

DUBE TRADEPORT SPECIAL ECONOMIC ZONE

AFRICA'S GLOBAL MANUFACTURING AND AIR LOGISTICS PLATFORM



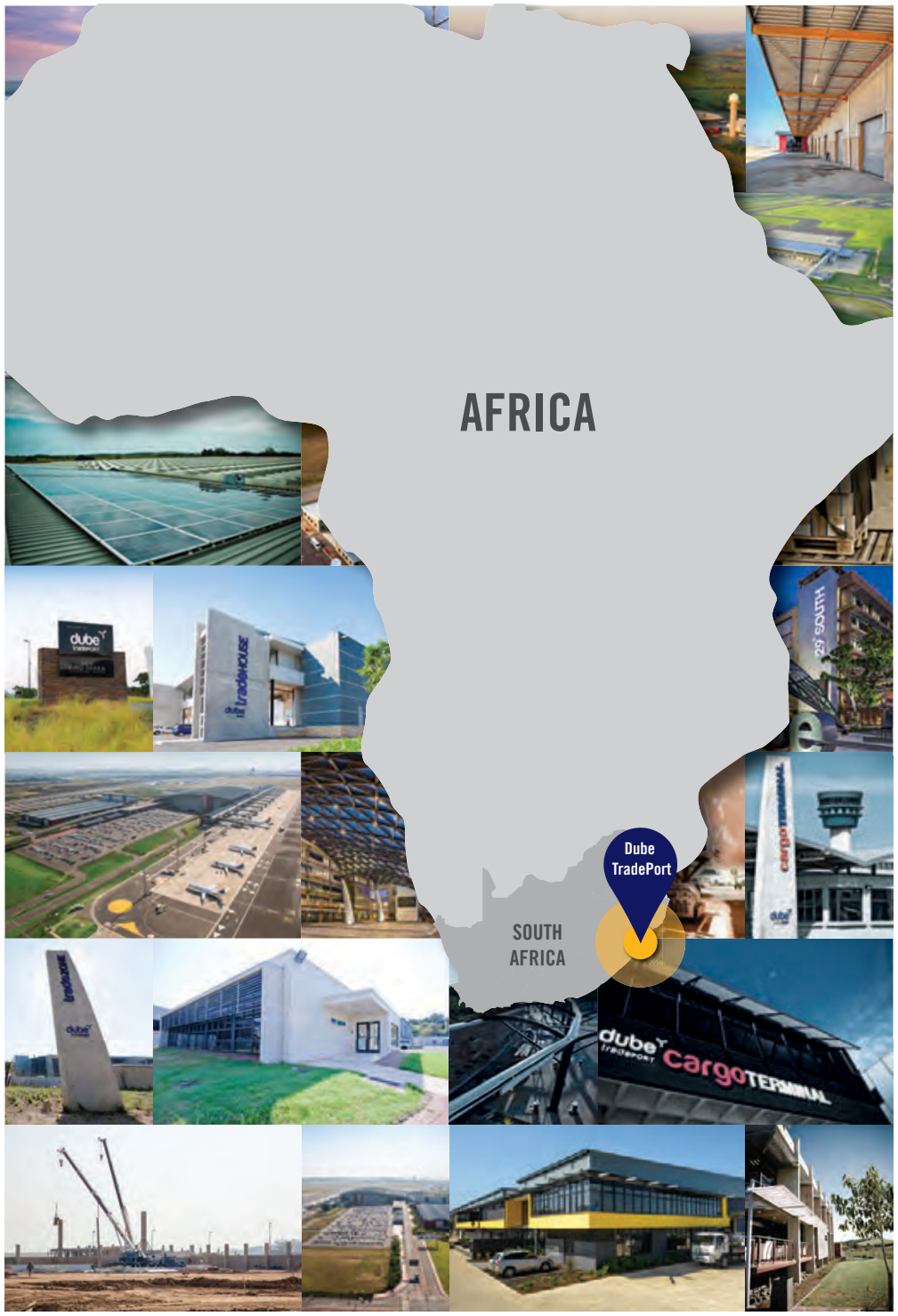
DUBE AGRIZONE
AGRICULTURE & AGROPROCESSING

DUBE CITY
COMMERCIAL & RETAIL

KING SHAKA INT. AIRPORT
TRAVEL & LOGISTICS

DUBE TRADEZONE
MANUFACTURING & INDUSTRIAL





3000+⁺ HECTARES

THE LARGEST GREENFIELD AIRPORT DEVELOPMENT IN AFRICA

DUBE TRADEPORT IS AFRICA'S GLOBAL MANUFACTURING AND AIR LOGISTICS PLATFORM, SITUATED WITHIN A 30-MINUTE DRIVE OF THE CITY CENTRE OF DURBAN, KWAZULU-NATAL, SOUTH AFRICA.



DUBE TRADEPORT SPECIAL ECONOMIC ZONE

DUBE TRADEPORT SPECIAL ECONOMIC ZONE SHOWCASES THE DRIVE TO DELIVER AFRICA'S ECONOMIC AND SOCIAL TRANSFORMATION.

Dube TradePort Corporation, a Schedule 3C Provincial Public Entity and the operator of the Dube TradePort Special Economic Zone, is charged by the KwaZulu-Natal Provincial Government to develop the province's largest infrastructural development, which forms part of South Africa's National Development Plan.

By driving economic transformation in Africa through inclusive growth models, Dube TradePort Special Economic Zone is one of the ways in which South Africa is ensuring a prosperous and sustainable future for its people.

Designed in terms of the Special Economic Zone Act, 16 of 2014, to enhance the country's manufacturing and export capabilities, as well as attract

foreign direct investment, Dube TradePort Special Economic Zone has grown to become one of the top ten investment opportunities in South Africa.

WHY ARE SPECIAL ECONOMIC ZONES IMPORTANT?

Special Economic Zones are one of the South African Government's strategic instruments to drive economic growth and deepen industrialisation. They do this by encouraging the beneficiation of available resources in the country, and offering a range of advantages to enterprises located within them, through incentives and services that are supported by National, Provincial and Local Governments. These incentives and services enable business efficiency and effectiveness, driving competitiveness.

DUBE TRADEPORT SPECIAL ECONOMIC ZONE OFFERS INVESTORS A UNIQUE LOCATION THAT IS:

- Home to the state-of-the-art King Shaka International Airport, with connectivity to over 700 international

- destinations through hubs in the Middle East and Africa;
- Only 30 minutes from Africa's busiest cargo port, Durban Harbour, and 90 minutes from Richards Bay Harbour;
- The only facility in Africa combining an international airport, dedicated cargo terminal, manufacturing, warehousing, offices, retail, hotel and agricultural real estate;
- At the heart of the first purpose-built aerotropolis in Africa, making logistics a cost-effective proposition;
- An air logistics platform linked to burgeoning seaport infrastructure, providing access to numerous global destinations and linkages to SADC countries, thereby positioning KwaZulu-Natal as a key business access point into Southern Africa.

DUBE TRADEPORT SPECIAL ECONOMIC ZONE IS A LEADING INVESTMENT DESTINATION BECAUSE IT OFFERS:

- **INFRASTRUCTURE:** A secure, airport-related business environment with

world-class manufacturing and logistics infrastructure that is designed to support freight-orientated activities through King Shaka International Airport (which is able to accommodate the world's largest new generation aircraft);

- **SERVICE OFFERING:** A professional team of sector specialists, who drive the development of Dube TradePort Special Economic Zone, ensure that it continues to remain a competitive business environment, linking both investors and developers to various regulatory bodies and facilitating the development process.

Additionally, Dube TradePort Special Economic Zone hosts a number of value-added business solutions that support businesses within the precinct, ranging from world-class data centres and telecommunications, provided by Dube iConnect, to a secure and flexible trucking fleet operated by Dube AiRoad; and

- **GOVERNMENT SUPPORT:** The Department of Trade and Industry, through the Special Economic Zone fund, provides financial support for investor-related infrastructure. The objectives of the fund are to:
 - » Provide capital towards bulk and related infrastructure that adds value to investments from the private sector; and
 - » Provide the private sector with financial and advisory support to affirm the feasibility of their projects, as well as work that will measurably improve the efficiency and effectiveness of Dube TradePort Special Economic Zone to continually improve the competitiveness and sustainability of supply chains.

The Provincial Government also provides financial support and resources necessary to manage and implement the Special Economic Zone.

DUBE TRADEPORT SPECIAL ECONOMIC ZONE

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DUBE TRADEPORT SPECIAL ECONOMIC ZONE BENEFITS INCLUDE:

- Preferential 15% Corporate Tax for qualifying entities;
- Building Allowance: 10% per annum for qualifying buildings and fixed structures;
- Employment Incentives for low salary workers;
- Customs Controlled Area (CCA): Import duty rebates for production-related and exported products, and VAT exemptions under specific conditions for supplies procured in South Africa; and
- Enhanced 12i Tax Incentive: designed to support greenfield investments, as well as brownfield investments.

FURTHER BENEFITS OF INVESTING IN DUBE TRADEPORT SPECIAL ECONOMIC ZONE ARE:

- A One Stop Shop (OSS) facility for ease of doing business;
- Customised solutions for investors (e.g. serviced sites and fit-for-purpose buildings);
- Environmental assistance (where applicable);

- A clustering development approach;
- Marketing and other value-added services;
- ICT service-based infrastructure, allowing for the high-speed connectivity of voice/data/internet and video services into the tenant's premises through Dube TradePort's iConnect services;
- Support with safety, health and environment services;
- Skills development-related incentives;
- Export marketing (new market development);
- Job creation (as national and provincial grants can be accessed concurrently);
- Foreign investment (with compensation for the qualifying costs of moving new machinery and equipment, excluding vehicles, from abroad);
- Investing/reinvesting in productive assets;
- Local enterprise development;
- Global competitiveness through incentives;
- Tailored facilities for value-added manufactured goods

- and tradable services;
- World-class infrastructure networks (including road, rail, sea and air connectivity); and
- Readily available land that is customised to the needs of the investor.

DUBE TRADEPORT ONE STOP SHOP

A facility has been developed to provide a supportive environment for businesses operating, or planning to operate, within Dube TradePort Special Economic Zone. The One Stop Shop offerings include assistance with:

- Dube TradePort investor applications;
- Municipal building plan approvals;
- Special Economic Zone tax incentive applications;
- Customs Controlled Area applications; and
- VISA, work permit and other related migration processes.

The One Stop Shop also offers investor after-care services.

DUBE TRADEPORT'S GREENFIELD DEVELOPMENT COMPRISES A NUMBER OF DEVELOPMENT ZONES, NAMELY DUBE TRADEZONE, DUBE CARGO TERMINAL, DUBE CITY AND DUBE AGRIZONE. ALL THESE ZONES ARE SUPPORTED BY DUBE ICONNECT, THE PRECINCT'S DEDICATED IT AND TELECOMMUNICATIONS PROVIDER AND KWAZULU-NATAL'S ONLY LOCALLY-HOSTED CLOUD SERVICE, MAKING IT THE PREMIER OFFERING FOR REGIONAL DATA RECOVERY.



DUBE TRADEPORT MASTERPLAN



DUBE TRADEPORT SPECIAL ECONOMIC ZONE

Continued...

DUBE TRADEPORT SPECIAL ECONOMIC ZONE'S TARGETED PRIORITY SECTORS ARE:

- Aerospace and aviation-linked manufacturing and related services;
- Agriculture and agro-processing, including horticulture, aquaculture and floriculture;
- Electronics manufacturing and assembly;
- Medical and pharmaceutical production and distribution;
- Clothing and textiles; and
- Automotive component manufacturing.

SUPPLEMENTARY SECTORS INCLUDE:

- Freight-forwarding and aviation services;
- Warehousing and storage;
- Logistics and distribution;
- Light manufacturing and assembly;
- High-tech and automotive industries;
- General manufacturing;
- Renewable industry; and
- Cold storage.

DUBE TRADEPORT CORPORATION IS ALSO A CATALYST WITH REGARDS TO:

ECONOMIC TRANSFORMATION:
Dube TradePort Corporation's

transformational goals are embodied in the organisation's strategic framework, which includes a B-BBEE strategy that focuses on Black Industrialists and property developers, and other procurement imperatives. With an annual average spend of R400 million on infrastructure, Dube TradePort Corporation makes a sizable impact on the national transformation agenda through the manner in which it procures goods and services.

ENTERPRISE DEVELOPMENT:

Enterprise development is an ongoing journey; to date, Dube TradePort Corporation has been able to ensure that 95% of the contracts that it awards have an enterprise development component, which can range anywhere between 15% to 35% of the value of the contract awarded, either through joint ventures or sub-contractor arrangements. This allows historically disadvantaged companies to participate in all types of projects within Dube TradePort. There are specific conditions of tender that large companies who work with Dube TradePort Corporation are required to understand and with which they must comply, as they are also required to mentor small companies throughout their

contract with Dube TradePort Corporation.

SMALL BUSINESSES/SUPPLY CHAINS IN THE REGION:

Dube TradePort Corporation also undertakes training for emerging enterprises with an extensive programme that covers many disciplines and which allows entrepreneurs and employees of these enterprises to receive formally-recognised qualifications. The knowledge gained has a positive impact on their ability to run businesses more effectively, in a manner that will allow them to gain access to financial instruments such as loans and overdrafts from banks, as well as to compete for government and private sector business. Mentorships and other financial assistance programmes also provide critical resources for entities to be able to undertake projects that they have been awarded through Dube TradePort.

PROPERTY DEVELOPMENT:

There is enthusiasm in the market, with emerging property developers interested in doing business with Dube TradePort Corporation. In line with Dube TradePort Corporation's B-BBEE strategy, emerging property developers are targeted for property development.

WITH AN ANNUAL AVERAGE SPEND OF R400 MILLION ON INFRASTRUCTURE, DUBE TRADEPORT CORPORATION MAKES A SIZABLE IMPACT ON THE NATIONAL TRANSFORMATION AGENDA THROUGH THE MANNER IN WHICH IT PROCURES GOODS AND SERVICES.

DUBE TRADEZONE SEZ



DUBE AGRIZONE SEZ

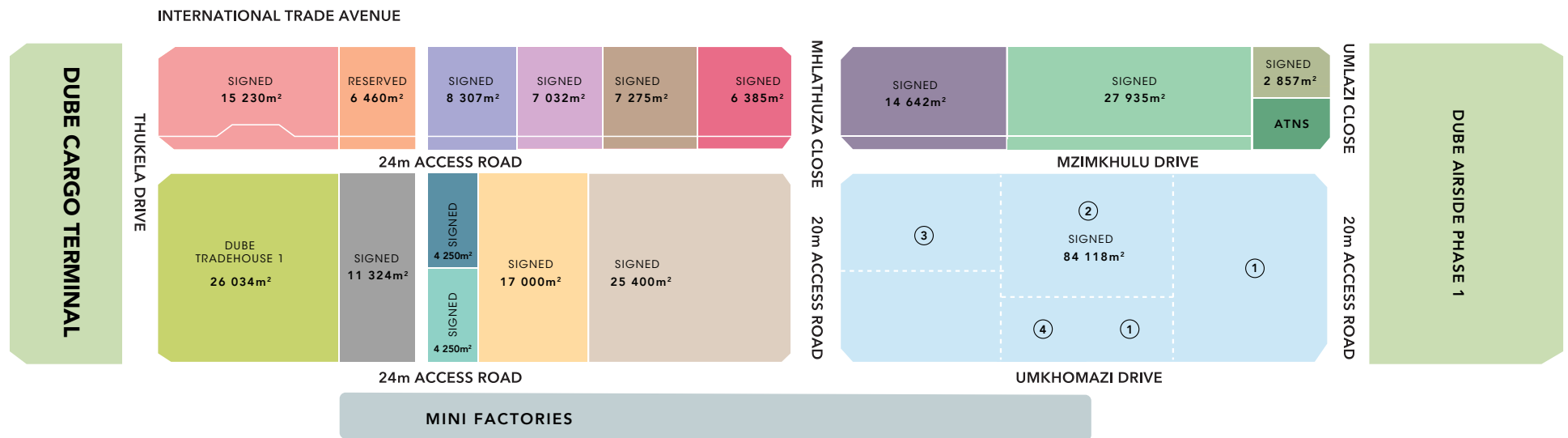


DUBE TRADEZONE SITE PLAN



- Legend**
- Dube TradeZone 2
 - Pharmaceutical Cluster
 - Rolfo: Hodari
 - Reserved Erf 651
 - Ukuphanta
 - iDube Cold Storage
 - Monmouth
 - Retractaline
 - Amsted Reelin
 - Tufbag: Shree Prop
 - Pilosio & Rossi: Shree Prop
 - Samsung: Shree Prop 1
 - YOA: Shree Prop 2
 - Shree Prop 4
 - SA Health: Shree Prop 3
 - DB Schenker: Hodari
 - Laser Junction: Hodari
 - Gift of the Givers
 - Air Chefs
 - Hodari
 - Dube TradeHouse

DUBE TRADEZONE 3



DUBE TRADEZONE PRECINCT



Dube TradeZone exists to accommodate a wide range of tenants from various economic sectors, inclusive of logistics, warehousing, manufacturing and distribution, freight forwarding, consolidators, integrators, high-tech industries, textiles, pharmaceuticals, electronics, exporters and the like.

**DUBE TRADEZONE
OFFERS THE BUSINESS
COMMUNITY A WIDE
VARIETY OF
ADVANTAGES.**

These include:

- Low entry costs, including no upfront land purchase;
- Long-term leases - 49 years, with renewal options;
- No rates payable until development window is complete;
- Fully-serviced and level sites;
- Completed bulk infrastructure;
- Convenient location immediately adjacent to Dube Cargo Terminal and King Shaka International Airport; and
- Multi-access road system, in close proximity to major routes from both north and south (N2, M4, R102 and International Trade Avenue, which links the precinct to the Watson Highway).

Dube TradeHouse, a Dube Tradeport Corporation development located within Dube TradeZone, is home to 16 freight forwarders and is directly linked to the neighbouring Dube Cargo Terminal by way of an overhead conveyor air bridge system.

DUBE TRADEZONE 1 INDUSTRIAL DEVELOPMENTS

SHREE PROPERTY HOLDINGS SITES 625 TO 642 (18 SITES)

Samsung SA

- Electronics manufacturing and distribution;
- Logistics, warehousing and distribution centre;
- Operational.

Yangtze Optics Africa Cable

- An optical fibre and accessory manufacturer;
- Operational.

HBM-SA Health

- Production of condoms for local and export markets;
- Operational.

Additional developments underway.

AMSTED REELIN

SITES 656 AND 657

- Manufacturing and refurbishment of bearings;
- Services and provides products to the industrial, mining and engineering sectors and is involved in both export and import;
- Phase 1 complete and operational.

SHREE PROPERTY HOLDINGS

SITES 658 TO 663 (5 SITES)

Tufbag SA:

Sites 658 to 661 (4 Sites)

- Manufacturing of woven polypropylene sacks and bulk bags;
- Operational.

Rossi SA: Site 663

- Gearbox manufacturing;
- Operational.

Pilosio: Site 663

- Production, sale and rental of

- building structures, such as scaffolding and formworks;
- Operational.

UKUPHANTA HOLDINGS

SITE 652

- South African-based company involved in logistics operation serving Africa, consolidated cargo, warehousing and distribution;
- Construction underway.

RETRACTALINE

SITE 655

- Market leader in the design, manufacture and supply of a comprehensive range of laundry-care products;
- Operational.

HODARI

SITES 622-624, 643-645 (6 SITES)

SITES 620-621, 646-647 (4 SITES)

DB Schenker:

- World-wide logistics and freight service provider;
- Operational.

Laser Junction:

- Manufacturing, laser-cutting and steel fabrication;
- Operational.

New development:

Sites 618 and 649

- Manufacturing, logistics and distribution;
- Planning and construction underway.

AIR CHEFS

SITE 619

- A structure to house the Air Chefs' catering operations;
- Operational.

GIFT OF THE GIVERS

SITE 648

- A structure to provide warehousing facilities for the Gift of the Givers Foundation;
- Operational.

IDUBE COLD STORAGE

SITE 653

- Cold storage facility;
- Operational.

MONMOUTH

SITE 654

- New development to cater for manufacturing, logistics and distribution;
- Planning and construction underway.

ROLFO SA

SITE 650

- Engineering and production of solutions for vehicle transport, car carrier manufacturer and supplier;
- Planning and construction underway.

SITE 651

- Reserved and under lease negotiation.



DUBE TRADEZONE UPCOMING DEVELOPMENTS

DUBE TRADEZONE 1B

Dube TradeZone 1B is a zoned 5ha portion of land which has been platformed and is available for development.

The development of this land expands on the initial success of Dube TradeZone 1, ensuring that Dube TradePort Corporation maintains the momentum of industrial growth in anticipation of the further release of land in Dube TradeZone 2.

Dube TradePort Corporation is targeting, and has secured, local and international pharmaceutical manufacturers in order to create Dube TradeZone 1B into a first-class Pharmaceutical Cluster. This will ensure that tenants can leverage off synergies created by shared services and utilities. In order to accomplish this, a common utilities zone is being designed and developed by Dube TradePort. This zone will supply such services as electricity, plant heating and cooling, water purification, steam, solid waste management and effluent treatment.

DUBE TRADEZONE 2

Dube TradeZone 2 is the proposed second phase of Dube TradeZone, and is planned to bring on-stream an additional 38ha in 2018.

This development is located parallel to the present Dube TradeZone 1 on the western side of International Trade Avenue, which links to the Watson Highway.

This future industrial development will be ideal for companies looking to benefit from SEZ incentives.

Targeted sectors include:

- Medical and pharmaceutical production and distribution;
- Electronics manufacturing;
- Clothing and textiles;
- Aerospace and aviation-linked manufacturing and services; and
- Logistics and distribution.



DUBE TRADEZONE 3

Dube TradePort Corporation and Tongaat Hulett Developments are developing a 135ha site with an estimated available bulk of 536 000m². This forms a natural extension of both Dube TradeZone's first and second phases.

Dube TradeZone 3 will provide for integration between the Watson Highway, Tongaat, and the overall Dube TradePort precinct.

This high-end industrial development is planned to accommodate a business park comprising office complexes and commercial facilities, inclusive of retail amenities, warehousing, and showrooms, as well as a range of light manufacturing and service enterprises. It will complement and support business development close to the airport.



DUBE TRADEZONE 4

This future planned development is located southwest of King Shaka International Airport and the existing Dube TradeZone developments, closer to the Cornubia and Umhlanga developments.

Dube TradeZone 4 will likely be allocated to industrial developments in various sectors, including:

- International companies;
- Logistics and distribution;
- High-tech and automotive industries;
- Medical and pharmaceutical production and distribution;
- Electronics manufacturing;
- Clothing and textiles; and
- Aerospace and aviation-linked manufacturing and services.

03 MINUTES: DUBE CITY TO KING SHAKA INTERNATIONAL AIRPORT



IN ADDITION TO BEING THE FIRST PURPOSE-PLANNED AVIATION-RELATED CITY IN AFRICA, DUBE CITY, IMMEDIATELY ADJACENT TO KING SHAKA INTERNATIONAL AIRPORT, IS ALSO HOME TO DUBE TRADEPORT CORPORATION'S HEAD OFFICE, 29° SOUTH.



DUBE CITY SITE PLAN



LEGEND

- | | |
|--|---|
| ■ Parking (a,b) | ■ Offices/Retail (c)
Reserved
9 262m ² Bulk |
| ■ 29° South - DTPC Head Office (f) | ■ Offices/Retail (f)
5 000m ² Bulk |
| ■ 31° East - Retail/Offices (d1)
Eureka Capital SA | ■ 190-bed Hotel (d2) |
| ■ Offices/Retail (f)
12 000m ² Bulk | ■ Corporate Offices/Entertainment/Education (e)
10 701m ² Bulk |
| | ■ ACSA |

This bulk allocation has the potential to be increased, as per the 50-year masterplan.

DUBE CITY PRECINCT

Dube City offers A-Grade, fully serviced sites suitable for mixed use premium offices, hospitality and leisure facilities, retail outlets and call-centres, as well as medical, commercial and conference facilities.

The first phase of development encompasses an area of 12ha, which will increase to 24ha upon completion of the second phase. The first phase consists of 10 blocks comprising 45 individual stands, all of which are level, fully-serviced, and competitively priced.

Designed in line with the principles of sustainable development, Dube City is an urban 'green' hub, combining world-class cosmopolitan business and leisure facilities with pedestrian-friendly zones, tree-lined boulevards, dedicated cycle lanes, multi-functional lawn spaces, and a public square.

Sites are available on long-term leases of 49 years, with the option to renew depending on the nature of proposed developments. This lease-hold concept offers investors unique benefits, including access to excellent security, service and maintenance.

Reasons to invest in Dube City include:

- 3 minutes from King Shaka International Airport;
- Multiple access road system and close to major north-south routes: N2, M4, R102 and International Trade Avenue;
- Low entry costs and reduced holding costs;
- Long lease periods;
- 18-month development window;
- No rates payable until development window is complete;
- Excellent visibility;
- Level, serviced sites with all infrastructure provided;

- World-class IT operation and fully laid fibre-optic network;
- Security, including fully fenced perimeter, CCTV coverage, motion detector beams, number plate and facial recognition at access/egress points, and 24-hour monitoring; and
- Dedicated Dube TradePort Corporation facilities management team looking after the precinct.

The majority of the sites are either occupied, signed or reserved, with some applications remaining under review. Block E remains open for proposals.





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For more information please contact:

Tel: +27 32 814 0000, Email: property@dubetradeport.co.za or

Visit: www.dubetradeport.co.za
