

APPENDIX D



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To whom it may concern

Our reference JP/SD
Account number W48216
Direct line 021 464-1455
Direct email junap@walkers.law
Your reference
Date 29 May 2025

CONVEYANCER'S CERTIFICATE

PROPERTY : ERVEN 994 AND 1029 BEAUFORT WEST

I, the undersigned, Johanna Philna Phillips, LPCM No. 85836, a Conveyancing practising at Walkers Inc. of Cape Town, hereby certify that:

1. I have perused the title conditions contained in the title deed of the aforementioned property, namely Deed of Transfer No. T14503/1951 (the "Deed").

2. I have found that the Deed contains the following restrictive title condition:

"...soos vermeld in die gesegde Sertifikaat van Geregistreerde Titel onderhewig aan die serwitute waarna verwys word in die endossemente gedateer 3 Mei 1906, 17 Desember 1909 en 17 Maar 1917, op die gesegde Grondbrief van die verskaf van water aan die Suid-Afrikaanse Spoorweë en Hawens betref."

3. The aforementioned Deed of Grant ("Grondbrief") could not be located at the Deeds Office and we were unable to verify the details of the endorsements referred to in 2. above.

DIRECTORS

Juna Phillips B Proc (Chairperson) **Taryn Herbert** B Bus Sci LLB **Amien Hoosain** BA LLB **Roxanne Ker** BA LLB **Natasha Louw** LLB **Jerome Veldsman** B Com LLB

ASSOCIATES


Simphiwe Shoji LLB **Sisanga Sogaise** LLB

EXECUTIVE CONSULTANTS

Gunnar Dahl BA LLB **Tommy Vavatzanidis** B Proc

4. The Deed does not contain any further restrictive title conditions.
5. My investigation was limited to the current title deed and did not include any prior title deeds in terms of which the Property was held previously.

Signed at Cape Town on 29th May 2025.



CONVEYANCER

JOHANNA PHILNA PHILLIPS

Walkers Inc.

To whom it may concern

Our reference JP/SD
Account number W48216
Direct line 021 464-1455
Direct email junap@walkers.law
Your reference
Date 29 May 2025

CONVEYANCER'S CERTIFICATE

PROPERTY : ERF 1049 BEAUFORT WEST

I, the undersigned, Johanna Philna Phillips, LPCM No. 85836, a Conveyancing practising at Walkers Inc. of Cape Town, hereby certify that:

1. I have perused the title conditions contained in the title deed of the aforementioned property, namely Deed of Transfer No. T6605/1949 (the "Deed").
2. I have found that the Deed contains the following restrictive title conditions:
"III. That the Government shall have the right to resume from time to time, without compensation except for improvements, any portion of the land hereby granted which may be required for Railway or Mining purposes, for the utilization of the water in the Stoltzhoek Dam, or for any other public purpose."

"SUBJECT further to the following conditions imposed by the Administrator in terms of Ordinance No. 33 of 1934, reading as follows:

- (3) Hierdie erf is onderhewig aan die volgende voorwaarde met dien verstande dat indien die Administrateur na oorleg met die Dorpekommissie en die plaaslike owerheid, dit

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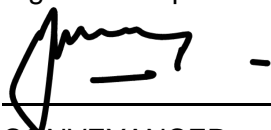
wenslik ag dat die beperking in enige sodanige voorwaarde te eniger tyd opgeskort of versag behoort te word, hy die nodige opskorting of versagting kan goedkeur onderworpe aan sodanige voorwaardes as wat hy oplê:

Geen gebou of struktuur of enige gedeelte daarvan, behalwe grensmure en heinings, mag binne 25 voet van 'n straatlyn wat 'n grens van hierdie erf vorm opgerig word nie.”

The Deed does not contain any further restrictive title conditions.

3. My investigation was limited to the current title deed and did not include any prior title deeds in terms of which the Property was held previously.

Signed at Cape Town on 29th May 2025.



CONVEYANCER

JOHANNA PHILNA PHILLIPS

Walkers Inc.