

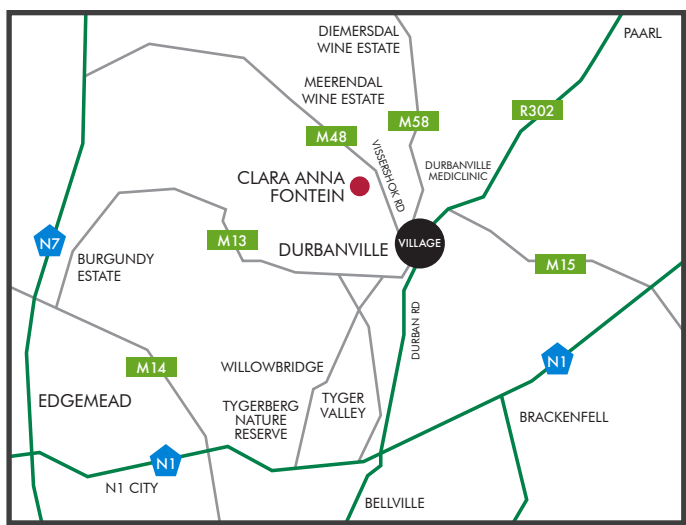


OASIS LIFE CLARA ANNA FONTEIN
A VILLAGE WITHIN AN ESTATE

































Typical Unit





Typical Unit

UNIT TYPE	KEY	SIZE	DESCRIPTION	SELLING FROM
1		101m ²	 1  1  1	R2 850 000
2		127m ²	 2  1  1	SOLD OUT
3		164m ²	 2  2  1	SOLD OUT
4A		184m ²	 2  2  2	SOLD OUT
4		195m ²	 3  2  2	SOLD OUT
5		227m ²	 3  2  2	SOLD OUT
6		274m ²	 3  2  2	SOLD OUT



HOUSE TYPES

- 1
- 2
- 3
- 4A
- 4
- 5
- 6





OASIS LIFE CLUBHOUSE FLOOR PLAN



Artist's Impression

1 1 Bedroom, 1 Bathroom.
 House Area: 68,5 sqm | Single Garage: 23,6 sqm | Covered Patio: 8,4 sqm | Total: 100,5 sqm





Typical Unit



OASIS LIFE, CLARA ANNA FONTEIN - PAYMENT OPTIONS & TERMS

1. PAYMENT

Option A (10% deposit + guarantees)

- R30 000 (thirty thousand rand) cash deposit payable on signature of the agreement;
- the balance of a 10% cash deposit minus the R30 000 payable within 7 days from signing; and
- Full balance secured by guarantee or payable within 30 (thirty) days of signing.

Option B (30% deposit + delayed guarantees)

- R30 000 (thirty thousand rand) cash deposit payable on signature of the agreement;
- the balance of a 10% cash deposit minus the R30 000 payable within 7 days from signing;
- A further 20% (twenty percent) cash deposit payable within 30 days from signing; and
- No guarantees for the balance of the purchase price required until 60 days prior to the date of occupation.

2. LEVIES *Subject to change until signing of contract

Unit Levy Year 1	Housing & Facilities Levy	POA Levy	CSOS Levy	Food & Beverages Levy	Feb 2024 - Feb 2025
Type 1	4 664	2 100	34	1 050	R7 848

3. REFUND ON TERMINATION OF THE AGREEMENT

- 100% (one hundred percent) of the Loan Amount paid in respect of the Unit without interest, LESS the Agent's commission of 5% PLUS VAT on the new loan amount to the subsequent third party; OR in the event of the amount of the new loan amount to the subsequent third party being lower than the original Loan Amount in terms of this agreement, then 100% of the loan amount achieved on the new loan amount to the subsequent third party, LESS the Agent's commission of 5% PLUS VAT on this subsequent loan amount, whichever amount is lower.
- The total amount due to the Nominated Occupant is subject to:
 - The Housing Interest being unconditionally re-sold by the Grantor;
 - The original Life Right certificate being returned;
 - The new Loan Amount for such Housing Interest being received by the Grantor from the new Nominated Occupant.

4. OTHER TERMS

- All deposits are invested and interest will accrue for the benefit of the purchaser;
- The Housing Interest is to be alienated by virtue of a Life Right Agreement in terms of which the Nominated Occupant pays a loan amount and acquires the right of use and occupation of the Unit, more commonly known as "Life Right";
- The housing interest shall be endorsed on the title deed in terms of Section 4C of the Housing Development Schemes for Retired Persons Act 65 of 1988 ("Retired Persons Act"), which affords protection to the Nominated Occupant;
- On the Date of Occupation, the Nominated Occupant shall become a member of the Oasis Life Clara Anna Fontein Association for as long as the Life Right Agreement is in existence;
- The Exclusive Use Areas attaching to the unit will be allocated in terms of the Rules of the Association;
- The Grantor undertakes that the Unit shall not be encumbered by a mortgage bond on the Date of Occupation;
- Visitors shall be entitled to reside in the Unit together with the Nominated Occupant for a total of not more than 60 (sixty) days in any calendar year, subject to the prior approval of the Grantor and the Trustees;
- The Grantor shall ensure that the Association insures the buildings comprising the Scheme for their replacement value, against loss resulting from fire and other such perils, as the Grantor may deem necessary;
- The trustees of the Association shall appoint a Managing Agent who shall have all the rights, powers and obligations assigned to it by the Association in terms of the Retired Persons Act;
- The Nominated Occupant shall be responsible for rates and taxes.

5. DO I QUALIFY AS A NOMINATED OCCUPIER?

In the case of a single occupant, if you turn 60 in 2024, then yes.

Should there be a second occupant, that person would need be 50 in 2024 for them to also qualify.

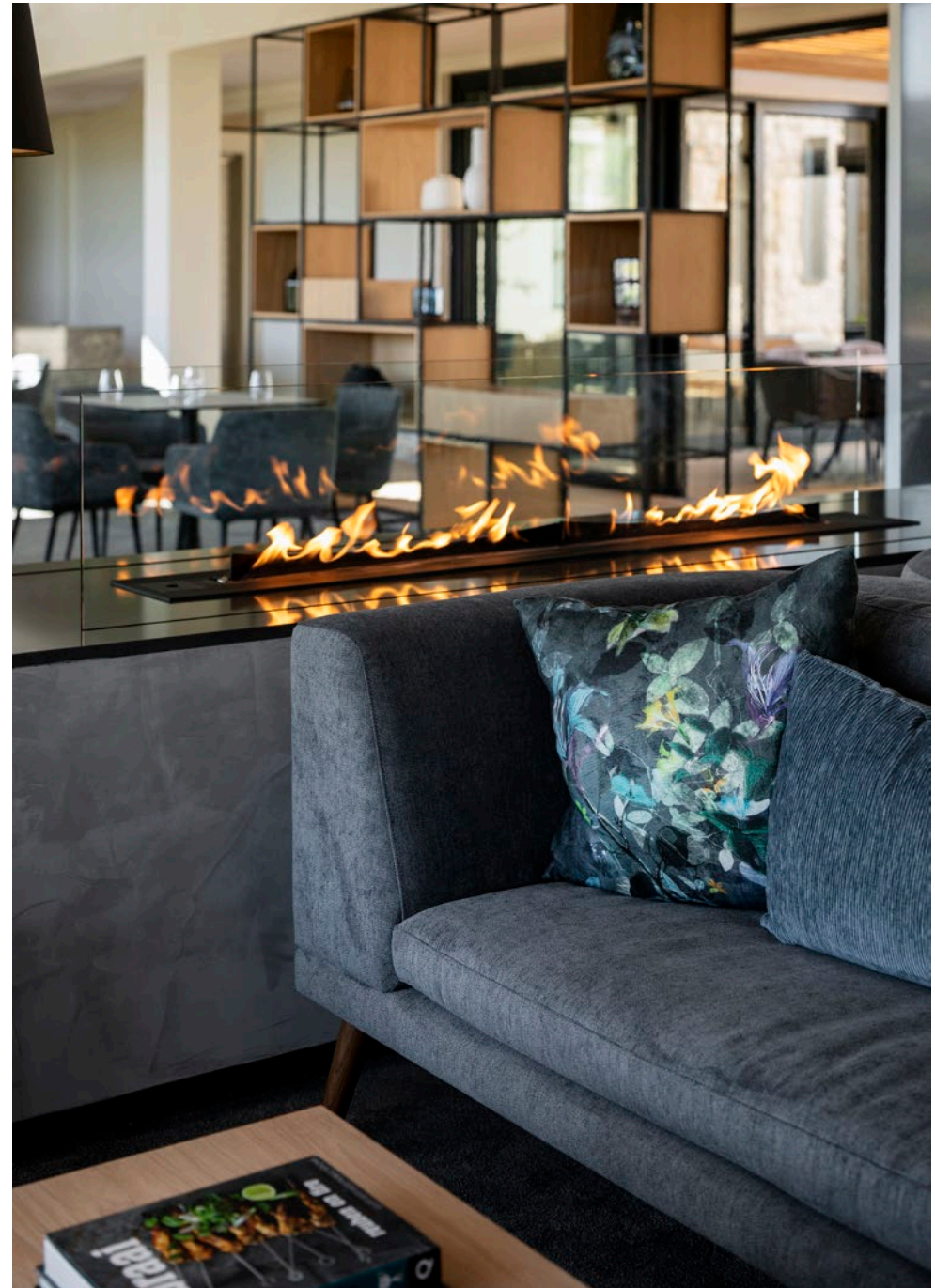
6. TERMINATION OF OCCUPANCY

The rights of the Nominated Occupant to the Housing Interest in respect of the Unit and Exclusive Use Area shall terminate automatically upon the death of the Nominated Occupant or the survivor of the joint occupancy.

See Life Right agreement for other termination provisions.

7. LIFE RIGHTS VS TRADITIONAL RETIREMENT

LIFE RIGHTS	TRADITIONAL OWNERSHIP
Investment in your own lifestyle at a discounted price point	Capital investment, potentially only benefiting the heirs in the estate
Long term interests of developer and Life Right holders are aligned	Interests of developer and purchaser not always aligned
Developer takes long term view on profitability	Most developers aim to maximize profits and then move on to next development
Scheme designed to be financially viable over the long term	Most schemes designed to be profitable over the short term
Low legal fees when buying into Life Right scheme	High conveyancing fees when purchasing home
No VAT on sale or resale	VAT on sale and transfer duty on resale
No special levies in respect of the housing and facilities levy	Risk of special levies when homes / facilities require maintenance or upgrade
Certainty regarding house and food levy increases	Seldom certainty regarding future house and food levy increases
Portion of the resale goes into maintenance fund	Trustees are entrusted to budget for maintenance and repairs
No Capital Gains Tax when Life Right terminates	Capital gains tax may be payable on capital gains
No stress on next of kin to repair house and market for resale	Next of kin often has to repair/upgrade house to prepare for marketing for resale
Life Right holder protected by Retired Persons Act	Owner protected by Retired Persons Act
Potentially saving by buying early into new scheme as prices should rise	Potential capital gain if capital value increases over time
Flexibility to rent the house for a maximum of 5 years before moving in	Similar potential flexibility
Oasis Life group offers preferential access to medical / frail care facilities subject to availability	Limited to facilities offered by specific scheme
Reliable developer will add value to the scheme over the long term	Developer only involved until all units sold



INVEST IN YOUR:

LIFESTYLE SECURITY

Live a resort-like lifestyle in the beautiful Clara Anna Fontein security estate, which offers:

- A luxurious lifestyle centre, lounge, meeting rooms, gym, coffee shop, swimming pool and viewing deck;
- Kilometers of walking trails and open areas inside the beautifully manicured security estate;
- Exclusive Oasis Life clubhouse offering a restaurant (with meal options), coffee shop, library, lounge, gym equipment, laundry service, hair and beauty salon, administration office and primary health care facility;
- Variety of house types whether you're scaling down in size or scaling up in quality;
- Facilities managed on a hospitality-level;
- Pet-friendly homes and gardens.



PHYSICAL SECURITY

State of the art security:

- Oasis Life retirement village is ensconced within the security estate of Clara Anna Fontein;
- 24-hour manned security, infrared cameras, electrified fencing, biometric access control and anti-dig barriers on the Clara Anna Fontein Estate perimeter;
- Oasis Life will have a preferential arrangement with the ER24 service for emergency assistance;
- 24-hour access control and monitoring of the estate.



MEDICAL SECURITY

Oasis Life will offer:

- A Primary Care Centre in the Oasis Life clubhouse;
- Doctor's consulting and observation rooms, with medical equipment to deal with emergencies;
- Clinic services by qualified nursing staff;
- Medical database to ensure emergencies can be dealt with quickly;
- Home visits by nursing staff to ensure wellbeing of occupants;
- Emergency nurse call system including panic button with link to clinic, security and dedicated ER services;
- Tailor-made nursing services and home-based care options available (at additional costs);
- Preferential access to frail care, step-down and day hospital facilities at Oasis Century City, Oasis Life Burgundy (when completed) and other local facilities – subject to availability.



FINANCIAL SECURITY

Make a key financial investment:

- Reap the benefits of the Life Right model;
- You will have a substantial discount on price compared to similar houses in Clara Anna Fontein;
- No special levies in respect of the housing levy will ever be raised;
- The housing levy is linked to CPI;
- Portion of the enhanced value in respect of a resale is reinvested into a maintenance and capital fund for ongoing reinvestment into the retirement village;
- Ability to rent out your house during the first 5 years (only to first purchasers);
- Your Life Right is endorsed on the title deed in respect of the Retired Persons Act affording protection to the occupant.





Clara Anna Fontein Lifestyle Centre

A. FACILITIES PROVIDED

1. Care Centre in the Clubhouse consisting of a reception, clinic/doctor's consulting and observation rooms, including staff restroom/lounge.
2. Medical staff 24/7 consisting of a minimum of one qualified sister during normal office hours and an enrolled nursing assistant (ENA) to attend to emergencies after hours, over weekends and public holidays.
3. Emergency nurse call system, including panic button with links to clinic, security and ER Services.
4. As needs arise, a Doctor may become available exclusively for the occupants of the Retirement Village.

B. SERVICES PROVIDED

1. Primary Health Care

- Included in monthly levies.
- Primary Health Care Service is the basic medical care provided and consists of three distinct services:

Regular visits to the clinic in the clubhouse will include:	Regular house visits	Medical record keeping
<ul style="list-style-type: none"> - Vital signs, blood pressure, blood glucose, haemoglobin. - Checking ears with otoscope, treat blocked ears and refer in case of infection. - Dressing of minor wounds. - Injections on script. - Emergency support until ambulance service arrives. - Advice on minor ailments with referral where needed. - Assistance with initial home-based care. - Assist with Pathcare requests. 	<ul style="list-style-type: none"> - Monitoring of all occupants to ensure they are healthy and well. - Done on rotational basis. - Observing general lifestyle and general well-being. - Discussing with the occupants or their family, any concerns that may be observed during these visits. - Taking other remedial action if required. - Discussing any medical concerns that the occupants may raise. 	<ul style="list-style-type: none"> - Registered nurse will compile a medical history of the occupant. - Medical records kept on database. - Updated regularly and available for possible emergency situations. - Information to be recorded: Names, ID numbers, Medical Aid name and number, preferred ambulance service, medical history/condition, medication, allergies, etc. Contact details of personal Doctor and contact details of next of kin and family in the case of an emergency.

2. Home-based care

- On-demand service to be quoted and invoiced separately.
- Home-based support/care is a service offered and managed by the contracted professional home nursing service.
- Benefits
 - Providing flexible care and support in the comfort of the occupant's own home.
 - Cost effective and flexible alternative to frail care.
 - Relief from the pressures of caring for a sick loved one.
 - Depending on the occupant's Medical Aid Scheme and the registration of the home-based nursing service provider, the occupant may claim for the cost of this service.
- Services include:
 - Flexible Care Packages from 1 hour to 24 hours per day, 7 days a week.
 - Care givers to assist with bathing, dressing and making of beds.
 - Tidying of bedroom and bathroom after use.
 - Placement of personal and bed linen into the patient's own washing machine if it has been soiled with body fluids. Patient's helper or family to continue with necessary washing cycle.
 - Clubhouse to offer laundry service if needed.
 - Preparation of light meals only (e.g. tea and toast or cereals) if needed.
 - Carefully vetting of nurses, auxiliary nurses and care givers, depending on the level of care required.
 - Medication management by qualified staff.
 - Geriatric assessment / management of incontinence and provision of incontinent products.
 - Post-operative care and minor wound care.
 - Arranging or facilitating multi-disciplinary clinic services – Doctor, Physiotherapist, Dietitian, Psychologist as needs arise.
 - Assist in transferring occupant to and from frail care/care facility when necessary.
 - Take-away meals delivered to homes at a nominal delivery cost.

C. FRAIL CARE FACILITY

- Not provided at Oasis Life Clara Anna Fontein.
- Arrangement for preferential access, subject to availability, at Oasis Care Centre in Century City, and any affiliated facility in and around Durbanville.
- Charged for by the applicable Frail Care facility.

A WHOLE NEW STANDARD OF RETIREMENT LIVING

Retiring to Oasis Life Clara Anna Fontein means retiring to one of Cape Town's finest lifestyle estates.

These 128 hectares of peace, security and great natural beauty are set in the gently rolling hills above Durbanville, and offer a modern take on retirement living. In this vision of retirement, retirees have their own village of contemporary cottages with a dedicated clubhouse and care centre, but are also welcome to enjoy the magnificent Clara Anna Fontein Lifestyle Centre, with its world-class clubhouse, health, sports and entertainment facilities, and so much more.

The result is definitely a 'best of both worlds' solution for retirees: peace and quiet when you want it, and all the conviviality of a family-oriented, multi-generational country club when you're in the mood for fun and games.



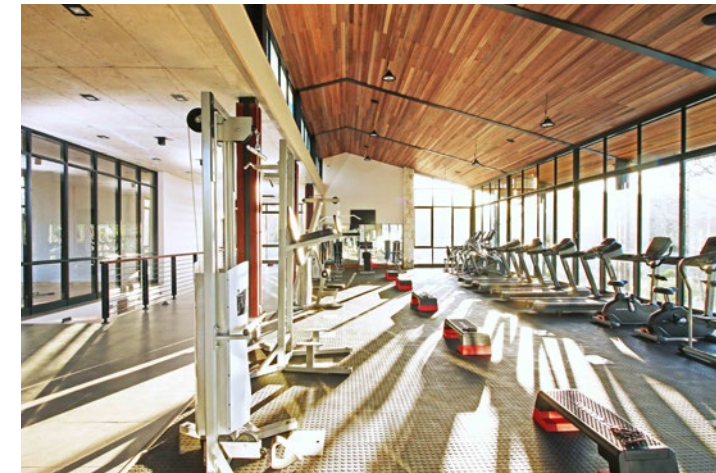
WHERE 18TH CENTURY ARCHITECTURE MEETS 21ST CENTURY LIFESTYLE DESIGN

In addition to the Oasis Life Village, the greater Clara Anna Fontein estate comprises 344 generously proportioned single residential erven, a village of contemporary townhouses, a Reddam School campus, a lush wetlands greenbelt and a private nature reserve, home to various species of antelope and other wildlife, including zebra and wildebeest.

And at the heart of the estate is the multifaceted, multi-functional Lifestyle Centre. This magnificent combination of 18th and 21st century buildings features an expansive clubhouse with a bar, restaurant, viewing deck and games room, brilliantly designed in glass, stone and steel as an extension of the lovingly restored manor house. A formal garden complements the original facade, alongside which a toddlers' play area with pool and jungle gym adds to the array of family offerings.

A well-equipped gym with enormous picture windows, a 25 metre swimming pool, a squash court and two tennis courts add health and sports components to the Lifestyle Centre, complemented by over seven kilometres of secure, scenic trails for walking, running and cycling.

A spacious, tree-shaded boma provides an additional outdoor entertainment and braai area, while a three-hundred year-old wine cellar provides an additional meeting and hobbies room for residents, completing what is one of the best suite of communal amenities in any private residential estate in South Africa.



A DEDICATED CLUBHOUSE TO MEET YOUR EVERY NEED

Central to the concept of communal living in the Clara Anna Fontein Oasis Life Village is a dedicated retirement Lifestyle Centre, for the exclusive use of residents and their personal guests.

At its heart is a welcoming, contemporary clubhouse, which overlooks the wetlands area and opens up wonderful views of the Clara Anna Fontein Lifestyle Centre and the surrounding hills. This well-designed communal facility will comprise a restaurant, a sitting room flowing out onto an expansive deck, an activities room, an exercise area, a meeting room, and a coffee bar.

It will also house the primary healthcare facility of the Village, consisting of an observation room, with essential medical equipment for any emergencies, and a consulting room.

And to provide for active aging and proactive healthcare, the gym operator at the Clara Anna Fontein Lifestyle Centre specialises in personalised and rehabilitative programmes for people of all ages.



CELEBRATE LIFE IN A SAFE HAVEN WHERE PAST & FUTURE MEET

Life at Clara Anna Fontein embraces all generations, from the toddlers in the play park to the teenagers shooting pool in the games room; from the raucous rugby fans caught up in the big match on the big screen to the animal lovers watching the wildebeest and the zebras come quietly down the watering hole in front of the Clubhouse deck.

And for those more tranquil moments, there are the gracious sitting rooms of the Manor House in which to enjoy a personally poured cappuccino, or the serene stoep of the dedicated Oasis Village clubhouse on which to savour a sundowner.

Ensnconced in the security of the estate, with its 24-hour manned security, infrared cameras, electrified fencing, biometric access control and anti-dig barriers, life at Clara Anna Fontein is there for living to the full, in all its moods and moments.



A 21ST CENTURY VILLAGE DESIGNED FOR TODAY'S RETIREES

Rabie's Oasis Life Village in Clara Anna Fontein has been designed in a contemporary architectural idiom to celebrate its rural setting and for the comfort and care of long-leisure-filled days. Once complete it will consist of 125 one, two and three-bedroom homes, ranging in size from 101m² to 273m².

The layout of the cottages has been designed to maximise north-facing light & views, where covered patios with built-in braais will offer the seamless indoor-outdoor lifestyle we South Africans love. Every home will have a pet-friendly, exclusive-use garden, and either a single or a double garage. There will also be plenty of visitor parking, and every home will be equipped with fibre-to-home for high-speed internet and DSTv connectivity.

Architecturally, the village has been designed to complement the existing Clara Anna Fontein aesthetic with its clean modern lines. In order to connect the architecture with the landscape, natural materials and colours are being used exclusively throughout the village, with buildings rendered in earthy tones to blend into the surrounding site. All buildings within the village are kept to a single story in height, allowing the natural slope of the site to be read in the roofscape of the development, and for the convenience of residents.



THE JEWEL OF THE DURBANVILLE VALLEY

The estate is ideally situated within a few minutes drive from the village of Durbanville in a beautifully tranquil location just 25 minutes from the centre of Cape Town. Cape Town International Airport is also just 25 minutes away.

Although it has a real country feel about it, the little town of Durbanville is well supplied with upmarket shopping centres – Tyger Valley and Willowbridge being the most well known – and a full range of services you'd expect to find in a big city. These include excellent schools and first-rate medical facilities including the Mediclinic Durbanville, which offers a broad spectrum of medical services, emergency and specialist care units.

The rolling hills around Clara Anna Fontein are covered in vineyards and the area boasts some of the country's finest wine estates, including Meerendal, which is just five minutes from the gates of Clara Anna Fontein, and Diemersdal. The classic Cape winelands towns of Stellenbosch and Franschhoek are also not far off.

It's a beautiful and secure part of the country, with a stable community of families, many of whom have lived here for generations, and an absolutely ideal spot in which to settle down in the rich, leisure-filled years of retirement.





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