



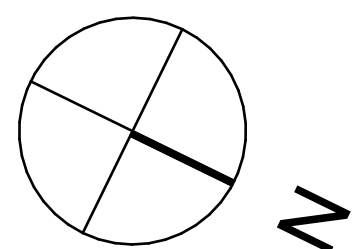
Area Schedule Income - Phase 1		
Number	Tenant Name	Area
Shop 01	Road	208
Shop 02	Cashbuild	1 146
Shop 03	BotSA	150
Shop 03a	Farmer's Choice	50
Shop 03b	Muthi	47
Shop 04	Farm4U	450
Shop 06	Coastal	87
Shop 07	Hair	60
Shop 08a	Rage Men	50
Shop 09	Shoprite Liquor	240
Shop 09a	Voice Africa	50
Shop 11	Pop Coll	45
Shop 12	FNB	90
Shop 13	Kamala 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	TowerTris	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	Awesisa	43
Shop 38a	ABSA	9
Shop 38b	Nedbank	6
Shop 39c	FNB	12
Shop 39	OK Farm	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	Neo Tech	43
Shop 43	Postnet	44
Shop 44	Jet	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	965
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.		
Figured dimensions to be taken in preference to scaled measurements and large scale detail supersede small scale drawings.		
Revisions		
no	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 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	2026/04/17	scale 1:500
project no	2204	drawing no 011
sheet	A0	no J