

Highveld Syndication No 21 Ltd. t/a **Tyger Manor Syndication** offered by PIC Syndications (Pty) Ltd

INTRODUCTION

As the market leader in the property syndication industry, PIC Syndications is proud to announce its latest and largest investment product. Tyger Manor Syndication totals R1,3 billion and comprises of 11 properties. It enables all investors, to invest in the commercial property sector, which is currently benefiting from South Africa's growing retail trade.

Tyger Manor Syndication offers a unique opportunity because it includes a head lease agreement as well as a buy-back agreement, providing investors with peace of mind in the knowledge that their money is safe and is assured of guaranteed yields.

KEY FEATURES

- **EFFECTIVE DATE:** 1 January 2009
- **INCOME:** The investor earns 12.5% income per annum from the date of investment. A head lease agreement ensures the investor's income for a period of five years from the investment date.
- **CAPITAL:** The capital is secured with a buy-back agreement. The shares will be bought back by Zelpy 2095 (Pty) Ltd or its nominee after five years from the investment date, equally to the purchase price.
- **COSTS:** All costs, including commissions are paid for by the promoter. Investors have 100% allocation of their investment capital.
- **RESALE:** Because the shares in the company are unlisted, the adviser will assist in the resale of his/her client's shares. PIC Syndications

undertakes to assist the adviser and the client. A market related fee is payable by the seller for the resale.

- **TRANSPARENCY:** PIC Syndications supports the regulation of the property syndication industry. PIC complies with all of the requirements stated in the Government Gazette of 30 March 2006, as well as requirements of the Companies Act. PIC Syndications' web site www.pic.co.za provides well-detailed information on the various properties and related information on the company.
- **INVESTMENT TERM:** Property syndication is a medium to long-term investment. An investment period of five years and longer offers investors the maximum benefit.

PROPERTIES

- Glen Gables Retail – Lynnwood Glen, Pretoria
- The Mill House – Cape Town
- Highveld Shopping Centre – Centurion, Pretoria
- Vaal Sanitary Ware - Meyerton
- Everite – Kliprivier
- Group Five - Boksburg
- Lifestyle on Kloof Centre – Gardens, Cape Town
- Tyger Manor – Bellville
- Airport Shopping Centre – Belhar, Cape Town
- The Westford Hotel & Suites – Sandton
- Pembury Retirement Lodge - Sandton



HEAD LEASE AGREEMENT

From the investment date, and for five years until the buy-back of the investor's shares, the income is secured by a head lease agreement. The income is fixed, providing peace of mind for the investor.

BUY-BACK AGREEMENT

The guaranteed buy-back agreement ensures that the shares will be bought back from the investors five years from the investment date.

As per investment of	R 100,000.00	100 shares			
Loan account (interest earning)	R 99,900.00				
Year	Year 1	Year 2	Year 3	Year 4	Year 5
Interest p/a	12.5%	12.5%	12.5%	12.5%	12.5%
Income p/a	R 12,487.50	R 12,487.50	R 12,487.50	R 12,487.50	R 12,487.50
Income p/m	R 1,040.63	R 1,040.63	R 1,040.63	R 1,040.63	R 1,040.63
Capital value	R 100,000.00	R 100,000.00	R 100,000.00	R 100,000.00	R 100,000.00
Total Return	12.5%	25%	37.5%	50%	62.5%



Where property is
the basis of wealth



www.pic.co.za

"Real estate cannot be lost or stolen, nor can it be carried away. Purchased with common sense, paid for in full, and managed with reasonable care, it is about the safest investment in the world."

Franklin D. Roosevelt (1882- 1945)

PIC Syndications (Pty) Ltd is a Registered Financial Services Provider (FSP 20878)

Highveld Syndication No 21 Ltd h/a **Tyger Manor Syndication** aangebied deur PIC Syndications (Edms) Bpk

INLEIDING

PIC Syndications, die markleier in die eiendom sindikasie bedryf, stel met trots sy jongste beleggingsprodukt bekend. Tyger Manor Syndication, met 'n sindikasie bedrag van R 1,3 miljard bestaan uit 11 kommersiële eiendomme. Dit stel alle beleggers in staat om voordeel te trek uit Suid-Afrika se groeiende kommersiële eiendomsektor.

Tyger Manor Syndication bied 'n unieke geleentheid wat 'n hoofhuurooreenkoms en 'n gewaarborgde terugkoop-ooreenkoms insluit. Hierdie ooreenkoms skep gemoedsrus vir beleggers, aangesien hulle kapitaal en opbrengste verseker word.

SLEUTELKENMERKE

- **EFFEKTIEWE DATUM:** 1 Januarie 2009
- **INKOMSTE:** Die belegger verdien 12.5% inkomste per jaar vanaf die beleggingsdatum. 'n Hoofhuurooreenkoms verseker die belegger se inkomste vir 'n periode van vyf jaar vanaf die beleggingsdatum.
- **KAPITAAL:** Die kapitaal word gesekureer deur 'n gewaarborgde terugkoop-ooreenkoms. Die aandele sal teruggekoop word deur Zelpy 2095 (Edms) Bpk of sy genomineerde, vyf jaar na die beleggingsdatum, teen 'n verkoopprijs gelykstaande aan die koopprijs.
- **KOSTES:** Alle kostes, insluitend kommissies word betaal deur die Promotor. Beleggers het 'n 100% allokasie van beleggingskapitaal.
- **HERVERKOOP:** Omdat die aandele in die maatskappy ongenoteer is, sal die adviseur bystand hiermee verleen om sy kliënte se

herverkoop te hanteer. PIC Syndications onderneem om die adviseur en die kliënt hiermee by te staan. 'n Markverwante fooi is betaalbaar deur die verkoper vir die herverkoop.

- **DEURSIGTIGHEID:** PIC Syndications ondersteun die regulering van die eiendom sindikasie bedryf. Die maatskappy voldoen aan al die vereistes wat gestel word in die Staatskoerant van 30 Maart 2006, en aan die vereistes van die Maatskappywet. PIC Syndications se webwerf, www.pic.co.za verskaf breedvoerige inligting oor die onderskeie eiendomme, en verwante inligting oor die maatskappy.
- **BELEGGINGSTERMYN:** Eiendom sindikasie is 'n medium tot langtermyn belegging. 'n Beleggingsperiode van vyf jaar en langer bied beleggers die maksimum voordeel.

EIENDOMME

- Glen Gables Retail – Lynnwood Glen, Pretoria
- The Mill House – Kaapstad
- Highveld Shopping Centre – Centurion, Pretoria
- Vaal Sanitary Ware – Meyerton
- Everite – Kliprivier
- Group Five – Boksburg
- Lifestyle on Kloof Centre – Tuine, Kaapstad
- Tyger Manor – Bellville
- Airport Shopping Centre – Belhar, Kaapstad
- The Westford Hotel & Suites – Sandton
- Pembury Retirement Lodge – Sandton



HOOFHUURKONTRAK

Vanaf die datum van belegging, en vir vyf jaar vanaf die beleggingsdatum, word die inkomste gesekureer deur 'n hoofhuurooreenkoms. Die inkomste is vasgestel, wat die belegger gemoedsrus gee.

TERUGKOOPOOREENKOMS

Die gewaarborgde terugkoop-ooreenkoms verseker dat die aandele teruggekoop sal word van die beleggers, vyf jaar na die beleggingsdatum.

Soos per belegging van Leningsrekening (rente verdienste)	R 100,000.00		100 aandele		
	R 99,900.00				
Jaar	Jaar 1	Jaar 2	Jaar 3	Jaar 4	Jaar 5
Rente p/j	12.5%	12.5%	12.5%	12.5%	12.5%
Inkomste p/j	R 12,487.50	R 12,487.50	R 12,487.50	R 12,487.50	R 12,487.50
Inkomste p/m	R 1,040.63	R 1,040.63	R 1,040.63	R 1,040.63	R 1,040.63
Kapitaal waarde	R 100,000.00	R 100,000.00	R 100,000.00	R 100,000.00	R 100,000.00
Totale opbrengs	12.5%	25%	37.5%	50%	62.5%



www.pic.co.za

"Vaste eiendom kan nie verloor, gesteel of weggedra word nie. Eiendom wat met 'n gesonde verstand gekoop, afbetaal en redelik goed bestuur word, is waarskynlik die veiligste belegging in die wêreld."
Franklin D. Roosevelt (1882- 1945)

PIC Syndications (Edms) Bpk is 'n Geregistreerde Finansiële Dienste Verskaffer (FDV 20878)