



## **TRUSTCO GROUP HOLDINGS LIMITED**

Incorporated in the Republic of Namibia

(Registration number 2003/058)

Registered as an external company in South Africa

(External registration number 2009/002634/10)

NSX share code: TUC

JSE share code: TTO

ISIN Number: NA000AORF067

("Trustco" or "the Company")

## **OPERATIONAL UPDATE: PROPERTY DIVISION (PART OF THE INSURANCE AND ITS INVESTMENTS SEGMENT)**

### **Introduction**

Shareholders are referred to page 60 of the Integrated Annual Report 2019 of the insurance and its investment segment (volume two of five) ("IAR") ([www.tgh.na](http://www.tgh.na)) and specifically to the Farm Herboth's development:

*"To unlock the future potential in land value, an application for the permission of the need and desirability to establish the new township was submitted to the City of Windhoek during the reporting period. It is estimated that the increase in fair value, once the new approval has been obtained would be significant."*

Shareholders are advised that an application for the approval of the Need and Desirability for Township establishment on the remainder of Farm Herboth's No 485 ("Herboth's Blick") was submitted to the Ministry of Urban and Rural Development on 7 September 2018.

Shareholders are further advised that the Need and Desirability for Township establishment on the Herboth's Blick development has been approved in principle, by the Ministry of Urban and Rural Development on 30 July 2019. The Issuer was advised of this fact on 2 September 2019.



The provisional approval is subject to certain documentation to be compiled and a meeting to be held between the representative of the Issuer and the Local Authority within a 60 day period.

Shareholders are further advised that the Ministry of Urban and Rural Development confirmed that after the 60 day period has lapsed, the board will recommend the application to the Minister for approval.

### **History of the Herboth's Blick Development**

As part of the investment strategy of the insurance segment, the property was acquired in 2014 for NAD 41 860 000.00 (Forty One Million Eight Hundred and Sixty Thousand Namibian Dollars), which property is situated 21 kilometres east of Windhoek CBD, strategically situated on the main arterial road halfway between Windhoek and the main international airport. The development comprises of 2 766 hectares of land of which approximately 1 660 hectares is estimated to be sellable land.

Herboth's Blick is envisaged to be a mixed land use development comprising of 65% residential land development and 35% commercial land development. The sales prices of comparable land in the vicinity in terms of mixed land use developments is currently NAD 1 650 per square meter for serviced residential land and NAD 2 200 per square meter for the serviced commercial land.

The carrying value of the land was valued at NAD30 per square meter as at 31 March 2019.

### **Conclusion**

Upon final approval by the Minister for the Need and Desirability for Township establishment on the Herboth's Blick development, a re-valuation of the property will be attended to as such approval will have a significant effect on the fair value of the property investments of the Issuer. This long term development comprises of 68% of the total property land bank portfolio.

Shareholders are referred to the link <https://tinyurl.com/y47xmghp> indicating the concept design and future layout of the Herboth's Blick development.

Windhoek, Namibia

September 2019

Amanda Bruyns

**Company Secretary:** Trustco Group Holdings Limited

**JSE Sponsor**

Vunani Corporate Finance

**NSX Sponsor**

Simonis Storm Securities Proprietary Limited