

# Saldanha Industrial Development Zone

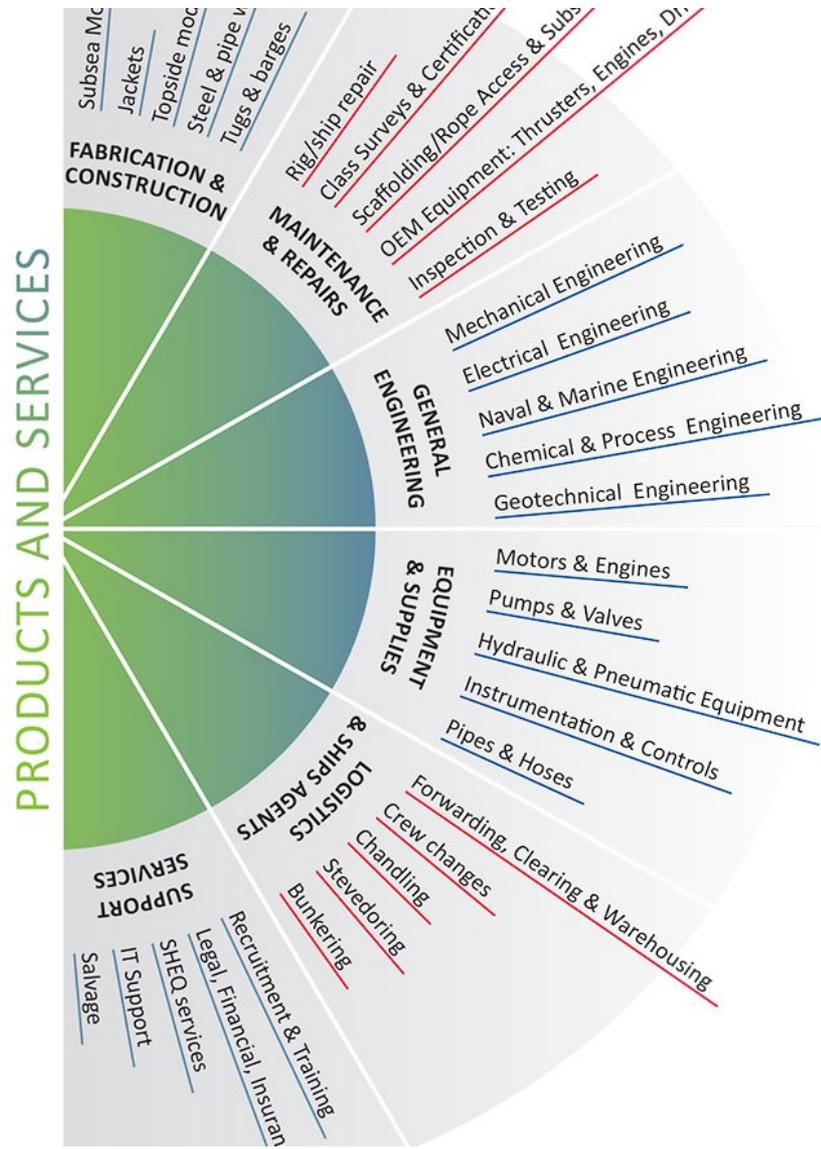
South Africa's first dedicated development in the Oil & Gas Services and Marine Repair sector to support Upstream Exploration & Production (E&P) developments in the West and East African regions, and potentially the South African market in the near future.

# IDZ Business Forum

- Established in December 2012 to create resources and a support framework that will assist local businesses to meet the international requirements of the oil and gas industry.
- The Forum is currently engaged in a UNDP and the DTI Supplier Development Programme with the goal of identifying companies that require assistance in meeting regulatory and accreditation standards required in the oil and gas services cluster.
- These community platforms are available to all investors to engage with the communities and provide ready access to both suppliers and a workforce in support of project developments.

# Industry Overview

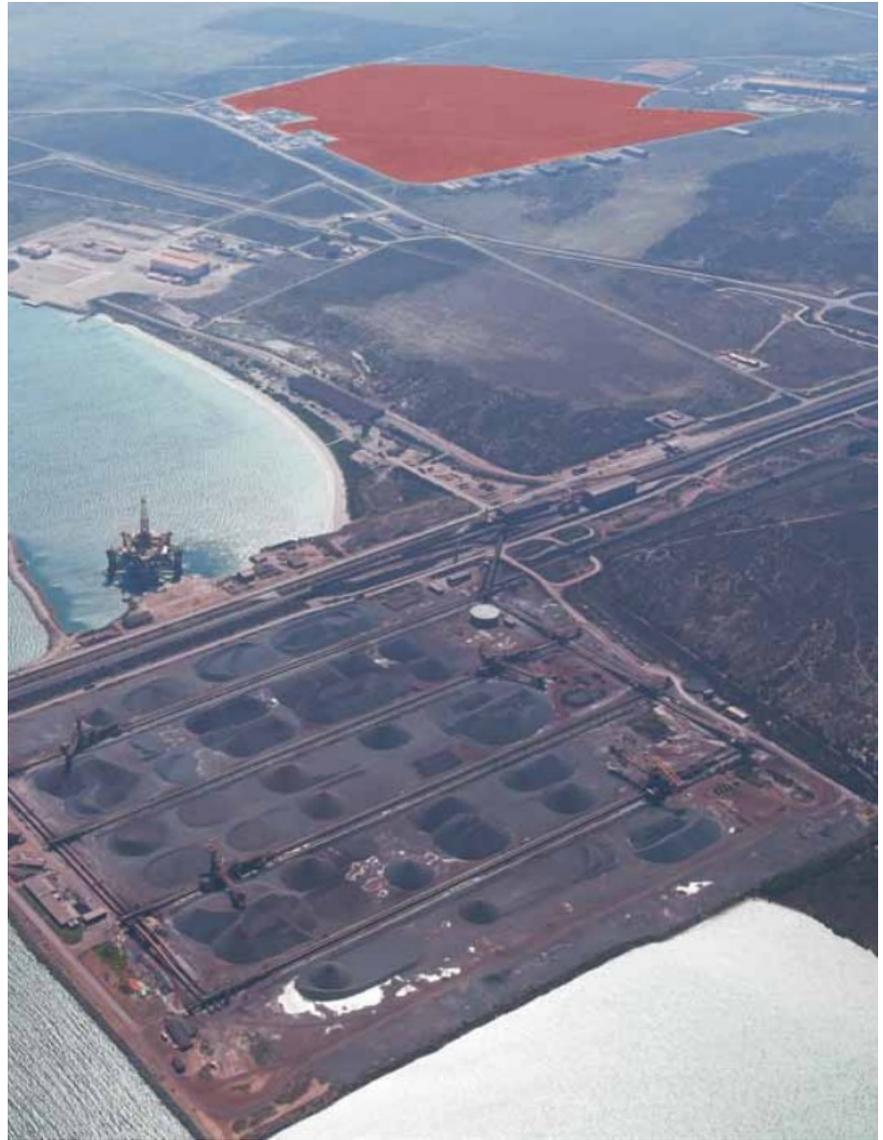
South Africa's rig/ship repair and engineering sector is well developed to offer a wide range of services. Offering close proximity to the west and east African oil and gas fields, the country's ports can supply a full range of ship and rig services ranging from routine maintenance and inspection through repairs to fabrication of additional additions and complete jackets.



# Saldanha Bay Oil Terminal to get R9.2 Billion Upgrade

Construction is well underway at the Saldanha Bay Industrial Development Zone (IDZ), which is set to position the Western Cape as a rig repair hub, and non-disclosure agreements have been signed with 20 local and international investors.

“Excavations for the various civil engineering services are taking place and trenches for sewer and water lines are being hollowed out. The roads are being box cut and the site offices, which will be a multi-user facility for contractors and trainers, is set to be completed soon.

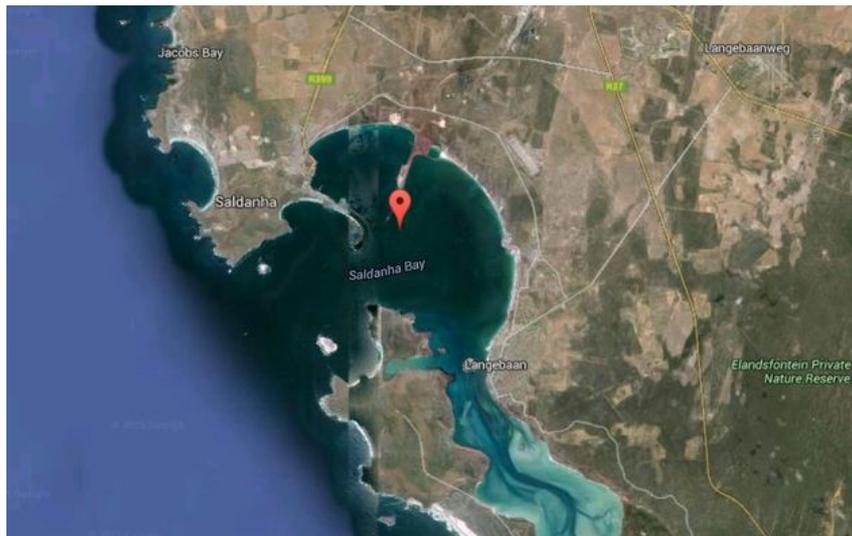


Transnet National Ports Authority has also started construction on its offshore supply base, which is expected to be commissioned in September next year.

There is also healthy interest from the private sector. To date, non-disclosure agreements have been signed with 20 local and international investors.

The activity at the IDZ is a result of partnerships between the Western Cape government, the local municipality, Transnet and the National Department of Trade and Industry.

According to the South African Gas & Oil Alliance, the Saldanha Bay IDZ is South Africa's first dedicated development in the oil and gas services and marine repair sector to support upstream exploration and production developments in the West and East African regions, and potentially the South African market in the near future.



## Upswing in demand for commercial and industrial property

Recent activity on the auction floors shows that investors are now chasing yields. Commercial real estate is seen as one of the safest investments to park capital during volatile equity and exchange rate environments.

Although **retail** sales growth has moderated to some degree, private investors continue to demonstrate a steady appetite for property acquisitions, says Norman Raad, CEO of Broll Auctions and Sales.

The **industrial sector** has shown definite signs of growth with limited availability of good quality logistical warehouses and smaller mini-unit warehouses.



# Investment Opportunities

IDZ Property Investments Pty Ltd (2015/2441124/07) is a private company registered in South Africa with limited liabilities that specializes in industrial property development.

IDZ Properties have acquired the sole and exclusive option to approximately 200 000 square meter of pristine land in the Saldanha Industrial corridor.

Private Investors can participate in the industrial property market by subscribing for shares in IDZ Property Investments.

Shares are available in share blocks of 1000 shares at R250 per share. One share is equivalent to one square meter.

Shares are sold on a minimum of five year “lock-in” basis where after the shares are freely tradable.

The current market price of industrial properties in Saldanha is on average R750/m<sup>2</sup>.