

PORTFOLIO OF LAND FOR CONVERSION IN KWAZULU-NATAL

Tongaat Hulett has an unequalled portfolio of 8 200 developable hectares (12 900 gross hectares) of land in prime locations, prepared for unlocking substantial value and cash flow. Sales over the next five years are likely to come from 3 710 developable hectares of key focus areas.

	AREA	Developable hectares	FOCUS AREAS
DURBAN TO BALLITO	URBAN GROWTH AND CONSOLIDATION - UMHLANGA REGION	1 122	3 144 developable hectares from a total of 4 600
	Ridgeside Remaining Precinct 1 and 2	42	
	Ridgeside Precinct 4	20	
	Umhlanga Ridge Town Centre	9	
	Izinga/Kindlewood	152	
	Umhlanga Ridge Westerly Expansion - New Town Phase 1 (Retail)	12	
	Umhlanga Ridge Extension - Cornubia New Town Phase 2	234	
	Umhlanga Ridge Town Centre Western Expansion	45	
	N2 Business Park	38	
	Umhlanga Hills	42	
	Marshall Dam Residential	12	
	Marshall Dam Town Centre	42	
	Consolidating Urban	40	
	Integrated Residential	15	
	Cornubia Industrial	29	
	Cornubia North	624	
	Integrated Residential	300	
	Medium Density Residential	84	
	Consolidating Urban	80	
	N2 Business Park	80	
	Industrial	80	
	COASTAL / LIFESTYLE / LEISURE / HIGH-END RESIDENTIAL	275	
	Zimbali Lakes	47	
	Sibaya Node 1	49	
	Sibaya Node 5	76	
	Sibaya Node 4	103	
	AIRPORT REGION BUSINESS AND RESIDENTIAL	1 725	
	uShukela Drive - Airport Linked Industrial, Retail and Logistics	49	
	Amanzimnyama - Office / Business / Industrial and Logistics Park	345	
	Compensation (East) - Industrial and Manufacturing	73	
	Compensation Western Expansion - Industrial and Manufacturing	152	
	iNyaninga East - Industrial / Logistics / Manufacturing	550	
	iNyaninga West, Lindokuhle, Aberfoyle, Dudley Pringle - Residential and Urban Expansion of oThongathi (Tongaat)	556	
	REMAINING SITES ON NEARLY COMPLETED DEVELOPMENTS	22	
WEST OF DURBAN	URBAN EXPANSION WEST OF DURBAN	296	296 developable hectares from a total of 1 100
	Ntshongweni - Residential Infill / Consolidation	57	
	Ntshongweni - Retail and Urban Core	78	
	Ntshongweni - Logistics and Business Park	161	
COASTAL NORTH OF BALLITO	COASTAL NORTH OF BALLITO	270	270 developable hectares from a total of 2 500
	Tinley Manor South Banks – Resort	270	
GRAND TOTAL			3 710 developable hectares from a total of 8 200

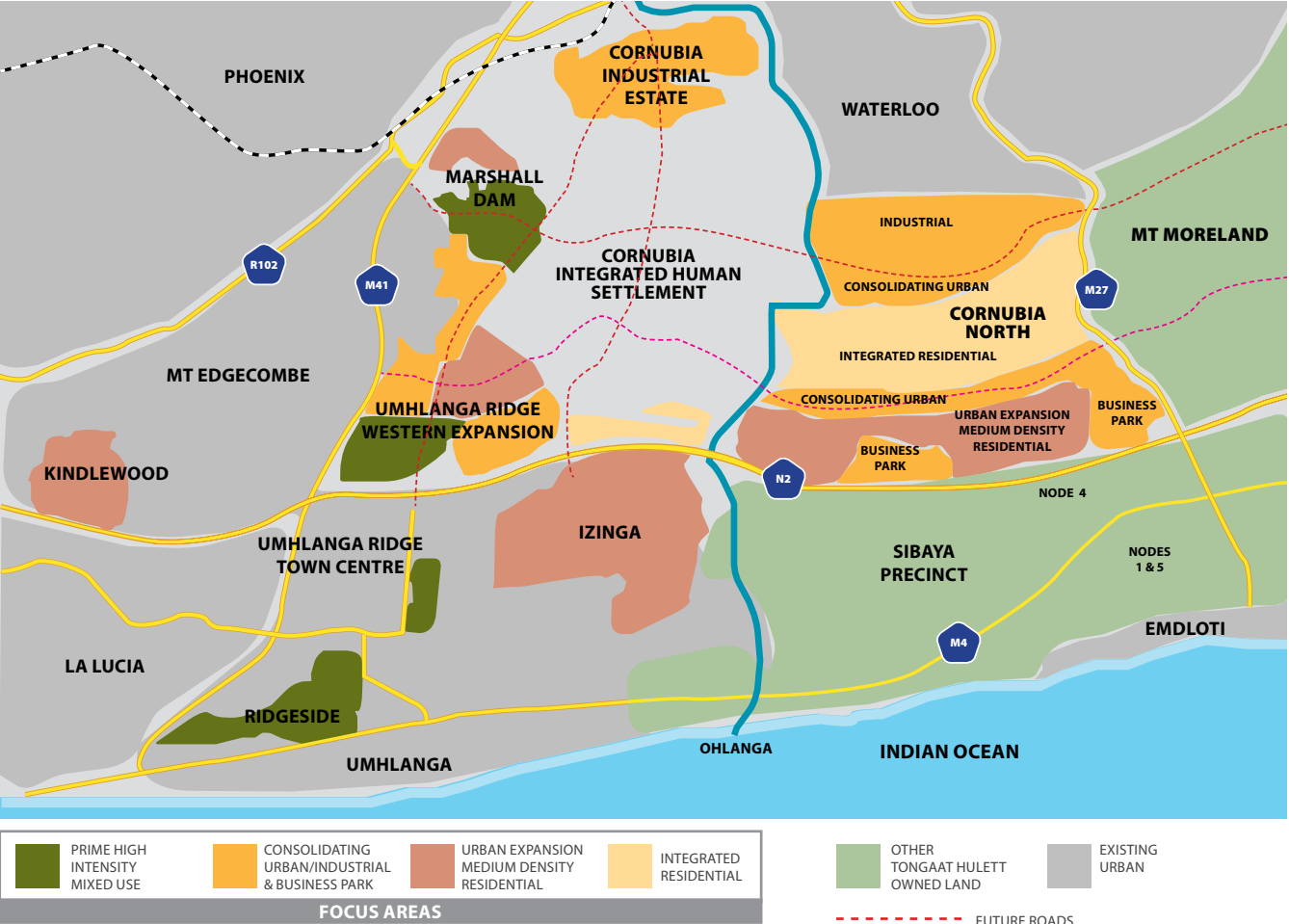


PORTFOLIO OF LAND FOR CONVERSION IN KWAZULU-NATAL

URBAN GROWTH AND CONSOLIDATION OF THE UMHLANGA REGION

The region of urban growth and consolidation of Umhlanga is the fastest-developing and highest-value node in KwaZulu-Natal. It includes, within a two-kilometre radius, areas such as Ridgeside, the Umhlanga Ridge Town Centre, with its western expansion into Cornubia and the growing

residential suburbs of Izinga and Kindlewood. This region includes 1 122 developable hectares, from which sales are being targeted over the next five years.





For more information on the Cornubia Integrated Human Settlement, visit Tongaat Hulett's website at www.tongaat.com

PORTFOLIO OF LAND FOR CONVERSION IN KWAZULU-NATAL

COASTAL, LEISURE AND HIGH-END RESIDENTIAL PRECINCTS BETWEEN UMWHLANGA AND BALLITO

The coastal lifestyle, leisure and high-end residential market is highly attractive in KwaZulu-Natal. Tongaat Hulett's focus is on 275 developable hectares, from which sales are expected to be drawn over the next five years. These areas include a range of land uses consisting of lower density residential, hotels, higher

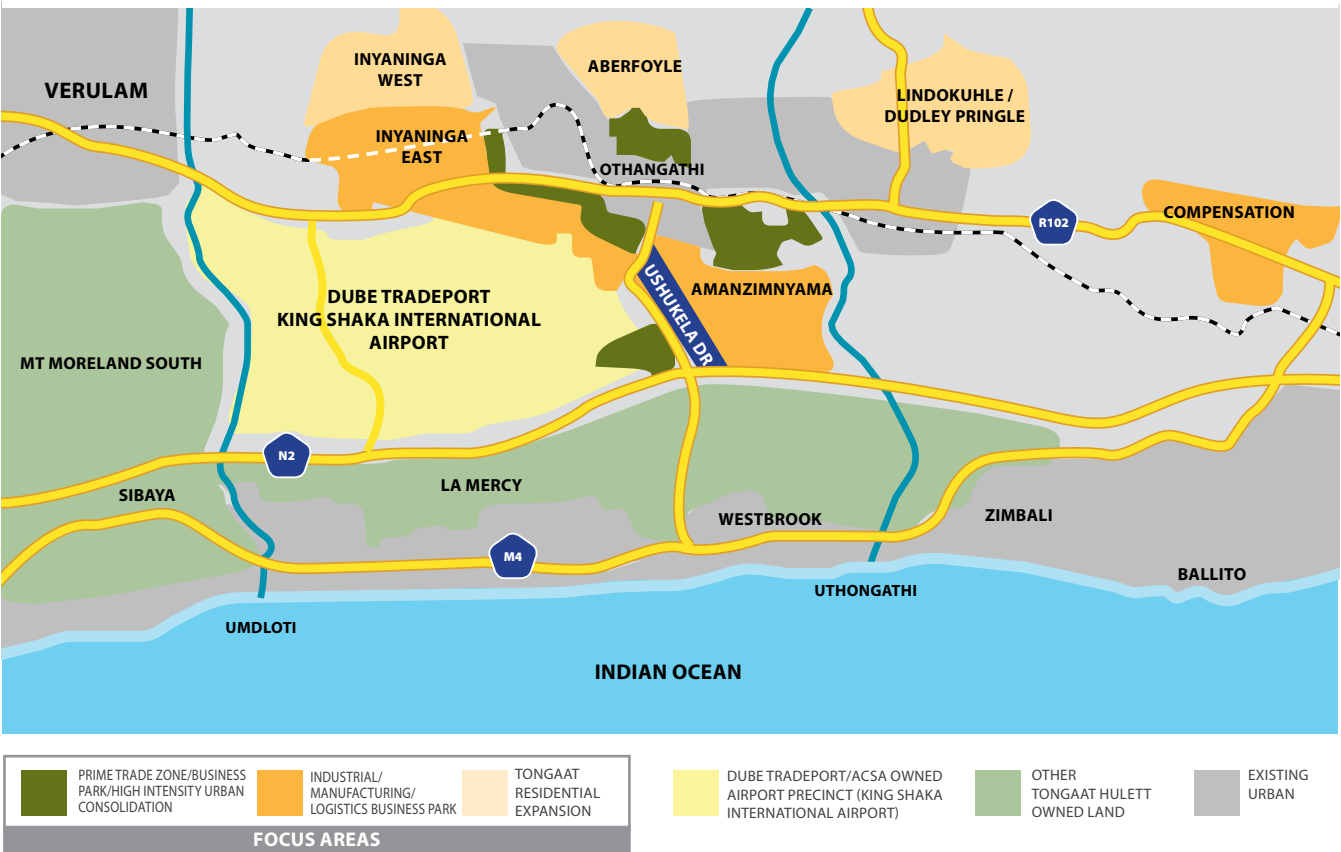
density residential and mixed use nodes and limited commercial space. From within this zone, the 2014/15 financial year will see a comprehensive international launch of our commercial process to fully explore a large land transaction focusing on Nodes 1 and 5 of Sibaya.



AIRPORT REGION BUSINESS, INDUSTRIAL AND RESIDENTIAL EXPANSION

The King Shaka International Airport and the associated Dube TradePort comprise one of the key economic catalysts created by the KwaZulu-Natal Provincial Government and the heart of a planned Airport City or Aerotropolis. The area is currently the focus of significant ongoing infrastructural investment and is planned as one of two Special Economic Zones to be

established in KwaZulu-Natal. It is anticipated that this will generate an increasing momentum of investment, including by foreign and global companies. Tongaat Hulett has identified 1 725 developable hectares in the airport region that are expected to yield sales over the next five years.



PORTFOLIO OF LAND FOR CONVERSION IN KWAZULU-NATAL

COASTAL DEVELOPMENT NORTH OF BALLITO

Tongaat Hulett owns 2 500 hectares of prime coastal property along the coastline, north of Ballito. As the tourism sector in KwaZulu-Natal develops over time, these landholdings are ideally located to attract major resort development, including by global players.

The first landholding being targeted north of Ballito comprises the 270 developable hectares to the south of the Mhalali River near Tinley Manor. This is driven both by the northward growth of the Ballito area and by the resort potential of this stretch of the KwaZulu-Natal coastline.



URBAN EXPANSION WEST OF DURBAN

Beyond its historical land conversion activities in the corridor north of Durban and around Ballito, in the next five years Tongaat Hulett is targeting the commencement of development in areas at Ntshongweni on the N3, near Hillcrest, to the west of Durban.

The area is attracting significant interest for the development of a new super-regional shopping centre, which in turn is generating

interest for the establishment of a new urban core similar to the Umhlanga Ridge Town Centre. The area, likewise, represents one of the best-located sites on the N3 corridor for logistics and light industrial development. The first three precincts of Ntshongweni are being focussed on to commence sales within the next five years.

