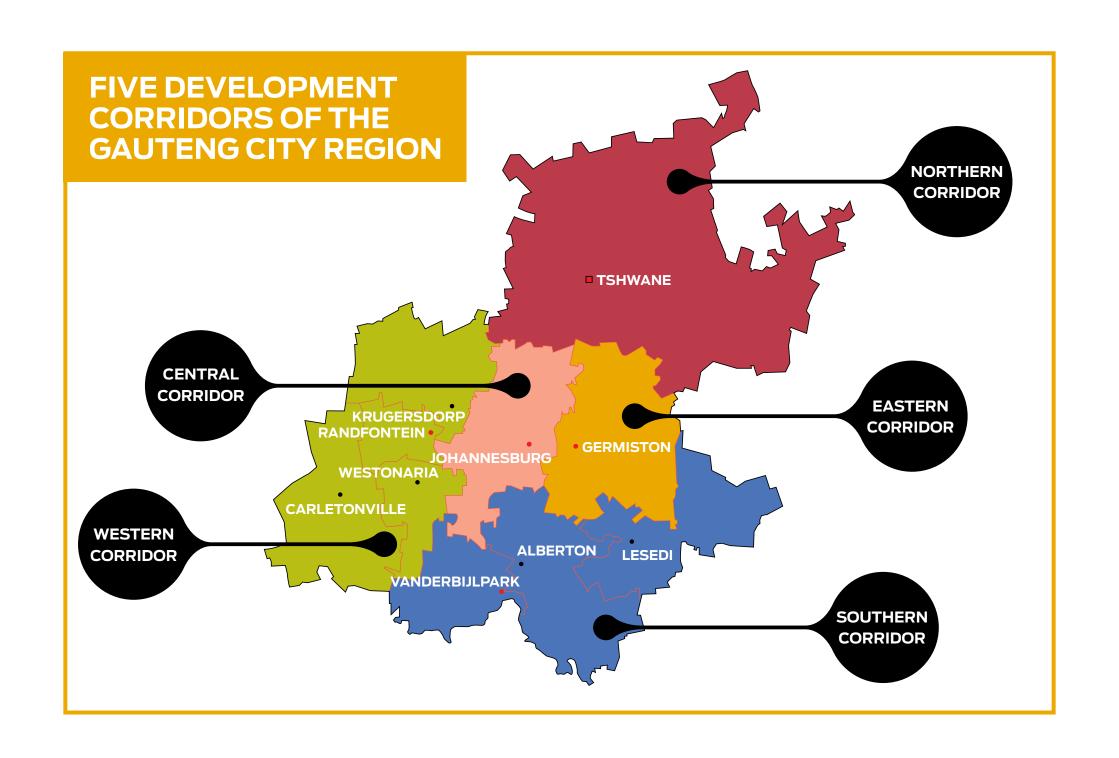






INVESTMENT MEMORANDA

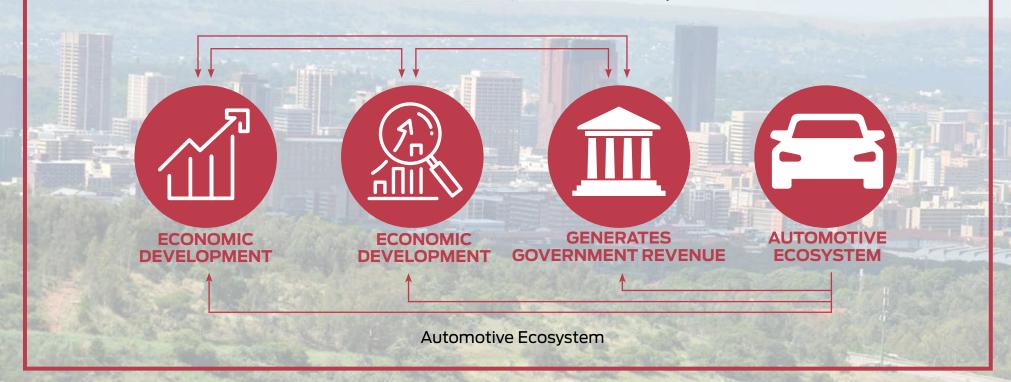




1. PROJECT DESCRIPTION

The automotive industry supports a wide range of business segments. This leads to a multiplier effect for growth and economic development. This industry generates government revenue, economic development, it encourages people development and fosters innovation. A good indicator of economic progress within economies has typically been the strength of their automotive sectors.

Tshwane Automotive City (TAC) is a spatial and economic development concept that is anchored by significant automotive industry player/s and supported by transport and logistics infrastructure. It is characterised by geographical clustering of industries, related to the automotive sector and typically supported by an anchor in the form of a major automobile or automotive parts manufacturer.



The TAC is a long term 50-year planned strategic infrastructure programme aimed to stimulate automotive vehicle assembly and component manufacturing in the Rosslyn region which is situated within the City of Tshwane Metropolitan Municipality.

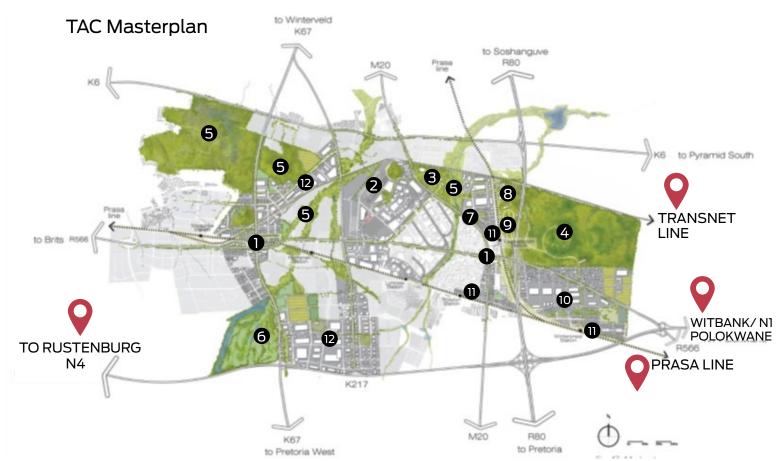
TAC will service four vehicle assemblers making it the largest automotive city in the world. This infrastructure project will be developed through Public and Private partnerships and the strategic goals align with all spheres of government. The TAC development aims to emulate well established motor cities such as Shanghai Automotive City in China, 'The Autostad' in Germany and Toyota Automotive City in Japan.

TAC development will include:

- Logistics Node: An advanced logistics and supply chain network in partnership with Transnet
- Commercial and Recreation Node: Retail and shopping malls, banks and restaurants
- Community and Civic Node: This will include residence, parks and public environment and links.



2. PROJECT LOCATION



1. ICONIC WELCOME

A landmark TAC Welcome & Information Centre at the intersection M20 and R566.

2. LOGISTICS HUB

The Logistics Hub is the backbone to the success of the TAC. The Transnet line is completed into the Inland Port which has future growth expansion capabilities.

3. TSHWANE AUTOMOTIVE CITY PARK

A tourism and recreational space that encourages a sense of pride in the industry and in the community.

4. ONDERSTEPOORT NATURE RESERVE & ECO-HOTEL

Eco Tourism opportunities exist by building an Eco-Hotel, B&B, Hiking trails etc. with units that are sensitively designed into the landscape.

5. CONSERVATION LAND & ECO-TOURISM

The TAC has a rich stock of natural assets.

6. GOLF COURSE. CLUB & HOTEL

The TAC is currently home to four large OEMs and could attract more OEMs to establish plants here.

7. HEART OF THE TSHWANE AUTOMOTIVE CITY

Creating medium density homes, places of recreation and retail for all people working within the TAC is important.

8. TSHWANE AUTOMOTIVE CITY UNIVERSITY & RESEARCH & DEVELOPMENT CENTRE

An opportunity exists for a specialised Automotive University which could be developed in partnership with international and local learning institutions.

9. TESTING/RACING TRACK & FACILITIES, ARENA

A vehicle testing track and required facilities could be developed for the OEMs current and future needs.

10. KLERKSOORD URBAN RENEWAL

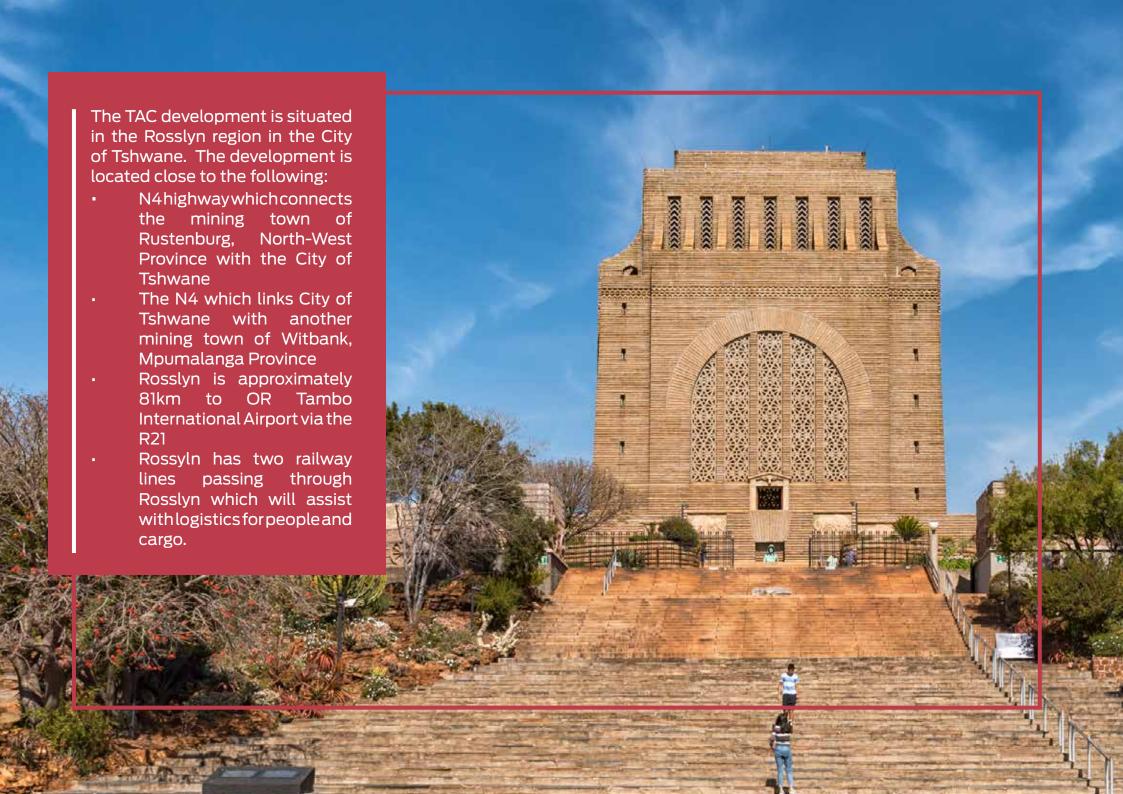
The existing business community within this area should be encouraged to invest and grow their economic opportunities.

11. RAIL STATION TRANSIT ORIENTATED DEVELOPMENT

Four stations: Lynross, Winterest, Akasiaboom and Rosslyn rail stations.

12. NEW TSHWANE AUTOMOTIVE CITY INDUSTRIAL DEVELOPMENT

The TAC has great potential to attract other OEMs. Therefore, these portions of strategically well-connected and located land becomes extremely valuable for industrial use.

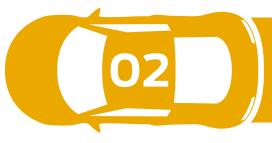




3. KEY COMPETITIVE ATTRACTIONS IN THE TAC

TAC INHERENT STRENGTHS AND ADVANTAGES





YOUNG POPULATION DYNAMICS



COMPETITIVE LOGISTICS



SUPPORTING EXISTING BUSINESSES

TAC VALUE PROPOSITION TURNKEY DEVELOPMENT SUPPORT LAND LEASE **PACKAGES** 2 COMPETITIVE FACTORY RENTAL OPPORTUNITIES COMPLETE ICT **INFRASTRUCTURE** 3 SKILLS IDENTIFICATION AND RECRUITMENT **WORKFORCE TRAINING** IN SPECIALISED AREAS INDUSTRY LINKUP AND NETWORKING GOVERNMENT INCENTIVE
FACILITATION IP TELEPHONY AND WI-FI SERVICES FIBRE OPTIC LINK TO SERVER AND CENTRAL SERVER ROOM **EMAIL-HOSTING** AND OUTSIDE WORLD **DEDICATED LOGISTICS ACCESS AND EGRESS** 06 INTERNET AND WEB HOSTING CONTROL **ELECTRICITY USAGE** ANALYSIS REPORTS AND **DEMAND CHARTS**



4. CURRENT INVESTORS AND THEIR LOCATION



OEMS BASED IN ROSSLYN



DEVELOPMENT OF A LOGISTICS HUB

An investor is required to develop the logistics hub/inland port which is a catalytic project critical to meeting the freight and logistics needs of the TAC. Its catalytic nature lies in its ability to maintain current and attract future industries and OEMs to the region. It also has the capability to create demand for logistics handling and processing services.

DEVELOPMENT OF AN ECO-HOTEL IN ONDERSTEPOORT NATURE RESERVE

The Eco-Hotel and tourism project within the Onderstepoort Nature Reserve is a hospitality project that will create a recreational and eco-educational opportunities that will benefit the surrounding communities and a platform for small businesses to thrive.

DEVELOPMENT OF A AUTOMOTIVE CITY PARK, MUSEUM AND CONFERENCE CENTRE

The Tshwane Automotive City Park, Museum and Conference Centre are central to forwarding the vision of the TAC as a cultural and recreational peopleoriented destination, as opposed to an exclusively industrial city.

This is an opportunity for public and private sector to advance the TAC vision.



DEVELOPMENT OF AN AUTOMOTIVE UNIVERSITY, RESEARCH AND DEVELOPMENT AND TEST TRACK FACILITIES

The university, research & development, and testing track facilities are investment opportunities that will provide education specific to the automotive industry, as well as creating sources of innovation and creativity.

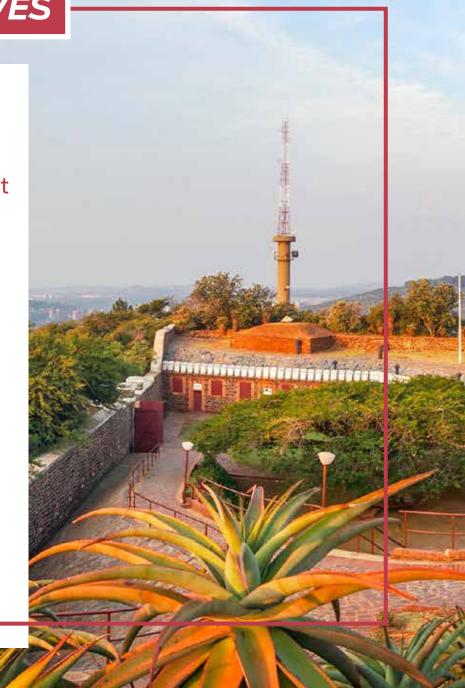


Together, the eight key focus areas have the capacity to transform the TAC into a vibrant, accessible, diverse city that provides a mix of destination places and land use attractions. The themes aim to further the vision of a productive city that offers intensive work, business growth and service opportunities and that develops into a centre of knowledge and technical excellence.



The South African government's support policies for the automotive sector have successfully positioned South Africa as a global participant in automotive production. The Automotive Production Development Programme (APDP) replaced the Motor Industry Development Programme (MIDP) and was fully implemented in January 2013 with a view to steer the automotive industry towards producing around one million vehicles per annum by 2020, with the attendant expansion of the domestic supplier base.

The APDP was formulated on the basis of extensive consultation with industry stakeholders and represents a carefully structured set of provisions to support the future growth and development of the industry by balancing the interests of consumers, the broader automotive industry and government's objectives.



THE APDP CONSISTS OF FOUR PILLARS THAT DRIVE THE PROGRAMME:



TARIFFS

VEHICLE ASSEMBLY ALLOWANCE

AUTOMOTIVE INVESTMENT SCHEME PRODUCTION INCENTIVE

There is a set tariff regime on vehicles and automotive components imported into South Africa. Import duties on vehicles and automotive components will remain at 2012 levels (25% on light vehicles and 20% on original equipment components) through to 2020.

A preferential agreement results in imported vehicles from the EU paying only 18% duty. These tariff s are meant to provide adequate protection to justify continued domestic vehicle manufacturing.

This support is in the form of a rebate calculated on the ex-factory vehicle price and is applicable to domestic vehicle manufacturers of light motor vehicles. The AIS provides for a non-taxable cash grant of 20% of the value of qualifying investment in productive assets by light motor vehicle manufacturers, and increased support of 25% of the value of qualifying investment in productive assets by component manufacturers and tooling companies, as approved by the DTI.

In addition, by achieving certain performance objectives, companies will be able to earn an additional 5% or 10%. This support is available to encourage investments by OEMs and component manufacturers in a manner that supports productive capacity upgrading.

There are requirements to ensure that beneficiaries are producing substantial components for vehicle manufacturing (not accessories). Certain local materials (domestically beneficiated to suit automotive specifications) have a standard 25% of their value included in the value-addition, or 40% (reduced by 5% annually from 2015 to 25% in 2017) when used to produce vulnerable products.

The aim is to encourage increasing levels of local value-addition along the value chain, with an employment creation impact.



ESTIMATED CAPITAL INVESTMENTS IN THE TAC DEVELOPMENT (MILLIONS)

	ZAR	USD*
LOGISTICS NODE	4 024.5	277.6
COMMERCIAL AND RECREATIONAL NODE	5 217.6	359.8
COMMUNITY AND CIVIC NODE	5 775.9	398.3
TOTAL	15 018	1 035.7





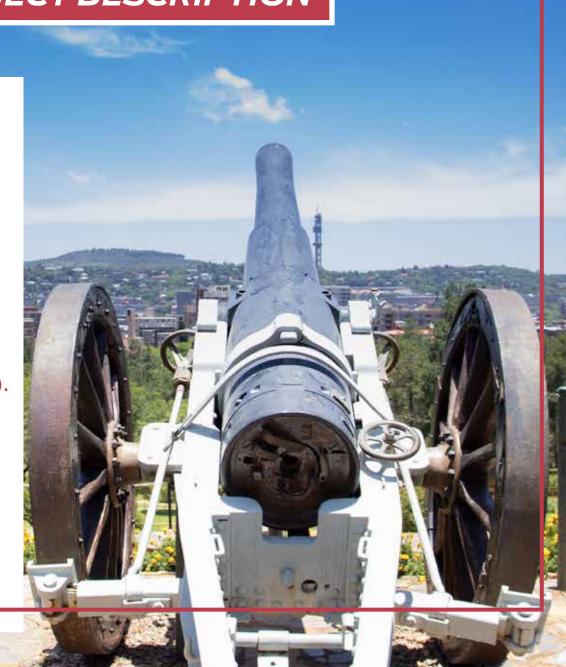
- Long term tenancy in the form of lease agreements guaranteeing rights over a definite period
- Looking to expand into Africa and capitalise on Africa's growth trajectory in the selected industries
- Looking to expand their already established operations by working with government and other stakeholders to realise growth potential
- Looking to forge partnerships and collaborations with government and other key stakeholders including established local players







The Gauteng province has embarked on an ambitious mission to revitalise manufacturing, boost the exports of value-added products from various sectors, improve efficiency, drive economic growth and expand supply chains. To achieve this, the City of Tshwane Municipality has collaborated with the South African private sector partners to develop the Tshwane Freight Terminal and Logistics Hub ("TFTL Hub"). Gauteng is home to the largest inland port in Africa and the largest container depot in South Africa, known as the City Deep Transport Logistics Hub. Thus, the province has the required skills and resources to implement the project successfully.





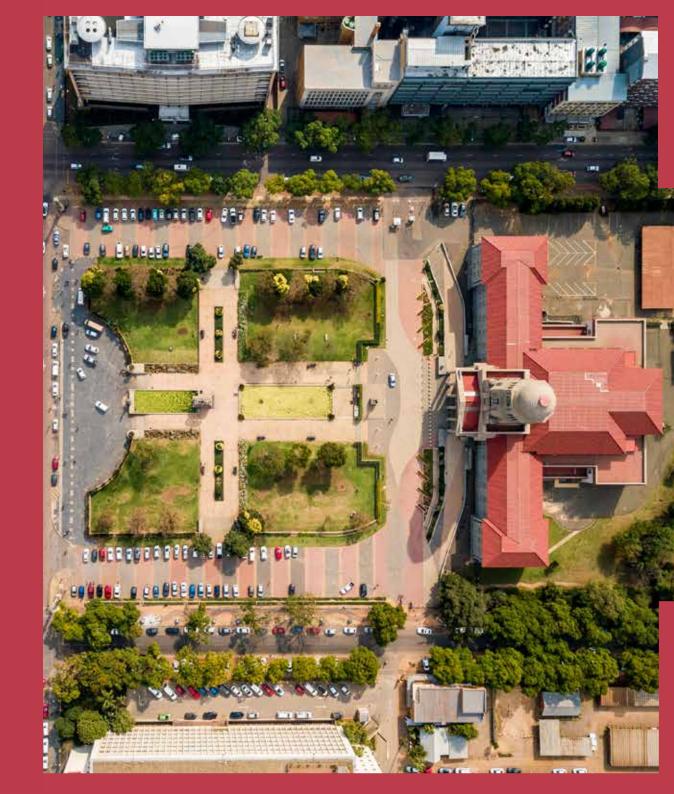
While Gauteng dominates every sector of the economy, except mining, agriculture and quarrying, the province of Gauteng does play an important role in the transportation of mining output. Mining only contributes 6% of Gauteng's total income but makes up 31% of export earnings

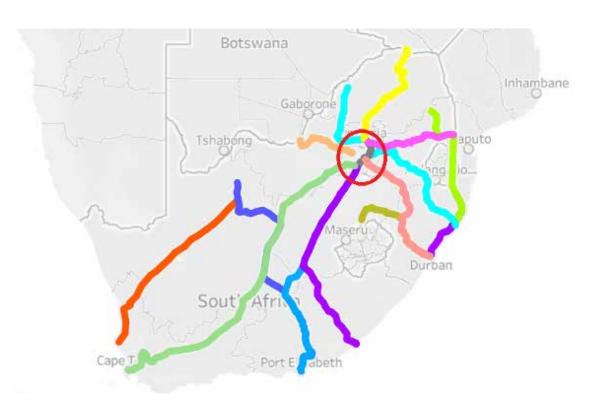




GAUTENG FREIGHT RING

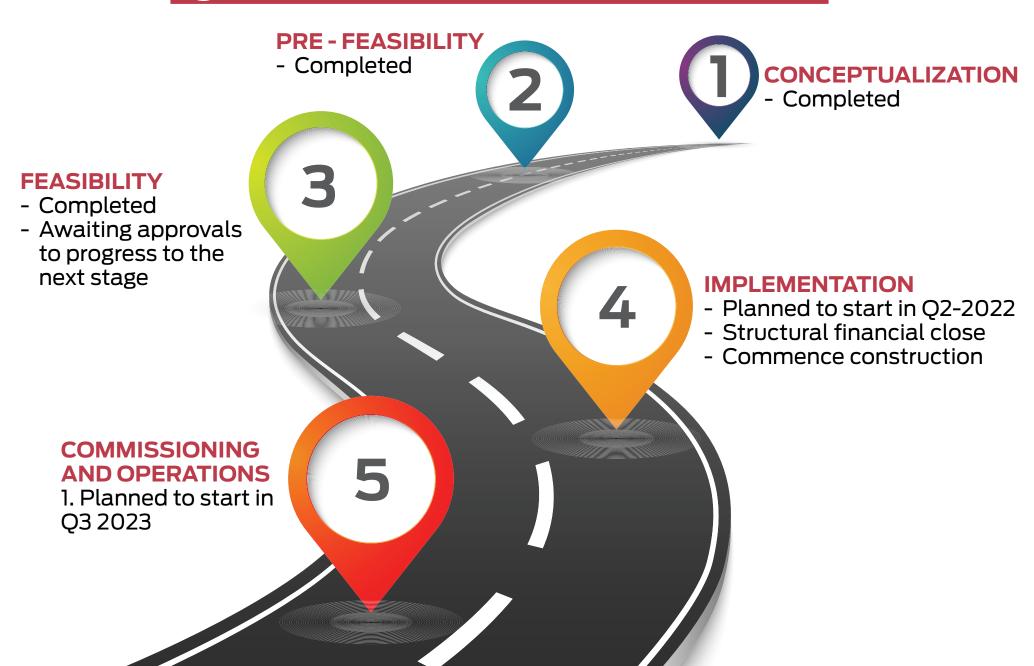
Gauteng connects South Africa's busiest corridors, thereby linking South Africa's largest ports and production/mining sites. The Gauteng Freight Ring is also home to important terminals which can store South Africa's imports into Gauteng and exports to the ports, as well as transferring these from road to rail and vice versa. The key terminals in this freight ring currently include City Deep, Pretcon, Kaalfontein and Rosslyn. TFTL Hub will be a new addition with its proximity to several hubs of economic activity and sources of freight volumes including automotive manufacture, mineral concentrators, quarries and mines.







2. PROJECT DEVELOPMENT STAGE







MARKET ACCESS OPPORTUNITIES / COMPETITIVENESS

01

MINING

The TFTL Hub has a greater emphasis on outbound traffic which indicates the terminal is an attractive point for packing of mineral exports.

Chrome and Manganese are the third and fifth most moved commodities in the Gauteng Freight Ring in terms of corridor volume breakdown. These movements are from the mines to ports of exportation such as Port Elizabeth, Richards Bay and Durban.

02

AUTOMOTIVE

Growth in total production of car units is expected to increase underpinned by the Rosslyn Hub development.

- The Ford Motor Company (South Africa) is upgrading its manufacturing plant and spending R15.8 bn. The project will be completed in September 2022.
- Nissan invested R3 bn to prepare its plant to produce the Navara.

International companies use South Africa as a base for pickup production and global exports for the brand. The following car brands are manufactured in Gauteng:

- BMW opened its first manufacturing plant in 1973
- Ford has its first manufacturing plant established in 1964
- Hyundai set up an assembly plant in 2014
- Nissan's presence dates as far back as 1964

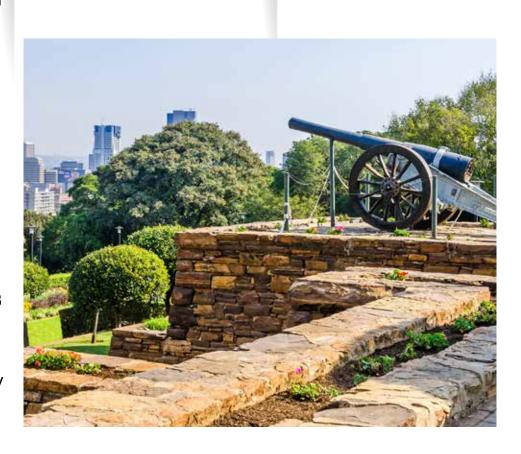
03

AGRICULTURE

Agricultural fresh produce market located in neighbouring provinces produce significant, although seasonal, volumes for the export market.



An opportunity exists to attract suited general fast-moving consumer goods (FMCG) with higher densities and mass.













KEY INDICATORS	DETAILS
LAND	LAND SIZE IS 8.06 HA
USE OF THE FACILITIES	 RECEIVING AND DISPATCH AREAS, CONTROLLED LOW- AND HIGH-RISK PROCESSING AREAS, CLIMATE-CONTROLLED AND COLD-STORAGE FACILITIES, CHEMICAL STORAGE AND WATER TREATMENT PLANT.
KEY FEATURES OF THE AGRO PROCESSING FACILITIES	OFFICES,LABORATORY ANDTRAINING CENTRE.

2. PROJECT DEVELOPMENT STAGE





4. CONSTRUCTION

- To commence in 2024

The feasibility study has been completed. The City of Tshwane Municipality is following several processes to obtain the necessary approvals prior to commencing with the implementation of the project.

3. KEY COMPETITIVE ATTRACTIONS

- South Africa registered the second-largest level of agricultural exports in 2020 in spite of lockdown restrictions. The performance was underpinned by
 - The relatively weaker domestic currency making the agricultural exports more competitive in the global market
 - Favourable weather conditions supported the increased agricultural output.
- Access to low-cost raw materials from within the Gauteng province and neighbouring provinces.
- The long-term strategy is to establish the supply chain of high-value raw materials such as avocados and berries.
- South Africa has an established and well-developed food retail market. The five main players occupy 60% of the food market with a national footprint accessing both urban and rural consumers. Agro - processing companies have the option of selling locally through independent retailers and established retailers.
- The regulatory environment is conducive for exporters to obtain the required local and global certifications.
- The demand for online shopping services for food products has gradually increased prompted by the Covid-19 Lockdown, particularly in the urban areas.
- The Agro-processing hub is 70 Km's from the OR Tambo International Airport for exporting air cargo.
- The Agro-processing hub is 47 km from the TFPD and thus can access raw materials with ease. Alternatively, raw materials can be sourced directly from farmers.
- The government provides investor support through grant funding, tax incentives as well as co-funding from local development finance institutions.



The success of the project is dependent on various stakeholders

The public sector stakeholders include local development finance institutions, government development agencies, the provincial department of Agriculture, Land Reform and Rural Development and the City of Tshwane Municipality.

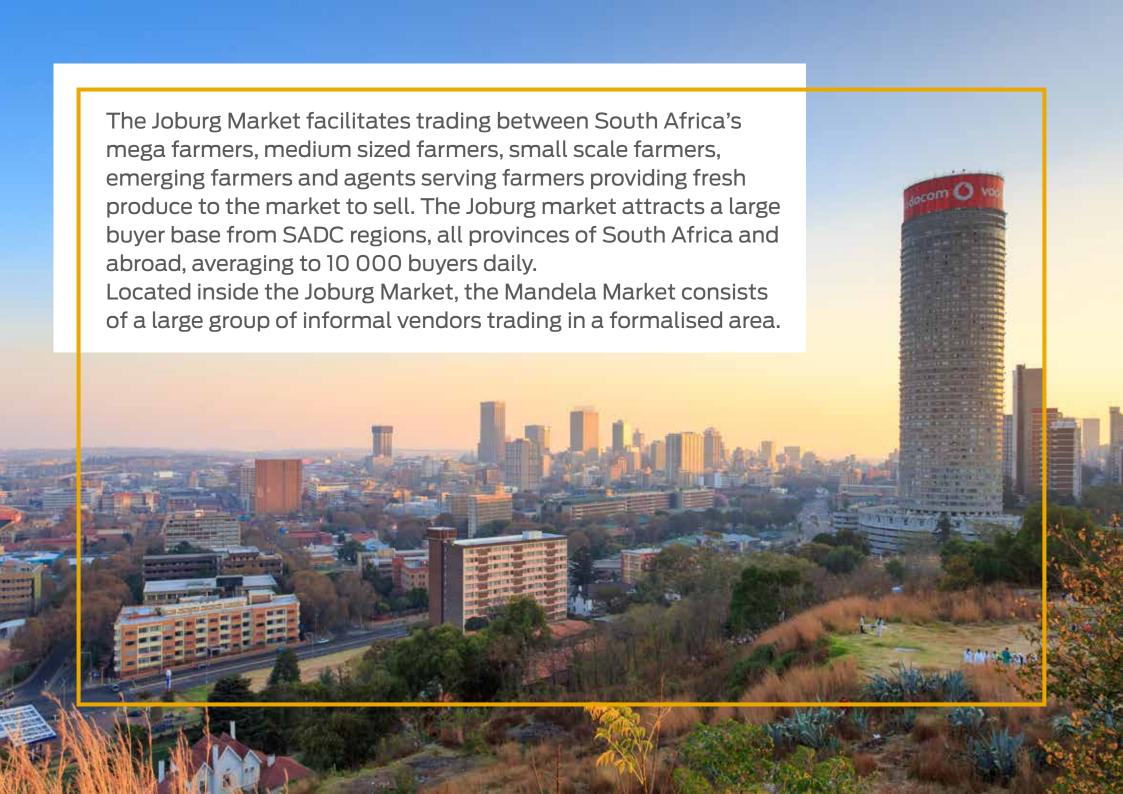
The project seeks financial support from local and global investors.

The City of Tshwane Municipality has appointed an experienced transactional advisory team comprising engineers, agricultural economists, project managers, architects, and legal experts. There is an opportunity for global partners to establish agro-processing operations in the City of Tshwane Municipality.









KEY INDICATORS

- Joburg Market occupies 64 ha
- Mandela Market is built on 0.8 ha of land

- Fish Market
- Major soft drink, sweets and dry groceries dealers
- Canning factory
- Butcheries
- Seed and fertilizer companies

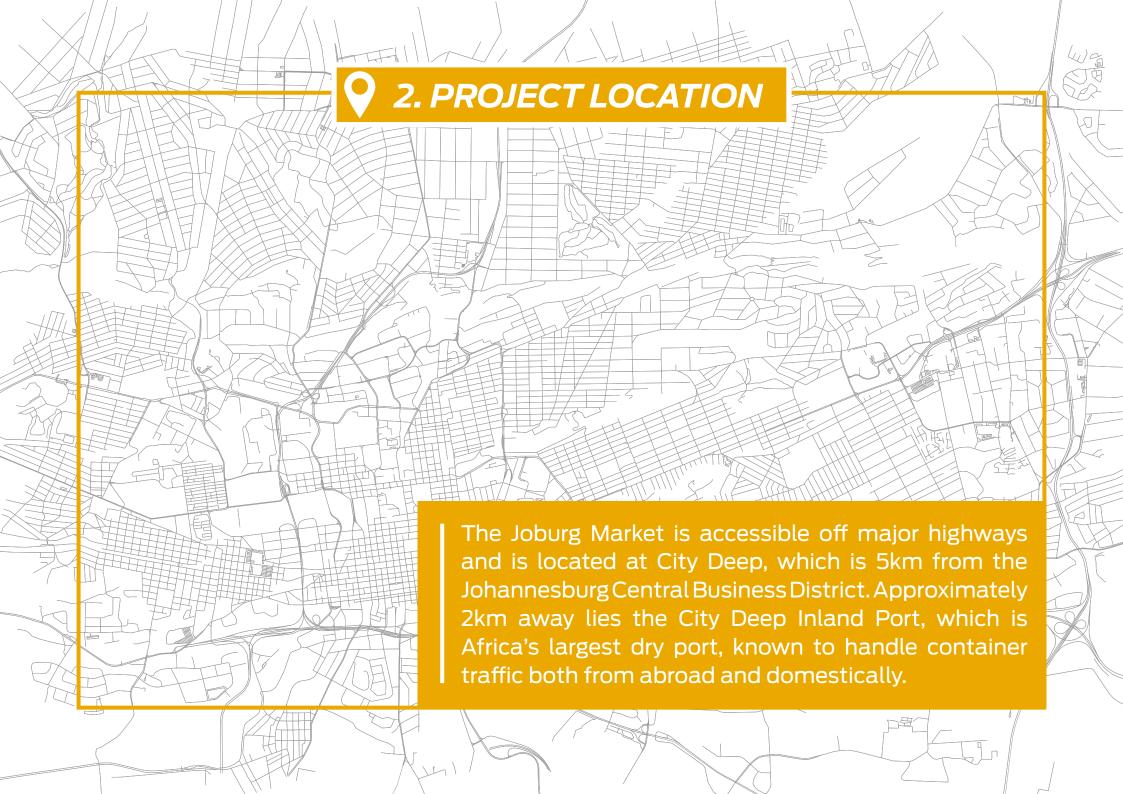
THE NEW MANDELA
MARKET WITHIN THE
JOBURG MARKET

TYPES OF FOOD HUBS AT THE JOBURG MARKET

KEY SUPPORT BUSINESS

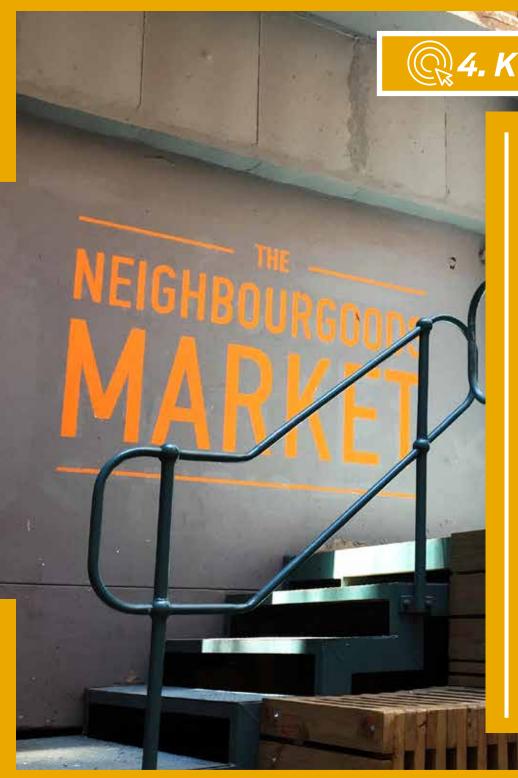
VALUE-ADD SERVICES

- Fruit Hub
- Potato and Onion Hub
- Vegetable Hub and Wholesale Hub
- Cold store
- 24 Hour Access Controlled areas
- Access to abroad markets
- Holds SANAS accreditation for its food safety laboratory



3. PROJECT DEVELOPMENT STAGE





4. KEY COMPETITIVE ATTRACTIONS

- The Joburg market can trade large volumes of produce in all qualities, quantities, sizes and achieve fair prices.
- Conducts quick payments of sales proceeds and produces high quality trading data.
- Wide assortment of produce enables a one-stop shopping experience to meet the needs of the buyers.
- Supporting businesses at the Joburg Market site enables the buying of other products needed by traders.
- Attracts a large percentage of buyers from the SADC region, locally in South Africa and abroad.
- Several market agencies focus on seasonal export opportunities, thus allowing international traders to transact with ease.
- The Joburg Marketisa member of two international organizations
 - World Union of Wholesale Markets
 - Produce Marketing Association

Turnover (2019/20) R8.1Bn

KEY FINANCIAL AND OPERATIONAL INFO

Size of trading halls and cold stores.

- Vegetable hall = 28 000m²
- Fruit hall = 24 000m²
- Potato hall = 24 000m²
- Main cold store = 4200 pallet capacity
- Agency cold stores = 1200 pallet capacity

Surplus after tax R111.5M

Market share nationally 45.2%









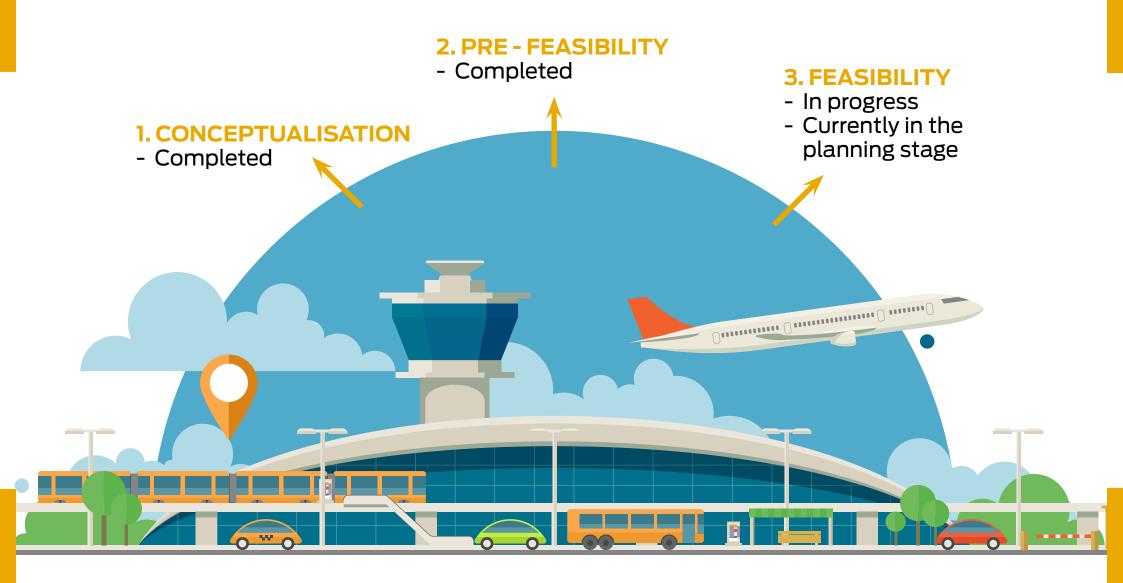
1. PROJECT DESCRIPTION

The Lanseria Smart City is an initiative taken by the Presidency, City of Joburg, City of Tshwane and Mogale City to develop a Smart City in the greater Lanseria node. The project involves the development of economic activities, residential areas, agricultural land use, modernised road and railway transportation, renewable energy, up to date infrastructure for cellphones, information networks and high-speed broadband connectivity to enhance the experience of residents, businesses and visitors.

The Smart City is positioned to be a pioneer in urban sustainability. It is designed to be ecofriendly, easy and safe for walking and cycling, with many efficient types of public transport integrated into the plan. It is planned to avoid water and air pollution and take care of waste and litter. Efficient use of energy is prioritized for sun and other energy production to power the city.

KEY INDICATORS	DESCRIPTION
Lanseria Smart City Precinct	• 5 722 ha
Land use breakdown	Residential: 2 517ha
	· Commercial:1 560ha
	• Industrial: 1 371ha
	Airport expansion: 274ha
Land uses	Residential units
	Industrial
	Warehouse, distribution and logistics centre
	Commercial such as retail and business services
	Social facilities (community parks, education facilities, hospitals etc.)
	Municipal facilities
	Private and public open space
Main ideas of the Lanseria	Transformative-Innovative approaches to economic drivers
Smart City	Adaptive-to change Table a la graduit aug.
	Technology driven
	Modernisation and internationally competitive
Value-add services	24 Hour Access Controlled areas
	Reducing the need for workers to commute
	• Energy efficient
	Internationally competitive
	New central business district
	Smart grid

2. PROJECT DEVELOPMENT STAGE





3.2 Location Specific Advantages

- The Lanseria International Airport is the 2nd busiest airport in Gauteng, accommodating approximately 3 million passengers per annum
- This airport enables industrial companies to import and export goods by aircraft.
- With very little air freight being used in the Lanseria International Airport, there is a great opportunity for investors to develop a logistics hub.
- Diverse opportunities associated to agriculture based on a strong private sector, well-developed infrastructure, strong agri-business fraternity and proximity to the airport, presents potential investors with agro-processing and international export opportunities.
- Access to the N3, which is the national route linking Johannesburg and Durban and used by most logistic companies. Durban has Africa's biggest and busiest container terminal which ranks amongst the top in the world.
- The Gautrain is Africa's first high speed train. There is a medium-term plan for the establishment of the Gautrain station connecting Lanseria, Sandton, OR Tambo International Airport and the Roodeport region.



3.3 Renewable Energy Opportunities

- Waste-to-energy conversion using pyrolysis.
- Establishing a regional waste-sorting and recycling industry in the Lanseria Growth node.
- Biogas production from the existing, very large Northern Water Treatment Works.
- Harvesting fertiliser value from waste treatment.

With currently one large scale waste-to-energy plant in South Africa(largest in Africa), there is an opportunity for international investors to invest in a small scale waste-to-energy plant in the Smart City.

The vision of the Lanseria Smart City is to use the industrial internet of things smart grid, enabling potential foreign investors investing in digitally automated, advanced manufacturing processes for an airport driven export economy.

4. IDEAL PARTNERSHIPS

International investors who seek to invest in agroprocessing projects and exporting of agricultural products.

Global ICT infrastructure specialists

Companies specialising in logistics/warehousing as well as companies in the tourism sector.





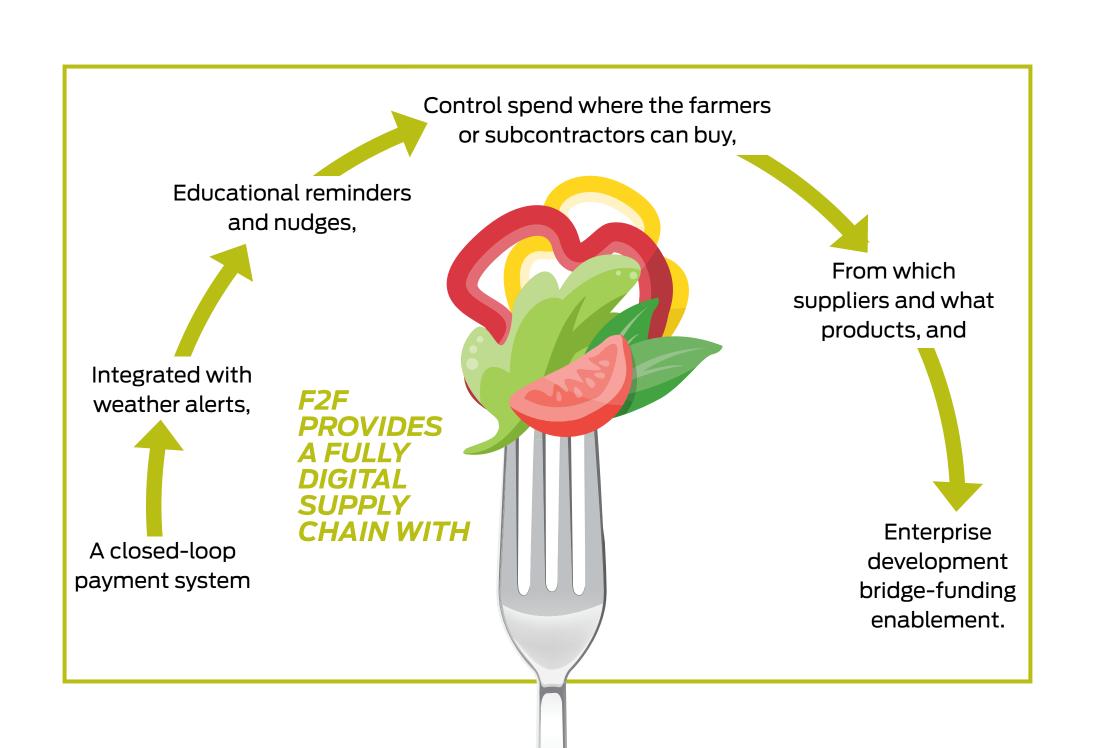


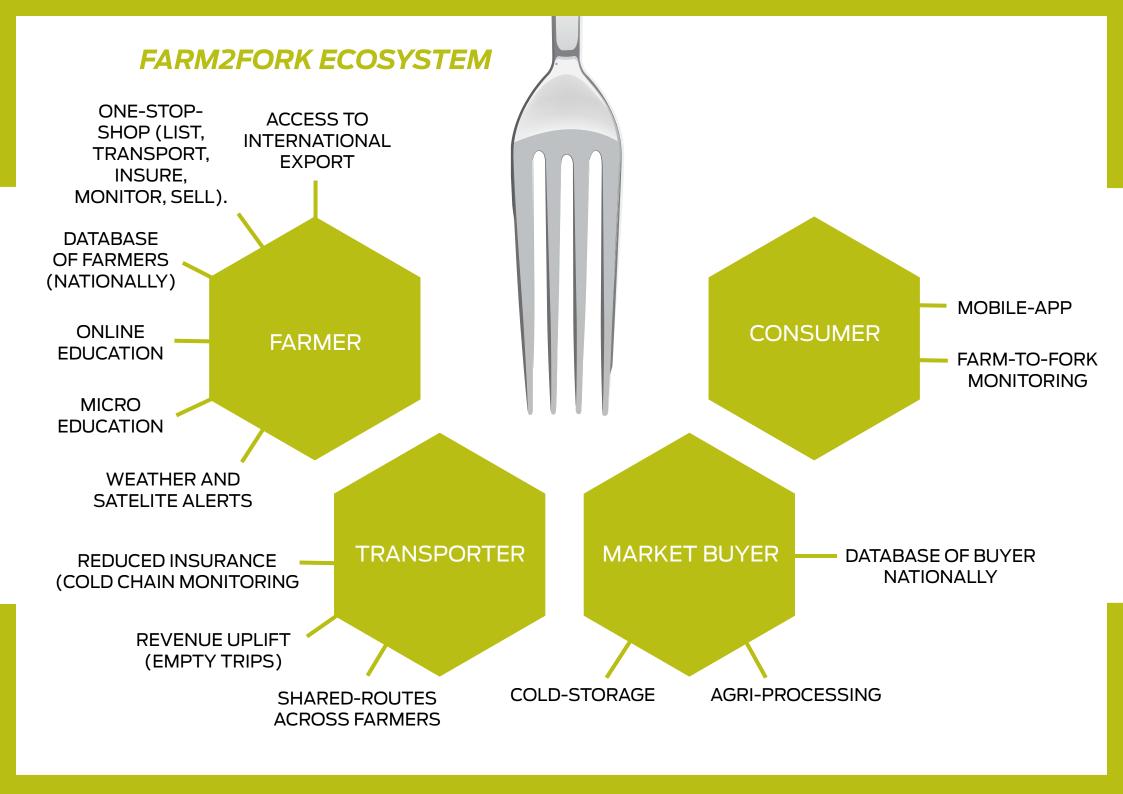
1. PROJECT DESCRIPTION

Farm2Fork ("F2F") is a digital multi-layered platform that enables and unlocks various technologies and convergences of technologies and different industries. It is a collaboration of different industry specialists from the private, educational and government sectors. The initiative was born out of the desire to support disenfranchised growers and simultaneously support communities facing food shortages.

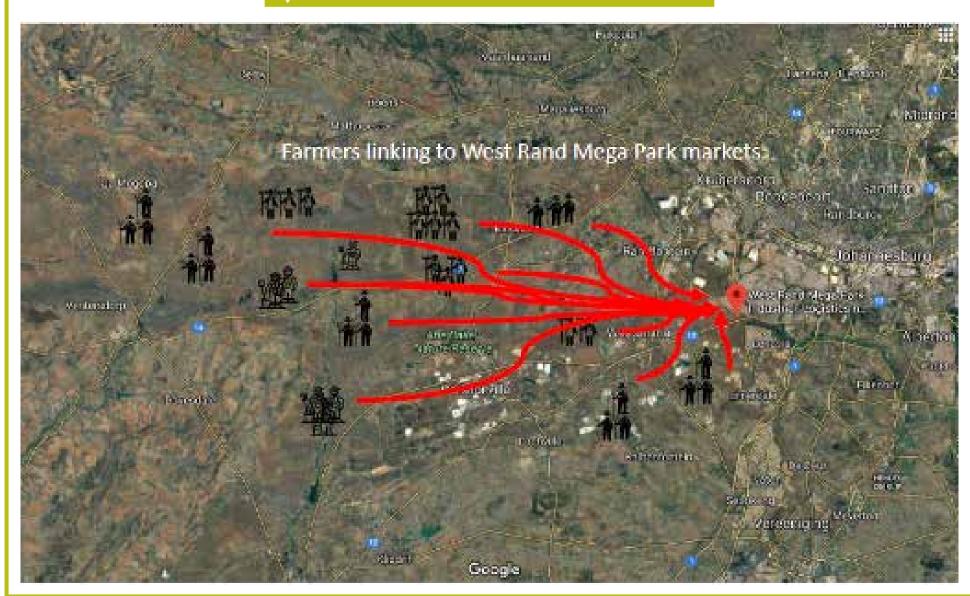
The Company uses its technology to provide all buyers with a wide range of conveniently located options based on their needs and the ability of the growers to fulfil the consignment by leveraging the F2F smart marketplace platform. The primary focus is supporting the food production industry to extract the maximum efficiency from the value chain by digitising processes and systems using the power of our platform.







2. PROJECT LOCATION



3. PROJECT DEVELOPMENT STAGE

O1.
PILOT:
TOWNSHIP
ECONOMY
MARKET

PROVINCIAL PILOT:
GAUTENG PROVINCIAL DEMAND

O3.
NATIONAL
PROGRAMS:
THREE
PROVINCES



IMPLEMENTATION ROLLOUT

01.

02.

03.

04.

The project will be implemented in phases starting with utilising the West Rand Agri Hub, currently being constructed adjacent to Soweto, as its first Anchor.

Whilst this anchor with its shared infrastructure platform and market and distribution capacity is being developed over the next 24 months, two targeted township areas, Diepsloot and Soweto/Protea Park will serve as launching pads.

The mega city agro park developments and other existing fresh produce markets will serve as anchors to expand the food print of the project and technological platform provincially, nationally and eventually into Southern Africa.

Based on the West Rand Mega Park locality, the primary launching space is the West Rand area of the Gauteng province. It will be rolled out on a provincial basis and will follow the development of food markets and or be linked to food markets already operational at a national and eventually southern Africa level.

DEVELOPMENT:

Step 1: Conducting assessment across 50 000 township enterprises.

Step 2: Conducting an evaluation of small scale and emerging farmers in the West Rand.

Step 3: Data House establishment and data analytics to determine needs, volumes.

Step 4: Registering enterprises (demand and supply) and provide with tools of the trade.

Step 5: Set up administrative support functions and arrangements with financial institutions and with farmer support agencies.

Step 6: Logistic planning and set up aggregation points.

Step 7: Activate and market drive/publicity.

Step 8: Monitoring, review, improvements.

TIME FRAME:
2022/2023

PILOT:
TOWNSHIP
ECONOMY MARKET

R

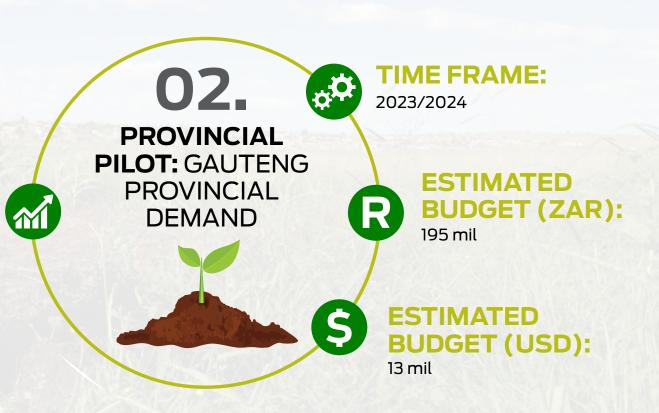
ESTIMATED
BUDGET (ZAR):
323 mil

ESTIMATED BUDGET (USD):

22 mil

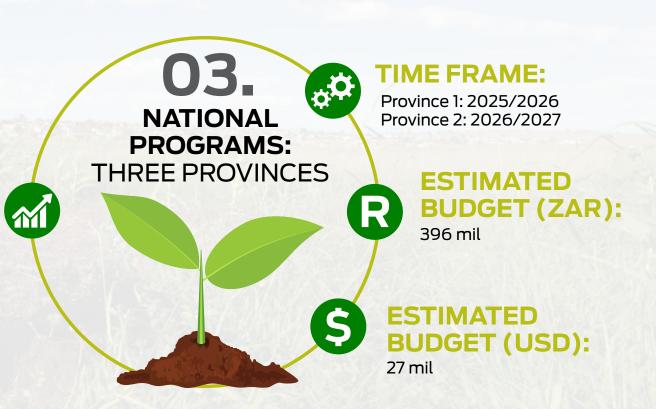
DEVELOPMENT:

Given the partnership of West
Rand Mega Park and the
strategic importance to Gauteng
Province, the demand networks
have been identified.



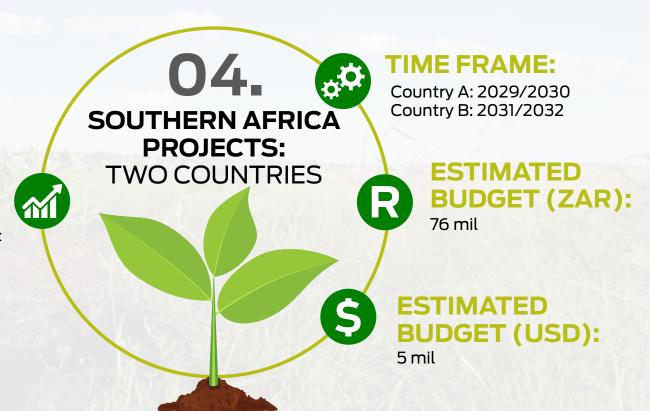
DEVELOPMENT:

Once industrialised, the program is in discussions for enablement in other provinces.



DEVELOPMENT:

They are linked to the establishment of Mega Parks in various countries. Kenya and Nigeria via some of our strategic partners already earmarked.



TOTAL (ZAR): 990 mil

TOTAL (USD): 68 mil

4. KEY COMPETITIVE ATTRACTIONS

Farm2Fork collaborates between a group of companies operating in the development field, establishing industrial and food markets, specialising in technological solutions and designing and implementing business solutions through practical, accessible and cost-efficient systems.

The Farm2Fork platform addresses some major problems in the food value chain:

- Food security and food distribution;
- Food system supply and stock control;
- Including small scale and emerging farmers as well as farmers in rural and peri-urban areas;
- Creating markets for farmers to enter the food supply chain system;
- Equal participation for the small scale and emerging farmers in the food supply chain;
- Develop township economies and enable Spaza shops to access supplies directly from the small scale and emerging farmers; and
- Farm2Fork will benefit approximately 58 000 emerging farmers, facilitate approximately 693 600 tons and provide improved food security to approximately 404 600 families by the fifth year of operations.



THE VALUE OFFERING OF FARM2FORK INCLUDES:

IMPROVE TRANSPARENCY

The ecosystem aims to improve processes by bringing transparency between producers, buyers, government. and funders. Furthermore, F2F can give critical stakeholders a view of available products and prices — as a "Digital Market". This will assist farmers and the market gauge current demand and help pre-empt future demand.

SECURE DIGITAL PAYMENT SYSTEM

This "Digital Market" also enables "presales" of goods once the fresh produce is confirmed and is at the Distribution Centre or a Hub — it can be sold before the buyer taking possession of it. Equally important is that the "Digital Market's" payments are fully transparent and take place in "real-time" using the trust account.

DEMOCRASTISATION AND DIGITISATION OF AGRI VALUE CHAIN

- Reducing water usage in current water.
- Improving production yield per acre.
- Improve access to fair pricing for small-scale farmers to compete with commercial-scale farmers.
- Improve the overall transportation synchronisation and monitoring across the entire logistics value chain

CREATE COST EFFICIENCIES

- Reduce the current high logistics costs.
- Transport and storage form up to 80% of the end price,
- Improving the overall access to local/ international markets.







5. INVESTMENT OPPORTUNITIES

- The sector needs serious transformation in terms of access to land, production facilities, and sustainable markets, amongst others. Farmers in South Africa do not necessarily have access to critical markets for their produce. They also battle with and/or are forced to accept below-market prices for their products when going through conventional channels. This is further stifling the growth of the country's agricultural sector and thus our national food production capacity.
- Farm2Fork can address the efficiencies in operations, production, logistics, and beneficiation by optimising and digitising the value chain and processes during the different stages of food production by adding the digital layer as an enabler.
- By addressing these issues, private initiatives can create traction for sustainable growth and increased effectiveness of small farmer programmes. The ultimate objective is to complement government programmes to create a sustainable, broadened agricultural sector. The system will connect the producers with markets in an efficient manner. It can link the farmers to a network of markets and Mega Parks throughout South Africa, the SADC region, and Africa. Therefore, it will become a critical factor and enabler of the African Renaissance.

OPPORTUNITY FOR FARMERS

SAFFRON FARMING CANNABIS FARMING SOLAR POWER HEMP FARMING Saffron grows only in This plant may present a South African Cannabis is Ariobex Energy is currently specific places, South solution to many social known to be one of the best finalizing 10MW Urban Solar Africa and West Rand lend farm in the West Rand Area. ecological problems, in the world, cannabis oil is themselves to good Saffron including biodiversity loss, highly prized and is great for farming with saffron being ecological degradation, soil local and export market. By allocation 200Ha land one of the most expensive erosion, food insecurity, for 100MW or 2000Ha of plants in the world. There is poverty, and absence of Farm2Fork's partners have land for 1 Giga Watt solar various highly qualified a huge demand around the skills. farm —Ariobex Energy world for Saffron. Saffron agronomist's with extensive could create large energy has low transport costs knowledge in growing generation capacity. cannabis in open land but comparing to income. All the development risk also in tunnels. would be with Ariobex Energy while the benefits would be for everyone to share with local municipality, Bokamoso Barona and other stakeholders.



A 6. COMMITTED DEVELOPER



Maximum are Mega Project developers. The Company's core business is mixed use Mega Project developments and investments with integration of cutting-edge technologies to bring new efficiencies as well as enable 4th industrial revolution. While the Company develops properties, Maximum also always look at nurturing people, develop communities and empower environment and everyone involved. Hence, we are developers of properties, people and communities.

Hence, Maximum Group Holdings has a number of different property related companies and interests, which include Human settlements mega project developments; Renewable services and infrastructure – Solar farms; Grey water and Effluent treatment; Waste harvesting and Waste Managed renewable utilities; Triple net property developments and investments; Online and formal education and training Fintech, PropTech and AgriTech IT companies Agricultural infrastructure development Industrial Infrastructure developments.





F2F is primarily a commercial venture with socio-economic objectives. The most important is the assurance of food security in the medium term. In addition, the development and capacitation of emerging farmers to the extent that the farmers will participate and form part of the primary agriculture value chain.

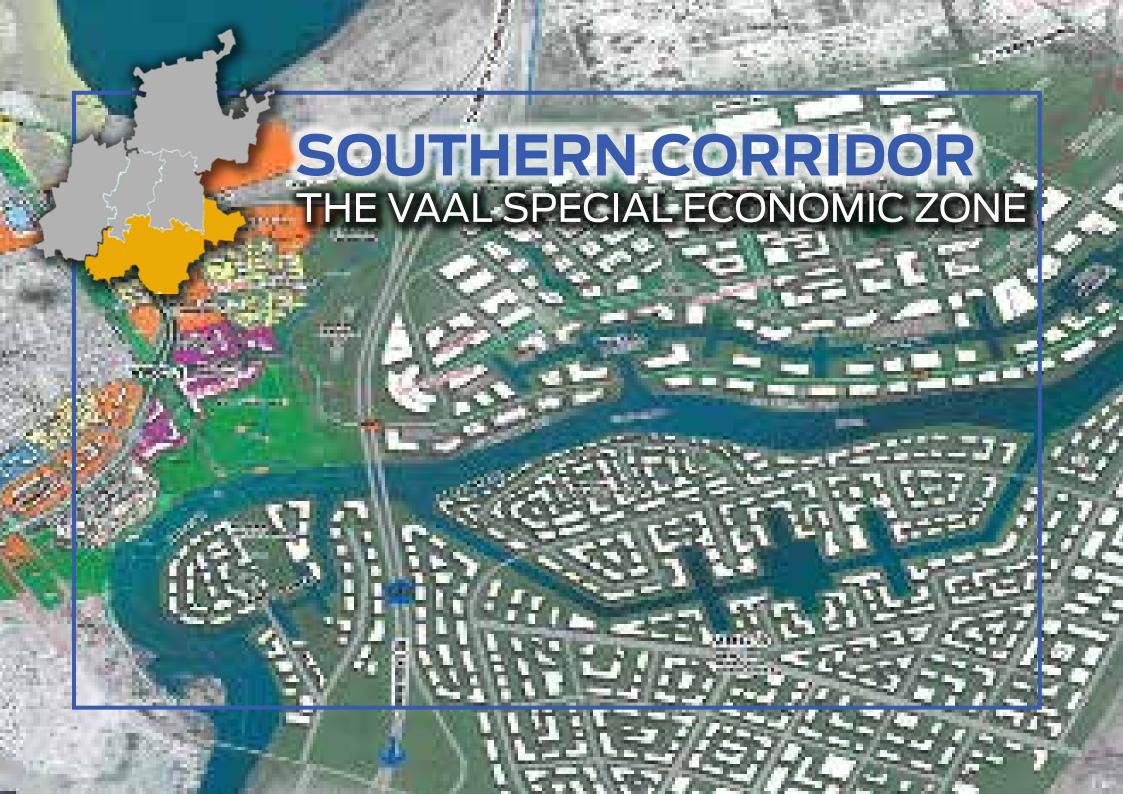
Due to the project being commercial and developmental in nature and impact, the following listed below are the targeted sources of investment:

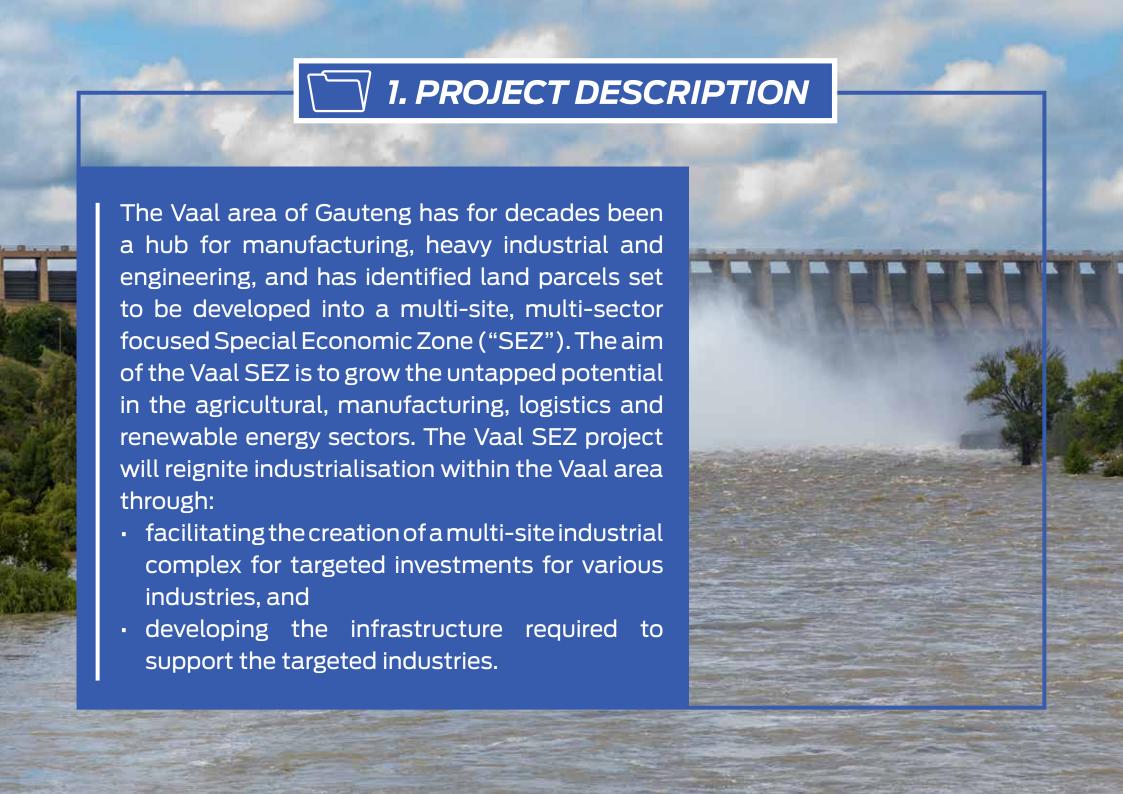
- Social impact investors;
- Government agencies;
- Commercial investors; and
- Private sector.

Private sector may also be attracted given the short time span the project may take before generating surplus funds. Although the risk rating may be too high, shareholders' guarantees may be requested from potential identified funders. If required, the shareholders are willing to make the respective Company's asset base available to serve as security or guarantee against the debt financing. To date, project development costs and research have been funded by the shareholders.









South Africa recently unveiled a masterplan aimed at harnessing a R28 billion cannabis industry. The plan envisages encouraging the cultivation of cannabis, with applications ranging from medicine, textiles and food. The Vaal SEZ' intent is to support the development of Africa's largest cannabis hub, supported by the available agricultural land in the area. The concept extends to partnering with private sector players to create an agro-processing hub which is a high-impact investment zone for the food industry, agriculture and agri-food value chains.

The Vaal SEZ custodians, along with a South African founded company that is a global integrated energy and chemical company, as well as local private companies have conceptualized the establishment of the Vaal Hydrogen Valley for Gauteng.

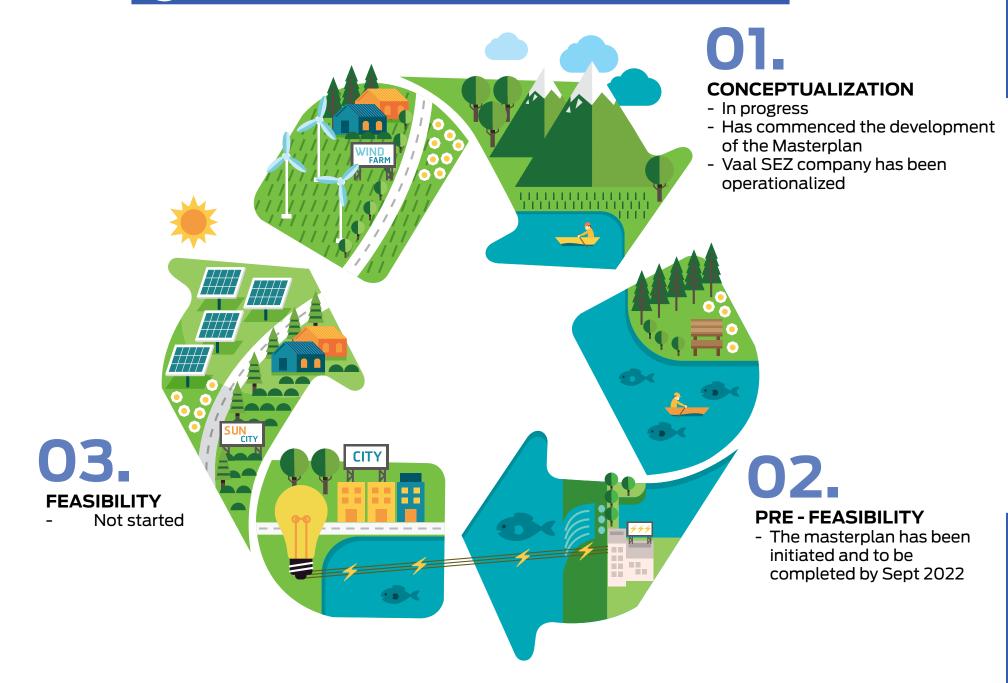
Several renewable energy initiatives are underway to create these new industries:

- Hydrogen technology and fuel cell manufacturing,
- Solar & battery storage, and
- Bio-mass.

The Vaal SEZ concept also includes the establishment of prominent logistics nodes such as supporting the development/upgrading of an airport as well as the enhancement of the logistics and transport sector.

KEY INDICATORS	DESCRIPTION		
Vaal SEZ Precinct	 Site 1 (Location in Lesedi Local Municipality) – 20ha to start with and 170ha to be made available during 2022 Site 2 (Location in Midvaal Local Municipality) – 500ha to start with at the beginning of 2022 (with option to develop an additional 1600ha that equal 2100ha in total) Site 3 (Location in Emfuleni Local Municipality) – 650ha 		
Land uses	 Light Industrial Manufacturing Heavy Industrial Manufacturing Warehousing and logistics services Agro-Processing Services Commercial such as retail and business services Offices Conference Facility Shared open space 		
Planned projects	 Hydrogen fuel cell manufacturing Floor and roof tile manufacturing Aerospace and defense manufacturing Agro-processing and agriculture Cannabis processing and technology lab Transport and logistics 		

2. PROJECT DEVELOPMENT STAGE





3.1 Location Specific Advantages

- The Vaal area is a suitable area due to existing infrastructure such as roads, rail, and telecoms.
- The Vaal area is situated along a well-connected network of provincial and national roads connecting to key national airports and harbours.
- An appealing destination for tourists looking to experience:
 - water adventures and fishing at nearby rivers such as the Suikerbos-rand river and Klip river and the Vaal River; and
 - hiking, cycling and bird watching at the scenic Suikerbos-rand's ridges, valleys and plains.



3.2 Industry Specific Opportunities

- With South Africa's commercial cannabis industry estimated to be worth R28 billion. The proposed Vaal SEZ project is planning to support the creation of the biggest cannabis hub in South Africa. The cannabis industry is a new industry in South Africa.
- Great opportunities for small scale cannabis farmers to enter the value chain of the industry.
- Opportunity for investors to be involved in the beneficiation of cannabis.
- Access to skilled and semi-skilled labour markets.
- Access to residential developments near the Vaal SEZ sites.
- Existing manufacturing companies include global companies such as ArcelorMittal, Cummins, Siemens, Heineken Breweries, BMW Group, Nestle, The Coca Cola Company, Unilever, Henkel and Procter and Gamble.

3.3 Investor Support

- Government's assistance and support of potential investors through various government interventions and incentives such as the "One-Stop-Shop" initiative of Invest SA.
- Competitiveness enhancement of Investors through the Shared Services offered by the Vaal SEZ that include:
 - Central shared logistics facilities
 - Skills development and training initiatives
 - Linkages to the regional Industrial Parks and Township Economies
- Investors are eligible to tax incentives meeting the criteria set forth by the Department of Trade, Industry and Competition, the South African Revenue Services and National Treasury
- Eligible companies that qualify are exempt from value added tax
- The SEZ will have a Customs Controlled Area to facilitate the storage and movement of bonded goods



4. INVESTMENT OPPORTUNITIES



Alternative Energy, specifically focused on Hydrogen Energy



Primary agriculture and agro-processing



Cannabis industry



Light industrial manufacturing



Heavy industrial manufacturing



Aero space and defence manufacturing



Transport and logistics

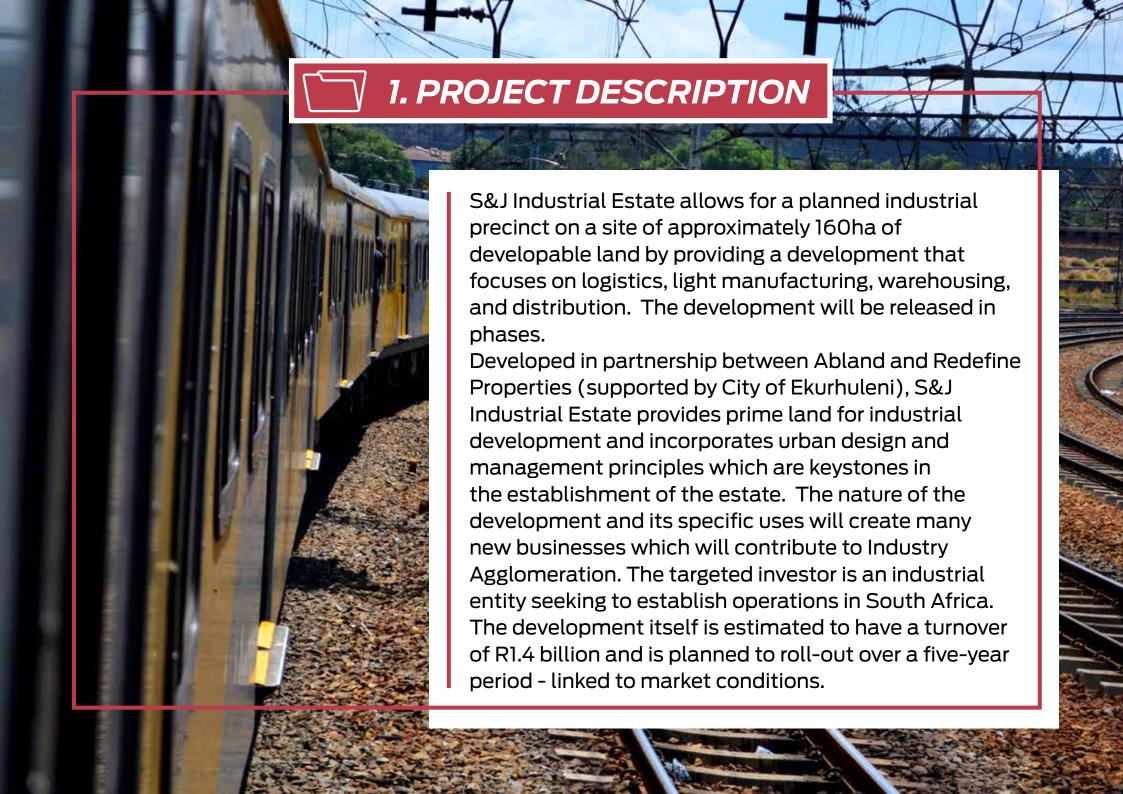




- Investors seeking opportunities in the food and agriculture value chains.
- Investors seeking to invest in cannabis growing, processing of medicinal cannabis and product packaging.
- Experienced manufacturers in hemp fabric.
- Investors in the manufacturing sectors.
- Investors seeking opportunities in the low carbon manufacturing and renewable energy production.
- Investors interested in the hydrogen and fuel cell industry.





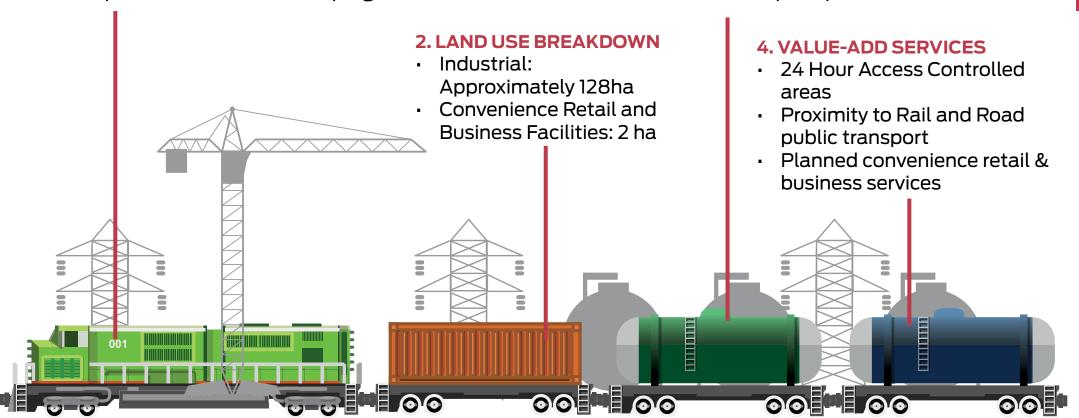


1. JUPITER EXTENSIONS 9 TO 38

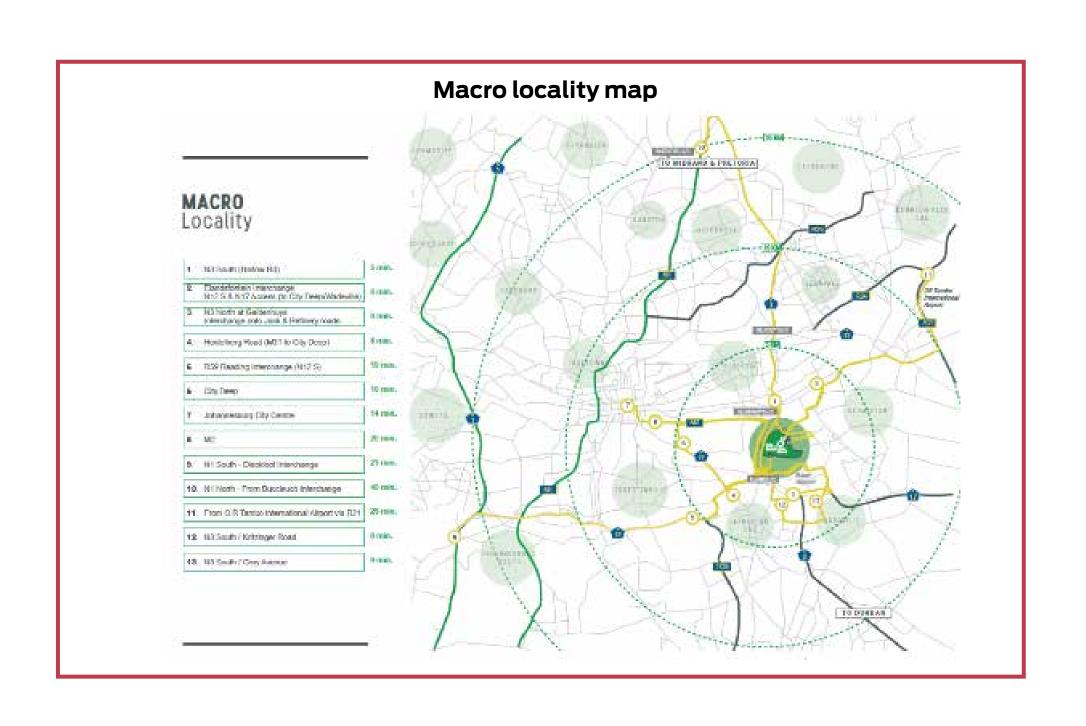
- Land size is 160 ha
- Construction on Phase 1 commenced in 2019.
- Sale of parcels of land in progress.
- Signing up leases on developments.
- Development of warehouses in progress.

3. LAND USES

- Industrial
- Warehousing distribution and logistics and related offices
- Convenience Retail & Business Facilities
- Private open space

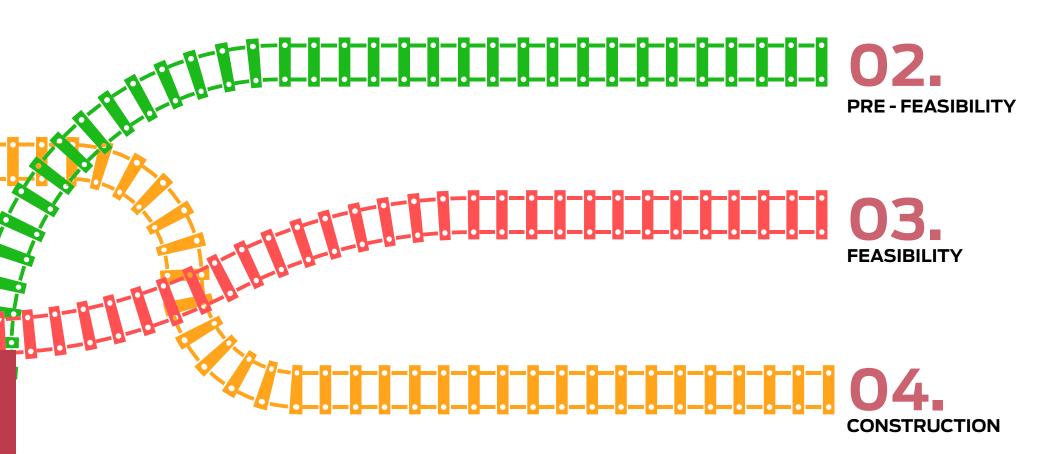


Key Indicators



2. PROJECT DEVELOPMENT STAGE

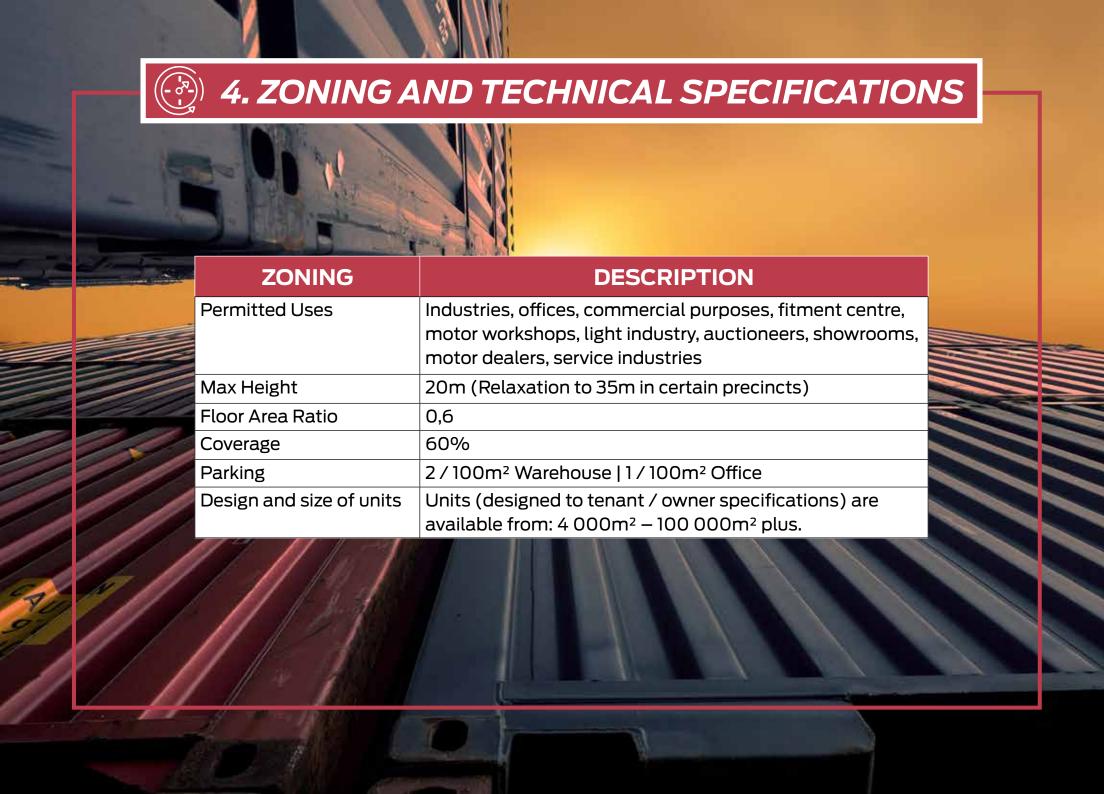




The S&J Industrial project is currently in the implementation stage.

The S&J is accessible to key highways that connect the province. The road network offers the following advantages:

- 23km from OR Tambo international airport allowing industrial companies to import and export goods by aircraft.
- 10km from City Deep's Joburg Market (located in Johannesburg CBD), the biggest fresh produce market in Africa by volume and value. S&J is an ideal location for agro-processing companies.
- 11km from City Deep Inland Port (located in Johannesburg CBD) which is a dry port handling container traffic both from abroad and domestically. This port is Africa's largest dry port.
- 15km from Johannesburg central business district and Johannesburg industrial hubs.
- Access to the N3, which is the national route linking Johannesburg and Durban and used by most logistic companies. Durban has Africa's biggest and busiest container terminal which ranks amongst the top in the world.
- High visibility and convenient access to major national and metropolitan routes (N3, N1, N12, N,17, M1 & M2).
- Ease of accessibility, the incorporation of public transport hubs and cycle lanes, planned convenience retail in the main precinct, a planned conference facility at one of the original winder houses (retained for heritage purposes) and Fibre Connectivity.
- Integrated 24hr security systems, including access-controlled gatehouses and camera monitored precinct.
 - 24-Hour access-controlled precinct gatehouses in secure areas.
 - License Plate Recognition System which allows for registration of staff and fleet vehicles.
 - Biometric access for pedestrians.





5. COMMITTED DEVELOPERS



Redefine Properties Limited ("Redefine")

Abland Property Developers

Redefine Properties Limited (Redefine) is a South African-based Real Estate Investment Trust (REIT). Our primary goal is to grow and improve cash flow to deliver quality earnings, which will underpin growth and sustained value creation for all stakeholders. We are anchored by a high-quality, diverse property asset platform. Our local portfolio is complemented by our retail and logistics property investments in Poland. Our purpose is to create and manage spaces in a way that changes lives, which requires more than a business-as-usual approach – it requires an integrated approach to sustain value creation for all stakeholders. We are listed on the Johannesburg Stock Exchange (JSE). By volume, Redefine shares are among the most actively traded on the JSE, making it a highly liquid single-entry point for investors to gain exposure to local and Polish real estate markets.

For Abland it is all about understanding the power of space. For over 30 years Abland Property Developers have been at the forefront of creating groundbreaking spaces for businesses across South Africa. With a focused approach on developing space for commercial, retail, industrial, motor and mixed-use precincts they are consistently shaping the South African landscape for the better. Mixed-use developments, better known as precincts, might be a fairly new concept in the South African industry, but for Abland it's one that they have been mastering for a number of years. The idea of creating spaces where one's work life integrates seamlessly with one's lifestyle is something that has led Abland to look at property development in a more holistic way. This starts by identifying land that's not only attractive from an investment point of view but also ideally positioned to live up to consumer demands. Transport, accessibility, active lifestyles, green environments, sustainable buildings and connectivity to retail environments are just some of the key elements that they would look at to accompany a development with P-grade office space as its core.







The City of Ekurhuleni, ACSA and other established private sector companies have embarked on Ekurhuleni Aerotropolis growth initiatives to stimulate passenger travel and air cargo growth. The 1 975 km2 Ekurhuleni Aerotropolis anchors its growth trajectory on the busiest airport on the continent and its manufacturing capabilities. The city seeks investments for its 30-year masterplan and is inviting private investors, funding institutions, property developers and commercial institutions to unlock the potential of the region. The developmental purpose of the project is to ensure inclusive, export-driven economic growth, equity and job creation. The objective is to create an environment where air travellers and businesspeople can work, shop, enjoy the African sunset, eat, sleep and be entertained all within a 15-minutes radius of the airport. The OR Tambo Aerotropolis is inspired by international airport cities and Aerotropolis such as:

Airport	Location	Key Attractions
Incheon International Airport	South Korea's largest airport	The Aerotropolis is anchored by two central business districts, AirCity and Songdo International Business District (IBD). Songdo IBD is a smart city built from scratch and was destined to be the prototype cosmopolitan Aerotropolis.
Al Maktoum International Airport	United Arab Emirates	World's first purpose-built Aerotropolis.
Louisville International Airport	Kentucky in the USA	The high-speed digital network has been an accelerator of growth in the ICT sector. United Parcel Service (UPS) is the region's biggest employer and airport's largest tenant. UPS Airlines served as a strong catalyst for the development.



2. PROJECT DEVELOPMENT STAGE

CONCEPTUALISATION
- Completed

PRE-FEASIBILITY
- Masterplan approved

FEASIBILITY
- In progress for some developmental hubs

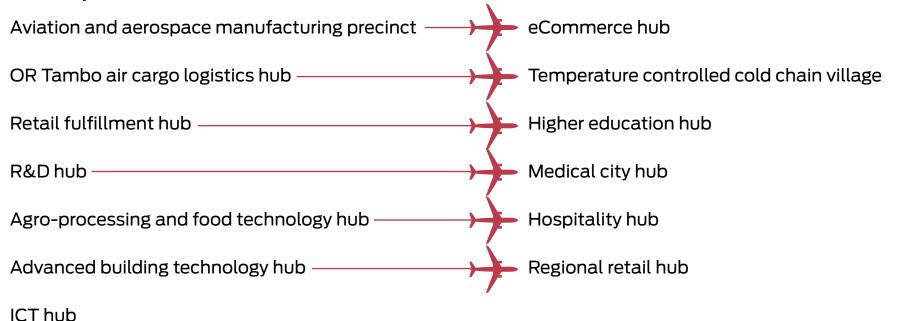


CONSTRUCTION
- In progress for some developmental hubs



The project seeks international investors, grant funders and property developers seeking to invest in the development hubs. The developmental hubs critical in achieving the set objectives have been identified and are listed below.

Developmental hubs









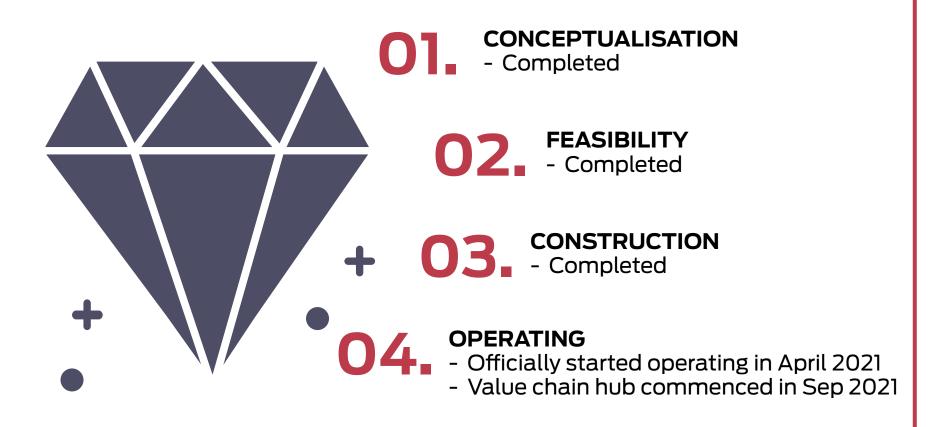
South Africa is one of the largest producers of gold, diamonds and platinum in the world, yet its jewellery manufacturing industry remains small. To complement the numerous initiatives to increase beneficiation, GIDZ initiated the establishment of the Jewellery Manufacturing Precinct which became operational from 2021.

The project involves the development of a varying range of facilities catering for the beneficiation of precious and semi-precious minerals and stones, diamond cutting, polishing and trading of jewellery. The mixed-use precinct incorporates industry-specific facilities for precious metals, gold, platinum and gemstones beneficiation. It has purposebuilt infrastructure and was specifically designed to make it suitable for export-oriented production. It is located within the OR Tambo International Airport Special Economic Zone, which is strategically established to facilitate the manufacturing and export of high value, light mass products via airfreight.

KEY INDICATORS	DESCRIPTION	
Jewellery Manufacturing Precinct	• Land size is 3ha	
Land uses	WarehousingManufacturing andOffice space	
Value-add services	 24 Hour Access Controlled areas Gated and highly-secure customs controlled area Range of health and safety facilities are in place including a spray tunnel, screening station and sanitizer tanks Investor support services 	



2. PROJECT DEVELOPMENT STAGE



The first building in the Jewellery Manufacturing Precinct officially started operating in April 2021. In addition, a second building which is the administrative and value chain hub became operational in September 2021.

Value Chain

- South African jewellery manufacturers have the advantage of sourcing metals such as gold, diamonds and platinum within South Africa and the SADC region.
- The Jewellery Manufacturing Precinct has investors processing platinum, specifically the production of components for the fuel cells value chain.
- The investors forming part of the Jewellery Manufacturing Precinct pipeline include companies that beneficiate different gemstones.

Location

- The location of the Jewellery Manufacturing Precinct is accessible to key highways that connect the province of Gauteng.
- OR Tambo International Airport is the largest and busiest airport in Africa, with approximately 21 million passengers passing through it per annum.
- OR Tambo International Airport is the largest air cargo hub in Africa, handling 77% of South Africa's air cargo volume.
- The location provides easy access to the extensive road and rail network, including the Gautrain which is Africa's first high speed train.
- The Precinct is within the Customs Controlled Area, enabling the tenants to access the applicable incentives, subject to their approval as Customs Controlled Area Enterprises.

Retail market

The South African luxury sector generates revenue of about R28.5bn (\$2 billion) a
year, making it the largest luxury market in Africa.







Gauteng Industrial Development Zone Company ("GIDZ") is a SPV which is 100% owned by the Gauteng Growth and Development Agency("GGDA"). It was established to manage the establishment and operationalization of the OR Tambo International Airport SEZ (ORTIA SEZ).

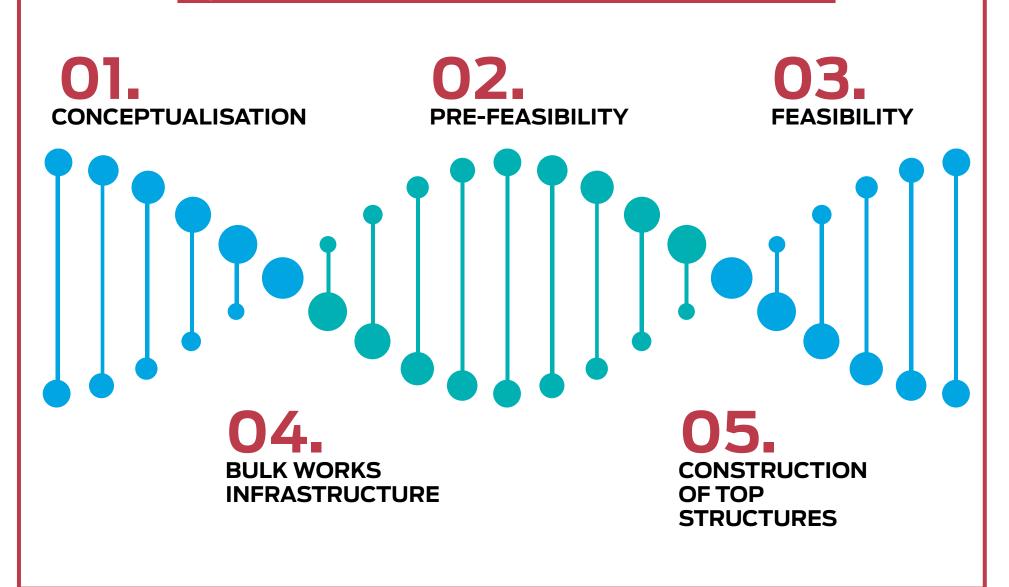
The Gauteng IDZ has identified 29 ha of land in OR Tambo International Airport Precinct ("ORTIA Precinct 2") to set up a medical manufacturing cluster. This is an approximately R4,2billion (USD 289,6 million) development located adjacent to the OR Tambo International Airport.

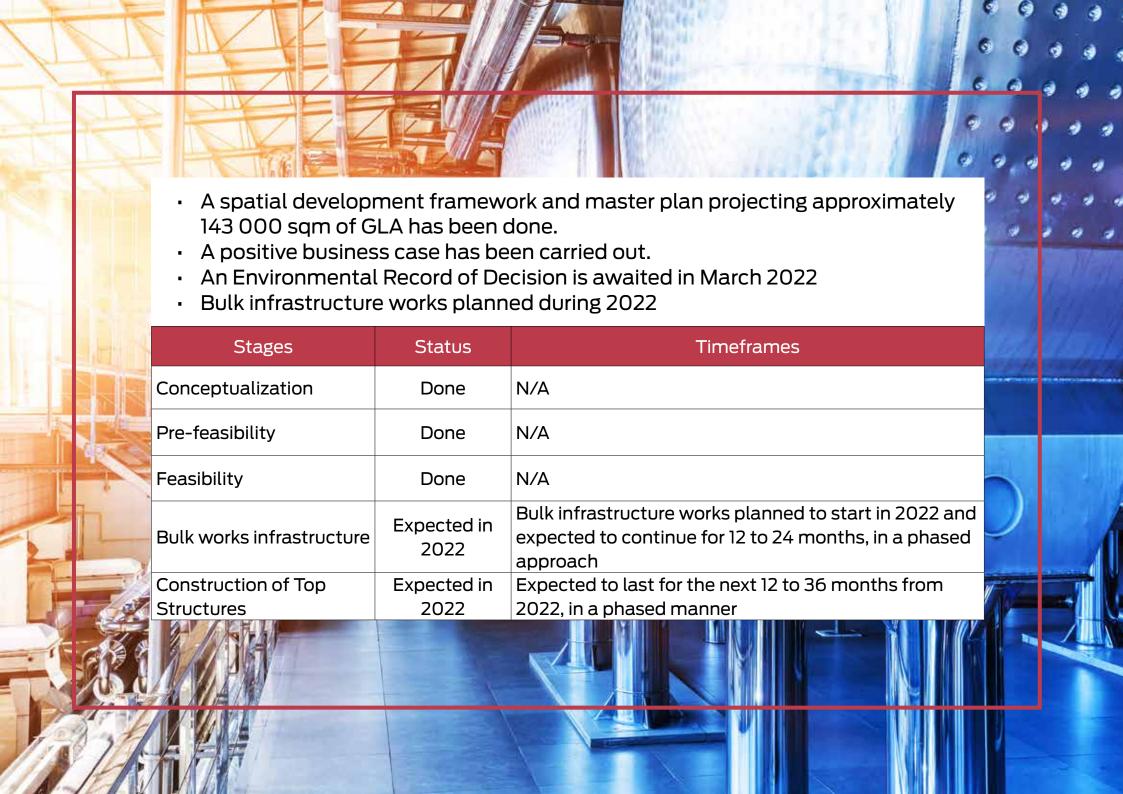
This precinct has been earmarked for high value low mass production like pharmaceutical and medical devices production as well as advanced component manufacturing.

The GIDZ is looking to partner with developers in order to develop this land together. The GIDZ is also looking for investors looking to set up their medical manufacturing facilities in the ORTIA precinct 2.



2. PROJECT DEVELOPMENT STAGE







The ORTIA SEZ offers the following key attractions:

- Proximity to the OR Tambo International Airport which facilitates the ease of access to the global and African market
- Incentives including employment tax incentive,
 Value Added Tax exemption and duty-free importation of production related material and assets
- Serviced land
- Supplier development support
- One-stop shop management arrangements including a single point of contact.
- Enhanced security

VALUE CREATION

Because of closeness between operating firms, spill-over benefits for companies from input sharing, technology, and exchange of knowledge and skills will be fostered. This will result in enhanced productivity and competitiveness.

BUSINESS ENVIRONMENT

a business environment supported by shared infrastructure, industry responsive facilities, proximity to regulatory and accreditation entities and institutions of higher learning will be created, ensuring innovation and an industry responsive skills force.

Benefits of a Medical Cluster



INDUSTRY SPECIFIC INFRASTRUCTURE

this is a key requirement for the pharma and medical industry and as part of the cluster concept, requirements such as cold chain offerings will be enhanced.

AIR FREIGHT

Proximity to the OR Tambo International's air cargo offering. OR Tambo remains the largest air cargo conduit on the African continent with the capacity to handle more than 400 000 tonnes of cargo per annum. This existing offering will ensure ease of access to the African market and beyond, facilitating an increase in exports.









FOR MORE INFORMATION CONTACT THE GAUTENG GROWTH AND DEVELOPMENT AGENCY

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