

# RENTAL PORTFOLIO LAUNCHING 2024



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# DEVELOPMENT PORTFOLIO



## JOHANNESBURG EAST

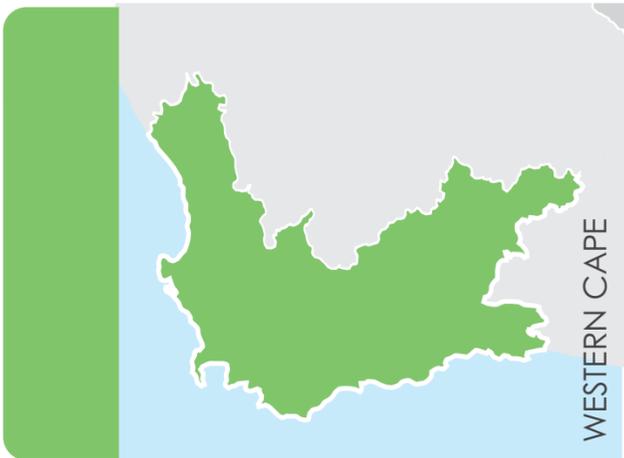
The Klulee (478\*)  
The Eastlake (154\*)

## PRETORIA EAST (TSHWANE)

The Creek (1720\*)  
The Kloof (3740\*)

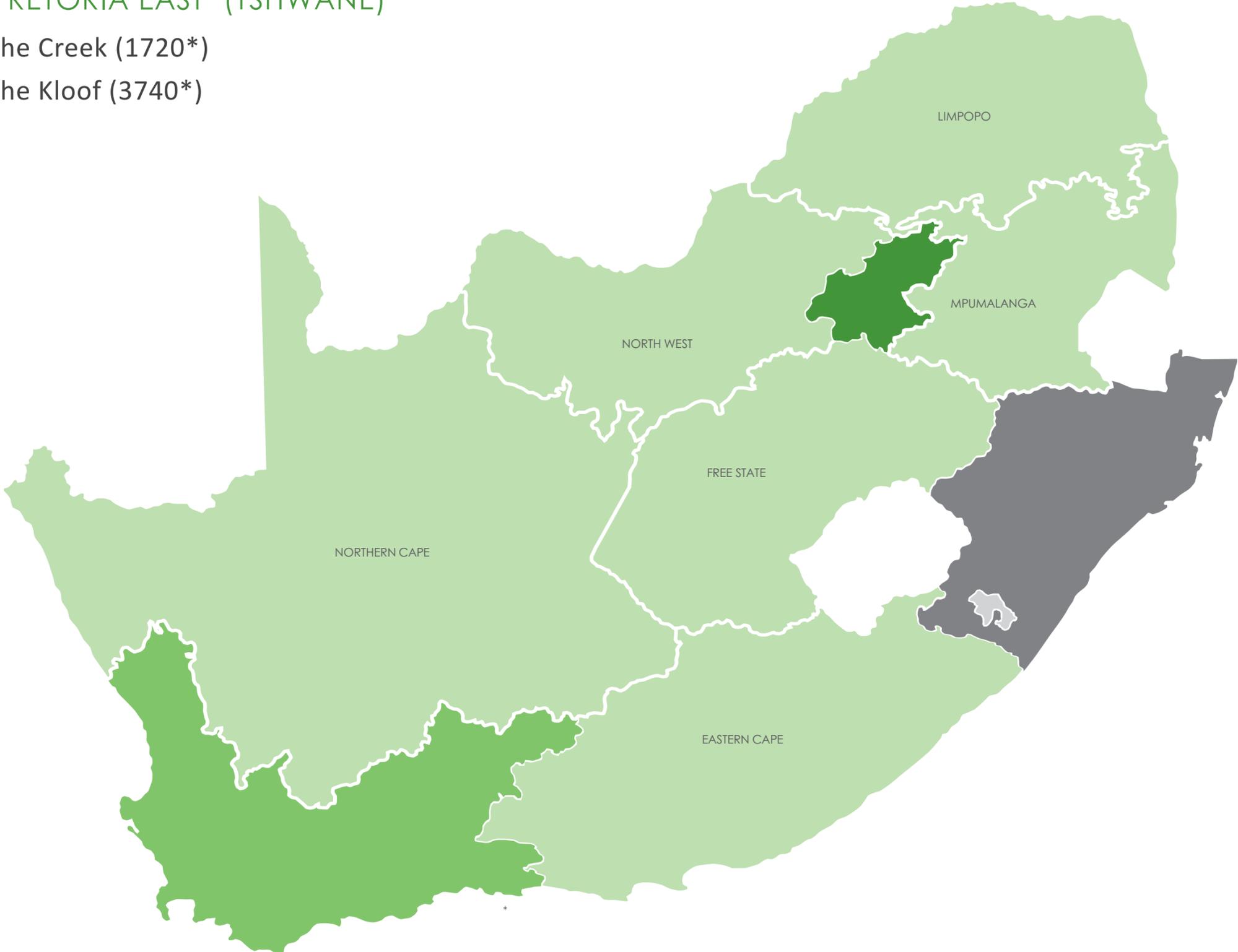
## JOHANNESBURG SOUTH

The Majella (280\*)



## SOMERSET WEST

The Spruit (1000\*)



**Note**  
**\*Estimated number of apartments**

# DEVELOPMENT PIPELINE

- 🌿 Balwin Properties have taken the strategic decision to grow their residential rental market to compliment its existing build-to-sell portfolio.
- 🌿 Balwin remains committed to delivery on the build-to-sell model and the introduction of the rental development complements the existing model and in no way replaces it.
- 🌿 All initial identified rental developments will be developed on land owned by the group and thus require no investment in a land bank.
- 🌿 The rental portfolio will be developed exclusively for rental purposes with a distinct architecture. There will be no mix of rental and build-to-sell apartments.
- 🌿 Balwin Rentals will develop purpose-built apartments that focus on the tenant needs whilst retaining the quality lifestyle that Balwin customers have become accustomed to.
- 🌿 Most rental developments will consist of more than 800 apartments per development. This will allow for economies of scale and optimal capital funding.
- 🌿 Balwin Rentals is an existing subsidiary of Balwin Properties with seasoned staff managing existing large residential portfolios.
- 🌿 The rental developments are in advance stages of approval, with the first apartments being delivered in Q1 2025. 7 400 rental apartments will be rolled out over the next 5 years. Though significant, it represents approximately 20% of the planned build-to-sell portfolio
- 🌿 All apartments will be EDGE advance.
- 🌿 Tenants are not permitted to have access to the lifestyle centres of other developments.

	<i>The EASTLAKE</i> MODDERFONTEIN	<i>The CREEK</i> PRETORIA EAST	<i>The SPRUIT</i> GORDON'S BAY	<i>The KLULEE</i> LINBRO, SANDTON	<i>The MAJELLA</i> JOHANNESBURG SOUTH	<i>The KLOOF</i> PRETORIA EAST	Total
Number of apartments	154	1 720	1 000	478	280	3 740	<b>7 372</b>
Built area (m <sup>2</sup> )	11 543	120 762	72 363	40375	20 900	262 671	<b>528 614</b>
Value on completion(Rm)	144	1 530	1 020	730	390	3 470	<b>7 280</b>
Operating yield	12% - 15%						
Employment created	39 000						

# The EASTLAKE

MODDERFONTEIN

🌿 Number of apartments: 154

🌿 Total built area (m<sup>2</sup>): 1 1543

🌿 Project value (Rm): 144



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# The CREEK

PRETORIA EAST

🌿 Number of apartments: 1 720

🌿 Total built area (m<sup>2</sup>): 120 762

🌿 Project value (Rm): 1 530



# The SPRUIT

GORDON'S BAY

- Number of apartments: 1 000
- Total built area (m<sup>2</sup>): 120 762
- Project value (Rm): 1 020



# *The* KLULEE

LINBRO, SANDTON

- 🌿 Number of apartments: 478
- 🌿 Total built area (m<sup>2</sup>): 40 375
- 🌿 Project value (Rm): 730



# *The* MAJELLA

JOHANNESBURG SOUTH

🌿 Number of apartments: 280

🌿 Total built area (m<sup>2</sup>): 20 900

🌿 Project value (Rm): 390



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# The KLOOF

PRETORIA EAST

🌿 Number of apartments: 3 740

🌿 Total built area (m<sup>2</sup>): 262 671

🌿 Project value (Rm): 3 470



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