ANNEXURE H:

Conveyancer's Certificates

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 76531/2007 (Holding Title)

   In respect of:

   REMAINING EXTENT of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 23.1055 (twenty three comma one zero five five) hectares

   and is REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 76531/2007** contains the following restrictive conditions:

   B. ONDERHEWIG AAN EN GEREGTIG op die voordeel van die volgende voorwaaarde in genoemde Transportakte No. 1040/1930 vermeld, naamlik: -

   Die paaie aangetekend op al die kaarte van die van die dele van die restant van gesegde plaas HOOGEKRAAL hede aan bogenonemde mede-eienaars getransporteer, en die pad gemerk "KOENS RUG PAD" op die origenele Kaart van gesegde plaas HOOGEKRAAL toegeken aan R.O. Scott en andere op 26ste Junie 1886 (George Erfpagte Boekdeel 13 nr. 8), en loopende deur die Spoorweg Hekkie en langs die

grenslyn soos getoon op die Kaart van Lot 6 hede aan Daniel Cornelius Terblanche getransporteer nr. 10934 (en daarop gemerk "Serwituut Pad"), die na die eiendomme van al die gesegde mede-eienaars gaan sal bly en die wydte daarvan sal ag tree wees, maar by die draaie waar die pad afdraai uit die grootpad op Lot 8 hede aan Marthinus Christoffel Barnard getransporteer No. 10936 na die resterende gedeelte van gesegde plaas HOOGEKRAAL hierby aan Gilbert Francis Stewart Nortier getransporteer en op Lot No. 10 hede aan Theunis Johannes Barnard getransporteer NO. 10938 na Lot No 11 hede aan James Izaak Barnard getransporteer No. 10939 sal daar 'n wydte gegee word sodat daar gedraai sal word met 'n span trekgoed. Hierdie paaie sal bly as trekpad en rypad, en sal wees vir die wederkerige gebruik van bogenoemde eienaars, hulle families, diensknegte, agente, erfgename, en die opvolgers in title. "

C. ONDERHEHWIG AAN en GEREGTIG tot voordele onder die terme van die serwituut waarna verwys in die endossement gedateer 1 April 1969, op die Transportakte No. 17824 gedateer 29 Oktober 1984, welke endossement soos volg lui: -

"Kragtens Not. Akte No. 125/69 gedateer 21.9.68 is die restant van die plaas "Hooge Kraal" groot 46,4954 ha. Hieronder gehou onderhewig aan 'n pyplyn serwituut met sekere bykomende regte ten gunste van Lot 8 "Hooge Kraal" groot 50,4855 ha, Gehou onder T18508/66 gedateer 7.9.66 en geregtig op reg om op bepaalde punte op gesegde Lot 8 nderhewig aan sekere voorwaardes soos meer volledig sal blyk uit gesegde No. Akte et Kaart 6174/66 daaraan geheg.

ENDORSEMENT

"By virtue of notarial deed of tie agreement K 333/08 dated the 12 February 2008 the within mentioned properties is notarially tied to

Portion 75 (a portion of portion 4) of the farm Hooge Kraal 238 in the municipality and Division George, Province of the Western Cape measuring 20.9942ha held under T 87303/2007

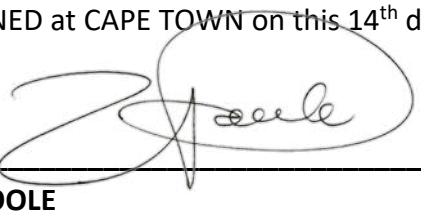
Remaining extent of Portion 70 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 42.1196 Ha held under T 87304/2007

None of the properties shall be consolidated, subdivided or transferred without the written consent of Firstrand Bank".

As will more fully appear from said notarial deed.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 14th day of OCTOBER 2025



_____

Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 76531/2007 (Holding Title)

   In respect of:

   REMAINING EXTENT of PORTION 5 of the farm BUFFELS DRIFT NO. 227
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 23,0978 (twenty three comma zero nine seven eight) hectares

   and is REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 76531/2007** contains the following restrictive conditions:

   ENDORSEMENT

   "By virtue of notarial deed of tie agreement K 333/08 dated the 12 February 2008 the within mentioned properties is notarially tied to

   Portion 75 (a portion of portion 4) of the farm Hooge Kraal 238 in the municipality and Division George, Province of the Western Cape measuring 20.9942ha held under T 87303/2007

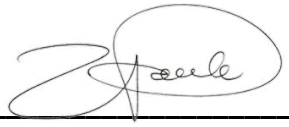
Remaining extent of Portion 70 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 42.1196 Ha held under T 87304/2007

None of the properties shall be consolidated, subdivided or transferred without the written consent of Firstrand Bank".

As will more fully appear from said notarial deed.

The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 16th day of OCTOBER 2025



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Z POOLE
CONVEYANCER

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STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 76531/2007 (Holding Title)

   In respect of:

   REMAINING EXTENT of PORTION 5 of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 29,5737 (twenty nine comma five seven three seven) hectares

   and is REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 76531/2007** contains the following restrictive conditions:

   B. ONDERHEWIG VERDER aan die voorwaarde vervat in Transportakte No. 6328 gedateer 30 Junie 1926, naamlik:-

   "That F.H.B Botha and his successors in title as the registered owner of the properties known respectively as (a) Platklip and (b) remaining extent of portion Buffelsdrift, transferred on this day No. 6327 shall have a right of way by the existing road over the and hereby transferred , as indicated on the Diagram of the said land".

ENDORSEMENT

"By virtue of notarial deed of tie agreement K 333/08 dated the 12 February 2008 the within mentioned properties is notarially tied to

Portion 75 (a portion of portion 4) of the farm Hooge Kraal 238 in the municipality and Division George, Province of the Western Cape measuring 20.9942ha held under T 87303/2007

Remaining extent of Portion 70 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 42.1196 Ha held under T 87304/2007

None of the properties shall be consolidated, subdivided or transferred without the written consent of Firstrand Bank".

As will more fully appear from said notarial deed.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 14th day of OCTOBER 2025

_____

Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

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a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 76531/2007 (Holding Title)

   In respect of:

   REMAINING EXTENT of PORTION 6 of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 58,1224 (fifty eight comma one two two four) hectares

   and is REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 76531/2007** contains the following restrictive conditions:

   I. …

   (a) …
   (b) …

   II. ONDERHEWIG AAN en GEREGTIG op die term van serwituutendossement gedateer 27 Oktober 1958 betreffende 'n reg van weg en serwituut pad teen gemelde Transportakte No. 24203/1948, watter endossement soos volg lui:-

"Kragtens No. Akte No. 643/1958 gedateer 29/7/1958 is die Restant van Gedeelte van Perseel 5 van die Plaas Hoogekraal – 67.8579 morge hieronder gehou (para 2) (a) ONDERHEWIG aan 'n 20 voet wye reg van weg gemerk j.k.l.m. op Kaart No. 11946/48 van die hiernavermelde Geedeelte 84 ten Gunste van Gedeeltes 83 and 84 van die plaas Hooge Kraal hede getransporteer kragtens Transportakte No. 15445/1958 en (b) GEREGTIG op 'n serwituut pad 20 voet wyd oor gesegde Gedeelte 83 en 84 en gemerk m.n. en o.n. onderskeidelik op Kaart No.'s 11945/48 en 11946/48daaraan, soos meer volledig sal blyk uit verwysing na gesegde Not. Akte."

ENDORSEMENT

"By virtue of notarial deed of tie agreement K 333/08 dated the 12 February 2008 the within mentioned properties is notarially tied to

Portion 75 (a portion of portion 4) of the farm Hooge Kraal 238 in the municipality and Division George, Province of the Western Cape measuring 20.9942ha held under T 87303/2007

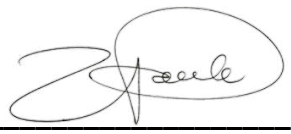
Remaining extent of Portion 70 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 42.1196 Ha held under T 87304/2007

None of the properties shall be consolidated, subdivided or transferred without the written consent of Firstrand Bank".

As will more fully appear from said notarial deed.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 14th day of OCTOBER 2025



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Z POOLE
CONVEYANCER

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I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 76531/2007 (Holding Title)

   In respect of:

   PORTION 9 of the farm BUFFELS DRIFT NO. 227
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 88,6511 (eighty eight comma six five one one) hectares

   and is REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 76531/2007** contains the following restrictive conditions:

   B. ONDERHEWIG VERDER aand die bepalings van die Endossement gedateer 26 Maart 1975 aangebring op Verdelinstrasportakte No. 6362 gedateer 30 Junie 1926, welke endossement soos volg lui:

   "**ENDOSSEMENT KRAGTENS ARTIKEL 31(6) VAN WET NR. 47 VAN 1937 (SOOS GEWYSIG)**

'n Gedeelte van die eiendom hierinvermeld grootte +- 6,8 ha., is onteien deur die Republiek van Suid-Afrika kragtens Art. 8 (1) (a) Wet 54/1971 geliasseer as onteienings caveat Ex. 434/1975 planne in tweevoud geliasseer hiermee."

C. ONDERHEHWIG VERDER aan die bepalings van die endossement gedateer 16 Junie 1975 aangebring op Verdelingstrasportakte No. 6326 gedateer 30 Junie 1926, welke endossement soos volg lui" –

"**ENDOSSEMENT KRAGTENS ARTIKEL 31(6) VAN WET NR. 47 VAN 1937 (SOOS GEWYSIG)**

'n Gedeelte van die eiendom hierin vermeld groot +- 0,5ha, is onteien deur die Republiek van Suid-Afrika kragtens Art. 8(1)(a) van Wet op Nasionale Paaie 54/1971 vide onteieningskennisgewing No. N10/3/1/038/10 d.d. 6.6.75 geliasseer as onteienings caveat Ex. 791/1975 planne in tweevoud geliasseer hiermee."

ENDORSEMENT

"By virtue of notarial deed of tie agreement K 333/08 dated the 12 February 2008 the within mentioned properties is notarially tied to

Portion 75 (a portion of portion 4) of the farm Hooge Kraal 238 in the municipality and Division George, Province of the Western Cape measuring 20.9942ha held under T 87303/2007

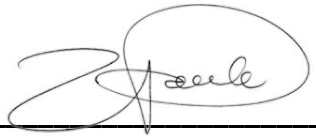
Remaining extent of Portion 70 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 42.1196 Ha held under T 87304/2007

None of the properties shall be consolidated, subdivided or transferred without the written consent of Firstrand Bank".

As will more fully appear from said notarial deed.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 16th day of OCTOBER 2025



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a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 76531/2007 (Holding Title)

   In respect of:

   REMAINING EXTENT of PORTION 17 of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 23,9249 (twenty three comma nine two four nine) hectares

   and is REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 76531/2007** contains the following restrictive conditions:

   A. ONDERHEWIG VERDER aan en GEREGTIG op die voordeel van die voorwaardes vervat in Aanhangsel A geheg aan genoemde Transportakte gedateer 8 April 1909 Nr. 1939, naamlik:-

      1. That all roads shown on the diagrams of the respective portions and properties are to remain free and open for the use of the respective Transferees and their successors in title.

2. That the owners of Lot A3, C4 and the said Lot 5, and their successors in title, shall give the owner of Lot B4 a road for the driving of stock (Jaagd pad) from a point on the road known as “Guano gat” road to a point on the “Maalgaten” road, upon the special condition that should the owner of Lot B4 at any time make use of the road shown on the diagrams of Lots B4, A4, and the remaining extent of Lot 4, as running through the respective properties between the point where it crosses the boundary between Lot 3 of Hoogekraal and the remaining extent of Lot 4, and the point where it crosses the southern boundary of Lot A4 then the said road for livestock shall be closed.

3. That the owner of the remaining extent of Lot 4 shall give the respective Transferees and their successors in title a road 30 feet wide from the common beacon between Lot 3 and Lot 4 at or near the gate of the “Guano gat” road to a point to a point where it again joins the “Guano Gat” road on Lot B4.

B. VERDER ONDERHEWIG op ‘n serwituut reg van weg 10 (tien) meter wyd oor die eiendom beskryf as:
SEKER stuk opgehefde ergpaggrond, geleë in die Afdeling van George, synde die Gedeelte 102 (‘n gedeelte van gedeelte 17) van die plaas HOOGE KRAAL No. 238;

GROOT: 24,1751 (Vier en Twintig komma Een Sewe Vyf Een) Hektaar;

GEHOU deur Daid Willem Pieter Botbyl (Gebore op 23 Januarie 1938) en Willem Colman Botbyl (gebore op 16 November 1957) minderjarige,

KRAGTENS Verdelingstranportakte hede gedateer No. T 13195/77

Die noordelike grens van welke serwituut aangedui word deur die lyn B x op kaart No. 10494/70 geheg aan Verdelingstranportakte No. 13195/77.

ENDORSEMENT

“By virtue of notarial deed of tie agreement K 333/08 dated the 12 February 2008 the within mentioned properties is notarially tied to

Portion 75 (a portion of portion 4) of the farm Hooge Kraal 238 in the municipality and Division George, Province of the Western Cape measuring 20.9942ha held under T 87303/2007

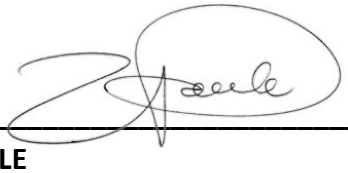
Remaining extent of Portion 70 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 42.1196 Ha held under T 87304/2007

None of the properties shall be consolidated, subdivided or transferred without the written consent of Firstrand Bank".

As will more fully appear from said notarial deed.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 14th day of OCTOBER 2025



Z POOLE
CONVEYANCER

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a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 76531/2007 (Holding Title)

   In respect of:

   REMAINING EXTENT of PORTION 18 of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 6,6304 (six comma six three zero four) hectares

   and is REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 76531/2007** contains the following restrictive conditions:

   ENDORSEMENT

   "By virtue of notarial deed of tie agreement K 333/08 dated the 12 February 2008 the within mentioned properties is notarially tied to

   Portion 75 (a portion of portion 4) of the farm Hooge Kraal 238 in the municipality and Division George, Province of the Western Cape measuring 20.9942ha held under T 87303/2007

Remaining extent of Portion 70 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 42.1196 Ha held under T 87304/2007

None of the properties shall be consolidated, subdivided or transferred without the written consent of Firstrand Bank".

As will more fully appear from said notarial deed.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

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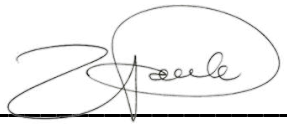

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a duly qualified and admitted Conveyancer, practicing at:

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Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 76531/2007 (Holding Title)

   In respect of:

   REMAIING EXTENT of PORTION 19 of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 2,2535 (two comma two five three five) hectares

   and is REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 76531/2007** contains the following restrictive conditions:

   I. ONDERHEWIG aan en geregtig o doe voordeel van:-

   (a) …

   (b) Die volgende voorwaardes verat in Aanhangsel "A" aan Transportakte No. 1040 gedateeer 8 April 1909, naamlik: -

(1) That all roads shown on the diagrams of the respective portions and properties are to remain free and open for the use of the respective Transferees and their successors in title.

(3) That the owners of Lot A3, C4 and the said Lot 5, and their successors in title, shall give the owner of Lot B4 a road for the driving of stock (Jaagd pad) from a point on the road known as "Guano gat" road to a point on the "Maalgaten" road, upon the special condition that should the owner of Lot B4 at any time make use of the road shown on the diagrams of Lots B4, A4, and the remaining extent of Lot 4, as running through the respective properties between the point where it crosses the boundary between Lot 3 of Hoogekraal and the remaining extent of Lot 4, and the point where it crosses the southern boundary of Lot A4 then the said road for livestock shall be closed.

(4) That the owner of the remaining extent of Lot 4 shall give the respective Transferees and their successors in title a road 30 feet wide from the common beacon between Lot 3 and Lot 4 at or near the gate of the "Guano gat" road to a point to a point where it again joins the "Guano Gat" road on Lot B4.

ENDORSEMENT

"By virtue of notarial deed of tie agreement K 333/08 dated the 12 February 2008 the within mentioned properties is notarially tied to

Portion 75 (a portion of portion 4) of the farm Hooge Kraal 238 in the municipality and Division George, Province of the Western Cape measuring 20.9942ha held under T 87303/2007

Remaining extent of Portion 70 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 42.1196 Ha held under T 87304/2007

None of the properties shall be consolidated, subdivided or transferred without the written consent of Firstrand Bank".

As will more fully appear from said notarial deed.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 14th day of OCTOBER 2025

Z POOLE
CONVEYANCER

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Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 76531/2007 (Holding Title)

   In respect of:

   REMAINING EXTENT of PORTION 23 of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 8,5653 (eight comma five six five three) hectares

   and is REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 76531/2007** contains the following restrictive conditions:

   ENDORSEMENT

   "By virtue of notarial deed of tie agreement K 333/08 dated the 12 February 2008 the within mentioned properties is notarially tied to

   Portion 75 (a portion of portion 4) of the farm Hooge Kraal 238 in the municipality and Division George, Province of the Western Cape measuring 20.9942ha held under T 87303/2007

Remaining extent of Portion 70 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 42.1196 Ha held under T 87304/2007

None of the properties shall be consolidated, subdivided or transferred without the written consent of Firstrand Bank".

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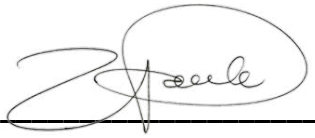

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CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 76531/2007 (Holding Title)

   In respect of:

   PORTION 41 of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 31,2635 (thirty one comma two six three five) hectares

   and is REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 76531/2007** contains the following restrictive conditions:

   ENDORSEMENT

   "By virtue of notarial deed of tie agreement K 333/08 dated the 12 February 2008 the within mentioned properties is notarially tied to

   Portion 75 (a portion of portion 4) of the farm Hooge Kraal 238 in the municipality and Division George, Province of the Western Cape measuring 20.9942ha held under T 87303/2007

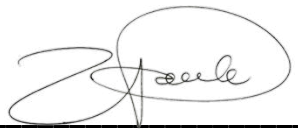
Remaining extent of Portion 70 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 42.1196 Ha held under T 87304/2007

None of the properties shall be consolidated, subdivided or transferred without the written consent of Firstrand Bank".

As will more fully appear from said notarial deed.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 14th day of OCTOBER 2025



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Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 76531/2007 (Holding Title)

   In respect of:

   REMANING EXTENT of PORTION 42 of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 6,9674 (six comma nine six seven four) hectares

   and is REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 76531/2007** contains the following restrictive conditions:

   ENDORSEMENT

   "By virtue of notarial deed of tie agreement K 333/08 dated the 12 February 2008 the within mentioned properties is notarially tied to

   Portion 75 (a portion of portion 4) of the farm Hooge Kraal 238 in the municipality and Division George, Province of the Western Cape measuring 20.9942ha held under T 87303/2007

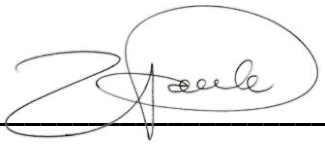
Remaining extent of Portion 70 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 42.1196 Ha held under T 87304/2007

None of the properties shall be consolidated, subdivided or transferred without the written consent of Firstrand Bank".

As will more fully appear from said notarial deed.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 14th day of OCTOBER 2025



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Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 70603/1999 (Holding Title)

   In respect of:

   PORTION 52 of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 50,4855 (fifty comma four eight five five) hectares

   REGISTERED in the name of

   The Trustees for the time being of the
   PELGRIMSKRAAL TRUST
   Registration Number IT 452/1999

2. Deed of Transfer No. **T 70603/1999** contains the following restrictive conditions:

   "**SUBJECT TO AND ENTITLED TO:**

   A. …

   B. The following conditions mentioned in Deed of Transfer No. T10936 dated 31st December 1930:

(I) Die paaie aangetekend op al die kaarte van die van die restant van die gesegde plaas HOOGEKRAAL hede aan bogemelde mede-eienaars getransporteer, en die pad gemerk "KOENS RUG PAD" op die origenele Kaart van gesegde plaas HOOGEKRAAL toegeken aan R.O. Scott en andere op 26ste Junie 1886 (George Erfpak Boekdeel 13 nr. 8) en loopende deur die Spoorweg Hekkie en deur die grenslyn soos getoon op die Kaart van Lot 6 hede aan Daniel Cornelius Terblanche getransporteer nr. 10934 (en daarop gemerk "Servituut Pad"), die na die eiendomme van al die gesegde mede-eienaars gaan sal bly en die wydte daarvan sal ag tree wees, maar by die draaie waar die pad afdraai uit die grootpad op Lot nr. 8 hede aan Marthinus Christoffel Barnard getransporteer nr. 10936 na die resterende gedeete van gesegde plaas HOOGEKRAAL hede aan Gilbert Francis Stewart Nortier getransorteer te word en op Lot nr 10 hierby aan Theunis Johannes Barnard getransporteer na Lot nr. 11 hede aan James Izaak Barnard getransporteer te word sal daar 'n wydte gegee word sodat daar gedraai kan word met 'n span trekgoed. Hierdie paaie sal bly as trekpad en rypad, en sal wees vir die wederkerige gebruik can bogenoemde eienaars, hulle families, diensknegte, agente, erfgename, en die opvolgers in title. "

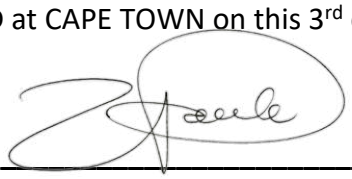
(II) "Die gesegde James Izaak Barnard as eienaar van Lot 11, hede aan hom getransporteer te word, Theunis Johannes Barnard as eienaar van Lot nr. 10 hierby getransporteer en te gesamentelike Boedel van wyle Christian Jacobus Barnard en nablywende eggenote Maria Magdelena Barnard (gebore Kuyler) vroer Barnard en nou getroud sonder gemeenskap van goedere met James Izaak Barnard se eienaar van Lot nr. 9 hede aan gesegde Boedel getransporteer nr. 10937 respektiewelik, en hulle opvolgers in titel sal die gebruik hê van die suiping aangetekend op Kaart van Lot nr. 8 hede aan gesegde Marthinus Christoffel Barnard getransporteer nr. 10936 en wel in die GROOT BRAK KLOOF, vir hulle vee met reg van toegang en terruggang daarheen".

C. To the terms of the endorsement dated 1st April 1969, in said Deed of Transfer No. T18505 dated 7th September 1966, which endorsement reads as follows:

"By Notarial Deed No. 125/69 dd. 21.9.1968 Lot 8 "Hoogekraal" measuring 50,4855 hectares held hereunder is entitled to a pipeline servitude together with ancillary rights over the remainder of the farm "Hooge Kraal", measuring 46,4954 hectares, Held under T17824/54 dd 29-10-1954 and subject to a right of water extraction from the said pipe line at two determined points and at determined time. As will more fully appear from the said Not. Deed with Diagram 6174/1966 thereunto annexed".

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 3rd day of OCTOBER 2025



_____

Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 66591/2008 (Holding Title)

   In respect of:

   REMAINDER PORTION 64 (a portion of portion 1) of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 10,3716 (ten comma three seven one six) hectares

   REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 66591/2008** contains the following restrictive conditions:

   "**ONDERHEWIG:**

   (a) …

   (b) Aan die volgende voorwardes bevat in Grondbrief uitgereik onder die voorsienings van Wet No. 9 van 1897 op 13 Oktober 1908 (George Erfpagte Boekdeel 14 No. 23), naamlik:

"Subject to all such duties and regulations as are already, or shall in future be established respecting lands granted on similar tenure".

(c) Aan die serwituut wat betref 'n 12 voet reg van weg ten opsigte waarvan die volgende verwysing op 12 Maart 1909 ge-endoseer is op bogenoemde Grondbrief as volg:-

"The land under this Title Deed if subject to the Deed of Agreement dated 21st November, 1908 of which copy is attached."

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 3rd day of OCTOBER 2025

_____

Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 12589/2010 (Holding Title)

   In respect of:

   REMAINDER PORTION 65 (PORTION OF PORTION 1) of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 9,0611 (nine comma zero six one one) hectares

   REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 12589/2010** contains the following restrictive conditions:

   A. SUBJECT

   (a) …
   (b) to the following condition contained in Deed of Grant dated 13th October 1908 (George Register Book. 14 No. 23) namely:

   "SUBJECT to all such duties and regulations as either are already or shall in future be established respecting lands granted on similar tenure".

(c) To a servitude of right of way 3,78 metres which on the 12th March 1909 was endorsed on the abovementioned Deed of Grant, as follows:

"The land held under this Title Deed is subject to the Deed of Agreement dated 21st November 198 of which copy is attached."

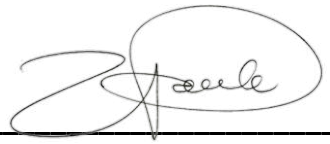
B. ALSO SUBJECT TO and ENTITLE to the right of:

(a) The following special conditions as will more fully appear from Deed of Partition Transfer No 20999/1952, namely:

Dat die gesegde van die "Cemetary" aangewys op die bovermedle Kaart van gesegde Gedeelte 65 hierdeur getransporteer sal bly as 'n begrafplaas vir die eienaars van al die Gedeeltes van gesegde Lot 3 van Hooge Karal en hul opvolgers in titel met reg van toegang oor gesegde Gedeelte 65.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 3rd day of OCTOBER 2025



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Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 4069/2010 (Holding Title)

   In respect of:

   PORTION 66 (a portion of portion 1) of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 15,6191 (fifteen comma six one nine one) hectares

   REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 4069/2010** contains the following restrictive conditions:

   SUBJECT

   (b) To the undermentioned condition contained Deed of Grant dated 13 October 1908 (George Freeholds Volume 14 No. 23), namely:

   "Subject to all such duties and regulations as either are already or shall in future be established respecting lands granted on similar tenure"

(c) To a 3,66 metre servitude right of way reference to which appears from an endorsement dated 12 March 1909 on the hereinbefore mentioned Deed of Grant reading as follows:

"The land held under this Title Deed is subject to the Deed of Agreement dated 21 November 198 if which copy is attached"

NOTARIAL TIE AGREEMENT

BY NOTARIAL TIE AGREEMENT NO. K 3/2010S DATED THE 6 JANUARY 2010 NO THE WITHIN MENTIONED PROPERTY IS NOTARIALLY TIED WITH: -

(1) PORTION 75 (A PTN OF PTN 4) OF THE FARM HOOGEKRAAL 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE
IN EXTENT 20,9442 (TWENTY COMMA NINE FOUR FOUR TWO) HECTARES
HELD BY DEED OF TRANSFER NO T 87303/2007 AND

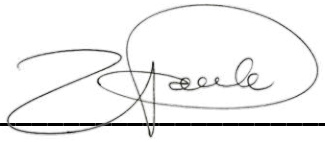
(2) REMAINING EXTENT OF PORTION 70 (A PTN OF PTN 4) OF THE FARM HOOGEKRAAL 238
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE
IN EXTENT 42,1196 (FORTY TWO COMMA ONE ONE NINE SIX) HECTARES
HELD BY DEED OF TRANSFER NO T 87304/2007

AND IS REGARDED AS ONE PROPERTY FOR ALL INTENTS AND PURPOSES AND THAT THE PROPERTIES SHALL NOT BE CONSOLIDATED, SUBDIVIDED OR TRANSFERRED WITHOUT THE WRITTEN CONSENT OF FIRSTRAND BANK LIMITED, REGISTRATION NUMBER 1929/001225/06 FIRST BEING OBTAINED.

AS WILL MORE FULLY APPEAR FROM SAID NOTARIAL DEED.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 3rd day of OCTOBER 2025



Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 93890/2003 (Holding Title)

   In respect of:

   PORTION 67 of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 16,7976 (sixteen comma seven nine seven six) hectares

   and is REGISTERED in the names of

   PIERRE JOHAN DU TOIT
   Identity Number 510128 5078 08 1
   and
   HELENA DU TOIT
   Identity Number 520718 0090 08 2
   Married in community of property to each other

2. Deed of Transfer No. **93890/2003** contains the following restrictive conditions:

   2. ONDERHEWIG aan die volgende voorwarde vervat in die Grondbrief gedateer 13 Oktober 1908 (George Erfpagte Boekdeel 14 No. 23) naamlik:

   "Subject to all such duties and regulations as are already, or shall in future be established respecting lands granted on similar tenure".

3. **ONDERHEWIG** aan die 3,78 meter serwituutweg van weg waarna verwys word in die aantekening gedateer 12 Maart 1909 op voormelde Grondbrief, naamlik

   "The land held under this Title Deed is subject to the Deed of Agreement dated 21st November 1908 of which copy is attached."

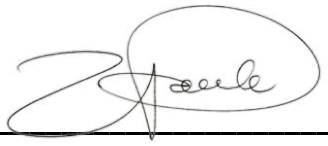
4. **ONDERHEWIG en GEREGTIG** tot die voordeel van die volgende voorwaardes vervat in voormelde Transportakte No. 20995/1952:

   (i) Dat die gedeelte van die "CEMETERY" aangewys op die kaart van Gedeelte 65 aan DANIEL ANDRIES BOTHA getransporteer op 19 Desember 1954, No. 20999 sal bly as 'n begrafplaas vir die eienaars van al die Gedeeltes van gesegde Lot 3 van Hooge Kraal en hul opvolgers in titel met reg van toegang oor gesegde Gedeelte 65.

   (ii) Dat die fontein gemerk op, en die dam aangewys in blou op die lyn F E van die Kaart van gesegde Gedeelte 67 sl wees vir die gebruik van die eienaars van gesegde Gedeelte 67 en van Gedeelte 68 van Lot 3 van HOOGE KRAAL aan JOHANNES HENDRIKUS BOTHA getransporteer op 19 Desember 1952 (No, 20997) en hul opvolgers in titel.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 16th day of OCTOBER 2025



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Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 83694/2007 (Holding Title)

   In respect of:

   REMAINDER of PORTION 68 of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 18,0155 (eighteen comma zero one five five) hectares

   and is REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 83694/2007** contains the following restrictive conditions:

   (b) To the following condition contained in Deed of Grant dated 13th October 1908 (George Quitrents Volume 14 No 23) :-

   "Subject to all such duties and regulations as are already, or shall in future be established respecting lands granted on similar tenure".

   (c) To the Servitude which concerns a 3,78 metres right of way referred to in the endorsement dated 12th March 1909 on said Deed of Grant dated 13th October 1908 (George Quitrants volume 14 No 23, namely):-

"The land held under this Title Deed is subject to the Deed of Agreement dated 21st November 1908 of which copy is attached."

(d) To the following special condition contained in said Deed of Partition Transfer dated 19th December 1952, No 20997

Dat die pad 6,30 meter wyd gemerk in geelbruin op die lyn B C en op die Westelike kant van die bakens C en a van die Kaart van gesegde Gedeelte 68 os 'n serwituut pad vir die gebruik van die eienaar van Gedeelte 69 aan die boedel van wyle MARTHINUS CHRISTOFFEL BOTHA en ADAM JOHANNES BOTHA getransporteer op 19 Desember 1952, Nr 20995, en hul opvolgers in titel.

(e) SUBJECT AND ENTITLED to the benefit of the further following special conditions contained in said Deed of Partition Transfer dated 19th December 1952, No 20997, namely :-

(i) ONDERHEWIG VERDER aan die volgende spesiale voorwarde vervat in Verdelingstransportakte 21000 gedateer 19 desember 1952, wat soos volg lees:

Dat die gedeelte van die "CEMETERY" aangewys op die kaart van Gedeelte 65 aan DANIEL ANDRIES BOTHA getransporteer op 19 Desember 1952, nr 20999 sal bly as 'n begrafplaas vir die eienaars van al die Gedeeltes van gesegde Lot 3 van Hooge Kraal en hul opvolgers in titel met reg van toegang oor gesegde Gedeelte 65.

(i) Dat die fontein gemerk op, en die dam aangewys in blou op die lyn F E van die Kaart van Gedeelte 67 aan ADRIAN JOHANNES BOTHA getransporteer op 19 Desember 1952 nr 20996 sal wees vir die gebruik van die eienaars van gesegde Gedeeltes 67 en 68 van Lot 3 van HOOGE KRAAL ne hul opvolgers in titel.

(ii) Dat die fontein en dam aangewys in blou op die die Kaart van gesegde gesegde Gedeelte 68 is vir die gebruik van die eienaars van gesegde Gedeelte 68 en van Gedeelte 69 aan die boedel van wyle MARTHINUS CHRISTOFFEL BOTHA en ADAM JOHANNES BOTHA getransporteer op 19 Desember 1952 No, 20995 en hul opvolgers in titel.

ENDORSEMENT

"By virtue of notarial deed of tie agreement K 333/08 dated the 12 February 2008 the within mentioned properties is notarially tied to

Portion 75 (a portion of portion 4) of the farm Hooge Kraal 238 in the municipality and Division George, Province of the Western Cape measuring 20.9942ha held under T 87303/2007

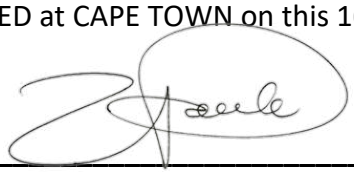
Remaining extent of Portion 70 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 42.1196 Ha held under T 87304/2007

None of the properties shall be consolidated, subdivided or transferred without the written consent of Firstrand Bank".

As will more fully appear from said notarial deed.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 16th day of OCTOBER 2025



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Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 20836/2008 (Holding Title)

   In respect of:

   PORTION 69 (a portion of portion 1) of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 31,5989 (thirty one comma five nine eight nine) hectares

   REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 20836/2008** contains the following restrictive conditions:

   B. SUBJECT FURTHER to the following conditions found in Deeds of Grant dated 13th October 1908 (Geoge Quitrants Vol. 14 NO 23) NAMELY: -

   "SUBJECT to all such duties and regulations as either are already or shall in future be established respecting lands granted on similar tenure".

   By virtue of Notarial Tie Agreement dated the 12 of February 2008 No K 348/2008 S the within mentioned property has been tied together with;

(1) Remaining extent of portion 70 of the farm Hoogekraal 238 in extent 42,1196 Ha held under T 76531/2007

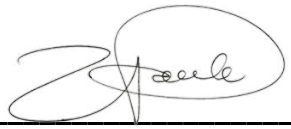
(2) Portion 75 of the farm Hoogekraal 238 in extent 20,9442 hectares

None of the properties shall be consolidated, subdivided or transferred without the written consent of Firstrand Bank.

As will more fully appear from said Notarial Tie Agreement.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 3rd day of OCTOBER 2025



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Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 87304/2007 (Holding Title)

   In respect of:

   REMAINDER OF PORTION 70 (a portion of portion 4) of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 42,1196 (forty two comma one one nine six) hectares

   REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 87304/2007** contains the following restrictive conditions:

   B. ONDERHEWIG EN GEREGTIG tot die volgende spesiale voorwarde vervat in Aanhangsel A tot Transportakte Nr T 1941/1909, wat as volg lees: -

      1. That all roads shown on the diagrams of the respective portions and properties are to remain free and open for the use of the respective Transferees and their successors in title.

   Gemelde "Transportnemers en hul Opvolgers in Titel" synde Marthinus Christoffel Barnard, George Frederick Kuyler en David Hercules Kuyler en hul opvolgers in titel.

By virtue of notarial deed of tie agreement K 333 dated the 12 of February 2008, the within mentioned properties is notarially tied to:

(1) Portion 102 (a portion of portion 17) of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 24.1751 Ha held under T 74367/2007

(2) Remaining extent of portion 19 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 2.2535 Ha held under T 76531/2007

(3) Remaining extent of portion 18 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 6.6304 Ha held under T 76531/2007

(4) Remaining extent of portion 6 (a portion of portion 5) of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 58.1224 Ha held under T 76531/2007

(5) Remaining extent of portion 17 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 23.9249 Ha held under T 76531/2007

(6) Remaining extent of portion 77 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 11.8030 Ha held under T 76531/2007

(7) Remaining of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 46.4954 Ha held under T 76531/2007

(8) Remaining extent of portion 5 (a portion of portion 3) of the farm Buffels drift 227 in the municipality and division of George, Province of the Western Cape in extent 23.0978 Ha held under T 76531/2007

(9) Portion 23 (Beginsel) (a portion of portion 5) of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 8.5653 Ha held under T 76531/2007

(10) Portion 9 (Concordia) (a portion of portion 3) of the farm Buffelsdrift 227 in the municipality and division of George, Province of the Western Cape in extent 88.6511 Ha held under T 76531/2007

(11) Remaining extent of portion 42 (Die Kamp) (a portion of portion 5) of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 6.9674 Ha held under T 76531/2007

(12) Remaining extent of portion 5 of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 29.5737 Ha held under T 76531/2007

(13) Portion 41 (Kuylers Hoop) of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 11.8030 Ha held under T 76531/2007

(14) Portion 79 (a portion of portion 6) of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 10.8123 Ha held under T 76531/2007

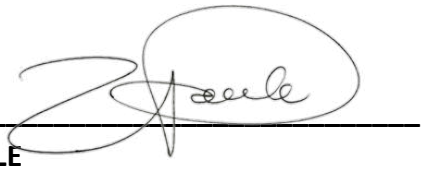
(15) Remainder of Portion 68 (a portion of portion 1) of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 18.0155 Ha held under T 83694/2007

None of the properties shall be consolidated, subdivided or transferred without the written consent of Firstrand Bank.

As will more fully appear from said notarial deed.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 3rd day of OCTOBER 2025



_____

Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 12590/2010 (Holding Title)

   In respect of:

   PORTION 72 (a portion of portion 4) of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 1,3619 (one comma three six one nine) hectares

   REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

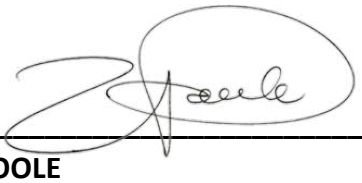
2. Deed of Transfer No. **T 12590/2010** contains the following restrictive conditions:

   B. ONDERHEWIG aan en GEREGTIG op doe spesiale voorwaarde Nr 1 vervat in Aanhangsel A van Transportakte No. 1941, gedateer 8 April 1909, wat as volg lees: -

      1. That all roads shown on the diagrams of the respective portions and properties are to remain free and open for the use of the respective Transferees and their successors in title.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 3rd day of OCTOBER 2025



Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 19705/2008 (Holding Title)

   In respect of:

   PORTION 74 (a portion of portion 4) of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 6,3038 (six comma three zero three eight) hectares

   REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 19705/2008** contains the following restrictive conditions:

   B. Aan geregtig op die volgende spesiale voorwarde vervat bevat in Aanhangsel A van Transportakte No. 1941, gedateer 8 April 1909, wat as volg lees: -

   1. That all roads shown on the diagrams of the respective portions and properties are to remain free and open for the use of the respective Transferees and their successors in title.

   Gesegde "Transportnemers en hul Opvolgers in Titel" synde Marthinus Christoffel Barnard, George Frederick Kuyler en David Hercules Kuyler en hul opvolgers in titel.

NOTARIAL TIE AGREEMENT

By virtue of Notarial Deed of Servitude no. K 335/08s, Dated 12th of February 2008, the within mentioned property has been tied together with:

1. **PORTION 75 (A PORTION OF PORTION 4) OF THE FARM HOOGE KRAAL, 238 IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF THE WESTERN CAPE**

   IN EXTENT 20,9442 (TWENTY COMMA NINE FOUR FOUR TWO) HECTARES

   HELD BY DEED OF TRANSFER NO. T 87303/2007

2. **REMAINING EXTENT OF PORTION 70 (A PORTION OF PORTION 4) OF THE FARM HOOGE KRAAL, 238 IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF THE WESTERN CAPE**

   IN EXTENT 42,1196 (FORTY TWO COMMA ONE ONE NINE SIX) HECTARES

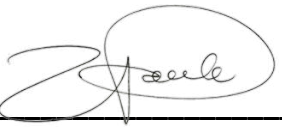
   HELD BY DEED OF TRANSFER NO. T 87304/2007

   None of the above properties shall be consolidated, subdivided or transferred without the consent of Firstrand Bank Limited No. 1929/001225/06.

   As will more fully appear from said Notarial Tie Agreement.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 3rd day of OCTOBER 2025



_____

Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 87303/2007 (Holding Title)

   In respect of:

   PORTION 75 (a portion of portion 4) of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 20,9442 (twenty comma nine four four two) hectares

   REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 87303/2007** contains the following restrictive conditions:

   B. …ONDERHEWIG EN GEREGTIG tot die volgende spesiale voorwarde vervat in Aanhangsel A tot Transportakte Nr T 1941/1909, wat as volg lees: -

      1. That all roads shown on the diagrams of the respective portions and properties are to remain free and open for the use of the respective Transferees and their successors in title.

   By virtue of notarial deed of tie agreement K 333 dated the 12 of February 2008, the within mentioned properties is notarially tied to:

(1) Portion 102 (a portion of portion 17) of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 24.1751 Ha held under T 74367/2007

(2) Remaining extent of portion 19 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 2.2535 Ha held under T 76531/2007

(3) Remaining extent of portion 18 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 6.6304 Ha held under T 76531/2007

(4) Remaining extent of portion 6 (a portion of portion 5) of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 58.1224 Ha held under T 76531/2007

(5) Remaining extent of portion 17 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 23.9249 Ha held under T 76531/2007

(6) Remaining extent of portion 77 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 11.8030 Ha held under T 76531/2007

(7) Remaining of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 46.4954 Ha held under T 76531/2007

(8) Remaining extent of portion 5 (a portion of portion 3) of the farm Buffels drift 227 in the municipality and division of George, Province of the Western Cape in extent 23.0978 Ha held under T 76531/2007

(9) Portion 23 (Beginsel) (a portion of portion 5) of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 8.5653 Ha held under T 76531/2007

(10) Portion 9 (Concordia) (a portion of portion 3) of the farm Buffelsdrift 227 in the municipality and division of George, Province of the Western Cape in extent 88.6511 Ha held under T 76531/2007

(11) Remaining extent of portion 42 (Die Kamp) (a portion of portion 5) of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 6.9674 Ha held under T 76531/2007

(12) Remaining extent of portion 5 of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 29.5737 Ha held under T 76531/2007

(13) Portion 41 (Kuylers Hoop) of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 11.8030 Ha held under T 76531/2007

(14) Portion 79 (a portion of portion 6) of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 10.8123 Ha held under T 76531/2007

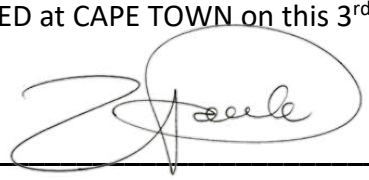
(15) Remainder of Portion 68 (a portion of portion 1) of the farm Hoogekraal 238 in the municipality and division of George, Province of the Western Cape in extent 18.0155 Ha held under T 83694/2007

None of the properties shall be consolidated, subdivided or transferred without the written consent of Firstrand Bank.

As will more fully appear from said notarial deed.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 3rd day of OCTOBER 2025



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Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 15622/2009 (Holding Title)

   In respect of:

   PORTION 76 (a portion of portion 4) of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 6,8181 (six comma eight one eight one) hectares

   REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 15622/2009** contains the following restrictive conditions:

   B. SUBJECT FURTHER and ENTITLED to the following special condition contained in Annexure "A" to Deed of Transfer T1941/1999, namely:

      1. That all roads shown on the diagrams of the respective portions and properties are to remain free and open for the use of the respective Transferees and their successors in title.

The said Transferees and their Successors in Title referred to in this clause are MARTHINUS CHRISTOFFEL BARNARD, GEORGE FREDERICK KUYLER en DAVID HERCULES KUYLER and their Successors in Title.

C. SUBJECT FURTHER to the following endorsement dated 3 November 1980 on said Deed of Transfer T13391/1956, which endorsement reads as follows:

"Para 1
Kragtens Minister van Landbou se toestemming No 5634 gedateer 9.6.1977 weggelê met Sertifikaat van Gereegistreerde Title Nr 41824/80 hede gedateer mag die binnegemelde eiendom en Ged. 122 ('n Gedeelte can Gedeelte 77) van die Plasas Hooge Kraal Nr 238, Afdeling George, groot 4,9356 ha, gehou deur bogemelde Geregistreerde Titel nie sonder die Minister se Skriftelike toestemming afsonderlik oorgedra met 'n verband beswaar of op enige ander wyse afsonderlik mee gehandel word nie."

ENDORSEMENT

BY VIRTUE OF NOTARIAL TIE AGREEMENT DATED THE 12 OF FEBRUARY 2008 NO K 366/09 DATED 12 MARCH 2009 THE WITHIN MENTIONED PROPERTIES SHALL BE TIED TOGETHER WITH: -

(1) PORTION 75 (A PTN OF PTN 4) OF THE FARM HOOGEKRAAL 238 IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF THE WESTERN CAPE
IN EXTENT 20,9442 HECTARES
HELD BY DEED OF TRANSFER NO T 87303/2007

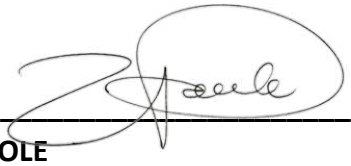
(2) REMAINING EXTENT OF PORTION 70 (A PTN OF PTN 4) OF THE FARM HOOGEKRAAL 238 IN THE MUNICIPALITY AND DIVISION OF GEORGE, PROVINCE OF THE WESTERN CAPE
IN EXTENT 42,1196 HECTARES
HELD BY DEED OF TRANSFER NO T 87304/2007

AND BE REGARDED AS ONE PROPERTY FOR ALL INTENTS AND PURPOSES; WHICH PROPERTIES SHALL NOT BE CONSOLIDATED, SUBDIVIDED OR TRANSFERRED WITHOUT THE WRITTEN CONSENT OF FIRSTRAND BANK FIRST BEING OBTAINED

AS WILL MORE FULLY APPEAR FROM SAID NOTARIAL DEED.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 3rd day of OCTOBER 2025



Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 76531/2007 (Holding Title)

   In respect of:

   REMAINING EXTENT of PORTION 79 of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 10,8128 (ten comma eight one twenty eight) hectares

   and is REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 76531/2007** contains the following restrictive conditions:

   ONDEREWIG AAN en GEREGTIG op dir voordeel van:

   A. **…**

   B. die volgende voorwaardes vervat in Aanhangsel "A" tot Transportakte 1940 gedateer 8 April 1909, naamlik:-

1. That all roads shown on the diagrams of the respective portions and properties are to remain free and open for the use of the respective Transferees and their successors in title.

2. That the owners of Lot A4, C4 and the said Lot 5, and their successors in title, shall give the owner of Lot B4 a road for the driving of stock (Jaagd pad) from a point on the road known as "Guano gat" road to a point on the "Maalgaten" road, upon the special condition that should the owner of Lot B4 at any time make use of the road shown on the diagrams of Lots B4, A4, and the remaining extent of Lot 4, as running through the respective properties between the point where it crosses the boundary between Lot 3 of Hoogekraal and the remaining extent of Lot 4, and the point where it crosses the southern boundary of Lot A4 then the said road for livestock shall be closed.

3. That the owner of the remaining extent of Lot 4 shall give the respective Transferees and their successors in title a road 30 feet wide from the common beacon between Lot 3 and Lot 4 at or near the gate of the "Guano gat" road to a point to a point where it again joins the "Guano Gat" road on Lot B4.

ENDORSEMENT

"By virtue of notarial deed of tie agreement K 333/08 dated the 12 February 2008 the within mentioned properties is notarially tied to

Portion 75 (a portion of portion 4) of the farm Hooge Kraal 238 in the municipality and Division George, Province of the Western Cape measuring 20.9942ha held under T 87303/2007

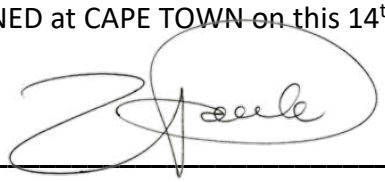
Remaining extent of Portion 70 (a portion of portion 4) of the farm Hoogekraal 238 in the municipality and division George, Province of the Western Cape measuring 42.1196 Ha held under T 87304/2007

None of the properties shall be consolidated, subdivided or transferred without the written consent of Firstrand Bank".

As will more fully appear from said notarial deed.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 14th day of OCTOBER 2025



_____

Z POOLE

CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 64110/2011 (Holding Title)

   In respect of:

   PORTION 85 of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 1,7131 (one comma seven one three one) hectares

   and is REGISTERED in the name of

   MENTONE EDUAN BOTHA
   Identity Number 450731 5034 08 2
   Unmarried

2. Deed of Transfer No. **T 64110/2011** contains the following restrictive conditions:

   ONDEREWIG VERDER aan en GEREGTIG op die volgende spesiale voorwaardes vervat in Aanhangsel "A" tot Transportakte Nommer T1941/1909 wat as volg lui:

   1. That all roads shown on the diagrams of the respective portions and properties are to remain free and open for the use of the respective Transferees and their successors in title.

2. That the walls of the house, which form the boundaries between Lot A and the remaining extent of Lot 4 , shall remain as party walls and the owners of the said Lot A and the remaining extent of Lot 4, and their successors in title shall have the right of access on the respective properties for the purpose of repairing the said walls.

3. That the owner of the remaining extent of Lot 4 shall give the respective Transferees and their successors in title a road 9,45 metres wide from the common beacon between Lot 3 and Lot 4 at or near the gate of the "Guano gat" road to a point to a point where it again joins the "Guano Gat" road on Lot B4.

ENDORSEMENT in terms of T 38717/2015

"[In terms] of the terms and provisions of the Will of the

LATE MENTONE EDUAN BOTHA

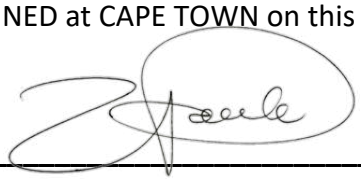
signed and dated at George on 21 November 2011 to the effect that the above properties be administered by:

THE TRUSTEES FOR THE TIME BEING OF
THE HOOOGE KRAAL EDUCATIONAL TRUST
NUMBER MT13/2012

Such trustees that were nominated in the Will referred to above and which Trustees were appointed as such by virtue of Letters of Authority Number MT13/2012 issued by the Assistant Master of the Western Cape High Court at Cape Town on 12 September 2012.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 24th day of OCTOBER 2025



_____

Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 12590/2010 (Holding Title)

   In respect of:

   REMAINDER PORTION 88 (a portion of portion 1) of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 24,3209 (twenty four comma three two zero nine) hectares

   REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 12590/2010** contains the following restrictive conditions:

   B. ONDERHEWIG VERDER aan die volgende voorwarde vervat in Grondbrief gedateer 13 Oktober 1908 (George Erfpagbriewe Boekdeel 14 Nr. 23), naamlik: -

   "Subject to all such duties and regulations as are already, or shall in future be established respecting lands granted on similar tenure".

   (a) Aan die serwituut wat betref 'n 12 voet reg van weg ten opsigte waarvan die volgende verwysing op 12 Maart, 1909 ge-endoseer is op bogenoemde Grondbrief:-

"The land under this Title Deed if subject to the Deed of Agreement dated 21st November, 1908 of which copy is attached."

C. ONDERHEWIG VERDER aan die Serwituut wat betref ''n 3,78 meter reg van weg en verwysing waarna op 12 Maart 1909 geëndosseer was op genoemde Grondbrief gedateer 13 Oktober 1908 (George Erfpagbriewe Boekdeel 14 Nr. 23), naamlik

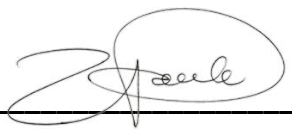
"The land held under this Title Deed is subject to the Deed of Agreement dated 21st November 1908 of which copy is attached."

D. ONDERHEWIG VERDER aan die volgende spesiale voorwarde vervat in Verdelingstransportakte 21000 gedateer 19 desember 1952, wat soos volg lees:

Dat die gesegde van die "CEMETERY" aangewys op die kaart van Gedeelte 65 aan Daniel Andries Botha getransporteer op hierdie dag No. 20999 sal bly as 'n begrafplaas vir die eienaars van al die Gedeeltes van gesegde Lot 3 van Hooge Kraal en hul opvolgers in titel met reg van toegang oor gesegde Gedeelte 65.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 3rd day of OCTOBER 2025



Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 12590/2010 (Holding Title)

   In respect of:

   REMAINDER PORTION 90 of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 3,6465 (six four six five) hectares

   REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 12590/2010** contains the following restrictive conditions:

   ONDERHEWIG aan die volgende voorwaardes:

   1. Wat betref die figuur ABC op Kaart 1607/61:

   a) …
   b) Onderhewig verder aan die volgende voorwarde vervat in Grondbrief gedateer 13 Oktober 1908 (George Erfpagte Boekdeel 14 No. 23), naamlik: -

"Subject to all such duties and regulations as are already, or shall in future be established respecting lands granted on similar tenure".

c) ONDERHEWIG VERDER aan die Serwituut wat betref ''n 3,78 meter reg van weg en verwysing waarna op 12 Maart 1909 geëndosseer was op genoemde Grondbrief gedateer 13 Oktober 1908 (George Erfpagbriewe Boekdeel 14 Nr. 23), naamlik

"The land held under this Title Deed is subject to the Deed of Agreement dated 21st November 1908 of which copy is attached."

B. ONDERHEWIG VERDER aan die volgende spesiale voorwarde vervat in Verdelingstransportakte 21000 gedateer 19 desember 1952, wat soos volg lees:

Dat die gesegde van die "CEMETERY" aangewys op die kaart van Gedeelte 65 aan Daniel Andries Botha getransporteer op hierdie dag No. 20999 sal bly as 'n begrafplaas vir die eienaars van al die Gedeeltes van gesegde Lot 3 van Hooge Kraal en hul opvolgers in titel met reg van toegang oor gesegde Gedeelte 65.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 3rd day of OCTOBER 2025

_____

Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 74367/2007 (Holding Title)

   In respect of:

   PORTION 102 of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 24,1751 (twenty four comma one seven five one) hectares

   and is REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 74367/2007** contains the following restrictive conditions:

   B. SUBJECT FURTHER and ENTITLED to the benefit of the following conditions contained in Annexure A, attached to Deed of Transfer No. 1939 dated 8th April 1909, namely:

      1. That all roads shown on the diagrams of the respective portions and properties are to remain free and open for the use of the respective Transferees and their successors in title.

      3. That the owners of Lot A4, C4 and the said Lot 5, and their successors in title, shall give the owner of Lot B4 a road for the driving of stock (Jaagd pad) from a

point on the road known as “Guano gat” road to a point on the “Maalgaten” road, upon the special condition that should the owner of Lot B4 at any time make use of the road shown on the diagrams of Lots B4, A4, and the remaining extent of Lot 4, as running through the respective properties between the point where it crosses the boundary between Lot 3 of Hoogekraal and the remaining extent of Lot 4, and the point where it crosses the southern boundary of Lot A4 then the said road for livestock shall be closed.

4. That the owner of the remaining extent of Lot 4 shall give the respective Transferees and their successors in title a road 9,45 metres wide from the common beacon between Lot 3 and Lot 4 at or near the gate of the “Guano gat” road to a point to a point where it again joins the “Guano Gat” road on Lot B4.

C. ENTITELD FURTHER as contained in Deed of Partition Transfer No. 13195 dated 2nd June 1977, to a servitude right of way 10 (ten) metres wide over the property described as:

CERTAIN piece of abolished quitrent land, situate in the Division of George, being the Remainder of Portion 17 (a portion of Portion 4) of the farm Hooge Kraal no. 238;

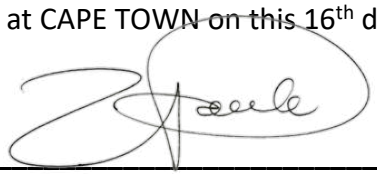
IN EXTENT: as such 23,9249 (Twenty-Three comma Nine Two Four Nine) Hectares ;

HELD by Ebenhaezer Kuyler (born on 28 August 1931) in respect of two thirds (2/3rds) share and Jacobus Johannes Kuyler (born on 1 February 1929) in respect of one-third (1-3rd) share, by virtue of Deed of Partition Transfer No. T13196 dated 2nd June 1977.

The northern boundary of which servitude is indicated by the figure B.x. on Transfer No. 13195/77.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 16th day of OCTOBER 2025



_____

Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 64056/2003 (Holding Title)

   In respect of:

   PORTION 148 (a portion of portion 64) of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 7 984 (seven thousand nine hundred and eighty four) square metres

   REGISTERED in the name of

   MARILYN GOOSEN
   Identity Number 490415 5047 086
   Unmarried

2. Deed of Transfer No. **T 64056/2003** contains the following restrictive conditions:

   "**ONDERHEWIG:**

   (a) Aan die voorwaardes waarna verwys word in Transportakte Nr. T 20993/1952.

   (b) Aan die volgende voorwardes vervat in Grondbrief uitgereik ingevolge die bepaling van wet No. 9 van 1897 op 13 Oktober 1908 (George Erfpagte Boekdeel 14 No. 23): -

"Subject to all such duties and regulations as are already, or shall in future be established respecting lands granted on similar tenure".

(c) Aan die serwituut wat betref 'n 12 voet reg van weg ten opsigte waarvan die volgende verwysing op 12 Maart, 1909 ge-endoseer is op bogenoemde Grondbrief:-

"The land under this Title Deed if subject to the Deed of Agreement dated 21st November, 1908 of which copy is attached."

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 3rd day of OCTOBER 2025

_____

Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 45002/2003 (Holding Title)

   In respect of:

   PORTION 160 of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 15,1417 (fifteen comma one four one seven) hectares

   and is REGISTERED in the name of

   RENDEALS TWENTY CC
   Registration Number 2001/008051/23

2. Deed of Transfer No. **T 45002/2003** contains the following restrictive conditions:

   ONDERHEWIG aan die volgende voorwaardes:

   I. Wat betref figure AusrJ uitgeslote die figuur KLMN soos aangedui op kaart LG No. 2092/2002.

   A. **…**

   B. **ONDERHEWIG VERDER** soos vervat in Transportakte Nr. T 44996/2003 aan die Lewenslange Vruggebruik ten gunste van Gert Petrus Van Zijl, Identiteitsnommer

460915 5098 08 4 en Wilhelmina Elizabeth Van Zijl, Identiteitsnommer 471223 0088 08 6, Getroud binne gemeenskap van goedere met mekaar. Soos meer volledig sal bly uit Notariele Sesse van Vruggebruik no. K 455.2003 S.

II. Wat betref die figuur rstGH soos aangedui op kaart LG Nr. 2092/2002.

A. **…**

B. **ONDERHEWIG VERDER** aan die terme van die volgende endossement gedateer 2 Oktober 1980 op Transportakte nr. T15354/1947, naamlik

Kragtens Notariele Akte van Servituut Nr. K 712/80 Sgedateer 22 Julie 1980 verleen die eienaar van die binnegemelde eiendom aan die eienaar van Gedeelte 20 (Mooi Fontein) (‘n Gedeelte van Gedeelte 2) van die plaas Hooge Kraal, Nr,. 238 gehou kragtens Akte van Transport nr T8043/1946 en Transportakte Nr. T8042/1946 beide gedateer 28 Mei 1946 n’ ewigdurende serwituut van reg van weg 10 meter wyd oor ‘n roete deur die partye ooreengekom to word vanaf bogemelde eiendom oor die binnegemelde eiendom onderhewig aan sekere voorwaardes, soos meer volledig sal blyk uit gesegde Notariele Akte.

C. **ONDERHEWIG VERDER** soos vervat in Transportakte nr. T55451/2001 aan die Lewenslange Vruggebruik ten gunste van Gert Petrus van Zijl, Identiteitsnommer: 460915 598 08 4 en Wilhelmina Elizabeth Van Zijl, Identiteitsnommer: 471223 0088 08 4 Getroud binne gemeenskap van goedere met mekaar, welke vruggebruik sal verval by die afsterwe van die langslewende van hulle.

D. **ONDERHEWIG VERDER** aan die volgende voorwaardes vervat in Sertifikaat van Geregistreerde Titel nr. T44999/2003 en opgele in terme van artikel 11(6) van die Wet op Adverteer Langs en Tebou van Paaie (wet 21 van 1904) by goedkeuring van die onderverdelings en konsolidasies, naamlik:-

1. Geen nuwe toegange kan geskep word sonder die toestemming van die padowerheid nie.
2. Die nuutgeskepte gedeeltes is onderhewig aan die bepalings van Artikel 17(1)(a) en (b) van Ordonansie 19 van 1976.
3. Geen losstaande advertensies mag vertoon word waar sigbaar vanuit die hoofpad.

III. Wat betref figuur uBCDEFGt soos angedui op kaart LG No. 2092/2002.

A. …

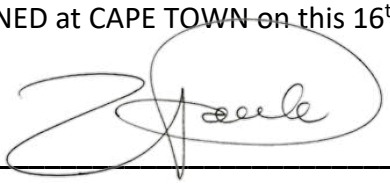
B. **ONDERHEWIG VERDER** soos vervat in Transportakte Nr. T 44996/2003 aan die Lewenslange Vruggebruik ten gunste van Gert Petrus Van Zijl, Identiteitsnommer 460915 5098 08 4 en Wilhelmina Elizabeth Van Zijl, Identiteitsnommer 471223 0088 08 6, Getroud binne gemeenskap van goedere met mekaar. Soos meer volledig sal bly uit Notariele Sesse van Vruggebruik no. K 455.2003 S.

C. **ONDERHEWIG VERDER** aan die volgende voorwaardes vervat in Sertifikaat van Geregistreerde Titel nr. T44999/2003 en opgele in terme van artikel 11(6) van die Wet op Adverteer Langs en Tebou van Paaie (wet 21 van 1904) by goedkeuring van die onderverdelings en konsolidasies, naamlik:-

4. Geen nuwe toegange kan geskep word sonder die toestemming van die padowerheid nie.
5. Die nuutgeskepte gedeeltes is onderhewig aan die bepalings van Artikel 17(1)(a) en (b) van Ordonansie 19 van 1976.
6. Geen losstaande advertensies mag vertoon word waar sigbaar vanuit die hoofpad.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 16th day of OCTOBER 2025



Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 96924/2002 (Holding Title)

   In respect of:

   PORTION 168 of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 3,3744 (three comma three seven four four) hectares

   and is REGISTERED in the name of

   MENTONE EDUAN BOTHA
   Identity Number 450731 5034 08 2
   Unmarried

2. Deed of Transfer No. **T 96924/2002** contains the following restrictive conditions:

   1. IN SO FAR as concerns the figure represented by A B C D E y x K L M on Diagram No. SG 3695/2002:

      SUBJECT AND ENTITLED to the benefits of:

      A. …

B. The following conditions contained in Annexure "A" to the said Deed of Transfer NO. T1940/1909, namely:

(1) That all roads shown on the diagrams of the respective portions and properties are to remain free and open for the use of the respective Transferees and their successors in title.

(2) That the walls of the house, which form the boundaries between Lot A and the remaining extent of Lot 4 , shall remain as party walls and the owners of the said Lot A and the remaining extent of Lot 4, and their successors in title shall have the right of access on the respective properties for the purpose of repairing the said walls.

(3) That the owners of Lot A4, C4 and the said Lot 5, and their successors in title, shall give the owner of Lot B4 a road for the driving of stock (Jaagd pad) from a point on the road known as "Guano gat" road to a point on the "Maalgaten" road, upon the special condition that should the owner of Lot B4 at any time make use of the road shown on the diagrams of Lots B4, A4, and the remaining extent of Lot 4, as running through the respective properties between the point where it crosses the boundary between Lot 3 of Hoogekraal and the remaining extent of Lot 4, and the point where it crosses the southern boundary of Lot A4 then the said road for livestock shall be closed.

(4) That the owner of the remaining extent of Lot 4 shall give the respective Transferees and their successors in title a road 9,45 metres wide from the common beacon between Lot 3 and Lot 4 at or near the gate of the "Guano gat" road to a point to a point where it again joins the "Guano Gat" road on Lot B4.

2. IN SO FAR as concerns the figure represented by F G H J x y on Diagram No. SG 3695/2002:

A. …

B. SUBJECT FURTHER AND ENTITLED to the following special conditions more fully set out in paragraph "A" in Deed of Transfer No. 1941 dated the 8th April 1909, namely:

1. That all roads shown on the diagrams of the respective portions and properties are to remain free and open for the use of the respective Transferees and their successors in title.

2. That the owner of the remaining extent of Lot 4 shall give the respective Transferees and their successors in title a road 9,45 metres wide from the common beacon between Lot 3 and Lot 4 at or near the gate of the "Guano gat" road to a point to a point where it again joins the "Guano Gat" road on Lot 8.

   The said Transferees and their successors in title being Marthinus Christoffel Barnard, George Frederick Kuyler and David Hercules Kuyler and their successors in title.

C. SUBJECT FURTHER to the following special conditions as will more fully appear in Deed of Transfer No. 9309/1960 registered in the name of Waistrand Henry Biddulph, namely:

That the cemetery depicted on the said Diagram No. 8381/47 by the figure lettered bcda in so far as concerns that portion thereof which falls within the limits of the land hereby conveyed reserved expressly as a burial ground for the exclusive use of:

1. The Transferer and his wife Frances Hendrina Biddulph (born Barnard);
2. Such members of the family of the said Frances Hendrina Biddulph whether they be direct descendants of or of the collateral line as may desire to be buried therein.

The right of burial aforesaid shall, however, cease as soon as all space in said portion of the cemetery available for that purpose has been exhausted but the Transferor shall at all times and in perpetuity have for himself, his wife and such members of his wife's family as are referred to above, a right of access to and egress from the cemetery over the land hereby conveyed from the 9,45 metres road crossing the said land (namely portion 71 (a portion of Lot 4) of the farm Hooge Kraal).

ENDORSEMENT in terms of T 38717/2015

"[In terms] of the terms and provisions of the Will of the

LATE MENTONE EDUAN BOTHA

signed and dated at George on 21 November 2011 to the effect that the above properties be administered by:

THE TRUSTEES FOR THE TIME BEING OF
THE HOOOGE KRAAL EDUCATIONAL TRUST
NUMBER MT13/2012

Such trustees that were nominated in the Will referred to above and which Trustees were appointed as such by virtue of Letters of Authority Number MT13/2012 issued by the Assistant Master of the Western Cape High Court at Cape Town on 12 September 2012.

ENDORSEMENT

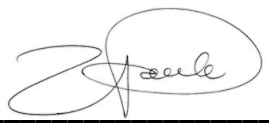
A Lifelong Habitatio is ceded to

COLIN EDWARD BRYAN
Identity Number 340117 5026 08 4
Unmarried

In terms of Notarial Deed of Cession Number K 642/2015 S

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 24th day of OCTOBER 2025



_____

Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 14895/2013 (Holding Title)

   In respect of:

   REMAINDER PORTION 178 of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 15,4717 (fifteen comma four seven one seven) hectares

   REGISTERED in the name of

   PIERRE JOHAN DU TOIT
   Identity Number 510828 5078 08 1
   and
   HELENA DU TOIT
   Identity Number 520718 0090 08 2
   Married in community of property to each other

2. Deed of Transfer No. **T 14895/2013** contains the following restrictive conditions:

   I. REGARDING the figure marked x t v w on annexed Diagram SG No. 4492/2004

   (a) ..
   (b) Subject to the following conditions contained in Deed of Grant dated 13 October 1908 (George Quitrants Volume 14 No. 23), namely: -

"Subject to all such duties and regulations as are already, or shall in future be established respecting lands granted on similar tenure".

(c) Subject to the following special condition contained in Deed of Transfer No T20998/1952:

Dat die gedeelte van die "CEMETERY" aangewys op die kaart van Gedeelte 65 aan Daniel Andries Botha getransporteer op hierdie dag No. 20999 sal bly as 'n begrafplaas vir die eienaars van al die Gedeeltes van gesegde Lot 3 van Hooge Kraal en hul opvolgers in titel met reg van toegang oor gesegde Gedeelte 65.

II. REGARDING the figure marked A x w R S on annexed Diagram SG No. 4492/2004

(a) …

(b) Subject to the following conditions in Deed of Grant dated 13 October 1908 (George Quitrants Volume 14 No. 23), namely: -

"Subject to all such duties and regulations as are already, or shall in future be established respecting lands granted on similar tenure".

(c) Subject to the following special condition contained in Deed of Transfer No T20998/1952:

Dat die gedeelte van die "CEMETERY" aangewys op die kaart van Gedeelte 65 aan Daniel Andries Botha getransporteer op hierdie dag No. 20999 sal bly as 'n begrafplaas vir die eienaars van al die Gedeeltes van gesegde Lot 3 van Hooge Kraal en hul opvolgers in titel met reg van toegang oor gesegde Gedeelte 65.

III. REGARDING the figure marked t u v on annexed Diagram SG No. 4492/2004

(a) …

(b) Subject to the following conditions in Deed of Grant dated 13 October 1908 (George Quitrants Volume 14 No. 23), namely: -

"Subject to all such duties and regulations as are already, or shall in future be established respecting lands granted on similar tenure".

(c) Subject to the following special condition contained in Deed of Transfer No T20998/1952:

Dat die gedeelte van die “CEMETERY” aangewys op die kaart van Gedeelte 65 aan Daniel Andries Botha getransporteer op hierdie dag No. 20999 sal bly as ‘n begrafplaas vir die eienaars van al die Gedeeltes van gesegde Lot 3 van Hooge Kraal en hul opvolgers in titel met reg van toegang oor gesegde Gedeelte 65.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 3rd day of OCTOBER 2025

_____

Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 28396/2008 (Holding Title)

   In respect of:

   REMAINDER PORTION 179 of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 13,9646 (thirteen comma nine six four six) hectares

   REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 28396/2008** contains the following restrictive conditions:

   1. AS REGARDS the figure A B S M N p Q R on Diagram No. SG 679/2005 annexed to Certificate of Consolidated Title No. T45789/2005

      A. **…**

      B. SUBJECT to and ENTITLED to the benefits under special conditions contained in Annexure A of Deed of Transfer No T 1941/1909 dated 8 April 1909, namely:

1. That all roads shown on the diagrams of the respective portions and properties are to remain free and open for the use of the respective Transferees and their successors in title.

The said Transferees and their successors in title being Marthinus Christoffel Barnard, George Frederick Kuyler, and David Hercules Kuyler and their successors in title.

2. AS REGARDS the figure L S C D y x J K on Diagram No. SG. 679/2005 annexed to Certificate of Consolidated Title NO. T45789/2005:

SUBJECT AND ENTITLED to the benefits of:

A. …

B. The following conditions contained in Annexure "A" to the said Deed of Transfer No T 1941/1909, namely:

(1) That all roads shown on the diagrams of the respective portions and properties are to remain free and open for the use of the respective Transferees and their successors in title.

(2) That the walls of the house, which form the boundaries between Lot A4 and the remaining extent of Lot 4, shall remain as party walls and the owners of the said Lot A4 and the remaining extent of Lot 4, and their successors in title shall have the right of access on the respective properties for the purpose of repairing the said walls.

(3) That the owners of Lot A3, C4 and the said Lot 5, and their successors in title, shall give the owner of Lot B4 a road for the driving of stock (Jaagd pad) from a point on the road known as "Guano gat" road to a point on the "Maalgate" road, upon the special condition that should the owner of Lot B4 at any time make use of the road shown on the diagrams of Lots B4, A4, and the remaining extent of Lot 4, as running through the respective properties between the point where it crosses the boundary between Lot 3 of Hoogekraal and the remaining extent of Lot 4, and the point where it crosses the southern boundary of Lot A4 then the said road for livestock shall be closed.

(4) That the owner of the remaining extent of Lot 4 shall give the respective Transferees and their successors in title a road 9,45 metres wide from the

common beacon between Lot 3 and Lot 4 at or near the gate of the “Guano gat” road to a point to a point where it again joins the “Guano Gat” road on Lot 8.

By Notarial Tie Agreement No. K 335/2008s the within property is Notarially tied to:

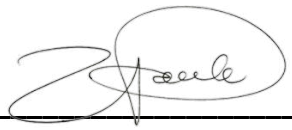
1. **Portion 75 (Portion of Portion 4) of the FARM HOOGE KRAAL No 238**
   In Extent 20,9442 Hectares
   Held By Deed Of Transfer No. T 87303/2007

2. **Remainder of Portion 70 (Portion of Portion 4) of the farm HOOGE KRAAL No 238**
   In Extent 42,1196 Hectares
   Held By Deed of Transfer No. T 87304/2007

To the effect that none of the above Notarial Tied properties shall be consolidated, subdivided or transferred without the consent of Firstrand Bank first being obtained.

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 3rd day of OCTOBER 2025



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Z POOLE
CONVEYANCER

CONVEYANCER'S CERTIFICATE

I, the undersigned

ZENARIAH POOLE

a duly qualified and admitted Conveyancer, practicing at:

STADLER & SWART INCORPORATED
Unit 10006, 10th Floor, 1 Thibault Square, 17 Hans Strijdom Avenue, Cape Town (CBD)

do hereby certify as follows:

1. I have perused the following Title Deed/s:

   Deed of Transfer No. T 45790/2005 (Holding Title)

   In respect of:

   PORTION 180 (a portion of portion 179) of the farm HOOGE KRAAL NO. 238
   In the Municipality and Division of GEORGE
   WESTERN CAPE PROVINCE

   In extent 4,1673 (four comma one six seven three) hectares

   REGISTERED in the name of

   LAGOONBAY LIFESTYLE ESTATE (PTY) LTD
   Registration Number 2001/022460/07

2. Deed of Transfer No. **T 45790/2005** contains the following restrictive conditions:

   B. SUBJECT FURTHER AND ENTITLED to the following special conditions more sully set out in paragraph "A" in Deed of Transfer No T 1941/1909 dated 8 April 1909, namely:

      1. That all roads shown on the diagrams of the respective portions and properties are to remain free and open for the use of the respective Transferees and their successors in title.

      2. That the owner of the remaining extent of Lot 4 shall give the respective Transferees and their successors in title a road 9,45 metres wide from the

common beacon between Lot 3 and Lot 4 at or near the gate of the “Guano gat” road to a point to a point where it again joins the “Guano Gat” road on Lot 8.

The said “Transferees and their successors in title “being Martinus Christoffel Barnard, George Frederick Kuyler and David Hercules Kuyler and their successors in title”.

C. **SUBJECT** to the following conditions imposed by and in favour of the South Africa National Roads Agency Limited upon arrival in terms of Section 11 of the Advertising on Roads and Ribbons Act, 1940 (Act 21 of 1940) in terms of Portion 180 (a Portion of Portion 179) of the farm Hooge Kraal No 238, namely:

1. “Dat geen nuwe toegange geskep word of bestaande toegange gewysig word sonder die toestemming van die beheerde owerheid nie.

2. Dat die 5 (vyf) meter boulyn ingevolge Artikel 17 van Ordonnansie 19/1976 gehandaaf word.”

3. The Title Deed, as referred to in paragraph 1 hereof contains no further restrictive conditions.

SIGNED at CAPE TOWN on this 3rd day of OCTOBER 2025

_____

Z POOLE
CONVEYANCER

ANNEXURE I:

CIPC Document for Attwood Property Developments(Pty)Ltd

Certificate issued by the Commissioner of Companies & Intellectual Property Commission on Wednesday, August 13, 2025 at 14:22

Disclosure Certificate: Companies and Close Corporations

Registration Number: **2001 / 022460 / 07**
Enterprise Name: **ATTWOOD PROPERTY DEVELOPMENTS**

Companies and Intellectual Property Commission
a member of the dti group

ENTERPRISE INFORMATION

Registration Number	**2001 / 022460 / 07**
Enterprise Name	**ATTWOOD PROPERTY DEVELOPMENTS (PTY) LTD**
Registration Date	**19/09/2001**
Business Start Date	**19/09/2001**
Enterprise Type	**Private Company**
Enterprise Status	**In Business**
Compliance Notice Status	**NONE**
Financial Year End	**February**
TAX Number	**9279332143**

Addresses

POSTAL ADDRESS

PO BOX 17154
GROENKLOOF
PRETORIA
GAUTENG
0083

ADDRESS OF REGISTERED OFFICE

DUNBROOK PLACE
151 NICOLSON STREET
BROOKLYN
GAUTENG
0181

ACTIVE MEMBERS / DIRECTORS

Surname and First Names	Type	ID Number / Date of Birth	Contrib. (R)	Interest (%)	Appoint. Date	Address
WINSAUER, REINHARD	Director	8909135045080	0.00	0.00	05/08/2024	Postal: 1 MERCHANT PLACE, 1 FREDMAN DRIVE, SANDTON, GAUTENG, 2196 Residential: 18 MORNINGSIDE HILLS, BENMORE STREET, BENMORE, GAUTENG, 2196
BESTER, LUDEWIKUS	Director	7107045242084	0.00	0.00	30/06/2025	Postal: 50F HILLSIDE STREET, SILVERLAKES, PRETORIA, GAUTENG, 0081 Residential: 50F HILLSIDE STREET, SILVERLAKES, PRETORIA, GAUTENG, 0081
MOODLEY, KRIBASHNI	Director	8212040080080	0.00	0.00	05/08/2024	Postal: 1 MERCHANT PLACE, 1 FREDMAN DRIVE, SANDTON, GAUTENG, 2196 Residential: 48 CHERRY DRIVE, RANDPARK EXT 4, JOHANNESBURG, GAUTENG,
VAN DER WATT, LOUIS LUKAS STEPHANUS	Director	6706145102089	0.00	0.00	30/06/2025	Postal: POSTNET SUITE 205, PRIVATE BAG X20009, GARSFONTEIN PRETORIA, Residential: DIE KLUBHUIS, CNR 18TH STREET AND PINASTER AVENUE, HAZELWOOD,

Physical Address
the dti Campus - Block F
77 Meintjies Street
Sunnyside 0001

Postal Address: Companies
P O Box 429
Pretoria
0001

Docex: 256
Web: www.cipc.co.za
Contact Centre: 086 100 2472 (CIPC)
Contact Centre (International): +27 12 394 9573

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Enterprise Name: **ATTWOOD PROPERTY DEVELOPMENTS**

AUDITOR DETAILS

Auditor Name	Type	Status	Appointment Date	Resignation Date	Email Address
VAN SITTERTS	Auditor	Resign			
Profession Number: 907022A					
P J VAN RENSBURG ACCOUNTING	Auditor	Current	2024-06-18	ACTIVE	pjaccounting@lantic.net
Profession Number: 901462					
JANSE VAN RENSBURG PETRUS JOHANNES	Designated Auditor	Current	2024-06-18	ACTIVE	0828558243
Profession Number: 845434					

CHANGE SUMMARY

29/11/2001 Registered Address Change on 08/11/2001.

287 LYNNWOOD ROAD
MENLO PARK

0081

04/03/2002 Member Change on 08/01/2002.

Add Record
Surname = ROUX
First Names = RENE
Status = Active

19/03/2002 Accounting Officer Change on 18/10/2001.

Add Record
Name : = VAN SITTERTS
Status : = Current

08/05/2003 Member Change on 16/04/2003.

Add Record
Surname = ROUX
First Names = WERNER GERRIT
Status = Active

25/03/2004 Postal Address Change on 09/04/2004.

P O BOX 26342
MONUMENTPARK

0105

11/05/2004 Accounting Officer Change on 06/05/2004.

Change Record
Name : = VAN SITTERTS
Status : = Resign

13/05/2004 Accounting Officer Change on 05/05/2004.

Add Record
Name : = VAN STADEN AND VAN RENSBURG INC
Status : = Current

03/06/2004 Member Change on 05/05/2004.

Change Record
Surname = ROUX
First Names = MATTHYS MARTINUS
Status = Resigned

23/08/2004 Principle Business Change on 23/08/2004.

84

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the dti Campus - Block F
77 Meintjies Street
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Enterprise Name: **ATTWOOD PROPERTY DEVELOPMENTS**

08/02/2007	Member Change on 08/02/2007. Surname=ROUX Full ForeNames=WERNER GERRIT Id No=7005285101087 Status :ACTIVENature of Change=NONE
08/02/2007	Member Change on 08/02/2007. Surname=PHOSA Full ForeNames=NAKEDI MATHEWS Id No=5209015784087 Status :ACTIVENature of Change=NEW APPOINTMENT
21/06/2007	Member Change on 25/02/2007. Surname=ROUX Full ForeNames=MATTHYS MARTINUS Id No=4504235027080 Status :ACTIVENature of Change=NONE
30/11/2007	Member Change on 01/11/2007. Surname=ROUX Full ForeNames=WERNER GERRIT Id No=7005285101087 Status :ACTIVENature of Change=NONE
19/06/2008	Member Change on 19/06/2008. Surname=ROUX Full ForeNames=WERNER GERRIT Id No=7005285101087 Status :ACTIVENature of Change=NONE
19/06/2008	Member Change on 08/02/2007. Surname=PHOSA Full ForeNames=NAKEDI MATHEWS Id No=5209015784087 Status :ACTIVENature of Change=NEW APPOINTMENT
25/06/2012	Member Change on 25/06/2012. Authorising Director DetailsDirector Full ForeNames=THEUNIS Surname=BOSCH ID Number=7012045241088
18/07/2012	Member Change on 17/07/2012. Unlock PasswordUnlocked byJMU39Password successfully sent to LIZA@VANSTADENAUDITORS.CO.ZA
23/05/2017	Member Change on 23/05/2017. Director WERNER GERRIT ROUX details was Changed
23/05/2017	Member Change on 23/05/2017. Director CHESLYN MICHAEL EDWARD MOSTERT details was Changed
05/09/2019	Email Notification that Annual Return is due was sent on 05/09/2019. E-Mail sent to MATTHYS MARTINUS ROUX for 2019
19/09/2019	Annual Return completed on 19/09/2019. Company / Close Corporation AR Filing - Web Services : Ref No. : 5205485098
02/09/2020	Email Notification that Annual Return is due was sent on 02/09/2020. E-Mail sent to WERNER GERRIT ROUX for 2020
15/10/2020	Annual Return completed on 15/10/2020. Company / Close Corporation AR Filing - Web Services : Ref No. : 5313029892
24/08/2021	Member Change on 24/08/2021. CIPC INTERNAL DATA MAINTENANCE : AMEND W G ROUX
02/09/2021	Email Notification that Annual Return is due was sent on 02/09/2021. E-Mail sent to MATTHYS MARTINUS ROUX for 2021
02/09/2022	Email Notification that Annual Return is due was sent on 02/09/2022. E-Mail sent to MATTHYS MARTINUS ROUX for 2022

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Disclosure Certificate: Companies and Close Corporations

Registration Number: **2001 / 022460 / 07**

Enterprise Name: **ATTWOOD PROPERTY DEVELOPMENTS**

08/11/2022	Member Change on 08/11/2022. DATA MAINTANANCE UPDATE DIRECTOR STATUS FOR PHOSA MATHEWS NAKEDI
08/11/2022	Member Change on 08/11/2022. DATA MAINTANANCE UPDATE RESIGNATION DATE FOR MOSTERT CHESLYN MICHAEL
08/11/2022	Member Change on 08/11/2022. DATA MAINTANANCE UPDATE DIRECTOR STATUS FOR MOSTERT CHESLYN MICHAEL
27/07/2023	Member Change on 27/07/2023. DATA MAINTANANCE UPDATE DIRECTOR STATUS FOR MOSTERT CHESLYN MICHAEL
27/07/2023	Member Change on 27/07/2023. DATA MAINTANANCE UPDATE DIRECTOR STATUS FOR PHOSA MATHEWS NAKEDI
03/10/2024	Annual Return completed on 03/10/2024. Company / Close Corporation AR Filing - Web Services : Ref No. : 5417166767
26/11/2024	Name Change on 26/11/2024. LAGOONBAY LIFESTYLE ESTATE
10/07/2025	Member Change on 10/07/2025. DIRECTOR LOUIS LUKAS STEPHANUS VAN DER WATT, NEW APPOINTMENT
10/07/2025	Member Change on 10/07/2025. DIRECTOR KRIBASHNI MOODLEY, NO CHANGE
20/09/2001	Registration of CC/CO on 19/09/2001.
27/11/2001	Member Change on 15/10/2001. Change Record Surname = GOUWS First Names = CHRISTIAN Status = Resigned
08/05/2003	Member Change on 16/04/2003. Change Record Surname = ROUX First Names = RENE Status = Resigned
18/07/2003	Principle Business Change on 18/07/2003. 81
25/03/2004	Registered Address Change on 09/04/2004. EXECUTIVE HOUSE CNR NELSON MANDELA DRIVE & MAKOU ST MONUMENTPARK EXT 2 0181
06/08/2004	Member Change on 22/07/2004. Add Record Surname = ROUX First Names = MATTHYS MARTINUS Status = Active
23/08/2004	Name Change on 23/08/2004. BLUE CLOUD DEVELOPMENTS
09/11/2005	Member Change on 09/11/2005.

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Contact Centre (International): +27 12 394 9573

Surname=VAN STADEN
Full ForeNames=JACOBUS ADRIAAN
Id No=4512155026081
Birth Date=15 DECEMBER 1945
Nationality=SOUTH AFRICA
RSA Resident=1
Date of Appointment=9 NOVEMBER 2005
Profession=
Designation=COMPANY SECRETARY (NATURAL PERSON)
Residential Address
247 CELLIERS STREET
MUCKLENEUK

0002
Business Address
1068 ARCADIA STREET
HATFIELD GILDE BUILDING
1ST FLOOR
HATFIELD
0083
Postal Address
PO BOX 17154
GROENKLOOF

0027
Nature of Change=APPOINTMENT
Status :ACTIVE

08/02/2007 Member Change on 08/02/2007.

Surname=ROUX
Full ForeNames=MATTHYS MARTINUS
Id No=4504235027080
Status :ACTIVENature of Change=NONE

21/06/2007 Member Change on 25/02/2007.

Surname=MOSTERT
Full ForeNames=CHESLYN MICHAEL EDWARD
Id No=6903305229089
Status :RESIGNEDNature of Change=RESIGNATION

30/11/2007 Member Change on 01/11/2007.

Surname=ROUX
Full ForeNames=MATTHYS MARTINUS
Id No=4504235027080
Status :ACTIVENature of Change=NONE

19/06/2008 Member Change on 19/06/2008.

Surname=ROUX
Full ForeNames=MATTHYS MARTINUS
Id No=4504235027080
Status :ACTIVENature of Change=NONE

19/06/2008 Member Change on 08/02/2007.

Surname=MOSTERT
Full ForeNames=CHESLYN MICHAEL EDWARD
Id No=6903305229089
Status :ACTIVENature of Change=NEW APPOINTMENT

19/09/2011 Status changed to Cancellation of De-registration Process on 19/09/2011.

Annual Return Non Compliance - Cancellation of Deregistration

15/10/2013 Annual Return completed on 15/10/2013.

Company / Close Corporation AR Filing - Web Services : Ref No. : 53772530

23/05/2017 Member Change on 23/05/2017.

Director MATTHYS MARTINUS ROUX details was Changed

07/09/2017 Email Notification that Annual Return is due was sent on 07/09/2017.

E-Mail sent to WERNER GERRIT ROUX for 2017

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77 Meintjies Street
Sunnyside 0001

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03/04/2018	Annual Return completed on 03/04/2018. Company / Close Corporation AR Filing - Web Services : Ref No. : 5112641218
01/10/2018	Annual Return completed on 01/10/2018. Company / Close Corporation AR Filing - Web Services : Ref No. : 5140649697
02/09/2020	Email Notification that Annual Return is due was sent on 02/09/2020. E-Mail sent to MATTHYS MARTINUS ROUX for 2020
24/08/2021	Member Change on 24/08/2021. CIPC INTERNAL DATA MAINTENANCE : AMEND M M ROUX
02/09/2021	Email Notification that Annual Return is due was sent on 02/09/2021. E-Mail sent to WERNER GERRIT ROUX for 2021
06/10/2022	Annual Return completed on 06/10/2022. Company / Close Corporation AR Filing - Web Services : Ref No. : 5374426572
28/06/2024	Accounting Officer Change on 28/06/2024. Notice of change of auditors: JANSE VAN RENSBURG PETRUS JOHANNES appointed.
06/08/2024	Member Change on 06/08/2024. DIRECTOR KRIBASHNI MOODLEY, NEW APPOINTMENT
06/08/2024	Member Change on 05/08/2024. DIRECTOR WERNER GERRIT ROUX CHANGES, - STATUS ACTIVE TO RESIGNED - TITLE N/A TO MR - GENDER FROM N/A TO MALE - DISABILITY FROM N/A TO NOT DISABLED - DEMOGRAPHIC FROM N/A TO WHITE - PROFESSION FROM N/A TO DIRECTOR - POST COUNTRY N/A TO 0
23/09/2024	Email Notification that Annual Return is due was sent on 23/09/2024. E-Mail sent to REINHARD WINSAUER for 2024
10/07/2025	Member Change on 10/07/2025. DIRECTOR LUDEWIKUS BESTER, NEW APPOINTMENT
27/11/2001	Member Change on 15/10/2001. Add Record Surname = ROUX First Names = MATTHYS MARTINUS Status = Active
29/11/2001	Postal Address Change on 08/11/2001. P.O BOX 35465 MENLO PARK 0102
04/03/2002	Member Change on 08/01/2002. Change Record Surname = ROUX First Names = MATTHYS MARTINUS Status = Resigned
19/03/2002	Accounting Officer Change on 18/10/2001. Change Record Name : = MALHERBE LOURENS Status : = Resign
08/05/2003	Member Change on 16/04/2003. Add Record Surname = ROUX First Names = MATTHYS MARTINUS Status = Active
18/07/2003	Name Change on 18/07/2003. BLUE CLOUD INVESTMENTS 23

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Enterprise Name: **ATTWOOD PROPERTY DEVELOPMENTS**

08/02/2007	Member Change on 08/02/2007.
	Surname=MOSTERT Full ForeNames=CHESLYN MICHAEL EDWARD Id No=6903305229089 Status :ACTIVENature of Change=NEW APPOINTMENT
21/06/2007	Member Change on 25/02/2007.
	Surname=ROUX Full ForeNames=WERNER GERRIT Id No=7005285101087 Status :ACTIVENature of Change=NONE
21/06/2007	Member Change on 25/02/2007.
	Surname=PHOSA Full ForeNames=NAKEDI MATHEWS Id No=5209015784087 Status :RESIGNEDNature of Change=RESIGNATION
30/11/2007	Member Change on 01/11/2007.
	Surname=BOSCH Full ForeNames=THEUNIS Id No=7012045241088 Status :ACTIVENature of Change=NEW APPOINTMENT
19/06/2008	Member Change on 19/06/2008.
	Surname=BOSCH Full ForeNames=THEUNIS Id No=7012045241088 Status :ACTIVENature of Change=NONE
25/06/2012	Member Change on 25/06/2012.
	Authorising Director DetailsDirector Full ForeNames=THEUNIS Surname=BOSCH ID Number=7012045241088 Customer Details Director Full ForeNames=ELIZABETH BATHONI Surname=PAGE ID Number=7208230066088
18/07/2012	Member Change on 17/07/2012.
	Unlock PasswordUnlocked byJMU39Password successfully sent to liza@vanstadenauditors.co.za
18/07/2012	Member Change on 01/11/2007.
	Full ForeNames=THEUNIS Surname=BOSCH AppointmentDate=01/11/2007 Status=C
13/10/2015	Annual Return completed on 13/10/2015.
	Company / Close Corporation AR Filing - Web Services : Ref No. : 529961915
16/11/2015	Registered Address Change on 16/11/2015.
	DUNBROOK PLACE 151 NICOLSON STREET BROOKLYN GAUTENG0181
03/09/2016	Email Notification that Annual Return is due was sent on 03/09/2016.
	E-Mail sent to WERNER GERRIT ROUX for 2016
20/10/2016	Annual Return completed on 20/10/2016.
	Company / Close Corporation AR Filing - Web Services : Ref No. : 554746228
23/05/2017	Member Change on 23/05/2017.
	Director NAKEDI MATHEWS PHOSA details was Changed
07/09/2017	Email Notification that Annual Return is due was sent on 07/09/2017.
	E-Mail sent to MATTHYS MARTINUS ROUX for 2017
05/09/2019	Email Notification that Annual Return is due was sent on 05/09/2019.
	E-Mail sent to WERNER GERRIT ROUX for 2019
15/10/2021	Annual Return completed on 15/10/2021.
	Company / Close Corporation AR Filing - Web Services : Ref No. : 5354983193

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Enterprise Name: **ATTWOOD PROPERTY DEVELOPMENTS**

02/09/2022	Email Notification that Annual Return is due was sent on 02/09/2022.
	E-Mail sent to WERNER GERRIT ROUX for 2022
08/11/2022	Member Change on 08/11/2022.
	DATA MAINTANANCE UPDATE RESIGNATION DATE FOR PHOSA MATHEWS NAKEDI
27/07/2023	Member Change on 27/07/2023.
	DATA MAINTANANCE UPDATE DIRECTOR STATUS FOR MOSTERT CHESLYN MICHAEL
27/07/2023	Member Change on 27/07/2023.
	DATA MAINTANANCE UPDATE DIRECTOR STATUS FOR PHOSA MATHEWS NAKEDI
01/09/2023	Email Notification that Annual Return is due was sent on 01/09/2023.
	E-Mail sent to MATTHYS MARTINUS ROUX for 2023
01/09/2023	Email Notification that Annual Return is due was sent on 01/09/2023.
	E-Mail sent to WERNER GERRIT ROUX for 2023
06/10/2023	Annual Return completed on 06/10/2023.
	Company / Close Corporation AR Filing - Web Services : Ref No. : 5395857970
28/06/2024	Accounting Officer Change on 28/06/2024.
	Notice of change of auditors: P J VAN RENSBURG ACCOUNTING appointed.
06/08/2024	Member Change on 06/08/2024.
	DIRECTOR REINHARD WINSAUER, NEW APPOINTMENT
06/08/2024	Member Change on 05/08/2024.
	DIRECTOR MATTHYS MARTINUS ROUX CHANGES, - STATUS ACTIVE TO RESIGNED - TITLE N/A TO MR - GENDER FROM N/A TO MALE - DISABILITY FROM N/A TO NOT DISABLED - DEMOGRAPHIC FROM N/A TO WHITE - PROFESSION FROM N/A TO DIRECTOR - POST STREET POSBUS 11137 TO 22 CRESCENT AVE - POST SUBURB HATFIELD TO WATERKLOOF RIDGE - POST CODE 0028 TO 0181 - POST COUNTRY N/A TO ZA
06/08/2024	Member Change on 05/08/2024.
	Change Record Surname = VAN STADEN First Names = JACOBUS ADRIAAN Status = Resigned
23/09/2024	Email Notification that Annual Return is due was sent on 23/09/2024.
	E-Mail sent to KRIBASHNI MOODLEY for 2024
10/07/2025	Member Change on 10/07/2025.
	DIRECTOR REINHARD WINSAUER, NO CHANGE

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ANNEXURE J:

Bond Holder's Consents

13 October 2025

To whom it may concern

Dear Sirs

APPLICATION FOR CONSOLIDATION, REZONING AND SUBDIVISION

FirstRand Bank Limited, registration number 1929/001225/06, ("the Bank") is the holder of mortgage bonds B101996/2007, B3720/2005, B62253/2005, B7429/2010 and B7431/2010 registered in its favour by Lagoonbay Lifestyle Estate (Pty) Ltd ("the Owner") over:

1. Remainder of the Farm Hoogekraal No 238, Division George
2. Portion 5 of the Farm Hoogekraal No 238, Division George
3. Portion 6 of the Farm Hoogekraal No 238, Division George
4. Portion 17 of the Farm Hoogekraal No 238, Division George
5. Portion 18 of the Farm Hoogekraal No 238, Division George
6. Portion 19 of the Farm Hoogekraal No 238, Division George
7. Portion 23 of the Farm Hoogekraal No 238, Division George
8. Portion 41 of the Farm Hoogekraal No 238, Division George
9. Portion 42 of the Farm Hoogekraal No 238, Division George
10. Portion 64 of the Farm Hoogekraal No 238, Division George
11. Portion 65 of the Farm Hoogekraal No 238, Division George
12. Portion 66 of the Farm Hoogekraal No 238, Division George
13. Portion 68 of the Farm Hoogekraal No 238, Division George
14. Portion 69 of the Farm Hoogekraal No 238, Division George
15. Portion 70 of the Farm Hoogekraal No 238, Division George
16. Portion 72 of the Farm Hoogekraal No 238, Division George
17. Portion 74 of the Farm Hoogekraal No 238, Division George
18. Portion 75 of the Farm Hoogekraal No 238, Division George
19. Portion 76 of the Farm Hoogekraal No 238, Division George
20. Remainder Portion 77 of the Farm Hoogekraal No 238, Division George
21. Portion 79 of the Farm Hoogekraal No 238, Division George
22. Portion 82 of the Farm Hoogekraal No 238, Division George
23. Portion 88 of the Farm Hoogekraal No 238, Division George
24. Portion 90 of the Farm Hoogekraal No 238, Division George
25. Portion 102 of the Farm Hoogekraal No 238, Division George
26. Portion 122 of the Farm Hoogekraal No 238, Division George
27. Portion 179 of the Farm Hoogekraal No 238, Division George
28. Portion 180 of the Farm Hoogekraal No 238, Division George
29. Remainder of Portion 5 of the Farm Buffelsdrift No 227, Division George
30. Remainder of Portion 9 of the Farm Buffelsdrift No 227, Division George

1 Merchant Place
Cnr Fredman Dr and Rivonia Rd
Sandton 2196

PO Box 786273
Sandton 2146
South Africa

Switchboard +27 11 282 8000
Website rmb.co.za

RMB a division of FirstRand Bank Limited, is an Authorised Financial Services and Credit Provider NCRCP20. Reg. No. 1929/001225/06.

We hereby confirm that the Bank has no objection to the following applications being made by the Owner with respect to the aforementioned farms:

(i) The consolidation of the abovementioned farms into 1 consolidated farm, in terms of Section 15(2)(e) of the George Municipality's Land Use Planning Bylaw;

(ii) The Rezoning of the consolidated farm to "Subdivisional Area" in terms of Section 15(2)(a) from the Land-Use Planning By-Law for George Municipality, 2023,

(iii) The subdivision of the consolidated farm, in terms of Section 15(2)(d) of George Municipality's By-Law on Municipal Land Use Planning (2023), into the following portions:

   a. 123x Agriculture Zone I properties
   b. 1x General residential Zone II (group housing) property
   c. 10 Open Space Zone II (Private Open Space) for communal equestrian facilities & polo field
   d. 1x Community Zone I erf (place of instruction);
   e. 1x Utility Zone (Utility Service) Erf;
   f. Private Streets

(iv) A consent use to allow a cemetery on Private Open Spaces (Three of them, two existing and one new), in terms of Section 15(2)(o) of George Municipality's By-Law on Municipal Land Use Planning (2023).

For: FirstRand Bank Limited (acting through its Rand Merchant Bank division)

Reinhard Winsauer

_____

Duly authorised

Signed by:Ruth Boake
Signed at:2025-10-13 14:21:44 +02:00
Reason:I approve this document

_____

Duly authorised

ANNEXURE K:

Provisional Inputs on Road Deproclamation

Marike Vreken

From: Tariq Desai <Tariq.Desai@westerncape.gov.za>
Sent: Friday, 15 August 2025 11:11
To: Marike Vreken; Evan Burger; Ingrid Fredericks
Cc: garnet@edspng.co.za; 'Gerrit van den Berg'; 'Cathy Avierinos'
Subject: RE: Pr2470 Hoogekraal 238 GEO (Glen Meadows) - potential deproclamation of Minor Roads
Attachments: Notice_dd_4_January_1971- George OP's.pdf

Hi Marike

Please see attached,

All the minor roads in your list were proclaimed in the old division of George, as per attached notice their proclaimed road widths were all changed to 10m, with the fence rule still applying if there are any fences.

@Ingrid Fredericks can you please assist Marike with regards to her request of the likeliness of the list of minor roads to be deproclaimed?

Kind Regards
Tariq

From: Marike Vreken <marike@vreken.co.za>
Sent: Thursday, August 14, 2025 12:50 PM
To: Tariq Desai <Tariq.Desai@westerncape.gov.za>; Evan Burger <Evan.Burger@westerncape.gov.za>
Cc: garnet@edspng.co.za; 'Gerrit van den Berg' <gerrit@atterbury.co.za>; 'Cathy Avierinos' <cathy@hilland.co.za>
Subject: Pr2470 Hoogekraal 238 GEO (Glen Meadows) - potential deproclamation of Minor Roads

Dear Tariq,

We are looking at a development application to “re-arrange” the farm boundaries of these Hoogekraal Farms in the George Municipal Area.

The proposal will be that the current district roads be deproclaimed, and that the roads will be private roads, owned by the HOA.

Farmers not part of the HOA / outside of the development, will have a right of way through the “new” roads in the development, managed and maintained by the HOA.

Please can you confirm what are the proclaimed road reserves for these roads, and what is the likeliness that the Department will agree to the deproclamation of these roads?

- OP06843
- OP06844
- OP06847
- OP06848
- OP06845
- OP06842

Your inputs will be much appreciated.

Kind regards,
Marike

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ANNEXURE L:

Architectural Design Guidelines

HOOGEL AND AGRICULTURAL HOLDINGS

Design Guideline - May 2026

1. INTRODUCTION

Hoogeland is a 644-hectare rural development located just outside Glentana along the Garden Route, bordered by the Maalgate River and the Indian Ocean. This unique setting offers an exceptional balance between rural living, agricultural productivity, and environmental preservation. Designed as a low-impact, high-quality rural environment, Hoogeland celebrates the harmony between cultivated farmland, natural ecosystems, and coastal landscapes — creating a living environment that is both functional and inspirational.

This guideline sets out the vision-led design principles for all property owners and designers, ensuring a cohesive architectural language, sensitive landscape integration, and adherence to sustainable practices throughout the development.

The development comprises 105 farms averaging 5 hectares each, with two distinct but integrated property types:

- Agri Properties – lifestyle or small-scale working farms.
- Eco Properties – dwellings located within sensitive natural landscapes, emphasizing minimal environmental impact, with a maximum 2,000 m² developable area per farm.

Common facilities, including a polo field and equestrian infrastructure, act as shared amenities and social anchors within the development — uniting the community through shared values of sustainability, stewardship, and connection to the land.

2. DESIGN PHILOSOPHY

The design philosophy of Hoogeland is founded on three core principles:

1. Harmony with the Landscape: Buildings and infrastructure must respond to the topography, vegetation, and natural contours, preserving the developments rural character.

2. Rural Authenticity with Contemporary Expression: Architecture should reflect a Contemporary Agricultural Vernacular, using forms inspired by barns, farmhouses, and agricultural buildings, while maintaining clean lines, restrained detailing, and functional elegance.

3. Sustainability and Stewardship: Every design decision must prioritize environmental responsibility, including renewable energy, water management, low-impact materials, and biodiversity preservation.

3. THE LANDSCAPE SETTING

Hoogeland spans a transitional landscape of farmland, fynbos hills, and natural plains. Key environmental objectives include:

- Protecting natural habitats and biodiversity.
- Maintaining visual corridors and scenic views.
- Integrating existing watercourses and vegetation into site planning.
- Designing roads, trails, and common facilities to minimize ecological disturbance.

4. KEY DESIGN PRINCIPLES

4.1 Harmony with the Land

- Contextual Integration: Buildings and infrastructure must follow the natural contours, slopes, and drainage patterns to minimize earthworks and visual impact.
- Preservation of Natural Features: Mature trees, fynbos clusters, wetlands, and other sensitive landscape features must be protected and incorporated into designs.
- Minimizing Disturbance: Roads, driveways, and trails should be permeable and narrow, avoiding large-scale clearing of vegetation.
- Scenic Views: Orient buildings and terraces to maximize key landscape vistas, particularly overlooking fynbos hills, valleys, and the polo field, while respecting neighbours' privacy.

4.2 Authentic Rural Character with Contemporary Expression

- Agricultural Vernacular: Use simple forms inspired by barns, farmhouses, and sheds, avoiding excessive ornamentation.
- Proportions and Massing: Maintain modest building footprints, low profiles, and appropriate roof heights to ensure buildings blend into the rural setting.
- Visual Cohesion: All buildings, outbuildings, and common facilities should share a consistent palette of materials and colours, reinforcing the Hoogeland's identity.
- Functional Simplicity: Design should prioritize practicality and usability, reflecting the development's agricultural heritage without compromising contemporary elegance.

4.3 Sustainability & Environmental Stewardship

- Renewable Energy: All buildings are encouraged to integrate solar energy systems where feasible.
- Water Management: Employ rainwater harvesting, greywater recycling, and water-efficient landscaping to reduce reliance on water sources.
- Materials: Prioritize locally sourced, renewable, or recycled materials to reduce environmental impact and support regional craftsmanship.
- Passive Design: Maximize natural ventilation, daylighting, and thermal comfort, reducing energy demand.
- Waste Minimization: Construction and household waste should be managed sustainably, promoting recycling and responsible disposal.

4.4 Controlled Development & Density

- Eco Properties: Limit building footprints to 2,000 m^2 developable area per farm, preserving the remaining land as natural landscape.
- Agri Properties: Ensure barns and agricultural infrastructure remain subordinate to the main dwelling and do not dominate the landscape.
- Buffer Zones: Maintain adequate separation between neighbouring properties and sensitive natural areas to prevent overcrowding and habitat fragmentation.

4.5 Landscape & Biodiversity Integration

- Native Planting: Encourage indigenous species for gardens, screening, and communal areas.
- Fynbos Preservation: Avoid formal lawns or exotic species in Eco Properties; prioritize fynbos and meadow planting.
- Habitat Corridors: Maintain connectivity for wildlife across the Hoogeland through trails, open space, and natural vegetation.
- Low-Impact Infrastructure: Roads, trails, and equestrian paths should be designed to minimize soil

compaction, erosion, and runoff.

4.6 Community & Common Property Design

- Shared Amenities: Polo fields, equestrian facilities, and communal trails should enhance social interaction while remaining consistent with the developments natural and architectural character.
- Visual Cohesion: Common structures must adhere to the same material, colour, and roof palette as private properties.
- Sustainability in Common Areas: Apply green initiatives (solar, water harvesting, indigenous planting) to shared facilities as standard practice.

4.7 Design for Longevity and Maintenance

- Durable Materials: Use materials that age gracefully and require minimal maintenance.
- Flexible Design: Buildings should accommodate future adaptations without compromising the development's aesthetic or environmental integrity.
- Landscape Maintenance: Encourage low-input landscaping that preserves ecological balance and reduces water and fertilizer requirements.

5. PROPERTY TYPES

5.1 Agri Properties

- Primary function: lifestyle farming or equestrian agriculture.
- Buildings: main dwelling, barn and minimal outbuildings.
- Landscaping: orchards, vegetable gardens, grazing paddocks.
- Emphasis: practicality, durability, and agricultural character.

5.2 Eco Properties

- Primary function: low-impact, nature-integrated living.
- Developable area: Maximum 2,000 m² per farm, including all buildings and hard surfaces, ensuring minimal intrusion into natural areas.
- Buildings: smaller footprints, lightweight structures, minimal visual intrusion.
- Landscaping: indigenous plants, fynbos gardens, minimal earthworks.
- Emphasis: environmental sensitivity, controlled density, and sustainable living.
- Remaining area must be preserved as natural landscape, with trails or low-impact amenities designed to minimize ecological disturbance.

6. COMMON FACILITIES

- Polo field and equestrian facilities designed to complement the development's rural aesthetic.
- Support structures (stables, arenas, clubhouses) must use the same material and colour palette as private properties.
- Trail networks connect properties, the polo field, and equestrian facilities while respecting topography and vegetation.
- Community spaces must enhance social interaction without compromising landscape integrity.

7. ARCHITECTURAL GUIDELINES

- Scale & Massing: Buildings should be modest in scale relative to 5-ha farms; Eco Properties must remain within the 2,000 m² envelope.
- Setbacks: Maintain generous distances from natural features and neighbouring properties.
- Roofs: Pitched, mono, or skillion; integration of solar panels encouraged.
- Outbuildings: Must follow primary dwelling materials and proportions.
- Fencing & Walls: Minimal visual impact; timber or natural hedging preferred.

8. SUSTAINABILITY GUIDELINES

- Energy: Encourage rooftop solar, energy-efficient appliances, and LED lighting.
- Water: Rainwater harvesting, greywater reuse, and low-water landscaping mandatory where feasible.
- Materials: Use locally sourced, renewable, or recycled materials.
- Waste: Construction and domestic waste to be minimized and managed sustainably.
- Biodiversity: Avoid invasive plant species; retain and rehabilitate natural habitats.

9. LANDSCAPE & PLANTING GUIDELINES

- Native species for gardens, screening, and communal areas.
- No formal lawns outside the developable area in Eco Properties; encourage natural fynbos or meadow planting.
- Minimize earthworks; contour-following driveways and paths.
- Trails should be permeable and non-invasive, supporting both pedestrian and equestrian movement.
- Eco Property developable limits ensures that the larger portion of the farms remains natural, maintaining ecological integrity.

10. IMPLEMENTATION & STEWARDSHIP

All proposed development within Hoogeland is subject to the approval of the Hoogeland Design Review Committee (DRC). The DRC will review and approve all building plans, site layouts, landscaping, and external works to ensure consistency with the vision, design principles, and environmental intent of this guideline.

All farms within Hoogeland are zoned Agricultural Zone I (Agri 1), and any development must comply with the applicable provisions of this zoning category, including land use rights, coverage, and building restrictions.

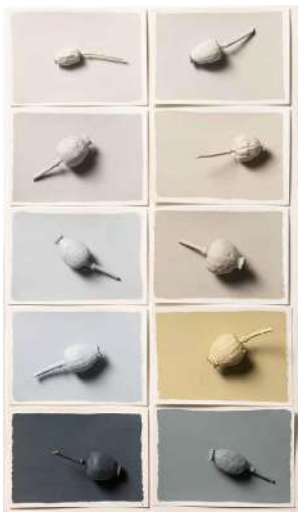
In addition to DRC approval, all developments are required to comply with the Municipal Zoning Scheme, the National Building Regulations and Building Standards Act, the National Home Builders Registration Council (NHBRC) standards, and any other applicable legislation. No construction or site works may commence without written approval from both the DRC and the relevant statutory authorities.

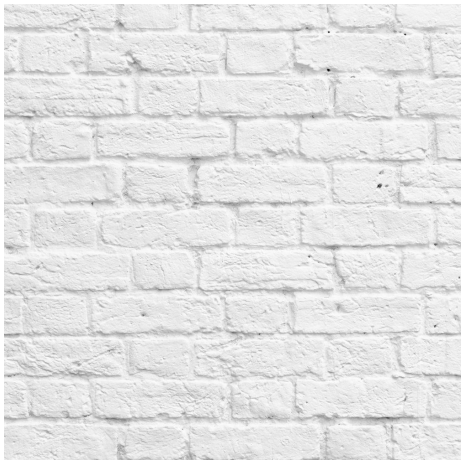
Homeowners are encouraged to adopt sustainable practices beyond the minimum guidelines. Regular monitoring ensures buildings and landscapes remain consistent with the development vision.

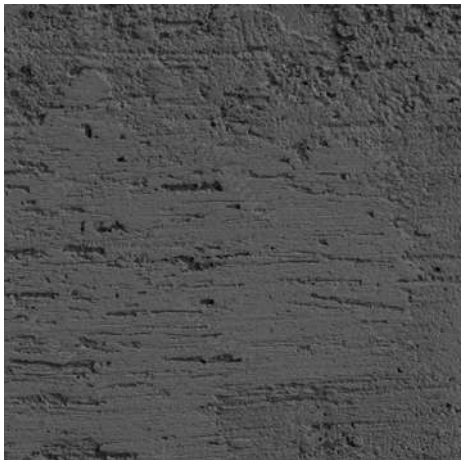
Community education on sustainability, water management, and biodiversity is encouraged.

11. ARCHITECTURAL LANGUAGE

Capturing the cultural spirit through an architectural language that is both respectful and appropriate, while seamlessly blending modern design elements that complement the natural surroundings







CAPE CONTEMPORARY

REPLICATIVE

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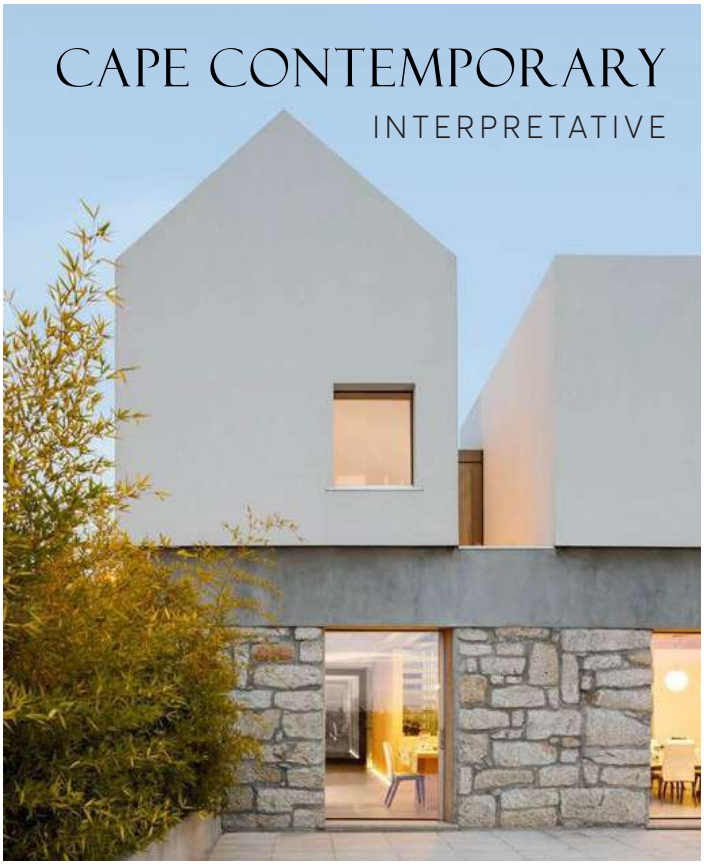

CAPE CONTEMPORARY

MODERN INTERPRETATIVE

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MODERN INTERPRETATIVE

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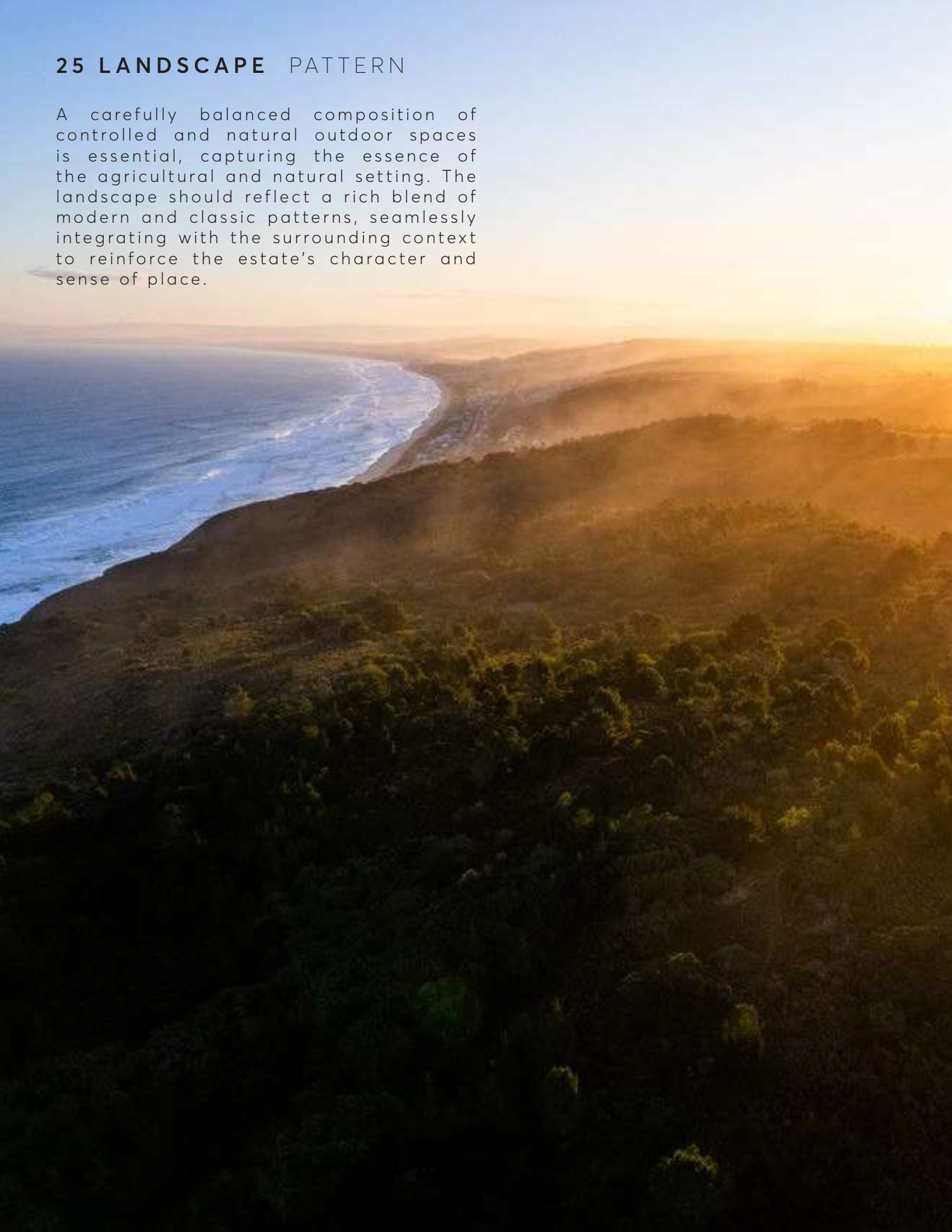
INTERPRETATIVE

COMMUNITY HOUSING

HOOGEKRAAL VILLAGE

25 LANDSCAPE PATTERN

A carefully balanced composition of controlled and natural outdoor spaces is essential, capturing the essence of the agricultural and natural setting. The landscape should reflect a rich blend of modern and classic patterns, seamlessly integrating with the surrounding context to reinforce the estate's character and sense of place.



Landscape Guidelines

All landowners within Owloon Estate must adhere to the landscape guidelines contained in this clause and throughout this document. The quality and integrity of the estate's outdoor spaces rely on the successful integration of landscape design with architectural form.

Landscape Guidelines are essential, as they guide both the development and individual owners toward achieving the required aesthetic, ecological, and environmental character of this mountain estate. These guidelines also serve as a regulatory tool for the Design Review Committee, ensuring that the desired landscape character is realised and maintained.

The estate's landscape philosophy follows a "design with nature" approach focused on rehabilitation, conservation, and environmental responsiveness, preserving as much of the natural landscape as possible. The primary goal of each property's landscape design is to blend seamlessly with its natural setting.

Core Landscape Principles

Landscape proposals must incorporate, rehabilitate, and enhance existing vegetation. Designs should consider both aesthetic and functional aspects of planting, such as:

- Screening
- Space definition
- Erosion control
- Glare reduction
- Dust suppression
- Continuity and cohesion
- Shading
- Visual interest

The objective of these guidelines is to ensure that both private and public open spaces enhance the outdoor environment. Minimum standards are established to ensure preservation, conservation, rehabilitation, and enhancement of the site's fynbos and riverine landscape character. The aim is to unify the estate through consistent vegetation, materials, and landscape elements.

The landscape character of Owloon Estate must flow naturally through the development, using a distinctive selection of indigenous planting that reinforces the estate's identity.

Recommended Landscape Approach

Landowners, developers, and occupants are encouraged to apply the following principles:

- Simplicity in design to establish a personalised yet unified aesthetic.
- Use of complementary design lines, plant palettes, hard landscape materials, and sculptural elements to maintain unity.
- Recognition of the functional qualities of plants: ornamental, screening, shading, rehabilitation, and space definition.
- Application of ecologically sound principles, including:
    - Use of structural plants in feature areas
    - Predominantly indigenous species, with limited use of exotics only where microclimates necessitate
    - Plant choices that celebrate seasonality, colour, texture, and year-round vibrancy
- Use of natural and locally sourced materials
- Hard landscaping and site features that share a unified material palette
- Designs that minimise maintenance
- A harmonious relationship between the built and natural environment

- Retaining structures softened with indigenous creeping groundcovers
- Proper drainage behind retaining walls for long-term stability
- Inclusion of bioswales or biofilters to slow and clean stormwater before it enters watercourses or stormwater networks
- Maintenance of the road reserve area by each erf owner

Riverine, Dam and Wetland Edges

Farms bordering natural features must follow additional requirements:

- All riverine, wetland, and dam edges must be protected, rehabilitated, and enhanced.
- Only indigenous and preferably endemic plant species may be used in these areas.
- Low-lying areas and banks must be stabilised and allowed to establish naturally with minimal disturbance.
- Trees suitable for riverine edges must be planted strategically.

All such work must comply with the Environmental Management Plan (EMP) and be monitored to ensure the protection and enhancement of natural habitats.

Threatened species must be preserved during all phases of construction.

Topsoil Protection

- Topsoil must be removed, protected, and stored separately during construction.
- Stored topsoil must be free of roots, stones, weeds, and refuse.
- Stockpiles may not exceed 2 m in height.
- If stockpiled for longer than 28 days, topsoil must be mulched, roughened, and seeded with an approved grass or groundcover mix, and kept free of alien species.
- After construction, topsoil must be reinstated to a minimum depth of 200 mm to prepare the site for landscape installation.

Plant Selection Guidelines

Planting must be indigenous and chosen according to:

- Local biodiversity and sustainability
- Hardiness to on-site soil and climatic conditions
- Shade provision, cooling benefits, and screening where needed
- Seasonal interest—flowers, foliage, autumn colour
- Attraction of birds and insects

Scale and suitability must be considered:

- Trees should not be placed in confined spaces
- Planting should be used to reduce glare from buildings and vehicles

Deciduous trees are encouraged on northern façades to provide summer shade and allow winter sun. However, evergreen plant material must dominate to ensure year-round structure and greening.

Existing trees must be preserved wherever possible and may not be removed without Design Review Committee approval.

A carefully curated selection of indigenous trees with varied textures and bark colours is recommended to unify the estate's natural theme while giving each residence a unique identity.

Shrubs should be used for low-level screening and aesthetic interest. Groundcovers are encouraged for erosion control, soil retention, reduced maintenance, and naturalising exposed soil areas.

PLANTING PALETTE

TREES

- Apodytes dimidiata
- Brabejum stellatifolium
- Brachylaena discolor
- Buddleja auriculata
- Buddleja saligna
- Buddleja salviifolia
- Calodendrum capense
- Cassine peragua subsp. peragua
- Celtis africana
- Cryptocarya angustifolia
- Cunonia capensis
- Curtisia dentata
- Cussonia spicata
- Cussonia thrysifl ora
- Diospyros scabrida
- Diospyros whyteana
- Ehretia rigida
- Ekebergia capensis
- Ficus natalensis
- Grewia occidentalis var. occidentalis
- Gymnosporia buxifolia
- Halleria lucida
- Heeria argentea
- Ilex mitis
- Kiggelaria africana
- Loxystylis alata
- Maytenus oleoides
- Metrosideros angustifolius
- Olea europaea subsp. africana
- Pittosporum viridifl orum
- Platylophus trifoliatus
- Podocarpus elongatus
- Podocarpus falcatus
- Podocarpus latifolius
- Pterocelastrus tricuspidatus
- Rapanea melanophloeos
- Rhamnus prinoides
- Rothmannia capensis
- Searsia chirindensis
- Sideroxylon inerme
- Syzygium cordatum
- Tarchonanthus camphoratus
- Virgilia divaricata
- Virgilia oroboides
- Widdringtonia cedarbergensis
- Widdringtonia nodifl ora

SHRUBS

- Agathosma serphyllaceae
- Anisodontea scabrosa
- Athanasia crithmifolia
- Athanasia dentata
- Athanasia trifurcata
- Barleria ‘Purple Prins’
- Barleria obtusa
- Barleria repens
- Brachycarpaea juncea
- Buddleja davidii
- Buddleja salvifolia
- Carissa macrocarpa
- Chondropetalum tectorum
- Chrysanthemoides incana
- Chrysanthemoides monilifera
- Cistus cv.
- Cliffortea graminea
- Cliffortea obcordata
- Cliffortea odorata
- Dodonaea angustifolia
- Dracaena aletriformis
- Encephalartos spp.
- Eriocephalus africanus
- Eriocephalus pedunculatus
- Eriocephalus racemosus
- Euryops abrotanifolius
- Euryops chrysanthemoides
- Euryops pectinatus
- Euryops speciosissimus
- Euryops virgineus
- Freylinia densifl ora
- Freylinia lanceolata
- Freylinia tropica
- Gnidia pinifolia
- Gnidia squarossa
- Halleria elliptica
- Helichrysum dasyanthum
- Helichrysum splendidum
- Heliptrum argyropsis
- Hymenolepsis parvifl ora
- Indigofera natalensis
- Lebeckia simsiana
- Liparia splendens
- Mackaya bella
- Metalasia muricata
- Morella cordifolia
- Morella quercifolia
- Myrsine africana
- Myrtis nana
- Nylandtia spinosa
- Oftia africana
- Otholobium decumbens
- Otholobium fruticans
- Othosiphon labiatus
- Passerina vulgaris
- Pavetta lanceolata
- Pavetta revoluta

- Phylica auxillaris
- Phylica buxifolia
- Phylica ericoides
- Phylica gnidiodes
- Plumbago auriculata
- Podalyria calyptrata
- Polygala myrtifolia
- Polygala virgata
- Psychotria capensis
- Pycnostachys urticifolia
- Rhigoda hastata
- Searsia lucida
- Sersia crenata
- Sersia lucida
- Strelitzia juncea
- Strelitzia reginae
- Struthiola dodecandra
- Struthiola striata
- Syncarpha cv.
- Syncolostemon spp.
- Tecomaria capensis
- Tetradinia riparia
- Ursinia sericea
- Westringea cv.

PROTEAS

- Aulax cancellata
- Diastella proteoides
- Leucadendron argenteum
- Leucadendron coniferum
- Leucadendron daphnoides
- Leucadendron discolor
- Leucadendron eucalyptifolium
- Leucadendron fl oridum
- Leucadendron laureolum
- Leucadendron salignum
- Leucadendron teretifolium
- Leucospermum bolusii
- Leucospermum catherinae
- Leucospermum conocarpodendron
- Leucospermum cordifolium
- Leucospermum mundii
- Leucospermum oleifolium
- Leucospermum refl exum
- Leucospermum tottum
- Leucospermum vestitum
- Mimetes chrysanthus
- Mimetes cucullatus
- Paranomus refl exus
- Protea aristata
- Protea aurea
- Protea compacta
- Protea cynaroides
- Protea glabra
- Protea grandiceps
- Protea magnifi ca
- Protea neriifolia
- Protea obtusifolia
- Protea repens
- Protea scolymocephala
- Protea susannae
- Serruria aemula
- Serruria fl orida
- Spatalla incurva

BUCHUS

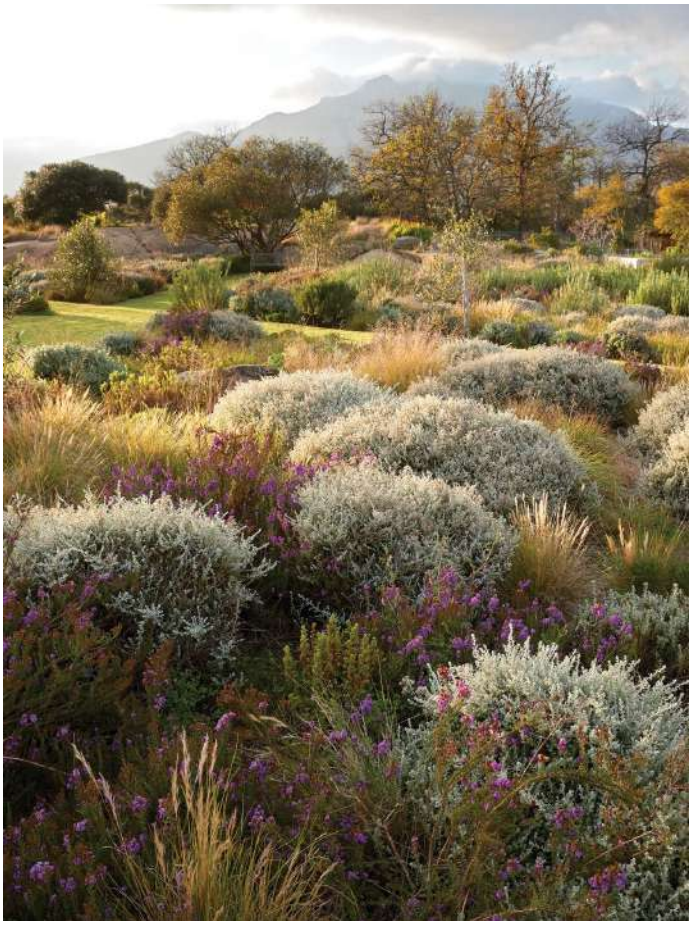
- Acmadenia heterophylla
- Acmadenia mundiana
- Acmadenia obtusata
- Adenandra unifl ora
- Agathosma apiculata
- Agathosma betulina
- Agathosma capensis
- Agathosma cerefolium
- Agathosma cilliaris
- Agathosma collina
- Agathosma crenulata
- Agathosma glabrata
- Agathosma ovata
- Coleonema album
- Coleonema aspalathoides
- Coleonema pulchrum

ERICAS

- Erica baccans
- Erica banksia
- Erica perspicua
- Erica peziza
- Erica speciosa
- Erica versicolor
- Erica vestita

RESTIOS, REEDS & SEDGES

- Elegia capensis
- Elegia cuspidata
- Elegia racemosa
- Elegia stipularis
- Elegia tectorum
- Ischyrolepis sieberi
- Ischyrolepis subverticillata
- Restio festucaeformis
- Rhodocoma capensis
- Rhodocoma foliosa
- Rhodocoma gigantea
- Thamnochortus cinereus
- Thamnochortus dichotomus



nuvorm

STELLENBOSCH
studio@nuvorm.com
www.nuvorm.com

ANNEXURE M:

Management Structure of the Development

PLANNING MOTIVATION
GOVERNANCE AND MANAGEMENT STRUCTURE

The Development comprises an Agri component and a Village component within one coordinated land-use framework. Both components are structured to function as a unified development entity, served and governed by a single Master Owners' Association (MOA) established in terms of the municipal by-law. The intention is to secure long-term governance certainty, sustainable maintenance, integrated service delivery and uniform development standards across the entire Development.

The Village component will be registered as a sectional title scheme. A body corporate will be created as required under the Sectional Titles Schemes Management Act. The functions and powers of the body corporate will be assigned to the MOA and all management and control functions relating to services, maintenance standards, architectural compliance and infrastructure oversight will be transferred to the MOA.

Village unit owners will not contribute levies to the MOA. Instead, government grants and subsidies applicable to the Village will be used first and any shortfall will be funded by the MOA. This cross-support model ensures that the Village is maintained to prescribed standards and remains aligned with the Agri component in appearance, environmental quality and service performance. It avoids the risk of decline in the Village and secures consistent living conditions across the Development.

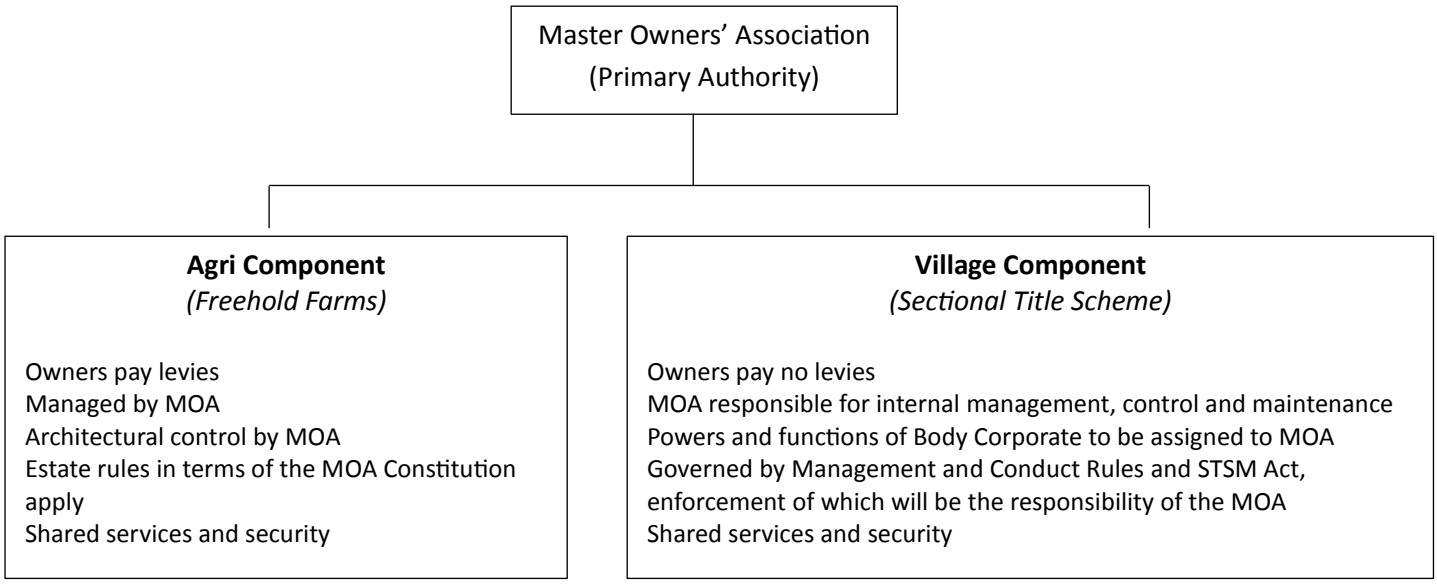
The MOA will approve all building and alteration plans, enforce architectural and environmental rules, control infrastructure standards and oversee on-site compliance.

The management and conduct rules of the Village, to be approved in terms of the Sectional Titles Management Act, will reflect that the Village component is subject to the MOA governance structure. The Village body corporate will therefore hold no independent authority over design, maintenance standards or infrastructure levels.

The integrated structure creates a single, stable governance system. It ensures consistent quality, predictable service management and long-term sustainability. It also aligns with planning and policy objectives regarding inclusive development, equitable access to well-managed environments and sustainable rural settlement models.

This coordinated governance approach protects the development investment, supports responsible land-use planning and ensures that the Village remains fully functional and well-maintained. It also provides the municipality with assurance that the Development will remain orderly, financially sustainable and environmentally responsible over time.

Annexure: Governance Structure Schematic
Integrated Development Governance Model



One governance system

Integrated standards • Single maintenance regime • Uniform aesthetics • One estate identity