

## Price list - Apartments PHASE 1

| Unit                | No. of Bedrooms | No. of Bathrooms | Interior Area (m <sup>2</sup> ) | Exterior Area (m <sup>2</sup> ) | Drying Yard (m <sup>2</sup> ) | Store Room (m <sup>2</sup> ) | Total Area (m <sup>2</sup> ) | Parking | View       | Price (USD) | Price (ZAR)  | Price (MUR)    |
|---------------------|-----------------|------------------|---------------------------------|---------------------------------|-------------------------------|------------------------------|------------------------------|---------|------------|-------------|--------------|----------------|
| 2-Bed Mountain View | 2               | 2.5              | 132                             | 37                              | 10                            | 3                            | 182                          | 2 bays  | South-East | \$ 400,000  | R 7,200,000  | Rs. 18,000,000 |
| 2-Bed Sea View      | 2               | 2.5              | 132                             | 37                              | 10                            | 3                            | 182                          | 2 bays  | North-West | \$ 450,000  | R 8,100,000  | Rs. 20,250,000 |
| 3-Bed Mountain View | 3               | 3.5              | 185                             | 56                              | 7                             | 3                            | 251                          | 2 bays  | South-West | \$ 560,000  | R 10,000,000 | Rs. 25,000,000 |
| 3-Bed Sea View      | 3               | 3.5              | 185                             | 56                              | 7                             | 3                            | 251                          | 2 bays  | South-West | \$ 620,000  | R 11,500,000 | Rs. 28,750,000 |

## Price list - Penthouse PHASE 1

| Unit            | No. of Bedrooms | No. of Bathrooms | Interior Area (m <sup>2</sup> ) | Exterior Area (m <sup>2</sup> ) | Drying Yard (m <sup>2</sup> ) | Courtyard (m <sup>2</sup> ) | Store Room (m <sup>2</sup> ) | Total Area (m <sup>2</sup> ) | Parking | View       | Price (USD) | Price (ZAR)  | Price (MUR)    |
|-----------------|-----------------|------------------|---------------------------------|---------------------------------|-------------------------------|-----------------------------|------------------------------|------------------------------|---------|------------|-------------|--------------|----------------|
| 3-Bed Penthouse | 3               | 3.5              | 208                             | 141                             | 9                             | 9                           | 5                            | 372                          | 2 bays  | North-West | \$ 760,000  | R 13,700,000 | Rs. 34,250,000 |
| 4-Bed Penthouse | 4               | 4.5              | 282                             | 182                             | 9                             | 14                          | 5                            | 492                          | 2 bays  | South-West | \$ 900,000  | R 16,200,000 | Rs. 40,550,000 |

### Payment Terms

|    |  |     |
|----|--|-----|
| 1  | Upon signature of Reservation Contract - CRP | 10% |
| 2  | Upon signature of Deed of Sale - DOS         | 15% |
| 3  | At start of construction                     | 15% |
| 4  | Upon completion of Foundations               | 10% |
| 5  | Upon completion of Ground floor slab         | 10% |
| 6  | Upon completion of First floor slab          | 5%  |
| 7  | Upon completion of Second floor slab         | 5%  |
| 8  | Upon completion of Third floor slab          | 5%  |
| 9  | Upon completion of Roof slab                 | 10% |
| 10 | Upon completion of Unit                      | 10% |
| 11 | At handing over of keys                      | 5%  |

### Note:

\* Excludes 5% registration duty, ± 0,7% notary fees, EDB Application fee

\* This price list is only indicative and non-contractual. Bijou Residential Ltd reserves the right to modify any contents of this pricelist, without prior notice or liability.



## Price list - Villa PHASE 1

| Unit No. | Plot No. | Unit Type | No. of Bedrooms | No. of Bathrooms | Parking                              | Ground Floor Internal Area (m <sup>2</sup> ) | Ground Floor External Area (m <sup>2</sup> ) | First Floor Internal Area (m <sup>2</sup> ) | First Floor External Area (m <sup>2</sup> ) | Drying Yard (m <sup>2</sup> ) | Total Area (m <sup>2</sup> ) | Plot Area (m <sup>2</sup> ) | Direction Facing | Price (USD)  | Price (ZAR)  | Price (MUR)    |
|----------|----------|-----------|-----------------|------------------|--------------------------------------|--|--|---|---|-------------------------------|------------------------------|-----------------------------|------------------|--------------|--------------|----------------|
| Villa 1  | 1        | A         | 4               | 4.5              | Double Garage & on-site Visitor Bays | 155  | 34   | 152   | 39  | 15                            | 395                          | 700                         | South            | \$ 1,150,000 | R 20,700,000 | Rs. 51,750,000 |
| Villa 2  | 2        | A         | 4               | 4.5              | Double Garage & on-site Visitor Bays | 155  | 34   | 152   | 39  | 15                            | 395                          | 700                         | South            | \$ 1,150,000 | R 20,700,000 | Rs. 51,750,000 |
| Villa 3  | 3        | C         | 4               | 4.5              | Double Garage & on-site Visitor Bays | 161  | 45   | 159   | 32  | 15                            | 412                          | 700                         | South            | \$ 1,195,000 | R 21,500,000 | Rs. 53,750,000 |
| Villa 4  | 4        | A         | 4               | 4.5              | Double Garage & on-site Visitor Bays | 155  | 34   | 152   | 39  | 15                            | 395                          | 700                         | South            | \$ 1,150,000 | R 20,700,000 | Rs. 51,750,000 |
| Villa 5  | 5        | A         | 4               | 4.5              | Double Garage & on-site Visitor Bays | 155  | 34   | 152   | 39  | 15                            | 395                          | 700                         | East             | \$ 1,150,000 | R 20,700,000 | Rs. 51,750,000 |
| Villa 6  | 6        | C         | 4               | 4.5              | Double Garage & on-site Visitor Bays | 161  | 45   | 159   | 32  | 15                            | 412                          | 700                         | East             | \$ 1,195,000 | R 21,500,000 | Rs. 53,750,000 |
| Villa 7  | 7        | B         | 4               | 4.5              | Double Garage & on-site Visitor Bays | 161  | 52   | 161   | 47  | 16                            | 437                          | 700                         | East             | \$ 1,230,000 | R 22,150,000 | Rs. 55,375,000 |
| Villa 8  | 8        | A         | 4               | 4.5              | Double Garage & on-site Visitor Bays | 155  | 34   | 152   | 39  | 15                            | 395                          | 700                         | South            | \$ 1,150,000 | R 20,700,000 | Rs. 51,750,000 |

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| 4  | Upon completion of Foundations               | 10% |
| 5  | Upon completion of Ground floor slab         | 10% |
| 6  | Upon completion of First floor slab          | 5%  |
| 7  | Upon completion of Roof slab                 | 10% |
| 8  | Upon completion of External openings         | 10% |
| 9  | Upon completion of Unit                      | 10% |
| 10 | At handing over of keys                      | 5%  |

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