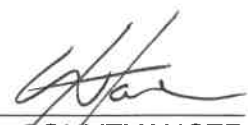


CTN.01124

HAMER ATTORNEYS' INC
021 976 0475

Prepared by me


CONVEYANCER
WARREN HAMER (89111)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 21 715 000	R. 7 840,00
Reason for exemption	Category Exemption.....	Exemption i to. Sec/Reg..... Act/Proc.....

BERTYKAAT VAN VERENIGDE TITEL LITTOREK
CERTIFICATE OF CONSOLIDATED TITLE ISSUED

YOU EDGED AS
YOU EDGED AS Eit 3733 Mandalay - 4,9783 ha

000021750/2025

2025-04-17

REGISTRAR/REGISTRAR

DATA/VERIFY
20 MAY 2025
Nonzamo Siyoko

DATA/VERIFY
20 MAY 2025
Nonzamo Siyoko

T 000021749/2025

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ANTON LUTHER POSTHUMUS (LPCM No. 80715)

appeared before me, REGISTRAR OF DEEDS: WESTERN CAPE at CAPE TOWN, the said
appearer being duly authorised thereto by a Power of Attorney granted to him/her by

COMMUNICARE NPC

Registration number 1929/001590/08

which said Power of Attorney was signed at **Cape Town** on **19 March 2025**

And the appearer declared that his/her said principal had, on **3 February 2023**, truly and legally sold by Private Treaty, and that, the said Appearer, in its capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

MANDALAY SH PROJECT PROPRIETARY LIMITED
Registration Number 2024/268851/07

or its Successors in Title or assigns, in full and free property

1. **ERF 3303 MANDALAY**
IN THE CITY OF CAPE TOWN
DIVISION CAPE
WESTERN CAPE PROVINCE

IN EXTENT 2,2815 (TWO COMMA TWO EIGHT ONE FIVE) Hectares

AS WILL APPEAR from **General Plan S.G. No. 219/2017** and held by Certificate of Consolidated Title Number **T 21543/2014**.

A. SUBJECT to the conditions referred to in said Deed of Transfer No. T 9297 dated 30 October, 1935.

B. SUBJECT FURTHER to the following condition contained in said Deed of Transfer No. 9297 dated 30 October 1935 which reads as follows:

"That the Transferor or his Successors in Title as owner of the remainder of the Lot 39 Block A held by Transfer No. 15970 of 16th November 1920 shall have a 9.45 metre right of way over the above property along the road shown on the relative diagram and marked ef."

"And in the enjoyment of a certain right of way over the adjoining property (a) the remaining extent of Lot numbered 29 and (b) Lot 30 Block A Cape Flats such right of way being 3,78 metres wide and embodied in a Notarial Agreement entered into before the Notary A.A.W. Dichtmont between Johann Gustav Augustson and Frederick Beecher Steer on the 28th day of October 1922 and attached to the Deed of Grant C.Q. Volume 28 No. 2."



C. BY DEED OF CESSION of Servitude No. K 1087/1992 dated this day the within property ERF 776 Mandalay area 23,2431HA, is subject to the electric power transmission servitude area being indicated by the figure ABCD on Diagram S.G. 3124/80 annexed to the within mentioned Deed of Cession the area whereof being 2,3784HA, as will more fully appear from the said above mentioned Deed of Cession of Servitude (which servitude is now depicted by the figure **ABhg on General Plan S.G. No. 219/2017**).

2. **ERF 3304 MANDALAY
IN THE CITY OF CAPE TOWN
DIVISION CAPE
WESTERN CAPE PROVINCE**

IN EXTENT 2,6968 (TWO COMMA SIX NINE SIX EIGHT) Hectares

AS WILL APPEAR from General Plan S.G. No. 219/2017 and held by Certificate of Consolidated Title Number **T 21543/2014**.

(i) **INSOFAR** the figures **g h C9 C8 C7 C6 C5 b c d E F G H J K L D1 D3** on **General Plan S.G. No. 219/2017**.

A. SUBJECT to the conditions referred to in said Deed of Transfer No. T 9297 dated 30 October, 1935.

B. SUBJECT FURTHER to the following condition contained in said Deed of Transfer No. 9297 dated 30 October 1935 which reads as follows:

"That the Transferor or his Successors in Title as owner of the remainder of the Lot 39 Block A held by Transfer No. 15970 of 16th November 1920 shall have a 9.45 metre right of way over the above property along the road shown on the relative diagram and marked ef."

"And in the enjoyment of a certain right of way over the adjoining property (a) the remaining extent of Lot numbered 29 and (b) Lot 30 Block A Cape Flats such right of way being 3,78 metres wide and embodied in a Notarial Agreement entered into before the Notary A.A.W. Dichtmont between Johann Gustav Augustson and Frederick Beecher Steer on the 28th day of October 1922 and attached to the Deed of Grant C.Q. Volume 28 No. 2."



C. BY DEED OF CESSION of Servitude No. K 1087/1992 dated this day the within property ERF 776 Mandalay area 23,2431HA, is subject to the electric power transmission servitude area being indicated by the figure ABCD on Diagram S.G. 3124/80 annexed to the within mentioned Deed of Cession the area whereof being 2,3784HA, as will more fully appear from the said above mentioned Deed of Cession of Servitude (which servitude is now depicted by the figure **ABhg on General Plan S.G. No. 219/2017**).

(ii) **INSOFAR** the figures **c k D d** on **General Plan S.G. No. 219/2017**.

A. SUBJECT to the conditions referred to in said Deed of Transfer No. T9297/1935.

B. SUBJECT FURTHER to the following condition contained in said Deed of Transfer No. 9297/1935 which reads as follows:

"That the Transferor or his Successors in Title as owner of th remainder of the Lot 39 Block A held by Transfer No. 15970 of 16th November 1920 shall have a 9.45 metre right of way over the above property along the road shown on the relative diagram and marked 'ef.'"

"And in the enjoyment of a certain right of way over the adjoining property (a) the remaining extent of Lot numbered 29 and (b) Lot 30 Block A Cape Flats such right of way being 3,78 metres wide and embodied in a Notarial Agreement entered into before the Notary A.A.W. Dichtmont between Johann Gustav Augustson and Frederick Beecher Steer on the 28th of October 1922 and attached to the Deed of Grant C.Q. Volume 28 No. 2."

C. BY DEED OF CESSION of Servitude No. K 1087/1992 dated this day the within property ERF 776 Mandalay area 23,2431HA, is subject to the electric power transmission servitude area being indicated by the figure ABCD on Diagram S.G. 3124/80 annexed to the within mentioned Deed of Cession the area whereof being 2,3784HA, as will more fully appear from the said above mentioned Deed of Cession of Servitude (which servitude is now depicted by the figure **ABhg on General Plan S.G. No. 219/2017**).



WHEREFORE the said Appearer, renouncing all rights and title which the said

COMMUNICARE NPC

Registration number 1929/001590/08

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

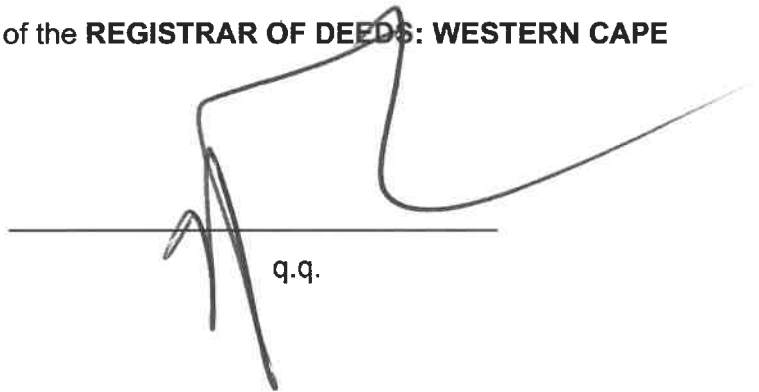
MANDALAY SH PROJECT PROPRIETARY LIMITED

Registration Number 2024/268851/07

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R18 410 000,00 (EIGHTEEN MILLION FOUR HUNDRED AND TEN THOUSAND RAND)** excluding VAT in the sum of **R2 761 500,00 (TWO MILLION SEVEN HUNDRED AND SIXTY ONE THOUSAND FIVE HUNDRED RAND)**, total consideration paid by the transferee to the transferor being the amount of **R21 171 500,00 (TWENTY ONE MILLION ONE HUNDRED AND SEVENTY ONE THOUSAND FIVE HUNDRED RAND)**.

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the **REGISTRAR OF DEEDS: WESTERN CAPE** at **CAPE TOWN** on **17 APR 2025**



q.q.

In my presence



REGISTRAR OF DEEDS



1124

HAMER ATTORNEYS' INC
021 976 0475

Prepared by me


CONVEYANCER
WARREN HAMER (89111)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R.....	R..... 474,60
Reason for exemption	Category Exemption.....	Exemption i to. Sec/Reg..... Act/Proc.....



T 000021750 / 2025

CERTIFICATE OF CONSOLIDATED TITLE

Issued under the Provisions of Section 40 of the Deeds Registries Act, 1937 (No. 47 of 1937)

WHEREAS:

MANDALAY SH PROJECT PROPRIETARY LIMITED

Registration Number 2024/268851/07

has applied for the issue of a Certificate of Consolidated Title under the provisions of Section 40 of the Deeds Registries Act, 1937:

AND WHEREAS it is the registered owner of:

1. **ERF 3303 MANDALAY
IN THE CITY OF CAPE TOWN
DIVISION CAPE
WESTERN CAPE PROVINCE**

and

2. **ERF 3304 MANDALAY
IN THE CITY OF CAPE TOWN
DIVISION CAPE
WESTERN CAPE PROVINCE**

Both HELD BY Deed of Transfer Number T 000021749 / 2025 (1)

which properties have been consolidated into the land hereinafter described:

NOW, THEREFORE, in pursuance of the provisions of the said Act, I, the **REGISTRAR OF DEEDS: WESTERN CAPE at CAPE TOWN** do hereby certify that the said -

MANDALAY SH PROJECT PROPRIETARY LIMITED

Registration Number 2024/268851/07

Its Successors in Title or Assigns : is the registered owner of:

**ERF 3733 MANDALAY
IN THE CITY OF CAPE TOWN
ADMINISTRATIVE DISTRICT OF CAPE
WESTERN CAPE PROVINCE**

Measuring 4,9783 (Four Comma Nine Seven Eight Three) Hectares

AS WILL APPEAR from annexed **Diagram SG No. 419 / 2025**

SUBJECT TO THE FOLLOWING CONDITIONS:

A. SUBJECT to the conditions referred to in said Deed of Transfer No. T 9297 dated 30 October, 1935.

B. SUBJECT FURTHER to the following condition contained in said Deed of Transfer No. 9297 dated 30 October 1935 which reads as follows:

"That the Transferor or his Successors in Title as owner of the remainder of the Lot 39 Block A held by Transfer No. 15970 of 16th November 1920 shall have a 9.45 metre right of way over the above property along the road shown on the relative diagram and marked ef."

"And in the enjoyment of a certain right of way over the adjoining property (a) the remaining extent of Lot numbered 29 and (b) Lot 30 Block A Cape Flats such right of way being 3,78 metres wide and embodied in a Notarial Agreement entered into before the Notary A.A.W. Dichtmont between Johann Gustav Augustson and Frederick Beecher Steer on the 28th day of October 1922 and attached to the Deed of Grant C.Q. Volume 28 No. 2."

C. BY DEED OF CESSION of Servitude No. K 1087/1992 dated this day the within property ERF 776 Mandalay area 23,2431HA, is subject to the electric power transmission servitude area being indicated by the figure ABCD on Diagram S.G. 3124/80 annexed to the within mentioned Deed of Cession the area whereof being 2,3784HA, as will more fully appear from the said above mentioned Deed of Cession of Servitude (which servitude is now depicted by the figure **ABbc on Diagram SG No. 419/2025**).

AND THAT by Virtue of these presents the said

MANDALAY SH PROJECT PROPRIETARY LIMITED

Registration Number 2024/268851/07

Their heirs, executors, administrators or assigns; now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

IN WITNESS WHEREOF, I the said Registrar, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and **EXECUTED** at the Office of the **REGISTRAR OF DEEDS: WESTERN CAPE** at **CAPE TOWN** on 17 APR 2025

IN MY PRESENCE



REGISTRAR OF DEEDS

