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LEOPARD NATURE ESTATE, Windhoek



1 INTRODUCTION

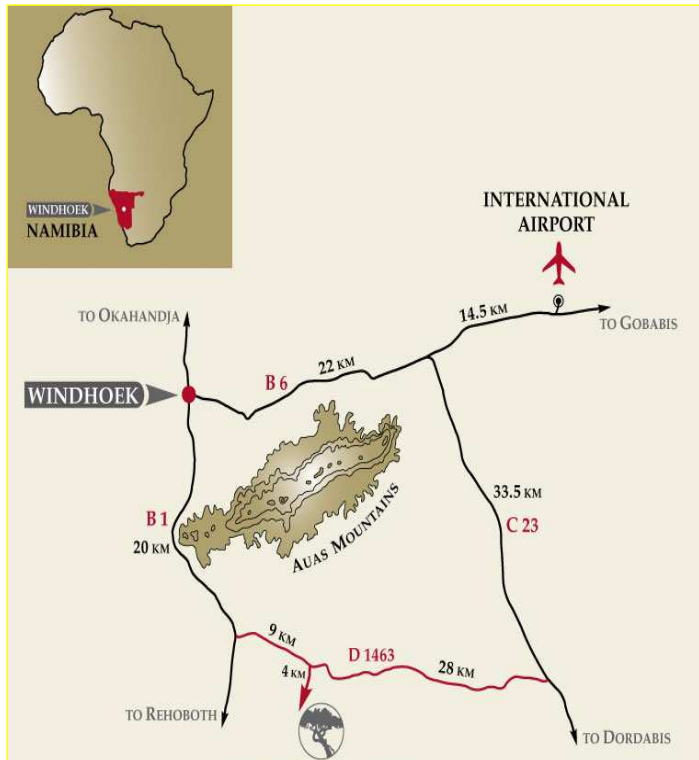
The Stritter Family of Windhoek, Namibia, has announced the inception of their latest 'enterprise of excellence', namely the Leopard Nature Estate (also referred to as Leopard Estate). The proposed estate is approximately 25 km from Windhoek and just off the Windhoek-Rehoboth national road (B1).

Leopard Nature Estate presents opportunities to obtain unique freehold smallholdings in the midst of an authentic 5 300 ha game reserve consisting of the Remainder of GoheGanas No. 26, Windhoek.

The latter property shares a common boundary with the renowned GocheGanas Game Reserve which, in turn, adjoins Waldeck Game Reserve. It is envisaged that the three properties will be consolidated so as to create a 21 000 ha ecosystem large enough to cater for, amongst other, the migration of wildlife populations which occur on the properties.

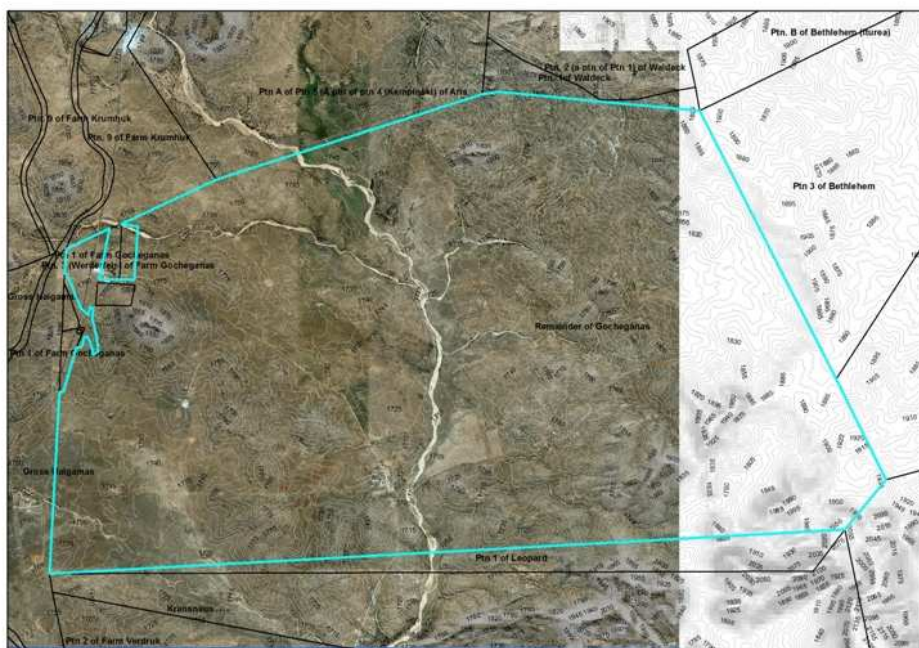


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This enterprise follows on the completion of the GocheGanas Game Reserve and Wellness Village which, over a relatively short period of five years, has developed into one of Namibia's premier tourist destinations and biodiversity conservation areas. GocheGanas has received numerous prestigious international and national awards. Of particular significance is the high accolade in the category 'lodges' awarded by the Hotel Association of Namibia, which means that GocheGanas, in an exemplary manner, gives effect to the principles of social responsibility, authenticity, meaningfulness and sustainability. Leopard Nature Estate will be a

perpetuation of the quality and sustainability standards and criteria demonstrated by GocheGanas Game Reserve and Wellness Village.





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Leopard Nature Estate in context with the surrounding consolidated nature areas

The term 'wilderness', as it relates to its use in the title of the estate, refers to the ecological significance, aesthetic quality and, in particular, the primitive natural ambiance that characterise portions of the game reserve within which the estate is located. It is recognised that true wilderness is a rare quality that should be dealt with sensitively. The said term was included in the title of the estate as an indication of the commitment by the developer and his successors in title to honour and protect the integrity of the environment in terms of the so-called 'triple bottom line' principles (referring to the interrelated goals of environmental integrity, social equity, and economic development).



As such, the enterprise will be a core economic driver of a unique *Sustainable Development Initiative* (SDI) which will give meaningful effect to socio-economic development and environmental conservation as contemplated by, amongst other, the Namibian Constitution and Vision 2030, and promoted by UNESCO's global MaB (Man and the Biosphere) Program. Investors in the LEOPARD Wilderness Estate will share in the benefits and status value of being part of such SDI which goes far beyond any conventional approach as it relates to the unlocking of capital through property development.

The key characteristics of the proposed Leopard Wilderness Estate and the location within which it is to be developed are as follows.



2 ESTATE CHARACTERISTICS (Prices and sizes subject to change!!)

As illustrated by the figure below, the estate consists of 75 smallholdings ranging in extent from 15 ha to 86 ha. The small holdings are located along the banks of a major tributary of the Usip River in a typical floodplain habitat with deep sandy soil and open land and mountainous terrain. The diverse riparian vegetation zone where the estate is to be developed is currently frequented by amongst other eland, kudu, oryx, red hartebeest, mountain zebra and springbuck, but are not included in the purchase price of the smallholdings. This means that potential owners can view game in the remainder of the estate, as do visitors currently do.

Access to the estate will be from the Windhoek-Rehoboth national road. Access will be limited to residents and their authorized visitors only.

The potable water resource of the estate is of extremely high quality, having been bottled and distributed commercially throughout Namibia on a large scale for approximately fifteen years. This long-term use provided conclusive confirmation of the sustainability of the resource.

The estate will be managed by a Property Owners Association in terms of the relevant legislation. The larger game reserve within which the smallholdings are located will be managed by a dedicated management entity.

Plot	Area (Ha)	Price	Plot	Area (Ha)	Price	Plot	Area (Ha)	Price
1	10	N\$ 4,200,000	26	10	N\$ 3,000,000	51	10	N\$ 3,000,000
2	10	N\$ 4,200,000	27	10	N\$ 3,000,000	52	10	N\$ 3,000,000
3	10	N\$ 4,200,000	28	10	N\$ 3,000,000	53	10	N\$ 3,000,000
4	10	N\$ 4,200,000	29	10	N\$ 3,000,000	54	10	N\$ 3,000,000
5	10	N\$ 4,200,000	30	10	N\$ 3,000,000	55	10	N\$ 3,000,000
6	10	N\$ 3,600,000	31	10	N\$ 3,000,000	56	10	N\$ 3,000,000
7	10	N\$ 3,600,000	32	10	N\$ 3,600,000	57	10	N\$ 3,000,000
8	10	N\$ 3,600,000	33	10	N\$ 3,600,000	58	10	N\$ 3,000,000
9	10	N\$ 3,600,000	34	10	N\$ 3,600,000	59	10	N\$ 3,000,000
10	10	N\$ 3,600,000	35	10	N\$ 3,600,000	60	10	N\$ 3,000,000
11	10	N\$ 3,600,000	36	10	N\$ 3,600,000	61	10	N\$ 3,000,000
12	10	N\$ 3,000,000	37	10	N\$ 3,000,000	62	10	N\$ 3,000,000
13	10	N\$ 3,000,000	38	10	N\$ 3,600,000	63	10	N\$ 3,000,000
14	10	N\$ 3,000,000	39	10	N\$ 3,600,000	64	10	N\$ 4,200,000
15	10	N\$ 3,000,000	40	10	N\$ 3,000,000	65	10	N\$ 4,200,000
16	10	N\$ 3,000,000	41	10	N\$ 3,000,000	66	10	N\$ 4,200,000
17	10	N\$ 3,000,000	42	10	N\$ 3,000,000	67	10	N\$ 3,000,000
18	10	N\$ 3,000,000	43	10	N\$ 3,600,000	68	10	N\$ 3,000,000
19	10	N\$ 3,000,000	44	10	N\$ 3,000,000	69	10	N\$ 3,000,000
20	10	N\$ 3,000,000	45	10	N\$ 3,000,000	70	10	N\$ 3,000,000
21	10	N\$ 3,000,000	46	10	N\$ 3,000,000	71	10	N\$ 3,000,000
22	10	N\$ 3,000,000	47	10	N\$ 3,000,000	72	10	N\$ 0
23	10	N\$ 3,000,000	48	10	N\$ 3,000,000	73	10	N\$ 0
24	10	N\$ 3,000,000	49	10	N\$ 3,000,000	74	10	N\$ 0
25	10	N\$ 3,000,000	50	10	N\$ 3,000,000	75	10	N\$ 0



3 RECREATIONAL AND LIFESTYLE OPPORTUNITIES AVAILABLE

The residents of Leopard will enjoy all the facilities of the neighboring estate, including GocheGanas Wellness Village, including game viewing or game drives.



Exceptional plains game hunting is offered at the nearby Waldeck Game Reserve for those who practice this traditional African use. Waldeck was the first game enterprise in Namibia that presented large-scale live game auctions. Substantial numbers of game from Waldeck were distributed over Southern Africa. Waldeck boasts a unique

diversity of game species and some of the largest populations of sable and roan antelope in Namibia, as well as a viable population of white rhino. Larger predator such as leopard and cheetah occur commonly.

4 PLANNING AND DESIGN DIRECTIVES

The planning and design of individual homesteads will be subject to a set of architectural guidelines. These principles applied refer to the creation of, or adherence to, a defined sense of place, sense of nature, sense of craft, sense of history and sense of limits in all aspects of the development.

The following design criteria should be adhered to:

- incorporating stonework surfacing or wall faces;
- natural or earth colour rendering;
- thatch, tin or slate roofs of appropriate configuration, colour and structure;
- low, floating lines and design elements;
- strong potential for glass elements; and
- overhanging, wrap-around verandah styles.

All building sites in the estate provide the opportunity to incorporate, through innovative design, the unique sense of place associated with the large Camel Thorns and the typical savannah surroundings.



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The creation of enclosed courtyards will be encouraged in order to create an appropriate inside-outside relationship and suitable place for parking, keeping of pets, etc.

In order to enhance the long-term sustainability of the estate, all planning and design will be subject to the principles of 'green architecture' which will form part of the mandatory development guidelines of the estate.

5 CONCLUSION

The estate proposals summarised in this document follow on an extended assessment and analysis of the need and requirements of both the global and the domestic property market as it relates to an authentic nature-based residential development.

In summary, the key comparative economic advantages of the estate, which collectively represent an excellent investment opportunity, include the following:

- An authentic nature-based residential development within a consolidated nature area of approximately 21000 ha which is probably unprecedented in Namibia and beyond.
- Close proximity to Windhoek and easy accessibility allowing for people working in Windhoek to use the estate as a first home.
- Unique setting within a functional ecosystem.
- Diverse spectrum of outdoor recreational opportunities.

Pre-implementation sale of options in the estate will commence by May 2010 and will be continued for the duration of the approval phase.

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