



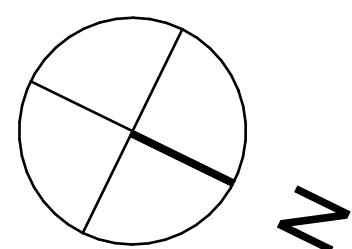
Area Schedule Income - Phase 1		
Number	Tenant Name	Area
Shop 01	Road	208
Shop 02	Cashbuild	1 146
Shop 03	BotSA	150
Shop 03a	Farmer's Choice	50
Shop 03b	Muthi	47
Shop 04	Fun4U	450
Shop 06	Coastal	87
Shop 07	Hair	60
Shop 08a	Rage Men	50
Shop 09	Shoprite Liquor	240
Shop 09a	Voice Africa	50
Shop 11	Pop Coll	45
Shop 12	FNB	90
Shop 13	Kamini Pharmacy	150
Shop 14a	Shoprite Trading	2 050
Shop 14b	Shoprite Store	945
Shop 16	Telcel	250
Shop 17	PEP	499
Shop 18	Ackermans	341
Shop 19	TowerTrics	300
Shop 20	Mr Price	450
Shop 21	Markham	198
Shop 23	Box City	137
Shop 25	Boxer Liquor	250
Shop 25a	STD	8
Shop 26	Pop Home	276
Shop 27	BFS	166
Shop 28	Rage	137
Shop 29	Studio 88	284
Shop 30	Sportzone	300
Shop 31	Hungry Lion	137
Shop 32	King Pie	30
Shop 33	Classic	36
Shop 34	Standard	58
Shop 35	Monakgisi	36
Shop 36	Dr. Moshabela	36
Shop 37	Awesio	43
Shop 38a	ABSA	9
Shop 38b	Nedbank	6
Shop 39c	FNB	12
Shop 39	OK Fum	444
Shop 40	Almadis	288
Shop 40a	Sleepmaster	148
Shop 40b	Nedbank	7
Shop 41	Gatfios	107
Shop 42	Fish & Chips	96
Shop 43	Dalsoners	87
Shop 44	KFC	180
Shop 45	Engen	665
		12 100 m²

Area Schedule Income - Phase 2		
Number	Tenant Name	Area
Shop 46	Boater	1 632
Shop 47	Neo Tech	43
Shop 48	Postnet	43
Shop 49	Jet	600
Shop 50	Alfhome Choice	403
Shop 51	Furniture	51
Shop 52	Supreme	80
Shop 53	Autozone	250
Shop 54	Unimart	500
Shop 56	Future	250
		4 102 m²

Area of Outdoor Seating		
Number	Tenant Name	Area
Shop 41	Boater	55
Shop 42	Outdoor Seating	43
Shop 43	Outdoor Seating	44
Shop 44	Outdoor Seating	56
		197 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	791m²	
New internal walkway	375m²	
New external walkway	208m²	
New GBA	4 786m²	
Total GBA	20 196m²	
SCHEDULE OF AREAS & RIGHTS		
Site Area	4,5245 ha	
Site number	Portion 37	
Zoning	Business 1	
Height Zone	2 Storeys	
Floor Area Ratio	0.5	
Coverage	50%	
Building Lines	31m & Road	
COVERAGE		
Permitted	50%	
Proposed	44.2%	
In Hand	5.8%	
FLOOR AREA RATIO		
Permitted	22 623m²	
Proposed	19 956m²	
In Hand	2 627m²	
PARKING		
4710sqm GLA Shop	961 bays	
1/1000sqm Loading	17 bays	
Car Parking required	961	
Car Parking provided	520	
Taxi parking provided	54 x 7 = 448	
Total parking bays	968	
Parking in hand	7	

Remainder of 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 work. Figures and dimensions to be taken in preference to scaled measurements and large scale detail supersede small scale drawings.

revisions

re	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	2023/07/06
I	Issued for information	2023/11/06
J	For information	2024/02/14

Refer to Fire Consultant's drawings for Rational Fire Design	
client	
project manager & qs	Leasing enquiries (012) 345 2997 info@gmigroup.co.za
Architect	
project	Proposed new Tibani Shopping Centre Portion 37 Matlala's Location 591 LS LIMPOPO
Board Approved Leasing Plan	
date	2025/10/08
scale	1:500
sheet	A0
project nr	2204
drawing nr	011
rev	J