

| The Capital Trilogy Phase 2 - Menlyn Maine, Pretoria |             |           |                     |     |                  |        |          |             |             |           | 27-Feb-24     |                         |
|--|-------------|-----------|---------------------|-----|------------------|--------|----------|-------------|-------------|-----------|---------------|-------------------------|
| Floor  | Unit Number | Unit Type | Unit Description    | Sqm | Price (Incl VAT) | Levies | Rates    | Rent ex VAT | Annual rent | Furniture | Yield non VAT | Yield if VAT registered |
| 3  | 331         | A2M       | Studio              | 29  | 1 375 000,00     | 1160   | 677,50   | 11 500      | 115 950     | 185 795   | 7,43%         | 8,54%                   |
| 4  | 423         | A2M       | Studio              | 29  | 1 390 000,00     | 1160   | 677,50   | 11 500      | 115 950     | 185 795   | 7,36%         | 8,46%                   |
| 4  | 432         | C1        | 2-bedroom apartment | 68  | 3 045 000,00     | 2720   | 1 292,50 | 23 190      | 230 130     | 294 500   | 6,89%         | 8,19%                   |
| 5  | 526         | A2        | Studo               | 29  | 1 410 000,00     | 1160   | 677,50   | 11 500      | 115 950     | 185 795   | 7,27%         | 8,36%                   |
| 5  | 527         | C1        | 2-bedroom apartment | 68  | 3 075 000,00     | 2720   | 1 292,50 | 23 190      | 230 130     | 294 505   | 6,83%         | 8,12%                   |
| 5  | 529         | A2        | Studio              | 29  | 1 410 000,00     | 1160   | 677,50   | 11 500      | 115 950     | 185 795   | 7,27%         | 8,36%                   |
| 6  | 625         | A2        | Studio              | 29  | 1 420 000,00     | 1160   | 677,50   | 11 500      | 115 950     | 185 795   | 7,22%         | 8,30%                   |
| 6  | 631         | A2        | Studio              | 29  | 1 420 000,00     | 1160   | 677,50   | 11 500      | 115 950     | 185 795   | 7,22%         | 8,30%                   |
| 6  | 632         | C1        | 2-bedroom apartment | 68  | 3 125 000,00     | 2720   | 1 292,50 | 23 190      | 230 130     | 294 508   | 6,73%         | 7,99%                   |
| 7  | 729         | A2        | Studio              | 29  | 1 435 000,00     | 1160   | 677,50   | 11 500      | 115 950     | 185 795   | 7,15%         | 8,23%                   |
| 7  | 735         | C1        | 2-bedroom apartment | 68  | 3 125 000,00     | 2720   | 1 292,50 | 23 190      | 230 130     | 294 525   | 6,73%         | 7,99%                   |