



BORAPALALO

Elevated Living, Grounded in Heritage



INTRODUCTION

Index Engineering Proprietary Limited (“Index”) is proposing the development of “Borapalalo Lifestyle Estate”, mixed-use development in the Boteti Region located on the A14 between Orapa and Letlhakane on a portion of land measuring 24 Ha. The development is primarily planned to service the growing residential and accommodation requirements of the diamond mining industry and the burgeoning public sector.

Index will act as overall developer and project manager for the project and will provide all the development infrastructure and estate management and utility services on an ongoing basis after the development has been completed.

Index Engineering Proprietary Limited (Registration No. UIN BW00002706102) is a company registered in Botswana and shall develop the mixed-use precinct.



Index Engineering is a multi- disciplinary property services company, offers the following project services:

- ▶ **Project preparation including**
Financial and project modelling,
Project sponsorship facilitation,
Project structuring and transaction advisory services,
Risk management solutions, and
Viability, feasibility, and bank-ability studies.

- ▶ **Municipal financial management and institutional development**
- ▶ **Management of urban and rural developments**
- ▶ **Land and Marine Surveying**
- ▶ **Architectural design**

- ▶ **Infrastructure and asset management**
- ▶ **Construction management**
- ▶ **Project and development management**
- ▶ **Master plan development and project structuring**
- ▶ **Property Management; and**
- ▶ **Socio-economic development.**



ORAPA AND LETLHAKANE: INDUSTRY & COMPETITIVE ENVIRONMENT

Orapa is a town located in the Central District of Botswana. It is the site of the Orapa diamond mine, one of the largest diamond mines in the world and is considered to be the diamond capital of the country. Three of the four mines operated by Debswana are in the immediate vicinity of Orapa, namely Letlhakane and Damtshaa, of which Orapa mine is the largest diamond mine in the world by area. Nearby the outskirts of Letlhakane is another kimberlite mine Karowe, owned by Lucara Diamond, thought to have very large reserves of diamonds.

The town has four schools, one of which is a private English-medium school, serving a community containing a high proportion of expatriates. Orapa is estimated to have a population of 12,000 people.

The town is served by the Orapa Airport which operates Debswana-owned company aircraft to Gaborone, Johannesburg and other significant locations. A gliding club is located at the airport. An animal conservation region (game park) is located within the boundaries of the town.

The Debswana stated vision for Orapa is two-fold: “Orapa Today” is about making Orapa a great place to live and work while “Boteti Tomorrow” is to position Orapa as the business hub/capital of Boteti and the gateway to the Makgadikgadi. The intention is to open the town as a model town in the region; well designed, safe and a show piece of planning, and to do this now while there are many more years of mining, so that it achieves its rightful place in the district. Ultimately, Orapa and Letlhakane will provide all the facilities and services for the Boteti region Debswana has announced that they will be proceeding with Cut 3 extension of the Orapa mine.

The extension of the Orapa will also entail significant development of housing and related social infrastructure, including 1000 houses, schools and clinics. Enabling operations will commence soon. Index Engineering is aiming to align its development projects with the immediate expansion requirements of Orapa and Karowe mines and ultimately Orapa’s goals for the future. Based on the Cut 3 Orapa expansion and the recently announced underground mining expansion of Karowe owned Lucara Mine, the Boteti’s mining sector is expected to grow in the coming years with increased pressure on accommodation, schooling, medical and retail facilities.



BORAPALALO LIFESTYLE ESTATE, ORAPA, BOTSWANA



Borapalalo Lifestyle Estate is an exciting, iconic development aimed at fulfilling the needs of a growing vibrant population in central Boteti region, the heartbeat of Botswana mining economy. The ultimate lifestyle in a secure estate setting, that serves as the new benchmark in urban living. The Estate has been designed as an exciting mix of residential, commercial, health, and retail components that combines a blend of urban design, open spaces and lifestyle convenience.

This development will include a 3-Star Hotel and Conference Centre. The hotel is envisaged to be phased and ultimately have 82 rooms and a lounge, a bar, a dining room and a pool. The conference room will have 150 seats (divisible into 3 50-seater rooms) and two 16-seater breakaway/board rooms and a co-working office complex.

The residential complex will comprise of 90, 1, 2 and 3 bedroom apartment units, 80 single residential homes, 20, 2 and 3 bedroom townhouses, a club house, pool and a gymnasium. A management office, maintenance facilities and laundry facilities will also be included. Index Engineering is also in negotiations with industry partners for the development of a private school, day clinic medical facility and retail facilities to conveniently service the Estate community.

The Orapa region is home to an expanding business and professional population looking for suitable housing options for all stages of life. For those who are looking for luxurious

family homes, compact townhouse living or a lock-up and go apartment lifestyle Borapalalo Lifestyle Estate offers the smart alternative for peace of mind. Away from a transient living arrangement and the need for a family lifestyle, Borapalalo Lifestyle Estate offers an alternative to put your roots down and experience the growth of one's family in a caring and fostering environment. For young families, the estate offers an introduction to home ownership and the ability to grow a family. For young upwardly mobile professionals and professionals doing contract work our apartments offer a lock-up and go option in an estate environment providing a harmonious lifestyle to put down family roots or while away from family and friends on an extended work assignment.

An attractively landscaped and tree-lined grand boulevard will lead you through the heart of estate flanked by the hotel and apartments and finally leading into the housing estate.

Pedestrian walkways connect all elements of the estate with the iconic Park, an endemically landscaped park at the heart of the development. Design elements include clearly defined spaces, in which we can live, work, learn and play all within one precinct, a modern approach to urban living where you will enjoy life to the fullest.

Offering an active and diverse lifestyle where residents can indulge in quality time, connecting to each other, their families and the world around them, while investing in their well-being.



TARGET MARKET

LAND LEASE PARAMETERS

The target market for the development will be:

- ❶ **Staff, Consultants, Contractors and suppliers of all the mining activity in the Boteti area;**
- ❷ **Independent travelers en-route to Makgadikgadi, Central Kalahari, Maun and the Okavango Delta;**
- ❸ **National and Local Government conferencing;**
- ❹ **National and Local Government staff seeking accommodation in the Boteti region;**
- ❺ **Meeting facilities for local and visiting private sector industry.**
- ❻ **Fully serviced shared office and co-working space**

Lessor: Ngwato Land Board (Letlhakane Sub-Land Board)

Lessee: Index Engineering Proprietary Limited

Lease Description: Tribal Grant Reference-NLB/3206/13

Locality: Letlhakane – Tutebe Ward

Lease Area: 24 Ha



PROPOSED PROJECT STRUCTURE

Index will act as the overarching management company that undertakes the development management, asset management, property management, estate management and leasing and sales.

Each development will be housed in a separate special purpose vehicle (SPV) that undertakes each particular development allow for different leasing and ownership structures.

PROJECT PLANNING

The following project activities have been undertaken:

Land Use and Town Planning
Environmental Impact Assessment (EIA)
Geo-technical Investigation

Bulk Infrastructure Services Reports and Preliminary Design:

- ▶ Water
- ▶ Sewage
- ▶ Roads and Earthworks
- ▶ Stormwater
- ▶ Electricity
- ▶ Architectural and Urban Design Services
- ▶ Costing and Feasibility Studies



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