

THE HUB

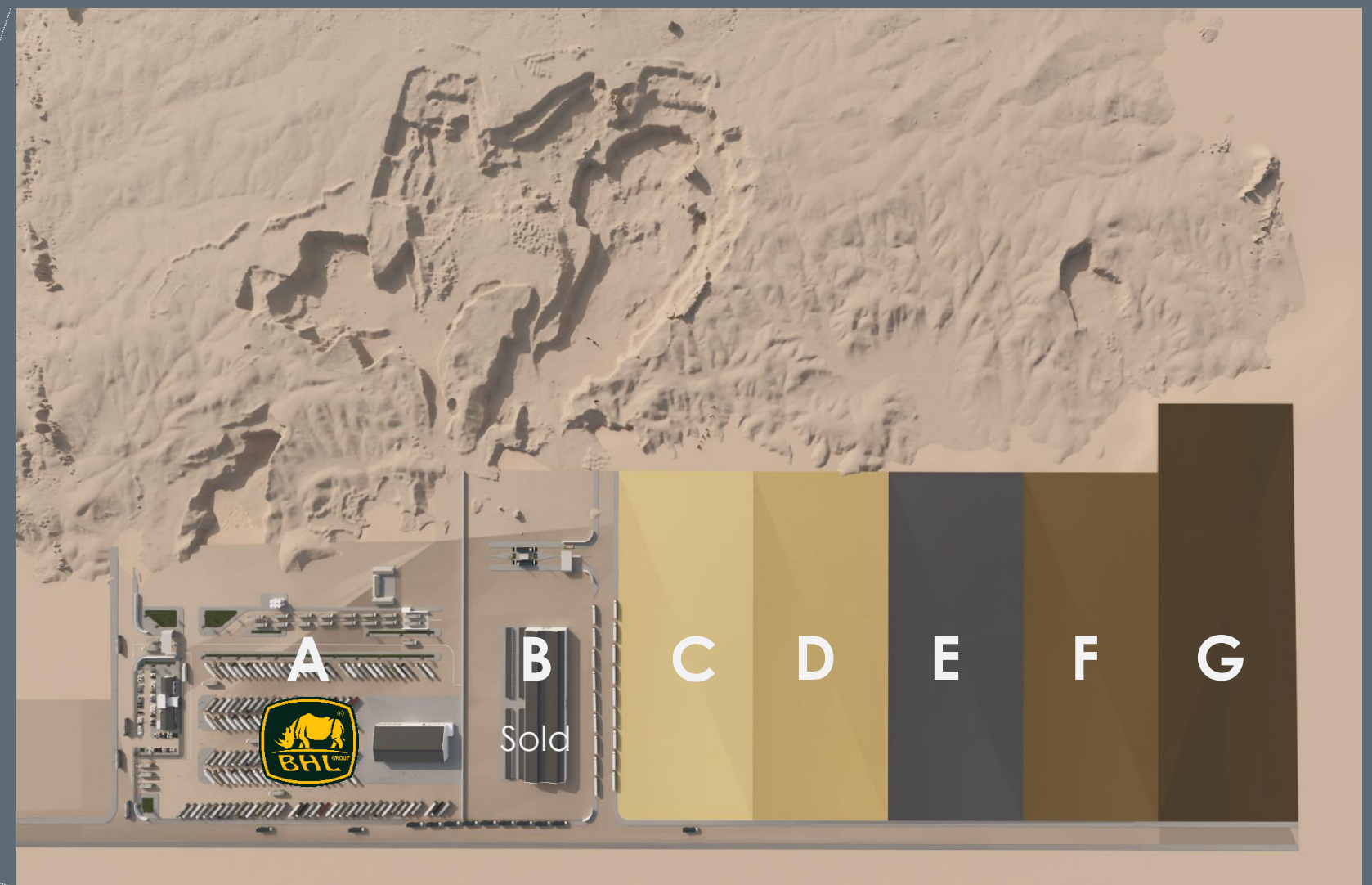
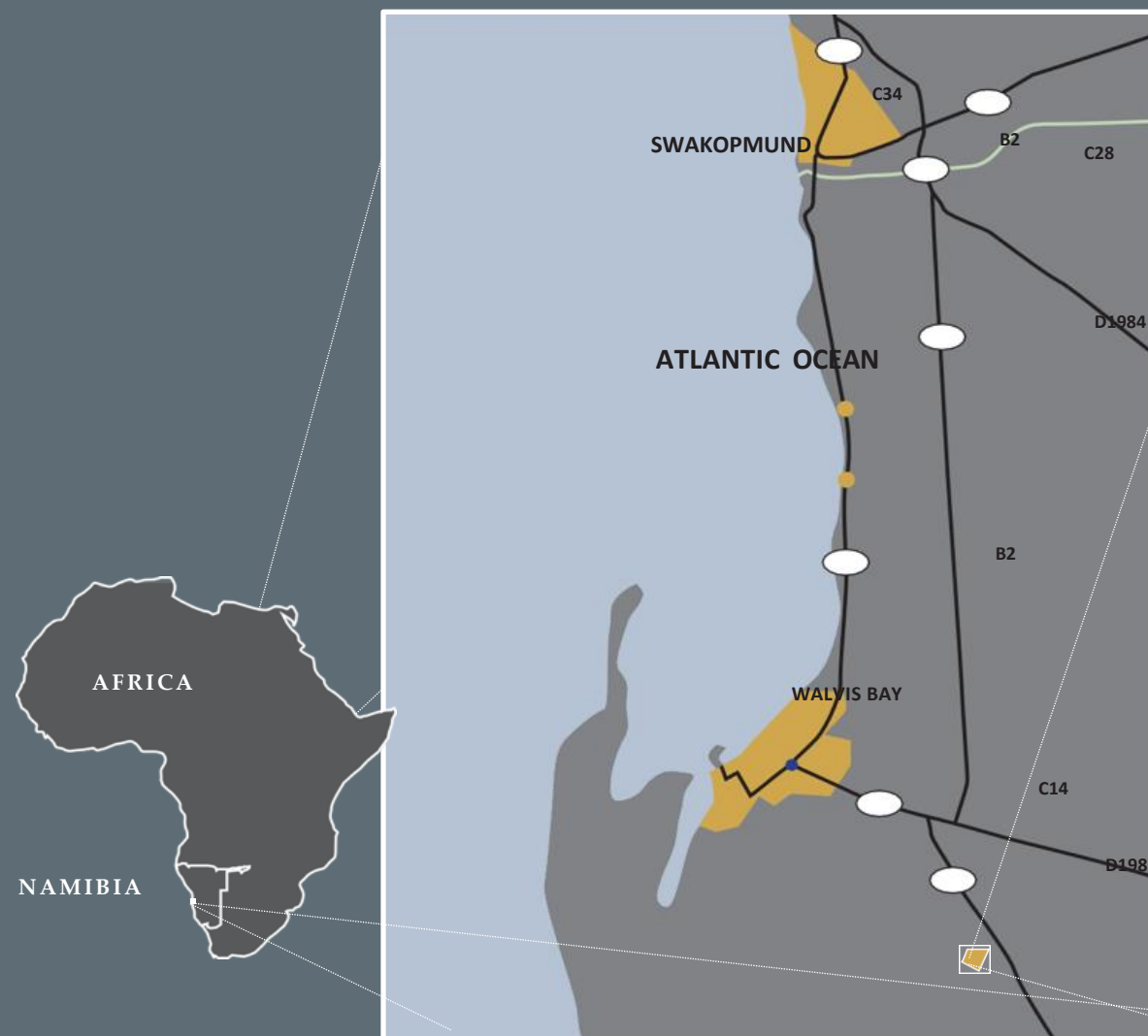
SECURE YOUR COMPANY'S FUTURE



THE LOCATION

THE HUB

Situated only 13 km from the Port of Walvis Bay, the development's location is primed for logistics and trade-oriented enterprises. Walvis Bay is Namibia's largest commercial port, handling roughly **5 million tonnes of cargo and 3,000 vessel calls per year**. The site's proximity means travel time from port to the property is minimal – beneficial for import/export firms needing quick port access. Additionally, the **C14 highway** is 7 km from the site, linking to the broader road network: the highway connects with the B2 main road, facilitating routes to Windhoek and the **Walvis Bay Corridors** that reach into landlocked SADC countries (Botswana, Zambia, Democratic Republic of Congo, and South Africa). This connectivity enables efficient movement of goods between the port and inland destinations.



PROPERTY OVERVIEW

Portion 1 of Farm 37 is subdivided into **seven (7) serviced plots**, labeled A through G. Each parcel is generously sized to accommodate large-scale facilities or yards, and all are zoned for industrial/commercial use. The plots can be purchased individually or combined for an even larger footprint, providing flexibility for various development needs. Below are the details of each plot:

- **Property A:** 100,002 m² – *The largest plot, suitable for a major logistics park or multiple facilities.*
- **(SOLD – BHL)**
- **Property B:** 39,785 m² – *Ideal for a sizeable warehouse, plant, or depot with ample yard space.*
(SOLD)
- **Properties C, D, E, F:** 41,442 m² each – *Four equally sized plots (≈4.14 ha each) allowing for uniform developments or phased projects.*
- **Property G:** 50,380 m² – *A mid-large plot, excellent for a principal facility with room for future expansion.*

All plots are **levelled and prepared** for construction. The layout is designed with internal roads providing access to each plot's frontage. Plots are surveyed with clearly demarcated boundaries, and servitudes for utilities and road access are in place. This sizable land offering (spanning over 80 hectares in total) is unprecedented in the Walvis Bay area's private market – giving businesses the space to build large warehouses, logistics yards, fuel depots, or manufacturing plants as needed.



PURCHASE PROCESS

1. Pricing

- Rate:** N\$ 750 per m² (excl. 15% VAT, incl. agent's commission)
- Example:** A 40 000 m² plot costs N\$ 30 000 000 (excl. VAT)
- Benchmark:** Competitive against smaller serviced industrial sites in the region

2. Ownership & Title

- Current Structure:** Currently held in a Pty(Ltd)
- Freehold Title:** Upon purchase, buyers receive a new title deed of full ownership registered in the Deeds Office
- Buyer Eligibility:** Local or foreign individuals, companies, close corporations or trusts (no foreign-ownership restrictions beyond Bank of Namibia clearance)
- Structuring Options:** Purchase in personal name, via a Namibian company or trust, per tax and legal preferences

3. Agreement & Payment

- Sale Agreement:** Facilitated by Human & Co Estates
- Deposit:** 10% of purchase price on signing
- Balance:** Payable on transfer completion
- Currency:** All payments in Namibian Dollars
- Agent's Fee:** Included in listed price
- Financing:** Buyers may arrange mortgages through local banks—with agent introductions available

4. Transfer Costs & Budgeting

- Estimated Range:** 10–14% of purchase price (Transfer Duty, stamp duties, conveyancing fees)
- Conveyancing:** Charged on a sliding scale; detailed breakdown provided per plot

5. Timeline to Transfer

- Subdivision Approval:** Scheduled for November 2025; only once approved can new titles be issued
- Conveyancing Process:** Approximately 2–3 months from signing the Sale Agreement, provided subdivision approval and financing (if any) are in place and Transfer fees is paid
- Title Issuance:** Buyer receives the new freehold deed in their name upon completion of the transfer process after subdivision

6. Post-Purchase Development

- Building Submissions:** Owners free to lodge municipal plans at any time; no mandatory build deadlines
- Municipal Liaison:** Fox Designs can assist with town planning and permitting
- Leasing & Marketing:** Agent can advise on current market rentals and introduce prospective tenants

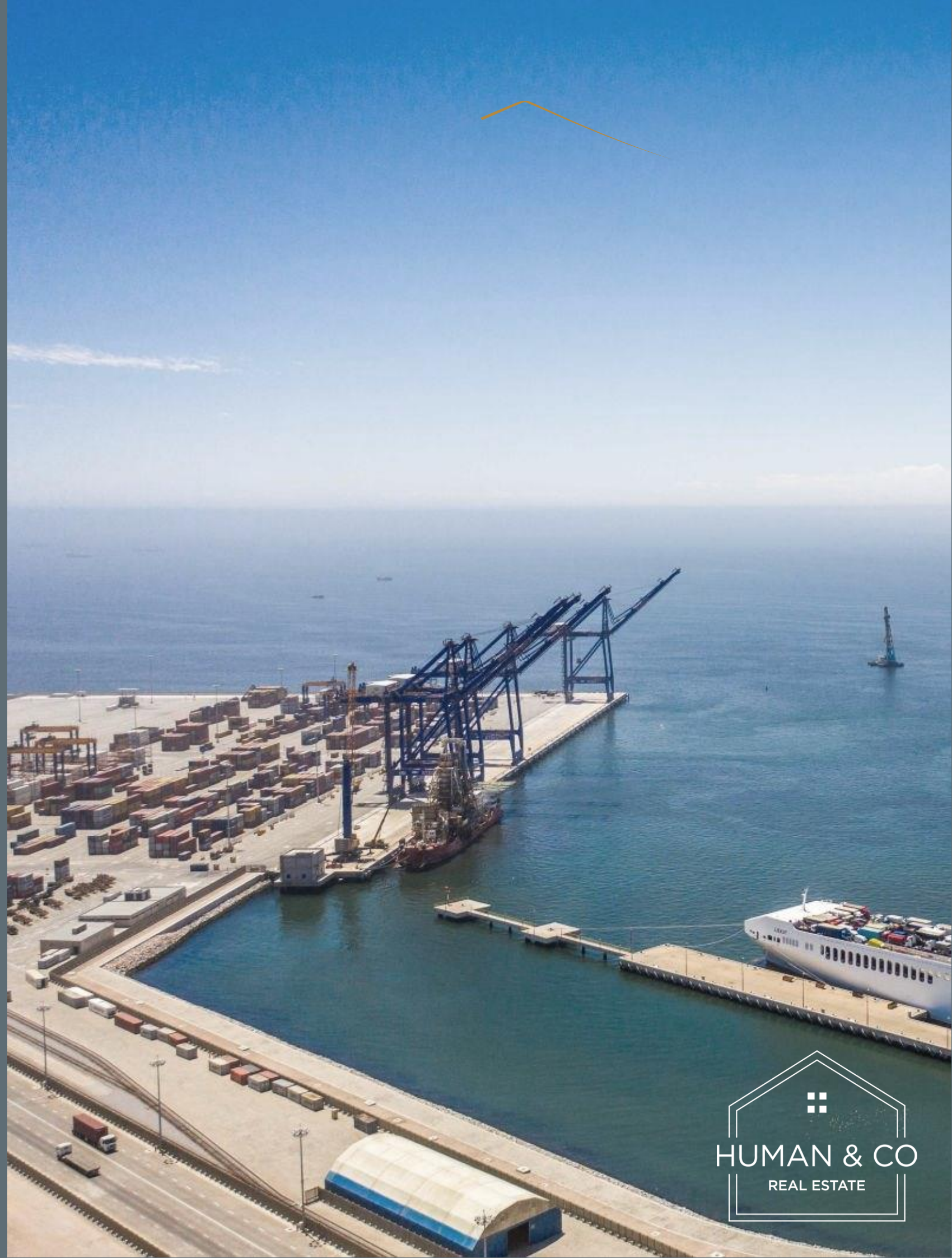


INFRASTRUCTURE & SERVICES

The developer provides fully serviced industrial plots equipped for immediate development and heavy industrial use, featuring:

- **Roads:** Durable gravel/salt-based internal road network with interlocked brick paving at key areas, offering direct plot access and all-weather suitability for heavy vehicles.
- **Water Supply:** Potable municipal water connections installed at each plot boundary, sufficient for general industrial and domestic use. Additional storage tanks for higher demand or fire safety may be added by purchasers.
- **Electrical Power:** Reliable electrical connections provided via Erongo RED/NamPower, supporting heavy industrial activities with options for three-phase supply and space for transformers/substations if necessary.
- **Sewerage:** Individual septic systems required due to absence of municipal sewerage lines. Guidelines provided by developer ensure compliance and ease of installation.
- **Other Services:** Telecommunication services available through local providers; stormwater management incorporated into road design; plots suitable for individualized security solutions such as fencing, gates, and potential street lighting.

The comprehensive infrastructure setup enables buyers to immediately commence facility construction without concern for basic service provisions.



DEVELOPMENT TIMELINE

Here's the timeline with Phase 3 accelerated to finish by end of Q3 2025:

- **Phase 1 – Planning & Approvals (By Q3 2025):**

- Finalize all town-planning approvals, environmental clearances and subdivision surveys for Portion 1 of Farm 37, plus bulk earthworks, by end Q3 2025.

- **Phase 2 – Road Construction (Q2 2025–Q3 2025):**

- Commence grading, base-laying and interlock paving in Q2 2025 and achieve full drivable access (including the heavy-truck entrance) by end Q3 2025.

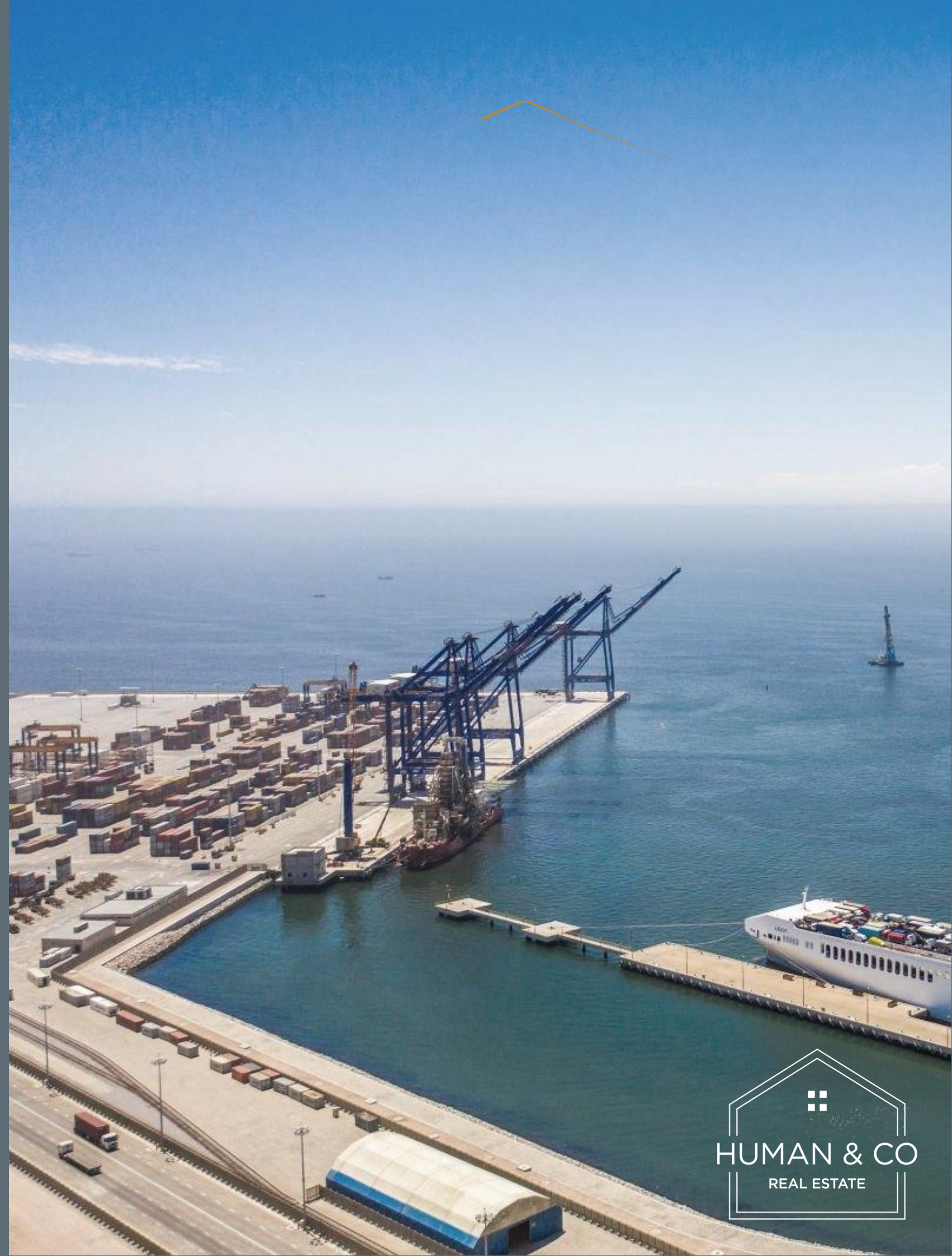
- **Phase 3 – Utilities Installation (Q3 2025):**

- Concurrent with road finishing in Q3 2025, trench for water mains and electrical cabling, install booster pumps, poles/underground lines and transformers—completing all water and power hookups by end Q3 2025.

- **Phase 4 – Finalization & Handover (Late 2025):**

- Conduct final inspections and municipal sign-offs on roads, water and power. Hand over fully serviced, “shovel-ready” plots in Q4 2025 so buyers can begin construction immediately.

Buyers may secure plots now and submit any special requirements (e.g. higher-capacity power or dual water connections) to be integrated during development. All owners will be able to fully utilize their land by early 2026.



COMPARATIVE ADVANTAGES

Exclusive Private Freehold

Portion 1 of Farm 37 is the only large-scale, privately owned industrial estate in the Walvis Bay area. Buyers receive full freehold title—no ground leases, no uncertain government allocations—ensuring complete control over the land from day one.

Generous, Modular Parcel Sizes

Seven plots range from about 4 ha up to 10 ha each, far exceeding typical industrial lots. Parcels can be seamlessly combined for very large footprints (e.g., multi-bay warehouses, container yards or private tank farms), eliminating the hassle of acquiring adjacent sites over time.

Serviced and Build-Ready

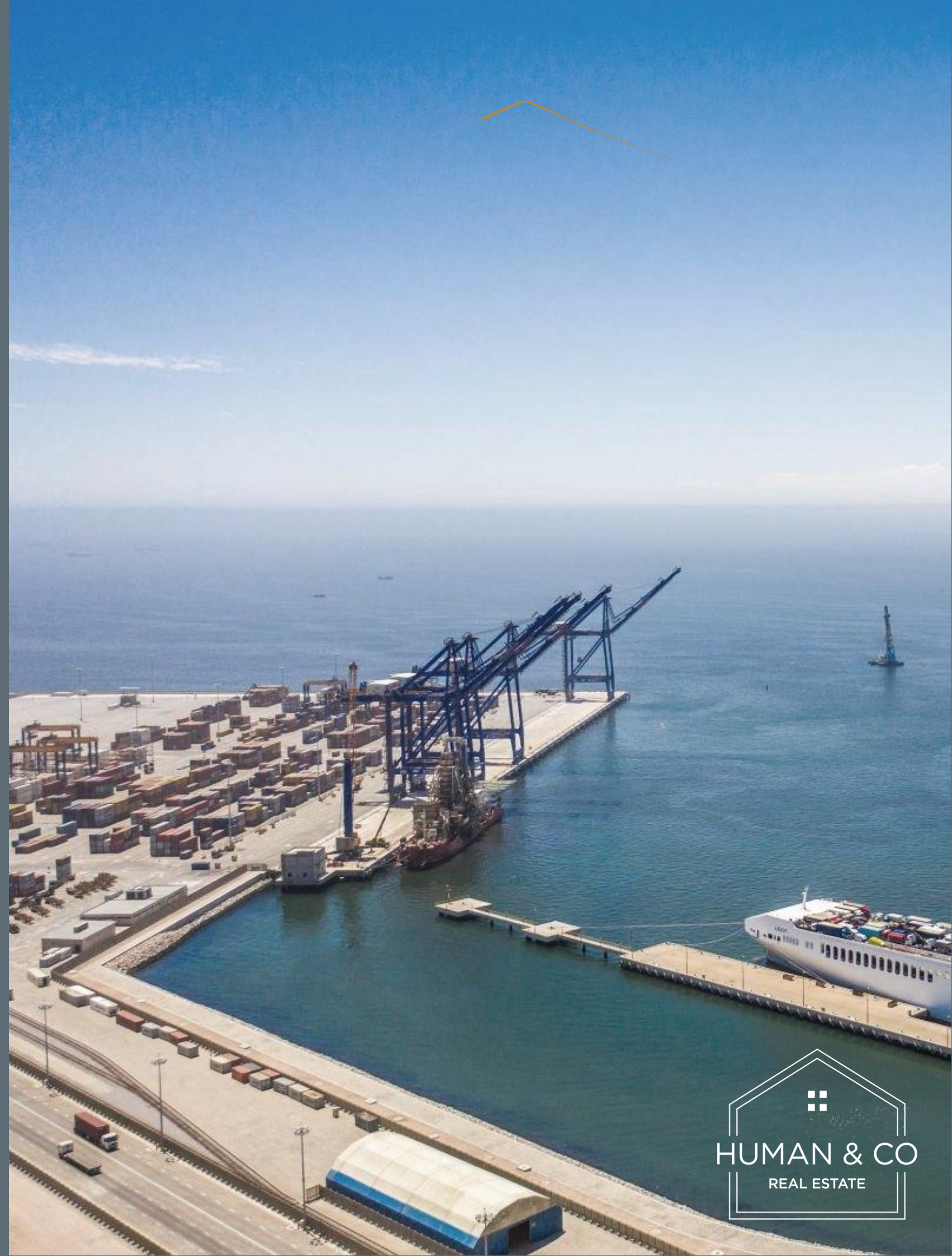
All-weather gravel/salt roads (with interlocked pavers at key junctions), potable water tie-ins at every plot boundary, and heavy-load electrical connections to the regional grid are already in place or under construction—so you can focus capital on your facility rather than off-site infrastructure.

Prime Logistical Position

Situated just off the C14/B2 corridor and within easy reach of the port, this estate avoids inner-city traffic bottlenecks. Trucks can bypass town streets, making inbound and outbound freight operations faster and more reliable.

Development Flexibility

Subject only to standard municipal planning approvals (no free-zone or port-authority concessions), you're free to design bespoke facilities and expand over the long term. This level of private-land autonomy is virtually unmatched in the region

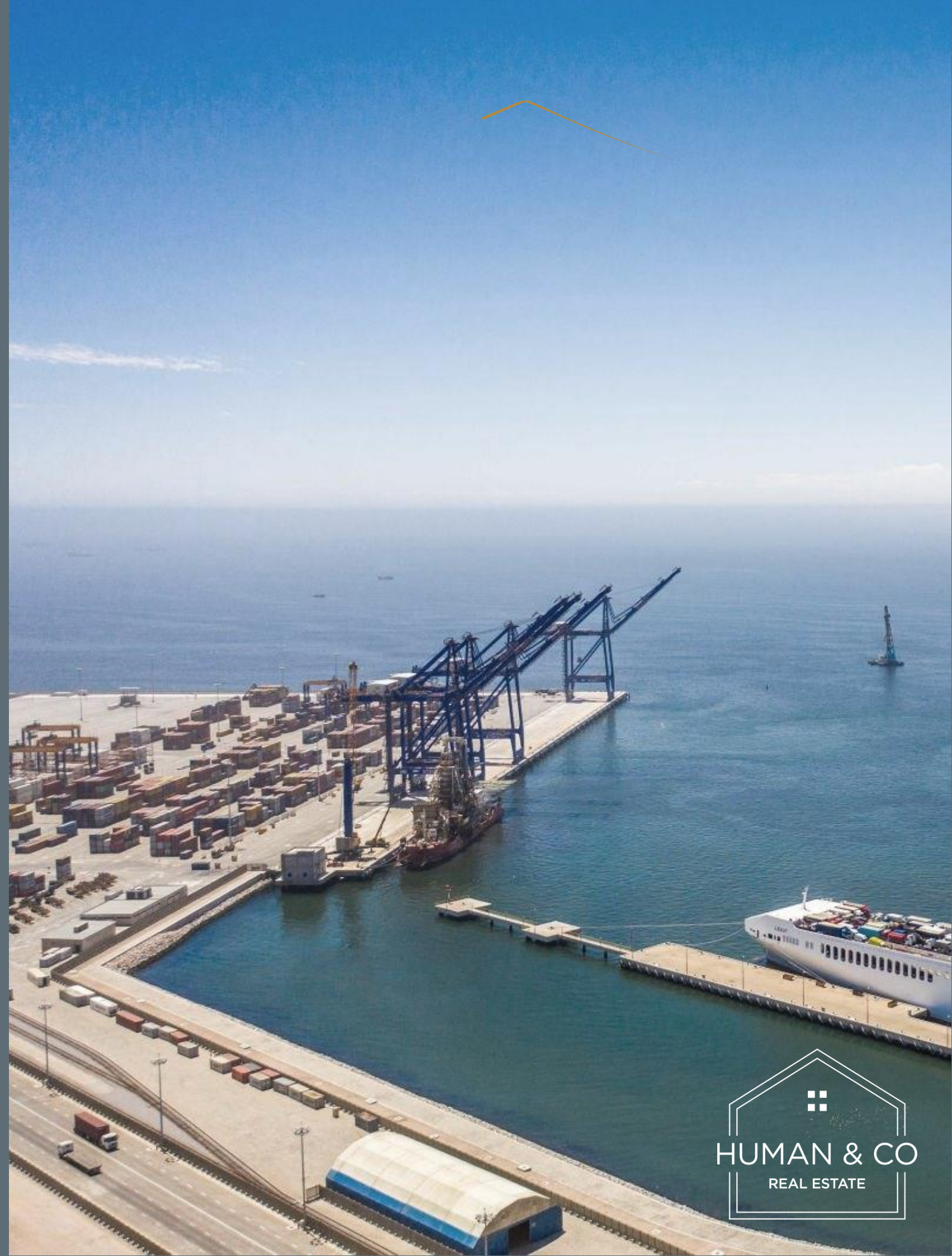


MARKET INSIGHTS

Namibia's industrial property market centers around key hubs like Walvis Bay, Windhoek, and Oshakati/Ondangwa. Walvis Bay, due to significant government investment and port expansion (now handling ~837,000 TEUs annually), is a critical logistics gateway for Southern Africa. Increased cargo flow and the emerging offshore oil and gas industry drive strong demand for warehouses, freight terminals, service yards, and logistics hubs.

However, industrial land in Walvis Bay is scarce. The city's geographic constraints and municipal/state land ownership severely limit options for private investors. Existing plots are typically small, with larger parcels rarely available. Current expansions at Farm 37 primarily target residential developments, making the availability of Portion 1 of Farm 37 uniquely valuable, offering large, privately owned, serviced industrial sites.

Growing demand, limited supply, and strategic investments like DP World's planned economic zone underscore Walvis Bay's promising future. Purchasing land here provides investors with a significant competitive advantage, ownership security, and strong potential for growth and value appreciation.



TO SECURE YOUR PROPERTY NOW
PLEASE VISIT US AT:

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<https://www.humanandcorealestate.com>

