

NEWLYN INVESTMENTS

Short Introduction

The Newlyn Group was established in 1996 to avail itself of the opportunities within the Port Logistics sector. Prior to 1994, Black participation within the Port had been prohibited by legislation. The Group's focus is the creation of operationally efficient storage facilities in close proximity to the coastal and inland ports. The Group's facilities are located in Durban, Pinetown, Pietermaritzburg, Johannesburg, Richards Bay and Cape Town. The Group's facilities vary in size from 10,000 square meters to our largest facility in Durban, which is approximately 210,000 square meters. The Group's current facilities are strategically located and are designed primarily for the storage of palletized and high volume dry bulk cargo.

About us

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The Group's current facilities are strategically located and are designed primarily for the storage of palletized and high volume dry bulk cargo. Utilising its vast understanding and knowledge of the storage and logistics sectors, the Group effected improvements to its properties , thereby creating operationally efficient storage facilities This vast knowledge of the storage and logistics sectors has ensured the Group's high levels of occupancy with blue chip tenants.

The Group is currently working on various other major developments including, *inter alia*:

1. a 500,000 m² site situate at the entrance of the port of Richards Bay which it intends to develop into a liquid and dry bulk terminal, and

2. a 100,000 m2 site situate along the N3 corridor between Durban and Pietermaritzburg which it intends to develop into a state-of-the-art warehouse.

The Group has recently completed four major developments:

1. A 9,000m² state of the art warehouse for an international company in Jacobs, Durban;
2. A business park in Richards Bay consisting of approximately 10,000 m² of commercial and light industrial space (1,800 m² for commercial use, 900 m² of mini-factories and 7,000 m² of warehouses with adjoining office space);
3. A warehouse development in Cape Town, which comprises of a modern 12,500m² warehouse on an 18,000m² site, and;
1. A 28,000 m2 dry bulk warehouse with dual undercover rail sidings, with a 10,000 m2 bulk yard on a 60,000 m2 site in Alton, Richards Bay.

The Group's Tenants

The following are some of the tenants that lease property from the Group:

Tenant
Grindrod Intermodal, a division of Grindrod (Pty) Ltd
Freightmax (Pty) Ltd
IMM Graduate School of Marketing
Barloworld Logistics Africa (Pty) Ltd
Bridge Shipping (Pty) Ltd
Wholesale Housing Supplies (Pty) Ltd t/a Saffer

Harcourts
Barloworld Equipment (Pty) Ltd
The Kelly Group Ltd
Assa Abloy (SA) (Pty) Ltd Access Freight Logistics SA (Pty) Ltd SAB Miller Protea Chemicals Rohlig Grindrod Richards Bay Minerals MegaFreight Services (Pty) Ltd Merchant Commercial Finance (Pty) Ltd

Vision Statement

To target potential prime industrial properties, with the intention of transforming them into choice facilities that offer the ultimate solution in location, storage and logistical efficiency, in accordance with client requirements.

To ensure that sites are tailored specifically to suit client's business requirements, ensuring optimal operational efficiency, and creating on-going value for their businesses.

To effect the quickest response to client's needs to achieve optimum time efficiency.

Mission Statement

To continually strive to offer clients the foremost in specifically tailored prime locations, which address their specific business needs in terms of optimal logistical and operational efficiency, location and storage, thus creating on-going value for their businesses.

To guarantee the quickest response to client's needs, ensuring optimum time efficiency.

To remain vigilant to potential opportunities to acquire, renovate or transform prime industrial properties that suit our client's niche market requirements.

To ensure we not only meet, but also consistently exceed client expectations.

To utilize staff expertise to efficiently manage projects, which create on-going value for clients, in the daily operation of their businesses.

To add value to the community by providing employment, which ultimately uplifts and empowers workers and their families.

Value Statement

Integrity, honesty, and transparency are the cornerstones of our business, and we continually strive to ensure that we cultivate dynamic, visionary thinking, with integrity at the core.

In understanding our client's needs, we are aware of the financial and strategic benefits of a quick response, and thus strive to ensure a speed of response that enables clients to optimize business efficiency.