

IT'S A DEAL



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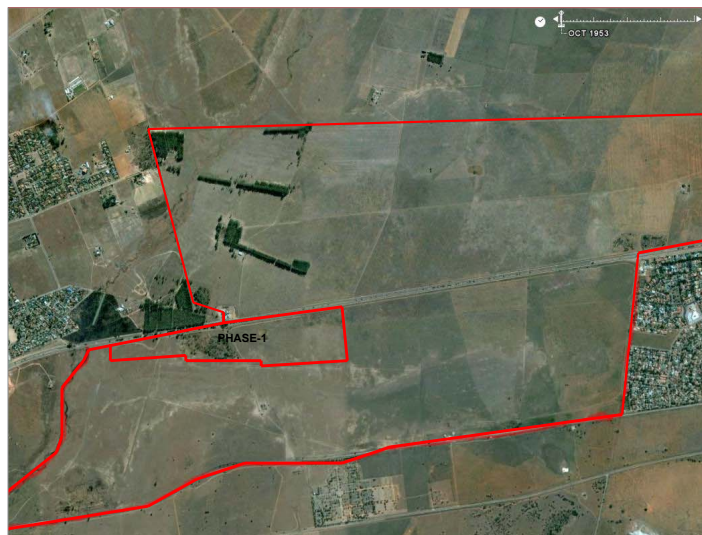
### MATLOSANA GATEWAY:

#### TRANSFORMING KLERKSDORP INTO A PRIME BUSINESS INVESTMENT HUB

In the space of a few years, the Matlosana Gateway development consortium has worked with the City of Matlosana to transform Klerksdorp into a hive of construction activity and buoyant optimism. The Matlosana Gateway Project is the impressive development of the N12 freeway corridor into the town, with the R1,1 billion Matlosana Gateway regional shopping mall as the emphatic stamp of confidence in the area's future. Opening up a wealth of opportunity for investors and developers, the Matlosana Gateway corridor is currently the largest and certainly the most important urban project in the North West Province.

Economic growth in the area is forecasted to double in the next year to a healthy 5% - not many towns in South Africa come close to this category of growth prediction. The Matlosana Gateway development consortium owns all of the land surrounding the regional mall, and are busy with:

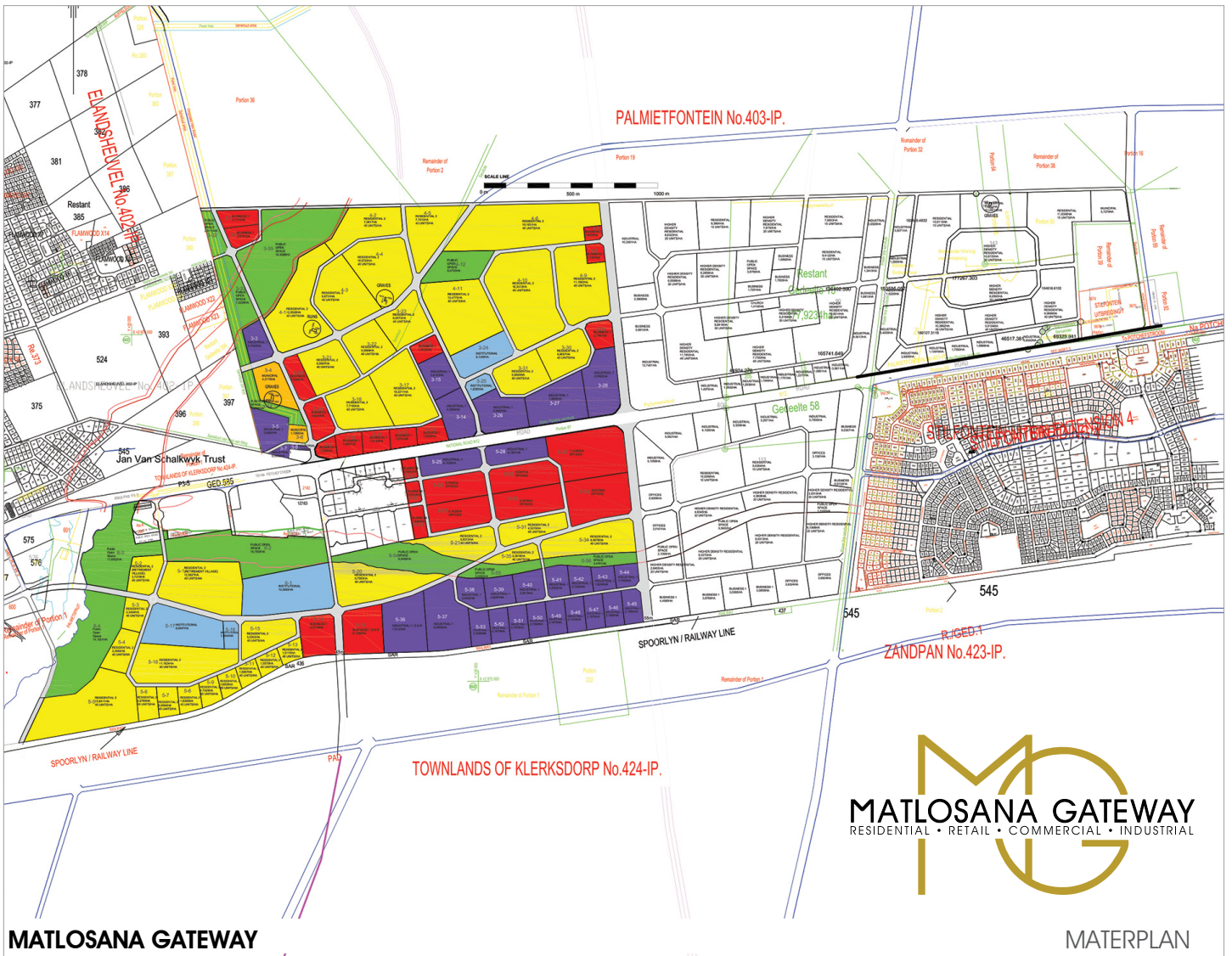
- Construction of the 65 000 m<sup>2</sup> Matlosana Mall, owned by Redefine Properties, which is scheduled to open in October 2014
- Installation of basic services for Phases 1 and 2 after securing electricity supply and municipal service agreements
- Offering opportunities to third party developers and investors for commercial, industrial, residential and institutional sites



- Expediting proclamation for the next four phases, which is anticipated in Q3 of 2014

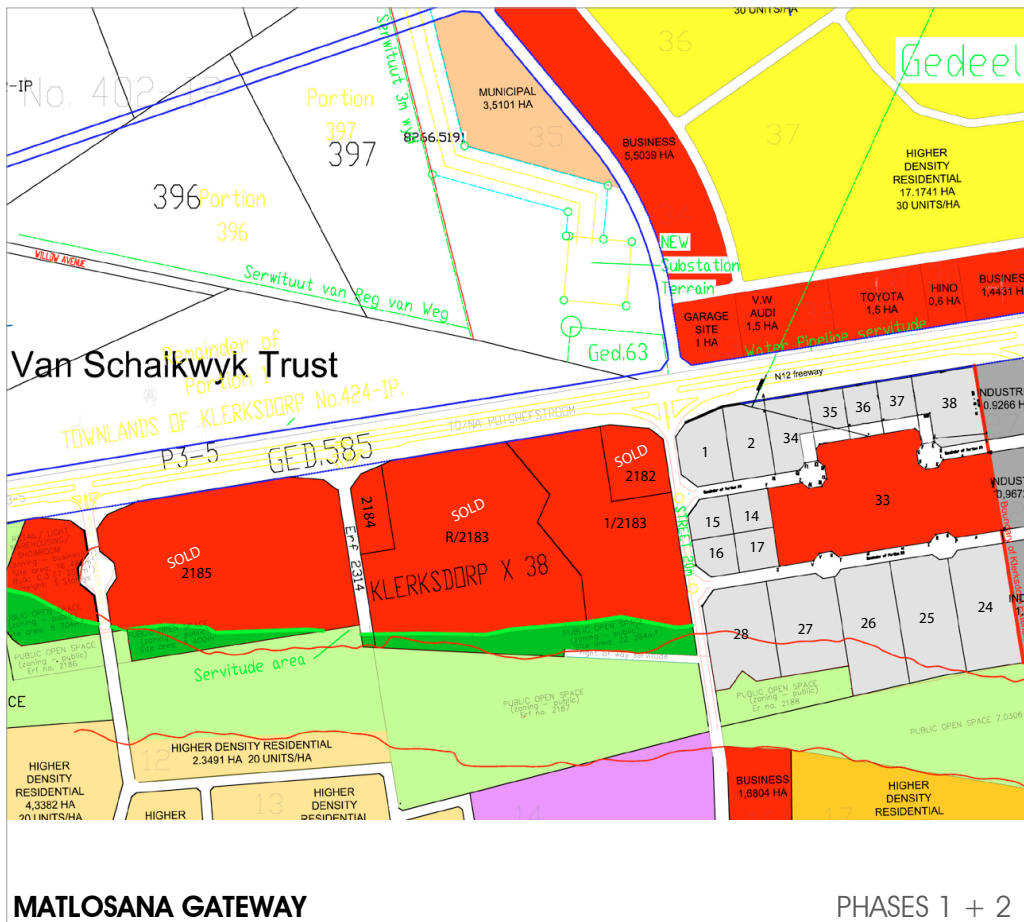
The Gateway corridor projects represent a major catalyst for economic growth not only for the City of Matlosana but for the North West province as a whole. It will stimulate short-term job creation with the widespread construction activity and in the long-term by providing the nucleus for secondary business development. This will be in the area of commercial and industrial development opportunities as well as approximately 16 000 housing opportunities for the surrounding communities, ranging from affordable housing projects to higher end residential properties.





**MATLOSANA GATEWAY**

**MATERPLAN**



**MATLOSANA GATEWAY**

**PHASES 1 + 2**

The Matlosana Gateway Project consists of 6 phases, which will be developed on a demand-driven basis.

**PHASE 1A:** A regional mall ("Matlosana Mall") being developed and funded by Redefine Properties.

**PHASE 1B:** Value mall together with various commercial and light industrial opportunities.

**PHASE 2A:** Includes social housing development (2 100 units) – funded by SHRA/ Department of Human Settlements and, 6 500 residential housing opportunities (affordable, retirement village and other residential) plus

# MATLOSANA GATEWAY

## GOLD AGAIN THE DRIVER

The key catalyst underpinning this dramatic change in the town's fortunes is Chinese investment. While extracting gold ore 3-4 km below ground from the world's deepest mines ceased to attract local interest, the challenge has been viewed by Chinese miners as a lucrative investment opportunity and billions of rands are flowing into the region to revitalise some of the mines.

## SUSTAINABLE DEVELOPMENT THE MANTRA

Sustainability and diversification are the core themes that run through all of the Matlosana Municipality's ambitious development plans.

The greater Municipality includes three major townships in addition to Klerksdorp and building projects valued at more than R3 billion have been approved, including:

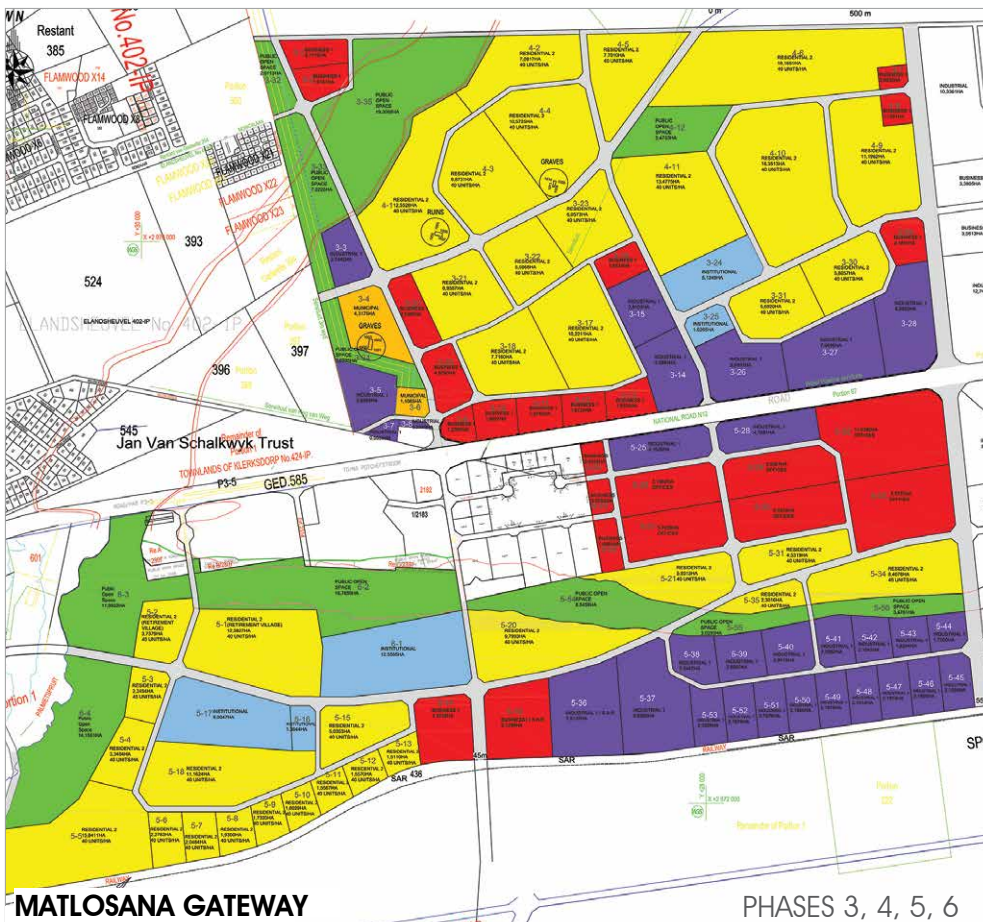
- Three shopping malls
- Development of commercial, retail and industrial sites
- Actively supporting the avowed intent of the Chinese investors to promote value-adding gold industries such as jewellery manufacture
- Upgrading of the local airport to become a regional commercial airport with international status.

## THE VISION

Rapidly approaching completion, the prestigious Matlosana Mall will be complemented by the development of some 22 ha of mixed use retail and industrial in the immediate surrounding areas. This will include a lifestyle shopping centre, decor showrooms, outdoor specialists, motor car showrooms, hardware stores, together with mini-warehouses, mini-factories and an office park component.

For too long there has been a lack of a regional shopping hub in Klerksdorp and the City has been losing its hard won capital to its neighbour Potchefstroom. The excellent access to the N12 freeway and the soon to be a reality Matlosana Regional Mall, will ensure that the local spending power is retained in the City and will be enhanced by attracting customers from far and wide.

**Matlosana City is on track to boom. With a wide range of exciting opportunities for investors, it's a deal that is happening right now!**



various commercial and light industrial opportunities.

**PHASES 3-6:** The balance of Matlosana Gateway will be developed in phases over the short to medium term and includes hospitals, schools, retirement villages and additional secondary businesses to support the establishment of the new Klerksdorp hub/CBD.

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