

CONFIDENTIAL

P R O S P E C T U S

TO

DELPHI ARENA

THE MOST CENTRALLY LOCATED

PROPERTY IN TYGERVALLEY

DELPHI ARENA

01. IT IS LOCATED ON THE HIGHEST POINT IN THE TYGERVALLEY WATERFRONT / SHOPPING CENTRE AREA, HAVING UN-INTERRUPTED VIEWS OF THE WATERFRONT AND THE VALLEY, ACROSS TO TABLE MOUNTAIN AND FALSE BAY.

02. 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 THEME, A GREEKIAN / ROMAN ARENA IS THE CENTRAL POINT THAT PIVOT AROUND ALL THE VIEWS IN THE SURROUNDING AREAS.

03. THE ARENA MAY BE UTILISED FOR TENANT REQUIREMENTS RELATING TO PRESENTATIONS, CLIENT FUNCTIONS, BANQUETS, RECEPTIONS ETC. IN ADDITION NEARLY ALL OFFICES HAVE THEIR OWN PRIVATE LARGE BALCONY AREAS WITH UN-INTERRUPTED VIEWS OF THE VALLEY AND CAPE PENINSULA. 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 TYGERVALLEY WATERFRONT AREA.

04. THE BALCONY AREAS TO THE BUILDING HAVE BEEN DESIGNATED AS SMOKING AREA. AIR-CONDITIONING IS SPLIT INTO VARIOUS INDIVIDUAL PLANTS OFFERING VARIED ENVIRONMENTS FOR SEPARATE LOCATIONS WITHIN A CLASSIC BUILDING.

05. SECURITY IS TO BE OF PARAMOUNT IMPORTANCE. THE PARKINGS INCORPORATE TWO CENTRAL ENTRANCES. POSSIBLY THE HIGHEST PARKING RATIOS TO ANY DEVELOPMENT OF THIS NATURE IN TYGERVALLEY APPLIES. BASEMENT, OPEN AND SECURE PARKING IS AVAILABLE.

06. ACCESSIBILITY IS EXCELLENT, SIMPLE TO FIND AND WITHIN A DIRECT WALKING DISTANCE TO ALL OF THE MOST IMPORTANT FEATURES OF THE TYGERVALLEY AREA, FROM THE VELODROME, THE CENTRE AND THE WATERFRONT.

07. CATERING ARRANGEMENTS FOR THE ARENA AREA ARE AVAILABLE. SUCH ARE LINKED TO CHANGING ROOMS, FOOD REPARATION AREAS, ABLUTION BLOCKS, BRAAI AREAS, CLIENT FUNCTION AREAS, ETC. OPTIMAL CLIENT AND STAFF SUPPORT IN TERMS OF ABSOLUTE SATISFACTION OF TENANTS IS A PRIORITY.

08. INDIVIDUAL CUSTOM INTERIORS TO TENANT SPECIFICATIONS MAY BE NEGOTIATED WITH OUR TEAM.

DEVELOPMENT TEAM

BASED ON A STRICT SELECTION CRITERIA OUR TEAM ENTRUSTED WITH THIS DEVELOPMENT IS AS FOLLOWS :

CREATIVE PROFILE ARCHITECTS	:	FRANCOIS DU TOIT	:	ARCHITECT CO-ORDINATOR
HURTER & ASSOCIATES	:	DAVID HURTER	:	STRUCTURAL ENGINEER
CREATIVE PROFILE TOWN PLANNERS	:	FRANCOIS DU TOIT	:	TOWN PLANNER
BILL TOLKEN HENDRIKSE	:	IWAN TOLKEN	:	CONTRACT ATTORNEY
CONTOUR CONSTRUCTION	:	EDDIE LECHNER	:	BUILDING CONTRACTOR
JACKSON NEETHLING	:	HERMAN GERRYTS	:	PROJECT AUDITOR
ZINDRO PROPERTIES	:	VANGO KOLOVOS	:	DEVELOPER

ZINDRO PROPERTIES

THE COMPANY IS A SUBSIDIARY TO THE FREE LIFE HOLDING GROUP, PART OF AN INTERNATIONALLY BASED ORGANIZATION.

FREE LIFE HOLDINGS OWNS NINE (12) ERWEN WITHIN THE INNER RADIUS OF THE WATERFRONT / TYGERVALLEY AREA IN ADDITION TO NUMEROUS OTHER PROPERTY DEVELOPMENTS IN THE CAPE.

THIS ENCOMPASSES NEAR FORTY (40) YEARS OF PROPERTY EXPERTISE IN THE CAPE NORTHERN SUBURBS REGION.

THIS PROJECT IS BASED ON AN AREA RENTAL PROPERTY CAPITALISATION VALUATION IN EXCESS OF R 40 MILLION.

TENANTS

LEASES HAVE BEEN CONCLUDED WITH AND FURTHER NEGOTIATION ARE AT AN ADVANCED STAGE WITH:

01. AN INTERNATIONALLY BASED COMPUTER DEVELOPMENT COMPANY.
02. ONE OF THE THREE TOP SA BANKS.
03. TWO OF THE THREE TOP SA INSURANCE COMPANIES.
04. RESPECTED ATTORNEYS.
05. AN INSURANCE BROKERAGE GROUP.
06. MEDICAL INDUSTRY

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.

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GENERAL

SHOULD YOU BE INTERESTED, KINDLY CONTACT THE
AGENTS TO THE LANDLORD AT:

DELPHI PROPERTY SERVICES

P.O. BOX 3388
TYGERVALLEY, 7536

TEL: 021 – 914 0415
FAX: 021 - 914 1675
CELL: 083 325 0848
E-MAIL: elfriede@delhiprops.com
paul@delhiprops.com

YOU ARE MOST WELCOME TO APPOINT AN AGENT TO NEGOCIATE ON
YOUR BEHALF, HOWEVER MAY WE URGE YOU TO INSPECT ALL FINAL
DOCUMENTS YOURSELF, VISIT THE SITE / DEVELOPMENT WITH MEMBER(S)
OF OUR TEAM IN ORDER TO PREVENT ANY MATTER NOT MEETING YOUR
TOTAL REQUIREMENTS TO THE FULLEST.

TYGERVALLEY
FEBRUARY 2007