

CONFIDENTIAL

PROPOSED CAPE WEST COAST DEVELOPMENT MASTER PLAN

LEVEL 1 B-BBEE Contributor

mbhArchitects (Pty) Ltd

Architects, Interior Designers & Industrial Designers
+27 66 306 8548 - mbharchitectssa@gmail.com

mbhInternational Sp. z o.o.

Architects, Interior & Industrial Designers
+48 533 942 111 mbh.international.pl@gmail.com

PROPOSED CAPE WEST COAST DEVELOPMENT MASTER PLAN

SYNOPSIS

Some factors cited as motivational for this proposal :

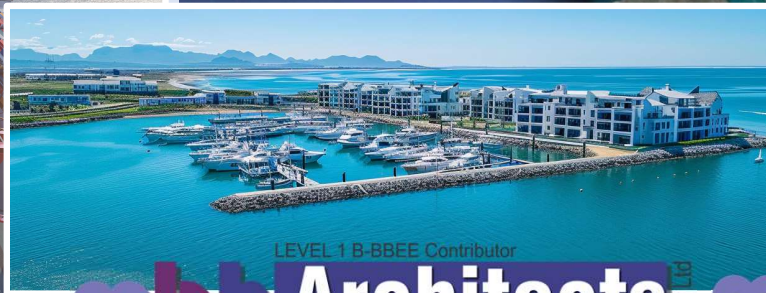
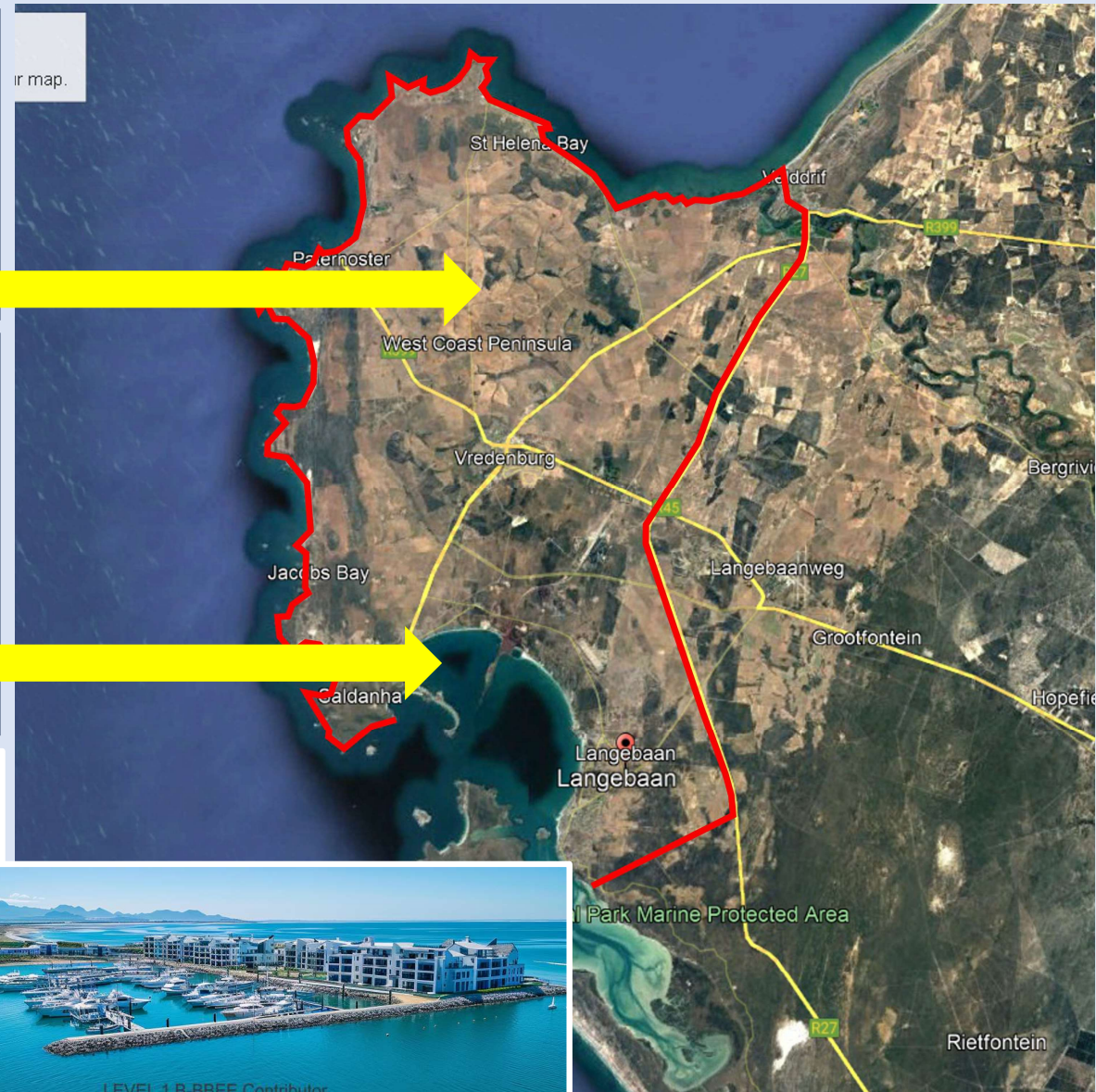
1. Cape Town the city itself has limited remaining development potential;
2. CTIA and the harbor has reached a critical expansion and capacity cap;
3. Subsequent high rates of expansion toward Langebaan and St Helena Bay, as evident from year-on-year property sale increases.

Given these factors alone, it is foreseen that the Cape West Coast Peninsula will in the very near future (3 – 10 years) become a metropolis of its own with the need for its own regional / international airport, which could be achieved by way of expanding the existing Saldanha airport, or constructing a new airport, or both, which should logically be linked to the Cape Town Metropolis.

WCP AEROTROPOLIS DEVELOPMENT

Such a metropolis will develop its own need for SEZs (both commercial and industrial), new hospitals, distribution centers, shopping malls, hotels, (luxury) residential and apartments, eco and golf estates, waterfronts, new solar plants, etc.

Two CATALYSTS for the above development expansion could be the re-development of the Saldanha Harbor into a mixed cargo & passenger harbor, and the upgrading of the Saldanha airport into a CAT6 (ICAO) / CAT D (FAA) airport, dedicated to serving this new metropolis, which will create employment and thus the need for more development.



mbh Architects (Pty) Ltd **mbh International** Sp. z o.o.

Architects, Interior Designers & Industrial Designers
+27 66 306 8548 - mbharchitectssa@gmail.com

Architects, Interior & Industrial Designers
+48 533 942 111 mbh.international.pl@gmail.com

Proposed 140Km Westcoast High Speed Inter City Rail



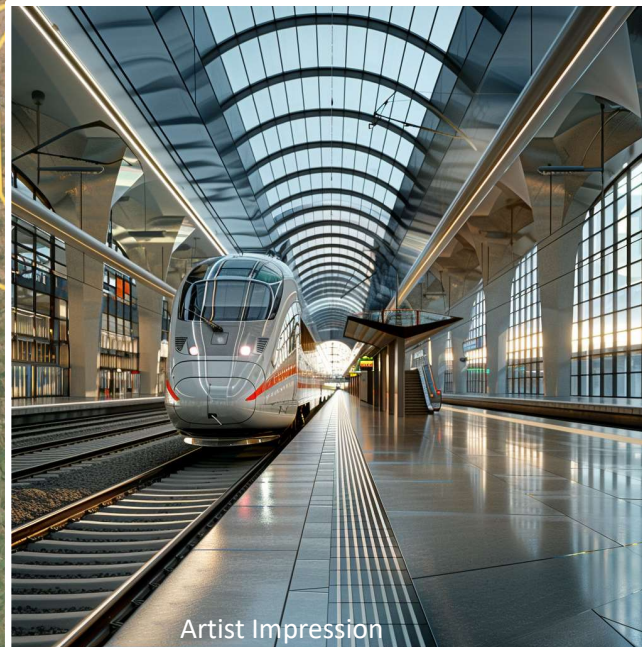
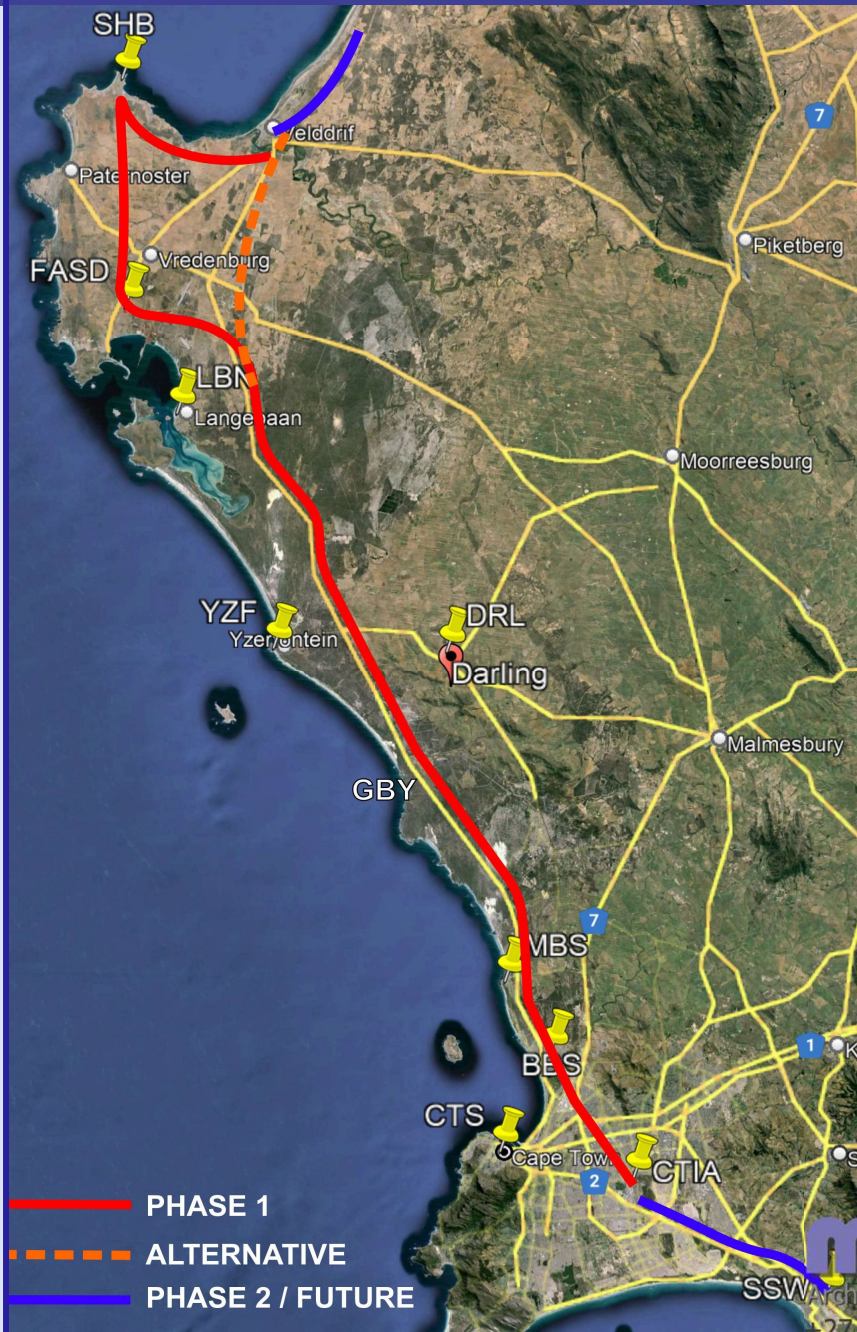
Routing CTIA – Velddrif (via New Saldanha Airport)

LEVEL 1 B-BBEE Contributor

mbhArchitects (Pty) Ltd
 Architects, Interior Designers & Industrial Designers
 +27 66 306 8548 - mbharchitectssa@gmail.com

mbhInternational Sp. z o.o.
 Architects, Interior & Industrial Designers
 +48 533 942 111 mbh.international.pl@gmail.com

Proposed 140Km Westcoast High Speed Inter City Rail



NEW TRAIN STATIONS TO SERVICE

1. CTIA
2. Goodwood
3. Century City
4. Blaauwberg (Table Bay Mall)
5. Melkbosstrand
6. Yzerfontein / Darling
7. Grotto Bay
8. Langebaan
9. Saldanha / new Airport
10. St Helena Bay
11. Velddrif



From the Blaauwberg Station, the rails runs North, adjacent to / overhead the R27, which is upgraded to an autobahn style highspeed, dual carriage highway (150km/h), with 3 lanes in the directions North and 3 lanes South.

LEVEL 1 B-BBEE Contributor

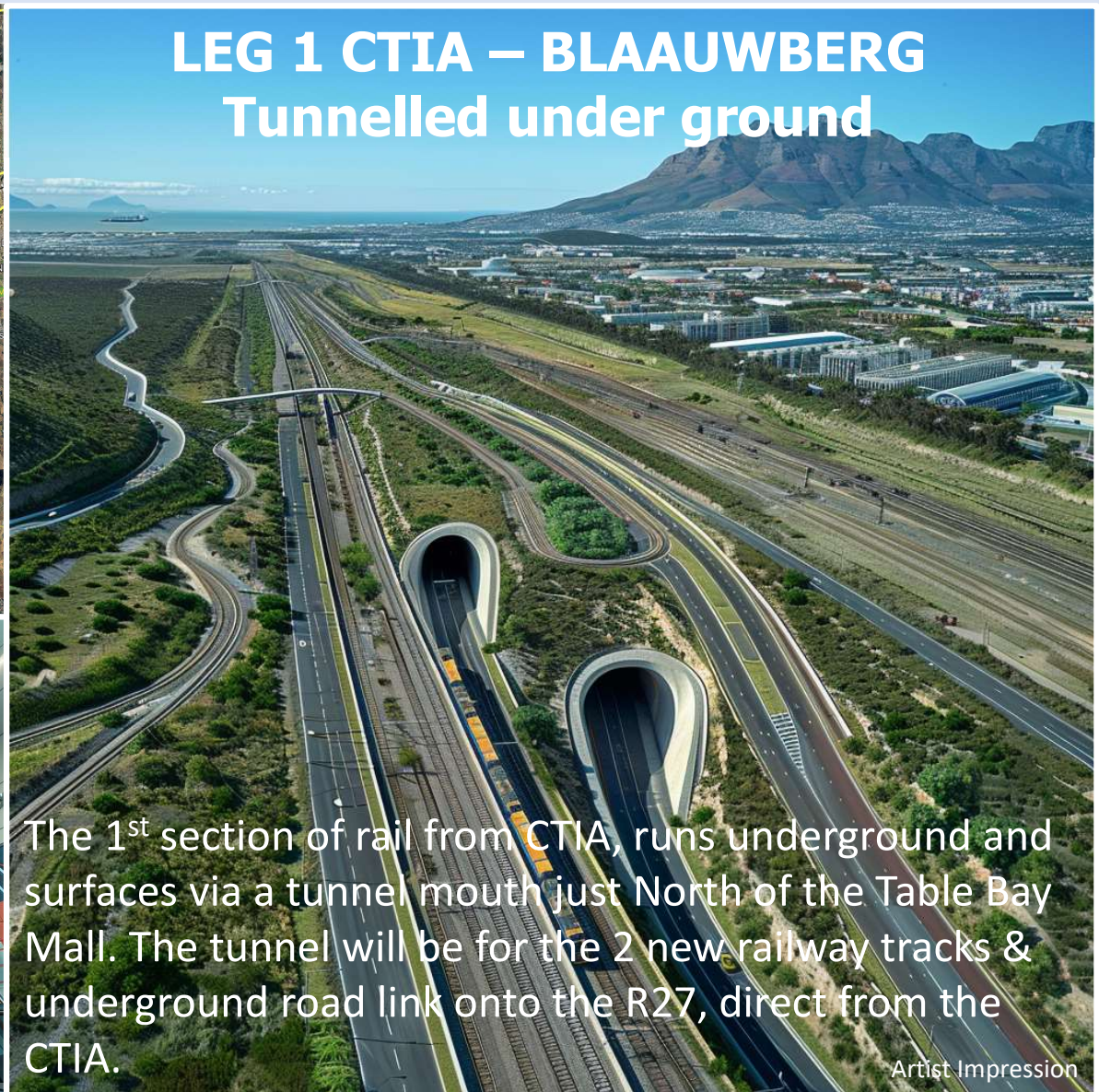
mbhArchitects (Pty) Ltd

mbhInternational Sp. z o.o.

Architects, Interior Designers & Industrial Designers
 +27 66 306 8548 - mbharchitectssa@gmail.com

Architects, Interior & Industrial Designers
 +48 533 942 111 mbh.international.pl@gmail.com

Proposed 140Km Westcoast High Speed Inter City Rail



The 1st section of rail from CTIA, runs underground and surfaces via a tunnel mouth just North of the Table Bay Mall. The tunnel will be for the 2 new railway tracks & underground road link onto the R27, direct from the CTIA.

Artist Impression

LEVEL 1 B-BBEE Contributor

mbhArchitects (Pty) Ltd

Architects, Interior Designers & Industrial Designers
+27 66 306 8548 - mbharchitectssa@gmail.com

mbhInternational Sp. z o.o.

Architects, Interior & Industrial Designers
+48 533 942 111 mbh.international.pl@gmail.com

Artist Impression

Proposed 140Km Westcoast High Speed Inter City Rail

ROUGH ORDER OF MAGNITUDE BUDGETS

- These budgets have initially been prepared at a very high concept proposal level;
- All figures are subject to change as scope detail develops;
- Figures are inclusive of professional team fees.

21 August 2024
ZAR vs USD (R/\$)

ROUGH ORDER OF MAGNITUDE

		R	18,00
		Total (ZAR)	Total (US\$)
Current estimate cost / km (present value)		R 832 300 000,00	\$ 46 238 888,89
Total length of planned railway	175,00km		
TOTAL CURRENT COST		R 145 652 500 000,00	\$ 8 091 805 555,56
CONTINGENCIES	10%	R 14 565 250 000,00	\$ 809 180 555,56
PROPOSED BUDGET		R 160 217 750 000,00	\$ 8 900 986 111,11

LEVEL 1 B-BBEE Contributor



Architects, Interior Designers & Industrial Designers
+27 66 306 8548 - mbharchitectssa@gmail.com



Architects, Interior & Industrial Designers
+48 533 942 111 mbh.international.pl@gmail.com

Proposed 140Km Westcoast High Speed Inter City Rail

FEASIBILITY – YEAR 1

- These budgets have initially been prepared at a very high concept proposal level;
- All figures are subject to change as scope detail develops;

EXPENSES

PROVISION FOR OPERATING AND MAINTENANCE COSTS - YEAR 1	R	2 300 200 000,00	\$	127 788 888,89
R 13 144 000,00 /km/year Present Value				

INCOME

REVENUE - YEAR 1	R	2 450 000 000,00	\$	136 111 111,11
Passenger Nos 7000000 Ave fare / passenger @ R2 / km R 350,00				

PROFIT / (LOSS)		Monthly	Annually	R	149 800 000,00	\$	8 322 222,22
ROI	12	0,54%	6,51%				

LEVEL 1 B-BBEE Contributor



mbh Architects (Pty) Ltd
Architects, Interior Designers & Industrial Designers
+27 66 306 8548 - mbharchitectssa@gmail.com



mbh International Sp. Z o.o.
Architects, Interior & Industrial Designers
+48 533 942 111 mbh.international.pl@gmail.com

Proposed 140Km Westcoast High Speed Inter City Rail

ANTICIPATED OPEX & MAINTENANCE

- These budgets have initially been prepared at a very high concept proposal level;
- All figures are subject to change as scope detail develops;

OPEX & MAINTENANCE

21 August 2024

PROVISION FOR OPERATING AND MAINTENANCE COSTS - YEAR 2	R	2 438 212 000,00	\$	135 456 222,22
R 13 932 640,00/km/year				
PROVISION FOR OPERATING AND MAINTENANCE COSTS - YEAR 3	R	2 584 504 720,00	\$	143 583 595,56
R 14 768 598,40/km/year				
PROVISION FOR OPERATING AND MAINTENANCE COSTS - YEAR 4	R	2 739 575 003,20	\$	152 198 611,29
R 15 654 714,30/km/year				
PROVISION FOR OPERATING AND MAINTENANCE COSTS - YEAR 5	R	2 903 949 503,39	\$	161 330 527,97
R 16 593 997,16/km/year				

LEVEL 1 B-BBEE Contributor

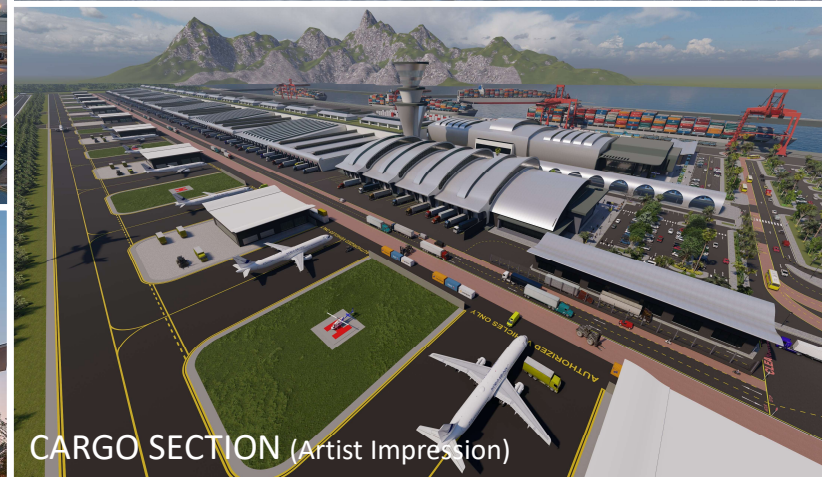
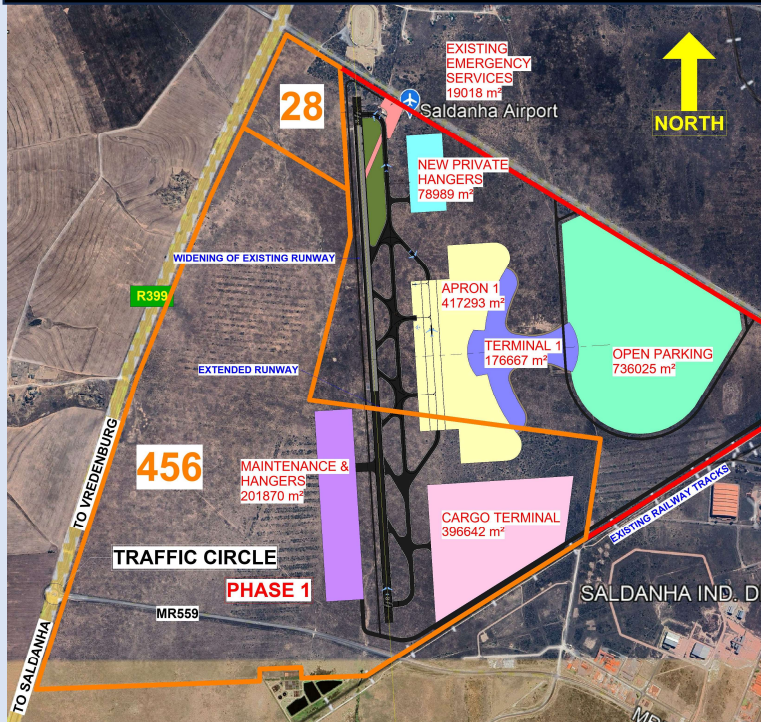
mbhArchitects (Pty) Ltd
Architects, Interior Designers & Industrial Designers
+27 66 306 8548 - mbharchitectssa@gmail.com

mbhInternational Sp. z o.o.
Architects, Interior & Industrial Designers
+48 533 942 111 mbh.international.pl@gmail.com

SALDANHA - AIRPORT DEVELOPMENT (Phase 1)

Given the current Northward real estate and hospitality growth, a secondary domestic or even an international airport becomes a viable option, for both passenger and cargo traffic, to alleviate the demands being placed on CTIA, the Cape Town harbor and the road infrastructure between Cape Town and the West Coast Peninsula.

Phase 1 - Expanding and upgrading the existing Saldanha airport to a CAT6 (ICAO) / CAT D (FAA) cargo and passenger airport by lengthening the runway from 1419m to 2800m, to accommodate up to Airbus A330 and Boeing 767*;



* Subject to SACAA approval.

LEVEL 1 B-BBEE Contributor

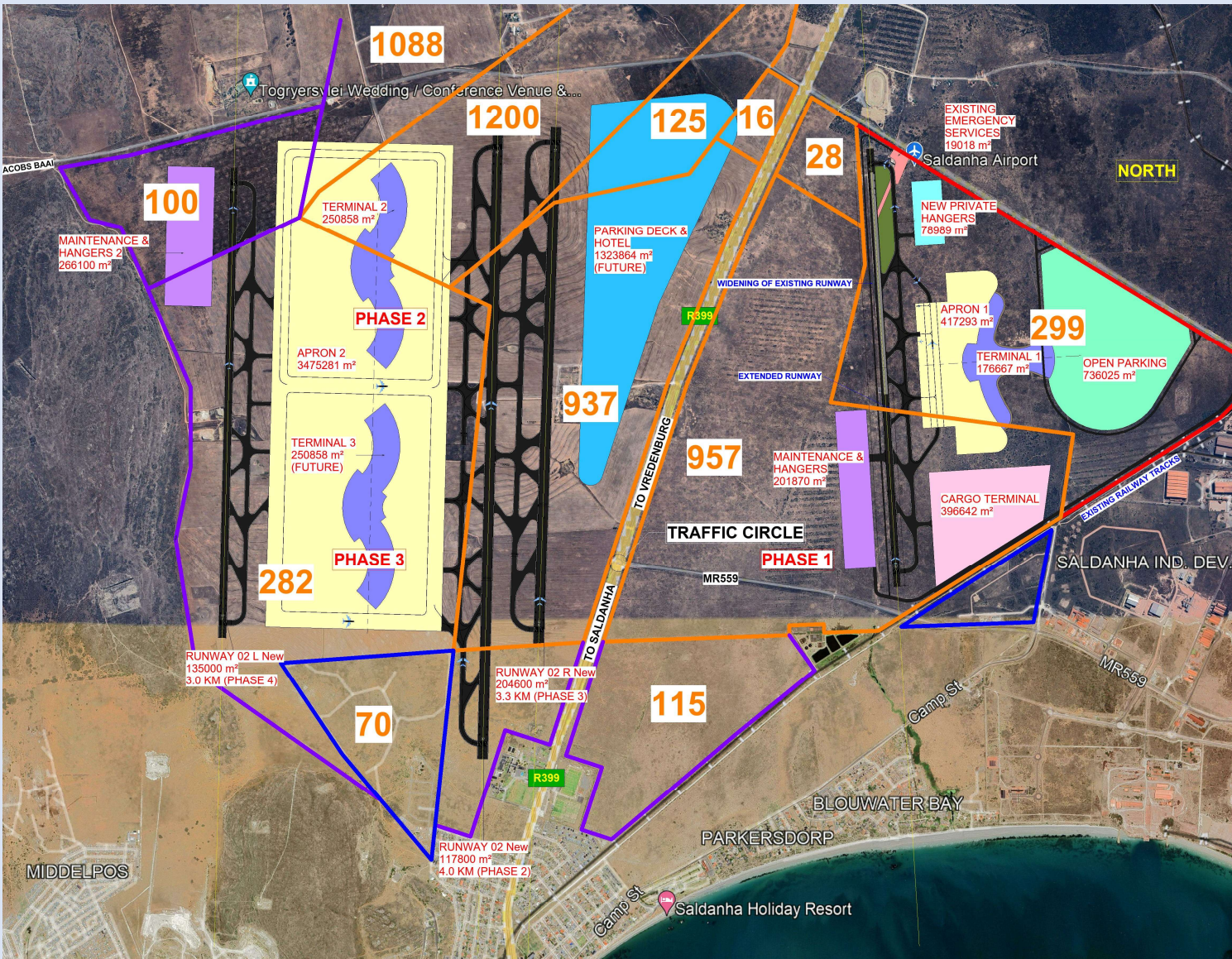
mbh Architects (Pty) Ltd

Architects, Interior Designers & Industrial Designers
+27 66 306 8548 - mbharchitectssa@gmail.com

mbh International Sp. z o.o.

Architects, Interior & Industrial Designers
+48 533 942 111 mbh.international.pl@gmail.com

SALDANHA - AIRPORT DEVELOPMENT (Phases 2 - 4)



*Phases 2 & 3 - Building a completely new and larger INTERNATIONAL CAT 8/9 (ICAO) / CAT F (FAA) passenger airport to the West of the R399 with 3 new runways, 02L @ 3000m long and 02 @ 4000m long AND 02R @ 3300m long, dedicated to passenger traffic and using the existing airport exclusively for cargo. Two of the new runways will be able to accommodate Airbus A380 & Boeing 747 airplanes.



* Subject to SACAA approval.

LEVEL 1 B-BBEE Contributor

mbhArchitects (Pty) Ltd Architects, Interior Designers & Industrial Designers +27 66 306 8548 - mbharchitectssa@gmail.com

mbhInternational Sp. z o.o. Architects, Interior & Industrial Designers +48 533 942 111 mbh.international.pl@gmail.com

SALDANHA - AIRPORT DEVELOPMENT

POTENTIAL ANTICIPATED & ASSOCIATED PROJECT RISKS

1. SYNOPSIS

- The existing Saldanha Airfield currently belongs to the Saldanha Bay Municipality (SBM);
- According to a condition in its title deed in perpetuity, the airfield may not be sold and may only be used as an airport;
- It was managed by a private entity, whose lease has apparently expired in June 2024;
- SBM is therefor positioned to negotiate a new lease.

2. LONG TERM LEASE AGREEMENTS

- The ideal lease period for the existing airfield is a minimum of 50 years, however it has been revealed that the SBM will not grant leases longer than 10 years;
- The risk also exists that SBM might not enter into a lease agreement with any party, which makes purchasing the surrounding land less feasible, unless to build a completely new airport with new runways.

3. TENDERS

- It has also been revealed that SBM intends to tender the next long term lease, and again, no guarantee exists that any party will be awarded.

4. ALTERNATIVE OPTIONS

- A possible upside exists in that the surrounding land should be purchased to effectively lock the existing municipal airfield in, to prevent any future expansion potential and therefor competition;
- There are also alternative properties available as shown on page 16 of this document.

SALDANHA - AIRPORT DEVELOPMENT

ROUGH ORDER OF MAGNITUDE BUDGETS

- These budgets have initially been prepared at a very high concept proposal level;
- All figures are subject to change as scope detail develops;
- Figures are inclusive of professional team fees.

ROUGH ORDER OF MAGNITUDE		2024/08/21	
		ZAR vs USD (R/\$)	
		R	17,85
Item	Total (ZAR)	Total (US\$)	
PHASE 1	R 70 455 400 000,00	\$	3 947 081 232,49
PHASE 2	R 231 204 500 000,00	\$	12 952 633 053,22
PHASE 3	R 100 397 000 000,00	\$	5 624 481 792,72
PHASE 4	R 2 537 600 000,00	\$	142 162 464,99
LAND AND ALLIED COSTS	R 366 300 000,00	\$	20 521 008,40
TOTAL CURRENT COST (EXCLUDING VAT)	R 404 960 800 000	\$	22 686 879 552
CONTINGENCIES	11%	R	45 039 200 000
PROPOSED BUDGET		R	450 000 000 000,00
		\$	25 210 084 033,61

LEVEL 1 B-BBEE Contributor



Architects, Interior Designers & Industrial Designers
+27 66 306 8548 - mbharchitectssa@gmail.com



Architects, Interior & Industrial Designers
+48 533 942 111 mbh.international.pl@gmail.com

AIRPORT MANAGEMENT PROPOSAL

NEW SALDANHA BAY AIRPORT



SALDANHA - AIRPORT DEVELOPMENT

FEASIBILITY – YEAR 1

- These budgets have initially been prepared at a very high concept proposal level;
- All figures are subject to change as scope detail develops;

EXPENSES							
PROVISION FOR OPERATING AND MAINTENANCE COSTS - YEAR 1 (PHASE 1)						R	\$
		QTY	Months	Monthly	Annually		
1	Operating and management (ACSA)	R 28 500 000,00	12	R 475 000,00	R 5 700 000,00		
2	Maintenance @ 0,25% pa	0,25%	12	R 14 678 208,33	R 176 138 500,00		
3	Development Costs	0	12	R -	R -		
4	Amortisation costs	0	12	R -	R -		
						R 181 838 500,00	\$ 10 102 138,89

INCOME							
REVENUE - YEAR 1 (PHASE 1)						R	\$
		QTY	Months	Monthly	Annually		
1	Aeronautical - Passengers	450000	12	R 4 237 500,00	R 50 850 000,00		
2	Aeronautical - Cargo & Freight	125%	12	R 5 296 875,00	R 63 562 500,00		
3	Non-Aeronautical (Parking, Rentals etc)	35%	12	R 1 483 125,00	R 17 797 500,00		
4	Realty (Hotels, Warehouses, Hangers etc)	80000	12	R 6 800 000,00	R 81 600 000,00		
						R 213 810 000,00	\$ 11 878 333,33

PROFIT / (LOSS)						R	\$
ROI			12	1,47%	17,58%	R 31 971 500,00	\$ 1 776 194,44



LEVEL 1 B-BBEE Contributor

mbhArchitects (Pty) Ltd Architects, Interior Designers & Industrial Designers
+27 66 306 8548 - mbharchitectssa@gmail.com

mbhInternational Sp. z o.o. Architects, Interior & Industrial Designers
+48 533 942 111 mbh.international.pl@gmail.com

SALDANHA - AIRPORT DEVELOPMENT

ANTICIPATED OPEX & MAINTENANCE – YEARS 2 to 5

- These budgets have initially been prepared at a very high concept proposal level;
- All figures are subject to change as scope detail develops;

				MONTHLY	ANNUALLY				
PROVISION FOR OPERATING AND MAINTENANCE COSTS - YEAR 2 (PHASE 1)						R	752 100 000,00	\$	41 783 333,33
1	Operating and management (ACSA)	Months	R	475 000,00	R	5 700 000,00			
		12							
2	Maintenance @ 1% pa	Months	R	62 200 000,00	R	746 400 000,00			
		12							
PROVISION FOR OPERATING AND MAINTENANCE COSTS - YEAR 3 (PHASE 1)						R	797 700 000,00	\$	44 316 666,67
1	Operating and management (ACSA)	Months	R	475 000,00	R	5 700 000,00			
		12							
2	Maintenance @ 1% pa	Months	R	66 000 000,00	R	792 000 000,00			
		12							
PROVISION FOR OPERATING AND MAINTENANCE COSTS - YEAR 4 (PHASE 1)						R	844 500 000,00	\$	46 916 666,67
1	Operating and management (ACSA)	Months	R	475 000,00	R	5 700 000,00			
		12							
2	Maintenance @ 1% pa	Months	R	69 900 000,00	R	838 800 000,00			
		12							
PROVISION FOR OPERATING AND MAINTENANCE COSTS - YEAR 5 (PHASES 1 & 2)						R	3 022 500 000,00	\$	167 916 666,67
1	Operating and management (ACSA)	Months	R	475 000,00	R	5 700 000,00			
		12							
2	Maintenance @ 1% pa	Months	R	251 400 000,00	R	3 016 800 000,00			
		12							

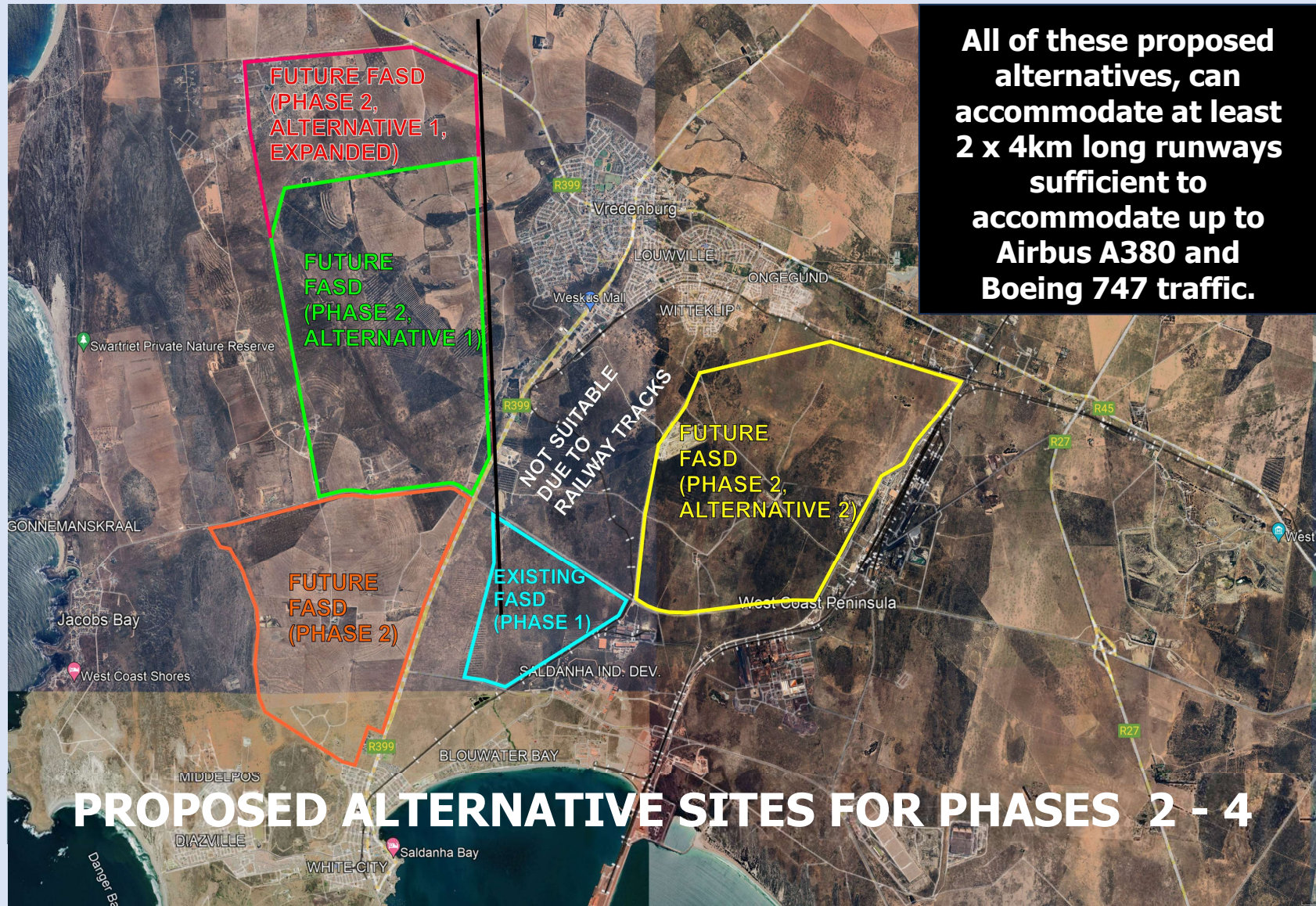


LEVEL 1 B-BBEE Contributor

mbhArchitects (Pty) Ltd
Architects, Interior Designers & Industrial Designers
+27 66 306 8548 - mbharchitectssa@gmail.com

mbhInternational Sp. z o.o.
Architects, Interior & Industrial Designers
+48 533 942 111 mbh.international.pl@gmail.com

SALDANHA - AIRPORT DEVELOPMENT



All of these proposed alternatives, can accommodate at least 2 x 4km long runways sufficient to accommodate up to Airbus A380 and Boeing 747 traffic.

PROPOSED ALTERNATIVE SITES FOR PHASES 2 - 4

LEVEL 1 B-BBEE Contributor

mbhArchitects (Pty) Ltd

Architects, Interior Designers & Industrial Designers
+27 66 306 8548 - mbharchitectssa@gmail.com

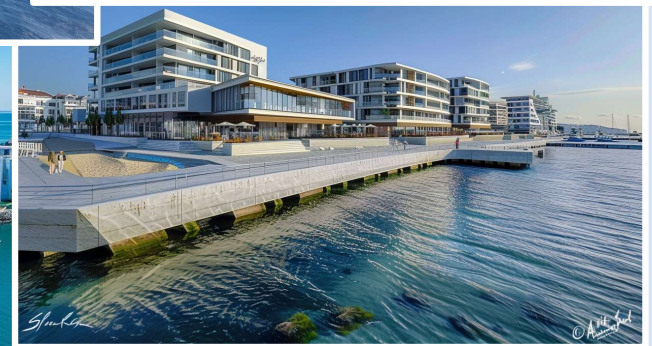
mbhInternational Sp. z o.o.

Architects, Interior & Industrial Designers
+48 533 942 111 mbh.international.pl@gmail.com

PROPOSED SALDANHA COMMERCIAL DEVELOPMENT

The proposed COMMERCIAL belt in Saldanha Bay, stretches from the existing yacht club, which will be upgraded and improved, up to the Blue Bay Lodge, as demarcated in the map below.

This COMMERCIAL area will be re-developed into a Mixed-Use precinct, consisting of a WATERFRONT with Shopping Malls, beachfront Restaurants, Hotels, Apartments, Offices, a Casino, a Boardwalk with a number of Jetties linked to the Yacht Club, an artificial reef system, and more.



LEVEL 1 B-BBEE Contributor

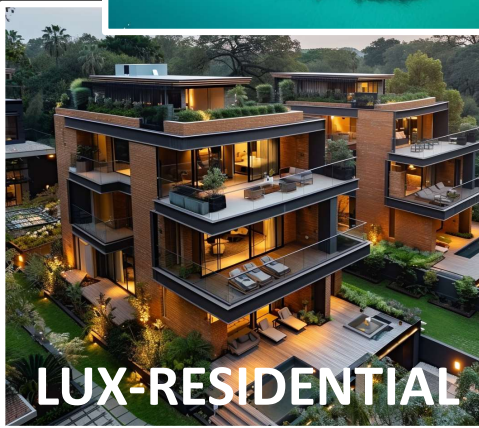
mbh Architects (Pty) Ltd

Architects, Interior Designers & Industrial Designers
+27 66 306 8548 - mbharchitectssa@gmail.com

mbh International Sp. z o.o.

Architects, Interior & Industrial Designers
+48 533 942 111 mbh.international.pl@gmail.com

OTHER RELATED REAL ESTATE GROWTH PROJECTS





THANK YOU

DISCLAIMER

The information contained in this presentation is confidential, and is intended solely for this presentation. This presentation may contain information proprietary to the MBH INTERNATIONAL ARCHITECTS, and may not be reproduced or disseminated in whole or in part without the Company's written consent. The Company is not acting as an adviser in any transaction that may be proposed herein, and this presentation does not constitute a recommendation, guidance or proposal to enter into any transaction.

Any decision to enter into a transaction should be made on the basis of information contained within an offering circular, programme memorandum or prospectus published in relation to such an offering. The Company does not guarantee or otherwise assure the expected results of any transaction as envisaged in this presentation. You shall not be entitled to place any reliance on the information contained in this presentation for the purposes of entering into any proposed transaction or otherwise.



Sp. Z o.o.

Architects, Interior, & Industrial Designers



(Pty) Ltd

LEVEL 1 B-BBEE Contributor
Architects, Interior Designers
& Industrial Designers