



moolmangroup

Waterpas Spirit-level

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Magnificent Mall of the North



Construction of Polokwane's largest, most modern and eagerly awaited mega shopping centre – Mall of the North – is on target to open in April 2011. The impressive mall represents the largest commercial building contract to-date in the province and is jointly owned and developed by the Moolman Group, JSE-listed company Resilient Property Income Fund and Flanagan & Gerard Property Development and Investment.

The scale of the project has resulted in significant milestones achieved and has already benefited the local community enormously. According to Jannie Moolman from the Moolman Group, the bricks used were sourced from local suppliers, as well as the sand and stone supplies. The massive concrete volumes were also mixed on site. Furthermore, hundreds of labourers and artisans have been employed to construct the mall, boosting employment numbers and contributing significant spend to the immediate community.

Polokwane residents and cross-border shoppers have for years had limited shopping choice. From April 2011, however, consumers will have access to an impressive range of anchor tenants, including a 5,000sqm Pick n Pay, 5,000sqm Checkers, 5,500sqm Woolworths, 7,000sqm Game, 5,500sqm Edgars and the first 3D Ster Kinekor in the province, featuring approximately 1,000 seats. ▲

TOP DESK 2011



Our country's feature event this year, the 2010 FIFA World Cup South Africa, has come and gone. It focused the attention of the world on South Africa and was a defining moment for our country. We did it in style! The downside, unfortunately, is that FIFA took the profits and left rate payers in some local authorities with huge debts and white elephants to bear.

Looking back on 2010, it has been a most exciting year for the Moolman Group. We have never been as busy as we are at present, with finishing existing projects, starting and planning new ones and acquiring green field positions. And, I say that in terms of our current size when compared to what it has been historically, at any point in time.

Owing to the fact that the world is just coming out of a fierce global recession and there is still a lot of uncertainty about our local economic growth path, our success may seem a bit strange. However, I ascribe the Moolman Group's accomplishments to a combination of good fortune, great partners and the en-

thusiastic and energetic spirit that prevails in our organisation.

The Moolman Youth League, under Captain Pieter, has taken the bit and is running without toi-toiing in the process. New people who have joined us are also fitting in well. *Ons ouer outjies moet net vashou nou.*

If lower interest rates hold steady, then property as an investment class will continue to be attractive. Therefore, I see no reason but to be optimistic at present.

As far as fun is concerned, I completed a great trip through the Namibian desert (extreme 4x4) and am currently training for my helicopter licence. My new Robinson R66 is on order from the US and should be here in April. Funny how some of us want to become more adventurous as we become middle aged...

I want to take this opportunity to wish everyone a blessed 2011. May the sun shine on you! Have a great one. ▲

Jannie Moolman

NUUS UIT DIE KAAP



Alhoewel die eiendomsbedryf in die algemeen 'n moeilike jaar beleef het, het die Moolman Groep van krag tot krag gegaan wat projekte aanbetref. In die Kaap was een van ons grootste projekte die opknapping van die N1 Stad Game in Kaapstad. Die projek het onder andere 'n nuwe vooraansig en ingang behels. Om vir die nuwe Game Foodco voorsiening te maak moes ons ook veranderinge aan sommige van die bineruimtes maak.

Verder is ek ook gevra om oor sommige van die Gauteng-projekte toesig te hou, wat meegebring het dat ek feitlik elke twee weke daar was. Die projekte sluit in 'n Makro in Vanderbijlpark, asook die Bedworth sentrum wat aangevul is met 3,500sqm se lynwinkels. Verder is ons besig met streekswinkelsentrums in Middelburg en Lephallale.

Ander Moolman Groep-ontwikkelings waarby ek betrokke was in 2010 sluit in die Glen Vista Virgin Active en Sussex kantoorgebou in Lynnwoodweg, Pretoria wat beide teen einde 2010 voltooi was. Ons het ook pas met

'n Game-ontwikkeling in Thohoyandou begin wat teen einde Augustus 2011 voltooi sal wees.

Tussen al die nuwe ontwikkelings deur was daar darem ook tyd vir 'n bietjie plesier, en het ek vir my 'n nuwe Piper jetpropvliegtuig in Amerika aangekoop. Ek en 'n Amerikaanse vlieënier het die Piper self teruggevlieg in 'n toer wat verskeie interessante lande soos Groenland, Marokko en Mali ingesluit het.

Dit gaan baie goed met my gesin. Christine hou steeds in Somerset-Wes skool en haar kleinding verskaf ons met eindelose plesier. Illoise is pas as hoofwaardin op 'n nuwe boot in Amsterdam aangestel en vertrek binnekort Portugal toe. Sönke is nou goed ingeburger hier by die Moolman Groep en is betrokke by die Gauteng en Kaapse eiendomsportefeuljes. Frieda is terug uit Amerika waarna sy moontlik na Europa sal terugkeer.

Groete uit die mooiste Kaap. ▲

Fiech Moolman

UNDER CONSTRUCTION

The Middelburg Mall breaks ground

The exciting new Middelburg Mall is set to become one of Mpumalanga's premier shopping destinations when it opens in 2012. The 34,000sqm regional shopping centre, situated just off the busy N4 highway and accessible via both the Fontein Street offramp and Tswelopele Avenue, will provide a comprehensive retail offering to the fast-growing and increasingly affluent population of Middelburg and its surrounds.

This substantial development represents a massive investment of some R450 million and celebrated its ground-breaking ceremony amongst much enthusiasm on 1 October 2010. ▲



Moolman Group develops Limpopo's first Makro

The first Makro is set to open in Limpopo in the second half of 2011. Moolman Group - who together with its partners, previously constructed three other Makro stores in Silver Lakes, Wonderboom and most recently in Vanderbijlpark - will be responsible for the development of the expansive 17,000sqm bulk store. Work on the project has already commenced, with Hillary Construction having started bulk earthworks at the site. Edilcon, the main contractor, will begin construction work in early January 2011. With excellent visibility and accessibility, located adjacent to the landmark Coca-Cola Polokwane on Marmer Street off the N1 highway near Polokwane International Airport, this new Makro should prove to be as popular as its 14 counterparts in South Africa. ▲



Vaal's Bedworth Centre boosts value shopping

Development of the second phase of the Bedworth Centre in Vanderbijlpark was successfully completed in November 2010. The third and final phase of this development is under construction with an anticipated completion date of April 2011. On completion of all phases, the centre will be 35,000sqm in size with an investment value of approximately R250 million. ▲



UNDER CONSTRUCTION

Game Centre strengthens Thohoyandou's CBD

Thohoyandou is known as one of the strongest retail nodes in South Africa. This is because very little decentralisation of retail facilities occurs, ensuring a strong and vibrant central business district (CBD).

The Game Centre development by the Moolman Group is taking place on one of the last remaining pieces of vacant land, just south of the Venda Plaza, thereby strengthening the CBD even further. The development, comprising of approximately 7,500sqm will be anchored by a 4,200sqm Game. The balance of the space will be occupied predominantly by banks of which Standard Bank and Nedbank will be the largest. The construction tender was awarded to Jan Moolman Building Contractors and the proposed opening of the centre is scheduled for August 2011. ▲



New regional shopping centre for Lephalale

Lephalale (formerly Ellisras) in Limpopo is set to experience all the benefits of a landmark regional shopping centre which will be developed on a 12 hectare site in Onverwaght in the greater Lephalale area. The first phase of this shopping centre will comprise between 32,000sqm and 35,000sqm with construction of the centre earmarked to commence in the early parts of 2011.

This development is a joint venture between the Moolman Group, Flanagan & Gerard and Uniqon. ▲



RECENTLY COMPLETED

Retail node brings choice and value to the heart of the Vaal

Moolman Group in partnership with Flanagan & Gerard successfully completed the development of the new Makro Vaal in Vanderbijlpark which opened its doors for customers in October 2010. Together with the Bedworth Centre, this thriving vibrant retail node of 51,000sqm brings choice and value to the heart of the Vaal and houses retail giants such as Pick 'n Pay Hyper, Builders Warehouse and Makro.

Jannie Moolman is upbeat about the economic benefits to the area. "These alone are significant. The construction work and the resultant retail outlets have and will continue to create much needed jobs. Residents will no longer have to drive to Johannesburg for their value shopping as this node is helping to keep the hard-earned cash of the locals in the community." ▲



RECENTLY COMPLETED

Virgin Active Glen Vista gets fit to function

On time to avoid the festive season bulge, the newly constructed and state-of-the-art Virgin Active gymnasium in Glen Vista opened its doors to members in December 2010. This flagship gymnasium was developed at a cost of R65 million and will, according to Virgin Active South Africa, offer its members the very best and latest with regards to facilities, equipment and more. ▲



Sussex office park opens its doors to tenants

The development of the 2,200sqm Sussex office park was completed in December 2010 at a value of approximately R28 million. It offers tenants great visibility and accessibility, as it is in close proximity to the recently upgraded Lynnwood/N1 intersection. ▲



Riverside office park starts construction on its second building

Development of the first building in this very impressive office park was completed in September 2010 at a cost of R150 million. This 12,000sqm building is tenanted by the IEC (Independent Electoral Commission).

Construction of the second building is also underway at a cost of ±R50 million. The office park will be approximately 24,000sqm in size upon completion of all phases. This project is a joint venture between the Moolman Group, Abland, the Ellis Group and Manaka Property Investments with Abland also attending to the project management. ▲



RECENTLY ACQUIRED

Moolman Group and Fortress Income Fund acquire the Makhado Shopping Centre

Moolman Group, together with Fortress Income Fund, has purchased the centre in Makhado from Shoprite Checkers. The fully-let property situated in Trichardt Street is trading very successfully. ▲

OTHER

Department of Home Affairs to move into revamped Hallmark Building

The Hallmark Building was acquired in 2008 by Manaka Property Investments and is situated in the central business district of Pretoria between Proes Street and Vermeulen Street. The refurbishment of the 23,000sqm building, to the value of R64 million, began in October 2010 and is scheduled to be completed by April 2011. It will then be occupied by the Department of Home Affairs. ▲



Newpark Centre in Kimberly gets a facelift

The landmark Newpark Centre in Kimberley, situated on the busy Bultfontein Street and Long Street intersection, is undergoing a major refurbishment. The project is set for completion by June 2011 and includes a brand new, blue line Checkers to anchor the centre.

The refurbishment involves the upgrade of the mall area at the Checkers entrance, the upgrading of all walkways, painting of the façade and improvements to the ablution facilities. Some of the line

shops will also be relocated to better positions and a few new tenants will be introduced to the centre.

The Moolman Group originally developed the Newpark Centre in 1997 and believes that - on completion of the refurbishment - it will again be a solid investment that produces good returns in years to come. ▲



Game N1 City makes history

Game N1 City made history in the retail sector when it re-opened at the end of October 2010 and introduced its new Foodco and Liquor-mart brands. The Moolman Group is proud to have been involved in this pilot project, which has resulted in a building that is clad in a revitalizing new look and exudes greater consumer energy. ▲

VISION CONSTRUCTION

Nelson Mandela sirkel

Hierdie nuwe ikoniese ontwerp by die prominente Suidelike ingang na Polokwane wat baie aandag trek, is deur Vision Construction onder leiding van Frik Goosen voltooi. Dit was gemik om toeriste welkom te heet tydens die Sokker Wêreld Beker toernooi en vorm nou 'n permanente deel van die stadsargitektuur. ▲



BEHIND THE SCENES



From left to right: Pat Flanagan, Peter Pratt, Dennis Farrell, Friech Moolman, Sönke Moolman, Jaco Geldenhuys, John Rowberry, Paul Gerard, Chris Teaque, Pieter Lombaard, Pieter Beyers, Peter Gerard. Front: JZ Moolman, Jannie Moolman, Janette Moolman, Steph Beyers

Moolman Group & Flanagan Gerard Weekend

The most significant date in English and Boer history was once May 1902 - the signing of the Treaty of Vereeniging which marked the end of the Anglo Boer Wars. The new date is July 2010.

The two companies came together for a weekend of a little work, and a lot of fun at Jannie's farm, Bergtop. Luckily the old scores were forgotten and the English and the Boers had a great time getting to know each other better.

Annette was a most gracious host and ensured that the food was delicious and plentiful whilst JZ wowed the crowds with his music. The revelries continued late into the night with many a story being told and one or two being made. ▲

Jannie is Pietie van die jaar



Jannie Moolman is onlangs aangekondig as die Pietersburg Hoërskool Pietie van die Jaar. Hy het tydens die glansgeleentheid aangekondig dat daar voortaan 'n jaarlikse gedenklesing ter ere van Dr Frederik van Zyl Slabbert, die eerste Pietie van die Jaar, gehou sal word en dat hy die geleentheid sal borg. In die foto is Jannie saam met sy vrou Annette en dogter Janette. ▲

Wade & Resia trou



Wade Erasmus, Moolman Groep se Operasionele Bestuurder, en Resia Benade haak die knoop deur op 26 Junie 2010. ▲

Van links na regs: Jannie Moolman, Pieter Beyers, Sönke Moolman, Dennis Farrell, Yvonne Meyer, Steph Beyers, Joe Mathebula, Janette Moolman, Resia Erasmus (nee Benade), Wade Erasmus, Jaco Geldenhuys, Lucille Kotze en Pieter Lombaard.

Tandem Skydiving

Chris Teaque het ons uitgenooi om by Wonderboom lughawe op 24 Oktober te "skydive".

Dit was meeste van ons se eerste keer. Almal was baie opgewonde en terselfde tyd kon jy die spanning op elkeen se gesig sien soos hulle beurt aanbreek. Elkeen word juigend verwelkom as hy / sy hul landing doen. Dit was Jannie Moolman en Sönke Moolman se beurt om eerste te spring. Wat 'n belewenis hoor jy elkeen sê en almal se reaksie was dat hulle enige tyd weer sal doen. Ons het die middag lekker gebraa en elke een se staaltjies aangehoor hoe hulle die eerste sprong beleef het. Wat die dag nog meer interessant gemaak het is dat daar vir elkeen wat gesprong het 'n dvd gemaak is, ons het die dag afgesluit deur na elkeen se dvd's te kyk en heerlijk te lag oor die gesigsuitdrukking as hulle uit die vliegtuig val. ▲



Skydivers van links na regs: Jannie Moolman, Pieter Lombaard, Mieke Beyers, JZ Moolman, Yvonne Meyer, Sönke Moolman, Dennis Farrell, Portia Matji, Jaco Geldenhuys, Julie Chivers, Amoré Le Roux, Ennerine Brits (Inlas: Yvonne Meyer)



NEW PERSONNEL

“The Moolman Group welcomes the following staff members who joined our team during 2010”



Dennis Farrell
Project Manager

This easy-going University of Pretoria graduate becomes serious and passionate when it comes to matters of the industry. With a BSc honours in Construction Management, Dennis joined the Moolman Group at the beginning of 2010. For him, it is game, set and match as he enjoys an environment that is stimulating, fast-paced, pro-active and ethical. A keen sportsman, he enjoys fishing, cricket and golf; and values time with his three siblings. ▲



Sönke Moolman
Property Manager

Proudly Polokwanean – is a T-shirt you might see this Stellenbosch University graduate wear. Finally at home at the Moolman Group, Sönke holds a BCom Law degree as well as CCPP and SAPOA qualifications from the University of Pretoria. After working in the UK and in Cape Town, Sönke appreciates the rare and fantastic opportunity to work in a family environment. She is extremely proud of what the Moolman Group has accomplished. ▲



Joshua Memagovhani
Operations Assistant

With an inquisitive mind and a go-getter attitude, the soon-to-be married Joshua started working at the Moolman Group at the beginning of May 2010. His reason for working at the Group is his belief that if you want to be a winner in life you must spend time with winners. “The same applies to achieving a dream. The company culture, brand, people and diversity will automatically make my dream come true,” he says. ▲



Lerverne Taljaard
Cashbook Clerk

Leverne joined the Moolman Group on 18 October, after moving to Pretoria a year and a half ago. “I am loving Pretoria and its culture,” she says. Her two children are her pride and joy and for their sake she lives her life to the fullest, taking on each day with new vigour and energy. “I am absolutely crazy about my job and would therefore always go the extra mile.” ▲



Lizette Lensley
Admin Assistant

It was no joke when Lizette started working at Moolman Group on 1 April 2010. A keen observer of human behaviour, this former prison guard lives life to the fullest with her husband and two teenaged children. Always wanting to learn and experience more, she has summed up the Moolman Group as a company that both cares for and motivates its employees. To relax, she swims and potters around in the garden. ▲



Paulette Coetzee
Assistant to the Operations Manager

Just after the first game of the FIFA 2010 World Cup kicked off, Paulette Coetzee started her new job at Moolman Group. Wanting to be part of a company that has made history and takes development to the next level, she is sure she has found her perfect match. A family person, she is married with three children (whom she by her own admission spoils a lot) and is passionate about life. ▲



Ennerine Brits
Property Administrator and PA

Ennerine practically sprinted into the Moolman Group's office on her first day, 1 June 2010. Where does she get the energy, many might ask? Her hobbies range from renovating and selling properties to horse-riding to sewing to so much more. Perhaps it's no wonder that this married mom of three lives by the motto: “Maybe life is not always a party, but why not dance while I'm alive.” ▲



Sharnette Coetzer
Personal assistant to Pieter Beyers

Sharnette started working at the Moolman Group in July 2010. With numerous years of property experience, this former Port Elizabeth resident moved to Gauteng in 2009, searching for a half-day position. She is a dedicated wife and aims to be the best mom possible. She also enjoys being creative and her friendly nature sees her getting along with all. ▲

Contact Details

Pretoria

1st Floor, Baobab House, Eastwood Office Park
290 Liz John Street
Lynnwood Ridge
Tel: +27 12 361 7970 • Fax: +27 12 365 1472

Polokwane

31 Market Street, Polokwane, 0699
Tel: +27 15 291 4700 • Fax: +27 15 291 2929
www.moolmangroup.co.za