



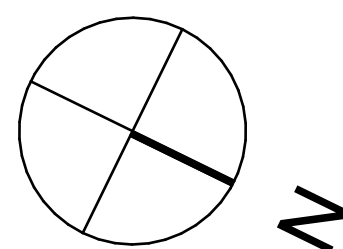
Area Schedule Income - Phase 1		
Number	Tenant Name	Area
Shop 01	Road	1058
Shop 02	Cashbuild	1146
Shop 03	BelSA	151
Shop 03a	Farmers Choice	50
Shop 03b	Muthi	47
Shop 04	FurniLi	400
Shop 06	Captics	81
Shop 07	Hair	60
Shop 08a	Rage Men	50
Shop 09	Shoprite Liquor	240
Shop 09a	Voice Africa	50
Shop 11	Pet Cell	45
Shop 12	FNB	90
Shop 13	Kaizer Pharmacy	150
Shop 14a	Shoprite Trading	2062
Shop 14b	Shoprite Store	945
Shop 16	Teleport	250
Shop 17	PEP	499
Shop 18	Ackermans	341
Shop 19	Dunnes	260
Shop 20	Mr Price	450
Shop 21	Markham	198
Shop 23	Bea City	137
Shop 25	Bower Liquor	259
Shop 25a	STD	0
Shop 26	Pap Home	276
Shop 27	BFS	168
Shop 28	Rage	67
Shop 29	Studio 88	284
Shop 30	Sportszone	300
Shop 31	Hungry Lion	444
Shop 32	King Pie	30
Shop 33	Classic	8
Shop 34	Signature	58
Shop 35	Morelago	36
Shop 36	DI Mudeke	36
Shop 37	Awisa	43
Shop 38a	ABSA	9
Shop 38b	Neobank	6
Shop 38c	FNB	12
Shop 39	OK Farm	444
Shop 40	Mister Furniture	288
Shop 40a	Steensmaier	148
Shop 40b	Neobank	67
Shop 41	Galloos	130
Shop 42	Fit & Chips	56
Shop 43	Outdoors	67
Shop 44	KFC	180
Shop 45	Engen	685
		12155 m²

Area Schedule Income - Phase 2		
Number	Tenant Name	Area
Shop 46	Bower	1852
Shop 47	Neo Tech	43
Shop 48	Postnet	43
Shop 49	Let	600
Shop 50	Unimart	403
Shop 51	Funeral	51
Shop 52	Supreme	80
Shop 53	Autocore	250
Shop 54	Mithuna Choice	500
Shop 56	OK Farm	290
		4102 m²

Area of Outdoor Seating		
Number	Tenant Name	Area
Shop 41	Bower	55
Shop 42	Outdoor Seating	43
Shop 43	Outdoor Seating	44
Shop 44	Outdoor Seating	56
		187 m²

SCHEDULE OF AREAS		
Existing GLA	12 105m²	
New GLA	4 102m²	
Total GLA	16 257m²	
Existing mall and walkways	2 525m²	
Existing service areas	701m²	
New internal walkway	275m²	
New external walkway	258m²	
New GBA	4 736m²	
Total GBA	20 195m²	
SCHEDULE OF AREAS & RIGHTS		
Site Area	4,5245 ha	
Site number	Portion 37	
Zone	Business 1	
Height Zone	2 Storeys	
Floor Area Ratio	0.5	
Coverage	311h x Road	
Building lines		
COVERAGE		
Permitted	50%	
Proposed	44.2%	
In hand	0.8%	
FLOOR AREA RATIO		
Permitted	22 623m²	
Proposed	19 895m²	
In hand	2 627m²	
PARKING		
4/1000sqm GLA Shop	951 bays	
1/1000sqm Loading	17 bays	
Car Parking required	961	
Car Parking provided	520	
Taxi parking provided	64 x 7 = 448	
Total parking bays	969	
Parking in hand	7	
Loading bays required	17	
Loading bays provided	17	
Loading bays in hand	0	

Portion 37
June 586 LS



- Board approved
- Offer received
- Under negotiation
- 1 Pop Up Stores

NOTE		
The design of this drawing is copyright and remains the property of the architect. All requirements of municipal and other authorities concerned have to be adhered to. Contractors and subcontractors are to check all dimensions and levels on site before commencing with work. Figure dimensions to be taken in preference to scaled measurements and large scale detail supersede small scale drawings.		
revisions		
rev	description	date
A	Issued for information	2022/11/23
B	Issued for information	2022/11/30
C	Issued for information	2023/02/09
D	Issued for information	2023/02/18
E	Issued for information	2023/02/25
F	Tenant changes shown	2023/03/15
G	Issued for information	2023/04/25
H	Issued for information	2023/07/08
I	Issued for information	2023/11/09
J	For information	2024/02/14

Refer to Fire Consultant's drawings for National Fire Design		
client		
project manager & sp	Leasing enquiries IMPROVING RESULTS 010 345 2997 info@gmigroup.co.za	
Architect		
project	Proposed new Tibani Shopping Centre Portion 37 Matlala's Location 591 LS LIMPOPO	
drawing title	Board Approved Leasing Plan	
date	2025/04/03	scale 1:500
project nr	2204	drawing nr 011
sheet	AO	rev J