

## PROSPECTUS SUMMARY FOR PLOVER PARK INVESTMENT OPPORTUNITY



### **PREAMBLE**

IMPORTANT NOTICE: Certain information contained within this Prospectus Summary is not publicly available due to the Protection of Personal Information Act No. 4 of 2013 ("POPIA") and will only be disclosed upon the signature of a Non-Disclosure Agreement ("NDA"). Such information is marked with an asterisk (\*) throughout this document.

This Prospectus Summary pertains to the investment opportunity in Plover Park, a modern lifestyle private estate located in Bryanston East, Sandton, South Africa. Blue Future Investments (Pty) Ltd (the "Company") is offering investors the chance to participate in this exclusive development through the purchase of Plover Park Tokens ("PPTs"), which represent a share in the underlying real estate asset.

It is important to note that due to POPIA, certain information related to this investment opportunity is not publicly available and will only be disclosed to interested parties upon the signature of an NDA. Throughout this Prospectus Summary, such information is marked with an asterisk (\*).

The purpose of this Prospectus Summary is to provide prospective investors with a comprehensive overview of the Plover Park investment opportunity, including details about the property, development plans, target market, financial projections, risk factors, and the investment process. By presenting this information in a transparent and accessible

manner, the Company aims to enable prospective investors to make an informed decision about whether to invest in Plover Park.

The Company is committed to adhering to the highest standards of corporate governance, legal compliance, and investor protection. As such, the Plover Park investment opportunity has been structured in accordance with applicable South African laws and regulations, including the Companies Act 71 of 2008 (the "Companies Act"), the Financial Advisory and Intermediary Services Act 37 of 2002 ("FAIS"), POPIA, and the Financial Intelligence Centre Act 38 of 2001 ("FICA").

Furthermore, the Company has engaged the services of reputable legal, financial, and technical advisors to ensure that the Plover Park development is executed in a professional and efficient manner. These advisors include Schindlers Attorneys, a leading South African law firm.

Prospective investors should carefully review this Prospectus Summary in its entirety, along with the supplementary documentation referenced herein, such as the Financial Pack\* and the complete Prospectus\*. The En Commandite Partnership Agreement is only prepared once the target raise is met. The essential terms of the Partnership Agreement can be provided upon request, subject to the signature of an NDA. It is also recommended that prospective investors seek independent legal, financial, and tax advice to fully understand the implications of investing in Plover Park Tokens in their respective jurisdictions.

The Company is dedicated to maintaining open and transparent communication with prospective investors throughout the investment process. Should you have any questions or require further information, please do not hesitate to contact our Investor Relations team at [info@schindlersx.io](mailto:info@schindlersx.io).

## **EXECUTIVE SUMMARY**

Plover Park is a private, access-controlled estate situated in the affluent suburb of Bryanston East, known for its large stands, lush greenery, and proximity to top schools, shopping centers, and business hubs. The estate will feature six luxurious homes, each with its own unique design and high-end finishes, catering to the discerning tastes of the target market.

### **Key Investment Highlights:**

- Prime location in Bryanston East, Sandton, one of South Africa's most sought-after residential areas
- Six luxurious homes with unique designs, high-end finishes, and eco-friendly features
- Opportunity to invest through the purchase of Plover Park Tokens (PPTs), built on secure blockchain technology
- Substantial return potential for investors, with projected ROI of 17% anticipated before 25 May 2025
- En commandite partnership structure, offering investors limited liability and a clear legal framework
- Experienced management team with proven track record in real estate development, finance, and blockchain technology
- Comprehensive development plan, optimizing land use and catering to target market needs
- Market demand for luxurious, full-title residential properties in the area, with limited supply of comparable developments

The Company is offering investors the opportunity to participate in this exclusive development through the purchase of PPTs, which are built on blockchain technology and represent a share in the underlying real estate asset. The investment is structured as an en commandite partnership, providing investors with potential for substantial returns while maintaining a clear legal framework and limited liability.

## **Detailed Investment Process**

### 1. Investor Registration:

Potential investors create an account on the SchindlersX platform and complete the necessary KYC (Know Your Customer) and AML (Anti-Money Laundering) procedures.

### 2. Token Offering:

The Plover Park property is tokenized and the tokens, representing fractional ownership, are offered for sale to registered investors on SchindlersX. The offering has a specified target raise amount and lock-in period.

### 3. Investment Commitment:

Investors review the property details and investment memorandum, then decide on their investment amount. They purchase property tokens through the SchindlersX platform, with their capital locked in for the specified period.

### 4. Target Raise Achievement:

If the target raise is met within the lock-in period, the process continues. If not, investors are entitled to an automatic reimbursement of their capital investment less transaction fees.

### 5. Partnership Formation:

Upon achieving the target raise, a limited partnership is formed. A registered Financial Services Provider (FSP) is appointed as the General Partner, handling management and strategic decisions. Token investors become Limited Partners, sharing in the profits generated from the property's appreciation and sale.

#### 6. Fund Transfer:

The funds collected on SchindlersX are transferred by Schindlers Digital Assets to the appointed conveyancers under explicit terms to protect the token investors.

#### 7. Property Acquisition:

The conveyancers, following the terms set by Schindlers Digital Assets and Schindlers Attorneys, facilitate the payment to the property seller and ensure the successful registration of the property transfer.

#### 8. Bond Registration:

Concurrent with the property transfer, a bond is registered in favor of the partnership to protect the token holders' investment. The bond is secured and cannot be canceled without the written consent of Schindlers Digital Assets and Schindlers' Attorneys, who have sole discretion to provide or withhold consent for bond cancellation.

#### 9. Property Management and Sale Preparation:

The FSP, as the General Partner, oversees the property to maximize its resale value. Regular updates are provided to the token holders.

#### 10. Property Sale:

The property is held for a period to allow for appreciation before being actively marketed for sale. Upon successful sale, the proceeds are distributed to token holders after deducting fees and expenses.

## 11. Bond Cancellation:

The bond is canceled once the property is sold and all investors have been paid out, provided that the bond conditions are adhered to.

## 12. Investment Exit:

Token holders receive their share of the sale profits, with the distribution handled transparently through the SchindlersX platform. Both SchindlersX and the FSP provide dedicated investor support throughout the process.

### **LEGAL STRUCTURE: EN COMMANDITE PARTNERSHIP**

The Plover Park investment opportunity is structured as an en commandite partnership, also known as a limited partnership. This legal structure is designed to facilitate the investment and management of the Plover Park development while providing investors with limited liability and a clear framework for their participation.

An en commandite partnership consists of two types of partners:

1. General Partner (GP): The GP is responsible for managing the partnership and making day-to-day decisions related to the Plover Park development. The GP has unlimited liability for the partnership's debts and obligations. In this case, a registered Financial Services Provider will be appointed as the GP after the successful capital raise.
2. Limited Partners (LPs): The LPs are the investors who contribute capital to the Plover Park opportunity by purchasing PPTs. LPs have limited involvement in the management of the partnership, and their liability is limited to the amount of their investment.

The process of setting up the en commandite partnership for Plover Park is as follows:

1. Appointment of GP: Upon the successful completion of the target raise, the Company will appoint a registered Financial Services Provider as the GP of the partnership. The GP will be selected based on their experience, reputation, and ability to manage the Plover Park development effectively.

2. Execution of Partnership Agreement: The GP and the LPs (PPT holders) will enter into the Plover Park En Commandite Partnership Agreement, which outlines the rights, obligations, and terms of the partnership. This agreement will be made available to prospective investors for review, subject to the signature of an NDA.
3. Capital Contribution: The LPs contribute capital to the partnership by purchasing PPTs during the token offering. The funds raised will be used to finance the Plover Park development in accordance with the budget outlined in the Financial Pack\*.
4. Management and Operation: Once the partnership is established, the GP assumes responsibility for managing the Plover Park development and making decisions in the best interest of the partnership. LPs have limited involvement in day-to-day operations.
5. Return on Investment Distribution: Upon the successful sale of a Plover Park property, the profits generated will be distributed to the LPs in proportion to their PPT holdings, as outlined in the Partnership Agreement. The projected return on investment (ROI) for PPT holders is 17% anticipated by 25 May 2025.

The en commandite partnership provides several key benefits for investors:

- Limited Liability: LPs' liability is restricted to the amount of their investment.
- Clear Legal Framework: The Partnership Agreement defines the rights, obligations, and terms of the partnership.
- Experienced Management: The appointment of a registered Financial Services Provider as the GP ensures the development is professionally managed.
- Potential for Substantial Returns: LPs participate in the potential profits while limiting downside risk.

Prospective investors should carefully review the Plover Park En Commandite Partnership Agreement\*, available subject to the signature of an NDA, to fully understand the terms and conditions of the partnership. It is also recommended that investors seek independent legal and financial advice to ensure that the investment aligns with their individual circumstances and risk tolerance.

## PROPERTY AND DEVELOPMENT DETAILS

### Location and Neighborhood:

Plover Park is strategically located at 2 Hans Crescent, Bryanston East, Sandton, in the heart of one of South Africa's most prestigious and sought-after residential areas. The

neighborhood is renowned for its large, well-established stands, lush greenery, and peaceful, secure atmosphere, offering residents an exceptional quality of life.

Bryanston East is situated just north of the Sandton Central Business District (CBD), providing convenient access to world-class shopping, dining, and entertainment amenities. The area is home to several top-rated private schools, including St Stithians College, Crawford College Sandton, and the French International School of Johannesburg, making it an ideal location for families with school-aged children.

The neighborhood is well-connected to major transportation networks, with easy access to the N1 and N3 highways, as well as the Gautrain rapid rail system. The Sandton Gautrain station is just a short drive away, offering quick and efficient connections to OR Tambo International Airport and other key destinations in Johannesburg and Pretoria.

Bryanston East is also in close proximity to several prestigious golf courses, such as the Bryanston Country Club and the River Club, providing residents with ample opportunities for leisure and recreation. The area's tree-lined streets, parks, and green spaces create a tranquil and inviting atmosphere, making it a highly desirable location for those seeking a luxurious and peaceful lifestyle.

**Surrounding Amenities:** Plover Park's prime location in Bryanston East offers residents convenient access to a wide range of world-class amenities, including:

- **Shopping:** Sandton City Shopping Centre, Nelson Mandela Square, Hyde Park Corner, and Morningside Shopping Centre are all within a short drive, offering a diverse selection of high-end retail stores, boutiques, and grocery outlets.
- **Dining:** The area boasts numerous fine dining establishments, cafes, and casual eateries, catering to a variety of culinary preferences. Notable restaurants include Signature Restaurant, Wombles Steakhouse, and Pigalle.
- **Entertainment:** Residents can enjoy a variety of entertainment options, such as the Sandton Convention Centre, Theatre on the Square, and Montecasino, which offer live performances, concerts, and cinematic experiences.
- **Healthcare:** Plover Park is located near several top-quality healthcare facilities, including Mediclinic Sandton, Netcare Sunninghill Hospital, and Life Fourways Hospital, ensuring residents have access to excellent medical care.
- **Sports and Recreation:** In addition to the nearby golf courses, residents can take advantage of the Virgin Active Bryanston and Planet Fitness Sandton gyms, as well as the Sandton Sports Club, which offers tennis, squash, and swimming facilities.



- Nature and Parks: The neighborhood is surrounded by beautiful green spaces, such as the Bryanston Organic & Natural Market, the Sandton Field & Study Centre, and the Rietfontein Nature Reserve, providing opportunities for outdoor recreation and relaxation.

The abundance of top-quality amenities in close proximity to Plover Park further enhances the desirability of the location and contributes to the exceptional lifestyle offered to residents.

Development Overview: Plover Park is a meticulously planned, private access-controlled estate that will feature six luxurious, full-title homes, each with its own unique architectural design and high-end finishes. The development team, led by Peet van Jaarsveld and renowned architect Gavin Warburton, has crafted a comprehensive plan that optimizes the land's potential while creating a harmonious and aesthetically pleasing environment.

The estate's design takes full advantage of the natural beauty of the area, incorporating lush landscaping, mature trees, and green spaces to create a serene and inviting atmosphere. The homes will be positioned to maximize privacy and views, with ample space between each property to ensure a sense of exclusivity and tranquility.

Each of the six homes will be designed to cater to the discerning tastes and requirements of the target market, with a focus on luxury, comfort, and functionality. The architectural style will be modern and contemporary, with clean lines, expansive windows, and high-quality materials used throughout.

Architectural Design: The architectural design of the Plover Park homes will be characterized by a modern, contemporary aesthetic, incorporating clean lines, open floor plans, and a seamless flow between indoor and outdoor living spaces. The homes will feature a mix of natural materials, such as stone, wood, and glass, to create a warm and inviting atmosphere while maintaining a sleek and sophisticated appearance.

Key architectural features of the Plover Park homes include:

- Expansive windows and sliding glass doors to maximize natural light and provide a connection to the outdoors
- Double-volume ceilings in living areas to create a sense of spaciousness and grandeur

- Open-plan living, dining, and kitchen areas to facilitate easy entertaining and family interaction
- Private courtyards and patios to extend the living space and provide a secluded outdoor retreat
- Intelligent layout design to ensure optimal flow and functionality, with a clear separation between living and sleeping areas
- High-quality finishes, including engineered hardwood flooring, porcelain tiles, and custom cabinetry
- Attention to detail in every aspect of the design, from the placement of windows to the selection of light fixtures and hardware

The architectural design of the Plover Park homes will be tailored to the preferences and requirements of the target market, with a focus on creating a luxurious, comfortable, and visually stunning living environment.

Eco-Friendly Features: Plover Park is committed to promoting sustainable living and minimizing its environmental impact. As such, the development will incorporate a range of eco-friendly features and green building practices, including:

1. **Solar Power:** Each home will be equipped with a rooftop solar photovoltaic (PV) system, generating clean, renewable energy to offset a portion of the property's electricity consumption. This not only reduces the carbon footprint of the development but also provides homeowners with potential savings on their energy bills.
2. **Water Conservation:** The homes will feature water-efficient fixtures and appliances, such as low-flow toilets, showerheads, and faucets, to reduce water consumption. Additionally, rainwater harvesting systems will be installed to collect and store rainwater for irrigation and other non-potable uses.
3. **Energy-Efficient Appliances:** All homes will be outfitted with energy-efficient appliances, including ENERGY STAR-rated refrigerators, dishwashers, washing machines, and dryers. These appliances consume less electricity, resulting in lower energy costs and a reduced environmental impact.
4. **Insulation and Thermal Efficiency:** The homes will be constructed with high-quality insulation materials in the walls, roofs, and floors to minimize heat transfer and improve thermal efficiency. This helps to maintain a comfortable indoor temperature, reducing the need for excessive heating and cooling, and thus lowering energy consumption.

5. **LED Lighting:** Energy-efficient LED lighting will be used throughout the homes, both internally and externally. LED lights consume significantly less power and have a longer lifespan compared to traditional lighting options, resulting in energy savings and reduced maintenance costs.
6. **Sustainable Landscaping:** The estate's landscaping will be designed to minimize water consumption and maintenance requirements. This will be achieved through the use of indigenous, drought-resistant plant species, efficient irrigation systems, and the incorporation of permeable surfaces to reduce stormwater runoff.
7. **Recycling and Waste Management:** Plover Park will implement a comprehensive recycling and waste management program, encouraging residents to separate their waste into recyclable, compostable, and general waste categories. This will help to reduce the amount of waste sent to landfills and promote a more sustainable lifestyle.
8. **Electric Vehicle Charging:** Each home will be pre-wired for electric vehicle (EV) charging, making it convenient for residents to own and charge electric vehicles. This future-proofing measure supports the adoption of more environmentally-friendly transportation options.

By incorporating these eco-friendly features, Plover Park demonstrates its commitment to sustainability and responsible development practices. These features not only contribute to a reduced environmental impact but also provide homeowners with the benefits of lower operating costs, improved comfort, and a healthier living environment.

**Smart Home Technology:** Plover Park homes will be equipped with cutting-edge smart home technology, providing residents with the ultimate in convenience, comfort, and security. The integrated smart home systems will allow homeowners to control various aspects of their living environment through user-friendly smartphone apps or voice-activated assistants.

Key features of the smart home technology in Plover Park homes include:

1. **Climate Control:** Smart thermostats will enable residents to remotely control and schedule their heating and cooling preferences, optimizing energy efficiency and ensuring a comfortable living environment. The system will learn the homeowner's preferences over time and automatically adjust settings based on occupancy and weather conditions.
2. **Lighting Control:** Smart lighting systems will allow residents to control the brightness, color, and ambiance of their home's lighting from their smartphones or through voice commands. This includes the ability to set custom lighting scenes,

schedule lights to turn on and off automatically, and remotely control lights for added security when away from home.

3. **Home Security:** Each home will be equipped with a comprehensive smart security system, featuring high-definition cameras, motion sensors, and smart door locks. Residents will be able to monitor their homes remotely, receive real-time alerts for any suspicious activity, and grant temporary access to visitors or service providers through their smartphones.
4. **Energy Management:** Smart home technology will enable residents to monitor their energy consumption in real-time, providing insights into their usage patterns and identifying opportunities for energy savings. The system will also optimize energy consumption by automatically adjusting lighting, heating, and cooling based on occupancy and external factors.
5. **Audio and Visual Entertainment:** The homes will feature integrated smart audio and visual systems, allowing residents to stream music and video content throughout the property using their smartphones or voice-activated assistants. This includes the ability to create personalized playlists, control volume and playback, and synchronize audio across multiple rooms.
6. **Appliance Control:** Smart appliances, such as refrigerators, ovens, and washing machines, will be integrated into the smart home system, enabling residents to monitor and control these devices remotely. This includes features such as receiving alerts when groceries are running low, preheating the oven on the way home, or starting a laundry cycle from a smartphone.
7. **Voice Activation:** The smart home system will be compatible with popular voice-activated assistants, such as Amazon Alexa and Google Assistant, allowing residents to control various functions of their home using simple voice commands. This hands-free control adds an extra layer of convenience and ease to the living experience.
8. **Seamless Integration:** The smart home technology in Plover Park homes will be designed to work seamlessly together, creating a cohesive and intuitive living environment. The various systems and devices will communicate with each other, ensuring smooth operation and minimizing the need for manual intervention.

By incorporating advanced smart home technology, Plover Park homes offer residents a cutting-edge living experience that prioritizes comfort, convenience, and security. These features not only enhance the day-to-day life of homeowners but also contribute to the overall value and appeal of the properties.

Property Features: The six luxurious homes in Plover Park will boast exceptional features and amenities, designed to cater to the needs and preferences of the target market. Some of the key features include:

- Full title ownership, providing residents with the security and long-term investment potential of freehold property.
- Modern, contemporary architectural design, with a focus on clean lines, natural light, and seamless indoor-outdoor living.
- High-end specifications and finishes throughout, including premium appliances, designer fittings, and top-quality materials.
- Off-grid electricity and water supply, with each home featuring a solar PV system with battery backup and a rainwater harvesting system, ensuring self-sufficiency and eco-friendliness.
- Advanced security and privacy technology, including smart home systems, biometric access control, and state-of-the-art surveillance cameras.
- Landscaped private gardens with irrigation systems, providing a beautiful and low-maintenance outdoor living space for each home.
- Spacious covered patios and built-in braai facilities, perfect for entertaining and enjoying the mild Highveld climate.
- Double garages with ample storage space and additional off-street parking for guests.
- Fiber-optic internet connectivity, enabling high-speed access to online services and remote working capabilities.
- Energy-efficient features, such as double-glazed windows, LED lighting, and solar geysers, reducing the homes' environmental impact and operating costs.

These features, combined with the estate's prime location and secure, private setting, make Plover Park an exceptional investment opportunity for those seeking a luxurious and modern lifestyle in one of South Africa's most desirable residential areas.

Stand and Build Sizes: The six stands in Plover Park range in size from 412 square meters to 1,011 square meters, providing ample space for the luxurious homes and their accompanying landscaped gardens. The stand sizes are as follows:

- Stand 1: 1,011 square meters
- Stand 2: 983 square meters
- Stand 3: 895 square meters
- Stand 4: 876 square meters
- Stand 5: 754 square meters

- Stand 6: 412 square meters

The build sizes of the homes range from 360 square meters to 528 square meters, offering generous living spaces that cater to the needs of discerning buyers. The build sizes for each stand are as follows:

- Stand 1: 528 square meters
- Stand 2: 505 square meters
- Stand 3: 480 square meters
- Stand 4: 455 square meters
- Stand 5: 420 square meters
- Stand 6: 360 square meters

The spacious stand and build sizes allow for the incorporation of various luxury features and amenities, such as large open-plan living areas, multiple en-suite bedrooms, home offices, and expansive outdoor entertainment spaces. The development team has carefully considered the optimal use of space to ensure that each home offers a luxurious and comfortable living experience while maximizing the potential of the land.

Approvals and Infrastructure: The Company has been diligent in obtaining all necessary approvals and ensuring that the required infrastructure is in place for the Plover Park development. This includes:

- Rezoning approval to allow for the increased density of homes on the original land, which was granted in 2019.
- Sub-division approval to permit the issuing of multiple title deeds from the original single title deed, completed in 2020.
- Approval of services installed for each of the new stands, including water, electricity, and sewerage connections, completed in 2021.
- Section 34 approval, issuing the final permissions to transfer individual title deeds for each stand, granted in January 2023.

The Company has also invested in the installation of essential services and infrastructure, such as:

- Water and electricity supply: Each stand is connected to the municipal water and electricity grid, with additional provisions for off-grid solutions, such as solar PV systems and rainwater harvesting.

- Sewerage and stormwater management: The estate is connected to the municipal sewerage system, with a well-designed stormwater management plan in place to ensure proper drainage and prevent flooding.
- Road access and paving: The internal roads of the estate are paved and well-maintained, with ample lighting and signage for ease of navigation.
- Landscaping and common areas: The estate features beautifully landscaped common areas, including a central park and a scenic entrance, creating a welcoming and visually appealing environment.
- Security infrastructure: The estate is equipped with state-of-the-art security systems, including perimeter fencing, access control, and 24-hour monitoring, to ensure the safety and peace of mind of residents.

With all necessary approvals in place and the required infrastructure installed, the Plover Park development is fully prepared to enter the market. The Company has conducted extensive feasibility studies to ensure the project's viability and has received approval from all relevant authorities.

The private placement phase, which is the focus of this investment opportunity, is designed to facilitate the final preparations for the market launch of Plover Park. This includes the completion of the estate's entrance, which serves as a key selling point and allows potential buyers to visit the site and select their preferred stand.

By investing in Plover Park through the purchase of PPTs, investors can participate in this exclusive opportunity and benefit from the potential returns generated by the development's success. The Company's thorough approach to obtaining approvals and installing infrastructure demonstrates its commitment to delivering a high-quality, compliant, and sustainable estate that meets the needs of its target market.

## TARGET MARKET AND DEMAND

Plover Park is strategically positioned to appeal to a diverse range of discerning buyers seeking a luxurious and secure lifestyle in one of South Africa's most prestigious residential areas. The target market for this exclusive development includes:

1. Affluent Professionals and Executives: High-earning individuals in senior management positions or successful entrepreneurs who value the prestige, comfort, and convenience offered by a luxurious residential estate in a prime location. These buyers seek a home that reflects their success and provides a sanctuary from their busy professional lives.

2. Families with School-Aged Children: Families who prioritize access to top-quality education for their children will be drawn to Plover Park's proximity to some of Johannesburg's most prestigious private schools, such as St Stithians College, Crawford College Sandton, and the French International School of Johannesburg. The secure, child-friendly environment and spacious homes with ample room for growth will appeal to families looking for a long-term investment in their quality of life.
3. High Net Worth Individuals and Investors: Savvy investors seeking a high-yield opportunity in a prime location will be attracted to Plover Park's potential for capital appreciation and rental income. The scarcity of comparable developments in the area, combined with the growing demand for luxurious, full-title properties, presents a compelling investment case for those looking to diversify their portfolios.
4. Expatriates and Foreign Nationals: The Sandton area is home to a significant number of expatriates and foreign nationals, drawn to its cosmopolitan lifestyle, international business hub status, and access to world-class amenities. Plover Park's proximity to major corporate headquarters, international schools, and the OR Tambo International Airport will appeal to this market segment.
5. Empty Nesters and Retirees: Affluent empty nesters and retirees looking to downsize without compromising on quality of life will find Plover Park's low-maintenance, lock-up-and-go lifestyle appealing. The estate's security features, proximity to healthcare facilities, and access to leisure activities such as golf and fine dining will cater to the needs and preferences of this market segment.

Demand Drivers: The demand for residential properties in Bryanston East and the surrounding areas is driven by a combination of factors that contribute to the area's desirability and the potential for capital appreciation. These demand drivers include:

1. Prime Location: Bryanston East's proximity to the Sandton CBD, one of Africa's most important financial and business hubs, is a significant draw for affluent buyers who value the convenience of living close to work, entertainment, and leisure activities. The area's accessibility via major highways and the Gautrain rapid rail system further enhances its appeal.
2. Top-Quality Education: The presence of several prestigious private schools in the area, such as St Stithians College, Crawford College Sandton, and the French International School of Johannesburg, is a key driver of demand for residential properties in Bryanston East. Families with school-aged children are willing to pay a premium to live within easy reach of these top-performing educational institutions.



3. **Secure and Exclusive Lifestyle:** The growing demand for secure, gated communities that offer an exclusive and luxurious lifestyle is a significant factor driving interest in developments like Plover Park. Affluent buyers are increasingly seeking homes that provide a sanctuary from the stresses of urban living, with access to high-end amenities and a strong sense of community.
4. **Limited Supply of Comparable Developments:** The scarcity of full-title, luxury residential estates in Bryanston East and the surrounding areas contributes to the high demand for properties like those offered in Plover Park. The limited supply of comparable developments ensures that these properties maintain their value and potential for capital appreciation over time.
5. **Growing High Net Worth Population:** The ongoing growth of South Africa's high net worth population, particularly in the Sandton area, is driving demand for luxurious residential properties that cater to the needs and preferences of this affluent market segment. As the number of high-earning professionals and successful entrepreneurs continues to rise, so too does the demand for exclusive, high-end homes.
6. **Favorable Market Conditions:** Despite the challenges posed by the COVID-19 pandemic, the South African residential property market has demonstrated resilience, with demand for high-end properties remaining relatively stable. The current low-interest-rate environment and the potential for future economic recovery further contribute to the attractiveness of investing in a development like Plover Park.

**Market Research and Analysis:** To gauge the depth of demand for a development like Plover Park, the Company has conducted extensive market research and analysis, drawing on a range of sources and expert insights. This research has included:

1. **Property Market Reports:** A thorough review of recent property market reports, such as those produced by leading real estate firms like Knight Frank, Lightstone, and Seeff, has provided valuable insights into the performance and trends of the luxury residential property market in Johannesburg's northern suburbs. These reports consistently highlight the strong demand for high-end homes in secure, well-located estates.
2. **Comparable Developments:** An analysis of comparable developments in the Bryanston East area and the wider Sandton region has revealed a scarcity of full-title, luxury residential estates that offer the same combination of location, security, and amenities as Plover Park. This limited supply, coupled with the consistently high demand, supports the investment case for the development.

3. Demographic Trends: An examination of demographic trends in the area, including population growth, income levels, and age distribution, has confirmed the presence of a significant and growing market of affluent buyers who fit the profile of Plover Park's target audience. The increasing number of high-earning professionals, families, and retirees in the area bodes well for the development's success.
4. Interviews with Local Property Experts: Discussions with local property experts, including estate agents, developers, and market analysts, have provided valuable on-the-ground insights into the preferences and requirements of luxury home buyers in Bryanston East. These experts have consistently expressed confidence in the demand for a development like Plover Park, citing its prime location, high-end finishes, and exclusive lifestyle offering as key selling points.
5. Interest from Potential Buyers: The Company has already received significant interest from potential buyers who have expressed a desire to purchase a home in Plover Park. This early interest, even before the formal launch of the development, is a strong indication of the pent-up demand for luxury, full-title properties in the area.

Based on the extensive market research and analysis conducted, the Company is confident that Plover Park is well-positioned to capitalize on the strong demand for luxurious, secure, and exclusive residential properties in one of Johannesburg's most sought-after locations. The combination of the development's prime location, high-end finishes, and extensive amenities, coupled with the limited supply of comparable properties in the area, presents a compelling investment case for discerning buyers and investors alike.

## FINANCIAL INFORMATION

**Investment Structure:** Investors can participate in the Plover Park opportunity by purchasing Plover Park Tokens (PPTs) during the token offering. PPTs are built on blockchain technology and represent a share in the underlying real estate asset. The investment is structured as an en commandite partnership, with investors becoming Limited Partners (LPs) in the partnership.

Token Offering Details:

Phase 1

Closed

Phase 2

- Token Name: Plover Park Token (PPT)
- Token Price: \$100 per PPT
- Total Tokens Minted: 7,600 PPTs
- Target: \$766,000

The token offering will be conducted in two phases:

1. Private Placement Phase: The private placement phase is aimed at strategic investors and will offer a 20% discount on the token price. This phase is closed.
2. Public Offering Phase: The public offering phase is open to all eligible investors and will offer PPTs at the full token price of \$100 per token. This phase will have an allocation of 7,600 PPTs, with a minimum investment of \$100 per investor. The public offering phase will run for a period of 60 days or until the Target is reached, whichever comes first.

Funds raised during the token offering will be held in escrow until the offering is completed and the minimum threshold (soft cap) is reached. If the soft cap is not reached, all funds will be returned to investors, and no PPTs will be issued.

A detailed breakdown of the use of funds, including specific allocations and projected timelines, is available in the Financial Pack\*.

Financial Projections\*: The Company has conducted a comprehensive financial analysis of the Plover Park development, taking into account various factors such as market demand, sales prices, development costs, and timelines.

The ROI is projected to be 17% anticipated before 25 May 2025.

It is important to note that these financial projections are based on assumptions and estimates and are not guaranteed. Investors should carefully review the assumptions and risk factors outlined in the Prospectus\* and the Financial Pack\* and seek independent financial advice before making an investment decision.

Profit-Sharing Structure: The profit-sharing structure for the Plover Park en commandite partnership is designed to align the interests of the Limited Partners (PPT holders) and the General Partner and to ensure a fair distribution of the profits generated by the development.

Investors should note that the profit-sharing structure is subject to the terms and conditions outlined in the en commandite partnership agreement, which should be carefully reviewed and understood before making an investment decision.

**Risk Mitigation Strategies:** While the Plover Park development presents a compelling investment opportunity, the Company recognizes that there are inherent risks associated with any real estate development project. To mitigate these risks and protect the interests of investors, the Company has implemented a range of risk mitigation strategies, including:

1. **Comprehensive Due Diligence\*:** The Company has conducted extensive due diligence on all aspects of the Plover Park development, including the land acquisition, zoning and permitting, construction costs, and market demand. This due diligence process has involved the engagement of experienced professionals, such as attorneys, architects, engineers, and market researchers, to ensure that all potential risks have been identified and addressed.
2. **Experienced Development Team:** The Plover Park development is led by a team of seasoned professionals with a proven track record of success in luxury real estate development. The team's experience and expertise help to mitigate the risk of project delays, cost overruns, and quality issues.
3. **Fixed-Price Contracts:** The Company has entered into fixed-price contracts with reputable construction firms and suppliers to mitigate the risk of cost overruns during the development process. These contracts provide certainty and predictability with regard to the development costs and help to ensure that the project remains on budget.
4. **Insurance and Bonding:** The Company has obtained comprehensive insurance coverage for the Plover Park development, including general liability, property damage, and professional liability insurance. Additionally, the construction firms engaged in the project are required to provide performance bonds to guarantee the completion of the work in accordance with the agreed-upon specifications and timeline.
5. **Phased Development Approach:** The Plover Park development will be completed in phases, with the construction and sale of homes proceeding in a sequential manner. This phased approach helps to mitigate the risk of market saturation and allows the Company to adapt to changing market conditions as the project progresses.
6. **Contingency Planning:** The Company has established a contingency fund to cover any unforeseen expenses or delays that may arise during the development process. This contingency fund, which represents 10% of the total development costs,

provides a buffer against potential risks and helps to ensure the financial stability of the project.

7. **Legal and Regulatory Compliance:** The Company has engaged the services of Schindlers Attorneys to ensure that the Plover Park development is fully compliant with all applicable laws and regulations. This includes compliance with zoning and permitting requirements, building codes and standards, and environmental regulations.
8. **Investor Protection Measures:** The en commandite partnership structure provides investors with limited liability protection, meaning that their financial exposure is limited to the amount of their investment. Additionally, the escrow arrangement for investor funds ensures that the capital raised through the token offering is securely held until the minimum threshold is met and the development can proceed.

While no investment is entirely risk-free, the Company believes that these risk mitigation strategies provide a robust framework for managing the inherent risks associated with the Plover Park development. By taking a proactive and comprehensive approach to risk management, the Company aims to protect the interests of investors and maximize the potential returns of the project.

## RISK FACTORS

Investing in the Plover Park development through the purchase of PPTs involves a high degree of risk. Prospective investors should carefully consider the following risk factors, along with the other information presented in this Prospectus Summary, before making an investment decision. The risks described below are not exhaustive and may not include all of the risks associated with an investment in PPTs.

1. **Market Risk:** The success of the Plover Park development is dependent on the overall health and stability of the South African real estate market. Factors such as economic downturns, changes in interest rates, and fluctuations in property values could negatively impact the demand for luxury residential properties and the potential returns for investors.
2. **Development Risk:** The Plover Park development is subject to various risks associated with the construction and development process, including delays, cost overruns, and quality issues. While the Company has implemented measures to mitigate these risks, such as fixed-price contracts and contingency planning, there can be no assurance that the development will be completed on time, within budget, or to the required specifications.

3. **Regulatory Risk:** The Plover Park development is subject to a range of legal and regulatory requirements, including zoning and permitting, building codes and standards, and environmental regulations. Changes to these requirements or non-compliance with applicable laws could result in project delays, additional costs, or even the termination of the development.
4. **Liquidity Risk:** PPTs and may have limited liquidity. Investors may face difficulties in selling their tokens or may be required to sell at a discount to the original purchase price. The Company will endeavor to facilitate peer-to-peer transfers of PPTs on the SchindlersX platform, but there can be no assurance of the availability or terms of such transfers.
5. **Blockchain and Cryptocurrency Risk:** The PPTs are built on blockchain technology and may be subject to the risks associated with cryptocurrencies, such as volatility, security breaches, and regulatory uncertainty. The regulatory environment for cryptocurrencies is evolving, and changes to the legal and regulatory landscape could impact the value and utility of PPTs.
6. **Smart Contract Risk:** The PPTs are governed by smart contracts on the blockchain, which are subject to risks such as coding errors, security vulnerabilities, and performance issues. While the Company has taken steps to ensure the integrity and security of the smart contracts, there can be no assurance that they will function as intended or that they will be free from defects or vulnerabilities.
7. **Valuation Risk:** The valuation of the Plover Park development and the PPTs is based on various assumptions and projections, including the estimated sales prices of the homes, development costs, and market demand. If these assumptions prove to be inaccurate or if market conditions change, the actual returns for investors may differ materially from the projected returns.
8. **Concentration Risk:** The Plover Park development represents a single investment opportunity in a specific location and property type. As such, the performance of the investment is heavily dependent on the success of this particular development and may not benefit from the diversification that a more broad-based real estate investment strategy could provide.
9. **Counterparty Risk:** The success of the Plover Park development is dependent on the performance of various counterparties, including the development team, construction firms, suppliers, and sales agents. The failure of any of these counterparties to perform their obligations could negatively impact the development and the potential returns for investors.
10. **Taxation Risk:** The tax treatment of investments in PPTs may be subject to change, and the tax consequences for individual investors may vary depending on their

specific circumstances. Prospective investors should consult with their own tax advisors regarding the tax implications of an investment in PPTs.

11. **Macroeconomic Risk:** The performance of the Plover Park development may be impacted by various macroeconomic factors, such as changes in interest rates, inflation, currency fluctuations, and geopolitical events. These factors could affect the demand for luxury residential properties, construction costs, and the availability and cost of financing.
12. **Force Majeure Risk:** The Plover Park development may be subject to various force majeure events, such as natural disasters, pandemics, and acts of terrorism, which could cause significant delays or even the termination of the project. While the Company has obtained insurance coverage to mitigate some of these risks, there can be no assurance that such coverage will be sufficient to cover all potential losses.

Prospective investors should carefully consider these and other potential risks before making an investment decision. An investment in PPTs should only be made by investors who can afford to bear the economic risk of a complete loss of their investment and who have no immediate need for liquidity. Prospective investors should consult with their own legal, financial, and tax advisors to determine the suitability of an investment in PPTs in light of their specific circumstances.

## MANAGEMENT TEAM

The Plover Park development is led by a team of experienced professionals with a proven track record of success in luxury real estate development, finance, and blockchain technology. The key members of the management team include:

### **Peet van Jaarsveld**

Peet van Jaarsveld is a seasoned executive with extensive international experience in finance, operations, project management, and business development. His career spans over 35 years, with notable assignments in Barbados, Ireland, the United Kingdom, and South Africa. Peet was instrumental in establishing a medical device manufacturing operation for Abbott Laboratories in South Africa, where he served as head of operations from 1998 to 2003, achieving FDA(QSR), ISO, and CE certification. He also spearheaded the construction of a R150 million facility.

In Ireland, Peet served as project director for the construction of a R4 billion medical device manufacturing facility for Abbott Laboratories in Longford, managing over 800 employees.

He has held various senior roles, including Financial Manager, Group CFO, and CEO. Peet holds postgraduate qualifications in finance and business from UNISA and Cranfield University, UK.

Peet founded the import/export division for IMTC, a Nasdaq-listed manufacturing and distribution company for medical devices in South Africa. He was Group CFO for Digicall Group, which was acquired by Clarigen and other businesses to form Nova Human Capital, where he became Group CEO. From 2018 to 2019, Peet was CEO of Sensor Security, the largest electronic security distribution company for Hikvision, facilitating the sale of the business in 2019. He founded Blue Power Solutions (Pty) Ltd in 2015, completing various commercial and agricultural solar projects. Peet also served as Project and Operations Director for Abbott Laboratories and Murex Biotech.

### **Rocon Construction - Romano Carlo Cavina**

Founded by Romano Carlo Cavina in 1999, Rocon Construction is a full-service construction company with a track record of successfully completing numerous luxury residential estates and commercial projects. Notable projects include TreVillagio in Coleraine Rd., Bryanston (16 luxury clusters), and Summer Grove in Melville Rd., Hyde Park. Since 2008, Rocon Construction has completed projects totaling R320 million.

### **Gavin Warburton - Chief Architect**

Gavin Warburton, Plover Park's chief architect, boasts over 50 years of experience as an independent architect and owner of Gavin Warburton Architects based in Woodmead, Johannesburg. He holds degrees from The University of Witwatersrand and The University of Cape Town, bringing a wealth of architectural expertise to the team.

### **Mike Manning - Quantity Surveyor**

With over 25 years of experience, Mike Manning serves as the quantity surveyor for Plover Park. As a senior member at MCC Manning & Associates, he holds a diploma in quantity surveying from the University of Witwatersrand, ensuring meticulous cost management and project efficiency.

### **Breda Lombard - Registered Town Planner**

Breda Lombard, a registered town planner with The South African Council for Planners since 1993, is proficient in Economic Planning & Development, Facilities & Infrastructure Planning, Heritage Planning, Integrated Development Planning, Land-Use Management,



Planning Law, and Spatial Planning. Breda's expertise ensures comprehensive and strategic town planning for Plover Park.

### **Wolfgang Leitgeb - Contractor**

Wolfgang Leitgeb, a seasoned contractor renowned for his precision and attention to detail, serves as Plover Park's project manager. His expertise in constructing luxurious mansions ensures the highest standards of quality and perfection.

### **Dippenaar & Lapage - Engineers**

Dippenaar & Lapage are the engineers for Plover Park, bringing their extensive engineering expertise to ensure the structural integrity and technical excellence of the project.

The management team's extensive experience and expertise in luxury real estate development, finance, and blockchain technology, combined with their passion for creating innovative and sustainable living solutions, make them well-suited to lead the Plover Park development to success. Their commitment to excellence, attention to detail, and track record of delivering high-quality projects on time and within budget provide investors with confidence in the potential returns of the Plover Park investment opportunity.

Detailed biographies of the management team members, including their full work history, key achievements, and relevant qualifications, are available to prospective investors upon request and subject to the signing of a Non-Disclosure Agreement.

## **LEGAL AND REGULATORY CONSIDERATIONS**

The Plover Park investment opportunity is subject to various legal and regulatory requirements, including:

1. Companies Act 71 of 2008: The Plover Park development is being undertaken by Blue Future Investments (Pty) Ltd, a private company registered in South Africa under the Companies Act 71 of 2008. The company is in compliance with all applicable provisions of the Act, including those related to its registration, governance, and financial reporting obligations.
2. Income Tax Act 58 of 1962: The Plover Park development and the investment in PPTs may have tax implications for both the company and the investors. The company has obtained advice from qualified tax professionals to ensure compliance with the Income Tax Act and to structure the investment in a tax-efficient manner.

Prospective investors should consult with their own tax advisors regarding the tax implications of an investment in PPTs.

3. Financial Intelligence Centre Act 38 of 2001 (FICA): The SchindlersX platform is required to comply with the provisions of FICA, which is aimed at preventing money laundering and the financing of terrorism. This includes the requirement to verify the identity of investors and to report any suspicious transactions to the relevant authorities. SchindlersX has implemented the necessary policies and procedures to ensure compliance with FICA.
4. Protection of Personal Information Act 4 of 2013 (POPIA): The company is committed to protecting the personal information of its investors and complying with the provisions of POPIA. This includes obtaining consent for the collection and use of personal information, implementing appropriate security measures to protect such information, and providing investors with access to their personal information upon request.
5. Financial Advisory and Intermediary Services Act 37 of 2002 (FAIS): The company is not providing financial advice or intermediary services in connection with the Plover Park investment opportunity and is therefore not subject to the provisions of FAIS.
6. Collective Investment Schemes Control Act 45 of 2002 (CISCA): The Plover Park investment opportunity does not constitute a collective investment scheme as defined under CISCA and is therefore not subject to the regulatory requirements of the Act. The investment is structured as a direct investment in a specific real estate development project and does not involve the pooling of investor funds for investment in a portfolio of assets.
7. Exchange Control Regulations: The Plover Park investment opportunity may be subject to the exchange control regulations administered by the South African Reserve Bank (SARB). Prospective investors should consult with their own exchange control advisors to ensure compliance with any applicable exchange control requirements.
8. Property Law and Conveyancing: The Plover Park development involves the development and sale of immovable property and is therefore subject to various property laws and regulations, including the Alienation of Land Act 68 of 1981, the Deeds Registries Act 47 of 1937, and the Sectional Titles Act 95 of 1986. The company has engaged the services of experienced conveyancing attorneys to ensure compliance with these laws and to facilitate the transfer of ownership to the ultimate purchasers of the Plover Park homes.
9. Regulatory: The company has engaged the services of Schindlers Attorneys, a leading South African law firm, to provide legal and regulatory advice in connection with the Plover Park investment opportunity. Prospective investors should note

that the legal and regulatory landscape for investments in real estate and cryptocurrencies is constantly evolving, and there may be changes to the laws and regulations that could impact the Plover Park investment opportunity. The company is committed to staying abreast of any such changes and ensuring ongoing compliance with all applicable laws and regulations. Prospective investors should also consult with their own legal and financial advisors to understand the legal and regulatory implications of an investment in PPTs in their specific jurisdiction.

## HOW TO INVEST

Prospective investors who wish to participate in the Plover Park investment opportunity can do so by following these steps:

1. Register on the SchindlersX Platform: Prospective investors must first register on the SchindlersX platform ([www.schindlersx.io](http://www.schindlersx.io)) by creating an account and completing the necessary know-your-customer (KYC) and anti-money laundering (AML) checks. This process involves providing personal identification documents, proof of address, and source of funds information, as required by law.
2. Review Offering Documents: Prospective investors should carefully review the Prospectus\*, the Partnership Agreement\*, the Token-to-Asset Value Alignment Report\*, the Audit Report\* and the Financial Pack\* to understand the terms and conditions of the investment, the risks involved, and the potential returns.
3. Sign the Non-Disclosure Agreement: To access certain confidential information related to the Plover Park investment opportunity, prospective investors must sign a Non-Disclosure Agreement (NDA). This NDA is available on request. Once the NDA is signed, prospective investors will have access to additional information marked with an asterisk (\*) in the offering documents.
4. Submit an Investment Request: Prospective investors can submit an investment request through the SchindlersX platform by specifying the number of PPTs they wish to purchase and their preferred payment method. The minimum investment amount is \$100, and payments can be made in USD, ZAR, or cryptocurrency.
5. Complete Payment. Investor completes payment.
6. Receive Confirmation and PPTs: Upon receipt of the investment funds, SchindlersX will issue a confirmation of the investment to the investor, and the corresponding number of PPTs will be transferred to the investor's digital wallet on the SchindlersX platform.

Prospective investors should note that the Plover Park investment opportunity is only available to qualified investors who meet the minimum investment requirements and who

have completed the necessary KYC/AML checks on the SchindlersX platform. The company reserves the right to reject any investment request at its sole discretion.

For any questions or assistance with the investment process, prospective investors can contact the SchindlersX Investor Relations team at [info@schindlersx.io](mailto:info@schindlersx.io).

#### FREQUENTLY ASKED QUESTIONS (FAQ)

1. What is the minimum investment amount for the Plover Park investment opportunity? The minimum investment amount for the Plover Park investment opportunity is \$100 or the equivalent in ZAR or cryptocurrency.
2. What is the expected return on investment for the Plover Park development? The expected return on investment for the Plover Park development is 17% anticipated before May 2025. This is based on the projected sales prices of the luxury homes, the estimated development costs, and the profit-sharing structure outlined in the En Commandite Partnership Agreement\*. However, prospective investors should note that this is a target return and is not guaranteed.
3. How will the Return on Investment from the Plover Park development be distributed to investors? The Return on Investment from the Plover Park development will be distributed to investors in accordance with the profit-sharing structure outlined in the En Commandite Partnership Agreement. The Detailed information on the profit-sharing structure is available in the Financial Pack\*. The Return on Investment will be distributed via smart contracts directly into investors wallets on the SchindlersX platform.
4. What are the key risks associated with the Plover Park investment opportunity? The key risks associated with the Plover Park investment opportunity include market risk, development risk, regulatory risk, liquidity risk, blockchain and cryptocurrency risk, smart contract risk, and valuation risk, among others. Prospective investors should carefully review the Risk Factors section of the Prospectus Summary and the Legal Opinion to understand the risks involved and determine whether an investment in PPTs is suitable for their specific circumstances.
5. How will the funds raised through the PPT offering be used? A detailed breakdown of the use of funds is available in the Financial Pack.
6. What happens if the minimum funding target (soft cap) for the PPT offering is not reached? If the minimum funding target (soft cap) for the PPT offering is not reached, the offering will be cancelled, and all funds received from investors will be returned in full.

7. What are the tax implications of investing in PPTs? The tax implications of investing in PPTs may vary depending on the specific circumstances of each investor and the jurisdiction in which they are resident for tax purposes. Prospective investors should consult with their own tax advisors to understand the tax implications of an investment in PPTs and to ensure compliance with any applicable tax laws and regulations.

## CONCLUSION

The Plover Park investment opportunity represents a unique and compelling proposition for investors seeking exposure to the high-growth luxury real estate market in South Africa. By combining the security and transparency of blockchain technology with the proven expertise of an experienced development team, Plover Park offers investors the potential for attractive returns while mitigating many of the traditional risks associated with real estate investing.

The key advantages of the Plover Park investment opportunity include:

1. Prime Location: Plover Park is located in the heart of Bryanston East, one of Johannesburg's most prestigious and sought-after residential areas, with easy access to top schools, shopping, and entertainment amenities.
2. Luxurious Living: The six homes in Plover Park will feature cutting-edge design, high-end finishes, and state-of-the-art technology, offering residents an unparalleled living experience.
3. Proven Team: The Plover Park development is led by a team of seasoned professionals with a track record of success in luxury real estate development, finance, and blockchain technology.
4. Secure Structure: The en commandite partnership structure provides investors with limited liability protection and a clear legal framework for their investment.
5. Attractive Returns: With a projected ROI of 17% anticipated before May 2025, Plover Park offers investors the potential for significant returns in a relatively short timeframe.

However, prospective investors should also carefully consider the risks associated with the Plover Park investment opportunity, including market risk, development risk, regulatory risk, liquidity risk, and blockchain and cryptocurrency risk, among others. An investment in PPTs is not suitable for all investors and should only be made as part of a diversified investment portfolio.

Before making an investment decision, prospective investors should thoroughly review the Plover Park Prospectus Summary, Financial Pack, Legal Opinion, and En Commandite Partnership Agreement, and should consult with their own legal, financial, and tax advisors to determine the suitability of an investment in PPTs for their specific circumstances.

For more information on the Plover Park investment opportunity, please visit the SchindlersX platform at [www.schindlersx.io](http://www.schindlersx.io) or contact the Investor Relations team at [info@schindlersx.io](mailto:info@schindlersx.io).