



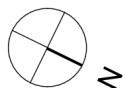
Area Schedule Income - Phase 1		
Number	Tenant Name	Area
Shop 01	Roads	508
Shop 02	Carbuild	1 146
Shop 03	BestA	190
Shop 04	Farm's Choice	80
Shop 05	Muti	47
Shop 06	Fun4U	400
Shop 07	Capitec	87
Shop 08	Har	60
Shop 09	Rage Men	50
Shop 10	Shoppie Liquor	240
Shop 11	Voice Africa	50
Shop 12	Pop Call	45
Shop 13	FNB	90
Shop 14	Kaizer Pharmacy	150
Shop 15	Shoppie Trading	2 002
Shop 16	Shoppie Stars	945
Shop 17	Teleport	250
Shop 18	PEP	499
Shop 19	Adkermans	341
Shop 20	Tweerties	250
Shop 21	Mr Price	490
Shop 22	Mantham	198
Shop 23	Bis O's	137
Shop 24	Bower Liquor	250
Shop 25	STD	8
Shop 26	Pop Home	276
Shop 27	BFS	166
Shop 28	Rage	67
Shop 29	Studio 88	284
Shop 30	Sportswear	400
Shop 31	Hungry Lion	157
Shop 32	King Pie	30
Shop 33	Classic	36
Shop 34	Standard	58
Shop 35	Monksgill	36
Shop 36	Dr. Moshele	36
Shop 37	Aweesa	43
Shop 38	ADSA	8
Shop 39	Neubank	6
Shop 40	FNB	12
Shop 41	OK Farm	444
Shop 42	Almads	298
Shop 43	Siegmader	148
Shop 44	Neubank	7
Shop 45	Gallois	107
Shop 46	Fin & Chips	86
Shop 47	Debonairs	87
Shop 48	KFC	180
Shop 49	Engen	685
Shop 50		12 120 m ²

Area Schedule Income - Phase 2		
Number	Tenant Name	Area
Shop 46	Bower	1 832
Shop 47	New Tech	43
Shop 48	Postnet	43
Shop 49	MT	680
Shop 50	Alfomne Choice	403
Shop 51	Funeral	31
Shop 52	Supreme	80
Shop 53	Autzone	250
Shop 54	Unimart	500
Shop 55	Fabun	250
Shop 56		4 102 m ²

Area of Outdoor Seating		
Number	Tenant Name	Area
Shop 41	Outdoor Seating	55
Shop 42	Outdoor Seating	43
Shop 43	Outdoor Seating	44
Shop 44	Outdoor Seating	55
Shop 45	Outdoor Seating	197 m ²

SCHEDULE OF AREAS		
Existing GLA	12 156m ²	
New GLA	4 103m ²	
Total GLA	16 259m ²	
Existing mall and walkways	2 525m ²	
Existing service areas	791m ²	
New internal walkway	375m ²	
New external walkway	260m ²	
New GBA	4 739m ²	
Total GBA	20 195m ²	
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	
COVERAGES		
Permitted	50%	
Proposed	44.2%	
In Hand	5.8%	
FLOOR AREA RATIO		
Permitted	22 623m ²	
Proposed	19 996m ²	
In Hand	2 627m ²	
PARKING		
4/1000sqm GLA Shop	961 bays	
1/1000sqm Loading	17 bays	
Car Parking required	961	
Car Parking provided	520	
Taxi parking provided	64 x 7 = 448	
Total parking bays	968	
Parking in hand	7	

Remainder of
Portion 37
Matlala's Location 591 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. Figured dimensions to be taken in preference to scaled measurements and large scale detail supplements small scale drawings.		
revision	description	date
A	Issued for information	2022/11/03
B	Issued for information	2022/11/03
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 & co	Leasing enquiries	
	(012) 345 2997 info@gmggroup.co.za	
Architect	ROSSIGNOL architects	
project	Proposed new Tibani Shopping Centre Portion 37 Matlala's Location 591 LS LIMPOPO	
drawing title	Board Approved Leasing Plan	
date	2026/07/24	scale 1:500 sheet A0
project nr	2204	drawing nr 011 rev J