



AUCTIONEERS

PROPERTY AUCTION

Massive Industrial Facility - Lilianton

Warehousing, Offices and Yard

GBA \pm 9 639m², Erf Size: \pm 19 728m²

Very Large Power Supply

26 Field Road | Lilianton

PRIME INDUSTRIAL PROPERTY



BID LIVE ONLINE VIA WEBCAST

WH Auctioneers Properties (PTY) Ltd

578 16th Road, Randjespark, Midrand

Tel: 0115745700

Registered Firm with PPRA – (Certificate

Number 2023119384)

www.whauctions.com

Auction Date & Time:

02 September 2025 at 11am

Venue:

ONLINE @ WWW.WHAUCTIONS.COM

Viewing:

By Appointment

Auctioneer:

Daniel Pelkowitz

Contact for further info:

Daniel Pelkowitz Cell: 072 360 7510 Email: danielp@wh.co.za
(Property Practitioner – Certificate Number 2023332288)

Video Walkthrough - <https://youtu.be/vM55c9Zyixg>

1. GUIDELINE FOR THE AUCTION

1. WEBCAST BIDDING (ONLY FOR REGISTERED BIDDERS, PLEASE SEE PROCEDURE ATTACHED)

Auction Date & Venue: 02 September 2025 at 11am Online @ www.whauctions.com

Registration: Bidders can register at any time prior to auction on www.whauctions.com. Identity and FICA documents are required in order to register for the auction.

All potential buyers are required to pay a registration fee of **R50 000** in order to bid at the auction. This amount can be paid by EFT into the Auctioneer's trust account.

Cash will NOT be accepted at the venue.

Upon signature of the registration documents, all buyers will have acknowledged and accept the Terms and Conditions as set out in the Rules of Auction.

Registration Fee: R50 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 10% (Excl. VAT) of the hammer price

Deposit: 21.5% of hammer price

Confirmation period: 10 business days.

Balance of the purchase price payable within 21 business days after confirmation of sale.

The bid price excludes the buyer's premium of **10% (Excl. VAT)** which is payable over and above the purchase price by the highest bidder.

The auctioneers have the right to regulate the bidding at the auction. When the auctioneer knocks down the property to the highest bidder the successful bidder will sign the Conditions of Sale on the day.

A deposit of 21.5% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 10% plus VAT (namely, 11.5%) plus a 5% deposit on the purchase price of the Property.

The deposit is payable by way of electronic transfer into the WH Auctioneers Trust account.

For queries regarding the properties on auction contact:

Daniel Pelkowitz: 072 360 7510

WH Auctioneers offices: 011 574 5700

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.
Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388
Directors: S. Winterstein, E. Varenzakis

578 16TH ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054
TEL: 011-5745700 • FAX: 011-5745709
EMAIL: INFO@WHAUCTIONS.COM • WEB: WWW.WHAUCTIONS.COM

**The Cranes within the
Building will be sold
Separately**

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2. HOW TO BID ONLINE

HOW TO BID ON WEBCAST

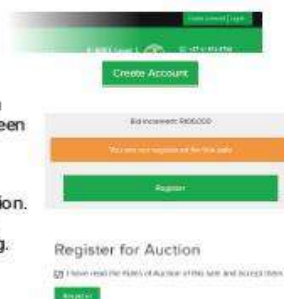
Webcast Auctions at www.whauctions.com

- 1** Create your free account in minutes (once-off). Follow the email link to activate it.
- 2** Login & go to the auction you want to bid on.
- 3** Click on "Register for this Sale" and follow instructions emailed to you thereafter. FICA & a refundable deposit will be
- 4** Once approved you'll be able to bid online. Your bid amount excludes VAT & Fees. You can place pre-bids or Autobids (to let the system bid for you up to your amount) or you can bid during the auction closing.
- 5** If you have won any lots, you will be notified on the site and an invoice will be mailed to you after the auction. Unsuccessful bidders will receive a refund.

REGISTERING FOR WEBCAST AUCTIONS

1. Firstly you will need to create an account with us (once-off). You can do this by clicking on the create account link at the top of any page at whauctions.com.
2. To register for an online auction - login and then either click on the relevant link on the home page or select the auction from the auction calendar, and click on the green 'register for this sale' or 'register' button on any item.
3. We will email you an auction registration form & banking info for the deposit. Complete the form and email back to us along with the other relevant documentation. When you are approved a confirmation email will be sent to the email address you signed up with and you can begin bidding online or wait for the live auction closing.

A refundable deposit will be requested. We will also require documents for FICA purposes. Banking details & auction info will be emailed to you when you register for an auction.



For all auctions conducted by WH Auctioneers, our Rules of Auction comply with section 45 of the CPA, Act 68 of 2008. FICA compliance is mandatory to register for our auctions.

See next page for screenshots of the Webcast bidding screens.



whauctions.com

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BIDDING ON WEBCAST

Once approved, you can bid from any internet enabled device or computer. Bids can be placed on any item on any page where you see the green 'bid' amount button. (See screenshots below). Before the actual live auction closing, lots are open for pre-bidding. You can bid in increments or place Autobids and the system will bid for you up to that amount. During auction closing the Webcast screen will display one lot at a time with a live audio stream from the auctioneer.

Buyers are urged to inspect the items on viewing days before bidding. Bids can not be cancelled.

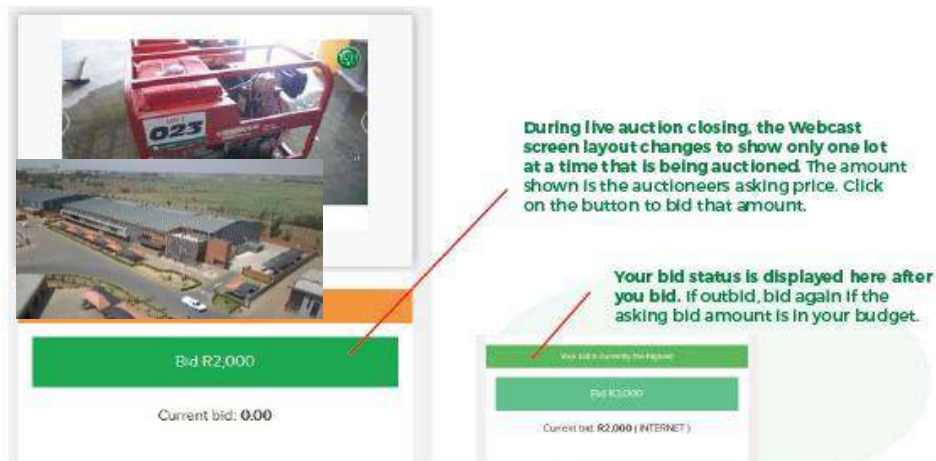
Pre-bidding phase. This is before the live auction closing.



Place a bid in increments. This is the current bid price + the bid increment.

Set an Autobid. This is the maximum amount you want to pay. The system will bid on your behalf up to this amount.

During live auction closing with audio stream from the auctioneer.



During live auction closing, the Webcast screen layout changes to show only one lot at a time that is being auctioned. The amount shown is the auctioneer's asking price. Click on the button to bid that amount.

Your bid status is displayed here after you bid. If outbid, bid again if the asking bid amount is in your budget.

BID!
NOW!
REGISTER ONLINE

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2. GENERAL

Property Address: 26 Field Road, Lilianton, Boksburg
Erf & Suburb & City: Erf 311, 312, 313, 314, 315, 316, 317 and 318 Lilianton Township

3. TITLE DEED INFORMATION

Deeds Office: Ekurhuleni
Title Deed No. T30884/2016
Erf Size: ± 19 728m² (combined erf sizes according to Lightstone)
Gross Built Area (GBA): ± 9 639m² (Estimate building sizes according to previous valuations)

TOWN PLANNING RESTRICTIONS.

Local Authority

Zoning:

Coverage:

Height:

Bulk/FAR:

Parking:

Comments:

| City of Ekurhuleni Metropolitan Municipality | | | |
|---|---------|--|--------|
| Permitted | | Actual | |
| Industrial 1 | | Industrial: Unoccupied on date of inspection | |
| 70,0% | 13810m² | 48,9% | 9639m² |
| 2 Storeys | | 2 Storey | |
| Not restricted | | 0,49 | 9639m² |
| As per scheme | | Adequate open space for parking. | |
| The subject property complies with town planning regulations. | | | |

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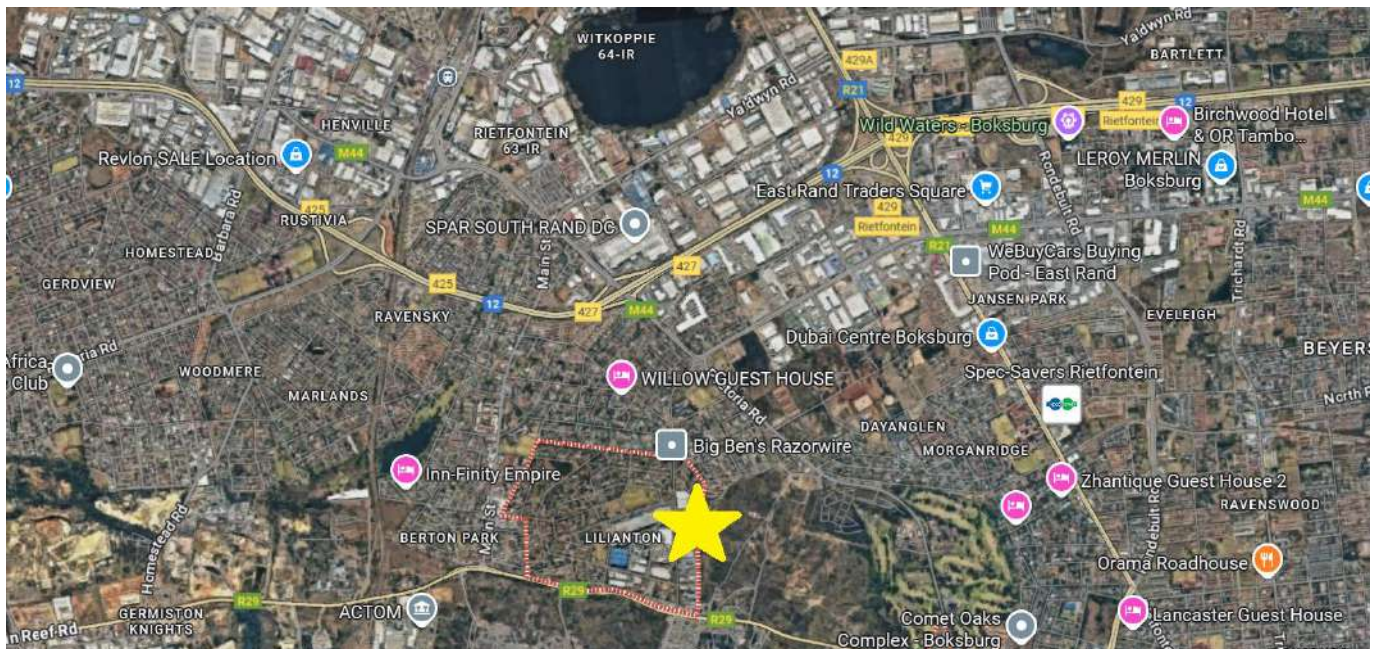
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4. LOCALITY

Lilianton Industrial is a well-established industrial area in Boksburg, Gauteng, South Africa, offering a variety of properties suitable for diverse industrial operations. Key features include secure premises, good access to major routes including N12, R21 and R24, and ample power supply, including three-phase power. Properties range from smaller warehouses to large facilities with substantial yard space, suitable for manufacturing, warehousing, and distribution.



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Aerial Views



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5. DESCRIPTION OF IMPROVEMENTS

The subject property consists of an enormous industrial compound which has been improved by numerous large warehouses, workshops, offices and yard space. The property measures approximately 19 728m² with approximately 9 639m² of Gross Built Area (GBA).

The property is completely vacant but secured by 24-hour on-site security.

Warehouses & Workshops

The majority of the site has been improved with massive industrial warehousing all of which are similar in finishes. The largest warehouse has large gantry cranes and consists of the following:

- Large main C-Grade warehousing
- Large bays under gantry cranes (to be sold separately sold separately)
- Numerous smaller warehouses and workshops
- Concrete flooring
- Corrugated steel walls and roofs
- Floor to ceiling height averages between 6m to 8m
- Compressor and gas pipes
- Roller shutter doors for access
- Ample space for large trucking access
- Ablutions & ablution blocks
- Kitchen facilities and canteens

Cranes

In the main warehouse, there are 4 x gantry cranes. 3 x 10-ton cranes and 1 x 5-ton crane. These are to be offered separately from the building at an asking price of R1 500 000 excl. VAT.

Access to the warehouses is gained via numerous roller shutter doors. There are loading bays and ramps going into the warehouses at numerous entrance points. There is sufficient provision and space for trucks to access the warehouse.

The condition of the warehousing is fair. The concrete floors in most of the warehouses have not been maintained and require attention. A portion of the warehouse roofing is asbestos which will need to be maintained. Some corrugated panels need to be replaced.

Offices

There are numerous office buildings and small site offices situated around the property. The offices have recently undergone a renovation. Offices comprise:

- Reception areas
- Open plan office space
- Presentation and conference rooms
- Partitioned office space
- Boardrooms
- Storage rooms
- Server rooms

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- Kitchens
- Ablution facilities

The offices have recently been renovated and are in a good condition.

Services

Municipal services are available on site. According to information provided by the owners, the power supply is 2 x 800Amp DB boards/Supply Stations. There is municipal water supply.

Yard & Parking

There is yard space and ample on-site parking with carports. There is ample space for truck access. The yard surface is concrete and Tar.

Site Access and Security

Access is gained to the site via 2 access gates off Field Road. The property is secured by 24-hour on-site security.

A structural survey of the building has not been undertaken and will not form part of this report. All structural and maintenance information are as per information provided by the owners upon visiting the site. We have not received nor had site of building plans. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision of such plans.

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6. FINANCIAL INFORMATION

The property is vacant.

Based on our research, we have found that there are no exact comparable available for sale or for rent in the area. However taking into account similar properties, and factoring in the size differential as well as the poor condition of the subject property, we feel a rate per square metre for rental of R30/m² to R35/m² is fair.

BELOW IS A POTENTIAL INCOME EXPECTATION FOR THE BUILDING

| Income (Current) | Excl. VAT |
|--|--------------------|
| Rental (9639m ² X R35/m ² X 12) | R 4 048 380 |
| Yard Rental (10089m ² X R2/m ² X 12) | R 242 136 |
| Vacancy Factor 10% | R 429 052 |
| Total Gross Annual Income | R 3 861 464 |
| Expenses 30% | |
| Total Annual Expenses (R3 861 464 X 30%) | R 1 158 439 |
| Potential Net Annual Income | R 2 703 025 |

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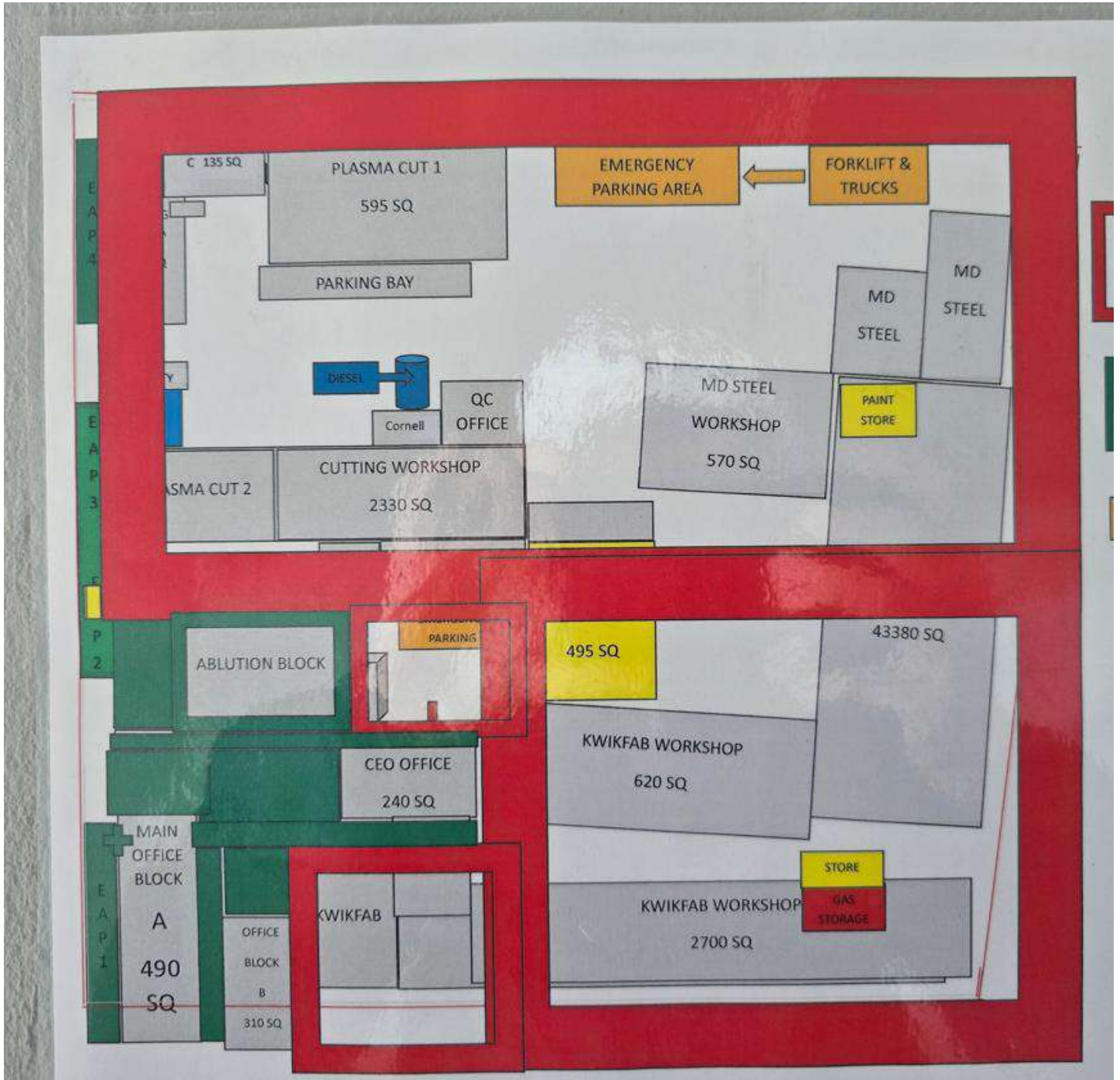
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7. BASIC SITE LAYOUT



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8. SITE PHOTOGRAPHS



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9. MUNICIPAL ACCOUNTS



**City of
Ekurhuleni**

a partnership that works

www.siyakhokha.ekurhuleni.gov.za



Siyakhokha Portal
siyakhokha@ekurhuleni.gov.za



Phone: 0860 543 000
Email:
callcentre@ekurhuleni.gov.za
Twitter: @EMM_Call_Centre

COPY TAX INVOICE

VAT Reg No. 4280193493

Invoice Number:
22072114622025/05/27

| | | | | | |
|-----------------------|--------------------------------|--------------------------------|------------------------------------|---------------------|---------------------------|
| Name | BARNES MINING PRODUCTS PTY LTD | | Account Number | 2207211462 | |
| Ward Number | 33 | Payments Included Until | 2025-05-27 | Vat Reg. No. | 4700255765 |
| Street Address | | | Electricity / Water Deposit | | Statement Date |
| 28 SOLOMAN ROAD | | | Cash | Guarantee | |
| | | | 7505.83 | 0.00 | 2025-05-27 |
| Township | | | Sectional Title | | Property Valuation |
| LILANTON | | | Sectional Title Name | Unit No | Total Value |
| | | | | | 0 |
| ERF Number | F34 000 00000314 | Portion | 00000 0000 0000 | Area m2 | 2451 |

| Date | Icon | Details | Charge (excl. VAT) | VAT | Charge (incl. VAT) |
|-------|------|-------------------------|--------------------|-----|--------------------|
| 04/25 | | BALANCE BROUGHT FORWARD | -756.58 | | -756.58 |
| | | SUB TOTAL | -756.58 | | -756.58 |
| | | PROPERTY RATES | | | |
| | | REFUSE REMOVAL | | | |
| | | WATER SERVICE | | | |
| | | SEWERAGE | | | |
| 05/26 | | SEWER-BUSINESS | 0.00 | | 0.00 |

| | | | | | | |
|--------------------------|---------|---------|-----------------|-------------------------|-----------------------|-------------------------|
| 30 Days | 60 Days | 90 Days | 90 + Days | Total Charge (excl.VAT) | Total VAT | Total Charge (incl.VAT) |
| 0.00 | 0.00 | 0.00 | 0.00 | -756.58 | 0.00 | -756.58 |
| Amount In Advance | | -756.58 | Due Date | 2025-06-24 | Amount Payable | -756.58 |

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Siyakhokha Portal
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Phone: 0860 543 000

Email:

callcentre@ekurhuleni.gov.za

Twitter: @EMM_Call_Centre

COPY TAX INVOICE

VAT Reg No. 4280193493

Invoice Number:
22072115432025/05/27

| | | | | | |
|-----------------------|--------------------------------|--------------------------------|------------------------------------|---------------------|---------------------------|
| Name | BARNES MINING PRODUCTS PTY LTD | | Account Number | 2207211543 | |
| Ward Number | 33 | Payments Included Until | 2025-05-27 | Vat Reg. No. | 4700255765 |
| Street Address | | | Electricity / Water Deposit | | Statement Date |
| | | | Cash | Guarantee | |
| 29 SOLOMON ROAD ROAD | | | 0.00 | 0.00 | 2025-05-27 |
| Township | | | Sectional Title | | Property Valuation |
| | | | Sectional Title Name | Unit No | Total Value |
| LILANTON | | | | | 0 |
| ERF Number | F34 000 00000312 | Portion | 00000 0000 0000 | Area m2 | 2246 |

| Date | Icon | Details | Charge (excl. VAT) | VAT | Charge (incl. VAT) |
|-------|------|-------------------------|--------------------|-----|--------------------|
| 04/25 | | BALANCE BROUGHT FORWARD | -158435.50 | | -158435.50 |
| | | SUB TOTAL | -158435.50 | | -158435.50 |
| | | PROPERTY RATES | | | |
| | | REFUSE REMOVAL | | | |
| | | WATER SERVICE | | | |
| | | SEWERAGE | | | |

| | | | | | | |
|--------------------------|---------|------------|-----------------|-------------------------|-----------------------|-------------------------|
| 30 Days | 60 Days | 90 Days | 90 + Days | Total Charge (excl.VAT) | Total VAT | Total Charge (incl.VAT) |
| 0.00 | 0.00 | 0.00 | 0.00 | -158435.50 | 0.00 | -158435.50 |
| Amount In Advance | | -158435.50 | Due Date | 2025-06-24 | Amount Payable | -158435.50 |

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.
Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388
Directors: S. Winterstein, E. Varenzakis

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TEL: 011-5745700 • FAX: 011-5745709
EMAIL: INFO@WHAUCTIONS.COM • WEB: WWW.WHAUCTIONS.COM

**The Cranes within the
Building will be sold
Separately**

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City of Ekurhuleni



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COPY TAX INVOICE

VAT Reg No. 4280193493

Invoice Number:
22072115512025/05/28

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| Name | BARNES MINING PRODUCTS PTY LTD | | Account Number | 2207211551 | |
|----------------|--------------------------------|-------------------------|-----------------------------|--------------|--------------------|
| Ward Number | 33 | Payments Included Until | 2025-05-28 | Vat Reg. No. | 4700255765 |
| Street Address | | | Electricity / Water Deposit | | Statement Date |
| | | | Cash | Guarantee | |
| 32 FIELD ROAD | | | 50000.00 | 0.00 | 2025-05-28 |
| Township | | | Sectional Title | | Property Valuation |
| | | | Sectional Title Name | Unit No | Total Value |
| LILANTON | | | | | 0 |
| ERF Number | F34 000 00000313 | Portion | 00000 0000 0000 | Area m2 | 2643 |

| Date | Icon | Details | Charge (excl. VAT) | VAT | Charge (incl. VAT) |
|----------------------------|------|---|--------------------|--------|--------------------|
| 04/27 | | BALANCE BROUGHT FORWARD | -130182.28 | | -130182.28 |
| | | SUB TOTAL | -130182.28 | | -130182.28 |
| PROPERTY RATES | | | | | |
| ELECTRICITY SERVICE | | | | | |
| 05/28 | ⚡ | INTERIM 1306.000 kVa METER-NO S015522792 TARIFF: ELE->230/400V <=11KV | 4045.73 | 606.86 | 4652.59 |
| 05/28 | ⚡ | INTERIM 3142.000 kWh METER-NO O015522792 TARIFF: ELE->230/400V <=11KV | 6390.51 | 958.58 | 7349.09 |
| 05/28 | ⚡ | INTERIM 3513.000 kWh | 5361.19 | 804.18 | 6165.37 |
| 05/28 | ⚡ | NETWORK ACCESS CHARGE | 2035.50 | 305.33 | 2340.83 |
| 05/28 | ⚡ | FIXED CHARGE | 5105.36 | 765.80 | 5871.16 |
| 05/28 | ⚡ | METER-NO P015522792 TARIFF: ELE->230/400V <=11KV | | | |
| REFUSE REMOVAL | | | | | |

| 30 Days | 60 Days | 90 Days | 90 + Days | Total Charge (excl.VAT) | Total VAT | Total Charge (incl.VAT) |
|---------|---------|---------|-----------|-------------------------|-----------|-------------------------|
| 0.00 | 0.00 | 0.00 | 0.00 | -107243.99 | 3440.75 | -103803.24 |

The way auctions should be.

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COPY TAX INVOICE

VAT Reg No. 4280193493

Invoice Number:
22072115772025/05/27

| | | | | | |
|-----------------------|--------------------------------|--------------------------------|------------------------------------|---------------------|---------------------------|
| Name | BARNES MINING PRODUCTS PTY LTD | | Account Number | 2207211577 | |
| Ward Number | 33 | Payments Included Until | 2025-05-27 | Vat Reg. No. | 4700255765 |
| Street Address | | | Electricity / Water Deposit | | Statement Date |
| | | | Cash | Guarantee | |
| 30 FIELD ROAD | | | 0.00 | 0.00 | 2025-05-27 |
| Township | | | Sectional Title | | Property Valuation |
| | | | Sectional Title Name | Unit No | Total Value |
| LILANTON | | | | | 0 |
| ERF Number | F34 000 00000315 | Portion | 00000 0000 0000 | Area m2 | 2439 |

| Date | Icon | Details | Charge (excl. VAT) | VAT | Charge (incl. VAT) |
|-------|------|-------------------------|--------------------|-----|--------------------|
| 04/25 | | BALANCE BROUGHT FORWARD | -21722.25 | | -21722.25 |
| | | SUB TOTAL | -21722.25 | | -21722.25 |
| | | REFUSE REMOVAL | | | |

| | | | | | | |
|--------------------------|---------|-----------|-----------------|-------------------------|-----------------------|-------------------------|
| 30 Days | 60 Days | 90 Days | 90 + Days | Total Charge (excl.VAT) | Total VAT | Total Charge (incl.VAT) |
| 0.00 | 0.00 | 0.00 | 0.00 | -21722.25 | 0.00 | -21722.25 |
| Amount In Advance | | -21722.25 | Due Date | 2025-06-24 | Amount Payable | -21722.25 |

The way auctions should be.

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COPY TAX INVOICE

VAT Reg No. 4280193493

Invoice Number:
22072115932025/05/27

| Name | BARNES MINING PRODUCTS PTY LTD | | Account Number | 2207211593 | |
|----------------------|--------------------------------|-----------------------------|-----------------|--------------------|------------|
| Ward Number | 33 | Payments Included Until | 2025-05-27 | Vat Reg. No. | 4700255765 |
| Street Address | | Electricity / Water Deposit | | Statement Date | |
| | | Cash | Guarantee | | |
| 25 SOLOMON ROAD ROAD | | 0.00 | 0.00 | 2025-05-27 | |
| Township | | Sectional Title | | Property Valuation | |
| | | Sectional Title Name | Unit No | Total Value | |
| LILANTON | | | | 0 | |
| ERF Number | F34 000 00000316 | Portion | 00000 0000 0000 | Area m2 | 2328 |

| Date | Icon | Details | Charge (excl. VAT) | VAT | Charge (incl. VAT) |
|-------|------|-------------------------|--------------------|-----|--------------------|
| 04/25 | | BALANCE BROUGHT FORWARD | -228361.52 | | -228361.52 |
| | | SUB TOTAL | -228361.52 | | -228361.52 |
| | | PROPERTY RATES | | | |
| | | REFUSE REMOVAL | | | |
| | | WATER SERVICE | | | |
| | | SEWERAGE | | | |

| 30 Days | 60 Days | 90 Days | 90 + Days | Total Charge (excl.VAT) | Total VAT | Total Charge (incl.VAT) |
|--------------------------|---------|------------|-----------------|-------------------------|-----------------------|-------------------------|
| 0.00 | 0.00 | 0.00 | 0.00 | -228361.52 | 0.00 | -228361.52 |
| Amount In Advance | | -228361.52 | Due Date | 2025-06-24 | Amount Payable | -228361.52 |

The way auctions should be.

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Massive Industrial Facility – Lilianton



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COPY TAX INVOICE

VAT Reg No. 4280193493

Invoice Number:
22072116162025/05/27

| Name | BARNES MINING PRODUCTS PTY LTD | | Account Number | 2207211616 | |
|----------------|--------------------------------|-------------------------|-----------------------------|--------------|--------------------|
| Ward Number | 33 | Payments Included Until | 2025-05-27 | Vat Reg. No. | 4700255765 |
| Street Address | | | Electricity / Water Deposit | | Statement Date |
| | | | Cash | Guarantee | |
| 28 FIELD ROAD | | | 15324.31 | 0.00 | 2025-05-27 |
| Township | | | Sectional Title | | Property Valuation |
| | | | Sectional Title Name | Unit No | Total Value |
| LILANTON | | | | | 15200000 |
| ERF Number | F34 000 00000317 | Portion | 00000 0000 0000 | Area m2 | 2762 |

| Date | Icon | Details | Charge (excl. VAT) | VAT | Charge (incl. VAT) |
|-----------------------|------|--|--------------------|--------|--------------------|
| 04/25 | | BALANCE BROUGHT FORWARD | 1610168.19 | | 1610168.19 |
| | | SUB TOTAL | 1610168.19 | | 1610168.19 |
| 05/26 | | INTEREST ON ARREARS | 13889.85 | | 13889.85 |
| PROPERTY RATES | | | | | |
| 05/26 | | PROPERTY RATES INDUSTRIAL | 36492.67 | | 36492.67 |
| REFUSE REMOVAL | | | | | |
| 05/26 | | REFUSE: LITTERPICKING x 2762 units | 434.46 | 65.17 | 499.63 |
| 05/26 | | REFUSE: ENVIRONMENTAL LEVY - OTHER x 1 units | 551.38 | 82.71 | 634.09 |
| WATER SERVICE | | | | | |
| 05/26 | | METER-NO 60303981 TARIFF: WATER-BUSINESS | | | |
| | | INTERIM 26 KI | 1110.20 | 166.53 | 1276.73 |
| 05/26 | | METER-NO 100004363 TARIFF: WATER-BUSINESS | | | |
| | | INTERIM 1 KI | 42.70 | 6.41 | 49.11 |

| 30 Days | 60 Days | 90 Days | 90 + Days | Total Charge (excl.VAT) | Total VAT | Total Charge (incl.VAT) |
|----------|----------|----------|------------|-------------------------|-----------|-------------------------|
| 53822.92 | 52477.43 | 50843.11 | 1453024.73 | 1663153.58 | 390.44 | 1663544.02 |

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COPY TAX INVOICE

VAT Reg No. 4280193493

Invoice Number:
22072116242025/05/27

| | | | | | |
|-----------------------|--------------------------------|--------------------------------|------------------------------------|---------------------|---------------------------|
| Name | BARNES MINING PRODUCTS PTY LTD | | Account Number | 2207211624 | |
| Ward Number | 33 | Payments Included Until | 2025-05-27 | Vat Reg. No. | 4700255765 |
| Street Address | | | Electricity / Water Deposit | | Statement Date |
| | | | Cash | Guarantee | |
| 23 SOLOMON ROAD ROAD | | | 0.00 | 0.00 | 2025-05-27 |
| Township | | | Sectional Title | | Property Valuation |
| | | | Sectional Title Name | Unit No | Total Value |
| LILANTON | | | | | 0 |
| ERF Number | F34 000 00000318 | Portion | 00000 0000 0000 | Area m2 | 5232000 |

| Date | Icon | Details | Charge (excl. VAT) | VAT | Charge (incl. VAT) |
|-------|------|-------------------------|--------------------|-----|--------------------|
| 04/25 | | BALANCE BROUGHT FORWARD | -542689.13 | | -542689.13 |
| | | SUB TOTAL | -542689.13 | | -542689.13 |
| | | PROPERTY RATES | | | |
| | | REFUSE REMOVAL | | | |
| | | WATER SERVICE | | | |
| | | SEWERAGE | | | |

| | | | | | | |
|--------------------------|---------|------------|-----------------|-------------------------|-----------------------|-------------------------|
| 30 Days | 60 Days | 90 Days | 90 + Days | Total Charge (excl.VAT) | Total VAT | Total Charge (incl.VAT) |
| 0.00 | 0.00 | 0.00 | 0.00 | -542689.13 | 0.00 | -542689.13 |
| Amount In Advance | | -542689.13 | Due Date | 2025-06-24 | Amount Payable | -542689.13 |

The way auctions should be.

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Massive Industrial Facility – Lilianton



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COPY TAX INVOICE

VAT Reg No. 4280193493

Invoice Number:
22072211582025/05/27

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| Name | BARNES MINING PRODUCTS PT LTD | | Account Number | 2207221158 | |
|----------------|-------------------------------|-----------------------------|-----------------|--------------------|------------|
| Ward Number | 33 | Payments Included Until | 2025-05-27 | Vat Reg. No. | 4700255765 |
| Street Address | | Electricity / Water Deposit | | Statement Date | |
| | | Cash | Guarantee | | |
| 34 FIELD ROAD | | 20318.69 | 0.00 | 2025-05-27 | |
| Township | | Sectional Title | | Property Valuation | |
| | | Sectional Title Name | Unit No | Total Value | |
| LILANTON | | | | 0 | |
| ERF Number | F34 000 00000311 | Portion | 00000 0000 0000 | Area m2 | 2480 |

| Date | Icon | Details | Charge (excl. VAT) | VAT | Charge (Incl. VAT) |
|-------|------|---|--------------------|--------|--------------------|
| 04/25 | | BALANCE BROUGHT FORWARD | -2570346.24 | | -2570346.24 |
| | | SUB TOTAL | -2570346.24 | | -2570346.24 |
| | | PROPERTY RATES | | | |
| | | REFUSE REMOVAL | | | |
| | | WATER SERVICE | | | |
| 05/26 | | INTERIM 25 KI | 1067.50 | 160.13 | 1227.63 |
| | | METER-NO 60329246 TARIFF: WATER-BUSINESS | | | |
| 05/26 | | INTERIM 128 KI | 5465.60 | 819.84 | 6285.44 |
| | | METER-NO 100031423 TARIFF: WATER-BUSINESS | | | |
| | | SEWERAGE | | | |
| 05/26 | | INTERIM | 429.75 | 64.46 | 494.21 |
| 05/26 | | INTERIM | 2200.32 | 330.05 | 2530.37 |
| | | TOTAL CURRENT LEVY 10537.65 | | | |

| 30 Days | 60 Days | 90 Days | 90 + Days | Total Charge (excl.VAT) | Total VAT | Total Charge (Incl.VAT) |
|---------|---------|---------|-----------|-------------------------|-----------|-------------------------|
| 0.00 | 0.00 | 0.00 | 0.00 | -2561183.07 | 1374.48 | -2559808.59 |

The way auctions should be.

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10. CONDITION REPORT

Property Condition Report in terms of The Property Practitioners Act 22 of 2019

| | YES | NO | N / A |
|--|-----|----|-------|
| I am aware of the defects in the roof. | X | | |
| I am aware of the defects in the electrical systems. | | X | |
| I am aware of the defects in the plumbing system, including in the swimming pool. | | X | |
| I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers. | | X | |
| I am aware of the defects in the septic or other sanitary disposal systems. | | X | |
| I am aware of any defects to the property and/or in the basement or foundations of the property, including cracks, seepage and bugles. Other such defects include, but are not limited to, flooding, dampness or wet walls and unsafe concentrations of mould or defects in drain tiling or sump pump. | X | | |
| I am aware of structural defects in the Property. | | X | |
| I am aware of boundary line dispute, encroachments or encumbrances in connection with the Property. | | X | |
| I am aware that remodelling and refurbishment have affected the structure of the Property. | | X | |
| I am aware that any additions or improvements made to or any erections made on the property, have been done or were made, only after the required consents, permissions and permits to do so were properly obtained. | | X | |

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| | | | |
|--|--|---|--|
| I am aware that a structure on the Property has been earmarked as a historic structure or heritage site. | | X | |
| ADDITIONAL INFORMATION | | | |
| The condition of the warehousing is fair. The concrete floors in most of the warehouses have not been maintained and require attention. A portion of the warehouse roofing is asbestos which will need to be maintained. Some corrugated panels need to be replaced. the offices have been renovated and are in a good condition. The property is being sold Voetstoots. | | | |

Signed on Behalf of Seller at _____ on _____ 2025

Signed on Behalf of Agent at _____ on _____ 2025

Signed on Behalf of Purchaser at _____ on _____ 2025

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