

KURLAND



KURLAND ESTATE PROJECT

EXECUTIVE SUMMARY

PRESENTED BY

JUNE 2017



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INTRODUCTION

- The purpose of this executive summary is to outline the basic logic of the Kurland Real Estate Project in Western Cape, South Africa.

KURLAND ESTATE



LANDSCAPE

- The property is made up of undulating topography, comprising :
- 216,5Ha of arable land
- 170Ha is already developed and in use mainly for buildings, roads, dams, paddocks and polo fields.
- The balance of the property is considered to be non-arable land.

LANDSCAPE



AREA

- The Kurland Estate is situated in the Craggs, Plettenberg Bay, Western Cape and is a 20km drive from the nearest local airport.
- Plettenberg Bay is a premier holiday destination.
- Cape Town is a 500Km drive from Kurland on the Garden Route, and a 55min flight.
- Daily flights are available from Plettenberg Bay to Cape Town and Johannesburg.

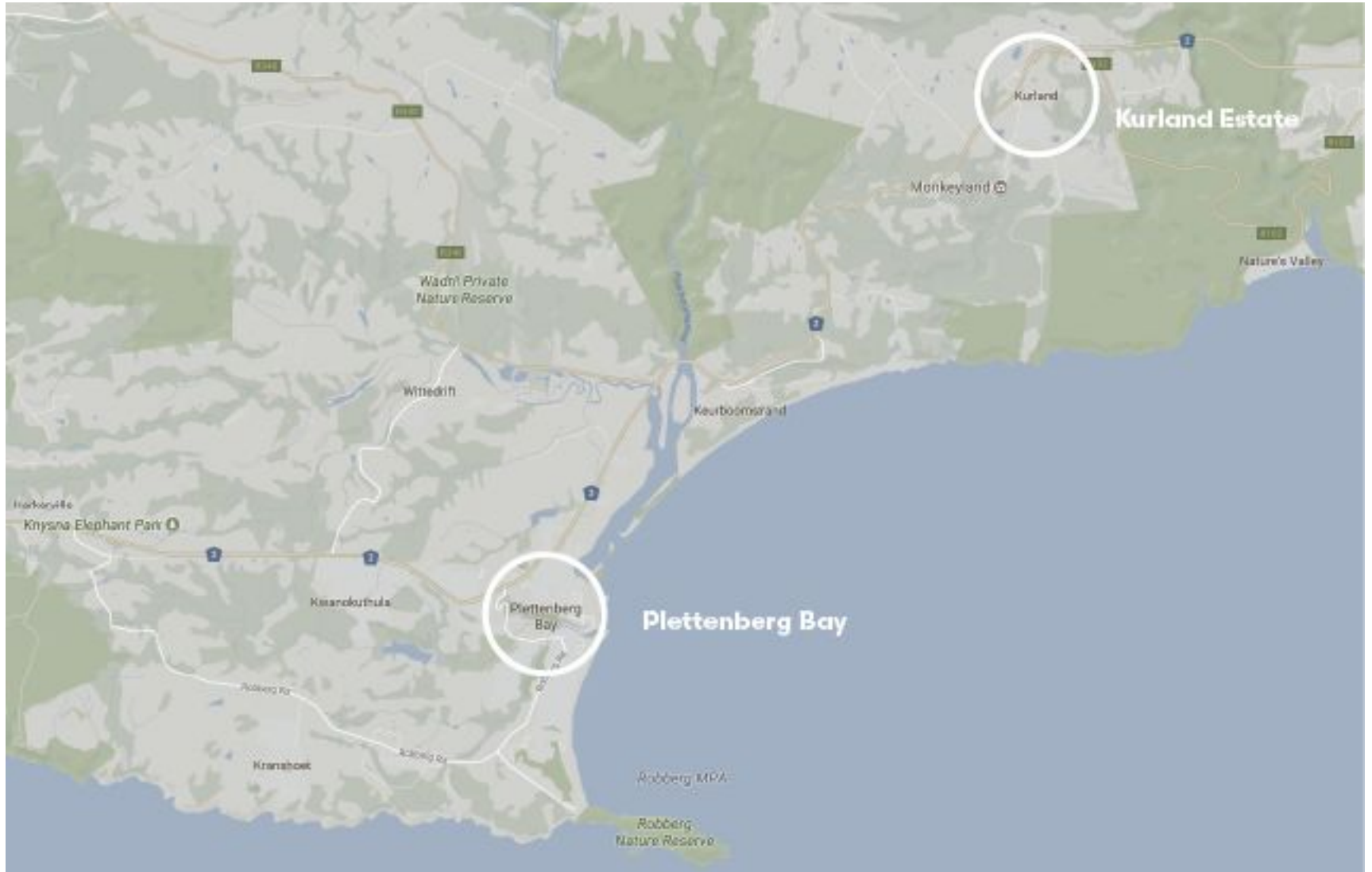
AREA



MAPS



MAPS



PHASE ONE



PHASE ONE



PHASE ONE



PHASE TWO A



PHASE TWO A



PHASE TWO B



PHASE TWO B



COLLATERAL FACILITIES



COLLATERAL FACILITIES



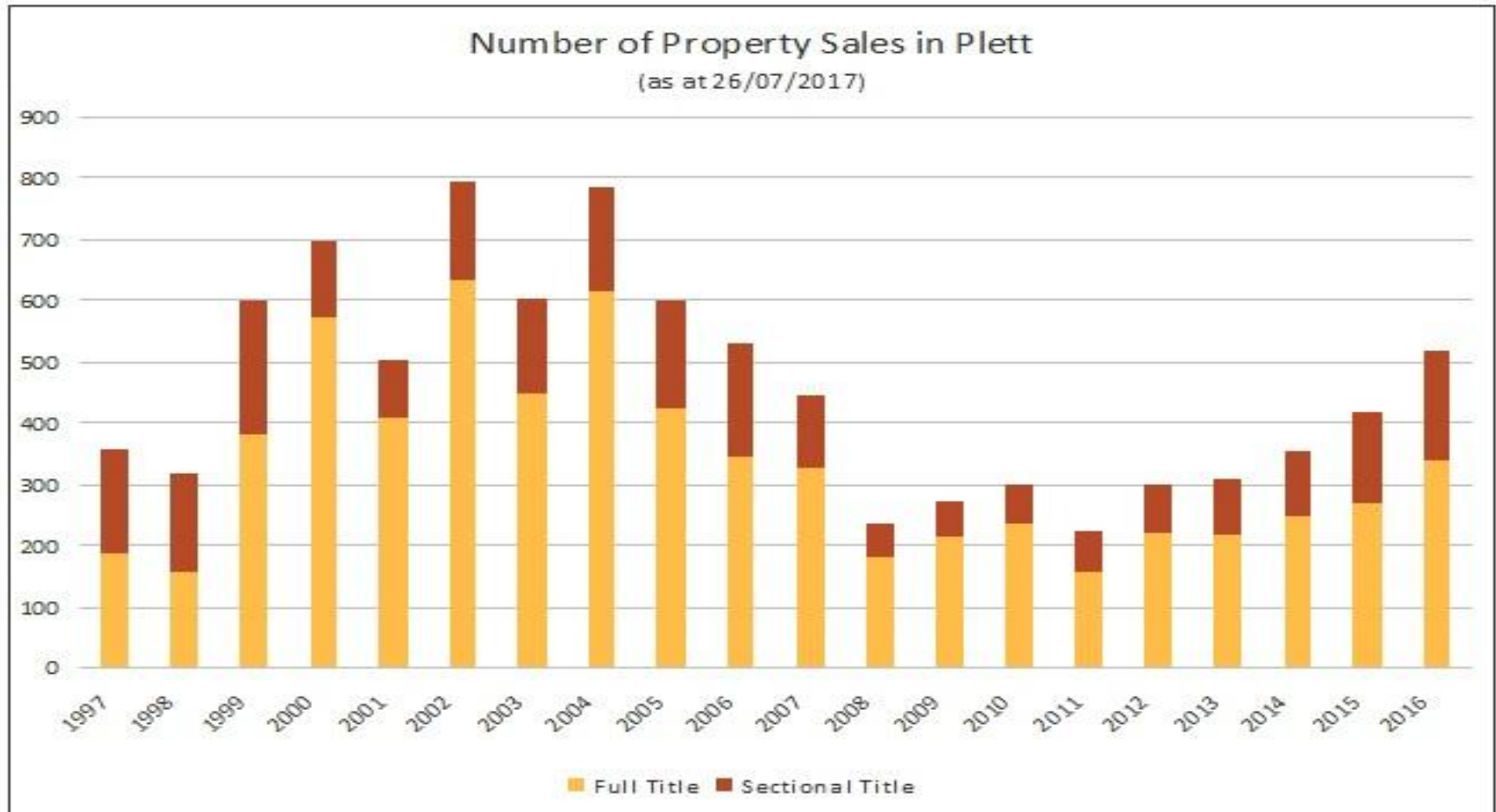
COLLATERAL FACILITIES

- The existing hiking trails, horse tracks and mountain bike paths within the Estate and into the adjacent mountains, the Salt River valley and the 20,000ha Outeniqua nature reserve.
- The nearby beaches, lagoons and nature reserves are considered some of the most pristine coastal and natural areas in South Africa.
- Plett Polo Club with adjacent 6 private equestrian and Polo estates.

MARKETING

- These properties will be marketed to:
- International and domestic home owners looking to be part of a low density lifestyle environment;
- Niche Northern European purchasers looking for secure rural gated and self-sustainable, eco-centric and fully serviced “lock up and go” leisure property.
- Local and international purchasers interested in equestrian disciplines such as show-jumping, dressage, cross country and Polo.

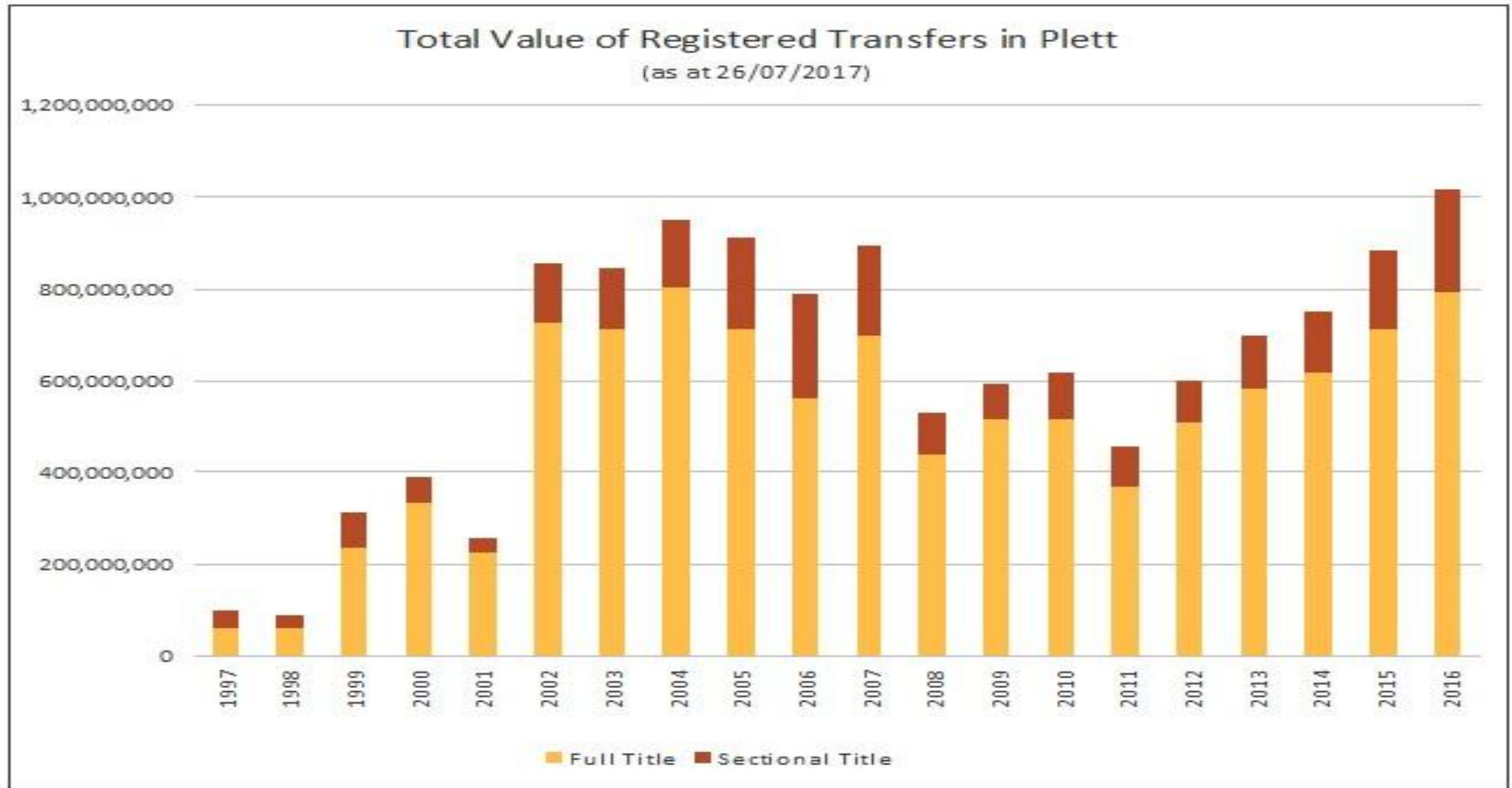
MARKETING



MARKETING



MARKETING



MARKET OUTLOOK

- Plettenberg Bay broke the R1billion mark for the first time in history in 2016. This is more than double the recent low in 2011 where it has increased at a 18% per annum.
- The number of sales each year has been increasing at 11% per annum since the low in 2008.
- The property market appears to be doing well in 2017.
- The “migration” trend of South Africans moving to the Western Cape continues.
- The near by Natures Valley is one of the best performing areas in South Africa.

SUSTAINABILITY & EFFICENCY PROGRAMS



SUSTAINABILITY & EFFICENCY PROGRAMS

- The ethos of self-sustainability is centred around cost mitigation, sustainability and recycling.
- The program will in practical terms involve employing a series of strategies in the planning of the operational side of the Estate.

COMPANY PROFILE

- At BEL Management we create joint investment opportunities for both residential and commercial property development in the Southern Hemisphere.
- Since the establishment of the company in 1999 BEL Management has successfully coordinated the development process of a series real estate projects from conception to completion. www.bel.za.com

DISCLAIMER

- This proposal has been prepared by BEL Management Pty Ltd and external consultants, on the basis of information compiled from a number of different sources, and provided by the current owner of the property and business.
- Whilst this information is intended to be reliable, no responsibility can be taken by BEL Management Pty Ltd or his external consultants for its accuracy or completeness and potential investors must make their own assessment of the business opportunity contained in the proposal for the purposes of analysing the project, and assessing its risks.
- This proposal is intended only for distribution to a small number of qualified investors who have requested to see it.
- It is not available for distribution to a wider audience, or to the general public.
- BEL Management

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