

TITLE OF PROJECT:

**CONSTRUCTION OF ROSA-BUSINESS CENTER IN CITY OF XAI-XAI, GAZA
PROVINCE**

Confidentiality Agreement

The undersigned reader acknowledges that the information provided by Southern Holdings, SA in this business plan is confidential; therefore, reader agrees not to disclose it without the express written permission of Southern Holdings, SA.

It is acknowledged by reader that information to be furnished in this business plan is in all respects confidential in nature, other than information which is in the public domain through other means and that any disclosure or use of same by reader may cause serious harm or damage to Southern Holdings, SA.

Upon request, this document is to be immediately returned to Southern Holdings, SA.

Brief introduction of the Company:

Southern Holdings, SA is a group of companies specialized in the construction industry and public works, transportation, tourism, mining, energy, agriculture, import and distribution of medicines, construction materials, electronics and food products.

The group comprises a Consortium with a Portuguese Group focused on the building industry and real estate development and it is recognized for its solidity, quality, and innovation in the European market for more than 70 years.

1- PROJECT OVERVIEW:

The project consists of finalizing and equipping a **Business Center** in City of XAI-XAI, Province of GAZA in a space of **0.54 ha**. The City of Xai-Xai is a corridor located close to the Indian Ocean, on the Limpopo River, 200 kilometres from the capital, Maputo.

Economic Strength of the Province:

- Mineral resources such as heavy sands, Diatomite, Diamonds, Clay, Limestone;
- Forest resources comprising an area of 2,421 100ha;
- Favourable Agroecology condition. The Province has about 1 500 000 ha for agricultural practice, 2,000,000ha for livestock and 3,400,000ha of fauna;
- Fishing (Open sea fishing and aquaculture);
- Transport and communications (Rail and Air);
- Tourism (Beaches, Lagoons, National Parks, Historic Sites).

Given the lack of shopping and business centers in the city of XAI-XAI to accommodate entrepreneurs and respond to the existing demand for business spaces, and given the experience resulting from the group's exploration, Southern Holdings, SA identified an investment opportunity for the construction of a Business Center - ROSA.

2- OBJECTIVES AND PROJECT DESCRIPTION:

For this reason, together with the excellent location of this project, it was decided to take this project forward. From the beginning, the Architect was hired to design the project, and in the last quarter of 2016 the project was submitted to the Xai-Xai City Council for licensing and was approved. At the moment the project is at 60% of its execution.

To have a reference shopping center in the city of Xai-Xai that brings together stores and offices with a variety of commercial activities and provision of services, including banking services given the existence of a retail market in the vicinity that will certainly need to capture savings from sellers.

The business center consists of 35 stores, 3 restaurants and 1 games and leisure room, distributed as follows:

- Ground floor

11 stores;

1 Restaurant.

- 1st floor:

8 stores;

1 Restaurant.

- 2nd floor:

8 stores;

1 Restaurant.