WERKSMANS
ATTORNEYS

CONVEYANCER'S CERTIFICATE

I, the undersigned,

KRISTEN ELLIOTT

Conveyancer, practising as such at Werksmans Attorneys, Cape Town do hereby certify that I have reviewed the current holding title deeds and Deeds Office printouts as stated below in relation to the below-mentioned properties.

Please find hereunder my report on the registered conditions, encumbrances, restrictions and/or servitudes as are mentioned and/or referred to in the current holding title deed and Deeds Office printout in respect of each property:

1 **PORTION 7 (MIDDELSTE RIVIER) OF THE FARM KLIPPLAAT NUMBER 109**,
DIVISION RICHMOND,
PROVINCE OF THE NORTHERN CAPE

MEASURING 1941, 2612 (ONE THOUSAND NINE HUNDRED AND FORTY ONE COMMA TWO SIX ONE TWO) HECTARES

HELD BY DEED OF TRANSFER NUMBER T39208/1997

Registered in the name of:

The Trustees for the time being of
S E VAN DER MERWE TRUST
REGISTRATION NUMBER: IT 6231/1996

The following conditions and/or servitudes and/or encumbrances are registered against the abovementioned Property:

1.1 Subject to and entitled to the benefit of the condition mentioned in Deed of Transfer Number dated 25 November 1927, No. 11904/1927, which, loosely

translated, relates to a right granted to a Johannes Josephus Schellink and his successors in title to the land to conduct water for irrigation purposes only from a certain borehole known as "Boven Middels Rivier" located about 100 yards from the beacon "i" of the Remainder of the Farm "Klipplaat" (the property of the said Albertus Petrus Marais) as marked on the original map of "Klipplaat" and about 50 yards form Klipplaat, Richmond way, and to that end shall have free access to and from the said servient land in order to build a water barrier, furrows etc. Notwithstanding, the said Albertus Petrus Marais shall reserve for himself and his successors in title the free right to let his/their livestock drink at all times from the said borehole and for this purposes, the said Johannes Josephus Schellink and his successors in title will leave enough water.

2 **THE FARM RIET POORT NUMBER 9,**
DIVISION OF MURRAYSBURG,
PROVINCE OF THE WESTERN CAPE

MEASURING 5112, 6852 (FIVE THOUSAND ONE HUNDRED AND TWELVE COMMA SIX EIGHT FIVE TWO) HECTARES

HELD BY DEED OF TRANSFER NUMBER T78624/1996

Registered in the name of:

The Trustees for the time being of
RIETPOORT TRUST
REGISTRATION NUMBER: IT 1761/1996

The following conditions and/or servitudes and/or encumbrances are registered against the abovementioned Property:

2.1 In terms of an endorsement of page 4 of the said Deed of Transfer T78624/1996, the property is subject to a Notarial Lease K4131/2024L in terms of which Ishwati Emoyeni Wind Farm Pty Ltd is the Lessee.

Upon further investigation and a review of the said Notarial Lease K4131/2024L, it appears that this endorsement was made in error by the

Deeds Office as the said lease is not applicable to the within mentioned property, the Farm Riet Poort Number 9.

2.2 Subject to a servitude in favour of Eskom Holdings SOC Limited, Registration Number: 2002/015527/30 to convey electricity, construct a substation and a right of way, as set out in Notarial Deed K4132/2024S.

3 **PORTION 1 OF THE FARM KLIPPLAAT NUMBER 109**,
DIVISION RICHMOND
PROVINCE OF THE NORTHERN CAPE

MEASURING 3171, 9150 (THREE THOUSAND ONE HUNDRED AND SEVENTY ONE COMMA NINE ONE FIVE ZERO) HECTARES

HELD BY DEED OF TRANSFER NUMBER T72374/2001

Registered in the name of:

The Trustees for the time being of
THE BAKENSKLIP TRUST
REGISTRATION NUMBER: IT 307/2000

The following conditions and/or servitudes and/or encumbrances are registered against the abovementioned Property:

3.1 Subject to a servitude in favour of Eskom Holdings SOC Limited, Registration Number: 2002/015527/30 to convey electricity and a right of way, as set out in Notarial Deed K67/2024S.

4 **REMAINDER OF PORTION 2 OF THE FARM DRIEFONTEIN NUMBER 26**,
DIVISION OF MURRAYSBURG,
PROVINCE OF THE WESTERN CAPE

MEASURING 4100, 4714 (FOUR THOUSAND ONE HUNDRED COMMA FOUR SEVEN ONE FOUR) HECTARES

HELD BY DEED OF TRANSFER NUMBER T16932/1998

Registered in the name of:

The Trustees for the time being of
THE GROOTDRIEFONTEIN BOERDERY TRUST
REGISTRATION NUMBER: IT 1919/1997

The following conditions and/or servitudes and/or encumbrances are registered against the abovementioned Property:

4.1 A Notarial Lease in terms of which Umsinde Emoyeni Wind Farm (Pty) Ltd, Registration Number 2013/166107/07 is the Lessee, as set out in Notarial Deed K4139/2024L.

Note, a First Mortgage Bond, B16263/2024 is registered by the Lessee in favour of Umsinde SPV (RF) (Pty) Ltd, Registration Number 2022/864376/07, for an amount of R5 029 901 000.00 over, *inter alia*, the Lessee's right title and interest in and under the Notarial Lease Agreement K4139/2024L.

4.2 Mortgage Bond B26938/2018 registered over the property in favour of ABSA Bank Limited in the amount of R4 400 000.00.

The consent of the Bondholder to any registrations over the Property may be required.

5 **PORTION 3 (A PORTION OF PORTION 1) OF THE FARM DRIEFONTEIN NUMBER 26**
DIVISION OF MURRAYSBURG,
PROVINCE OF THE WESTERN CAPE

MEASURING 3874, 7494 (THREE THOUSAND EIGHT HUNDRED AND SEVENTY FOUR COMMA SEVEN FOUR NINE FOUR) HECTARES

HELD BY DEED OF TRANSFER NUMBER T16932/1998

Registered in the name of:

The Trustees for the time being of
THE GROOTDRIEFONTEIN BOERDERY TRUST
REGISTRATION NUMBER: IT 1919/1997

The following conditions and/or servitudes and/or encumbrances are registered against the abovementioned Property:

5.1 Mortgage Bond B26938/2018 registered over the Property in favour of ABSA Bank Limited in the amount of R4 400 000.00.

The consent of the Bondholder to any registrations over the Property may be required.

6 **PORTION 7 (DE TAFEL) (PORTION OF PORTION 2) OF THE FARM DRIEFONTEIN NUMBER 26**
DIVISION OF MURRAYSBURG,
PROVINCE OF THE WESTERN CAPE

MEASURING 4103, 6448 (FOUR THOUSAND ONE HUNDRED AND THREE COMMA SIX FOUR FOUR EIGHT) HECTARES

HELD BY DEED OF TRANSFER NUMBER T56082/2018

Registered in the name of:

REYLINK PROPRIETARY LIMITED
REGISTRATION NUMBER: 2018/333848/07

The following conditions and/or servitudes and/or encumbrances are registered against the abovementioned Property:

6.1 By virtue of Consent No. 51414 dated 19 July 2026 issued by the Minister of Agriculture in terms of Section 4(2) of the Subdivision of Agricultural Land Act 70 of 1970, the within property and, may not be mortgaged separately, transferred, alienated separately or otherwise dealt with separately from Portion 1 of the Farm Middelvaly No. 52 without the written consent of the Minister of Agriculture, Forestry and Fisheries.

6.2 Mortgage Bond B26937/2018 is registered over the property in favour of ABSA Bank Limited in the amount of R7 340 000.00.

The consent of the Bondholder to the registration of the lease is required.

A. REVIEW

Based on my review of the registered conditions, encumbrances, restrictions and/or servitudes contained in the current holding title deed and/or referenced in the Deeds Office printout in respect of the above mentioned properties, none of the registered title deed conditions prevent or preclude the rezoning, development and/or use of the Properties for electricity generation and related purposes, subject (where applicable) to the consent of any existing bondholder or any other third party.

DATED AT CAPE TOWN ON 07 AUGUST 2025.

CONVEYANCER
KRISTEN ELLIOTT