ANNEXURE D1

Underlying Assets (erven / base facts)

THE ERVEN : UMHLANGA PARKVIEW

					BULK (M^2)					
DESCRIPTION	**LOT NO**	**AREA (M^2)**	**PHASE**	**STREET ADDRESS**	**Original**	**Additional**	**Total**	**Selling Rate / m2 bulk**	**Total Sale Price**	**REMARKS**
Palace 1	2579	4075	Phase 5 F	22-24 Park Way or 9-11 Park Avenue	6 140	168	6 308	R4 000,00	R25 232 000,00	Could have done Hodari or Housing by G5 Co-Development. Also see notes 1 - 3 below.
Palace 2	2580	4175	Phase 5 G	13-15 Park Avenue or 43-45 Umhlanga Ridge Boulevard	6 341	130	6 471	R4 000,00	R25 884 000,00	Could have sold to Eris or done Housing by G5 Co-Development. Also see notes 1 - 3 below.
Palace 3	2582	4831	Phase 5 H	16-18 Twilight Drive or Park Way	7 980	233	8 213	R4 000,00	R32 852 000,00	Could have sold to Eris or done Housing by G5 Co-Development. Also see notes 1 - 3 below.
Palace 4	2583	4971	Phase 5 I	20-22 Twilight Drive or 51-53 Umhlanga Ridge Boulevard	8 150	20	8 170	R4 000,00	R32 680 000,00	Could have sold to Eris or done Housing by G5 Co-Development. Also see notes 1 - 3 below.
TOTAL PEG HR					**28 611**	**551**	**29 162**		**R116 648 000,00**	
Palace 5 / UCULAND	2252	9026	Phase 5J				9 928	R4 000,00	R39 712 000,00	Could have sold to Eris or done Housing by G5 Co-Development. Also see notes 1 - 3 below.
GRAND TOTAL							**39 090**		**R156 360 000,00**	

Note :

1. PEG HR Solutions Pty Ltd developments (at R4,000.00 / m2 or higher for the land) frustrated by FirstRand Bank Limited (RMB) on these erven are:
1.1. Fully Funded Frail Care Centre (used by to get PEG HR Solutions Pty Ltd out of Nedbank Deal).
1.2 The Elements (previously being done with Nedbank)
1.3 CCI Call Centre (Land sold to JT Ross by FirstRand Bank Limited and CCI Project Developed by JT Ross)
1.4 Hodari Office Park Co-Development (Instruction issued by FirstRand Bank Limited to stop the transaction)
1.5 Group 5 Massive Housing Co-Development (Stopped and CCI Development by JT Ross allowed to progress, by FirstRand Bank Limited)
1.6 Ikala Properties Co-Development with Investec (Refused by FirstRand Bank Limited)
2. FirstRand Bank Limited attempted to sell erf 2583 to The Michael Family Trust for R25,000,200.00.
3. First Rand Bank Limited refused sale of any of the five erven to Eris at R4,000.00 per square meter or higher.

THE ERF: ERF 91 BUCCLEUCH, JOHANNEXBURG

					BULK (M^2)					
DESCRIPTION	**LOT NO**	**AREA (M^2)**	**PHASE**	**STREET ADDRESS**	**Original**	**Additional**	**Total**	**Selling Rate / m2 bulk**	**Total Sale Price**	**REMARKS**
Buccleuch	91	24 789	Phase 1	7 Bridge Road, Buccleuch, Woodmead, Johannesburg	24 789	0	24 789	R1 250,00	R30 986 250,00	Could have done mixed-use development