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CONFIDENTIAL

Dear Paul,

WELLS ESTATE: INDUSTRIAL PARK ELECTRICITY SUPPLY

INTRODUCTIONP

This report addresses the electrical infrastructure for the proposed industrial park, with a specific focus on the electrical supply required to the site boundary and the integration of photovoltaic (PV) systems on appropriate warehouse roof space to offset grid power consumption.

PROJECT OVERVIEW

- Location: Erf 10301, Wells Estate, Gqeberha, adjacent to R102 and M. Kaulela Road.
- Development: Six warehouses with ancillary offices, total warehouse area: 58,082 m²; office area: 6,025 m².
- Primary Use: Warehousing and logistics.

CURRENT ELECTRICAL SUPPLY

Currently, we have a 25kVA supply that has been allocated to the site erf. This nominal power supply application was completed to enable the Nelson Mandela Bay Municipality (NMBM) to provide the required electrical certificate, which in turn allowed the property transfer process to proceed. This initial application was not intended to fulfil the operational requirements of the development but was necessary for compliance and administrative purposes.

ELECTRICAL LOAD ASSESSMENT

- Estimated Base Load:

1. Site 1 consisting of 18 936 square meters, an applied 50VA per square meter results in 947kVA
2. Site 2 consisting of 6397 square meters, an applied 50VA per square meter results in 320kVA
3. Site 3 consisting of 11 096 square meters, an applied 50VA per square meter results in 555kVA
4. Site 4 consisting of 9592 square meters, an applied 50VA per square meter results in 480kVA
5. Site 5 consisting of 4488 square meters, an applied 50VA per square meter results in 225kVA
6. Site 6 consisting of 16 107 square meters, an applied 50VA per square meter results in 805kVA

This totals – 3331kVA or 3.3MVA

- Peak Demand: 50VA per square meter, which is based on similar facilities.
- Diversity Factor: 0.75 [3331kVA X 0.75 = 2498.25kVA or 2.5MVA]

FUTURE ELECTRICAL SUPPLY

Based on the provided drawing (SDP-000 Rev F), we anticipate the site's load requirement to be approximately 2.5 MVA. This estimate is subject to change depending on the final tenancy mix and unit utilization. As more details become available, we will seek opportunities to value engineer the project and reduce our client's shared network contribution.

To move the project forward, we have engaged Kevin Beme from the NMBM Electricity Department to review and assess the existing electrical infrastructure. This discussion will help us confirm the availability of the required 2.5 MVA supply and establish the anticipated timelines for making the necessary electrical capacity available at the site boundary.

Additionally, we will formally request a "happy letter" from the department to confirm that sufficient capacity exists to service the site as planned.

PV SYSTEM INCORPORATION

- Roof Area Available: Each warehouse roof provides significant area for PV panel installation.
- Example: If 60% of the 58,082 m² warehouse area is usable, that's +/-34,849 m².
- The chosen building or buildings will require structural engineers input to enable the roofs to accommodate the additional weight of the PV panels.
- The targeted output for the industrial development will be 1MVA of solar PV.
- The design would be to target the largest roof space as the initial building to full fill the full 1MVA. This will enable the electrical usage to be off set.

Incorporating a solar PV system is a key step toward advancing renewable energy and long-term sustainability for this development. With substantial roof space available, the initiative aims to deliver up to 1 MVA of clean energy, reducing reliance on traditional power sources and improving energy resilience. Equites is committed to driving sustainability across its portfolio, and this project reflects that vision. To ensure alignment with their broader environmental objectives, we will collaborate closely with Equites' sustainability consultants to refine the parameters of the solution and achieve the desired balance between operational efficiency, resilience, and environmental responsibility.

Yours sincerely,

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CC Tino Brink & Martin Spangenberg