THE ROCKEFELLER

INVESTOR PROSPECTUS

OWN CAPE TOWN CITY HOTEL UNITS

EARN HASSLE-FREE RETURNS

In celebration of the newly completed, showstopping penthouse at The Rockefeller, we are releasing the final developer opportunities. The Rockefeller is a luxury, award-winning hotel with a prime city address and world-class facilities. Built and operational since 2021, it is professionally managed and producing exceptionally high short-term returns annually in Cape Town's Foreshore.

With unprecedented sales demand for property in Cape Town's Foreshore, the developer has fast-tracked the release of these final units. As interest continues to surge, The Rockefeller is the investment you've been waiting for in central Cape Town. Investors enjoy strategic off-plan pricing, fully completed units - with a furniture package included in the price. Earn returns the moment you buy in a fully operational hotel.

LAUNCHING ONLINE
14 JULY 2026
TUESDAY AT 11AM

Booked. Busy. Profitable.
Proven net yields
up to **11%***

WHY INVEST?

- Completed and fully furnished units, ready to earn rental returns from the moment you buy
- Built and operational since 2021, delivering high returns annually
- Fully managed by Newmark Hotels
- Peak occupancy was recorded in November 2025 at 94%, with a consistent year-round average occupancy of 76%
- Net Yields up to 11% historically achieved on select units
- High-demand Foreshore location for short-term rental, driven by proximity to the CTICC and key city attractions
- Book your stay at exclusive owner rates
- Access to our world-class facilities
- Limited availability with proven returns in Cape Town's thriving hospitality market
- Buyers who are VAT-registered may be eligible to claim VAT back on the purchase price - SARS regulations apply

PROFESSIONAL TEAM

BROUGHT TO YOU BY A STRATEGIC COLLABORATION OF LEADING INDUSTRY PROFESSIONALS

INCOCURE

MLB ARCHITECTS

NEWMARK
• HOTELS & RESERVES •

StraussDaly
Attorneys

A PRIME ADDRESS

A PROVEN PERFORMER

Perfectly positioned between Foreshore and the V&A Waterfront, The Rockefeller anchors itself in Cape Town's most active hospitality corridor.

With direct, walkable links to the Cape Town International Convention Centre (CTICC), major transport terminals, and the N1/N2 freeways, it benefits from continuous spillover demand from CTICC and business travellers.

This prime positioning drives year-round occupancy and above-par short-term rental performance for investors.

EASY ACCESS TO BREE STREET, LONG STREET, RETAIL & NIGHTLIFE

CONVENIENT STOPS

1. Seattle Coffee 12m
2. Bootlegger XS 500m
3. Vida é Café 750m

HEALTH & FITNESS

4. Netcare Christian Barnard Memorial Hospital 750m
5. Virgin Active Foreshore 800m

ESSENTIALS

6. Woolworths Food 900m
7. Spar Cape Quarter 2km

TRANSPORTATION

8. Cape Town International Airport 17.4km
9. Intercape Bus Station 800m

RESTAURANTS & NIGHTLIFE

10. Tiger's Milk, Long St 2km
11. Tjing Tjing House, Longmarket St 2.6km
12. VIXI Social House, Bree St. 2km
13. Burger & Lobster, Bree St 2.5km
14. Clarke's, Bree St 2.5km

SURROUNDED BY CITY

AND PRIVATE INVESTMENT

Cape Town's central city - spanning the CBD, Foreshore, and V&A Waterfront - is experiencing an unprecedented wave of public and private investment. The City has committed R120 billion to infrastructure upgrades by 2032, including R7 billion for the MyCiTi transport expansion.

THE ROCKEFELLER FACILITIES

- Hotel reception, concierge and 24-hr security
- Rooftop pool and bar
- Conference facilities and executive boardrooms
- The Rockefeller Plaza Restaurant
- On-site/ mobile spa
- Private fitness centre

MANAGED BY

NEWMARK

• HOTELS & RESERVES •

INVESTOR BENEFITS

- ✓ Levies and rates statements
- ✓ Bookings and maintenance
- ✓ Monthly income statements for investors
- ✓ Book your stay at exclusive owner rates

T's & C's apply.

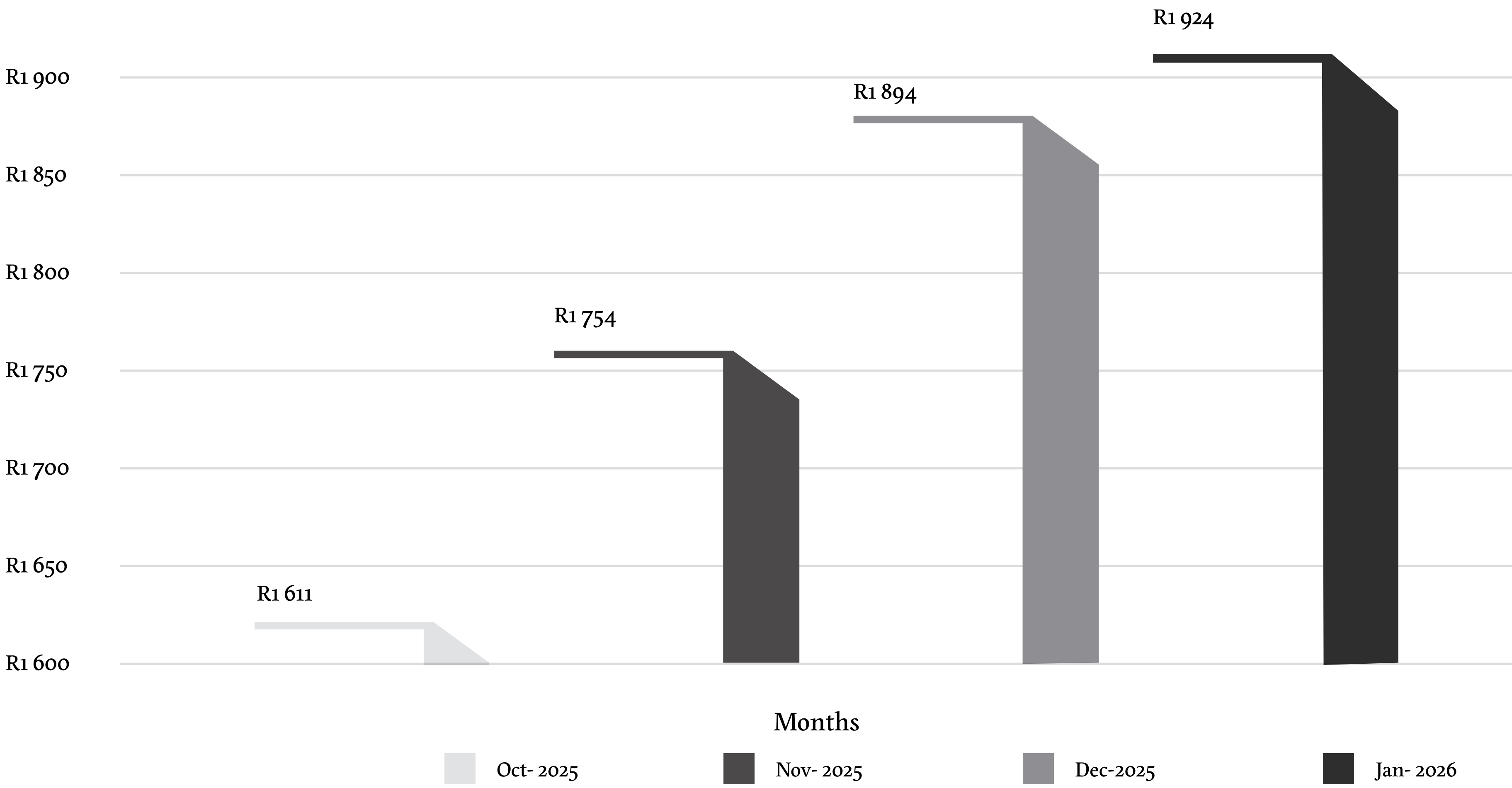
DEMAND FOR SHORT-TERM RENTALS

CAPE TOWN CITY CENTRE

76% OF SHORT-TERM RENTAL DEMAND = STUDIO AND 1-BEDROOMS

2 NIGHTS = MOST POPULAR STAY DURATION

PEAK SEASON AVERAGE DAILY RATE AT THE ROCKEFELLER



PEAK OCCUPANCY
94% IN NOV 2025

CONSISTENT YEAR-ROUND
AVERAGE **76%** OCCUPANCY

HOSPITALITY LEADS SALES IN THIS PRECINCT

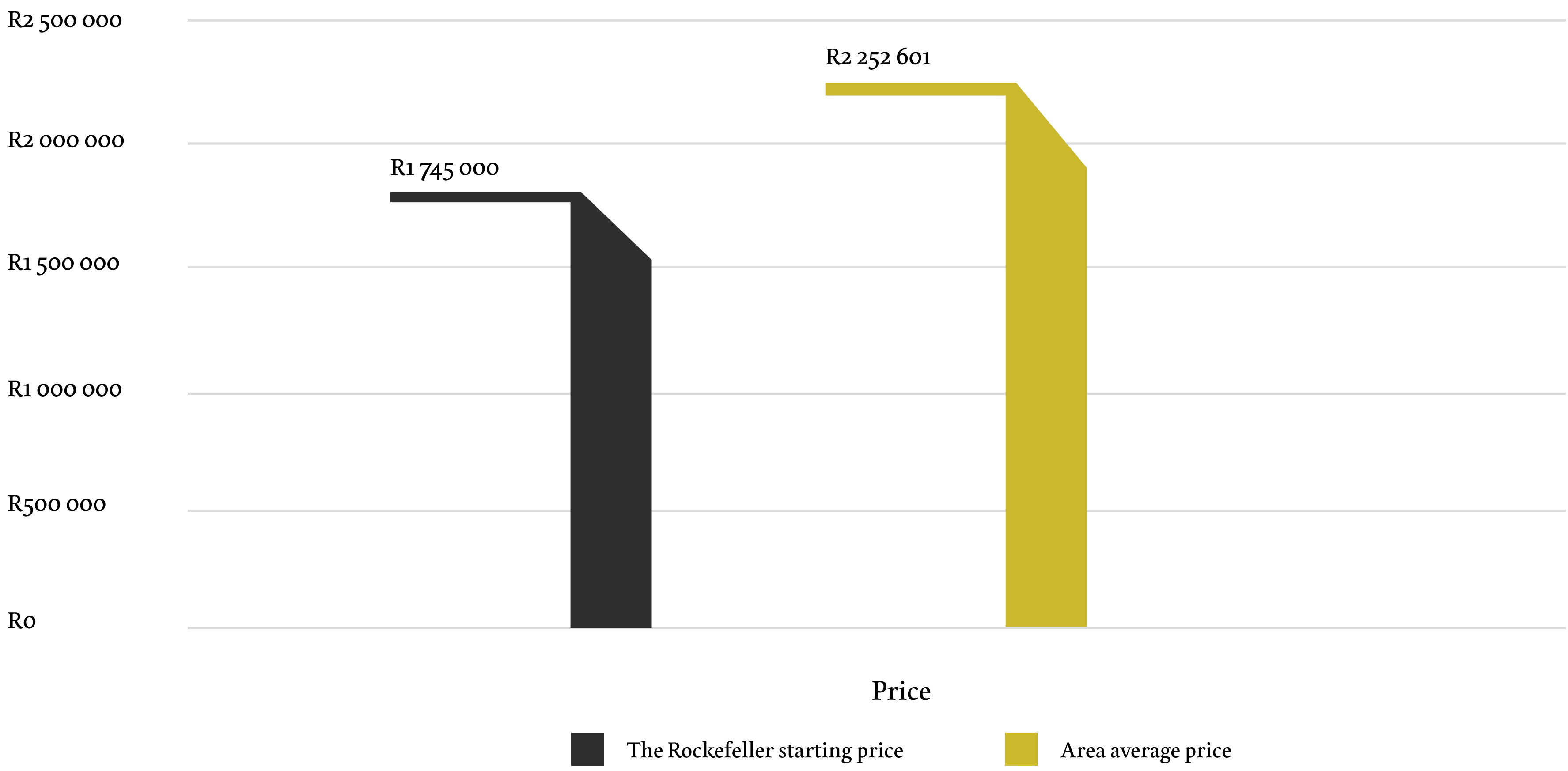
Hospitality units accounted for 65% of Sectional Title sales between March 2024 and March 2025, outperforming residential transactions in the area.

A RARE OPPORTUNITY

IN CAPE TOWN'S HOSPITALITY CORE

Stock is scarce in Foreshore, with new opportunities sold within days of being released to the market. Foreshore Sectional Title sales are on the rise as limited new stock enters the precinct and the value of the area grows. Hospitality units enjoy a price premium of 56% on price per square metre in the greater area versus general residential sales.

THE ROCKEFELLER STRATEGIC LOW ENTRY PRICING IN FORESHORE



The average price point for hospitality Sectional Title sales in this area between May 2024 and May 2025 was R2 252 601. **THE ROCKEFELLER'S FINAL UNITS ARE STRATEGICALLY PRICED FROM R1 745 000** offering investors a below-market entry point into Cape Town's most established hospitality hub with the potential for higher yield performance.

BUILT FOR THE SHORT-TERM RENTAL MARKET

Those checking in to The Rockefeller are corporate travellers, professionals, urban tourists, and conference delegates. Designed for seamless short stays for guests who work hard and move fast, the hotel delivers world-class facilities, high-functioning co-working spaces, restaurants and sophisticated leisure at the end of the day.

PLAZA RESTAURANT & EVENTS

ESTIMATED REVENUE AND COSTS IN YEAR 1

UNIT TYPE	10% DEPOSIT	MONTHLY BOND REPAYMENT	RATES AND DISTRICT LEVIES	BODY CORPORATE LEVIES	TOTAL MONTHLY COSTS	MONTHLY NET INCOME	PROJECTED ESTIMATED NET YIELD
Studio from **R1 745 000**	R174 500	R14 073	R1 020	R1 500	R16 593	R15 000	10%
1-Bedroom from **R3 575 000**	R357 500	R28 832	R2 350	R3 000	R34 182	R30 000	10%
2-Bedroom from **R7 495 000**	R749 500	R60 447	R5 220	R6 120	R71 787	R61 200	10%
Penthouse from **R10 565 000**	R1 056 500	R85 206	R7 460	R8 160	R100 826	R81 600	9%

A R10 000 non-refundable reservation fee is required to purchase, which will be deducted from your 10% deposit.

ESTIMATED RETURNS

STUDIO

MONTHLY NET INCOME: **UP TO R25 200**

PROJECTED EST. NET YIELD: **UP TO 11%**

1-BEDROOM

MONTHLY NET INCOME: **UP TO R36 000**

ANNUAL NET YIELD Y1: **UP TO 10%**

PENTHOUSE

MONTHLY NET INCOME: **UP TO R96 000**

ANNUAL NET YIELD Y1: **UP TO 9%**

2-BEDROOM

MONTHLY NET INCOME: **UP TO R61 200**

ANNUAL NET YIELD Y1: **UP TO 10%**

FINAL 60 UNITS

UNIT TYPES	FROM PRICE	BEING RELEASED	UNIT SIZE
Studio Standard City King	R1 895 000 - R2 295 000	21	26-30m²
Studio Standard Courtyard King	R1 795 000 - R1 895 000	6	25m²
Studio Standard Courtyard Twin	R1 745 000	1	25m²
Studio City King	R2 695 000 - R2 995 000	9	37-42m²
Studio Standard City Twin	R2 149 000 - R2 295 000	13	29-30m²
Studio Courtyard King	R2 495 000 - R2 595 000	2	35m²
Studio Accessible City King	R2 695 000 - R2 749 000	3	39m²
1-Bedroom	R3 575 000 - R4 265 000	2	50-60m²
2-Bedroom	R7 495 000	1	102m²
Penthouse 1	R10 565 000	1	136m²
Penthouse 2	R12 725 000	1	160m²

Furniture package cost included.
Units currently occupied by long-term tenants will be subject to a handover process in accordance with existing lease agreements

TYPICAL STUDIO UNIT EXAMPLE

FROM R1 745 000 - R2 995 000

HIGH PERFORMING STUDIO UNIT
ESTIMATED NET YIELD UP TO 11% IN Y1

ESTIMATED 5-YEAR CASH FLOW PRICED AT R1 995 000

YEARS	Y1	Y2	Y3	Y4	Y5
Estimated Net Income per month (after costs) 6% YOY increase	R18,000	R19,080	R20,225	R21,438	R22,725
Net yield	11%	11%	12%	13%	14%
Estimated monthly bond repayment (10.25% over 30 years)	R16,090	R16,090	R16,090	R16,090	R16,090
Estimated net monthly surplus	R1,910	R2,990	R4,135	R5,348	R6,635
	CASHFLOW POSITIVE Y1				

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SCHEDULE OF AREAS

TOTAL AREA: 25 -42M²

FURNITURE PACKAGE INCLUDED

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TYPICAL 1-BEDROOM UNIT EXAMPLE

FROM R3 575 000 - R4 265 000

HIGH-PERFORMING 1-BEDROOM UNIT
ESTIMATED NET YIELD UP TO 10% IN Y1

ESTIMATED 5-YEAR CASH FLOW PRICED AT R3 575 000

YEAR	Y1	Y2	Y3	Y4	Y5
Estimated Net Income Per Month (After Costs) 6% YOY Increase	R30 000	R31 800	R33 708	R35 730	R37 874
Estimated Net Yield	10%	11%	11%	12%	13%
Estimated Monthly Bond Repayment (Over 30 Years with 10% Deposit)	R34 182	R34 182	R34 182	R34 182	R34 182
Estimated Net Monthly Surplus	-R4 182	-R2 382	-R474	R1 548	R3 692
				CASHFLOW POSITIVE Y4	

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SCHEDULE OF AREAS

TOTAL AREA: 50-60M²

FURNITURE PACKAGE INCLUDED

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TYPICAL 2-BEDROOM UNIT EXAMPLE

ONLY 1 OPPORTUNITY

HIGH-DEMAND 2-BEDROOM UNIT
ESTIMATED NET YIELD UP TO 10% IN Y1

ESTIMATED 5-YEAR CASH FLOW PRICED AT R7 495 000

YEAR	Y1	Y2	Y3	Y4	Y5
Estimated Net Income Per Month (After Costs) 6% YOY Increase	R61 200	R64 872	R68 764	R72 890	R77 264
Estimated Net Yield	10%	10%	11%	12%	12%
Estimated Monthly Bond Repayment (Over 30 Years with 10% Deposit)	R60 447	R60 447	R60 447	R60 447	R60 447
Estimated Net Monthly Surplus	R753	R4 425	R8 317	R12 443	R16 817
	CASHFLOW POSITIVE Y1				

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SCHEDULE OF AREAS

TOTAL AREA: 102M²

FURNITURE PACKAGE INCLUDED

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PENTHOUSE 1 UNIT EXAMPLE

ONLY 1 OPPORTUNITY

EXCLUSIVE PENTHOUSE RELEASE
ESTIMATED NET YIELD UP TO 7.5% IN Y1

ESTIMATED 5-YEAR CASH FLOW PRICED AT R10 565 000

YEAR	Y1	Y2	Y3	Y4	Y5	Y6
Estimated Net Income Per Month (After Costs) 6% YOY Increase	R65 688	R69 629	R73 807	R78 235	R82 930	R87 905
Estimated Net Yield	7.5%	7.9%	8.4%	8.9%	9.4%	10.0%
Estimated Monthly Bond Repayment (Over 30 Years with 10% Deposit)	R85 206	R85 206	R85 206	R85 206	R85 206	R85 206
Estimated Net Monthly Surplus	-R19 518	-R15 577	-R11 399	-R6 971	-R2 276	R2 699
						CASHFLOW POSITIVE Y6

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SCHEDULE OF AREAS

TOTAL AREA: $136M^2$

FURNITURE PACKAGE INCLUDED

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PENTHOUSE 2 UNIT EXAMPLE

ONLY 1 OPPORTUNITY

RARE OPPORTUNITY PREMIUM PENTHOUSE
ESTIMATED NET YIELD UP TO 9% IN Y1

ESTIMATED 5-YEAR CASH FLOW PRICED AT R12 725 000

YEAR	Y1	Y2	Y3	Y4	Y5	Y6
Estimated Net Income Per Month (After Costs) 6% YOY Increase	R96 000	R101 760	R107 866	R114 338	R121 198	R103 418
Estimated Net Yield	9%	10%	10%	11%	11%	9.8%
Estimated Monthly Bond Repayment (Over 30 Years with 10% Deposit)	R102 626	R102 626	R102 626	R102 626	R102 626	R102 626
Estimated Net Monthly Surplus	-R6 626	-R866	R5 240	R11 712	R18 572	R792
			CASHFLOW POSITIVE Y3			

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SCHEDULE OF AREAS

TOTAL AREA: 160M²

FURNITURE PACKAGE INCLUDED

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SECTION 13SEX INCENTIVE

South Africa's Income Tax Act (Section 13sex, No. 58 of 1962) rewards investors who build a residential rental portfolio. By holding five or more new units, even if spread across different developments, you may be eligible to write off up to 55% of the purchase price against your taxable income!

EXAMPLE CALCULATION FOR 5 STUDIO APARTMENTS

Claim significant tax deductions while growing a property portfolio that delivers both strong rental income and long-term capital appreciation.

PURCHASE PRICE PER UNIT	R1 745 000	
NUMBER OF UNITS	5	
TOTAL INVESTMENT	R8 725 000	
DEEMED PURCHASE PRICE	R4 798 750	55% of final purchase price
TAX DEDUCTION RATE		5% of the deemed purchase price may be used as a tax deduction every year
ANNUAL TAX DEDUCTION	R239 937.50	This works out to a tax deduction (tax write-off) of R239 937.50 per year for 20 years
TOTAL TAX WRITE-OFF R4 798 750 (OVER 20 YEARS)		

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SECTION 13SEX INCENTIVE

- The taxpayer must own at least five residential units. The deal begins once the buyer takes ownership of their fifth new unit.
- A residential unit refers to a building or self- contained apartment, mainly used for residential accommodation with the exclusion of structures used for business purposes, for example hotels.
- All units must be situated in South Africa.
- Residential units must have been purchased new and unused. (For example, buyers of units that have previously been occupied would not qualify for this incentive.)
- The units must be used solely for the purpose of trade (i.e. residential letting). This prevents housing claims for personal use.

Please consult your tax advisor for further clarification and information.

VAT TREATMENT OF PURCHASE PRICE

The Rockefeller operates as a commercial hospitality product rather than a traditional residential development. Managed under a hotel model with short-term letting, the units qualify as VAT-able assets, which may allow VAT-registered purchasers to claim input tax, subject to applicable legislation.

The purchase price of the Sectional Title unit is inclusive of Value-Added Tax (VAT), as the Seller is a registered VAT vendor and the sale constitutes a taxable supply for VAT purposes.

Purchasers who are registered VAT vendors may, subject to the provisions of the Value-Added Tax Act, 89 of 1991, be entitled to claim the VAT paid on the purchase price as input tax, to the extent that the unit is acquired and used wholly or partly for the purpose of making taxable supplies, such as the supply of commercial accommodation through a rental pool or similar arrangement.

Any entitlement to claim input tax is dependent on the purchaser's VAT registration status, the intended and actual use of the unit, and compliance with all applicable requirements of the VAT Act. No representation or warranty is given that a purchaser will qualify to claim an input tax deduction, and purchasers are advised to obtain independent tax advice from their professional advisers.

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STEPS TO PURCHASE

1. Engage with our dedicated sales team prior to launch on the 14 July and identify your preferred purchase options.
2. Pre-qualify for your bond with Ooba, if applicable.
3. Be ready to secure your purchase online and pay your R10 000 non-refundable reservation fee at 11am on the 14 July. Fastest fingers first!
4. Pay your 10% deposit within 3 days of signing. Cash sales require 30% deposit.
5. Provide your FICA paperwork and secure your bond or provide bank guarantees within 21 business days for individuals or 30 business days for juristic entities.
6. Take ownership once transfer goes through.
7. Start earning hotel returns in The Rockefeller.

FREQUENTLY ASKED QUESTIONS

Who is the Professional Team?
Developers: Incocure
Architect: MLB Architects
Conveyancers: Strauss Daly
Bank: Investec
Hotel Management: Newmark Hotels
Hotel Rental Management: RHGP
Body Corporate Management: Mafadi Property Management

Do the final developer units qualify for the 13sex tax break?
Yes, purchase 5 apartments or more and you can deduct up to 55% of your total deemed purchase price from your taxable income over 20 years.

Is construction complete?
Yes, The Rockefeller is complete and fully operational. It opened to the public in 2021.

How is the hotel managed?
Newmark Hotels manages the day-to-day operations of the hotel. Owners of hotel units will receive a monthly statement of income and expenses.

How is the property ownership managed?
A Body Corporate has been formed and currently manages property ownership in The Rockefeller. Mafadi Property Management runs the Body Corporate.

Which municipality manages the area?
City of Cape Town. Being within the city, which is a high business and tourist node, The Rockefeller enjoys uninterrupted power in Cape Town's load shedding free zone.

Who is responsible for water and property rates payments?
The owner is responsible for water and rates payments.

What are district levies?
Foreshore is included in the Cape Town Central City Improvement District (CCID). Property owners are required to pay a special levy to support supplementary municipality services such as security management and patrols, upkeep of public spaces through street sweeping and litter removal, urban management and social projects.

How are district levies collected?
District levies are included in the property rates bill, payable to the City of Cape Town. Owners are responsible for payment.

Who are body corporate levies payable to and when is the first payment due?
The owner will pay body corporate levies to The Rockefeller Body Corporate. The first payment is due in the first month of transfer.

Can I stay at The Rockefeller?
Yes, owners are welcome to enjoy stays at The Rockefeller. While your specific unit will usually be occupied by hotel guests, our management team may, subject to availability, offer you a discounted stay in one of the hotel units. This offer is valid for up to 21 calendar days per year.

As an owner, can I use The Rockefeller facilities?
Yes, you are welcome to use the facilities subject to the same rules that apply to hotel guests as set out by hotel management and body corporate rules, and subject to availability. You may use the gym, pool, restaurant and other facilities. You will be required to book and pay for any services as applicable.

What security measures are in place for hotel guests?
Being within a managed precinct, The Rockefeller enjoys the triple-tier security of CCID security, The Rockefeller 24-hour security presence and CCTV, and strict guest check in procedures with individual keycard access for each room.

FREQUENTLY ASKED QUESTIONS

What fire protection systems are in place?

The development is fully compliant with the local fire safety requirements. All SANS fire requirements are in place, including hose reels, hydrant points, ventilation, and fire doors.

Is The Rockefeller Sectional Title?

Yes, The Rockefeller falls under the Sectional Titles Act 95 of 1986. For further information on the Act, kindly go to acts.co.za.

Is a furniture package included in the cost of the unit?

Yes. All units are fully furnished and ready for occupation. The cost of the furniture package is already included in the purchase price, with no additional charge to the purchaser.

What are the payment terms?

The development's designated conveyancers are: Strauss Daly Attorneys.

An initial non-refundable deposit reservation fee of R10 000 (incl. VAT) is payable to secure the reservation of each apartment.

Upon signature of the contract of sale, two payment options are available:

Option 1:

10% Deposit due within 3 (Three) days of Signature Date and mortgage bond approval due within:

1. 21 (Twenty One) Business Days from Signature Date for individuals; or
2. 30 (Thirty) Business Days from Signature Date for juristic entities.

Option 2:

30% non-refundable Deposit within 3 (Three) days of Signature Date followed by:

1. a Guarantee issued from an approved financial institution within 30 (Thirty) days of Signature Date; or
2. a cash payment into the Conveyancers' trust account within 14 (Fourteen) days of the Conveyancers' request.

- Once guarantees are in place, the unit can transfer immediately.

Where can I get the contract of sale?

Kindly request this from our Development Sales Team.

LAUNCHING ONLINE 14 JULY 2026

REGISTER NOW

THE ROCKEFELLER

12 Christiaan Barnard St, Foreshore, Cape Town

www.rockefellerreturns.co.za