

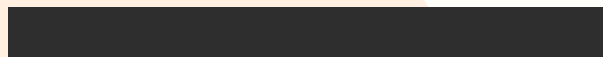
PROSPECTUS

to

DELPHI ARCH

‘ Confidential ‘

The most centrally located
Property in Table View



DELPHI ARCH

“ WINNER OF BUILDING DESIGN OF THE YEAR AWARD 2002 “

1. It is located on the highest point in the Bayside / Table View Shopping Centre areas, having uninterrupted views of Table Mountain and Table Bay. The rear of the building has uninterrupted views of the Tygerberg Mountains.
2. The design and style of the property is unique to the area incorporating a classic design with a modern flair. The building is built around a central bridge area which is it's central point.
3. The common area may be utilized for tenant requirements relating to presentations, client functions, banquets, receptions, etc. In addition nearly all offices have access to large balcony areas with uninterrupted views of Table Mountain, the Peninsula and Table Bay. Rentals are well below average for the location, particularly where the level of finish to the building is well above that on offer in the Table View area.
4. Air-conditioning is split into various individual plants offering varied environments for separate locations within a classic building.
5. Security is to be of paramount importance. The building incorporates central entrances. Possibly the highest parking ratios in respect to visitor / customer parking in relation to any development of this nature in the Table View Area.

6. Accessibility is excellent, simply to find and within a direct walking distance to all of the most important features of the Bayside Area.
7. Catering arrangements for the building area are available. Such are linked to changing rooms, food preparation areas, ablution blocks, braai areas, client function areas, etc. Optimal client and staff support in terms of absolute satisfaction of tenants is a priority.
8. Individual custom interiors to tenant specifications may be negotiated with our team.
9. Centrally situated close to Otto du Plessis Drive, Marine Drive and Blaauberg Road. It is a 12 minute drive to the center of Cape Town or the Tygervalley area.
10. Within walking distance to the Bayside Centre and Table View Shopping Mall (Pick & Pay Centre) with close proximity to all surrounding suburbs and new proposed railway stations.
11. The Table View / Parklands area is the fastest growing residential area in South Africa.

DEVELOPMENT TEAM

Based on a strict selection criteria our team entrusted with this development is:

Hurter Consultants	:	Riaan Smit	-	Architect
Hurter & Associates	:	David Hurter	-	Structural Engineer
Creative Profile	:	Francois du Toit	-	Town Planner
Kemp Hoon Fourie Attorneys	:	Etienne Kemp	-	Building Attorney
Jackson Neethling	:	Herman Gerryts	-	Project Auditor
Delprop Investments	:	Vango Kolovos	-	Property Administrator

DELPROP **INVESTMENTS**

The company is a subsidiary to the Free Life Holding Group, part of an internationally based Property and Financial Services Group. It has been associated in numerous industries in South Africa over the past 60 years.

Free Life Holdings owns six (6) erven within the inner radius of the Bayside area in addition to numerous other property developments in the Cape.

This encompasses in excess of forty (40) years property expertise in the Cape Region.

Based on an area rental property capitalization valuation , Delphi Arch is valued in excess of R 35 million.

TENANTS

Leases have been concluded with and further negotiation are at an advanced stage with:

1. An internationally based computer development conglomerate.
2. One of the largest S.A. Banking Groups.
3. Medical Services Industry.
4. Respected Attorneys.
5. An Insurance Brokerage Group.

* * * *

The building is of the highest available standard in terms of all its facets. Tenant selection is strict, particularly as to requirements of lettable area size and the nature of operations of the prospective tenants.

GENERAL

Should you be interested, kindly contact the Property Agents at:

DELPHI **PROPERTY * SERVICES**

P O BOX 3388
TYGERVALLEY
7536
CAPE

Tel : 021-914-0415
Fax : 021-914-1675
Cell : 082-933-1025
E-mail : elfriede@delphisure.com

BAYSIDE
JANUARY 2004

DELPHI PROPERTY SERVICES

**P.O. BOX 3388
7536 ,TYGERPARK
12 JANUARY 2004**

**TEL : 021-914 0415
FAX : 021-914 1675
E-MAIL : elfriede@delphisure.com
CELL : 082 933 1025**

EXCITING LETTING OPPORTUNITY

We are promoting the DELPHI ARCH building in Raatz, Drive Table View, opposite Bayside Shopping Centre.

The building is exposed to equal no of passing vehicles, visibility and general level of exposure as all Shopping Centres / Office Blocks in the area. The difference being that the rental is considerably lower, possibly less than half your present rental.

We believe that your business is suitable for re-allocation to the DELPHI ARCH building. You will equal or better your present facility at the fraction of your rental. For a non-obligatory view of prospective areas to let, please contact :

Elfriede Kolovos on :	Tel	021-914 0415
	Fax	021-914 1675
	Cell	082 933 1025
	E-mail	elfriede@delphisure.com

We shall gladly assist you in putting a tailor-made, reduced rental and re-allocation package, designed for your requirements

Yours in Property

DELPHISURE PROPERTY SERVICES