

| <b>KCIP SECTION 3 - UNITS SALES</b> |                                       |                |                           |                            |
|-------------------------------------|---------------------------------------|----------------|---------------------------|----------------------------|
| <b>UNITS AVAILABLE</b>              | <b>SQ. METERS</b>                     |                | <b>Rate/m<sup>2</sup></b> | <b>TOTAL SELLING PRICE</b> |
|                                     |                                       |                |                           | <b>(EX VAT)</b>            |
| Unit 3A                             | 672                                   | m <sup>2</sup> | 7 450,00                  | R 5 006 400,00             |
| Unit 3B                             | 672                                   | m <sup>2</sup> | 7 450,00                  | R 5 006 400,00             |
| Unit 3C                             | 630                                   | m <sup>2</sup> | 7 450,00                  | R 4 693 500,00             |
| Unit 3D                             | 540                                   | m <sup>2</sup> | 7 450,00                  | R 4 023 000,00             |
|                                     | 2514                                  | m <sup>2</sup> |                           |                            |
| <b>Return of Investment</b>         |                                       |                |                           |                            |
|                                     |                                       |                |                           |                            |
| <b>Total Rental Income</b>          | Rental Rate per m <sup>2</sup> /month |                | R 70,00                   |                            |
| <b>per month</b>                    |                                       |                |                           |                            |
|                                     |                                       |                | <b>Total Monthly</b>      |                            |
| Unit 3A                             | 672                                   | m <sup>2</sup> | 47 040,00                 |                            |
| Unit 3B                             | 672                                   | m <sup>2</sup> | 47 040,00                 |                            |
| Unit 3C                             | 630                                   | m <sup>2</sup> | 44 100,00                 |                            |
| Unit 3D                             | 540                                   | m <sup>2</sup> | 37 800,00                 |                            |
| <b>Rates Monthly</b>                |                                       |                |                           |                            |
| Unit 3A Rates                       | 672                                   | m <sup>2</sup> | 2 004,77                  |                            |
| Unit 3B Rates                       | 672                                   | m <sup>2</sup> | 2 004,77                  |                            |
| Unit 3C Rates                       | 630                                   | m <sup>2</sup> | 1 879,47                  |                            |
| Unit 3D Rates                       | 540                                   | m <sup>2</sup> | 1 610,98                  |                            |
| <b>Levies Monthly</b>               |                                       |                |                           |                            |
| Unit 3A Levies                      | 672                                   | m <sup>2</sup> | 2 091,65                  |                            |
| Unit 3B Levies                      | 672                                   | m <sup>2</sup> | 2 091,65                  |                            |
| Unit 3C Levies                      | 630                                   | m <sup>2</sup> | 1 960,92                  |                            |
| Unit 3D Levies                      | 540                                   | m <sup>2</sup> | 1 680,79                  |                            |
|                                     |                                       |                |                           |                            |
| <b>SECTION 3 TOTAL CONTRIBUTION</b> |                                       |                |                           |                            |
| Rates/month                         |                                       |                | R 7 500,00                |                            |
| Levies/month                        |                                       |                | R 7 825,00                |                            |
|                                     |                                       |                |                           |                            |
| <b>Net Monthly Deductions</b>       |                                       |                |                           |                            |
| <b>Rates &amp; Levies</b>           |                                       |                |                           |                            |
| Unit 3A                             | 672                                   | m <sup>2</sup> | 4 096,42                  |                            |
| Unit 3B                             | 672                                   | m <sup>2</sup> | 4 096,42                  |                            |
| Unit 3C                             | 630                                   | m <sup>2</sup> | 3 840,39                  |                            |
| Unit 3D                             | 540                                   | m <sup>2</sup> | 3 291,77                  |                            |
|                                     |                                       |                |                           |                            |
|                                     |                                       |                |                           |                            |

|                                       |                       |                |                  |                 |
|---------------------------------------|-----------------------|----------------|------------------|-----------------|
| <b>Net Operational Income monthly</b> |                       |                |                  |                 |
| Unit 3A                               | 672                   | m <sup>2</sup> | 42 943,58        |                 |
| Unit 3B                               | 672                   | m <sup>2</sup> | 42 943,58        |                 |
| Unit 3C                               | 630                   | m <sup>2</sup> | 40 259,61        |                 |
| Unit 3D                               | 540                   | m <sup>2</sup> | 34 508,23        |                 |
|                                       |                       |                |                  |                 |
| <b>NOI Annual Rental</b>              |                       |                |                  | <b>CAP RATE</b> |
|                                       |                       |                | Total Annual     |                 |
| Unit 3A                               | 672                   | m <sup>2</sup> | 515 322,96       | 10%             |
| Unit 3B                               | 672                   | m <sup>2</sup> | 515 322,96       | 10%             |
| Unit 3C                               | 630                   | m <sup>2</sup> | 483 115,27       | 10%             |
| Unit 3D                               | 540                   | m <sup>2</sup> | 414 098,81       | 10%             |
|                                       |                       |                |                  |                 |
| <b>Annual Escalation</b>              | Escalation 4,5%       |                |                  |                 |
| Unit 3A                               | 672                   | m <sup>2</sup> | 225 288,00       |                 |
| Unit 3B                               | 672                   | m <sup>2</sup> | 225 288,00       |                 |
| Unit 3C                               | 630                   | m <sup>2</sup> | 211 207,50       |                 |
| Unit 3D                               | 540                   | m <sup>2</sup> | 181 035,00       |                 |
|                                       |                       |                |                  |                 |
| <b>NET Investment ROI</b>             | Rental and escalation |                |                  |                 |
| Unit 3A                               | 672                   | m <sup>2</sup> | 740 610,96       |                 |
| Unit 3B                               | 672                   | m <sup>2</sup> | 740 610,96       |                 |
| Unit 3C                               | 630                   | m <sup>2</sup> | 694 322,77       |                 |
| Unit 3D                               | 540                   | m <sup>2</sup> | 595 133,81       |                 |
|                                       |                       |                |                  |                 |
| <b>NET Investment ROI PER ANNUM</b>   | Rental and escalation |                | <b>ROI/ANNUM</b> |                 |
| Unit 3A                               | 672                   | m <sup>2</sup> | 15%              |                 |
| Unit 3B                               | 672                   | m <sup>2</sup> | 15%              |                 |
| Unit 3C                               | 630                   | m <sup>2</sup> | 15%              |                 |
| Unit 3D                               | 540                   | m <sup>2</sup> | 15%              |                 |
|                                       |                       |                |                  |                 |
|                                       |                       |                |                  |                 |