KIAAT RIDGE

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Introducing Kiaat Ridge, Nelspruit, Mpumalanga

The best of the city in the heart of nature!

Kiaat Ridge, a premium multipurpose lifestyle destination on the outskirts of Nelspruit, promises to blend the magic of Lowveld living with the convenience and energy of the cosmopolitan, urban experience.

Think: High quality infrastructure and a mix of lifestyle elements, thoughtfully integrated into an indigenous landscape that complements the extraordinarily beautiful natural setting; streams of dams, abundant flora and fauna – the true Lowveld experience you've come to love together with the best the city has to offer.

Everything you need on your doorstep.



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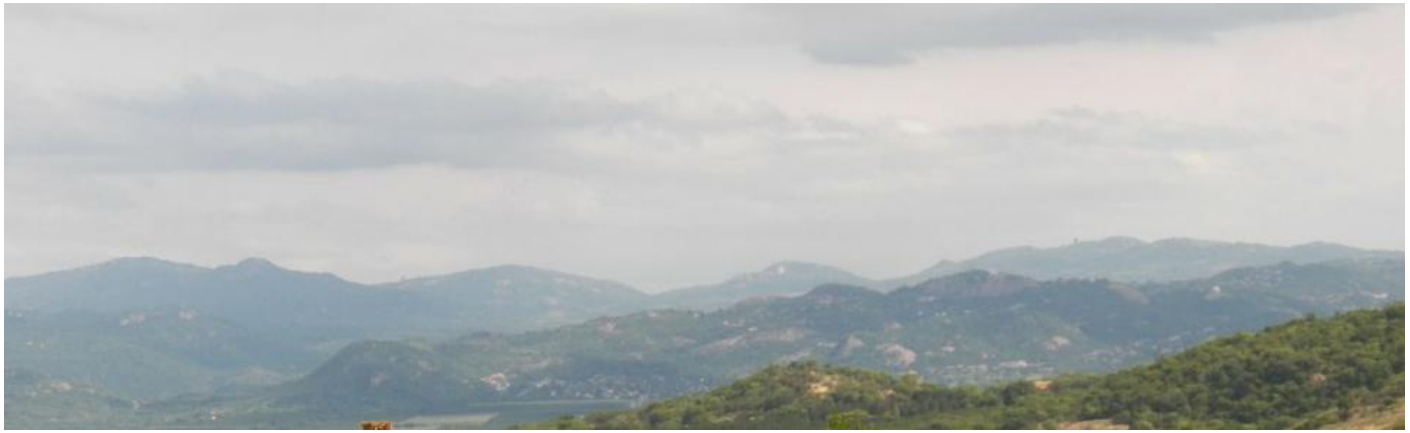
7.Commercial Sector

- Retail
- Office Park
- Hospitality

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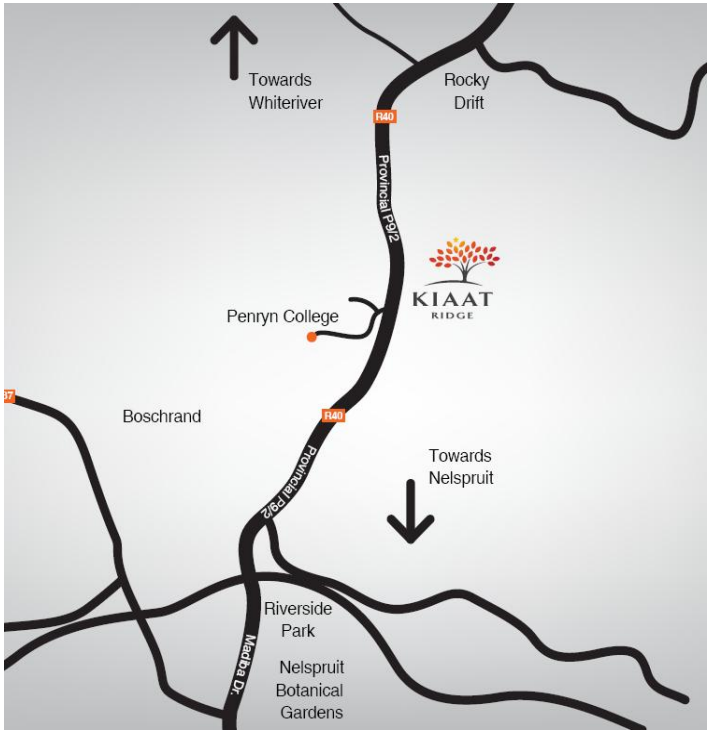
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Construction on the Kiaat Private Hospital commenced in October 2012 and will be completed in 2014



Location! – Location! – Location!

The site is located on a prime 91 hectare property.



Kiaat Ridge is ideally situated on the R40 between Nelspruit and White River, approximately 5km from the Mpumalanga Provincial Government Complex and 14km from the Kruger Mpumalanga International Airport.

It is also less than 2km away from the newly announced Mpumalanga University site and a mere stone's throw away from the prestigious Penryn College Private School.

Kiaat Ridge forms part of the future Mbombela development corridor as set out in the city's new spatial development framework.



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About the developers



Current Stakeholders:

Mathys Johannes Ellis

Mr Thys Ellis is a farmer and business man from Nelspruit, Mpumalanga.
He obtained is B.Pharm degree from the North West University in 1981.
He started investing in property at an early stage of his professional life and now owns and co-owns a substantial property portfolio which includes various farms, commercial property and development land throughout South Africa. Thys acquired this prime development land 13 years ago and was the kingpin in obtaining the development rights.

Ferdinand Dippenaar

Ferdinand Dippenaar, resident in the Republic of South Africa, is a well-known member of the gold mining industry. He holds Bachelors of Commerce and Procuration Degrees, and an MBA from North West University, South Africa. His career started at Gengold (now Gold Fields) in 1982 and was employed in various financial and administrative capacities at a number of their mines. In 1996 he became Managing Director of Grootvlei and East Rand Proprietary Mines and in 1997 was appointed Marketing Director of Harmony and remained with the company until 2005. Ferdi was appointed Director, President and CEO of Great Basin Gold Ltd. in December 2005 until August 2012 and currently is a consultant to the industry.

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Developer Details

Edbel Nege (Pty) Ltd

Registration Number: 1996/08233/07

Address

Unit 6, 19 Rothery Street, Nelspruit

Postal Address

PO Box 859, Nelspruit, 1200

Contact Details

MJ Ellis : 082 440 2504

F Dippenaar : 082 807 3684



Development current status

Two stands (Stands 28 & 29) were sold to the Private Hospital Group for R30,000,000.00 plus VAT.

The full proceeds of the sale will be utilised for the installation of all services to the Phase A of the bigger development, therefore all the property owned by Edbel Nege (Pty) Ltd (Stands 21 to 30 on the diagram below) will be serviced within the next 12 months.

Bulk and Link services for the entire Kiaat Ridge Development is currently being installed, completion is due end of April 2013.



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Our Partners

Kiaat Ridge Holdings partners is a stable of industry leaders to ensure this development's success, innovation and long-term sustainability.

JOUBERT & SEUNS PLANT

architects mbombela (pty) ltd

Greenviro Management

NEU CONSULTING

NB Property Solutions

Estelle du Toit Landscape Architect cc.
Landscape Design, Implementation & Environmental Impact Studies

WOZA NAWE !
DEVELOPMENT PLANNERS

HW SWART
civil & traffic engineer

SAATCHI & SAATCHI

Nozala Health Partners
Turnkey Healthcare Solutions
Giving New Life to the Heart of the Community



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Engineering Services being installed

- **Electricity**

Mbombela Local Municipality are providing the bulk electricity supply to the development. Electricity will be reticulated to all stands through a subsurface system and each stand will be metered separately.

- **Roads**

All roads providing access to facilities and stands in the development will be tarred & paved.

- **Storm Water**

Storm water will be drained into existing watercourses through a number of small subsurface reticulation systems.

- **Sewerage**

Due to the nature of the terrain, a subsurface sewerage reticulation system will drain all sewerage to the municipal treatment plant.

- **Water**

Water will be provided by Sembcorp Silulumanzi.

- **Security**

The development perimeter is to be provided with an electrified security fence.

- **Telecommunication**

A subsurface telecommunications reticulation system to all stands will be provided by Telkom or other service provider.

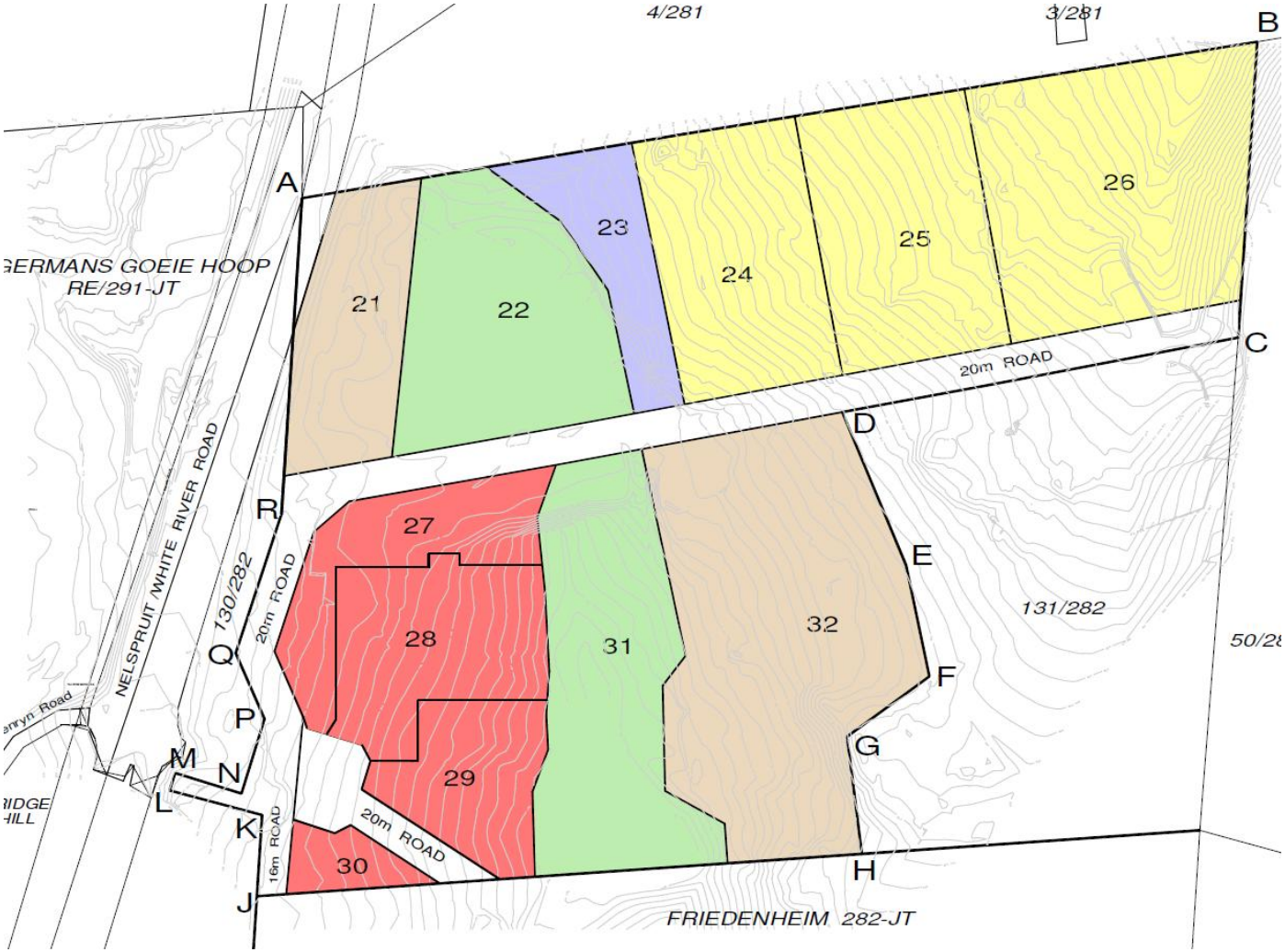
- **Buildings**

A strict architectural theme will be maintained throughout the development. The theme will embrace strong natural elements.



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Property owned by Edbel Nege (Pty) Ltd – Phase A



The value of the Phase A will therefore exceed R100 million after the services are installed.

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Development Objective

Mission

The developer has the objective to create and establish Kiaat Ridge as an upmarket hub and destination for Nelspruit and the greater Mpumalanga Area.

Project Objectives

The objective is to install the civil & electrical services, internal roads, security fence & system and landscaping components in a phased manner as and when different pockets within the estate are sold to developers and end users.
The primary target market for Kiaat Ridge will be developers interested in buying pockets within the estate to develop their property according to strict architectural guidelines or Joint Ventures with Developers or Investors. *Thys Ellis and Ferdi Dippenaar , together with two BEE partners are Joint Venture Partners in the Private Hospital.*



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Market & Development Product

During May 2010 (updated research in 2012), Fernridge Consultants was appointed to do a full survey and market analysis of the development site. Fernridge are the market leaders in South Africa and are the preferred choice of most Blue Chip companies when such services are required. They had a prominent role in some of the country's new regional centres, such as Clearwater Mall, Greenstone Mall, Trade Route Mall, Ballito Lifestyle Centre, Middelburg and Amanzimtoti.

The study focused on the following points:

- Demographic Assessment - *Demographic Assessment, Market Share Analysis and Turnover Estimates,*
- Site Evaluation - *Evaluating whether a specific site / location is viable for the intended purpose,*
- Feasibility Studies - *Feasibility studies for new developments were used including estimation of size, turnover and tenant/buyer mix.*
- Land Use Optimization Survey - *A methodology were used to identify the most lucrative type of development that can take place on this specific piece of land.*

A copy of the full report is available on request

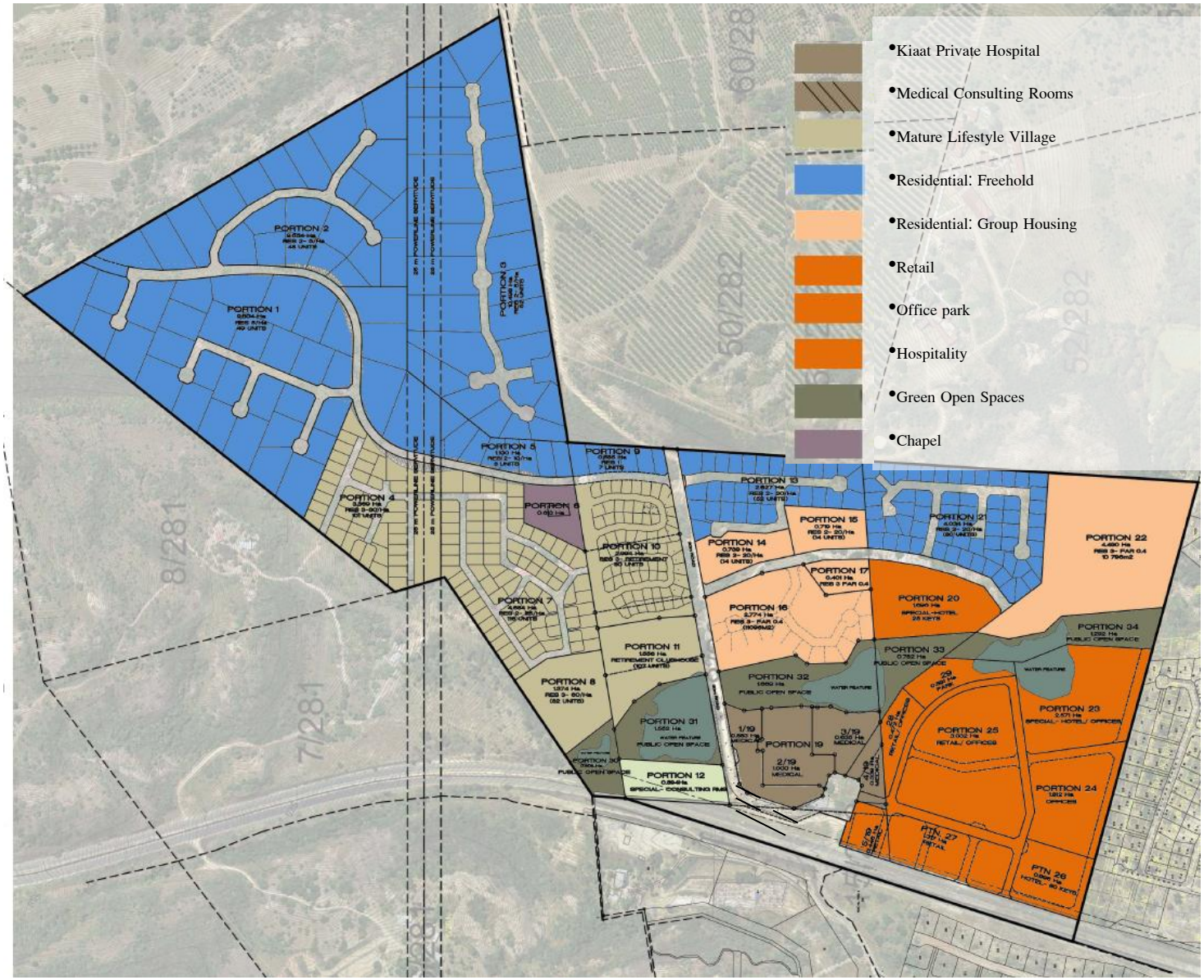
The outcome of the Market & Feasibility Study by Fernridge Consulting was taken into account when the urban design was done and the final usage of each development stand was determined.

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Kiaat Ridge – Site Layout



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HEALTH

Kiaat Private Hospital



KIAAT RIDGE HEALTH

Medical



KIAAT RIDGE HEALTH

Kiaat Private Hospital

World-Class Healthcare Facilities

Kiaat Private Hospital will provide world-class healthcare to the residents of Mbombela and its surrounding districts.

It will feature the following:

- 125 beds
- 7 operating theatres
- A comprehensive diagnostic centre
- Pharmacy
- Emergency services
- Laboratory
- Wellness clinical services

The hospital will provide permanent employment opportunities to more than 300 people, as well as a few hundred more during the construction phase.

Kiaat Private Hospital is being developed by Ethembeni Healthcare (Pty) Ltd, whose shareholders are Ngwenyama Consortium, Nozala Healthpartners (Pty) Ltd, the Public Investment Corporation, the Industrial Development Corporation, as well as a number of medical practitioners, dentists and allied professionals. Group 5 has been appointed to manage the construction of the hospital.

Nozala Health Partners
Turnkey Healthcare Solutions

GEPF
your investment, your future

Your partner in development finance
IDC
Industrial Development Corporation

PUBLIC INVESTMENT CORPORATION
Est. 1911

NGWENYAMA CONSORTIUM

EHLANZENI
Medical Investments



KIAAT RIDGE HEALTH

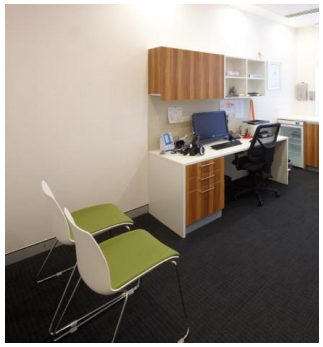
Medical Consulting Rooms

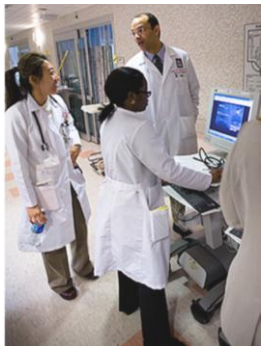
Specially designed medical consulting suites, directly linked to the hospital building, will feature the following:

- 40 consulting suites accommodating healthcare professionals
- Pharmacy
- Shared Boardroom
- Administrative office
- Restaurant / Coffee shop
- Florist
- Dedicated under cover parking for medical professionals
- Ample parking for patients / visitors





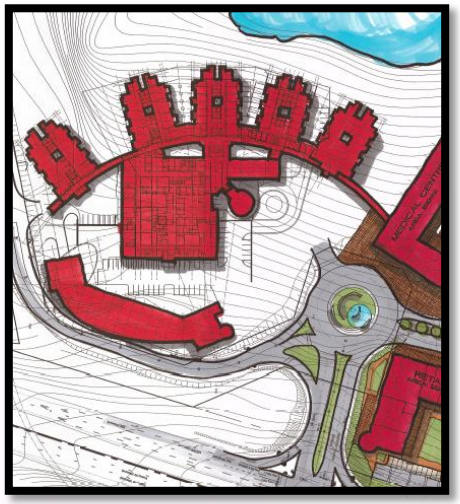






KIAAT RIDGE HEALTH

Doctors Consulting Suites Axonometric Sketch



Doctors Consulting

Urban Concept Layout

KIAAT
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HEALTH

Doctors Consulting Suites Axonometric Sketch









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MATURE LIFESTYLE

Mature Lifestyle Village

Kiaat Ridge's mature lifestyle village will feature a number of elements, such as a clubhouse, a recreational centre and a frail-care facility. The village will be made up of freestanding erven that will be developed on a plot and plan basis, as well as several sectional title units situated closer to the clubhouse and frail-care centre.

State-of-the-art security will create a sense of personal freedom for residents who desire to experience the relaxed country lifestyle in this ideal location.



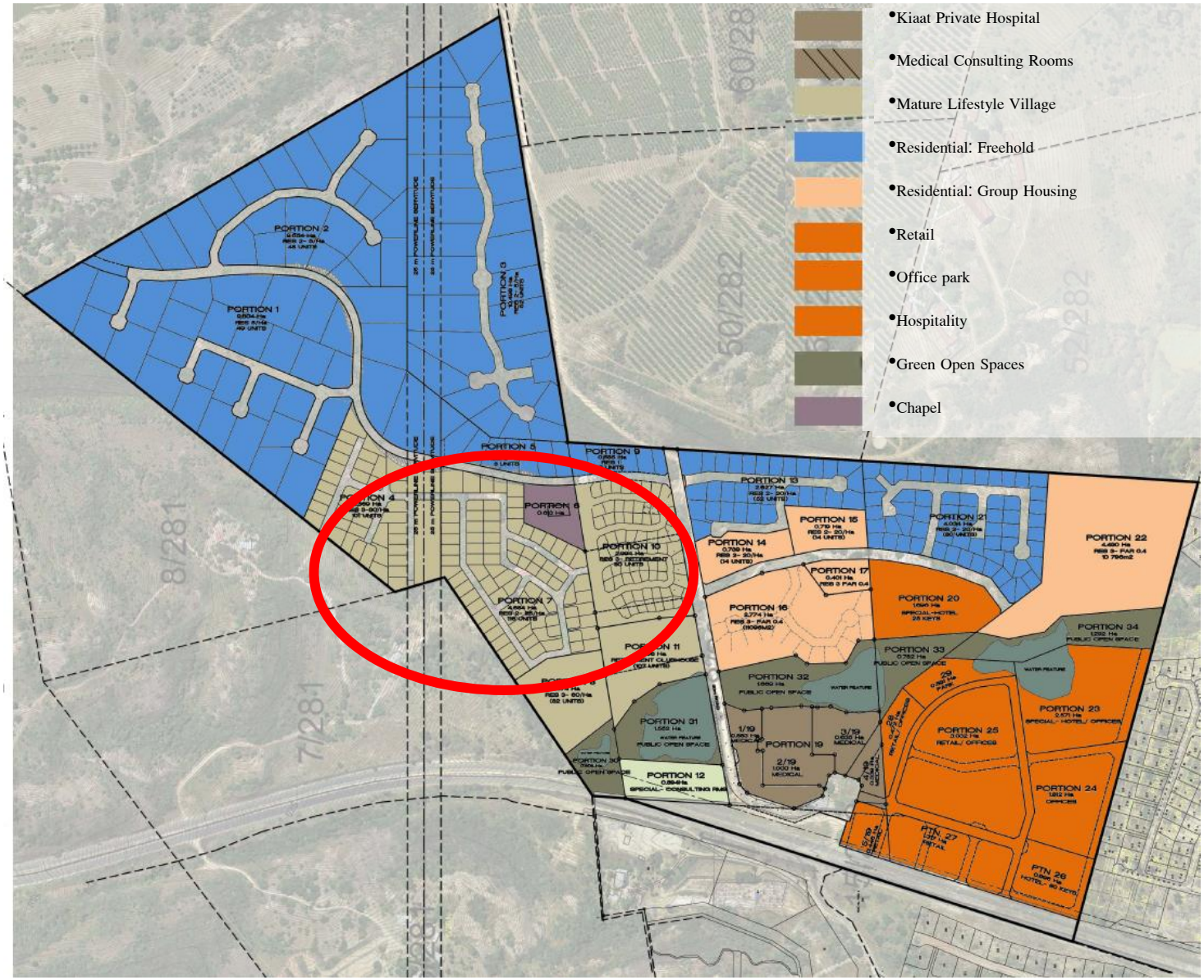






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MATURE LIFESTYLE

Mature Lifestyle Village



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Mature Lifestyle Village – Landscape Layout





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Mature Lifestyle Village Clubhouse –

Axonometric View Phases 1+2



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Mature Lifestyle Village Gatehouse

– Axonometric View

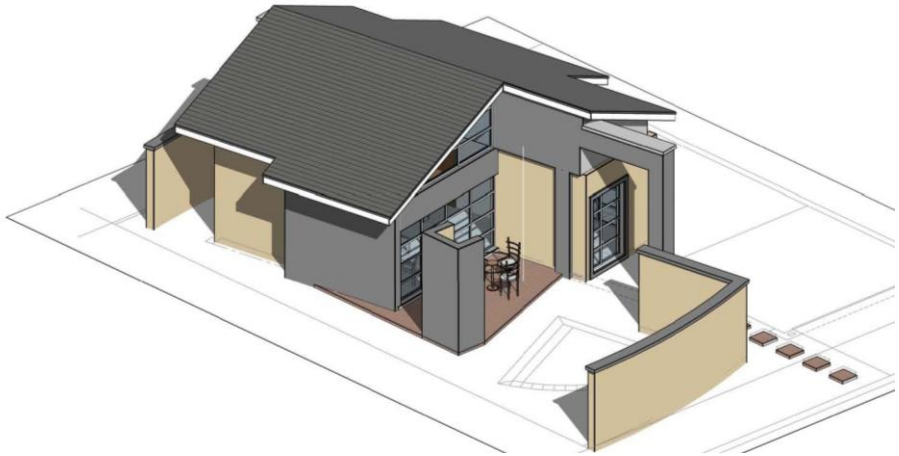




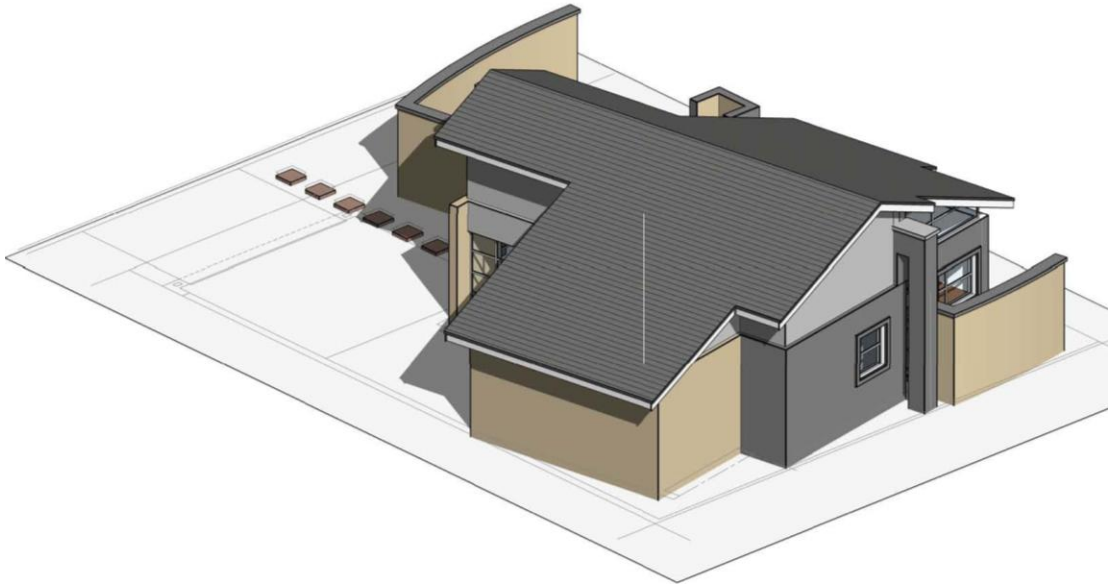
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MATURE LIFESTYLE

Mature Lifestyle –1,2 and 3 Bedroom Units

Axonometric View









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Residential

With a wide range of lifestyle facilities planned within the private open spaces, residents of Kiaat Ridge can expect a relaxed yet secure outdoor lifestyle in a typical Lowveld ecological setting, with amenities such as walking trails, view-points and bird hides.



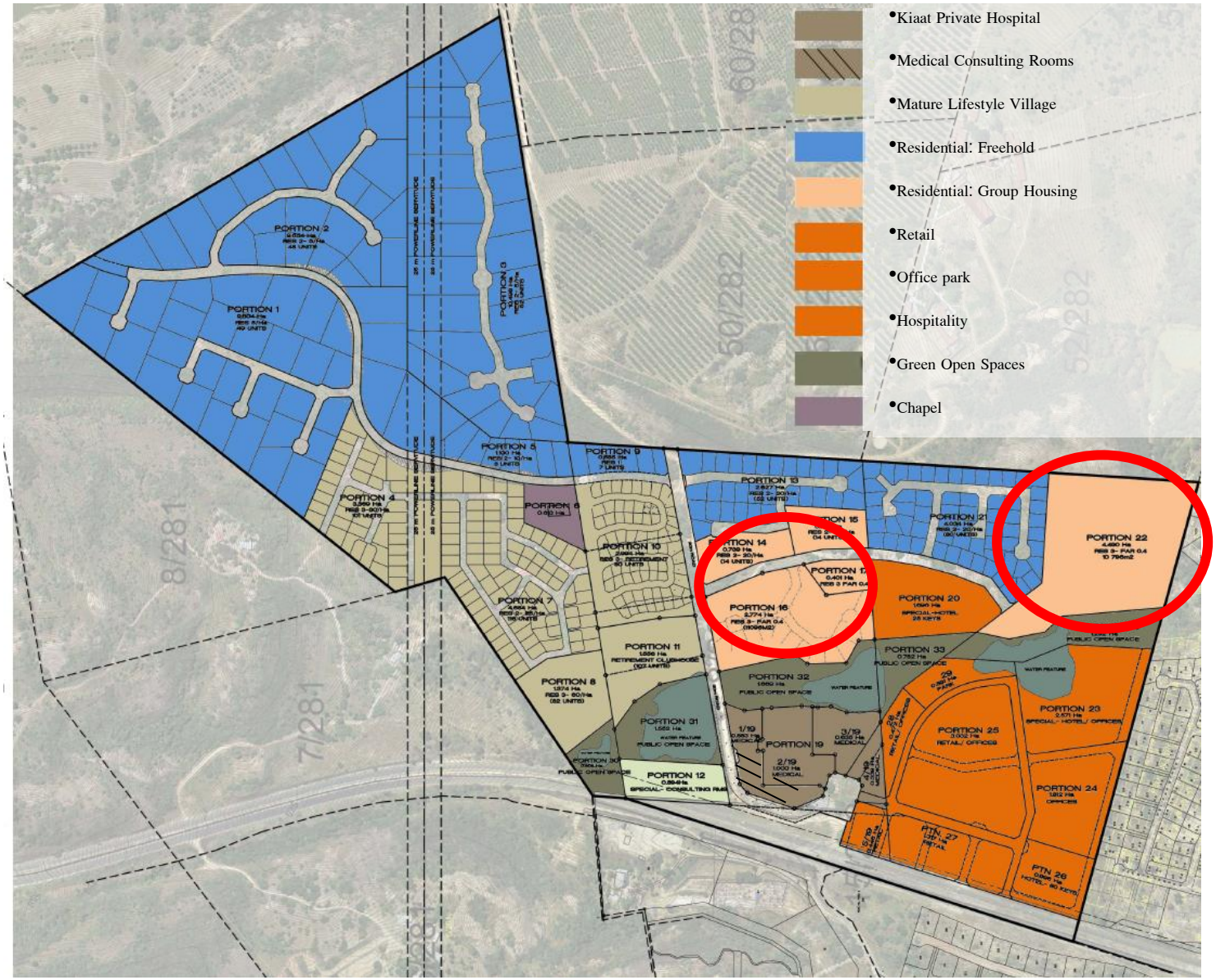






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Residential: Group Housing



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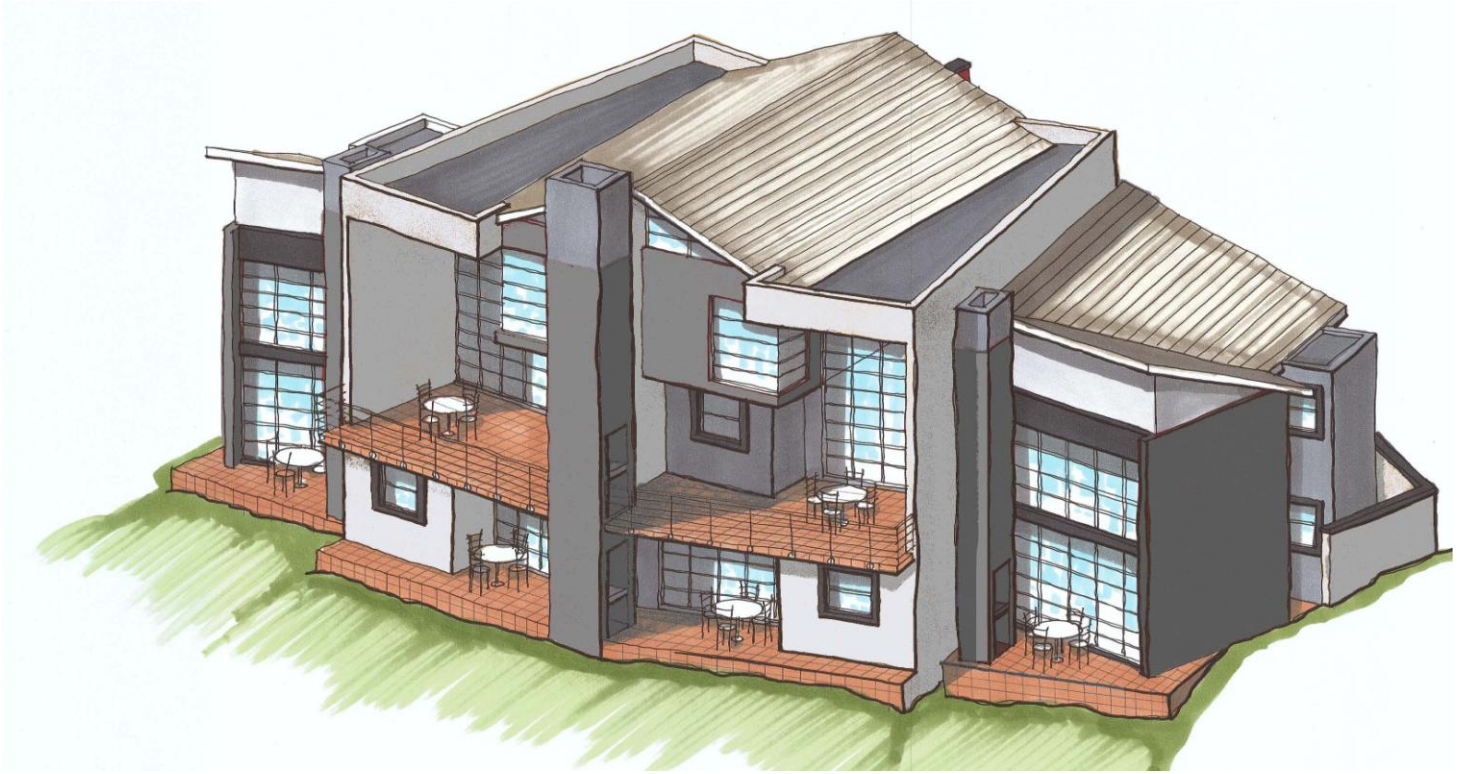
Apartments Residential Development – Site Layout



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RESIDENTIAL

Apartment Residential Development

Typical Axonometric View





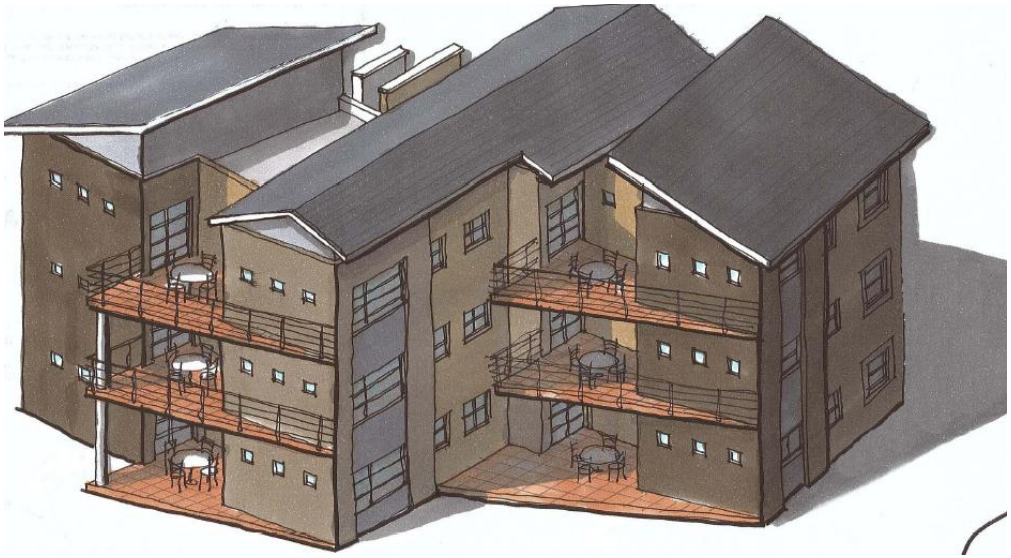






KIAAT RIDGE RESIDENTIAL

Apartments Residential Development



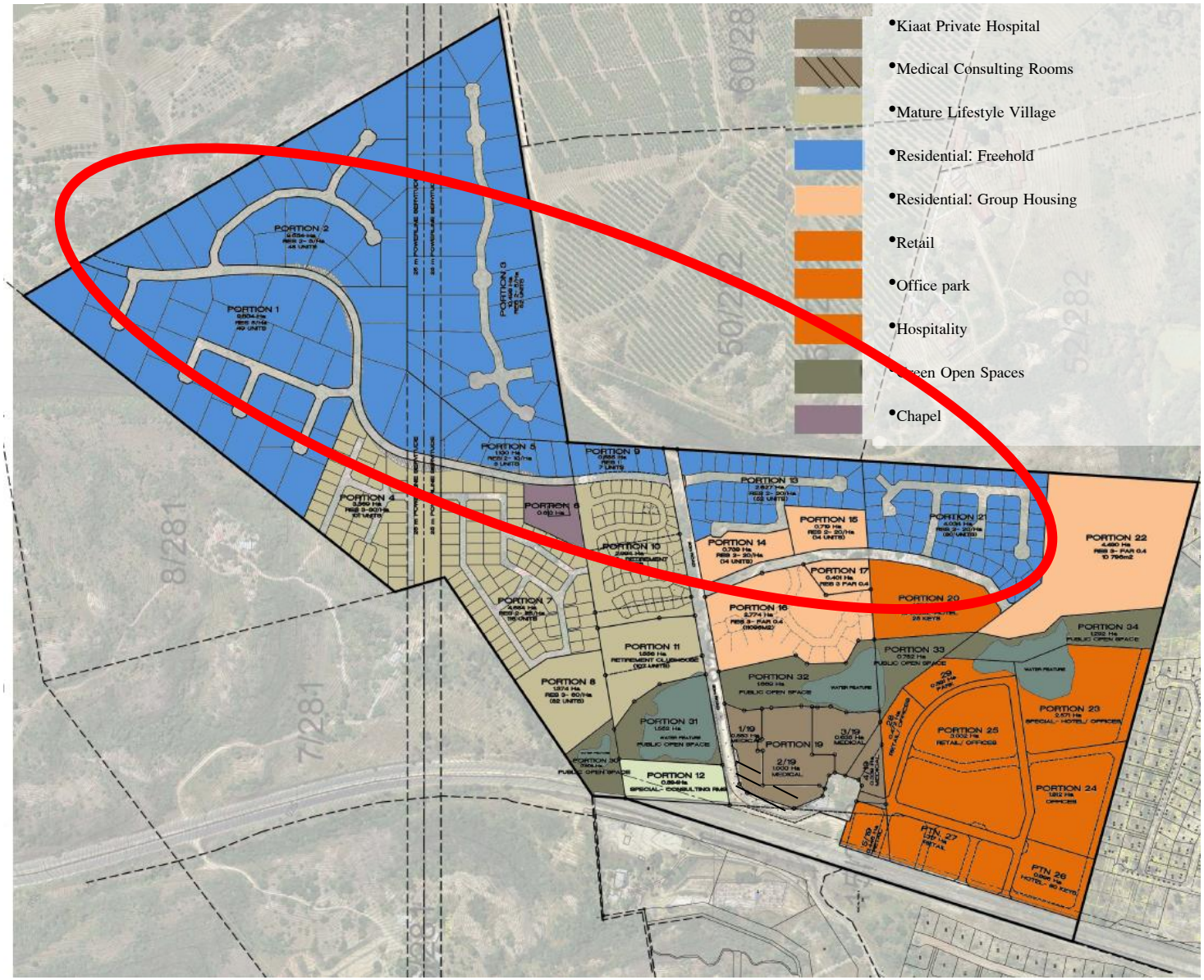
Apartment Residential Development- Typical
West Axonometric View



Apartment Residential Development- Typical
East Axonometric View

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Residential:Freehold



KIAAT RIDGE RESIDENTIAL

Freehold

326 Opportunities









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Commercial Sector

- Retail
- Office Park
- Hospitality











KIAAT RIDGE RETAIL

Retail

Upmarket, Conveniently-Located Shopping Centre

Included in the Kiaat Ridge development is an upmarket, conveniently-located shopping centre with a vibrant tenant mix. The centre will have breathtaking views over the Friedenheim Valley.

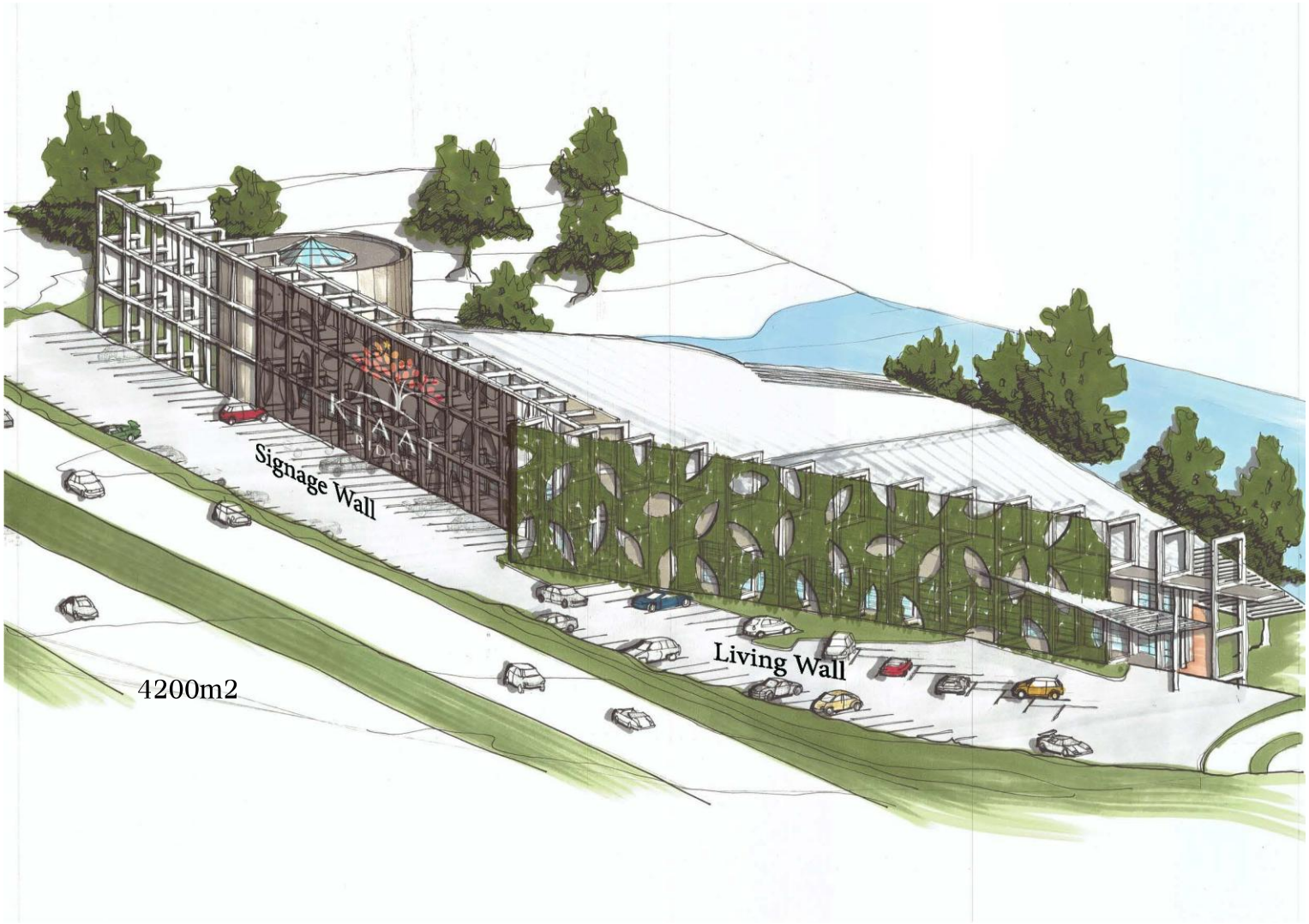
Its prominent location adjacent to the R40 will also allow for good visibility and easy access to passing motorists.





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RETAIL

Lifestyle Centre



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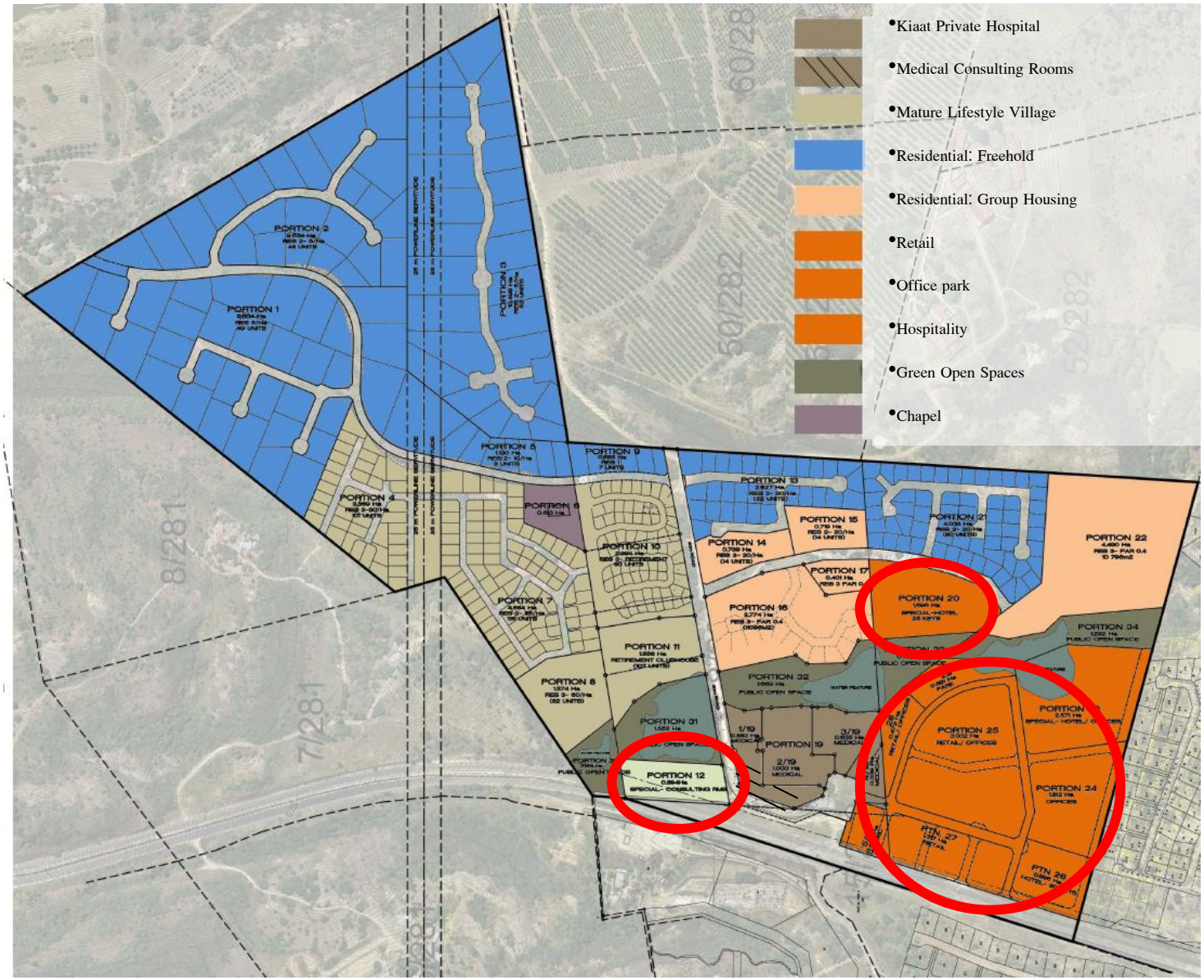
Lifestyle Retail Centre

–Sectional Axonometric View



KIAAT RIDGE RESIDENTIAL

Retail



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Office Park

State-of-the-art, Secure Office Park

A state of the art, secure office park will form a key part of the development. AAA-office space will cater for various local and multinational companies. It is here that the new concept of the virtual office - office space with shared infrastructure and resources - will be introduced to the Lowveld.





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HOSPITALITY



Hospitality

Two hotels, an upmarket boutique and a franchise hotel will be developed in close proximity to the hospital and other amenities. The hotels sites is just minutes away from the Kruger Mpumalanga International Airport and will have excellent access to the N4 highway linking Nelspruit with Johannesburg and Maputo.



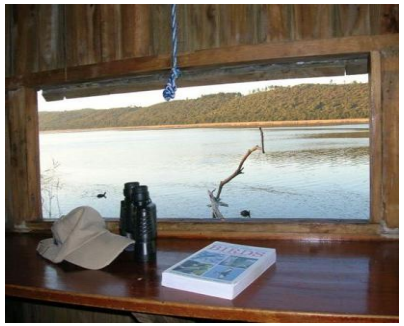
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Green Open Spaces

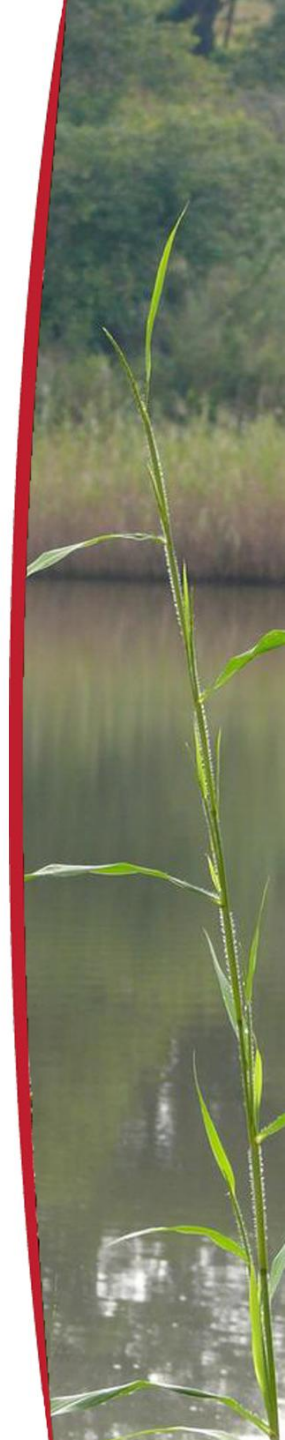
Overflowing with natural beauty, a stream of dams and
some of the finest bird and tree varieties, Kiaat Ridge will follow a responsible environmental approach with an indigenous landscaping policy.

The development has been planned around the existing
water courses, preserving the magic it brings to this multi-purpose lifestyle destination.



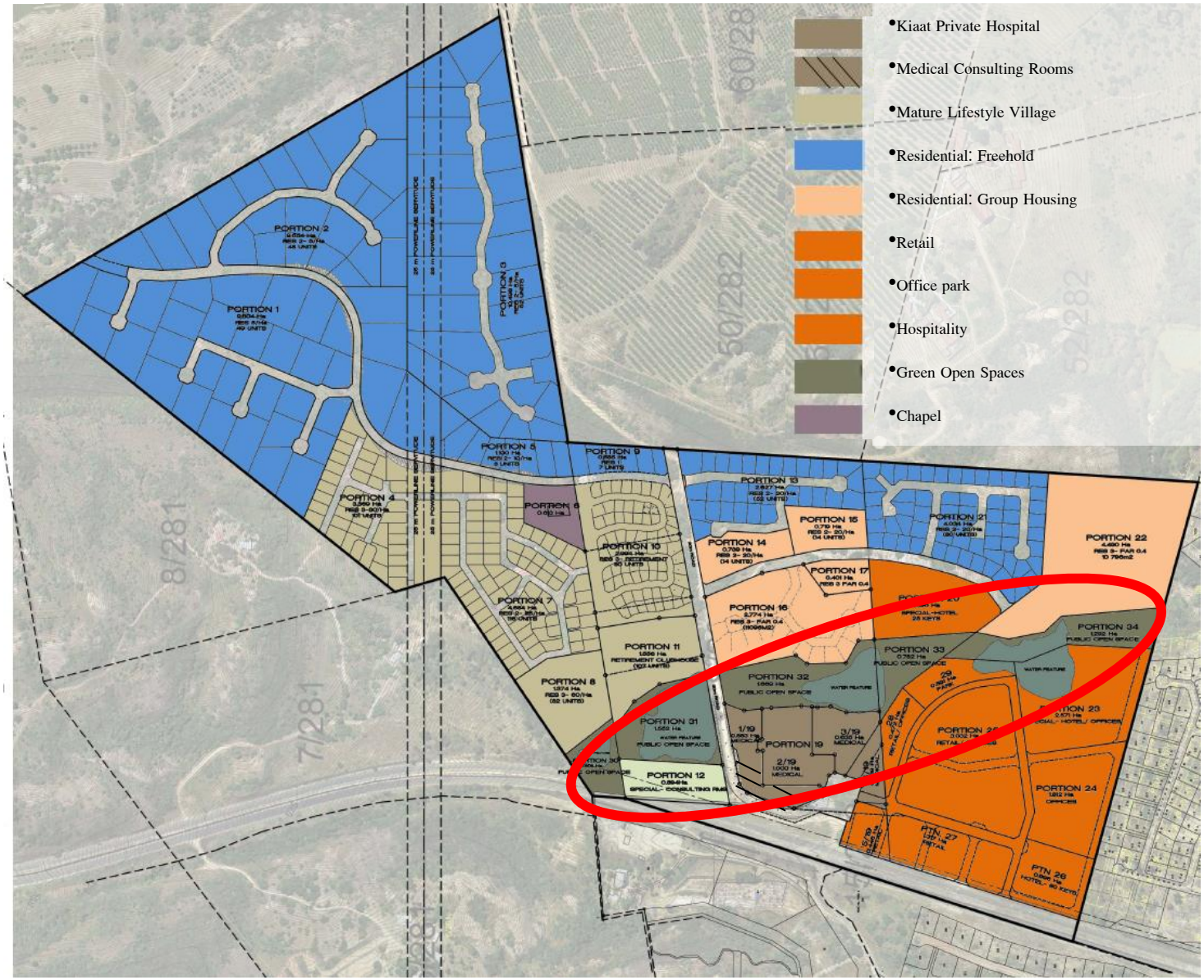






KIAAT RIDGE RESIDENTIAL

Green Open Spaces



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Conclusion

We are confident that the product offering envisaged for ***Kiaat Ridge Development*** will meet the requirements of an upmarket destination business hub that will attract investors from the identified target markets. This, together with the additional features of the development will enable us to live our mission namely:

"... to create and establish Kiaat Ridge Development as an upmarket hub and destination in the Eastern Mpumalanga Area."



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