

13 November 2025


PER E-MAIL

Dear Tenant

AGREEMENT OF LEASE: MELROSE ARCH INVESTMENT HOLDINGS (PTY) LTD & LIBERTY GROUP LIMITED ("LANDLORD") / TENANT
PREMISES SITUATED ON CERTAIN PORTIONS OF ERF 181 MELROSE NORTH TOWNSHIP
RE: NOTIFICATION OF CHANGE OF LANDLORD OWNERSHIP INTEREST

1. Please note that Liberty has undertaken a restructuring of its ownership interests in the Melrose Arch Joint Venture. 2 Degrees Properties (Pty) Ltd has sold its ownership interest to Liberty Propco (Pty) Ltd, which in turn has sold its ownership interest to Liberty Group Limited, effective 12 November 2025.
2. As a result, the Melrose Arch joint venture (the "Landlord") now comprises the following entities:
 - Melrose Arch Investment Holdings (Pty) Ltd (Registration number: 2004/017820/07) – 75% undivided share (unchanged); and
 - Liberty Group Limited (Registration number: 2014/121142/07) – 25% undivided share.
3. This change does not affect your lease obligations, and all other terms and conditions of your agreements remain in full force and effect. There is no impact on any administrative or operational matters, and all processes, including billing, will continue as usual.
4. In terms of clause 56 of the agreement of lease, the Landlord may cede its rights and obligations under the lease to another entity, and upon notification, the tenant is required to recognise the cessionary as the Landlord. Accordingly, Liberty Group Limited will assume the rights and responsibilities previously held by 2 Degrees Properties (Pty) Ltd and Liberty Propco (Pty) Ltd.
5. Should you have any questions or require clarification regarding this change, please do not hesitate to contact the undersigned at legalmelrosearch@amdec.co.za.

Yours faithfully



NATALIE STEWART
MANAGING DIRECTOR