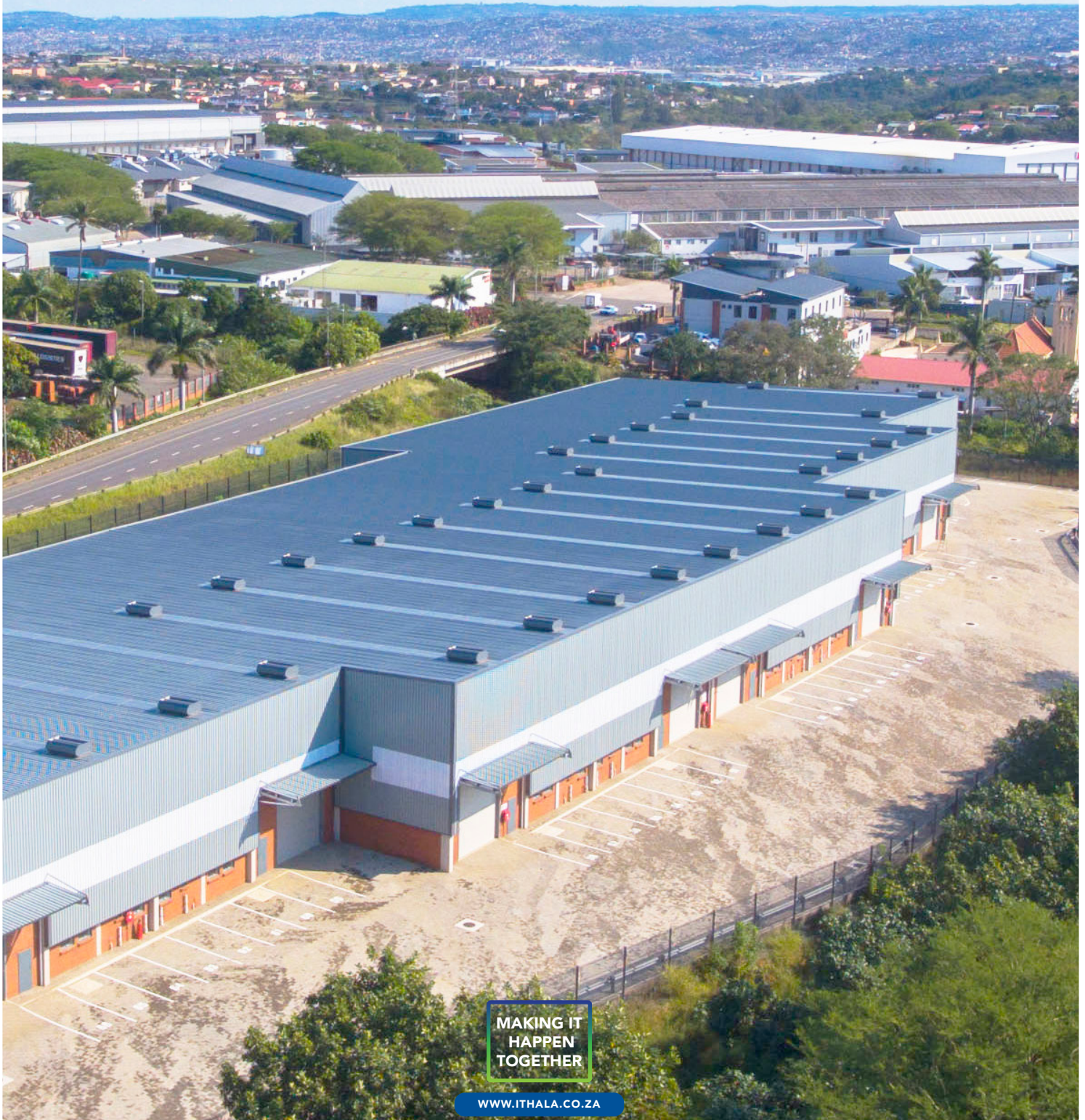




PROPERTIES

NEWSLETTER

November 2024



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BUILDING A THRIVING PROPERTY BUSINESSES THROUGH STRATEGIC PARTNERSHIPS

During the quarter under review (July 2024 - September 2024), the Property Investment Committee (PIC) provided oversight and governance to ensure alignment with IDFC's strategic objectives. This period also marked the beginning of the 7th Provincial Administration, following peaceful general elections in May and the formation of the Government of Provincial Unity (GPU) in June.

The PIC is encouraged by the strategic direction of property investment activities, which are consistent with the overarching goal of employment creation and inclusive economic growth and development. As part of its mandate, the committee has overseen the strategy reengineering to ensure industrial estate revitalization and modernization, positioning these assets as catalysts for economic activity. This includes accelerating tenant acquisition and focusing on attracting businesses capable of creating job opportunities, especially in townships and rural areas.

This is a practical response to the province's high unemployment levels and the need to stimulate economic activity. These initiatives will transform industrial estates into vibrant economic hubs, incorporating upgrades to infrastructure, green energy solutions, and modern facilities to attract tenants. Accelerated tenant acquisition as at the heart of these efforts, targeting businesses that align with IDFC's developmental mandate of fostering SMME growth and contributing to local economic empowerment. In proactively addressing infrastructure and maintenance deficit and creating business-friendly environments, IDFC is positioning its property portfolio as a vehicle for sustainable growth and development in the province.

Forging forward, the PIC reaffirms its commitment to fostering strategic, impactful property investments that directly address persisting challenges of unemployment, poverty, and inequality. These initiatives not only aim to combat economic challenges but also to lay the groundwork for long-term social, environmental, and cultural resilience across KZN. Like the Board of Directors under chairman Mr Sihle Mkize, PIC remains steadfast in its governance role, ensuring that all property investment activities continue to support the province's broader developmental goals while delivering measurable benefits to communities and businesses alike.

The PIC sincerely appreciates all our tenants and stakeholders, who are key partners in the local economic development realm. With the year ending, we wish all our tenants and their families well over the festive season. We look forward to working with you in the new year.

Sincerely,
Dr Sihle Ndlovu
Chairman: IDFC Property Investment Committee





SHOWCASING PROPERTY INVESTMENT OPPORTUNITIES

IDFC recently hosted a business meeting to discuss exciting property investment opportunities that IDFC has to offer. We are busy with a number of innovative proposals from local businesspeople on how we can use our Properties to drive economic activities.

Attendees participated in indepth discussions and networking opportunities. Insights were shared on investment and development prospects within the property sector.



PROPERTIES BROKERS STAKEHOLDER ENGAGEMENT

Led by IDFC Properties Executive, Mr. Malusi Mthuli, alongside Senior Management, the Properties Brokers Stakeholder Engagement session focused on enhancing industry partnerships. The event provided a platform for key stakeholders to discuss property trends, share market insights, and explore new opportunities for collaboration.

IDFC team and Property Brokers

GREEN STRATEGIES FOR INDUSTRIAL ESTATES

The Department of Forestry, Fisheries and the Environment (DFFE), in its role on the GEIPP Project Steering Committee, held an outreach session at the Isithebe Industrial Estate. This session introduced tenants to green business practices, climate action, and the Sustainable Development Goals (SDGs). The NCPC also presented on South Africa's Eco-Industrial Parks Programme (EIPP), focusing on its applications within the Isithebe industrial area.

The programme, which is currently in its second phase of implementation, is to promote circular economy approaches in industries, mitigate climate impacts resulting from industries and to assist industrial parks to adapt to the negative consequences of climate change.

Because SMMEs play a significant role in the provision of jobs to both low and semi-skilled workers and equally so, for medium to highly skilled workers. Although, barriers to entry for low to semi-skilled workers are much lower. The ongoing and successful operation of SMMEs within the ecosystem is integral, for this sector of the labour workforce. Thus, the need for practical approaches to ensure business resilience is key for medium to long term sustainability of business enterprises within Isithebe Industrial Estate.

The Outreach session held for SMMEs at Isithebe addressed the below :

- What is a green enterprise?
- The relevance of a business to climate change.
- Transitioning existing businesses.
- Developing your business plan.
- Tracking your progress on resource efficiency

South Africa currently has a few hundred industrial spaces. Due to the energy intensive nature of the manufacturing industry, there is a global drive to undertake measures to assist industrial spaces to transition away from business-as-usual to more efficient production and operating processes.



Isithebe stakeholders at DFFE session

YOUNG TALENT JOINS ITHALA'S FLAMINGO INDUSTRIAL PARK

INTRODUCING MATTHEW NZIMANDE, FOUNDER AND MANAGING DIRECTOR OF THE ARGENTUM GROUP.

Trading as Argentum Bespoke Motorworks the business took occupation of a unit at Flamingo Park in 2024 after operating as a mobile business for two years since 2022.

The business offers car detailing, paint protection and vehicle aesthetic services which include.

- Full car detailing, including full decontamination and paint correction.
- Ceramic coatings
- Anti-smash and grab
- Paint Protection Film (PPF) Applications
- Vinyl wraps and commercial vehicle branding.

Matthew Nzimande and his ten enthusiastic employees culture is driven by a shared commitment to excellence, a focus on innovation, and a genuine respect for both our clients and employees.

Their goal is to create a workplace that balances high performance with well-being, ensuring that everyone who walks through their doors feels valued, inspired, and part of something special.

Matthew attributes his business success to him and his entire team's strong passion and dedication.



Matthew Nzimande - MD Argentum Group

IDFC HOSTS DISCUSSIONS ON REFURBISHMENT OF ITHALA ESHOWE SHOPPING CENTRE

IDFC took a major step towards the refurbishment of Ithala Eshowe Shopping Centre, a project aimed at boosting economic development and enhancing community infrastructure in KwaZulu-Natal. The meeting convened key stakeholders, including uMlalazi Municipality representatives, the Mayor, and members of the uMlalazi Taxi Association, to discuss the project's goals and expected community impact.

As a development finance agency established in 1958, IDFC's mission centers on promoting economic growth and empowerment. The Eshowe Shopping Centre refurbishment aligns with this mission, bringing job opportunities and an improved shopping experience for residents.



IDFC team with Umlalazi Municipality stakeholders

2024 (SAPOA) SOUTH AFRICAN PROPERTY OWNERS CONFERENCE AND EXHIBITION



The annual South African Property Owners Association annual convention was held at Sun City Resort from 3 to 5 September 2024.

Representing Ithala Properties portfolio at this event was PIC Board Member, Dr Sihle Ndlovu and OSPE Executive, Mr Armstrong Malope.

The three day event had an incredible line up of speakers, workshops and networking opportunities.



IDFC officials and Dube Tradeport team



Dr Sihle Ndlovu with new SAPOA Chair

EDTEA MEC VISITS TO IDFC ESTATES

Rev Musa Zondi ; the KZN MEC for Economic Development Tourism and Environmental Affairs, visited IDFC Industrial Estates in Alfred Duma and Amajuba Districts – Ezakheni and Madadeni Estate on 4 and 5 July 2024.



KZN MEC Edtea seen with delegation and Estate Tenants during his official visit to Ezakheni Estate Tenant – DEFY.



IDFC PROPERTIES AT 2024 SACSC CONGRESS

Mr. Malusi Mthuli, Properties Executive and Dr. Sihle Ndlovu, Chairman of the Ithala Properties Investment Committee led Ithala delegation during the 2024 SACSC annual Congress. Strategic meeting sessions were held with key tenant stakeholders based in Western Cape which included:

- **Shoprite**
- **Mr. Price Group**
- **Capitec**
- **Standard Bank**
- **First National Bank**

Additionally, notable keynote speakers delivered insightful presentations on Day 2 of the SACSC Congress, covering topics such as:

"A New Beginning" by Jeremy Gardener, Director of NINETY ONE, which addressed the need to rebuild key institutions and stimulate growth despite challenging inflation and high interest rates.

"Key Trends to Reshape Retail" by Matt Clark, Director of EMEA, which explored the powerful forces disrupting retail, including the digital revolution, changes in consumer behavior, geopolitical tensions, economic pressures, and the lasting impact of the COVID-19 pandemic, all of which have transformed the retail landscape globally.



ITHALA EXHIBITS AT KZN TRADE AND INVESTMENT CONFERENCE 2024

IDFC and other key KwaZulu-Natal entities and stakeholders participated in Trade and Investment KwaZulu-Natal's Investment Conference which took place at the Inkosi Albert Luthuli International Convention Centre (ICC) from 11-12 November 2024.

The key strategic gathering aims to cultivate trade and Investment opportunities through creating platforms for discussions with industry leaders, investors, policymakers and entrepreneurs across diverse sectors.



IDFC team exhibiting at KZN conference



PARTNERSHIP WITH SABC

Ithala Properties Executive, Mr Malusi Mthuli drove an awareness campaign on **SABC** radio stations namely **Ukhozi FM** and **SAFM** who have a national footprint and business focused platforms.

The SABC Radio campaign assisted to:

- Drive brand awareness
- Increase demand for our Properties products.
- Increase product sales through generating leads.
- Engage with the public and stakeholders.
- Entrenching brand love and support.
- Stimulate demand for other Ithala products and services.

*Wishing you a season full of light and laughter for you and your family.
Best wishes for a joyous Christmas filled with love, happiness and prosperity!
May all that is beautiful, meaningful and brings you joy be yours this holiday
season and throughout the coming year! Merry Christmas!*

Mr Malusi Mthuli
Properties Executive

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