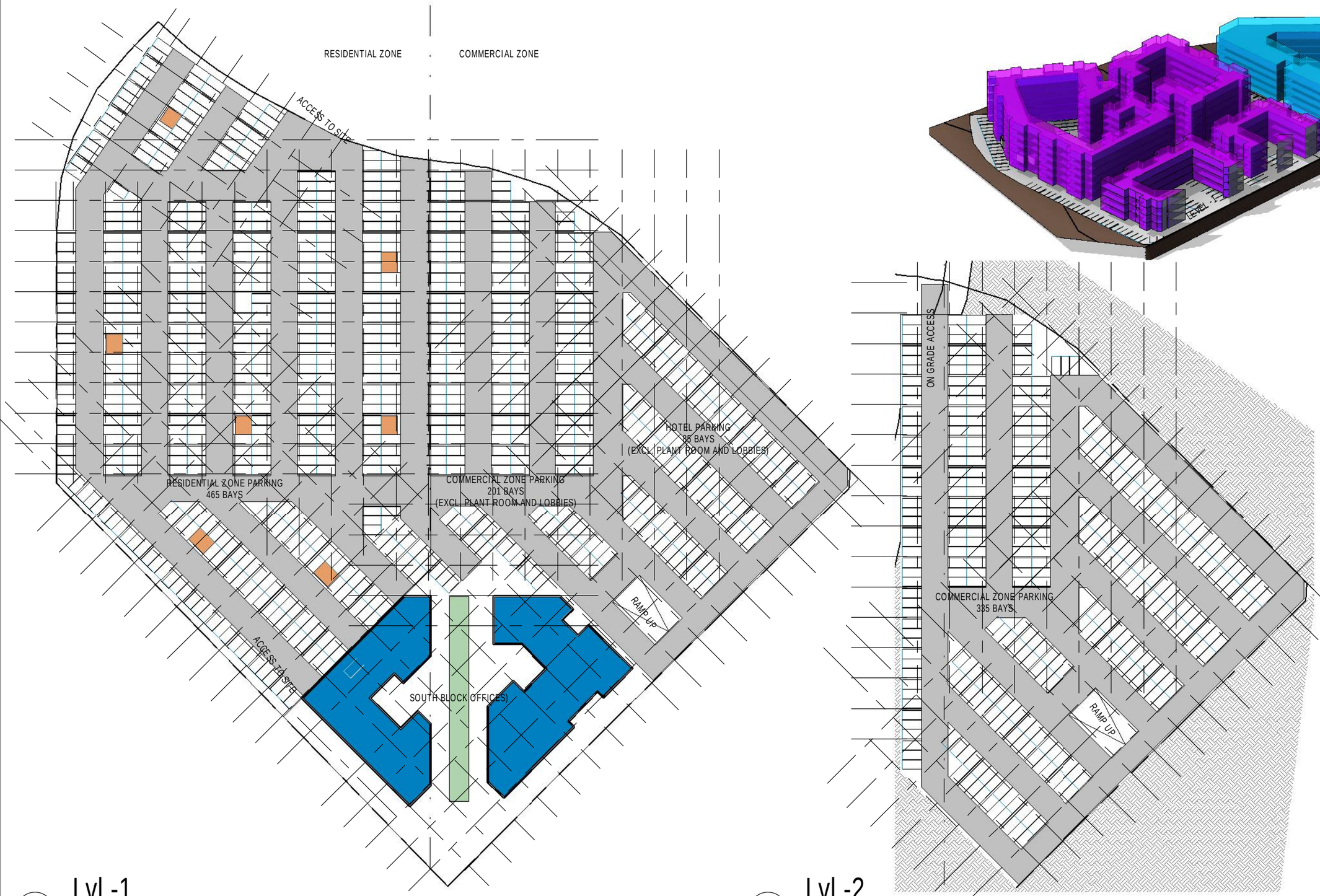


Topography Schedule			
Cut	Fill	Net cut/fill	Comments
36.97 m³	8.77 m³	-28.19 m³	
1048.61 m³	17765.92 m³	16717.30 m³	APARTMENTS PARKING
38288.95 m³	0.00 m³	-38288.95 m³	BASEMENT BELOW COMMERCIAL ZONE
39374.53 m³	17774.69 m³	-21599.84 m³	

MIXED-USE DEVELOPMENT - SITE DEVELOPMENT PLAN

PARK JUNCTION

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1 Lvl -1
1 : 1000

2 Lvl -2
1 : 1000

3D SITE SECTION

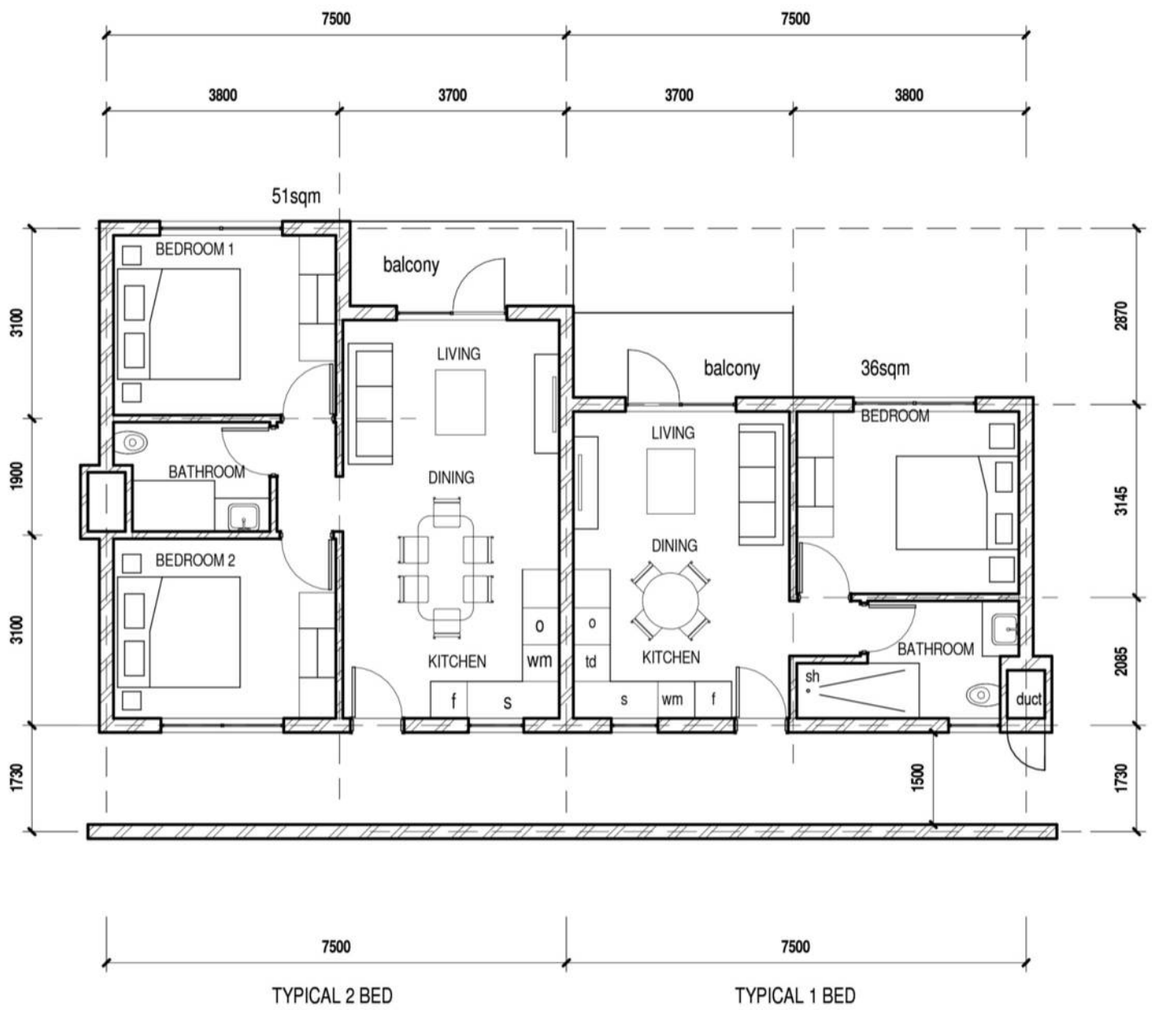
Parking Schedule	
Comments	Count
APARTMENTS	468
COMMERCIAL	604
HOTEL	86
Grand total	1158

COMMERCIAL PARKING REQUIREMENTS:
TOTAL GLA: 20 371m²
NET OFFICE AREA: 18 300m² (90% EFFICIENCY)
PARKING @ 3,2 / 100m² = 585 BAYS

MIXED-USE DEVELOPMENT - BASEMENT AND PARKING LAYOUTS

PARK JUNCTION

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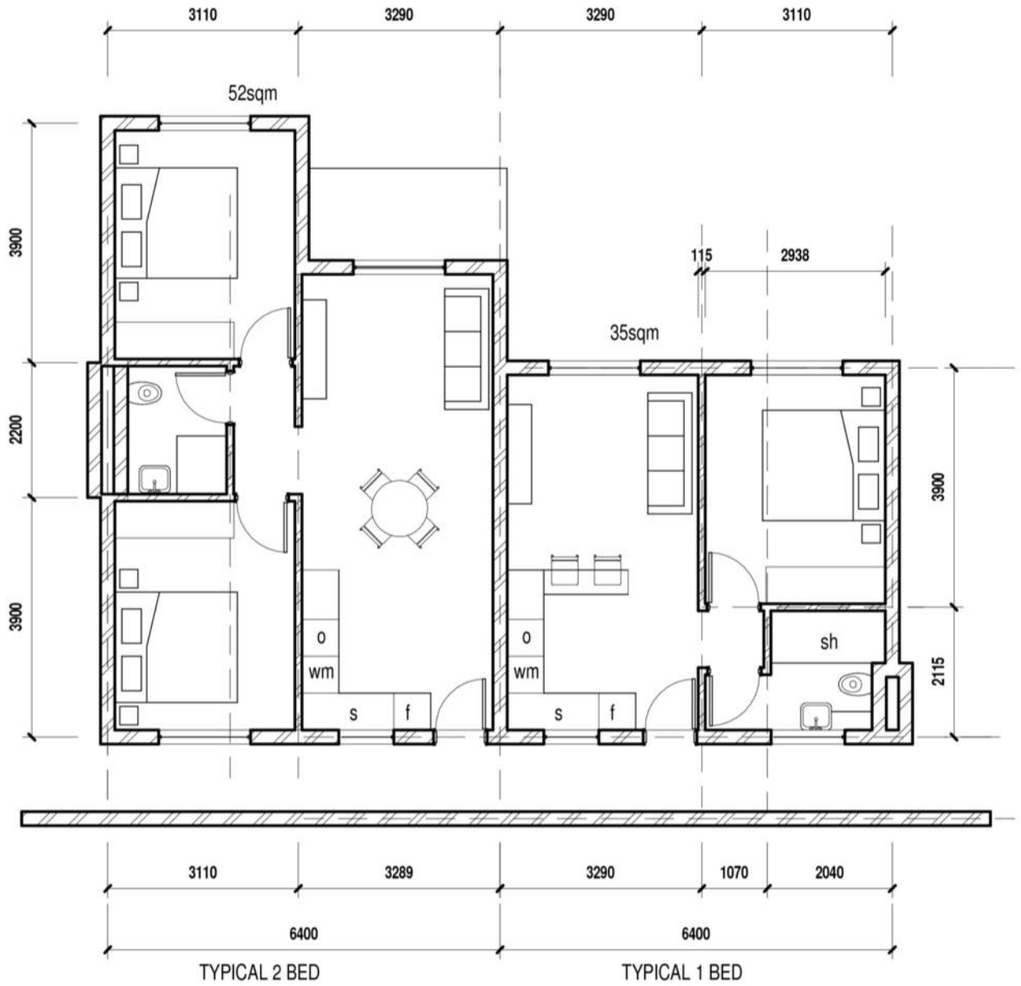


MIXED-USE DEVELOPMENT - APARTMENTS OPTION 1 scale 1:100

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MIXED-USE DEVELOPMENT - APARTMENTS OPTION 2 scale 1:100

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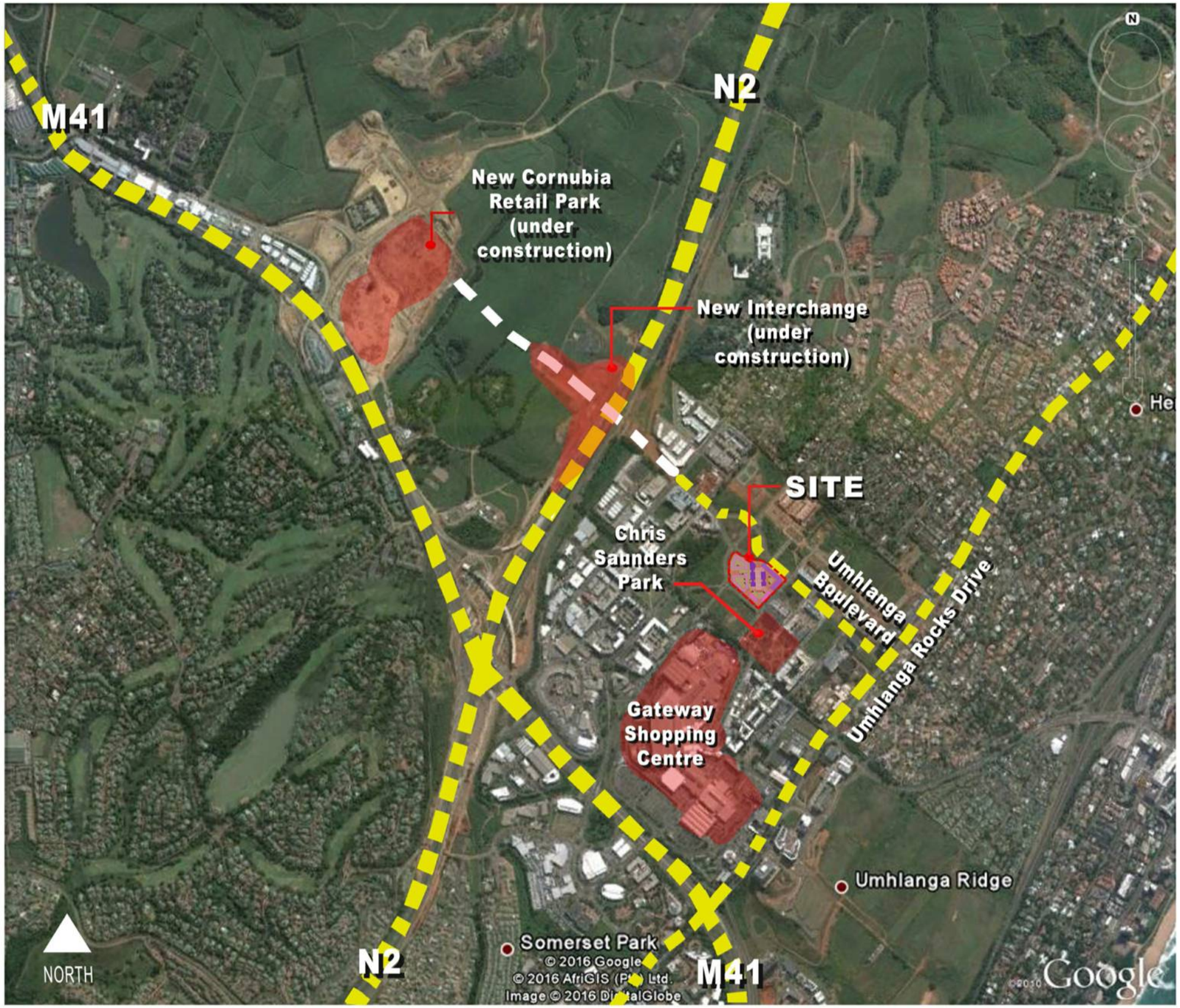


MIXED-USE DEVELOPMENT

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MACRO LOCALITY PLAN

MIXED-USE DEVELOPMENT

PARK JUNCTION

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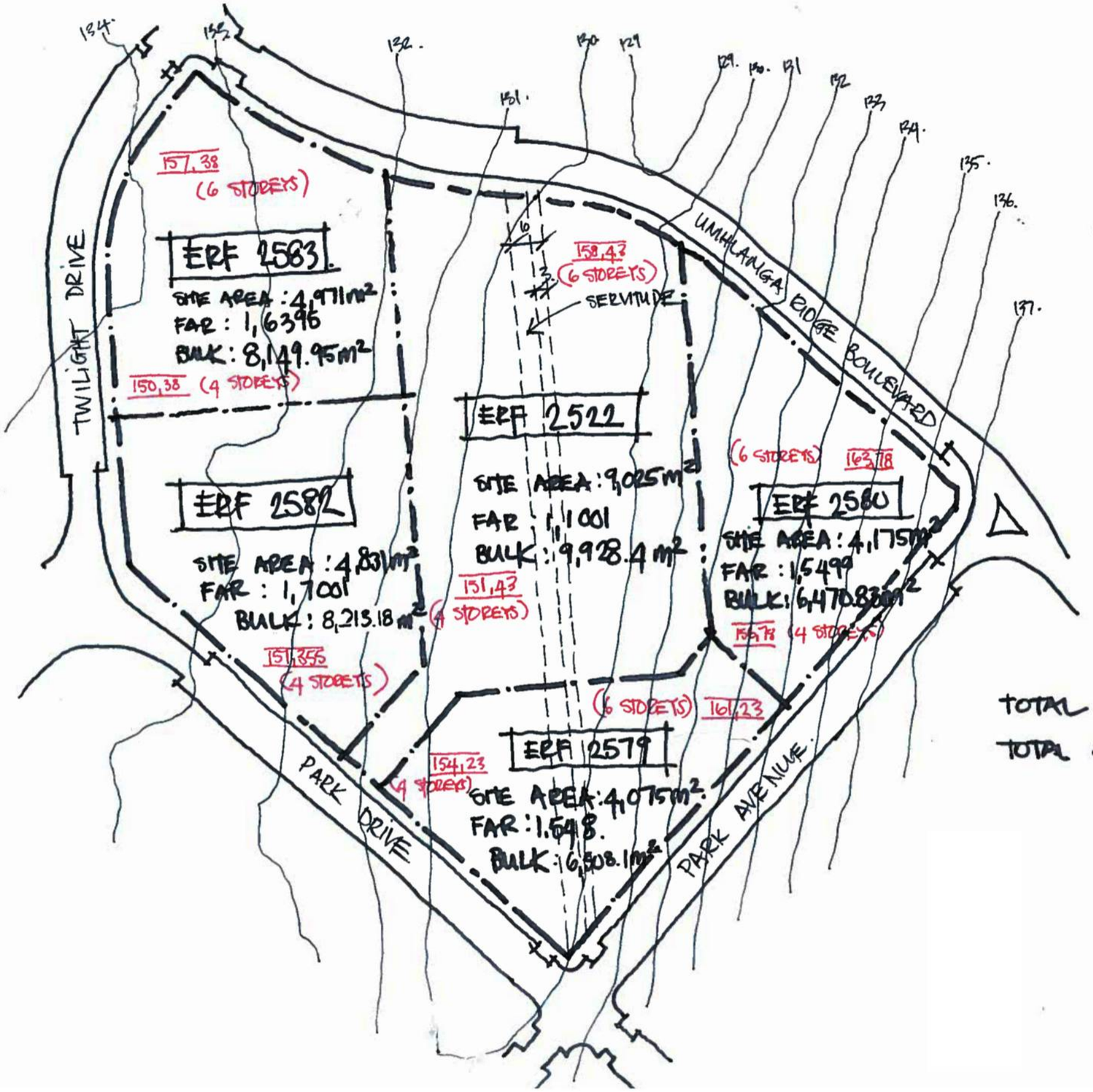
SITE LAYOUT

MIXED-USE DEVELOPMENT

PARK JUNCTION

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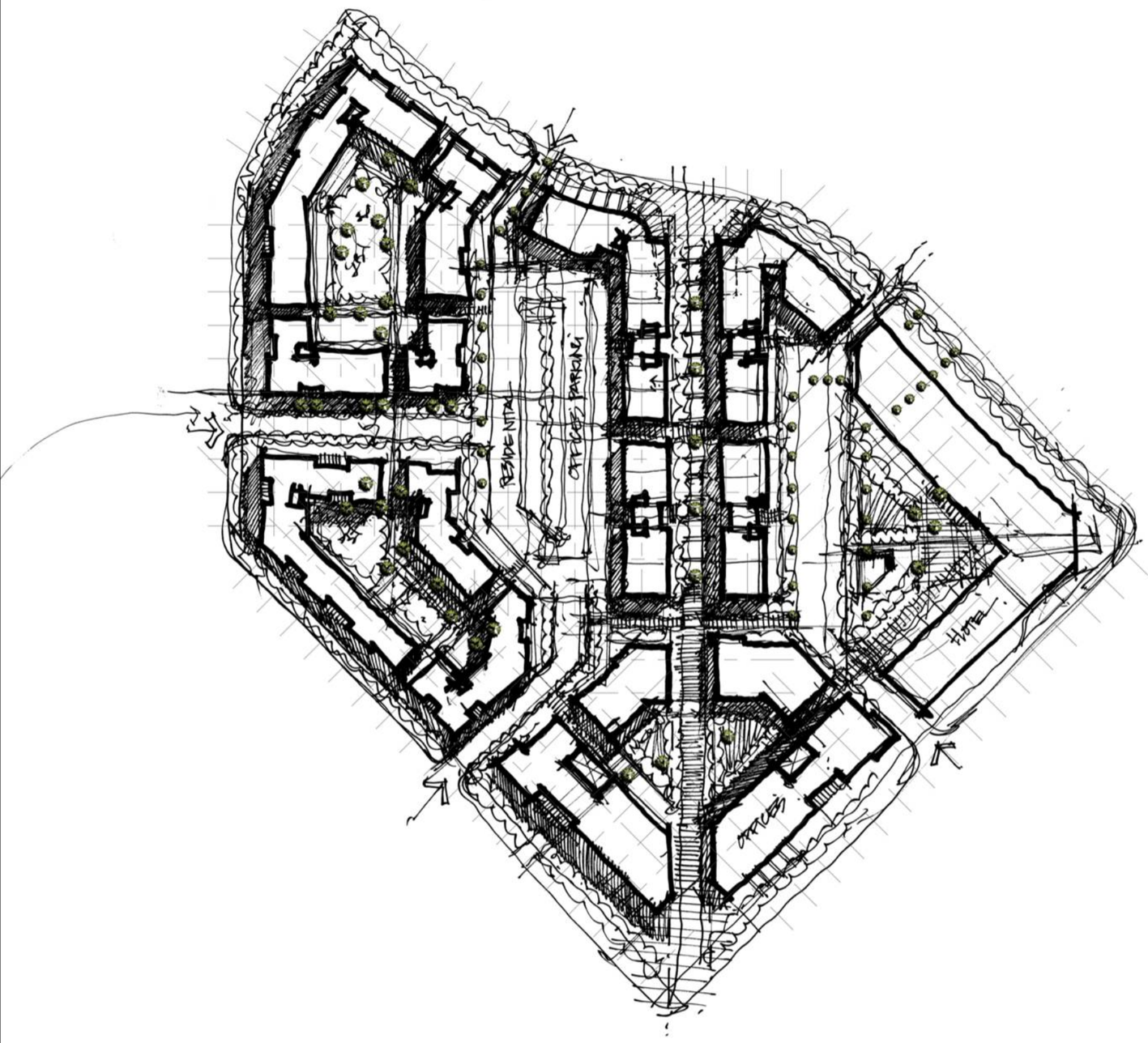
SITE CONSTRAINTS

TOTAL SITE AREA : 27,077m²
TOTAL BULK AREA : 39,070m²

MIXED-USE DEVELOPMENT

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MASTER PLAN

MIXED-USE DEVELOPMENT

PARK JUNCTION

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1 Site Plan
1 : 1000

OFFICE PARKING
EAST WING:
GLA: 6 000m²
REQ. PARKING: 192 BAYS

NORTH BLOCKS	
STOREYS:	6 (INCL. PARKING)
UNITS PER LEVEL:	42
TOTAL UNITS:	234
REQ. PARKING:	234 BAYS

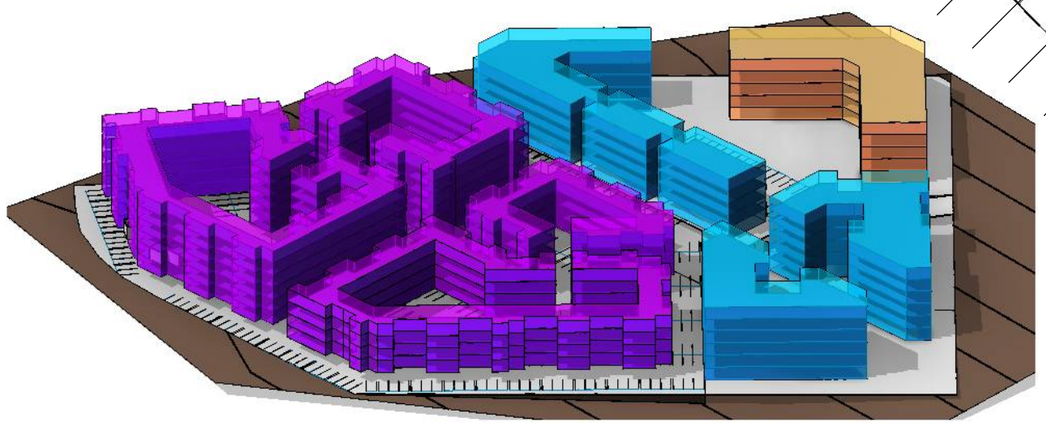
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(85 SURPLUS, FOR SALE OR VISITORS)	

HOTEL PARKING
ROOMS: 160
RQ. PARKING: 80 BAYS

OFFICE PARKING
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APARTMENT - NORTH BLOCK B	
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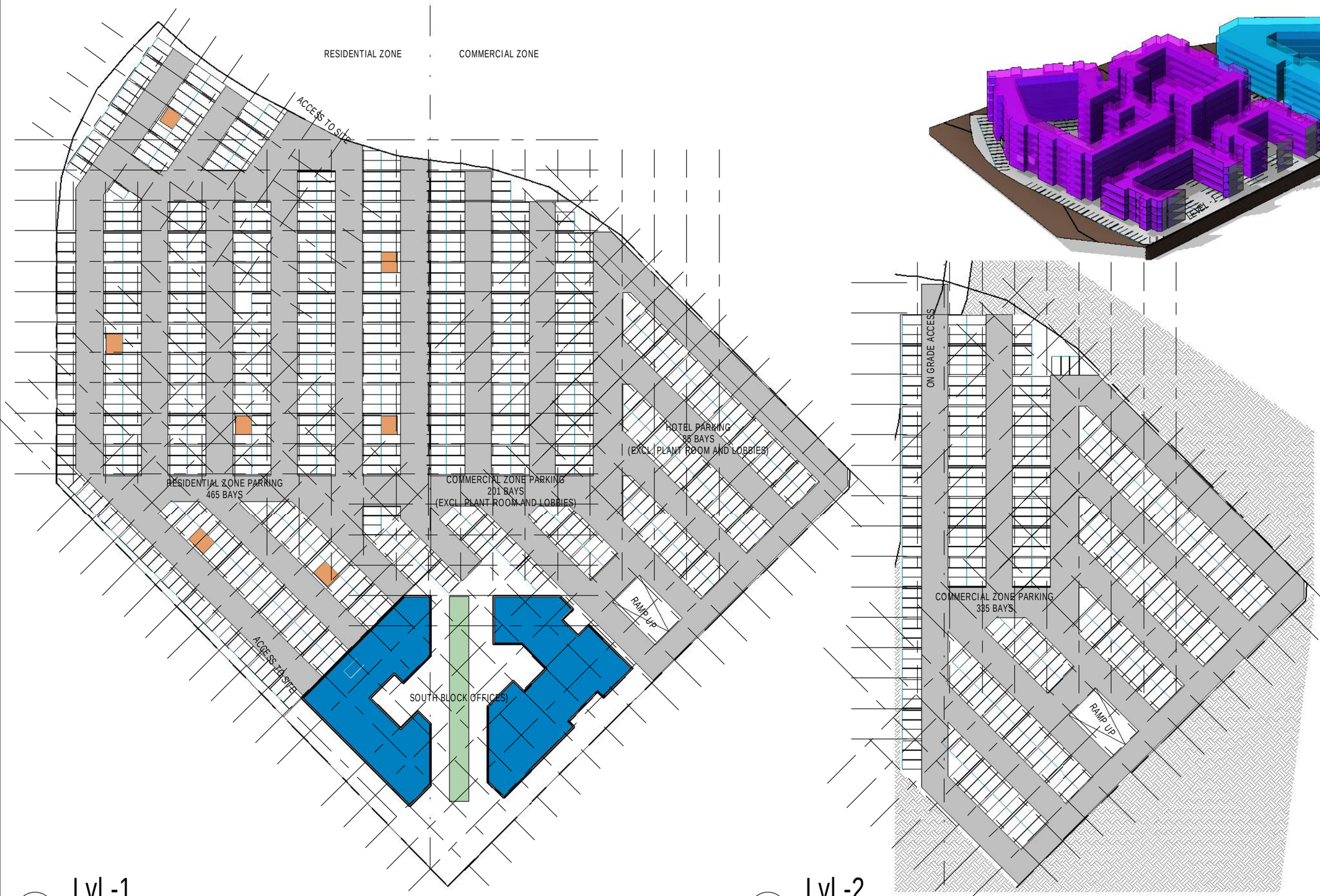


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MIXED-USE DEVELOPMENT - SITE DEVELOPMENT PLAN

PARK JUNCTION

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1 Lvl -1
1 : 1000

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3D SITE SECTION

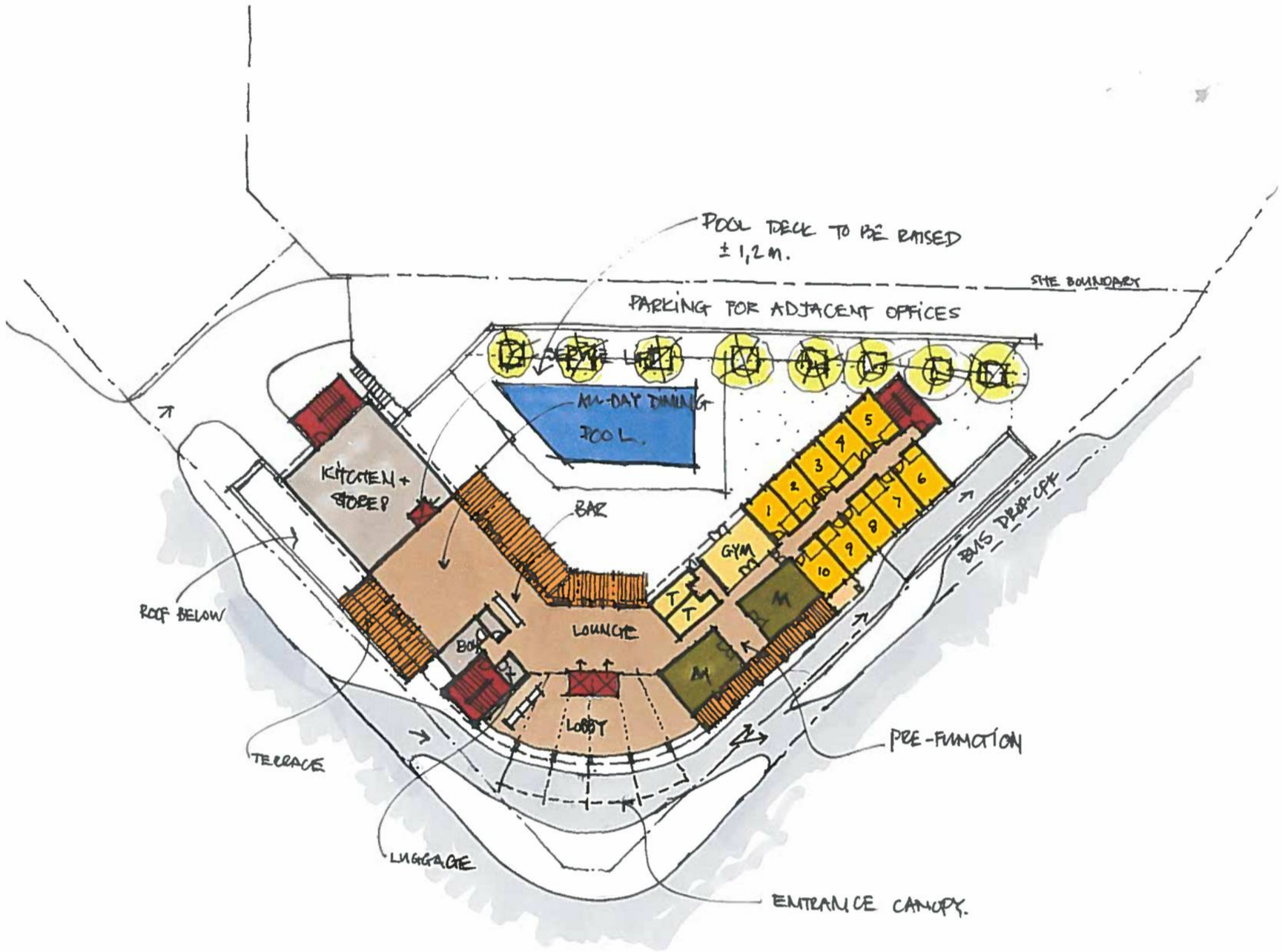
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MIXED-USE DEVELOPMENT - BASEMENT AND PARKING LAYOUTS

PARK JUNCTION

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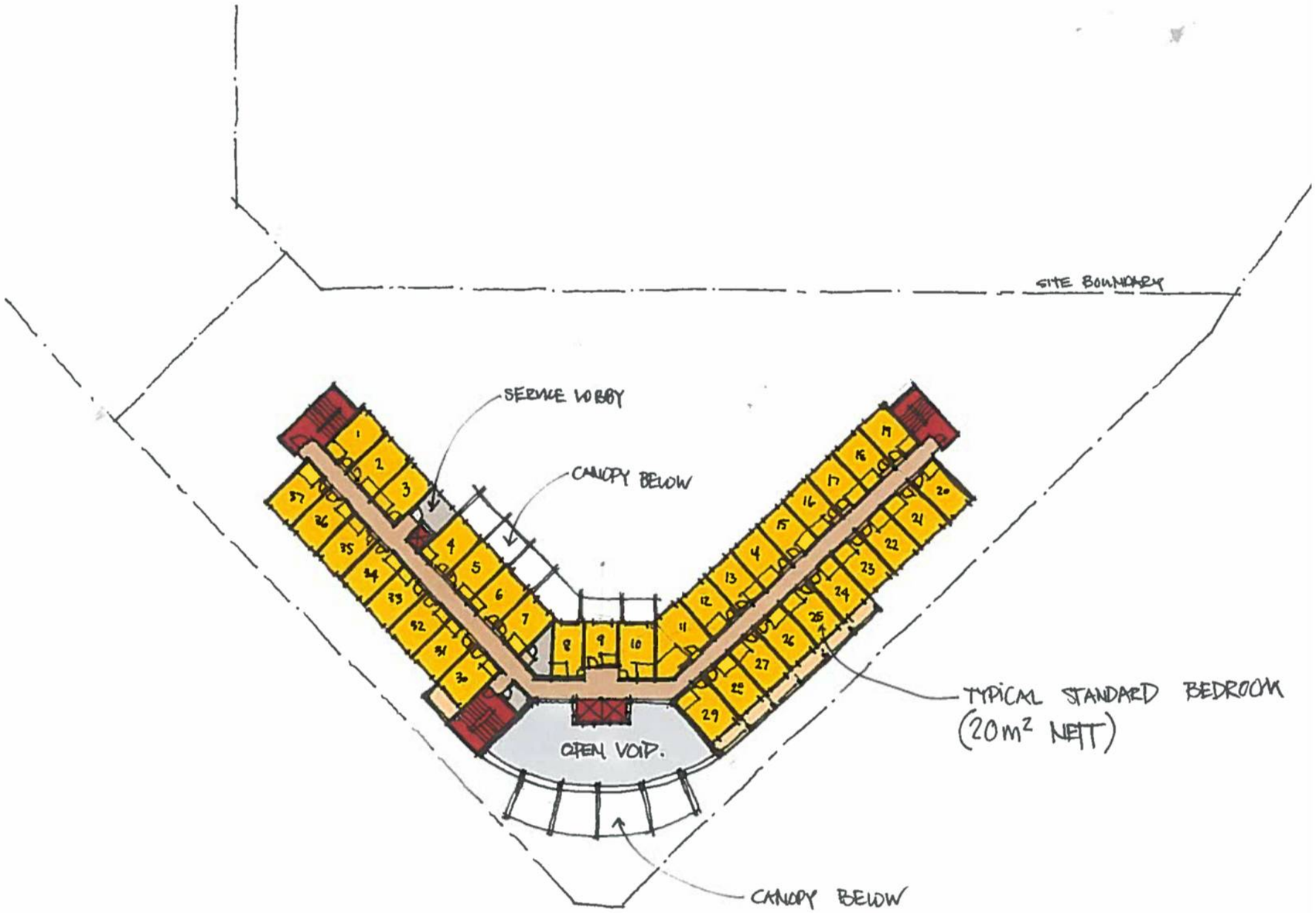
GROUND FLOOR LAYOUT

MIXED-USE DEVELOPMENT - HOTEL GROUND FLOOR PLAN

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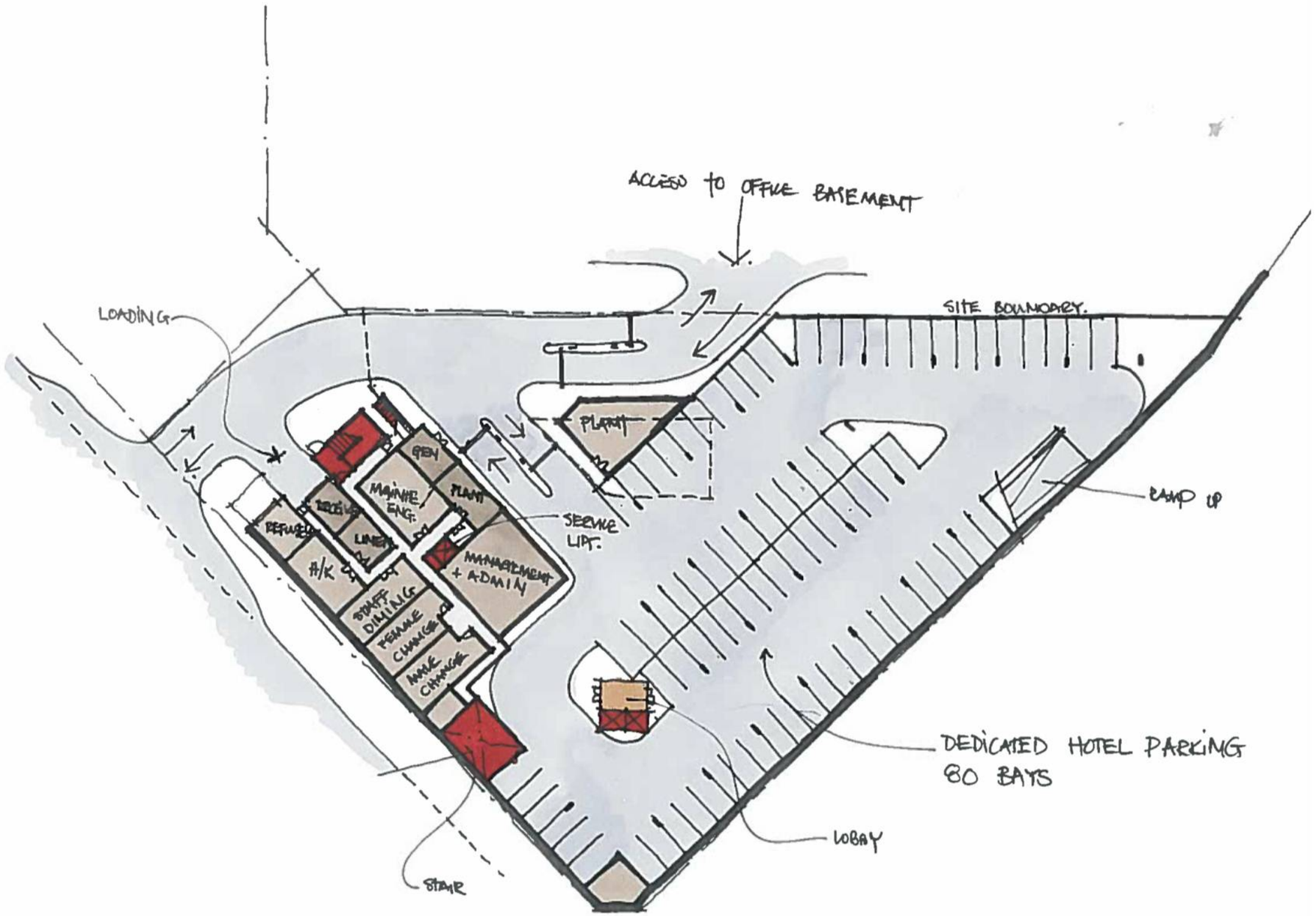
TYPICAL FLOOR LAYOUT (LEVELS 1-3)

MIXED-USE DEVELOPMENT - HOTEL TYPICAL FLOOR PLAN

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BASEMENT FLOOR LAYOUT

MIXED-USE DEVELOPMENT - HOTEL BASEMENT LAYOUT

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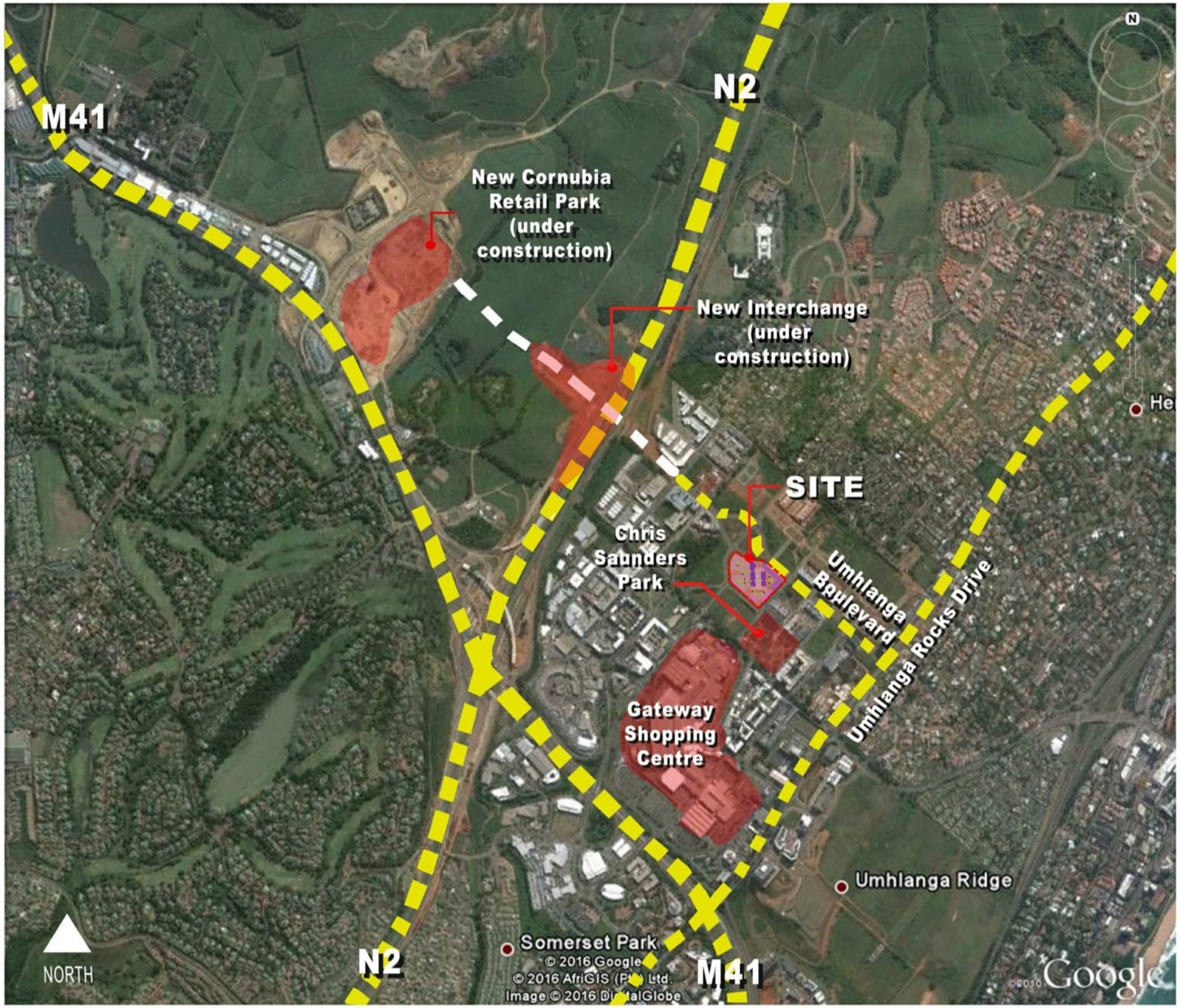


MIXED-USE DEVELOPMENT

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MACRO LOCALITY PLAN

MIXED-USE DEVELOPMENT

PARK JUNCTION

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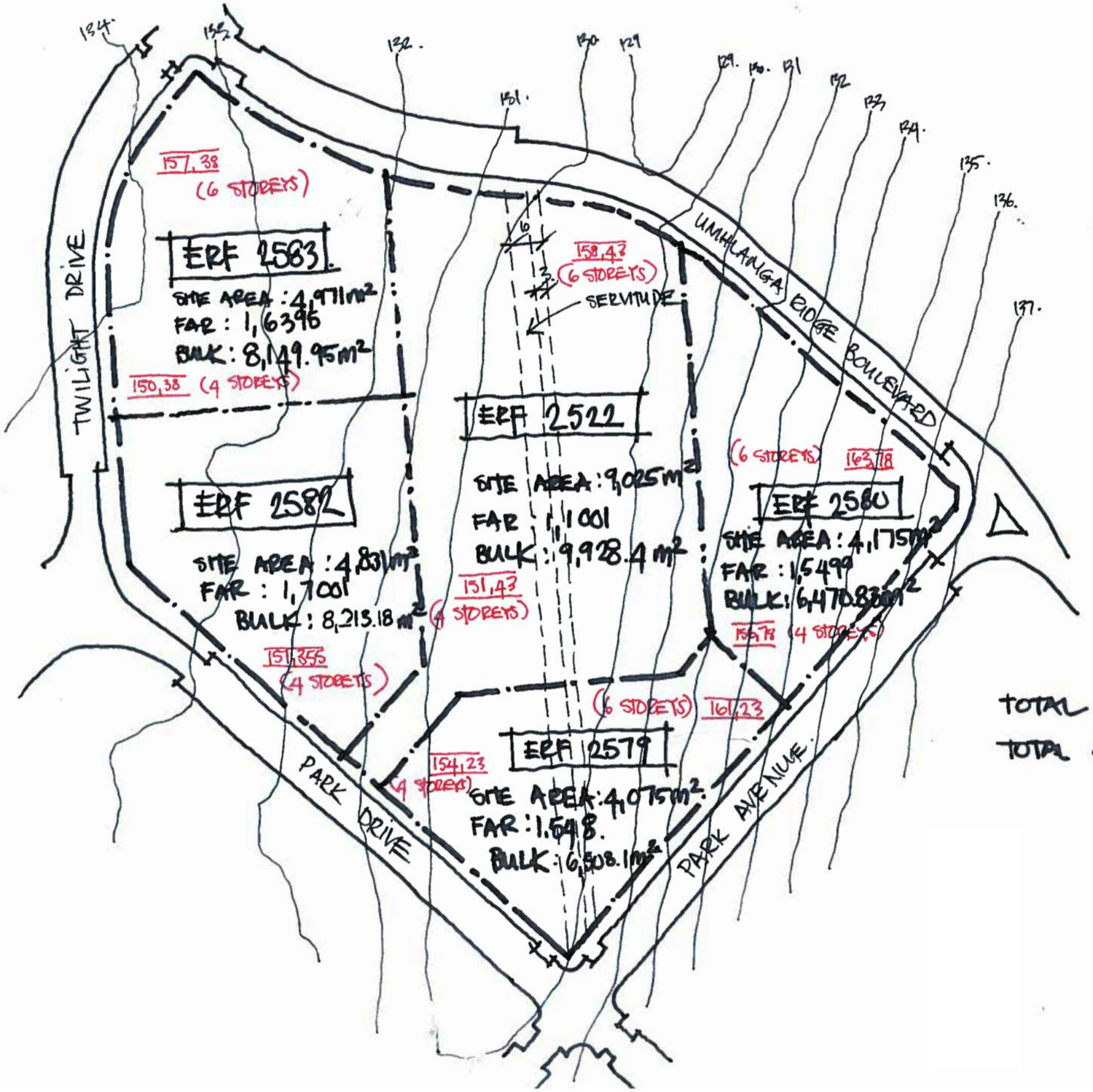
SITE LAYOUT

MIXED-USE DEVELOPMENT

PARK JUNCTION

PALACE GROUP

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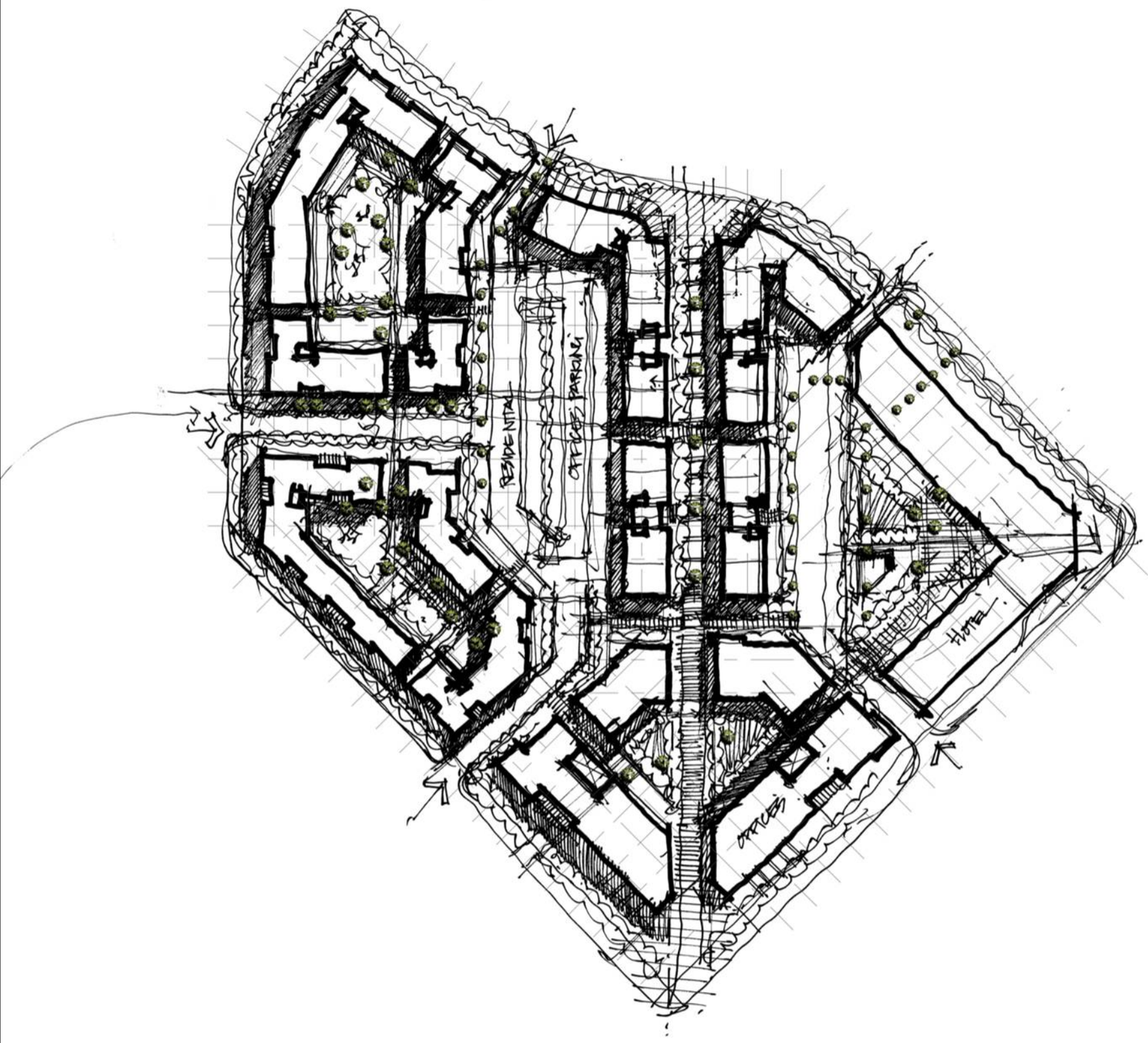
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MASTER PLAN

MIXED-USE DEVELOPMENT

PARK JUNCTION

PALACE GROUP

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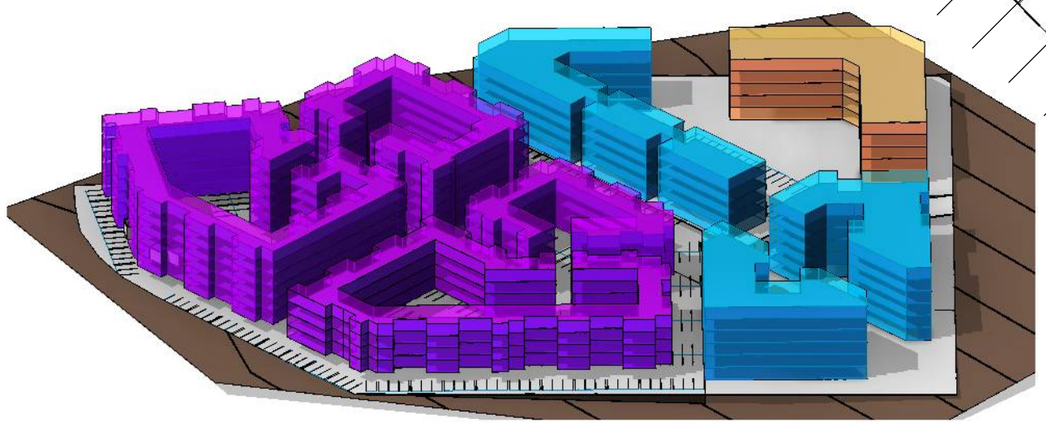
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Lvl 5	1606 m²
	9638 m²
APARTMENT - NORTH BLOCK B	
Lvl 0 - Ground Floor TOC	949 m²
Lvl 1 - First Floor TOC	949 m²
Lvl 2	949 m²
Lvl 3	949 m²
Lvl 4	949 m²
Lvl 5	949 m²
	5692 m²
APARTMENT - SOUTH BLOCK A	
Lvl 0 - Ground Floor TOC	1580 m²
Lvl 1 - First Floor TOC	1580 m²
Lvl 2	1580 m²
Lvl 3	1580 m²
	6320 m²
APARTMENT - SOUTH BLOCK B	
Lvl 0 - Ground Floor TOC	822 m²
Lvl 1 - First Floor TOC	822 m²
Lvl 2	822 m²
Lvl 3	822 m²
	3289 m²
HOTEL	
Lvl 0 - Ground Floor TOC	1255 m²
Lvl 1 - First Floor TOC	1255 m²
Lvl 2	1255 m²
Lvl 3	1255 m²
Lvl 4	1255 m²
	6274 m²
OFFICE - EAST BLOCK	
Lvl 0 - Ground Floor TOC	1509 m²
Lvl 1 - First Floor TOC	1509 m²
Lvl 2	1509 m²
Lvl 3	1509 m²
Lvl 4	1509 m²
	7545 m²
OFFICE - SOUTH BLOCK	
Lvl 0 - Ground Floor TOC	1961 m²
Lvl 1 - First Floor TOC	1961 m²
Lvl 2	1961 m²
Lvl 3	1961 m²
Lvl 4	1961 m²
Lvl -1	1961 m²
	11764 m²
Grand total	50521 m²

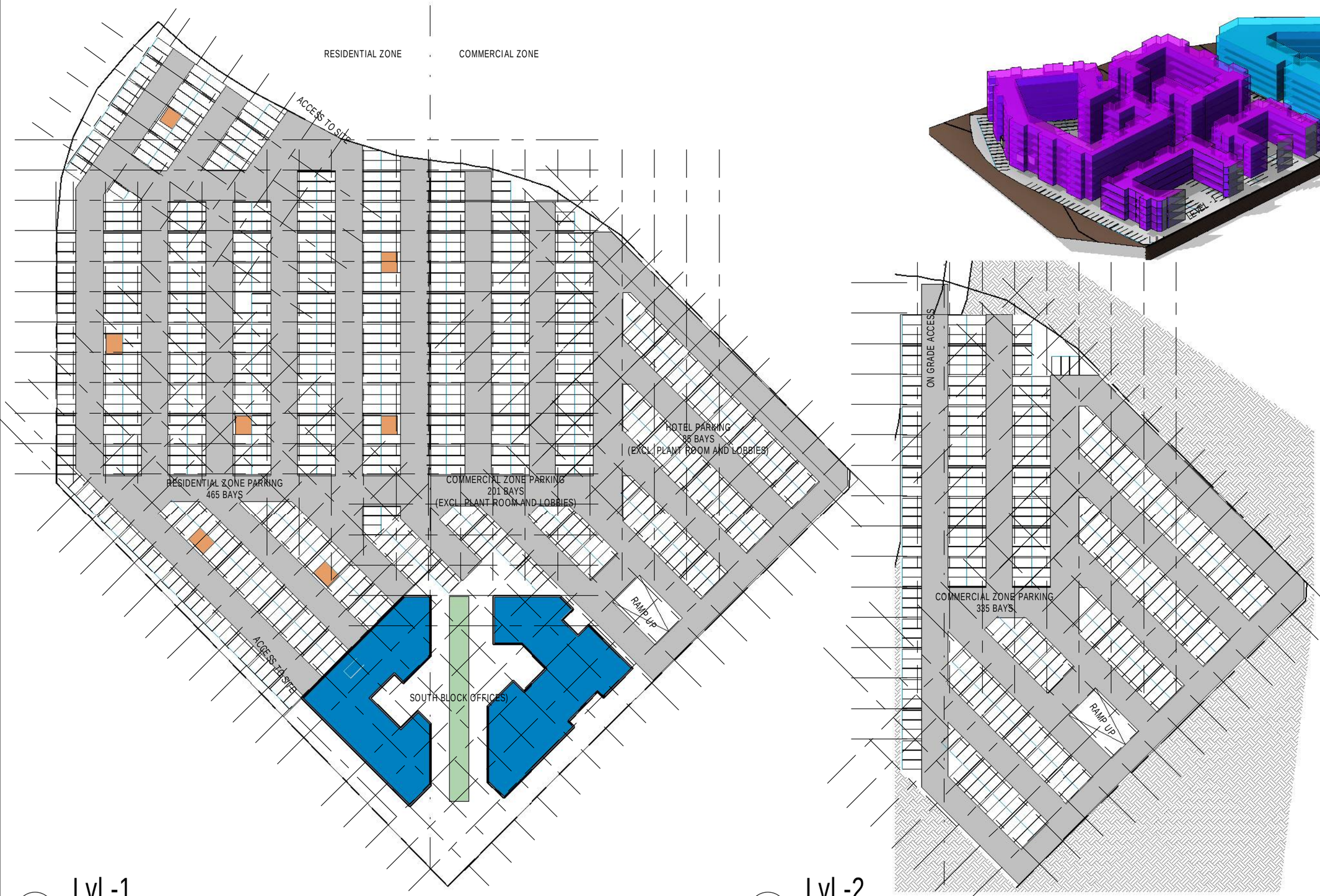


Topography Schedule			
Cut	Fill	Net cut/fill	Comments
36.97 m³	8.77 m³	-28.19 m³	
1048.61 m³	17765.92 m³	16717.30 m³	APARTMENTS PARKING
38288.95 m³	0.00 m³	-38288.95 m³	BASEMENT BELOW COMMERCIAL ZONE
39374.53 m³	17774.69 m³	-21599.84 m³	

MIXED-USE DEVELOPMENT - SITE DEVELOPMENT PLAN

PARK JUNCTION

PALACE GROUP | bentel associates international



1 Lvl -1
1 : 1000

2 Lvl -2
1 : 1000

3D SITE SECTION

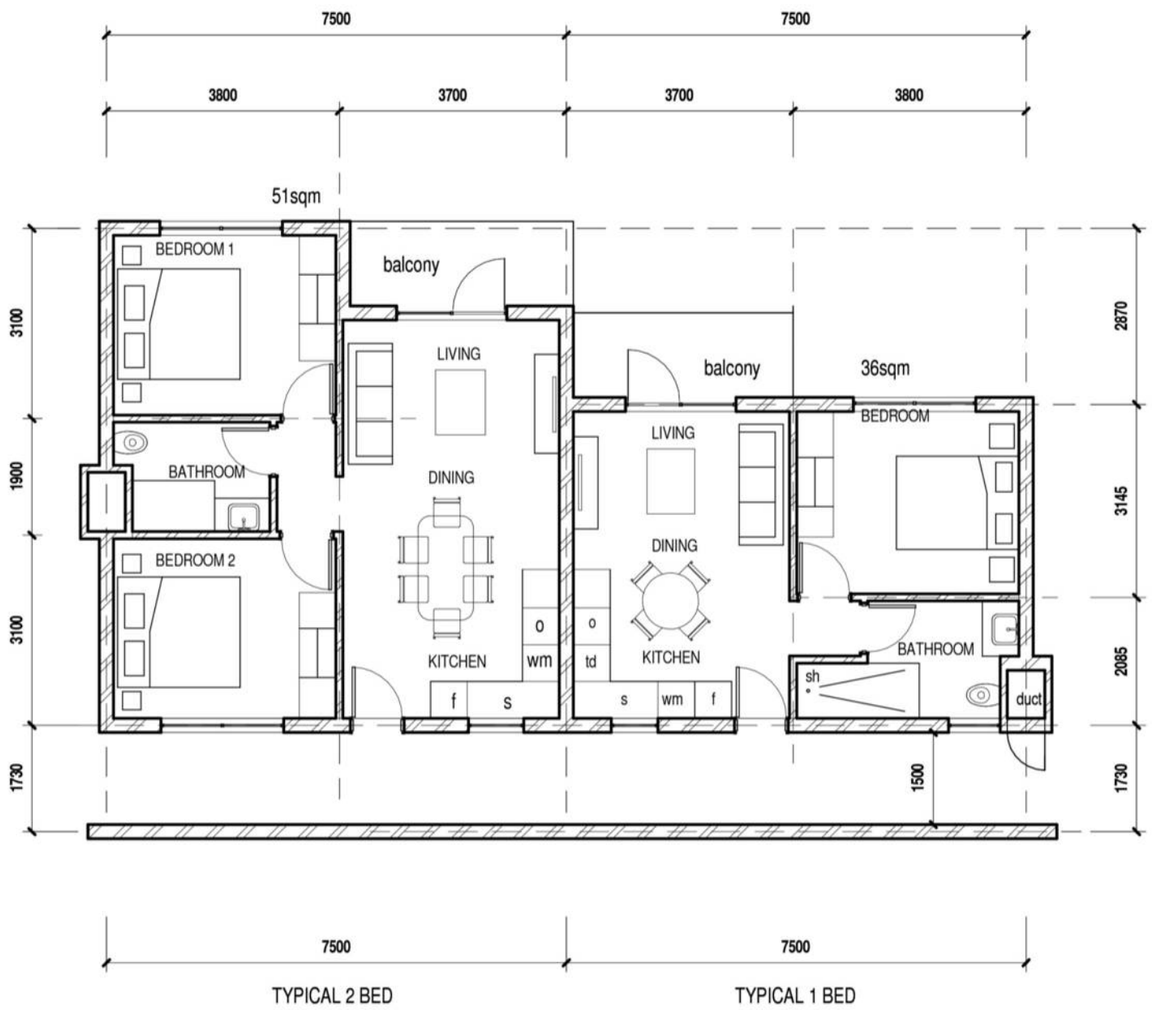
Parking Schedule	
Comments	Count
APARTMENTS	468
COMMERCIAL	604
HOTEL	86
Grand total	1158

COMMERCIAL PARKING REQUIREMENTS:
TOTAL GLA: 20 371m²
NET OFFICE AREA: 18 300m² (90% EFFICIENCY)
PARKING @ 3,2 / 100m² = 585 BAYS

MIXED-USE DEVELOPMENT - BASEMENT AND PARKING LAYOUTS

PARK JUNCTION

PALACE GROUP | bentel associates international

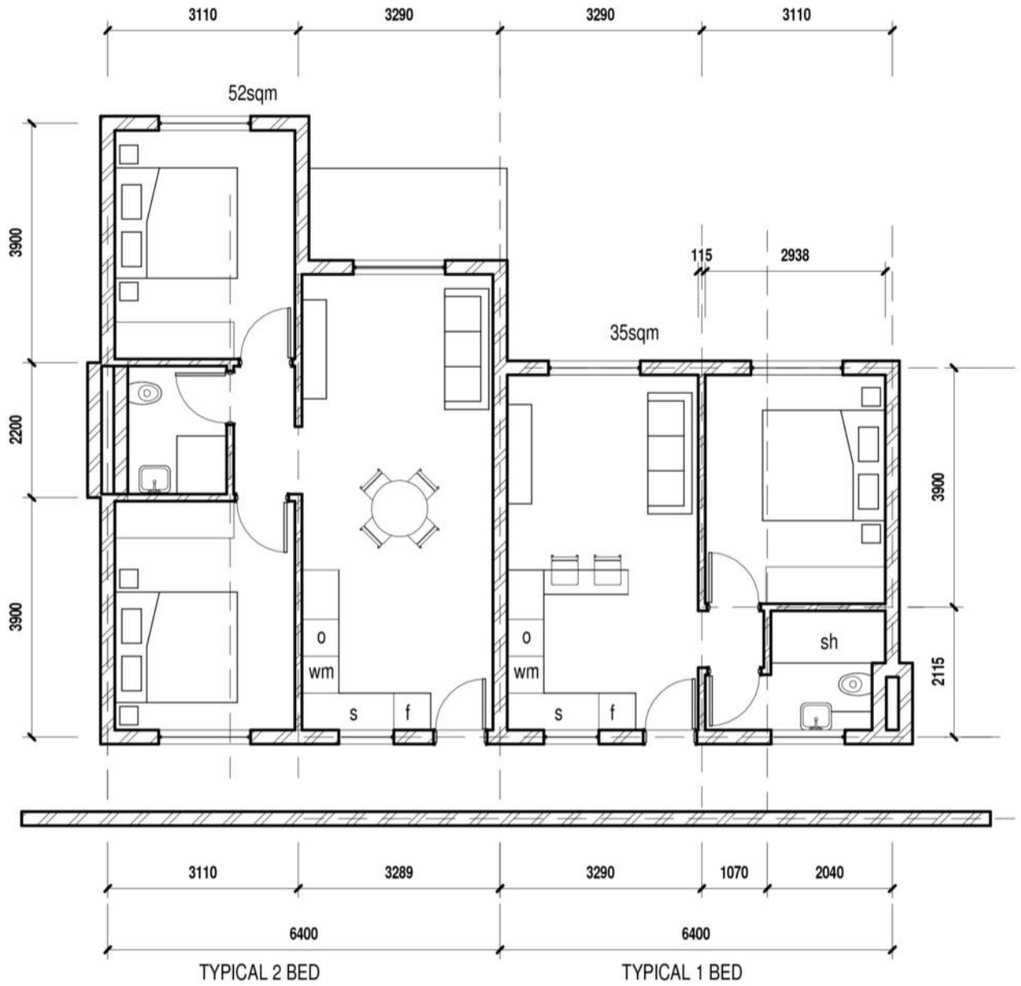


MIXED-USE DEVELOPMENT - APARTMENTS OPTION 1 scale 1:100

PARK JUNCTION

PALACE GROUP

bentel associates international

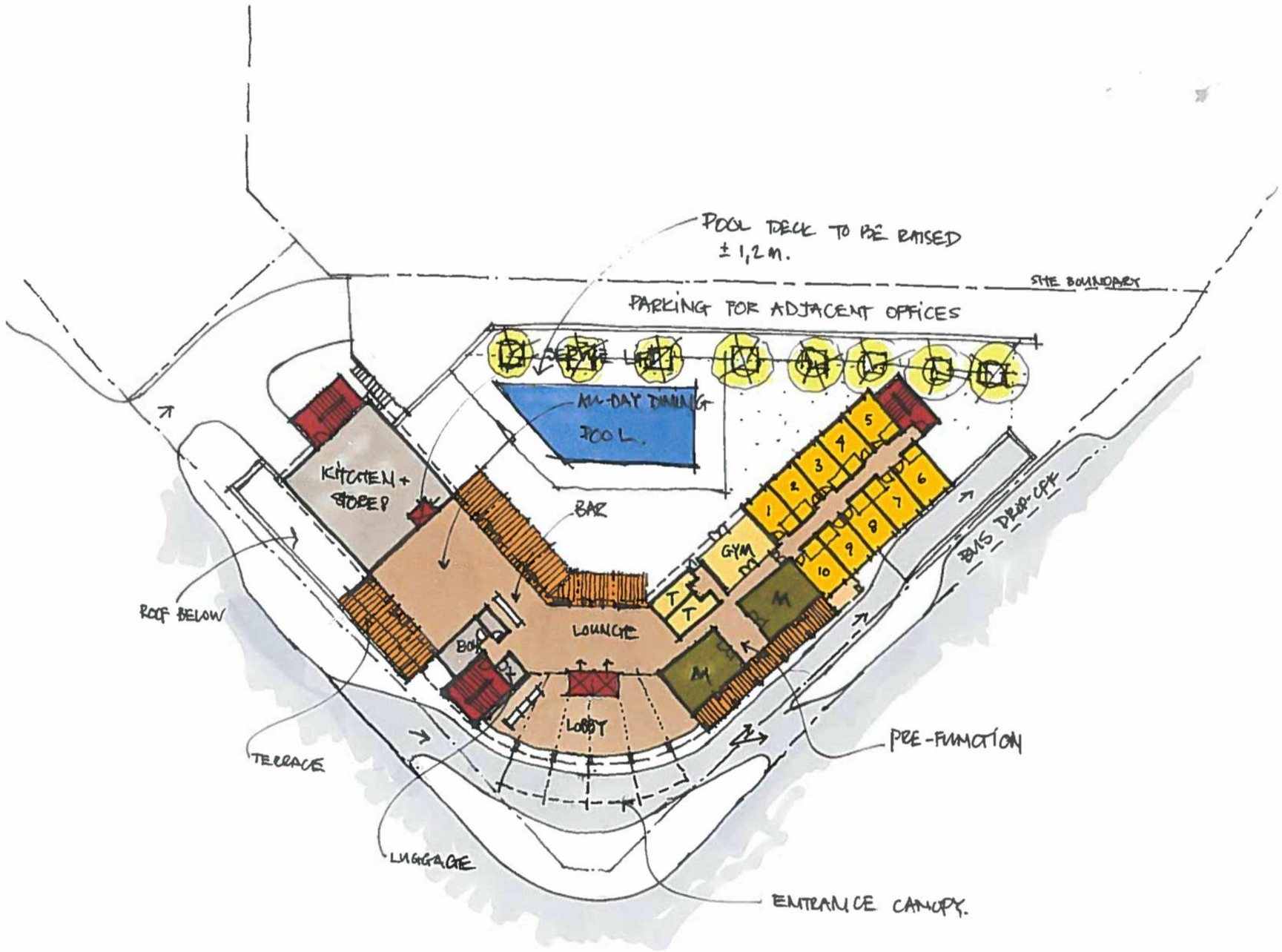


MIXED-USE DEVELOPMENT - APARTMENTS OPTION 2 scale 1:100

PARK JUNCTION

PALACE GROUP

ba bentel associates international



N

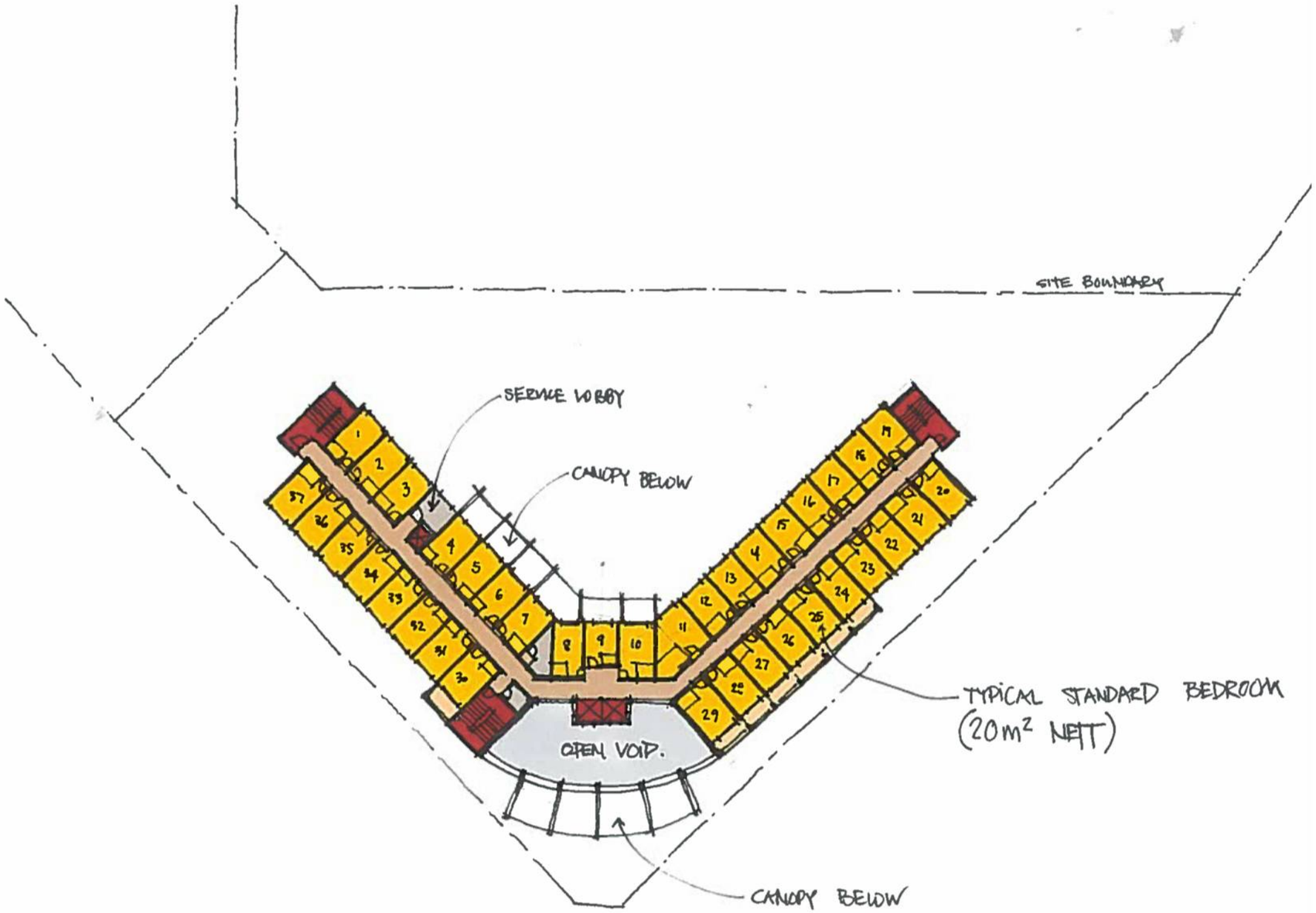
GROUND FLOOR LAYOUT

MIXED-USE DEVELOPMENT - HOTEL GROUND FLOOR PLAN

PARK JUNCTION

PALACE GROUP

ba bentel associates international



N

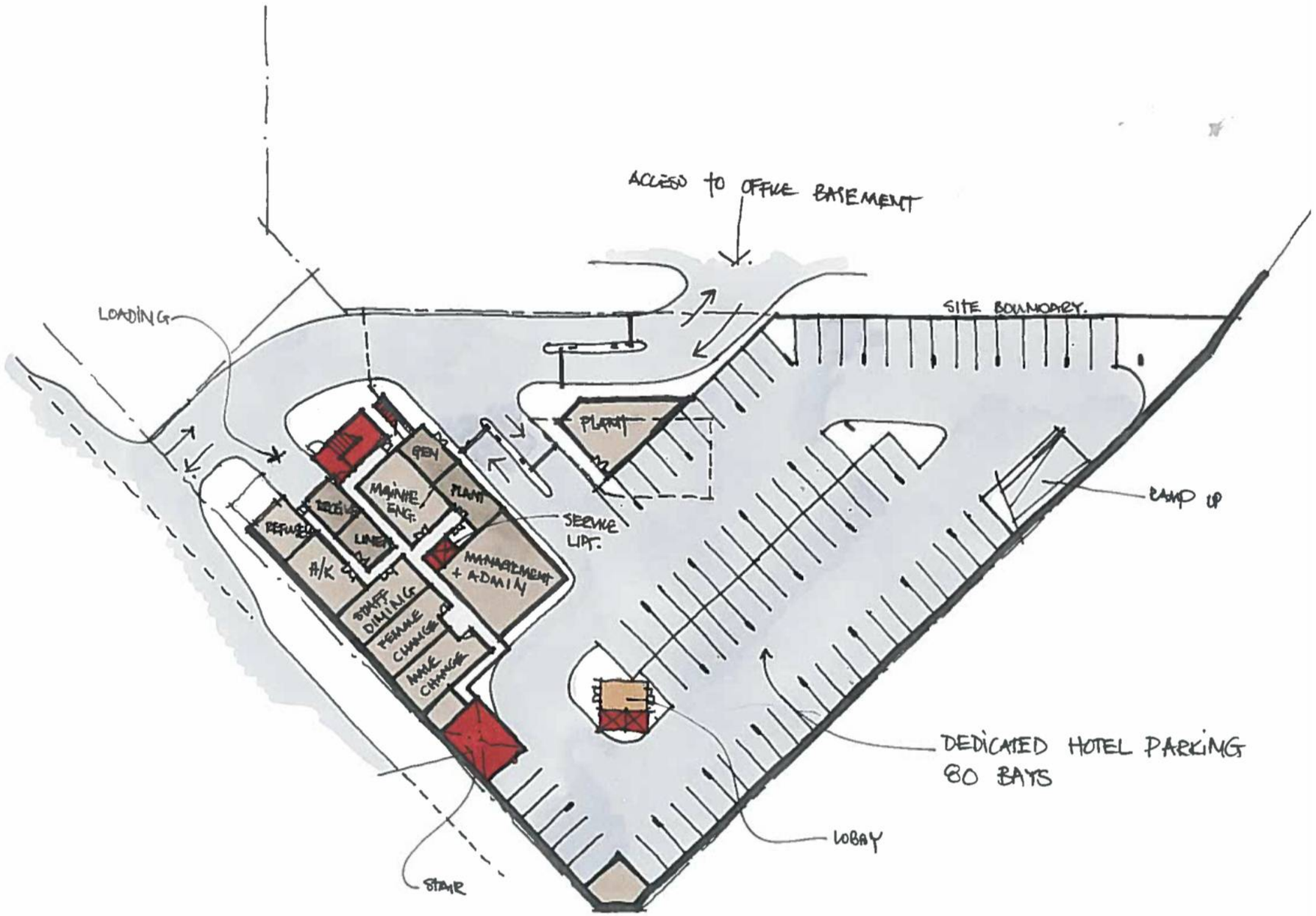
TYPICAL FLOOR LAYOUT (LEVELS 1-3)

MIXED-USE DEVELOPMENT - HOTEL TYPICAL FLOOR PLAN

PARK JUNCTION

PALACE GROUP

ba bentel associates international



N

BASEMENT FLOOR LAYOUT

MIXED-USE DEVELOPMENT - HOTEL BASEMENT LAYOUT

PARK JUNCTION

PALACE GROUP

ba
bentel associates international

UMHLANGA MIXED USE DEVELOPMENT

TOTAL AVAILABLE BULK:	**39070**
TOTAL DESIGNED BULK:	**38724**
REMAINING BULK:	**346**

TOTAL DESIGNED GLA:	**36922**

TYPE	**AREA**	
IHS APARTMENTS		
2 BEDROOM UNIT		
GBA (INCLUDING CORRIDOR AND BALCONY)	75.5	
GLA (EXCLUDING CORRIDOR, STRUCTURE, INCL. BALCONY)	51	
BULK (EXCLUDING CORRIDOR, STRUCTURE, INCL. BALCONY)	51	
TOTAL UNITS	268	
TOTAL GBA*	20234	
TOTAL GLA	13668	
TOTAL BULK	13668	
1 BEDROOM UNIT		
GBA (INCLUDING CORRIDOR AND BALCONY	58	
GLA (EXCLUDING CORRIDOR, STRUCTURE, INCL. BALCONY)	43	
BULK (EXCLUDING CORRIDOR, STRUCTURE, INCL. BALCONY)	43	
TOTAL UNITS	114	
TOTAL GBA*	6612	
TOTAL GLA	4902	
TOTAL BULK	4902	
GRAND TOTALS		
GBA*	**26846**	INCLUDING BALCONIES
GLA	**18570**	
BULK	**18570**	69 % OF GBA (EFFICIENCY)
HOTEL		
GBA	5111	AS PER SEPARATELY PROVIDED AREA SCHEDULE
GLA	5030	GBA, EXCLUDING STRUCTURE
BULK	3637	EXCLUDES CIRCULATION, STRCUTURE, PLANT ROOMS ETC
OFFICE SPACE		
SOUTH BLOCK		
GBA	11633	
GLA	10469.7	
BULK	9422.73	
EAST WING		
GBA	8758	
GLA	7882.2	
BULK	7093.98	

* LOBBIES, FIRE ESCAPES, SERVICE SPACES TO BE DESIGNED

MIXED-USE DEVELOPMENT - DEVELOPMENT DATA

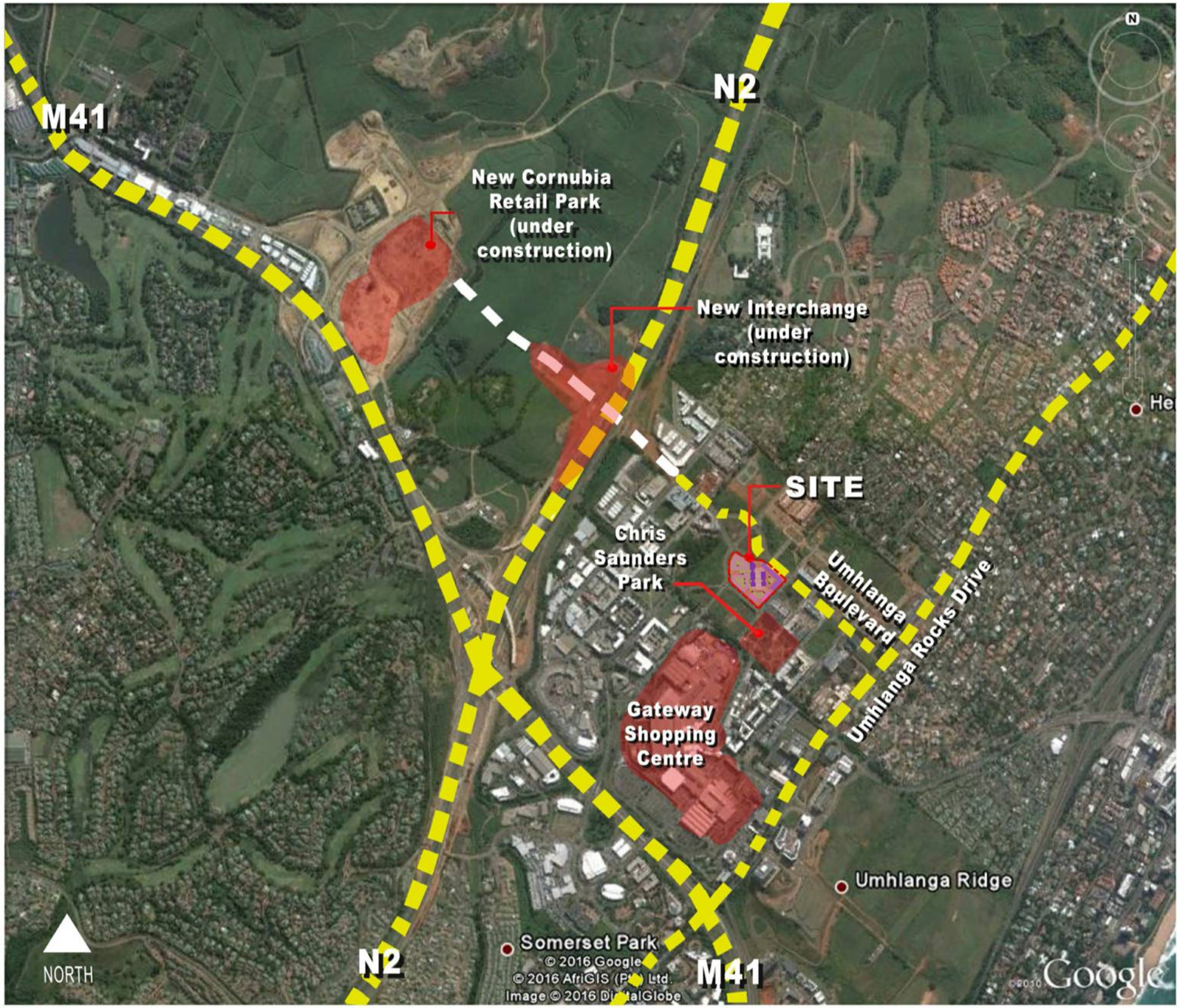


MIXED-USE DEVELOPMENT

PARK JUNCTION

PALACE GROUP

bentel associates international



N

MACRO LOCALITY PLAN

MIXED-USE DEVELOPMENT

PARK JUNCTION

PALACE GROUP | ba bentel associates international



N

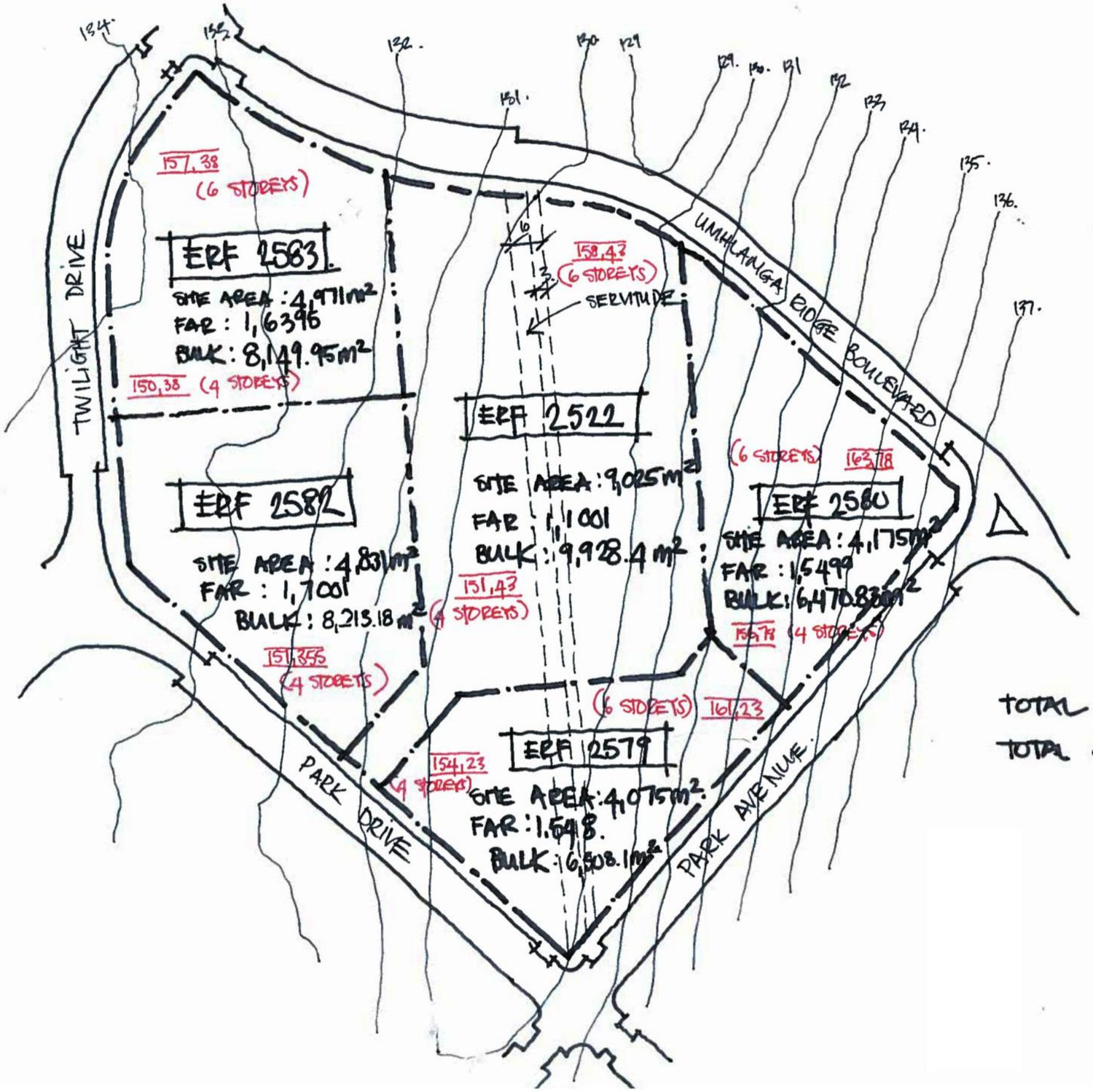
SITE LAYOUT

MIXED-USE DEVELOPMENT

PARK JUNCTION

PALACE GROUP

bentel associates international



N

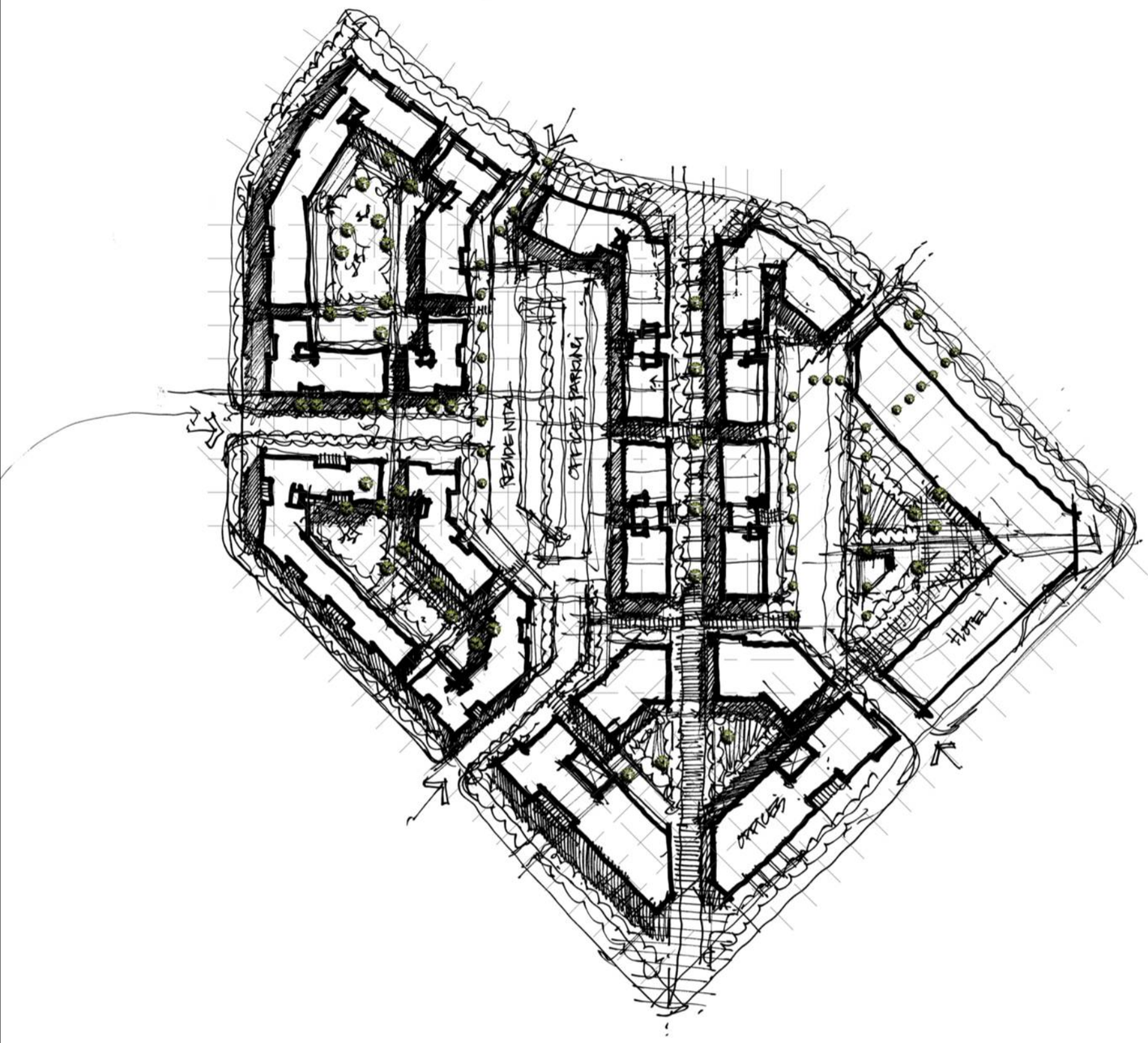
SITE CONSTRAINTS

TOTAL SITE AREA : 27,077m²
TOTAL BULK AREA : 39,070m²

MIXED-USE DEVELOPMENT

PARK JUNCTION

PALACE GROUP | ba bentel associates international



N

MASTER PLAN

MIXED-USE DEVELOPMENT

PARK JUNCTION

PALACE GROUP

ba
bentel associates international



1 Site Plan
1 : 1000

OFFICE PARKING
EAST WING:
GLA: 6 000m²
REQ. PARKING: 192 BAYS

NORTH BLOCKS	
STOREYS:	6 (INCL. PARKING)
UNITS PER LEVEL:	42
TOTAL UNITS:	234
REQ. PARKING:	234 BAYS

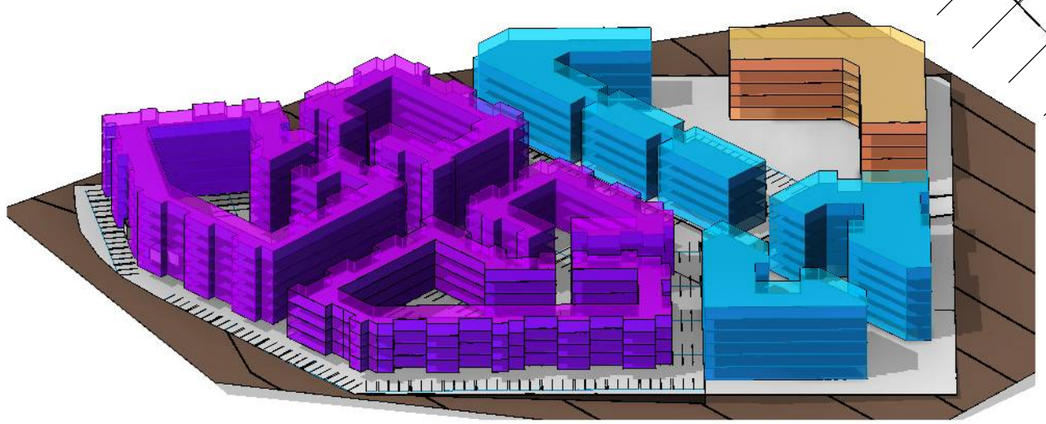
SOUTH BLOCKS	
STOREYS:	4 (INCL. PARKING)
TOTAL UNITS:	148
REQ. PARKING:	148 BAYS

TOTAL APARTMENTS:	**382**
RATIO 2 BED (70): 1 BED (30)	
TOTAL REQUIRED PARKING:	**382**
TOTAL PROVIDED PARKING:	**467**
(85 SURPLUS, FOR SALE OR VISITORS)	

HOTEL PARKING
ROOMS: 160
RQ. PARKING: 80 BAYS

OFFICE PARKING
SOUTH WING:
GLA: 7 500m²
REQ. PARKING: 240 BAYS

GBA	
Level	Floor Area
APARTMENT - NORTH BLOCK A	
Lvl 0 - Ground Floor TOC	1606 m²
Lvl 1 - First Floor TOC	1606 m²
Lvl 2	1606 m²
Lvl 3	1606 m²
Lvl 4	1606 m²
Lvl 5	1606 m²
	9638 m²
APARTMENT - NORTH BLOCK B	
Lvl 0 - Ground Floor TOC	949 m²
Lvl 1 - First Floor TOC	949 m²
Lvl 2	949 m²
Lvl 3	949 m²
Lvl 4	949 m²
Lvl 5	949 m²
	5692 m²
APARTMENT - SOUTH BLOCK A	
Lvl 0 - Ground Floor TOC	1580 m²
Lvl 1 - First Floor TOC	1580 m²
Lvl 2	1580 m²
Lvl 3	1580 m²
	6320 m²
APARTMENT - SOUTH BLOCK B	
Lvl 0 - Ground Floor TOC	822 m²
Lvl 1 - First Floor TOC	822 m²
Lvl 2	822 m²
Lvl 3	822 m²
	3289 m²
HOTEL	
Lvl 0 - Ground Floor TOC	1255 m²
Lvl 1 - First Floor TOC	1255 m²
Lvl 2	1255 m²
Lvl 3	1255 m²
Lvl 4	1255 m²
	6274 m²
OFFICE - EAST BLOCK	
Lvl 0 - Ground Floor TOC	1509 m²
Lvl 1 - First Floor TOC	1509 m²
Lvl 2	1509 m²
Lvl 3	1509 m²
Lvl 4	1509 m²
	7545 m²
OFFICE - SOUTH BLOCK	
Lvl 0 - Ground Floor TOC	1961 m²
Lvl 1 - First Floor TOC	1961 m²
Lvl 2	1961 m²
Lvl 3	1961 m²
Lvl 4	1961 m²
Lvl -1	1961 m²
	11764 m²
Grand total	50521 m²

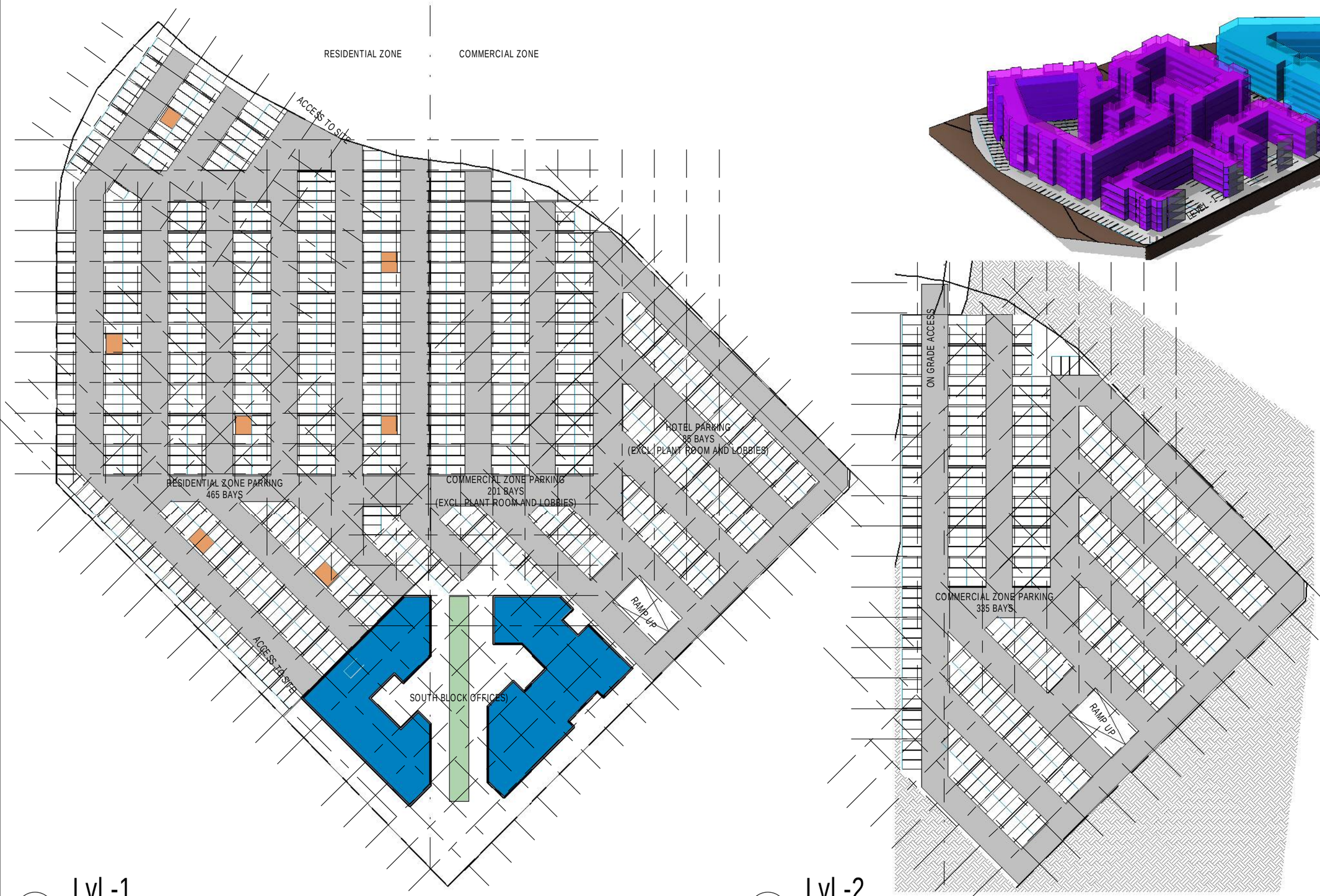


Topography Schedule			
Cut	Fill	Net cut/fill	Comments
36.97 m³	8.77 m³	-28.19 m³	
1048.61 m³	17765.92 m³	16717.30 m³	APARTMENTS PARKING
38288.95 m³	0.00 m³	-38288.95 m³	BASEMENT BELOW COMMERCIAL ZONE
39374.53 m³	17774.69 m³	-21599.84 m³	

MIXED-USE DEVELOPMENT - SITE DEVELOPMENT PLAN

PARK JUNCTION

PALACE GROUP | bentel associates international



1 Lvl -1
1 : 1000

2 Lvl -2
1 : 1000

3D SITE SECTION

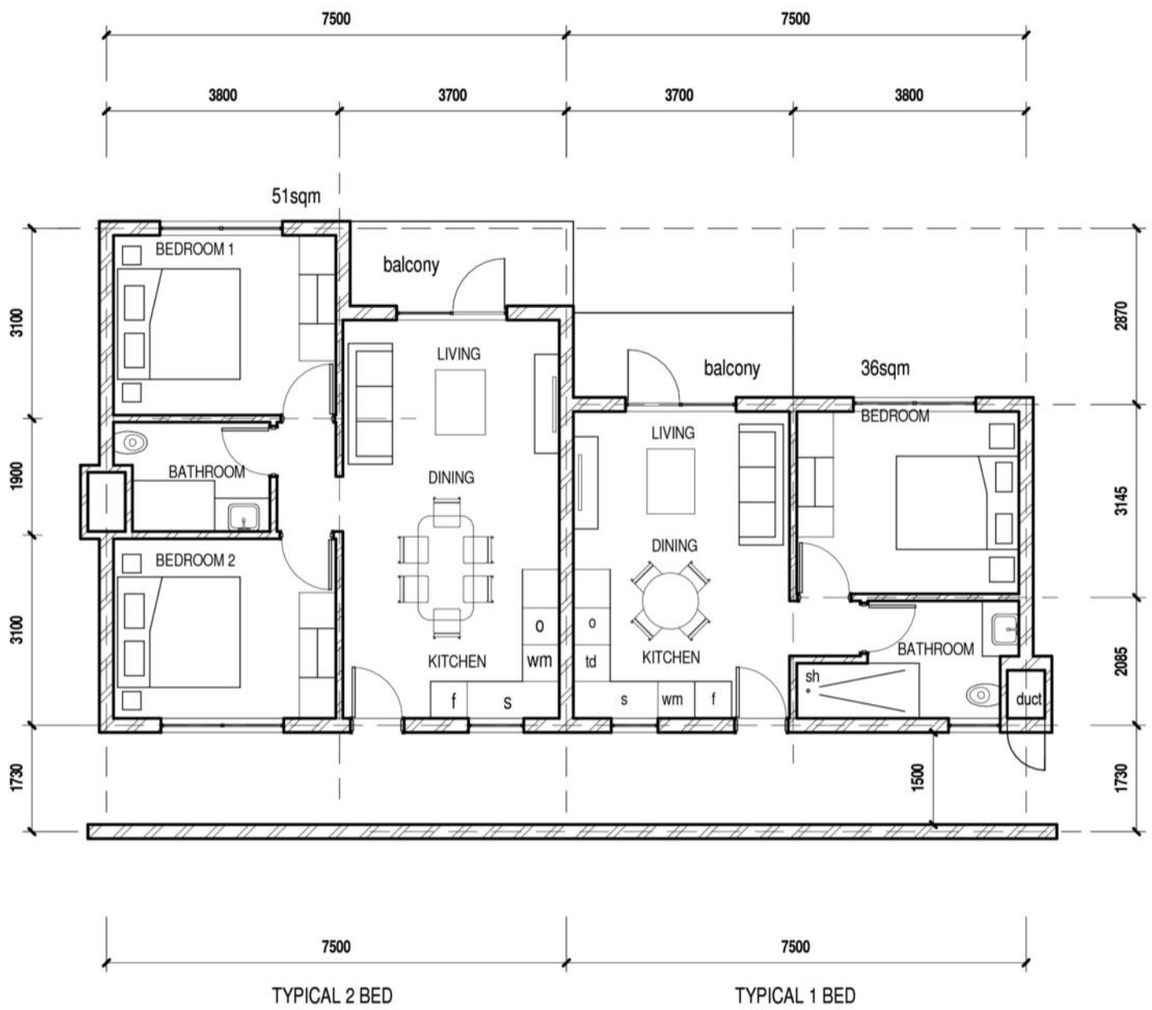
Parking Schedule	
Comments	Count
APARTMENTS	468
COMMERCIAL	604
HOTEL	86
Grand total	1158

COMMERCIAL PARKING REQUIREMENTS:
TOTAL GLA: 20 371m²
NET OFFICE AREA: 18 300m² (90% EFFICIENCY)
PARKING @ 3,2 / 100m² = 585 BAYS

MIXED-USE DEVELOPMENT - BASEMENT AND PARKING LAYOUTS

PARK JUNCTION

PALACE GROUP | bentel associates international

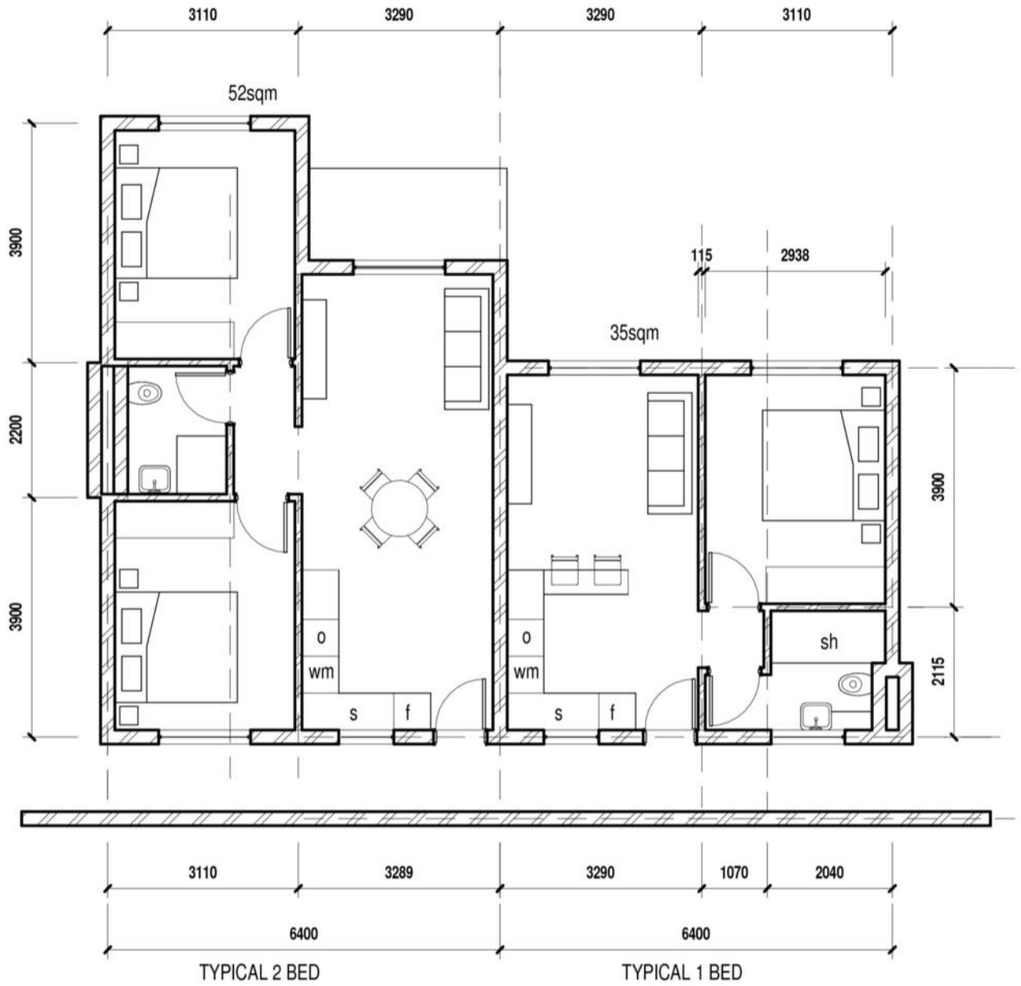


MIXED-USE DEVELOPMENT - APARTMENTS OPTION 1 scale 1:100

PARK JUNCTION

PALACE GROUP

bentel associates international

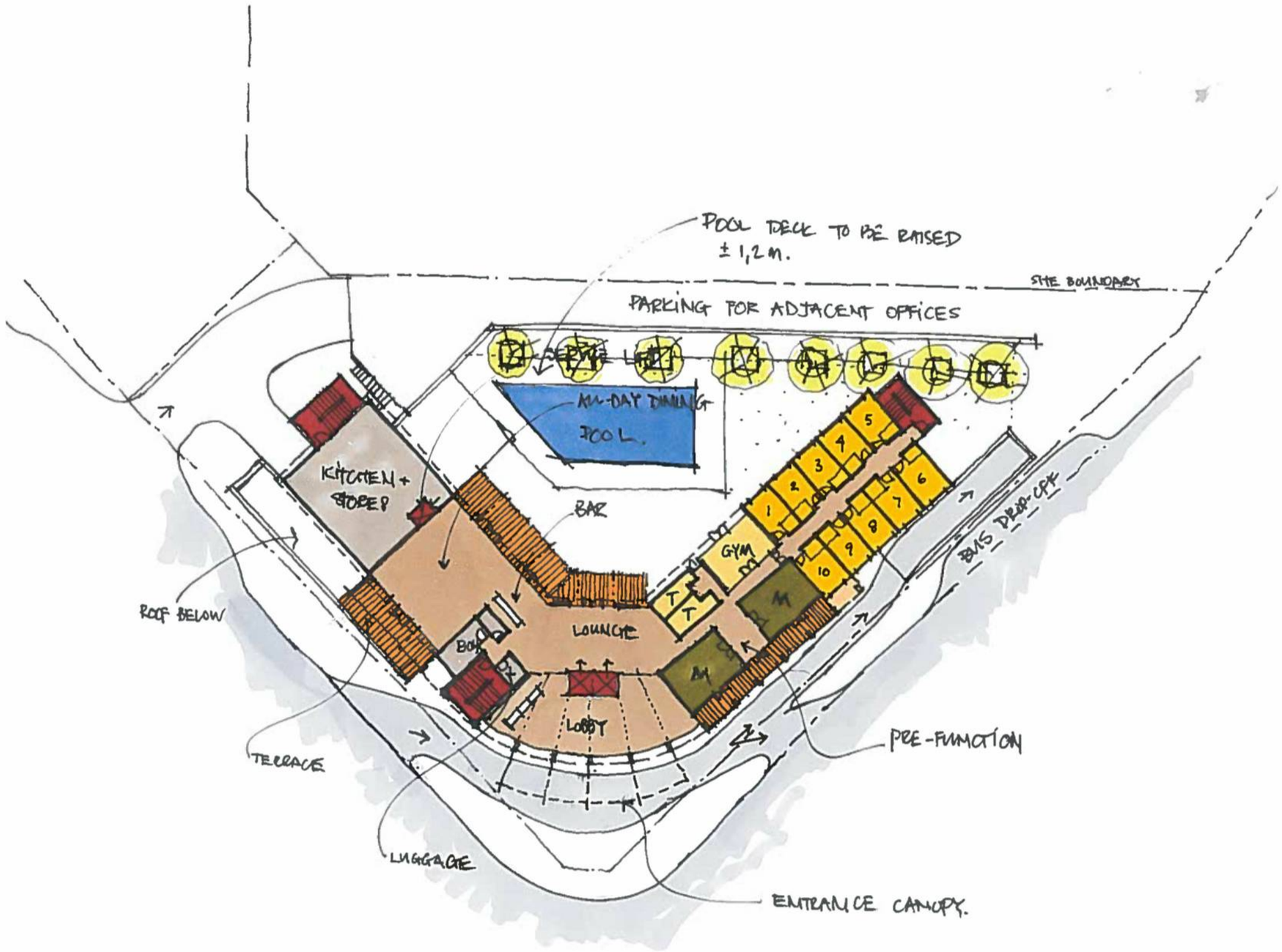


MIXED-USE DEVELOPMENT - APARTMENTS OPTION 2 scale 1:100

PARK JUNCTION

PALACE GROUP

ba bentel associates international



N

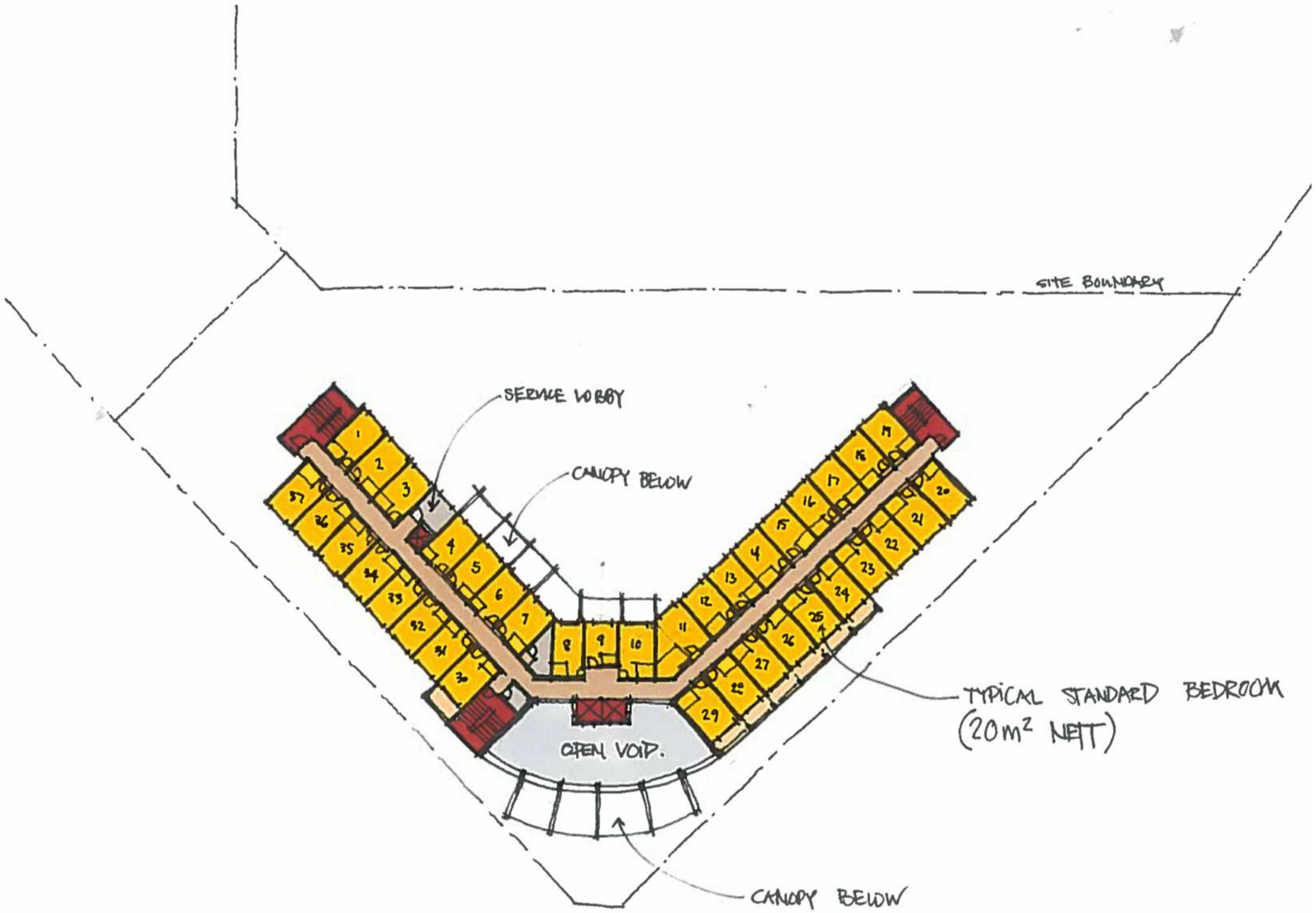
GROUND FLOOR LAYOUT

MIXED-USE DEVELOPMENT - HOTEL GROUND FLOOR PLAN

PARK JUNCTION

PALACE GROUP

ba bentel associates international



N

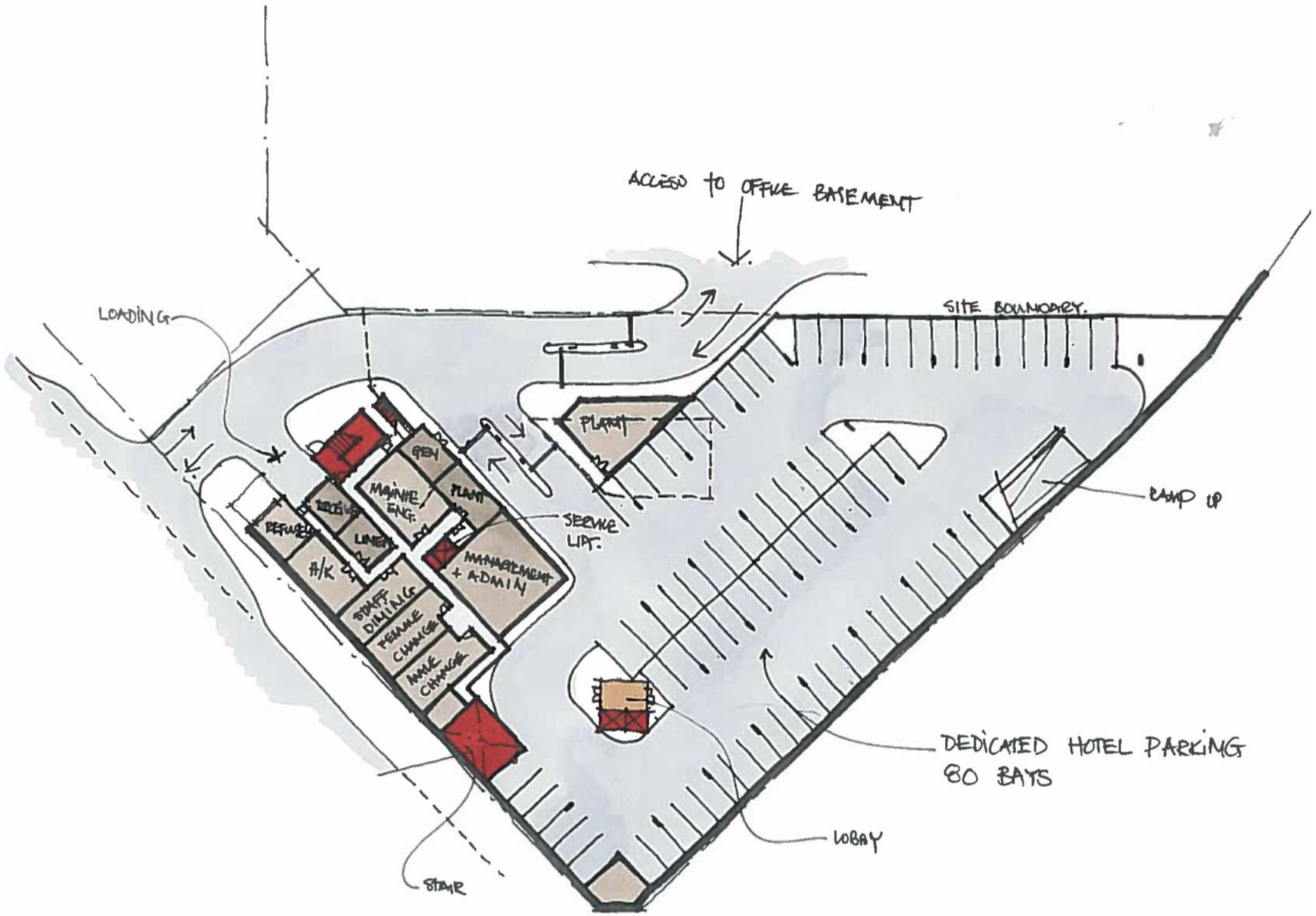
TYPICAL FLOOR LAYOUT (LEVELS 1-3)

MIXED-USE DEVELOPMENT - HOTEL TYPICAL FLOOR PLAN

PARK JUNCTION

PALACE GROUP

ba bentel associates international



N

BASEMENT FLOOR LAYOUT

MIXED-USE DEVELOPMENT - HOTEL BASEMENT LAYOUT

PARK JUNCTION

PALACE GROUP

ba
bentel associates international

UMHLANGA MIXED USE DEVELOPMENT

TOTAL AVAILABLE BULK:	**39070**
TOTAL DESIGNED BULK:	**38724**
REMAINING BULK:	**346**

TOTAL DESIGNED GLA:	**36922**

TYPE	**AREA**	
IHS APARTMENTS		
2 BEDROOM UNIT		
GBA (INCLUDING CORRIDOR AND BALCONY)	75.5	
GLA (EXCLUDING CORRIDOR, STRUCTURE, INCL. BALCONY)	51	
BULK (EXCLUDING CORRIDOR, STRUCTURE, INCL. BALCONY)	51	
TOTAL UNITS	268	
TOTAL GBA*	20234	
TOTAL GLA	13668	
TOTAL BULK	13668	
1 BEDROOM UNIT		
GBA (INCLUDING CORRIDOR AND BALCONY	58	
GLA (EXCLUDING CORRIDOR, STRUCTURE, INCL. BALCONY)	43	
BULK (EXCLUDING CORRIDOR, STRUCTURE, INCL. BALCONY)	43	
TOTAL UNITS	114	
TOTAL GBA*	6612	
TOTAL GLA	4902	
TOTAL BULK	4902	
GRAND TOTALS		
GBA*	**26846**	INCLUDING BALCONIES
GLA	**18570**	
BULK	**18570**	69 % OF GBA (EFFICIENCY)
HOTEL		
GBA	5111	AS PER SEPARATELY PROVIDED AREA SCHEDULE
GLA	5030	GBA, EXCLUDING STRUCTURE
BULK	3637	EXCLUDES CIRCULATION, STRCUTURE, PLANT ROOMS ETC
OFFICE SPACE		
SOUTH BLOCK		
GBA	11633	
GLA	10469.7	
BULK	9422.73	
EAST WING		
GBA	8758	
GLA	7882.2	
BULK	7093.98	

* LOBBIES, FIRE ESCAPES, SERVICE SPACES TO BE DESIGNED

MIXED-USE DEVELOPMENT - DEVELOPMENT DATA

Mbuso Dlamini

215

From: Mbuso Dlamini <mbuso@icon.co.za>
Sent: Tuesday, 20 September 2016 16:11
To: 'du Plessis, Jean'
Cc: 'pes@palacegroup.co.za'
Subject: The development of erven2579, 2580, 2582 and 2583 Umhlanga Rocks
Attachments: Proposed Allocation of the erven.PDF

Hi Jean

We and the architects for the site have had a look at a few options; and we would like to put forward the following options :

1. Option 1 :
    a. Allocate erf 2579 (6,308m^2 bulk) to JT Ross plus erf 2582 (8,213m^2 bulk) if your sense is that G5 is not serious. This will work because the existing call centre is directly opposite erf 2579 (as shown in a block in the attached);
    b. Allocate 2580 (6,471m^2) to Eris because they have reduced the time drastically and they are committing to run the DD and Board concurrently and will complete these two activities within 30 days and put a guarantee on the table. They do not have to look for finance;
    c. Allocate erf 2583 (8,170m^2 bulk) to G5 for phase 1 residential housing or move the hotel here and reduce the residential housing by a few residential housing units. We want to discuss this option with the hotel operator on Thursday, but the hotel is not critical, G5 will just do the residential housing phase 1 and maybe combine phases 1 and 2 (erf 2583 and 2522).
2. Option 2 :
    a. Allocate erf 2579 and 2522 (9,928m^2 bulk) or part thatof to JT Ross. This would still work as above because the link to the existing call centre will still be there through erf 2579;
    b. Allocate erf 2580 to Eris as per b above;
    c. Allocate erven 2582 and 2583 to G5 for residential housing (if you feel that G5 is serious)
3. Option 3 :
    a. Allocate erf 2579,2582 (if you feel that G5 will not do the housing) and part of erf 2522 to JT Ross;
    b. Allocate erf 2580 to Eris as per above;
    c. Allocate erf 2583 to G5.

Kindly advise which of these would be happy to go forward with. Eris would like us to sign ASAP. They called me again after our meeting.

We would be happy with whichever options you would be happy with.

We await your further instructions.

Kind Regards
Mbuso

From: Mbuso Dlamini [mailto:mbuso@icon.co.za]
Sent: Monday, September 19, 2016 4:06 PM
To: 'du Plessis, Jean' <Jean.duPlessis@rmb.co.za>
Subject: RE: Parkside - Erf 2580

Hi Jean

I have accepted the meeting request for 10h00 to 11h00 tomorrow at your offices.

Eris expects to sign the sale agreement at 17h00 today. What should I do? Should sign it or not?

216

Kindly and urgently advise.

Kind Regards
Mbuso

From: du Plessis, Jean [mailto:Jean.duPlessis@rmb.co.za]
Sent: Monday, September 19, 2016 2:59 PM
To: mbuso@icon.co.za
Subject: RE: Parkside - Erf 2580

HI Mbuso

Can we meet tomorrow at 10 at RMB to discuss the way forward?

Kind Regards

JÉAN DU PLESSIS
Credit Management

Rand Merchant Bank
Telephone +27 11 2824125
Switchboard +27 11 2828000
Facsimile +27 11 3843143
Mobile +27 824628345

www.rmb.co.za

(Rand Merchant Bank, a division of FirstRand Bank Limited, is an Authorised Financial Services Provider)

From: Mbuso Dlamini [mailto:mbuso@icon.co.za]
Sent: 19 September 2016 01:46 PM
To: du Plessis, Jean
Subject: RE: Parkside - Erf 2580

Hi Jean

Attached are :

1. The signed sale agreement;
2. The first addendum;
3. The second addendum; and
4. The acceptance of DD letter of this morning.

Hope to hear from you ASAP.

Regards
Mbuso

217

From: du Plessis, Jean [mailto:Jean.duPlessis@rmb.co.za]
Sent: Monday, September 19, 2016 1:33 PM
To: mbuso@icon.co.za
Subject: RE: Parkside - Erf 2580

HI Mbuso

Please forward us the Hodari sale agreement (and addenda) in order for us to clarify Hodari's current position.

Kind Regards

JÉAN DU PLESSIS
Credit Management

Rand Merchant Bank
Telephone +27 11 2824125
Switchboard +27 11 2828000
Facsimile +27 11 3843143
Mobile +27 824628345

www.rmb.co.za

(Rand Merchant Bank, a division of FirstRand Bank Limited, is an Authorised Financial Services Provider)

From: Mbuso Dlamini [mailto:mbuso@icon.co.za]
Sent: 19 September 2016 12:42 PM
To: du Plessis, Jean
Subject: FW: Parkside - Erf 2580

Dear Mr Du Plessis

Attached is the sale agreement which Eris sent me this morning where they have added the condition that they are buying the property should the hotel deal not go through by the 23rd September 2016.

How do we move forward now that Hodari has come back with the letter I sent you in the previous email; and Eris is wanting to buy erf 2580 as per the attached sale agreement?

Kindly call me as soon as you have had a chance to go through the Hodari and the Eris documets.

Eris wants to sign before close of business day today.

Kind Regards
Mbuso

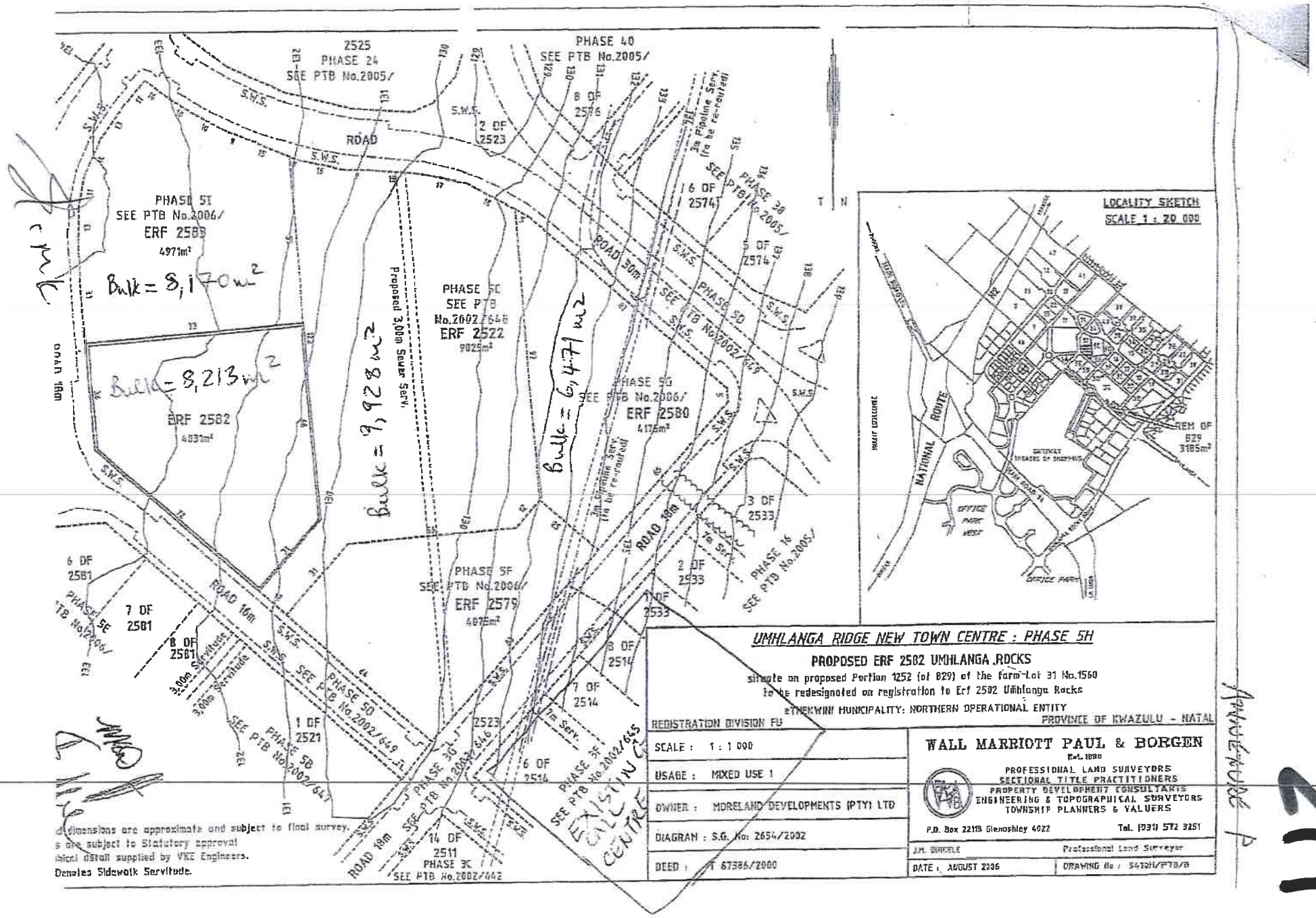
This e-mail is subject to a disclaimer, available at

http://www.rmb.co.za/web/elements.nsf/online/disclaimer-communications.html

This e-mail is subject to a disclaimer, available at

http://www.rmb.co.za/web/elements.nsf/online/disclaimer-communications.html

218



d dimensions are approximate and subject to final survey.
s are subject to Statutory approval
hical detail supplied by VKE Engineers.
Denotes Sidewalk Servitude.

UMHLANGA RIDGE NEW TOWN CENTRE : PHASE 5H

PROPOSED ERF 2582 UMHLANGA ROCKS

situate on proposed Portion 1252 (of 829) of the farm Lot 31 No.1560
to be redesignated on registration to Erf 2582 Umhlanga Rocks
eTHEKWINI MUNICIPALITY: NORTHERN OPERATIONAL ENTITY
PROVINCE OF KWAZULU - NATAL

REGISTRATION DIVISION FU

SCALE :	1 : 1 000
USAGE :	MIXED USE 1
OWNER :	MORELAND DEVELOPMENTS (PTY) LTD
DIAGRAM :	S.G. No: 2654/2002
DEED :	T 67386/2000

WALL MARRIOTT PAUL & BORGEN
Est. 1890
PROFESSIONAL LAND SURVEYORS
SECTIONAL TITLE PRACTITIONERS
PROPERTY DEVELOPMENT CONSULTANTS
ENGINEERING & TOPOGRAPHICAL SURVEYORS
TOWNSHIP PLANNERS & VALUERS
P.O. Box 22119 Glenashley 4022 Tel. (031) 572 3251
J.M. DWEKELE Professional Land Surveyor

DATE : AUGUST 2006 DRAWING No : 5410H/PTB/B

ANNEXURE P

912