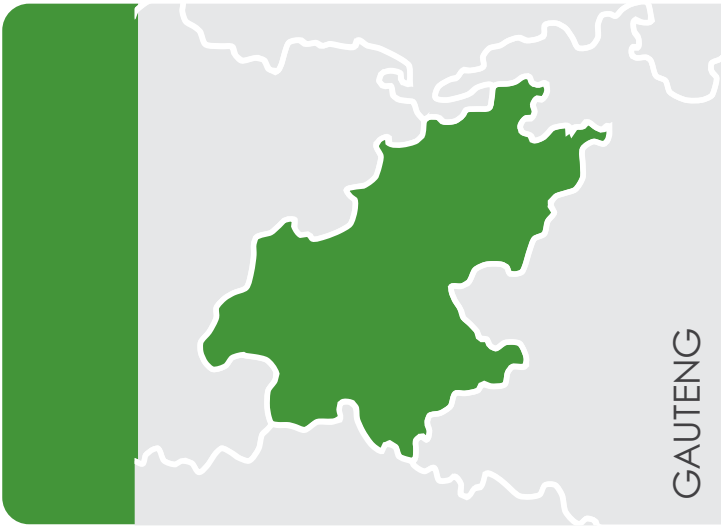


RENTAL PORTFOLIO LAUNCHING 2024



Balwin
PROPERTIES®

DEVELOPMENT PORTFOLIO



JOHANNESBURG EAST

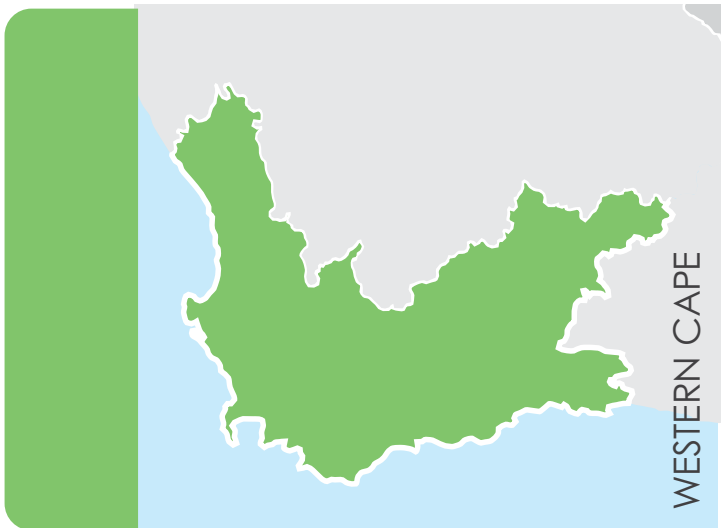
The Klulee (478*)
The Eastlake (154*)

JOHANNESBURG SOUTH

The Majella (280*)

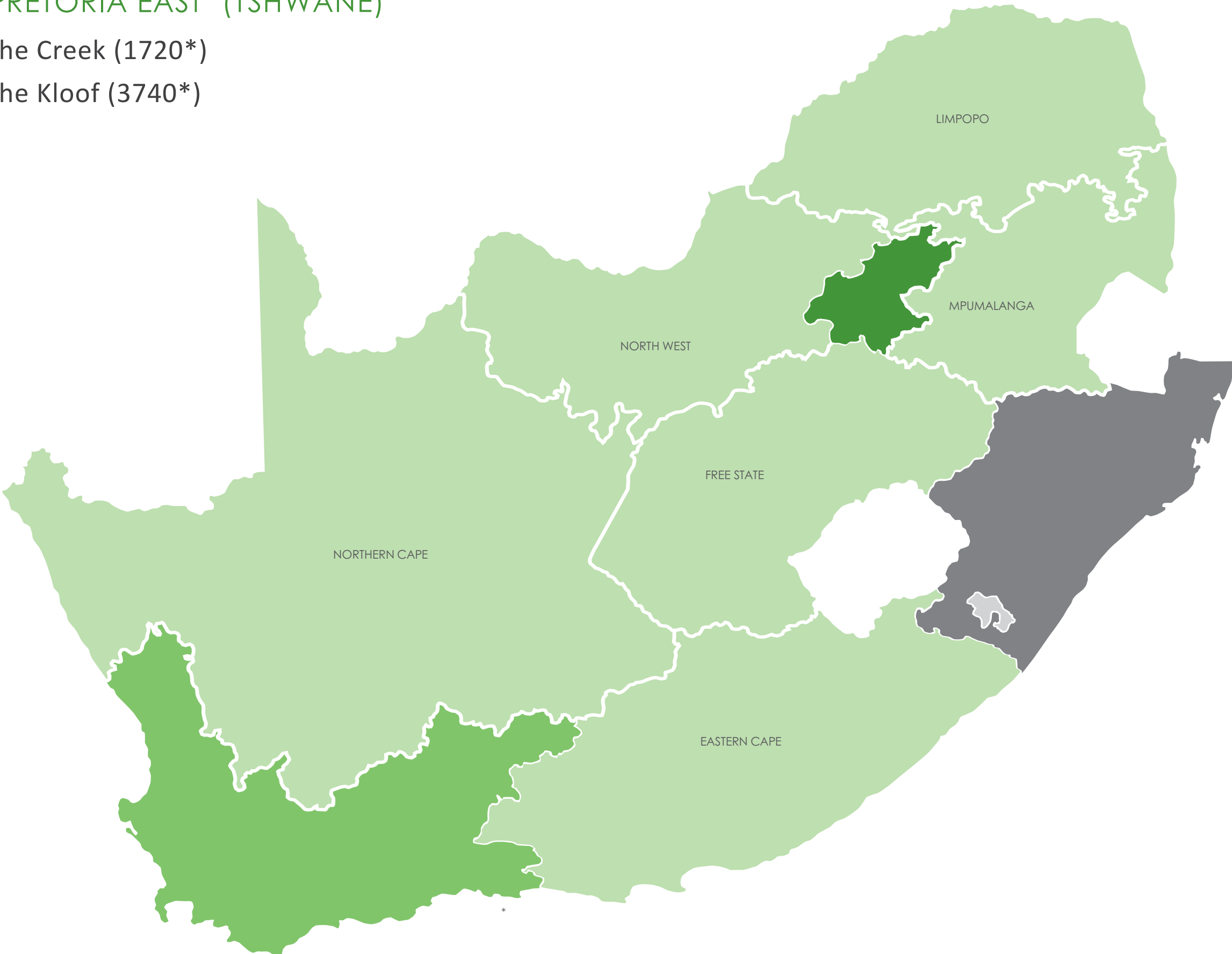
PRETORIA EAST (TSHWANE)

The Creek (1720*)
The Kloof (3740*)



SOMERSET WEST

The Spruit (1000*)



Note
***Estimated number of apartments**

DEVELOPMENT PIPELINE

- 🌿 Balwin Properties have taken the strategic decision to grow their residential rental market to compliment its existing build-to-sell portfolio.
- 🌿 Balwin remains committed to delivery on the build-to-sell model and the introduction of the rental development complements the existing model and in no way replaces it.
- 🌿 All initial identified rental developments will be developed on land owned by the group and thus require no investment in a land bank.
- 🌿 The rental portfolio will be developed exclusively for rental purposes with a distinct architecture. There will be no mix of rental and build-to-sell apartments.
- 🌿 Balwin Rentals will develop purpose-built apartments that focus on the tenant needs whilst retaining the quality lifestyle that Balwin customers have become accustomed to.
- 🌿 Most rental developments will consist of more than 800 apartments per development. This will allow for economies of scale and optimal capital funding.
- 🌿 Balwin Rentals is an existing subsidiary of Balwin Properties with seasoned staff managing existing large residential portfolios.
- 🌿 The rental developments are in advance stages of approval, with the first apartments being delivered in Q1 2025. 7 400 rental apartments will be rolled out over the next 5 years. Though significant, it represents approximately 20% of the planned build-to-sell portfolio
- 🌿 All apartments will be EDGE advance.
- 🌿 Tenants are not permitted to have access to the lifestyle centres of other developments.*

The EASTLAKE

MODDERFONTEIN

🌿 Number of apartments: 154

🌿 Total built area (m²): 11 543

🌿 Project value (Rm): 144



The CREEK

PRETORIA EAST

🌿 Number of apartments: 1 720

🌿 Total built area (m²): 120 762

🌿 Project value (Rm): 1 530



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The SPRUIT

GORDON'S BAY

- 🌿 Number of apartments: 1 000
- 🌿 Total built area (m²): 120 762
- 🌿 Project value (Rm): 1 020



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The KLULEE

LINBRO, SANDTON

🌿 Number of apartments: 478

🌿 Total built area (m²): 40 375

🌿 Project value (Rm): 730



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The MAJELLA

JOHANNESBURG SOUTH

🌿 Number of apartments: 280

🌿 Total built area (m²): 20 900

🌿 Project value (Rm): 390



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The KLOOF

PRETORIA EAST

🌿 Number of apartments: 3 740

🌿 Total built area (m²): 262 671

🌿 Project value (Rm): 3 470



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