
Pennyville
Creche
CALGRO M3
HOLDINGS

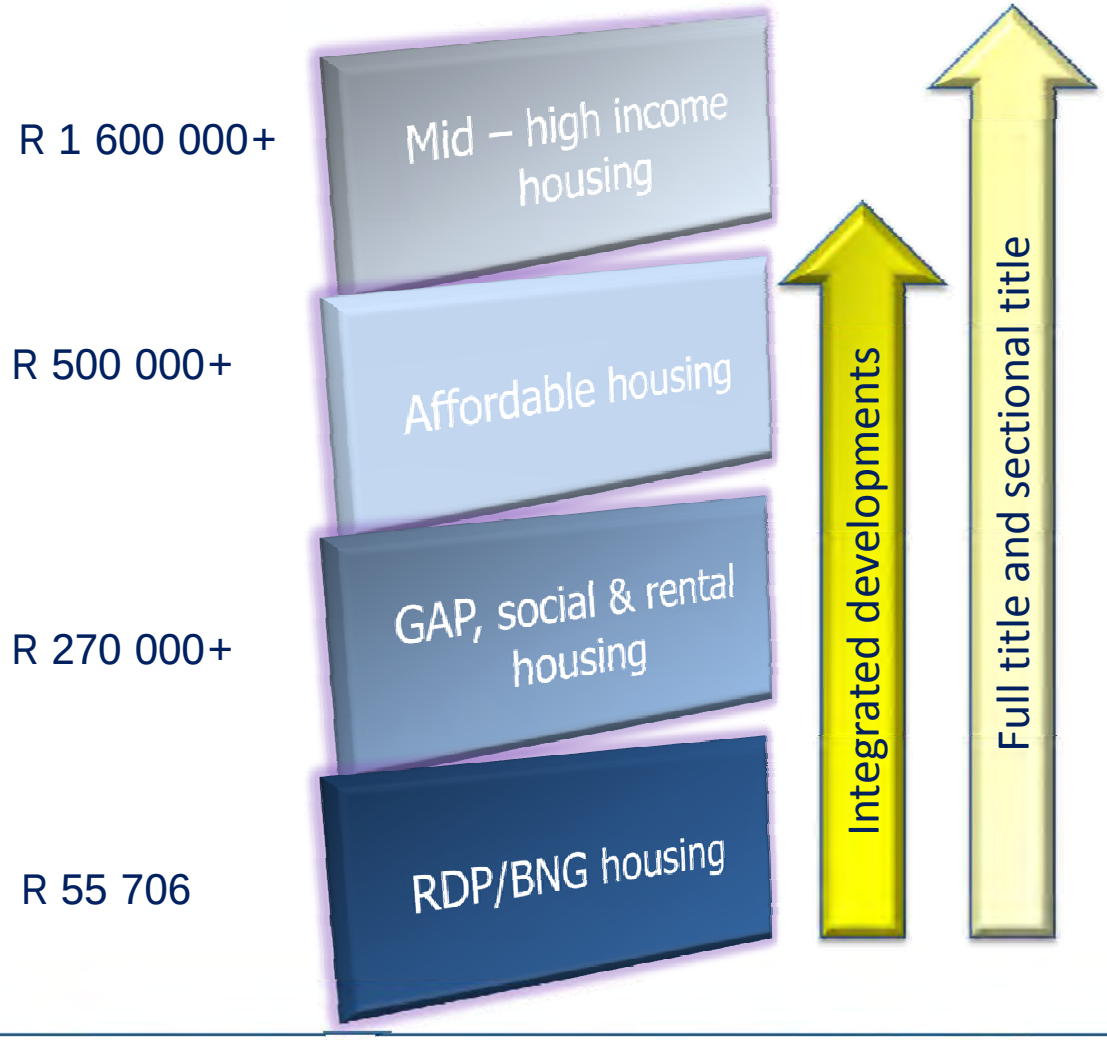
Overview

- Black empowered niche property development company for 15 years
- Listed on AltX November 2007
  - first company to list a debt programme on Yield-X 2008
- Specialist in integrated development projects that adhere to Government's BNG principles
- Proven track record in BNG & Social Housing market:
  - highly successful Pennyville integrated project
  - Developing Fleurhof - City of Johannesburg's premier integrated project (9,300 units - 33,3% BNG, 33,3% social housing, GAP and rental, 33,3% affordable housing)
- Market leader in Mid-to-High Income residential market
- Pioneers in "renewable energy" measures within projects

Overview (ctd.)

- Development partners include:
  - City of Johannesburg, Department of Housing
  - Johannesburg Social Housing Company (JOSHCO)
  - Gauteng Provincial Government, Department of Housing
  - City of Cape Town, Department of Housing
  - Ekurhuleni Metropolitan Council, Department of Housing
- Finance partners include:
  - I H S (International Housing Solutions)
  - RMB
  - FNB
  - Absa Bank
  - Standard Bank
  - Nedbank

Overview - Products and Market Definition

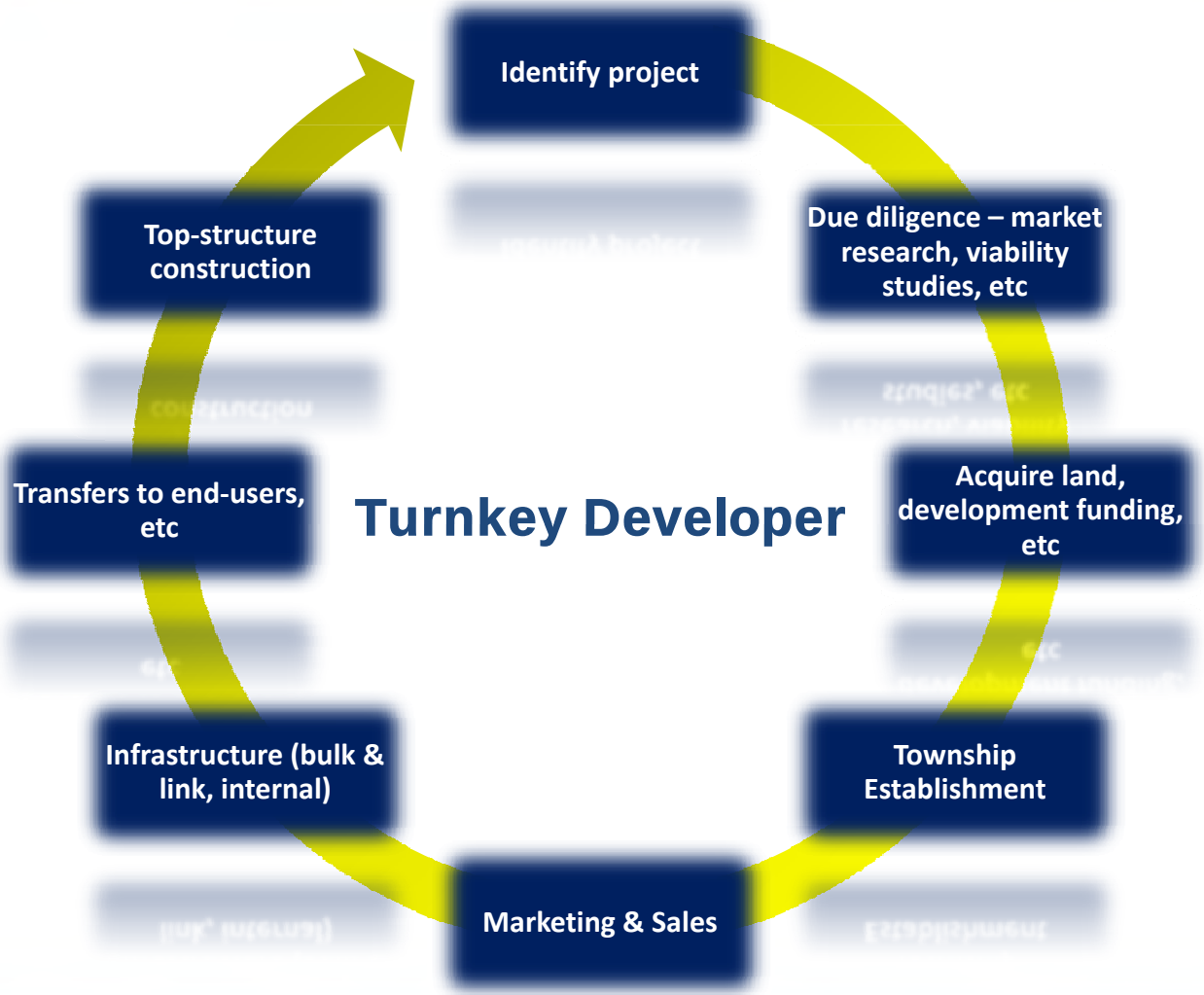






Business Model

Business Model



Calgro M3 Holdings Limited – Board of Directors



Pumla Radebe
Non-executive chairperson



Ben Pierre Malherbe
CEO



Deon Steyn
COO



Derek Steyn
Business development director



Willem (Wikus) Lategan
Financial director



Hatla Ntene
Non-executive director



Noxolo Maninjwa
Independent non-executive director

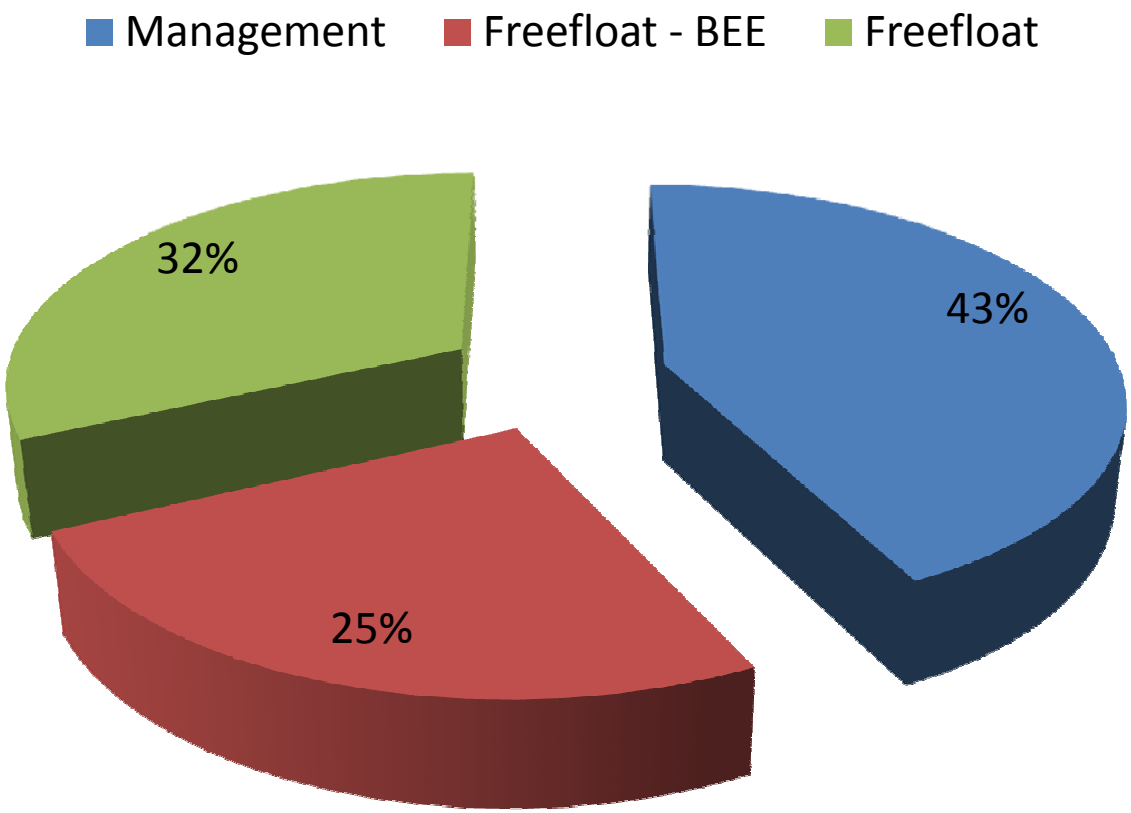


John Gibbon
Independent non-executive director



Elizabeth Mmakgoshi Phetla-Letkhethe
Independent non-executive director

Shareholding Profile

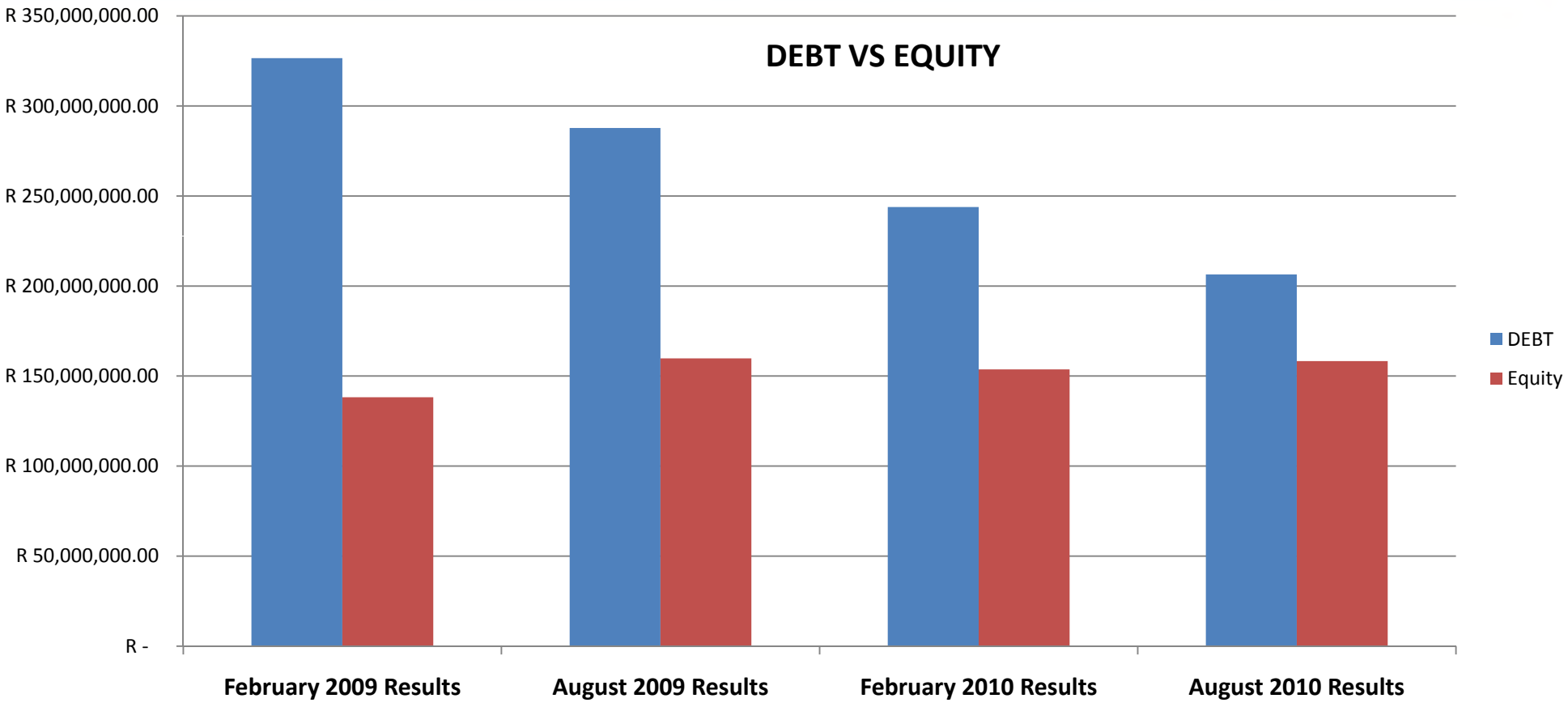


Key Financial Factors

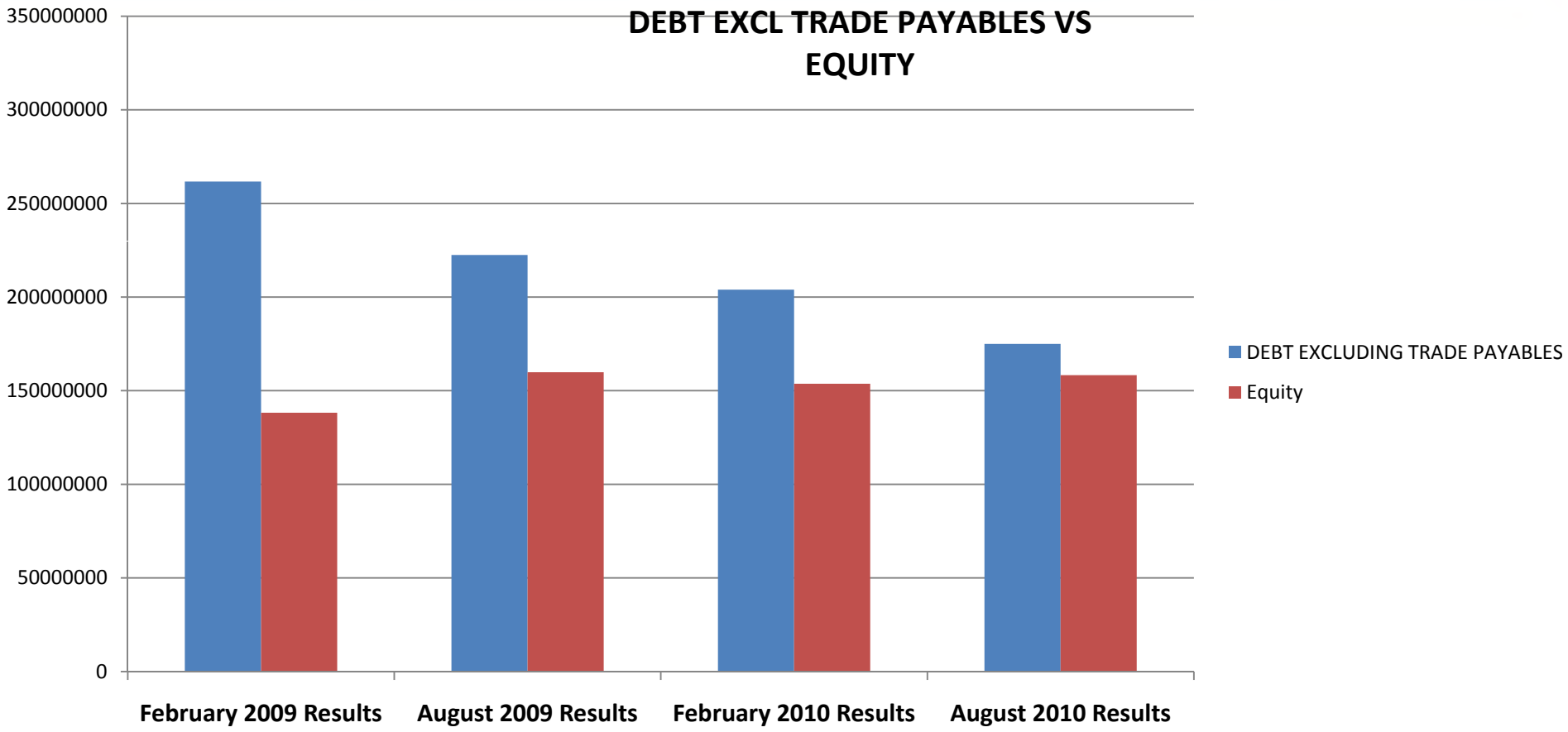
Highlights

- Interim revenue of R96m consistent (compared to full-year R188m FY2010)
- Overheads well-contained to R13,9m
- Headline profit of R4,6m reversed headline losses of R3,7m (Aug 2009) and R9,7m (FY 2010)
- Debt: Equity ratio up to 1.3 : 1 from 1.6 : 1 (FY2010) and 3.1 : 1 (FY2009)
- Current liabilities substantially down to R66,0m from R82,7m (FY2010) and R189,3m (FY2009)

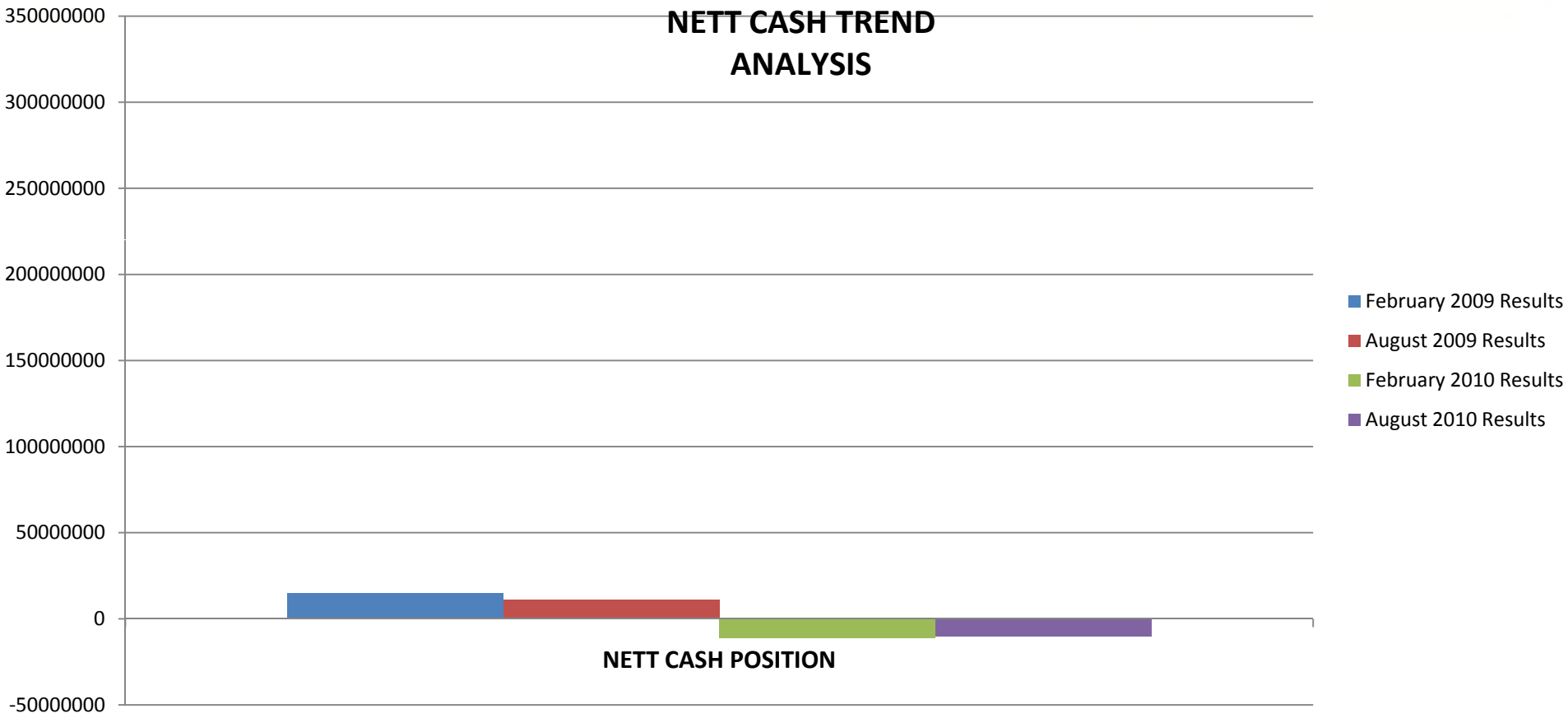
Key Financial Factors



Key Financial Factors



Key Financial Factors



Past and Present Projects

Infrastructure Projects – Pennyville

Pennyville project – 2,800 units:

- Roads and storm water;
- Water and sewer;
- Pedestrian bridges;
- Pennyville substation (electricity)





Infrastructure Projects – Fleurhof

Fleurhof project – 9,300 units:

- Roads and stormwater;
- Water and sewer;
- Water reservoir;
- Extension of Westlake Road – linking Soweto with northern suburbs;
- Shared substation with Pennyville.





Existing Projects – Integrated & Low to Medium Income Residential

Project	Location	Type of project	Number of units	RDP units	Social housing & GAP	Affordable housing	Estimated turn-over
Fleurhof Ext 2	Johannesburg South	Integrated	9,300	3,100	3,100	3,100	2,280,000,000
Hospital View	Johannesburg South	Integrated	3,223	1,696	727	800	654,546,000
Jabulani CBD	Soweto, Johannesburg	Res 3 multi-storey – GAP and rental	4,199	0	4,500	0	1,070,000,000
Jabulani Hostel Development	Soweto, Johannesburg	RDP & Social Housing (CRU)	500	0	500	0	118,000,000
Riverlea Ext 3	Johannesburg South	Affordable Housing	754	0	0	754	292,000,000
Mabopane	Pretoria North	Affordable Housing	202	0	0	202	70,700,000
Jukskei View	Midrand	Affordable Housing	715	0	0	715	357,500,000
			18,893	4,796	8,827	5,571	4,842,746,000

New / Pipeline Projects – Integrated & Low to Medium Income Residential

Project	Location	Type of project	Number of units	RDP units	Social housing & GAP	Affordable housing	Estimated turn-over
Fort West	Pretoria West	Formalization program - RDP/BNG stands, GAP, social and bonded units	10,925	9,486	1,044	395	984,784,983
Kagiso Azaadville	Krugersdorp	Affordable housing	375	0	0	375	129,000,000
Belhar	Cape Town	GAP, student accommodation	3,600	0	3,600	0	1,030,000,000
Rabie Ridge	Midrand	Integrated	6,530	2,154	1,800	2,576	1,812,000,000
Kwanobuhle	Port Elizabeth	Integrated	11,000	6,600	1,900	2,500	2,550,000,000
Oliewenhoutbos	Midrand	GAP	600	0	600	0	177,000,000
Scottsdene	Cape Town	Integrated	2,247	558	1,475	214	549,771,000
			35,277	18,798	10,419	6,060	7,232,555,983

Completed Projects – Low to Medium Income Residential

Project name	Type of project	No of units
Pennyville Ext 1	Integrated	2,800
Lenasia South ext 4	Affordable housing	390
Ennerdale Ext 8	Affordable housing	35
Lawley	Affordable housing	8
Naturena Ext 11	Affordable housing	10
Naturena Ext 13	Affordable housing	149
Naturena Ext 19	Affordable housing	238
Regents Park Ext 13	Affordable housing	228
Mahube Valley Ext 3	Affordable housing	222
Ormonde View	Affordable housing	35
Kagiso Ext 9	Affordable housing	60
Protea Glen	Affordable housing	670
Dobsonville Ext 2	Affordable housing	17
Riverlea Ext 5, 9, 10, 11	Affordable housing	386
Klippoortjie	Affordable housing	150
Dawn Park	Affordable housing	130

Project name	Type of project	No of units
Graceland Village	Affordable housing	25
Daveyton	Affordable housing	10
Cloverdene	Affordable housing	10
Norkem Park	Affordable housing	30
Vosloorus Ext 5	Affordable housing	50
Elandsfontein	Affordable housing	45
Birch Leigh	Affordable housing	9
Cresslawn	Affordable housing	6
Ester Park	Affordable housing	20
Rhodesfield	Affordable housing	5
Klipfontein View	Affordable housing	120
Kaalfontein	Affordable housing	90
Ebony Park	Affordable housing	40
Rabie Ridge	Affordable housing	400
West View	Affordable housing	30
Villa Liza	Affordable housing	487

Completed Projects – Mid to High Income Residential

Project name	Township	Type of project	No of units	Date completed	Project turn-over
Firenza	Randpark Ridge Ext 107	Full title cluster	71	2001	R53,250,000
Clearwater Estates	Parkhaven Ext 3	Full title cluster	104	2003	R72,850,000
Chestnut Grove	Northriding Ext 154	Full title cluster	33	2004	R21,450,000
Miobella	Northriding Ext 153	Full title cluster	42	2005	R44,268,000
Cherrywood	Northriding Ext 151	Full title cluster	42	2006	R42,168,000
Camargue	Northriding Ext 152	Full title cluster	22	2007	R31,900,000
Bologna	Randpark Ridge Ext 120	Full title cluster	57	2006	R71,250,000
Cedar Crest	Witkoppen Ext 131	Full title cluster	40	2008	R56,000,000
Silver Oaks	Witkoppen Ext 87	Full title cluster	43	2008	R60,200,000
Manyaleti	Witkoppen Ext 136	Full title cluster	44	2009	R63,800,000
Willow Mist	Honeydew Manor Ext 26	Full title cluster	40	2009	R62,000,000
Baybridge Canal	The Islands Estate Ext 1	Full title cluster	165	2009	R404,250,000
Bonne Vie		Full title cluster	14	2007	R13,700,000

Completed Projects – Mid to High Income Residential







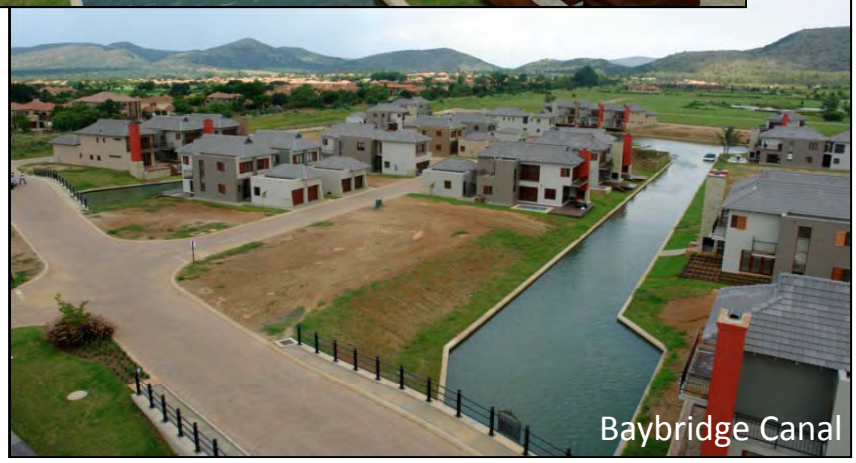




Completed Projects – Mid to High Income Residential


Baybridge Canal


22-on-Campbell


Baybridge Canal


Baybridge Canal

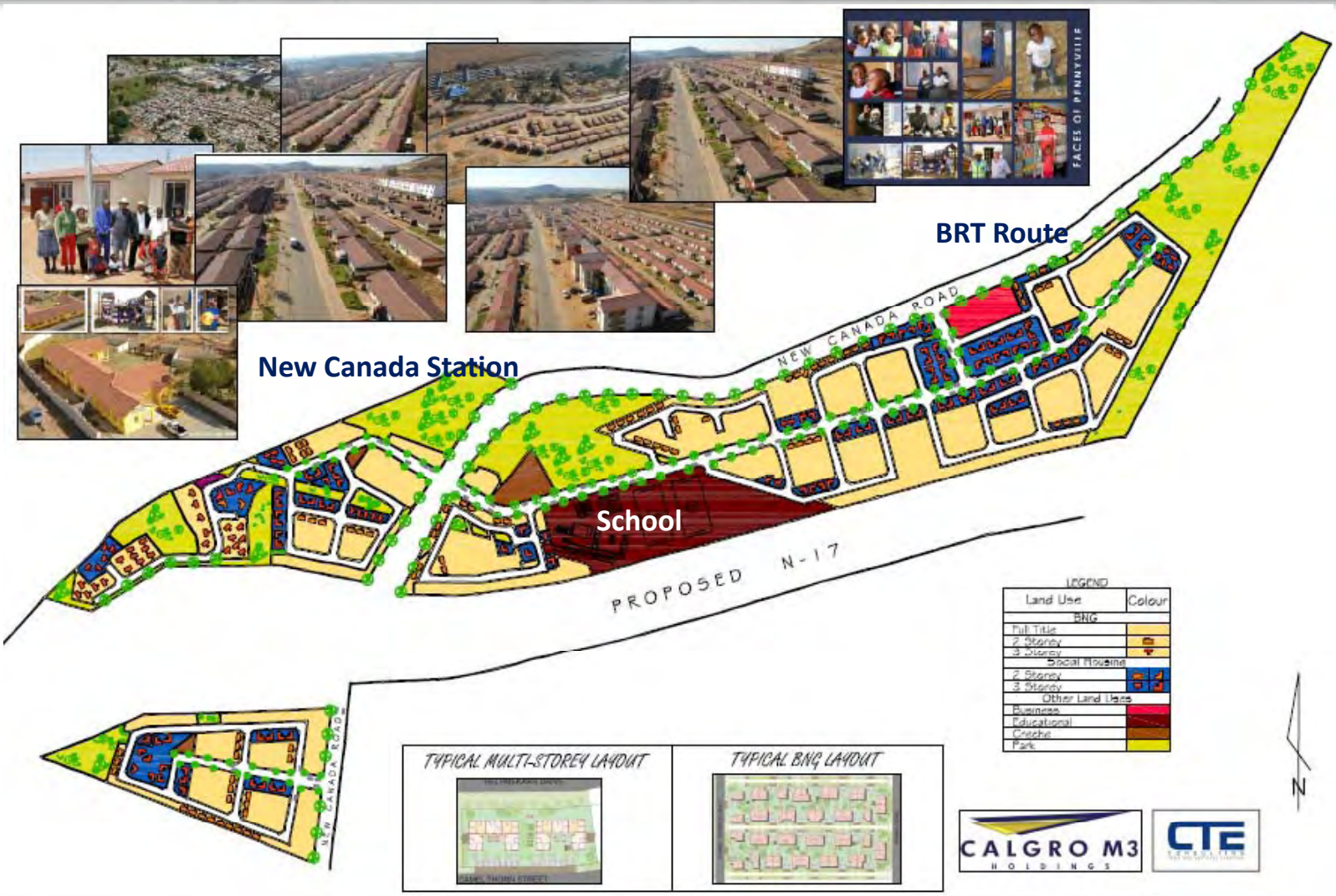
Existing Projects – Mid to High Income Residential

Project name	Township	Status of project	Type of project	No of units
Tinamoon Estate	Broad Acres Ext 36	EIA RoD received. Town planning in process	Retirement and Lifestyle Estate	315
Mayfields	Chartwell Ext 8	Town planning in process	Sectional title walk-ups	180
Needwood	Needwood Ext 14 & 15	Town planning in process	Sectional title walk-ups	200
Sedgewood	Witkoppen Ext 142	EIA RoD received. Town planning completed	Full title cluster	65
22-On-Campbell	Witkoppen Ext 132	Under construction. Completion by mid-2010	Full title cluster	23
Oakwood	Honeydew Manor Ext 57	EIA RoD received. Town planning completed	Full title cluster	48
Ridgewood	Honeydew Manor Ext 57	EIA RoD received. Town planning completed	Full title cluster	48
Parkview Estate	Honeydew Manor Ext 40	EIA RoD received. Town planning completed	Full title cluster	45
Westwood	Honeydew Manor Ext 45	EIA RoD received. Town planning completed	Full title cluster	38
32-On-Peter	Tresjolie Ext 24	Town planning in process	Sectional title walk-ups – student accommodation	180
Summerset	Summerset Ext 19	EIA RoD received. Town planning completed	Sectional title walk-ups	466

Calgro M3 – Integrated Development Concept

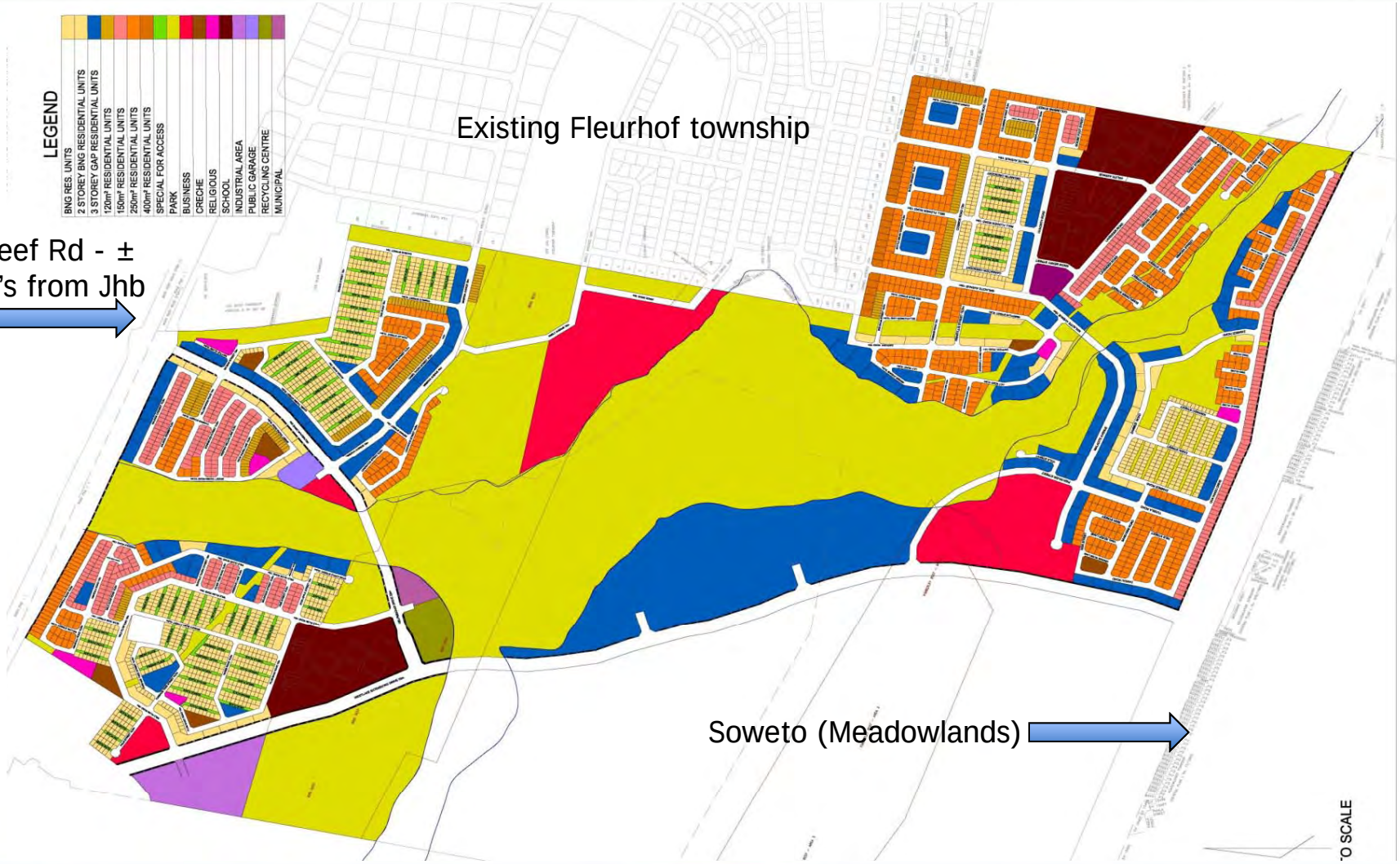
Pennyville Integrated Development – 2,800 units

(New Canada Road - Johannesburg South)



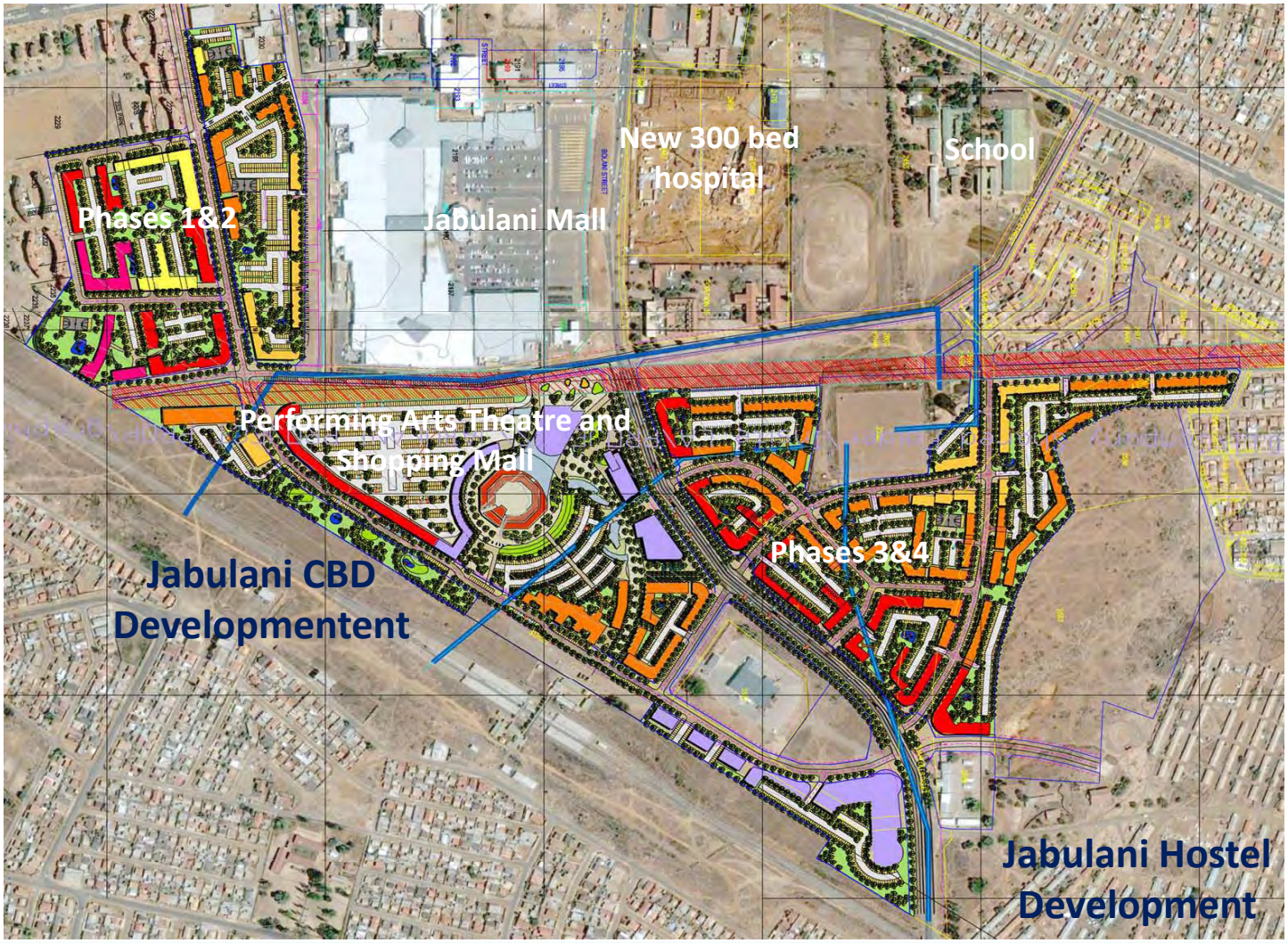
Fleurhof Integrated Development – 9,300 units

(Main Reef Road - Johannesburg South)



Jabulani CBD – 4,199 units & Jabulani Hostel Development– 1,638 units

(Soweto)



Typical Units

Typical Unit Designs – Multi-Storey RDP Units


Pennyville Project


Pennyville Project


Pennyville Project

Typical unit size - 40m² - variations of 2, 3 & 4 storey walk-ups

Typical Unit Designs – Freestanding RDP Units



Typical unit size - 40m² - variation of freestanding and semi-detached units


Pennyville Project


Pennyville Project

Typical Unit Designs – GAP, Social & Rental Units







Typical unit sizes varies from 40m² to 85m² - all family units - variations of 2, 3 & 4 storey walk-ups

Social Upliftment, Energy Efficient Measures, etc

Social and Community Upliftment

"The world we have created today as a result of our thinking thus far has problems that cannot be solved by thinking the way we thought when we created them…" *Albert Einstein*

Calgro M3 will contribute the following:

- Crèches – to be built and donated by Calgro M3 to Department of Welfare and the community
- Secondary and primary schools – Calgro M3 to facilitate the construction and hand-over to Department of Education
- Community centres – to be built and donated by Calgro M3 to the community
- Libraries – to be built and donated by Calgro M3 to the community
- Commercial and retail – developed and managed or sold to potential buyers
- Parks - to be landscaped by Calgro M3 (Calgro M3 also to donate and plant at least 1 tree per unit)
- Clinics – Calgro M3 in negotiations with a leading Clinic group to develop, staff and maintain

Energy Efficiency

- Calgro M3 is investigating renewable energy measures, including:
- Solar power geysers
- Alternative construction methods for better thermal insulation
- Gas stoves, ovens and hobs
- Solar powered street lighting etc.



Social Investment – Pennyville Créche



Photo Gallery – Pennyville Project

Integrated Project – Pennyville Project













Integrated Project – Pennyville Project











Integrated Projects













Pennyville Project – Community

