

# Annexure 34

## Title Deeds

11

STBB  
2nd Floor  
Buchanan's Chambers  
Cnr Warwick Street & Pearce Road  
Claremont  
7708  
Docex 9

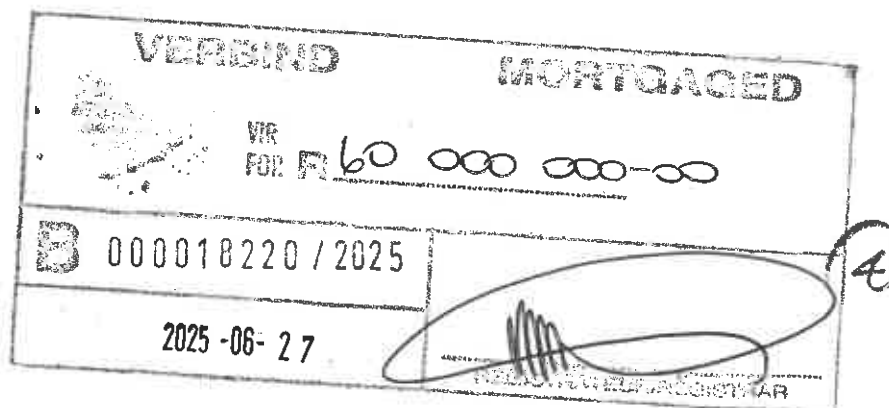
Prepared by me,

CONVEYANCER

Tashreeq Jaffar

LPCM Number 96092

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 65 000 000-00	R. 7 340-00
All other		
Reason for exemption	Category Exemption.....	Exemption I t o. Sec/Reg..... Act/Proc.....



T 000036552 / 2025

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT BERNICE SOPHIA MOSTERT

appeared before me, **REGISTRAR OF DEEDS: WESTERN CAPE at CAPE TOWN**,  
he/she, the said Appearer, being duly authorised thereto by a Power of Attorney  
granted to him/her by

**CAPE WINELANDS AIRPORT PROPRIETARY LIMITED**  
**Registration Number 2018/346547/07**

dated 17 JUNE 2025

and signed at CLAREMONT

STBB

Form E

AND the said Appearer declared that his/her principal had on **10 March 2025** truly and legally sold by Private Treaty and that he/she, the said Appearer in his/her capacity aforesaid, did, by these presents cede and transfer to and on behalf of:

**CAPEWINELANDS AERO PROPRIETARY LIMITED**  
**Registration Number 2021/542277/07**

its successors in title or assigns in full and free property:

1. PORTION 10 OF THE FARM JOOSTENBERGS VLAKTE NO 724  
IN THE CITY OF CAPE TOWN  
PAARL DIVISION  
PROVINCE OF THE WESTERN CAPE

IN EXTENT: 114,1516 (ONE HUNDRED AND FOURTEEN COMMA ONE FIVE ONE SIX) HECTARES

**FIRST TRANSFERRED BY** Deed of Transfer No T6046/1944 with Diagram SG No 4962/1943 relating thereto and Held By Deed of Transfer No T39098/2020.

A. **SUBJECT** to the conditions referred to in Deed of Transfer No T6046/1944.

B. **SUBJECT FURTHER** to the Servitude Endorsement dated 28th July 1941 on said Deed of Transfer No T1986/1931, which endorsement reads as follows:-

"Para 2 Remainder. Registration of Servitude. By Transfer No 7318 dated 28/7/1941 the owner and his successors in title of the land hereby conveyed shall have the right to use the road over the remainder of farm Lot K held hereunder running along the eastern boundary of Portion 9 of Lot K as indicated on diagram annexed thereto as will more fully appear on reference to the said Transfer."

C. **SUBJECT FURTHER** to the following condition contained in Deed of Transfer No T88628/1994, imposed by the Transferor:

The property shall be and/or remain to function as a public aerodrome and shall be used solely as a public aerodrome and/or for related purposes.

2. PORTION 4 (PORTION OF PORTION 2) OF THE FARM JOOSTENBERGS KLOOF NO 474  
IN THE CITY OF CAPE TOWN  
PAARL DIVISION  
PROVINCE OF THE WESTERN CAPE

IN EXTENT: 36,1295 (THIRTY SIX COMMA ONE TWO NINE FIVE) HECTARES

**FIRST TRANSFERRED BY** Deed of Transfer No T7955/1944 with Diagram SG No 4963/1943 relating thereto and Held By Deed of Transfer No T39098/2020.



STBB

Form E

WHEREFORE the Appearer, renouncing all the rights, title and interest which the said **CAPE WINELANDS AIRPORT PROPRIETARY LIMITED** heretofore had to the premises, did, in consequence also acknowledge him, to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these presents, the said **CAPEWINELANDS AERO PROPRIETARY LIMITED**, its successors in title or assigns now is and henceforth shall be entitled thereto, conformably to local customs, the State, however, reserving its rights, and finally acknowledging the purchase price of the property hereby transferred to be the sum of **R65 000 000,00 (SIXTY FIVE MILLION RAND)**.

IN WITNESS WHEREOF I, the said Registrar of Deeds together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the **REGISTRAR OF DEEDS: WESTERN CAPE** at **CAPE TOWN** on **27 June 2025**

q.q. Signature of Appearer

In my presence:

Registrar of Deeds

STBB

Form E

ZM

# DEEDS OFFICE CAPE TOWN

NUMBERING ROOM

PACK NO. 3

## CONVENTIONAL DEEDS

05/04/2022

Start number	End number	Total
TR 000014190 / 2022	TR 000014205 / 2022	16
BC 000012832 / 2022	BC 000012840 / 2022	9
B 000008040 / 2022	B 000008049 / 2022	10
H	H	
PA 000000262 / 2022	PA 000000262 / 2022	
K	K	
VA 000001659 / 2022	VA 000001662 / 2022	3
Total covers in pack		38

OUTSTANDING/INCLUDED

DATA/CAPTURE

07-04-2022

VUYELWA LAMANI

NUMBERED BY	
TRANSFERS	
BC's	
BONDS	
DATE	
EMBOSS	
PACKS	

05 APR 2022

AG MSc. B. van

A. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:

(a) Gelyktydiges met ander registrasiekantore/deeltitels: Simult with other registries/sectional titles:

Kode	Firma/Firm	Eiendom/Property	Kantoor/Office
1			
2			
3			
4			

(b) Kliënt afskrifte van aktes permanent in Aktekantoor geliasseer:  
Client copies of deed filed permanently in Deeds Office:

Aard en nommer van akte Nature and number of deed	Cover No. Omslag Nr.	Parawe van ondersoekers Initials of Examiners

(c) Notas/Notes:

B. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE:

Interdikte nagesien deur Interdicts checked by	(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)	(2) Begiftigingserwe Endowment erven	(3) Begiftiging Endowment	(4) Voorwaardes Conditions	(5) Mikro Micro	(6) Algemene plan General Plan	(7) Titellak te Title Deed	(8) Verbands teen dorpslittel Bonds against township title	(9) Datum nagesien Date checked	Opmerkings Remarks	Paraaf Initials

Kantoor instruksies/Office instructions:

Seksie/Section:

BERNADT VUKIC POTASH

TEL: 021 405-3800

92

Datum van indiening/Date of lodgement

Ref No./Verw Nr. 157508/37

A. VIR AKTEKANTOOR GEBRUIK/FOR DEEDS OFFICE USE

**LODGED**  
18-03-2022  
**INGEDIEN**  
1 APR 2022  
RCC 16/05/2022

Ondersoekers/Examiners	Kamers/ Rooms	Skakeling/Linking	Raject/ Verwerp	Passeer/Pass
1. A. MATWANA 1230				
2. E. BEZUIDENHOUT 1256		2	1	
3.				

B. VIR AKTEBESORGER SE GEBRUIK/FOR CONVEYANCER'S USE:

Aard van Akte/Nature of Deed: **TRANSFER**  
**EDREEN CORPORATE FINANCE PL**  
t.g.v./i.f.o.  
**LUNISAT PL**

T 000014190/2022

Skakeling/Linking	Titelaktes, ens. binne/Tittle deeds, etc. within
2	1 T22505/1983

DATA / CAPTURE  
07-04-2022  
VUYELWA LAMANI

No. in stel/batch	Kode Code	Name van Partye/Names of Parties	Name van Firma/Names of Firm	Firma/ Firm No.
1	T	EDREEN TO LUNISAT	BURGA	92
2	B	LUNISAT	STBB	11
3				
4				
5				
6				
7				
8				
9				
10				

EXAMINER'S NOTES INSIDE

REGISTRASIE VERSOEK DEUR:  
REGISTRATION REQUESTED BY:  
DATUM: 5 APR 2022  
DATE: Carla Batt LPCM 86715


080007795117

(Kort beskrywing van eiendom (slegs para 1 in Akte) Brief description of property (merely para 1 in Deed)

REMAINDER OF THE PARM DOOSTENDELS  
VLAKE NO 724

①

The name of ~~Elferor~~ in deed, PA and supporting documents must correspond with holding title. Neatly delete "Proprietary" in name of ~~Elferor~~ on PA and have fully initialled and retype page 1 of deed.

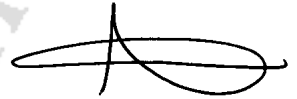
 4/4/22.  
A. BUYS 1312H

  
done  
Zogheriah Van Wyk

92

Bernadt Vukic Potash & Getz  
11th Floor  
1 Thibault Square  
Cape Town  
8001

Prepared by me



CONVEYANCER  
ZOGHERIAH VAN WYK  
(LPCM 93503)

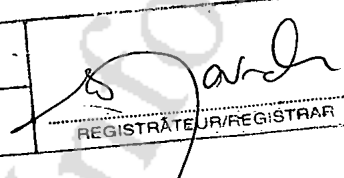
Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	R. 15 000 000	R. 3 819.00
Reason for exemption	Category Exemption	Exemption i.o. Sec/Reg Act/Proc.

**VERBIND MORTGAGED**

VIR FOR R. 15 000 000.00

**B** 000008040 / 2022

05 APR 2022



REGISTRAR/REGISTRAR

**DATA / CAPTURE**

07-04-2022

VUYELWA LAMANI

**T** 000014190 / 2022

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

**ANTON LUTHER POSTHUMUS (LPCM No. 80715)**

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

**Edreen Corporate Finance Limited**  
Registration Number: 1970/005170/07

which said Power of Attorney was signed at Durbanville on 15<sup>th</sup> December 2022.

**DATA / VERIFY**

12-04-2022

JENNY VAN WYK



And the appearer declared that his/her said principal had, on **28 October 2021**, truly and legally sold by **Private Treaty**, and that he/she, the said **Appearer**, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**Lunisat Proprietary Limited**  
Registration Number: **2021/542277/07**

or its Successors in Title or assigns, in full and free property

**Remainder of the Farm Joostenbergs Vlake No. 724**, situate in the City of Cape Town, Division Paarl, Province of the Western Cape

IN EXTENT: **43,6026** (Forty three comma six zero two six) hectares

**FIRST TRANSFERRED** by Deed of Grant dated 4<sup>th</sup> February 1892 (Paarl Erf Lease Part 2 No.12) with Diagram attached thereto and held by Deed of Transfer Number **T22505/1983**.

- A. **SUBJECT** to the conditions referred to in Deed of Transfer No. 8251 dated 24<sup>th</sup> October 1916.
- B. **SUBJECT FURTHER** to the Servitude referred to in the Endorsement dated 28<sup>th</sup> July 1941 on Deed of Transfer No. 1986/1931 dated 25<sup>th</sup> March 1931, which endorsement reads as follows:

"Para 2 Remainder. Registration of Servitude.

By Transfer No 7318 dated 28.7.1941 the owner and his successors in title of the land thereby conveyed shall have the right to use the road over the remainder of the farm Lot K held hereunder running along the eastern boundary of Portion 9 of Lot k as indicated on Diagram annexed hereto as will more fully appear on reference to the said Transfer."

- C. **SUBJECT FURTHER** to the following endorsement referred to in Deed of Transfer T22505/1983 dated 17<sup>th</sup> September 1999, which endorsement reads as follows:

**Remainder**

By Notarial Deed of Servitude No K966/1999S the within property is subject to a right of way Servitude in perpetuity six (6) metres wide parallel with and adjacent to the line DC annexed Diagram SG No 8111/1998 annexed to Deed of Transfer No T75703/1999 in favour of Portion 23 of the Farm Joostenbergs Vlake No. 724 meas 30,8711 hectares and held by T75703/1999.

As will more fully appear from the said Notarial Deed.

WHEREFORE the said Appearer, renouncing all rights and title which the said

**Transferor**

heretofore had to the premises, did in consequence also acknowledge the said

**Transferor**

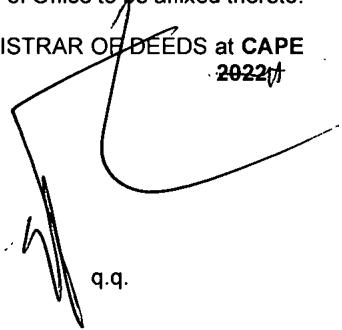
to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**Transferee**

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R15 000 000,00 (Fifteen million rand)**.

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at **CAPE TOWN** on **5 APR 2022**

  
q.q.

In my presence

  
REGISTRAR OF DEEDS



92

Bernadt Vukic Potash & Getz  
11th Floor  
1 Thibault Square  
Cape Town  
8001

Prepared by me

CONVEYANCER  
ZOGHERIAH VAN WYK  
(LPCM 93503)

## POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

**Peter Clement FAGAN**

duly authorised hereto by a resolution of the Directors of

**Edreen Corporate Finance Proprietary Limited**

Registration Number: 1970/005170/07

do hereby nominate and appoint ARNO WATSON (80234) and/or ZINTLE BALENI (97800) and/or ZOGHERIAH VAN WYK (93503) and/or ANTON LUTHER POSTHUMUS (80715) and/or TANIA HANCKE (85956) and/or ROBYN DARLENE DOWNS (70506)

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at CAPE TOWN or any other competent official in the Republic of South Africa and then and there to act as my Attorney and Agent and to pass transfer to:

**Lunisat Proprietary Limited**

Registration Number: 2021/542277/07

the property described as:

**Remainder of the Farm Joostenbergs Vlake No. 724**, situate in the City of Cape Town, Division Paarl, Province of the Western Cape

IN EXTENT: **43,6026** (Forty three comma six zero two six) Hectares

HELD BY Deed of Transfer Number **T22505/1983**

the said property having been ✓ sold by me on 28 October 2021 to the said transferee/s for the sum of R15 000 000,00 (Fifteen Million Rand).

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

✓ Signed at Durbanville on 18/12/2021  
in the presence of the undersigned witnesses.

**AS WITNESSES:**

1. Lisa Rainsford

2. Seamie Fagan

Peter Clement FAGAN on behalf of  
Edreen Corporate Finance Proprietary  
Limited



21

## Transfer Duty Declaration

TDREP

### Reference Details

Transfer Duty Reference Number: TDE04A58C4

### Details

#### Details of Seller / Transferor / Time Share Company

Surname / Registered Name Edreen Corporate Finance Proprietary Li Full Name Edreen Corporate Finance Proprietary Limited  
Company / CC / Trust Reg No. 197000517007 Marital Status

#### Details of Purchaser / Transferee

Full Name Luniset Proprietary Limited Surname / Registered Name Luniset Proprietary Limited  
Company / CC / Trust Reg No. 202154227007 Marital Notes if applicable

#### Details of the Property

Date of Transaction/Acquisition (CCYYMMDD) 2021-10-29  
Total Fair Value R 15000000.00 Total Consideration R 15000000.00

#### Calculation of Duty and Penalty / Interest

Transfer Duty Payable on Natural Person R 15000000.00

#### Property Description

1 Remainder of the Farm Joostenbergs Vlakke No. 724, situated in the City of Cape Town, Division Paarl, Province of the Western Cape IN EXTENT 43,6026 (FORTY THREE COMMA SIX ZERO TWO SIX) Hectares

### Receipt

#### Receipt Details

Transfer Duty Reference Number TDE04A58C4 Receipt No. 1200918182  
Receipt Amount R 15460000.00

### Declaration by Conveyancer / Attorney

I certify that this is a true copy of the transfer duty declaration / receipt / exemption certificate drawn from the SARS eFiling site, which will be retained by me for 5 years from the date of registration of transfer.

XXXXXXXXXXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Please ensure you sign over the 2 lines of 'x's above

Date (CCYYMMDD)

20211029

For enquiries go to  
www.sars.gov.za or call  
0800 00 SARS (7277)

Prepared by me

CONVEYANCER  
Zoghrah van Wyk (93503)

34

ISIXEKO SASEKAPA  
CITY OF CAPE TOWN  
STAD KAAPSTAD



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

Making progress possible. Together.

CERTIFICATE IN TERMS OF SECTION 118 OF THE LOCAL GOVERNMENT: MUNICIPAL SYSTEMS ACT, 2000 (ACT No. 32 OF 2000)  
(AS PRESCRIBED IN TERMS OF SECTION 120 OF ACT No. 32 OF 2000)

ISSUED BY CITY OF CAPE TOWN

In terms of section 118 of the Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000), it is hereby certified that all amounts that became due to City of Cape Town in connection with the undermentioned property situated within that municipality for municipal service fees, surcharges on fees, property rates and other municipal taxes, levies and duties during the two years preceding the date of application for this certificate, have been fully paid.

DESCRIPTION OF PROPERTY (see definition of property in section 1 of Act 32 of 2000)

21 Digit Code (or Municipal Reference Number): 60539239/2022

Erven/Property Description: 724 REMAINDER

Portion:

Extension: PAARL RD

Zoning: AGRICULTURAL ZONE

Registration division / Administrative District: PAARL

Suburb/Allotment: PAARL RD

Town: CITY OF CAPE TOWN

Sectional Title unit number:

Exclusive use area and number as referred to on the registered plan:

Real right:

Sectional registration number:

Sectional Title Scheme Name:

Registered Owner: ✓ EDREEN CORPORATE FINANCE PROPRIETARY LIMITED  
(1970/005170/07)

Name and Identity/Registration number of all purchaser/s: ✓ LUNISAT PROPRIETARY LIMITED (2021/542277/07)

This Certificate is valid until: 16/05/2022

Given under my hand at: CAPE TOWN

on: 17/03/2022

Karen Bertha Simpson, Digitally signed by Karen Bertha Simpson  
Date: 2022.03.17 07:58:30 +02'00'

Date issued: 17/03/2022

MUNICIPAL MANAGER  
CAPE TOWN

Authorised Official: KAREN SIMPSON

Certificate By Conveyancer:

I Zogheriah Van Wyk (93803) (full name and surname) hereby certify that this is a print-out of a data message in respect of the original clearance certificate electronically issued by the City of Cape Town.

Conveyancer Signature:

Date: 18/03/2022

CONVEYANCER'S CERTIFICATE

I, the undersigned **ZOGHERIAH VAN WYK (LPCM 93503)**, duly admitted Conveyancer and Attorney herewith confirm as follows:

This is a copy of a **Transfer Duty Receipt** that was digitally applied for at the **South African Revenue Services** and digitally issued by the aforesaid government institution.

Due to system limitations the full name of the company does not pull through fully. The correct company name is **Edreen Corporate Finance Proprietary Limited**

SIGNED at CAPE TOWN on the 23<sup>rd</sup> day of February 2022.

  
\_\_\_\_\_  
CONVEYANCER  
**ZOGHERIAH VAN WYK**  
(LPCM 93503)

S  
S

PROD DEEDS REGISTRATION SYSTEM - CAPE TOWN  
PREPARED BY : DRS88232 - MITYATYAMBA NOLUVUYO

DATE : 20220318 TIME : 11:37:20.1 PAGE : 1

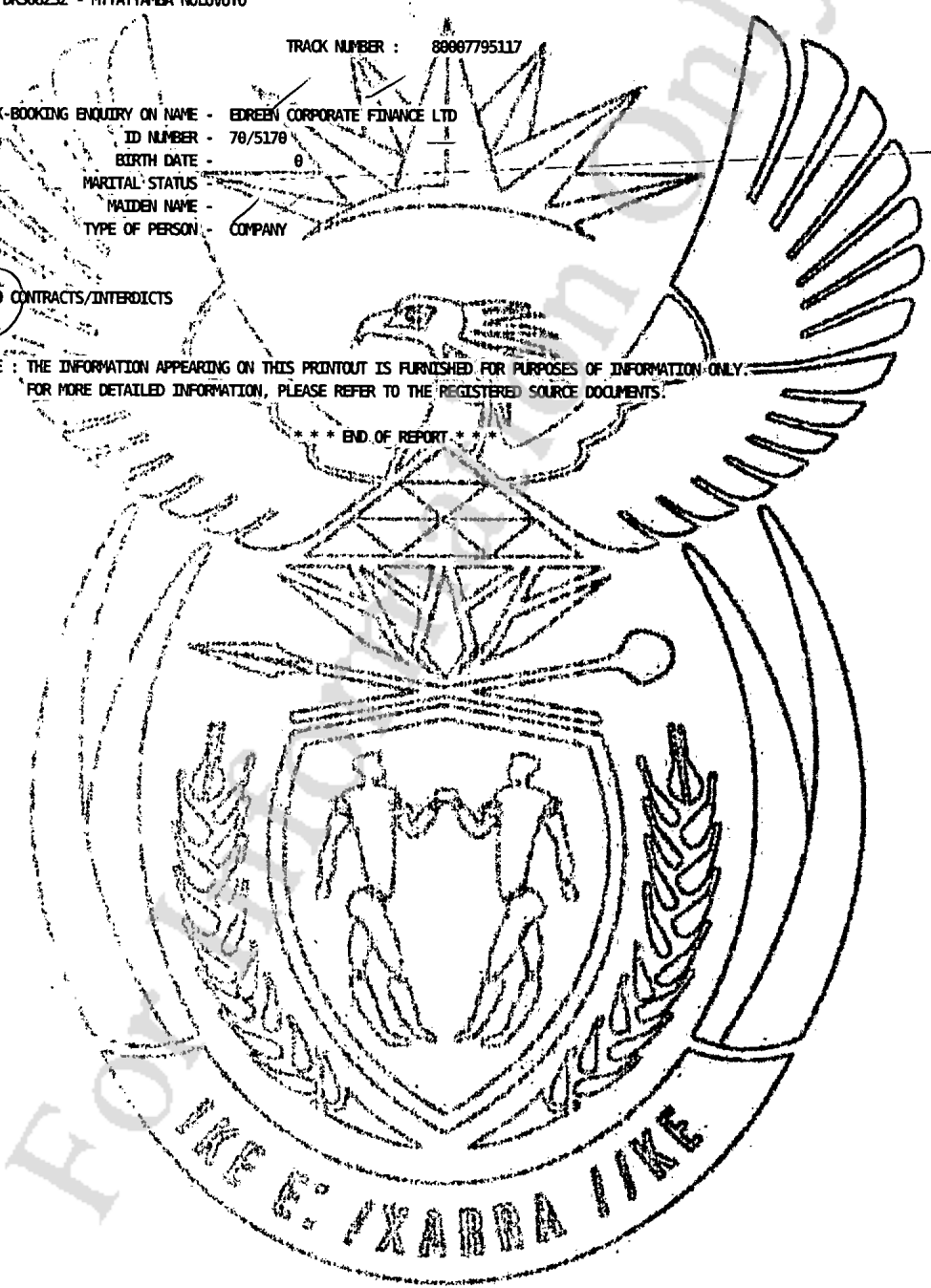
TRACK NUMBER : 88087795117

BLACK-BOOKING ENQUIRY ON NAME - EDREEN CORPORATE FINANCE LTD  
ID NUMBER - 70/5178  
BIRTH DATE - 0  
MARITAL STATUS -  
MAIDEN NAME -  
TYPE OF PERSON - COMPANY

PERSON HAS NO CONTRACTS/INTERDICTS

\*\* PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.  
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

\*\*\* END OF REPORT \*\*\*





⑦ J I20

TRACK NUMBER : 88887795117

PROPERTY DETAILS: PRONT FOR PORTION 0 (R/E)  
FARM NO 724  
REG DIV PAARL RD

PROVINCE WESTERN CAPE  
PREV DESCRIPTION PL02-12/1892  
DIAGRAM DEED NO 43.6826 H  
EXTENT CITY OF CAPE TOWN  
CLEARANCE JOOSTENBERGS VLAKTE  
FARM NAME

INTERDICTS I-928/2014LG

DOCUMENTS 1966/19995  
FARM PL 724  
PTNS PL RD 724/1-17

HOLDER & SHARE

CASE NUMBER CASE DATE/TITLE NR

AMOUNT

O/P/A SCAN/MICRO/REF MDD  
1999 0577 1821 0917  
1985 0056 1376

NOTED ON 20141218

OWNER DETAILS

FULL NAME & SHARE  
EDREEN CORPORATE FINANCE LTD

PURCH DATE AMOUNT/REASON O/P/A-IDENTITY  
70/5170

TITLE DEED T22585/1983  
MDD 0622 MICROFILM REF 20191811161659

\* O/P/A - 0 - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

\*\* PLEASE NOTE : THE INFORMATION APPEARING ON THIS PRINTOUT IS FURNISHED FOR PURPOSES OF INFORMATION ONLY.  
FOR MORE DETAILED INFORMATION, PLEASE REFER TO THE REGISTERED SOURCE DOCUMENTS.

\*\*\* END OF REPORT \*\*\*

Creation of new Allotment Area  
Drvd Pearl

KE E: /XARBA /KE

Deeds Reg A/C No.  
CTN  
**138**  
Akte Kant Rek Nr.

Datum van indiening / Date of lodgement

**LODGED**  
2008-03-14  
**INGEDIEN**

27 MAR

Prin 23 of the Firm Joostenberg Vlatte No 724

(Kort beskrywing van eiendom (legs para 1 in Akte) - Brief description of property (merely para 1 in deed):

1.	S.L. 1234	ROOM 1234	3			
2.						
3.	M. HANSLO 1124					

Aard van Akte / Nature of deed: Transfer

Corobek (Pty) Ltd

t.g.v/i.f.o Lexshell 731 Inv (Pty) Ltd

**T** 013778/09

3	1	T-71555/2001
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No. In stel / batch	Kode / Code	Name Van partye / Names of parties	Naam van firma / Name of firm	Firma Firm no.
1	T	Corobek / Lexshell	Shree@law	138
2	T	Corobek / Lexshell	Shree@law	138
3	B	Lexshell 731 / Lexshell 740	Shree@law	138
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				

**HANDED IN FOR EXECUTION**  
27 MAR 2008  
CARL L. L. L.

	Code / Kode	Firma / Firm	Eiendom / Property	Kantoor / Office
1.				
2.				
3.				
4.				

REGISTRASIE VERSOEK DEUR:  
REGISTRATION REQUESTED BY:  
DATUM:  
DATE:

**0800031 14965**

A. VIR AKTEBESORGER SE GEBRUIK / FOR CONVEYANCER'S USE			
(a) Gelyktydiges met ander registrasiekantore/deelreëls - Simult with other registries/sectional titles			
Kode	Firma / Firm	Elendom / Property	Kantoor / Office
1			
2			
3			
4			
(b) Klient afskrifte van aktes permanent in Aktekantoor gelasseer Client copies of deed filed permanently in deeds office			
Aard en nommer van akte Nature and number of deed		Omslag nr. Cover no.	Parawe van ondersoekers Initials of Examiners
(c) Notas / Notes			


B. VIR AKTEKANTOOR GEBRUIK / FOR DEEDS OFFICE USE			
Interdikte nagesien deur Interdicts checked by		Datum Date	
(1) Dorp goedgekeur (geproklameer) Township approved (proclaimed)		(2) Begiftigingserwe Endowment erven	
(3) Begiftiging Endowment		(4) Voorwaardes Conditions	
(5) Mikro Micro		(6) Algemene plan General plan	
(7) Tite akte Title deed		(8) Verbode teen doopsitel Bonds against township title	
(9) Datum nagesien deur Date checked		Datum Date	
Opmerkings Remarks		Paraaf Initials	
Kantoor instruksies / Office instructions : Seksie / Section			

WERKSMANS ATTORNEYS  
155 - 5th Street  
Sandown  
Sandton 2196

Prepared by me

<b>FEE</b>
R. <u>3000</u>

CONVEYANCER  
HOSIOSKY V R

<b>VERBIND</b>		<b>MORTGAGED</b>	
VIA FOR R <u>40 165 853-00</u>			
<b>B</b> 008628 / 09		 REGISTRATEUR/REGISTRAR	
30 MAR 2009			

<b>DATA / VERIFY</b>
09 APR 2009
CROCHER WILD ELIZABETH

## DEED OF TRANSFER

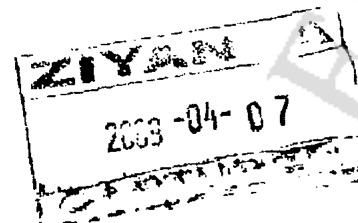
<b>T</b>	013778 / 09
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BE IT HEREBY MADE KNOWN THAT

REUBEN CHARLES SMITH

appeared before me, REGISTRAR OF DEEDS at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at Durban on 12 January 2009 granted to him by

**COROBRIK (PROPRIETARY) LIMITED**  
No. 1962/003262/07



And the appearer declared that his said principal had, on 13 March 2008, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**LEXSHELL 731 INVESTMENTS (PROPRIETARY) LIMITED**  
**No. 2007/021571/07**

or its Successors in Title or assigns, in full and free property

PORTION 23 OF THE FARM JOOSTENBERG VLAKE NO. 724  
in the City of Cape Town  
Paarl Division in the Province of Western Cape

IN EXTENT 30,8711 (THIRTY COMMA EIGHT SEVEN ONE ONE)  
HECTARES

FIRST TRANSFERRED by Deed of Transfer No T75703/1999 with diagram  
S.G. 8111/1998 relating thereto and held by Deed of Transfer T71555/2001

SUBJECT to the following conditions :-

- A SUBJECT to the conditions referred to in Deed of Transfer No. T 8251/1916.
- B ENTITLED by Notarial deed of Servitude No. K 966/1999S to a right of way servitude in perpetuity six (6) metres wide parallel with and adjacent to the line D C on Diagram S G No 8111/98 annexed to Deed of Transfer T.75703/1999 over REMAINDER OF THE FARM JOOSTENBERG VLAKE NO. 724, situate in the Municipality of Oostenberg, Administrative District of Paarl, Province of Western Cape, in extent 43,6026 (four three comma six nought two six) hectares, held by Deed of Transfer No. T.25505/1983.

AND SUBJECT further to such conditions as are mentioned or referred to in the aforesaid Deed/s.

WHEREFORE the said Appearer, renouncing all right and title which the said

**COROBRIK (PROPRIETARY) LIMITED**  
**No. 1962/003262/07**

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

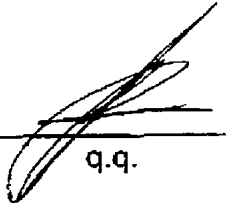
**LEXSHELL 731 INVESTMENTS (PROPRIETARY) LIMITED**  
**No. 2007/021571/07**

or its Successors in Title or assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally

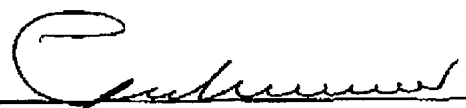
acknowledging the purchase price to be the sum of R266 159 000,00 (TWO HUNDRED AND SIXTY SIX MILLION ONE HUNDRED AND FIFTY NINE THOUSAND RAND), which purchase price includes the aforementioned properties and certain additional properties.

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the REGISTRAR OF DEEDS at Cape Town on 20th March 2008

  
q.q.

In my presence

  
REGISTRAR OF DEEDS

WERKSMANS ATTORNEYS  
155 - 5th Street  
Sandown  
Sandton 2196

Prepared by me

CONVEYANCER  
HOSIOSKY V R

## POWER OF ATTORNEY TO PASS TRANSFER

I, the undersigned

**PETER CHARLES DU TREVOU** duly authorised hereto by a  
resolution of the Directors of  
**COROBRIK (PROPRIETARY) LIMITED**  
No. 1962/003262/07

do hereby nominate and appoint TAHERA BATA or STEFAN GEORGE LE ROUX or SANDY CORNEILSE or RICHARD JAMES SOMERSET MOFFAT or MARGUERITE VAN NIEKERK or LINDA CAROL JORDAAN or KEITH GORDON or DAVID ERIC LOTZ or BRIAN MICHAEL KEW or VIVIENNE ROSE HOSIOSKY or REUBEN CHARLES SHAER

with power of substitution to be my true and lawful Attorney and Agent in my name, place and stead to appear at the Office of the REGISTRAR OF DEEDS at Cape Town or any other competent official in the Republic of South Africa and then and there as my act and deed to pass transfer to:

**LEXSHELL 731 INVESTMENTS (PROPRIETARY) LIMITED**  
No. 2007/021571/07

the property described as:

PORTION 23 OF THE FARM JOOSTENBERG VLAKTE NO. 724  
in the City of Cape Town  
Paarl Division in the Province of Western Cape

IN EXTENT: 30,8711 (THIRTY COMMA EIGHT SEVEN ONE ONE)  
HECTARES

HELD BY Deed of Transfer T071555/2001

the said property having been sold by me on 13 March 2008, to the said transferee/s for the sum of R266 159 000,00 (Two Hundred and Sixty Six Million One Hundred and Fifty Nine Thousand Rand) together with other properties

and further cede and transfer the said property in full and free property to the said Transferee; to renounce all right, title and interest which the Transferor heretofore had in and to the said property, and generally, for effecting the purposes aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectually, to all intents and purposes, as the Transferor might or could do if personally present and acting therein; hereby ratifying, allowing and confirming all and whatsoever the said Agent/s shall lawfully do or cause to be done in the premises by virtue of these presents.

Signed at DURBAN on 12 JANUARY 2009

in the presence of the undersigned witnesses.

AS WITNESSES :

1.   
2. 

  
COROBRIK (PROPRIETARY) LIMITED





2

# TRANSFER DUTY

TD5

## Receipt or exemption certificate

Part 2

Transfer Duty Act, 1949 and Value-Added Tax Act, 1991

### Details of seller/transferor

Full name of seller/transferor	COROBRIK (PROPRIETARY) LIMITED		
Identity/Trust/CC/Company number	1962/003262/07	VAT number	4590191872

### Details of purchaser/transferee

Full name of purchaser/transferee	LEXSHELL 731 INVESTMENTS (PROPRIETARY) LIMITED		
Identity/Trust/CC/Company number	2007/021571/07	VAT number or income tax number if not a VAT vendor	9420085160

### Details of sale transaction

Date of transaction	13 March 2008	Bought by:	Private Treaty <input checked="" type="checkbox"/>	Public Auction	
Consideration	R266 159 000,00 with other properties	Bond granted by	N/A	Amount of bond	R N/A
Description of property (as per Deeds Registry)	PORTION 23 OF THE FARM JOOSTENBERG VLAKTE NO. 724 in the City of Cape Town Paarl Division in the Province of Western Cape;  IN EXTENT 30,8711 (THIRTY COMMA EIGHT SEVEN ONE ONE) HECTARES				

Physical address		Postal code	
------------------	--	-------------	--

Property is:	<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Unimproved			
Nature of property:	<input type="checkbox"/> Primary residence	<input type="checkbox"/> Other residential property	<input type="checkbox"/> Small holding	<input type="checkbox"/> Farm	
	<input type="checkbox"/> Commercial building	<input type="checkbox"/> Industrial building	<input type="checkbox"/> Other, specify	COMMERCIAL	

### Calculation of VAT payable

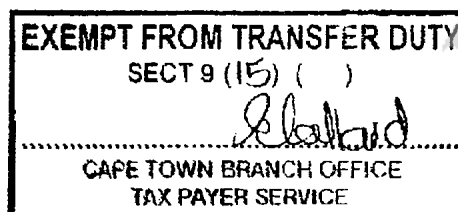
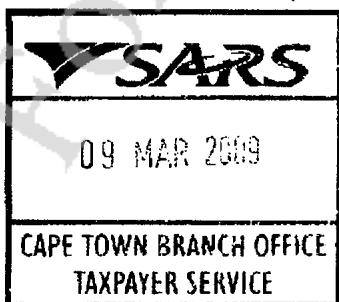
VAT rate	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Zero			
1. Payment of the VAT is tendered herewith				N/A	
2. The output tax will be declared in the VAT201 return for the	N/A	period	N/A		
3. The supply is that of a going concern which qualifies for the zero rate				N/A	

### Declaration by Conveyancer/Attorney

I	VIVIENNE ROSE HOSIOSKY (WERKSMANS ATTORNEYS)	(full name) hereby certify that this is a true copy of the transfer duty receipt / exemption certificate, drawn from the SARS website (e-filing only).
---	--	--

Signature	Date
	17/2/09

RECEIPT/EXEMPTION



ISIXEKO SASEKAPA  
CITY OF CAPE TOWN  
STAD KAAPSTAD

CLEARANCE CERTIFICATE FOR: MUNICIPAL SERVICES, SURCHARGES ON FEES, PROPERTY RATES,  
OTHER MUNICIPAL TAXES, LEVIES, DUTIES ON TRANSFER OF PROPERTY

Authority is hereby granted in terms of section 118 of  
the Local Government Municipal Systems Act, 2000 (32 of 2000),  
for the registration of the transfer of the property/ies mentioned herein.

Issued by : DRUDOLPH

Certificate Nr.: 237915/2009

Date: 10-MAR-09

Valid Until: 10-JUL-09

Ref Nr: NADIA

Transfer  
from:

COROBRIK PTY LTD

Id. Nr: 196200326207

Transfer  
to:

LEXSHELL 731 INVESTMENTS (PROPRIETARY) LIMITED

Id. Nr: 2007/021571/07

Erf/Farm  
portion:

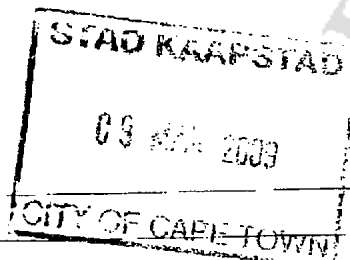
23

Council:

CAPE TOWN

Township PAARL FARM 724  
/Farm:

for: Executive Director: Finance



Prod DEEDS REGISTRATION SYSTEM - CAPE TOWN  
Prepared By : DRS08020 - NTOMBI ZWELONKE

DATE : 20090316 TIME : 12:02:52 4 PAGE : 1

TRACK NUMBER : 80003114965

BLACK-BOOKING ENQUIRY ON NAME - COROBRIK PTY LTD  
ID NUMBER - 196200326207  
BIRTH DATE -  
MARITAL STATUS -  
MAIDEN NAME -  
TYPE OF PERSON - COMPANY

PERSON NAME AND ID

CONTRACTS/INTERDICTIONS

NOTED ON MICROFILM REF

COROBRIK PTY LTD

196200326207  
196200326207

K1052/2001L  
K1118/2002RM

20011205 2002 0067 0660  
20021025 2003 0080 5029

\*\* Please Note : The Information appearing on this printout is furnished for purposes of information only.  
For more detailed information, please refer to the registered source documents.

\*\*\* END OF REPORT \*\*\*

TRACK NUMBER : 80003114965

PROPERTY DETAILS PRINT FOR PORTION 23  
FARM NO 724  
REG DIV PAARL RD

PROVINCE WESTERN CAPE  
PREV DESCRIPTION  
DIAGRAM DEED NO T75703/1999  
EXTENT 30.8711 H  
CLEARANCE BRACKENFELL MUN  
FARM NAME JOOSIENBERGS VLAKTE

NO INTERDICTS

DOCUMENTS K966/1999S  
HOLD & SHARE  
AMOUNT  
O/P/A MICROFILM REF MDD  
1999 0577 1821 0917

OWNER DETAILS

FULL NAME & SHARE PURCH DATE AMOUNT/REASON O/P/A IDENTITY TITLE DEED MDD MICROFILM REF  
COROBRIK PTY LTD 20010529 R12413997.00 196200326207 T71555/2001 0910 2001 0630 3761

\* O/P/A . O - MULTIPLE OWNER P - MULTIPLE PROPERTY A - MULTIPLE OWNER AND PROPERTY

\*\* Please Note : The information appearing on this printout is furnished for purposes of information only  
For more detailed information, please refer to the registered source documents.

\*\*\* END OF REPORT \*\*\*

Registration No. of Company / Registrasiennommer van Maatskappy

2007/021571/07

**Certificate of change  
of name of company**

**Sertifikaat van verandering  
van naam van maatskappy**

This is to certify that/Hierby word gesertifiseer dat

**LEXSHELL 731 INVESTMENTS (PROPRIETARY) LIMITED**

has changed its name by SPECIAL RESOLUTION and is now called  
sy naam verander het by SPESIALE BESLUIT en nou genoem word

**COROBRIK (PROPRIETARY) LIMITED**

and that the new name has this day been entered in the Register of Companies.  
en dat die nuwe naam op hierdie dag in die Register van Maatskappye aan geteken is.

Signed and sealed at Pretoria, this/Geteken en geseël te Pretoria op hede die

day of/dag van

July

2008

REGISTRATEUR VAN MAATSKAPPE  
EN VAN BESLUITCORPORASIES

2008-07-11

REGISTRAR OF COMPANIES  
EN VAN BESLUITCORPORASIES

Registrar of Companies/Registrateur van Maatskappye

Seal of Companies Registration Office  
Seël van Registrateur van Maatskappye

COMMISSIONER OF OATHS  
Christopher Denis du Treou CA(SA)  
Commissioner of Oaths (RSA)  
20 Tontoro Road  
Avoca 4051

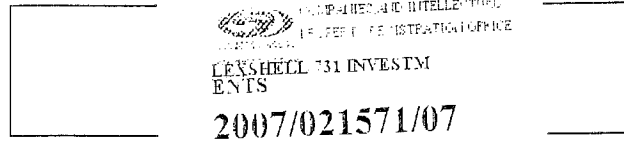
CERTIFIED A TRUE COPY OF THE ORIGINAL

MAATSKAPPYWET, 1973  
COMPANIES ACT, 1973

SERTIFIKAAT OM MET BESIGHEID TE BEGIN  
CERTIFICATE TO COMMENCE BUSINESS

(Artikel 172)

(Section 172)



Ek sertifiseer hierby dat  
I hereby certify that

LEXSHELL 731 INVESTMENTS (PROPRIETARY) LIMITED

wat ingelyf is op die  
which was incorporated on the

31

dag van  
day of

July

Three Thousand and Seven

voldoen het aan die vereistes van artikel 172 van die Wet, en met ingang van vandag geregtig is om met besigheid te begin.  
has complied with the requirements of Section 172 of the Act and is with effect from this day entitled to commence business.

Geteken en geseël te PRETORIA op hede die  
Signed and sealed at PRETORIA this

31

dag van  
day of

July

Three Thousand and Seven

Seël van Registrasiekantoor vir Maatskappye  
Seal of Companies Registration Office

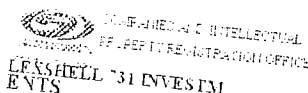
Registrateur van Maatskappye  
Registrar of Companies

Hierdie sertifikaat is nie geldig nie, tensy geseël deur die Seël van die Registrasiekantoor vir Maatskappye.  
This certificate is not valid unless sealed by the Seal of the Companies Registration Office

COMMISSIONER OF OATHS  
Christopher Dennis du Toit CA(SA)  
Commissioner of Oaths (RSA)  
20 Tondoro Road  
Avoca 4051

CERTIFIED A TRUE COPY OF THE ORIGINAL

Registrasienommer



Company

2007/021571/07

**Sertifikaat van Inlywing  
van 'n Maatskappy met 'n aandelekapitaal**

**Certificate of Incorporation  
of a Company having a share capital**

Hierby word gesertifiseer dat / This is to certify that

**LEXSHELL 731 INVESTMENTS (PROPRIETARY) LIMITED**

vandag ingelyf is kragtens die Maatskappywet, 1973 (Wet 61 van 1973), en  
dat die Maatskappy 'n maatskappy is met 'n aandelekapitaal.

was this day incorporated under the Companies Act, 1973 (Act 61 of 1973), and that  
the Company is a company having a share capital.

Geteken en geseël te Pretoria op hede die / Signed and sealed at Pretoria this  
31 dag van/day of July 2007

Registrateur van Maatskappye/Registrar of Companies

COMMISSIONER OF OATHS  
Christopher Denis du Toit CA(SA)  
Commissioner of Oaths (RSA)  
20 Tancoro Road  
Avoca 4851

CERTIFIED A TRUE COPY OF THE ORIGINAL

Seël van die Registrasiekantoor vir Maatskappye.  
Seal of Companies Registration Office

Hierdie sertifikaat is nie geldig nie, tensy geseël deur die seël van die Registrasiekantoor vir Maatskappye.  
This certificate is not valid unless sealed by the seal of the Companies Registration Office.

CTN 224

TERBLANCHE GELDENHUYS INCORPORATED  
OLYFBOOMHUIS  
8 PIET RETIEF STREET  
MONTAGU  
6720

Prepared by me

  
CONVEYANCER  
CHRISTO GELDENHUYS  
98614

Fee endorsement		
	Amount	Officer
Value	R 33 439 887 w 68500	nc
Page capital amount	R	R
Reason for exemption	Exempt i.e.	
	Officer	Action

DATA / VERIFY  
05-09-2024  
ATHI DAMOYI

DATA / CAPTURE  
05-09-2024  
YOLANDI OLIVER

**VERBIND MORTGAGED**

VIR FOR R 20 000 000

B 000025423 / 2024

REGISTRATEUR/REGISTRAR

T 000055171 / 2024

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT:

MARTHINUS CHRISTOFFEL COETZER  
LPCM 86508

appeared before me, Registrar of Deeds at Cape Town, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at Malmesbury on 29 April 2024 granted to him by:

**BUURMANSKRAAL BOERDERY PROPRIETARY LIMITED**  
Registration number: 2000/025444/07





and the appearer declared that his said principal had, on 12 April 2024, truly and legally sold by private treaty, and that he, the said appearer, in his capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

**CAPEWINELANDS AERO PROPRIETARY LIMITED**

Registration number: 2021/542277/07

its Successors in Title or Assigns, in full and free property

**PORTION 7 (A PORTION OF PORTION 3) OF THE FARM KLIPRUG 942**

In the City of Cape Town

Malmesbury Division

Province of the Western Cape

In extent: 256,9596 (two hundred and fifty-six comma nine five nine six) hectares

**FIRST TRANSFERRED** by Deed of Transfer T6592/1943 with Diagram 39/1943 relating thereto;  
**AND HELD** by Deed of Transfer T97465/2004

- A. **SUBJECT** to the conditions as are referred to in Deed of Transfer T3616/1916.
- B. **SUBJECT FURTHER** to an endorsement dated 6<sup>th</sup> October 2003 contained on Deed of Transfer T2520/2001 reading as follows:
- "Expropriation by Western Cape Province of portion 2 of para 2 measuring approximately 4,1 hectares Ex 92/2002."



WHEREFORE the said appearer, renouncing all right and title which the said

**BUURMANSKRAAL BOERDERY PROPRIETARY LIMITED REGISTRATION NUMBER:  
2000/025444/07**

heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

**CAPEWINELANDS AERO PROPRIETARY LIMITED REGISTRATION NUMBER: 2021/542277/07**

its Successors in Title or Assigns now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R33 439 887.00 (thirty-three million four hundred and thirty-nine thousand eight hundred and eighty-seven rand) (which amount includes Value Added Tax in the amount of R0.00).

**IN WITNESS WHEREOF**, I the said Registrar, together with the appearer, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

**THUS DONE and EXECUTED** at the office of the **REGISTRAR OF DEEDS** at **CAPE TOWN**  
on 2 September 2024.



qq Signature of appearer

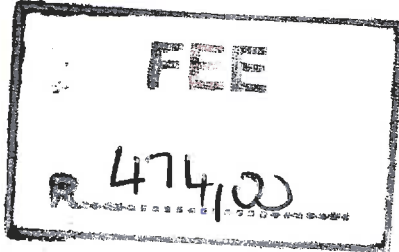
In my presence

  
REGISTRAR OF DEEDS



CTN 224

MDW INCORPORATED  
BLOCK C  
2<sup>ND</sup> FLOOR  
BOULEVARD BUSINESS PARK  
SEARLE STREET  
WOODSTOCK  
7925



Prepared by me

CONVEYANCER  
MEYER DE WAAL  
79933

T000043767 / 2025

## CERTIFICATE OF CONSOLIDATED TITLE

Issued under the provisions of section 40 of the  
Deeds Registries Act 47 of 1937

### WHEREAS

**BUURMANSKRAAL BOERDERY PROPRIETARY LIMITED**  
Registration number: 2000/025444/07

has applied for the issue of a Certificate of Consolidated Title under the provisions of section 40 of the Deeds  
Registries Act, Act 47 of 1937;

**AND WHEREAS** it is the registered owner of:

1. **REMAINDER OF THE FARM JOOSTENBERGS KLOOF 474**  
In the City of Cape Town  
Paarl Division  
Province of the Western Cape  
Held by Deed of Transfer T97465/2004
2. **PORTION 10 (PORTION OF PORTION 3) FARM JOOSTENBERGS KLOOF 474**  
In the City of Cape Town  
Paarl Division  
Province of the Western Cape  
Held by Deed of Transfer 000043766 / 2025

**WHICH** have been consolidated into the land hereinafter described;

**NOW THEREFORE**, in pursuance of the provisions of the said Act I, the Registrar of Deeds: Western Cape at Cape Town do hereby certify that the said

**BUURMANSKRAAL BOERDERY PROPRIETARY LIMITED**  
Registration number: 2000/025444/07

Its Successors in Title or Assigns is the registered owner of:

**PORTION 11 OF FARM JOOSTENBERGS KLOOF 474**  
In the City of Cape Town  
Paarl Division  
Province of the Western Cape  
In extent: 405,0724 (four hundred and five comma zero seven two four) hectares

**AS WILL APPEAR** on annexed Diagram SG 451/2025

I. **REGARDING** the figure A B x F on Diagram SG 451/2025:

A. **SUBJECT** to the conditions referred to in Deed of Transfer T8251/1916.

B. **SUBJECT FURTHER** to a reservation of Mineral Rights in respect of Precious Stones, Minerals (including clay) and mineral oils in terms of Certificate of Minerals Rights K34/2001RM as will appear from an endorsement on Deed of Transfer T2520/2001.

[The figure F w v u represents a mineral lease area vide diagram SG 451/2025]

II. **REGARDING** the figure B C D E x on Diagram SG 451/2025:

**SUBJECT** to the conditions referred to in Deed of Transfer T8251/1916

|

φ

**AND** that by virtue of these presents the said

**BUURMANSKRAAL BOERDERY PROPRIETARY LIMITED, (Registration number: 2000/025444/07)**

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State however reserving its rights.

**IN WITNESS** whereof I, the said Registrar, have subscribed to these presents and have caused the seal of office to be affixed thereto.

**THUS DONE** and **EXECUTED** at the office of the **REGISTRAR OF DEEDS**: Western Cape at Cape Town on

24 May 2025



**REGISTRAR OF DEEDS**

