

HIGHVELD INDUSTRIAL PARK

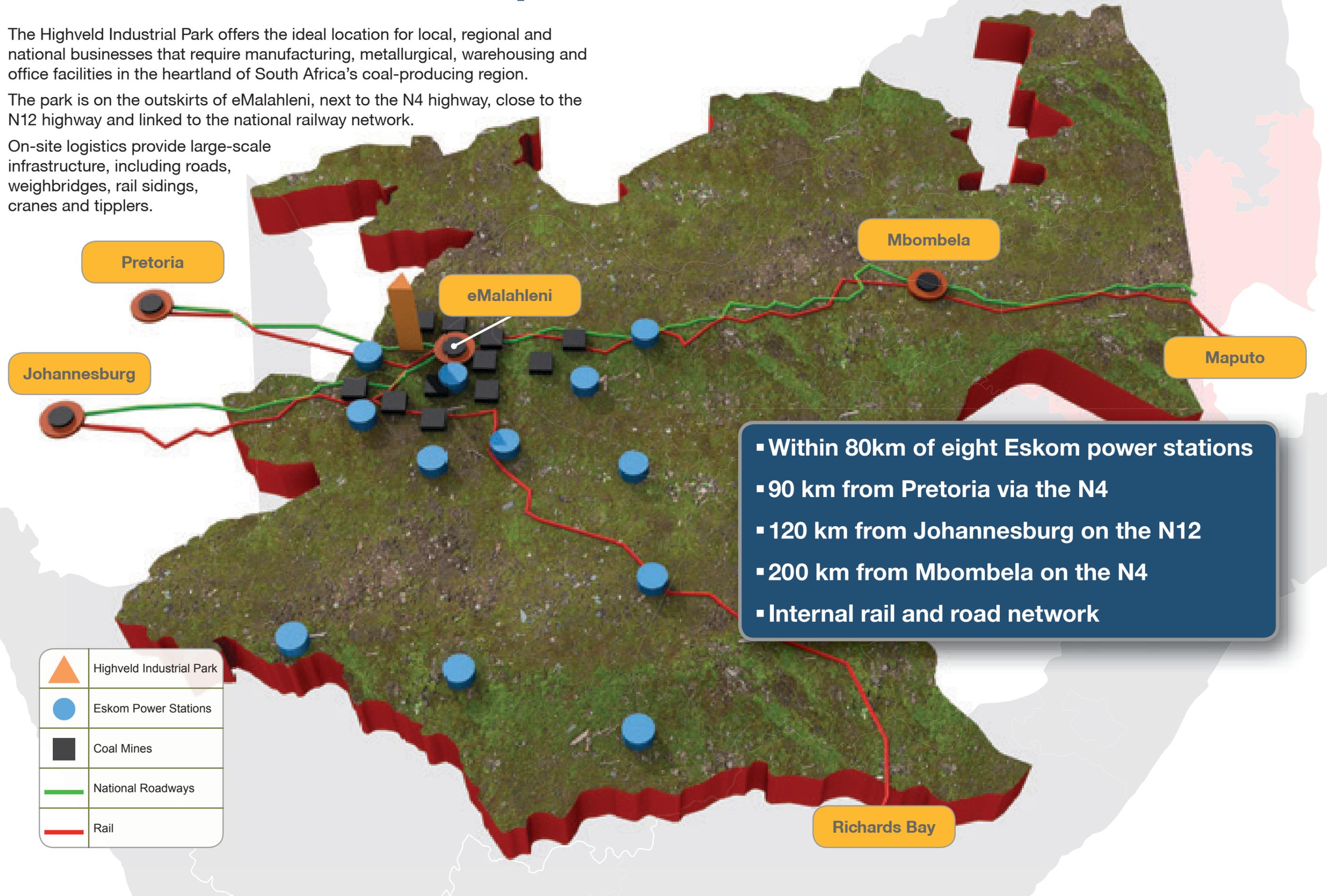


Prime location with superior road and rail access

The Highveld Industrial Park offers the ideal location for local, regional and national businesses that require manufacturing, metallurgical, warehousing and office facilities in the heartland of South Africa's coal-producing region.

The park is on the outskirts of eMalahleni, next to the N4 highway, close to the N12 highway and linked to the national railway network.

On-site logistics provide large-scale infrastructure, including roads, weighbridges, rail sidings, cranes and tippers.



Established infrastructure and support services

The Highveld Industrial Park offers a wide selection of offices, workshops and warehouses for rent, with on-site infrastructure such as a 350mVA power supply directly on the Eskom grid, piped gas feeds, large-scale logistics infrastructure, potable water, refuse disposal, ample parking, change rooms, medical and fire-fighting facilities and A-grade perimeter security.

Developed on the site of the erstwhile Highveld Steel and Vanadium plant, the facilities are ideally suited for heavy industrial use. The warehouses and workshops are suitable for diverse purposes, including steel fabrication, chrome and lime beneficiation, warehousing and heavy and light vehicle and machinery maintenance. Storage and blending facilities make Highveld an ideal minerals or coal storage, distribution and export hub.

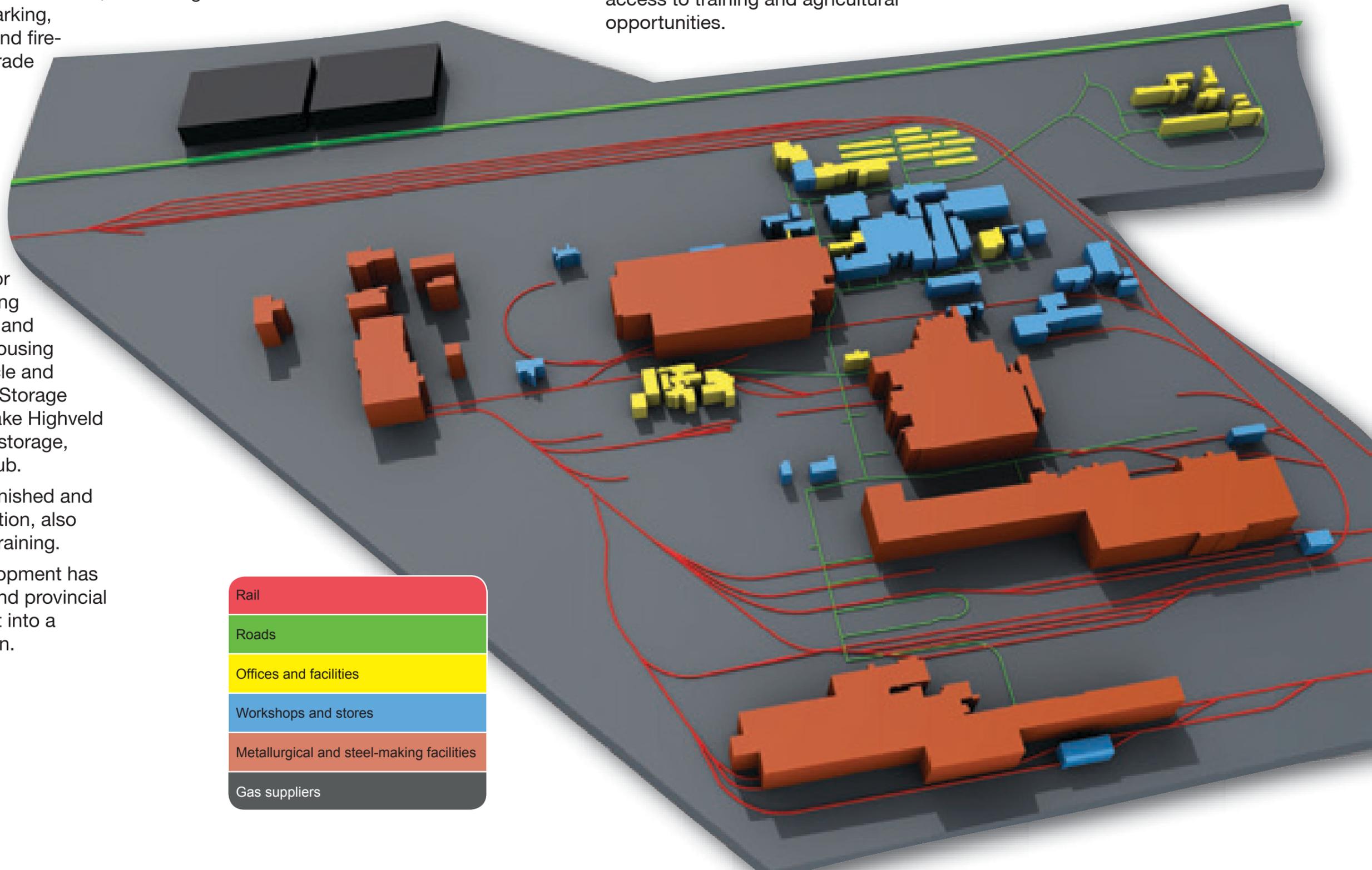
Six office blocks offer furnished and unfurnished accommodation, also suitable for functions or training.

The industrial-park development has the full support of local and provincial government, to develop it into a thriving asset in the region.

Anchor tenants operate the only heavy structural steel mill in the country, provide railway-siding services and bulk-storing facilities, process lime, iron and titanium resources, recover steel resources and overhaul drag-line mining buckets.

The secure park offers 650 hectares of vacant land available for development.

Park management has initiated a social outreach programme to support local socio-economic development that focuses on local employment, access to training and agricultural opportunities.



Rail
Roads
Offices and facilities
Workshops and stores
Metallurgical and steel-making facilities
Gas suppliers

Extensive, self-contained utilities

Direct energy feeds, an abundant supply of raw water, on-site water purification, perimeter security, on-call medical and fire-fighting services and infrastructure maintenance are some of the utilities that contribute to making the Highveld Industrial Park a self-contained location which offers tenants unsurpassed and sustainable benefits.

Electricity is supplied directly from the Eskom grid, at a substantial discount to municipal tariffs, directly connected to the main feed through a reliable reticulation system.

Methane-rich natural gas is directly supplied by Sasol via its pipeline distribution network. Oxygen, nitrogen and argon to support heavy industry applications are pipe-fed from suppliers adjacent to the park, which is safer and cheaper than using containerised gas.

The array of utilities on offer include environmental services and fully equipped metallurgical and chemical laboratories.

Maintenance is provided by a utilities team, well qualified to ensure that electricity, water and gas are provided.

- **Electricity from the Eskom grid**
- **Abundant raw water and on-site purification**
- **Round-the-clock security and maintenance services**
- **Specialised environmental and laboratory support services**



Extensive logistics infrastructure

One of the largest privately-owned railway infrastructures in the country, linked to major road and rail networks, makes the Highveld Industrial Park the ideal hub for resources, goods and products flowing to and from the Mpumalanga power stations and mines.

The Highveld rail network is linked to the Transnet grid with two electrified lines to accommodate 100-truck trains for seamless delivery and collection by Transnet locomotives.

The infrastructure is capable of handling eight million tonnes a year, with ample storage areas. A coal-crushing and -screening facility is being erected.

Other on-site rail logistics include a 21-line marshalling yard, exchange yards and links to various buildings within the park, some with crane capacity of up to 250 tonnes.

- **Eight-million-tonnes a year rail infrastructure**
- **Centrally located regional logistics hub**
- **Ideal export hub between the Waterberg and Richards Bay**
- **Environmental licences to blend and store resources**



Serviced offices and facilities

Facilities available at the Highveld Industrial Park include some 8 000 square metres office space available in various configurations, a SETA-accredited training centre, change houses and canteens infrastructure.

The offices, either furnished or unfurnished, offer the flexibility of renting either a corporate head office or flexi-space according to tenants' needs, with boardrooms for meetings, space for administrative functions and a conference hall. Ample parking is available, mostly under-cover.

Maintenance services cover buildings externally and internally, roads, gardens and parking areas.

A major attraction in the area is the fully functional, SETA-accredited training centre. Designed to accommodate 2 000 students a year, the centre is fully equipped with all facilities to train, amongst others, electricians, boilermakers, structural platers, fitters, turners, riggers, diesel mechanics and instrumentation technicians. The first 40 apprentices have started their three-year trade training.

A medical station with a 24-hour paramedic service, first-level fire-fighting equipment and a fire-fighting reaction unit available from an adjacent supplier provide rapid-response support for unforeseen emergencies.

- 8 000 square metres office space
- 550-students training centre
- Security, medical-emergency and fire-fighting services
- Interior and exterior building maintenance services



Workshops and stores ready for use

An extensive range of workshops and stores make the Highveld Industrial Park an ideal location for tenants requiring fully equipped or vacant premises for manufacturing, engineering, repairing, warehousing and distribution purposes. Most facilities have offices and many include storage space, inside and undercover outside.

The Industrial Park of 468 hectares comprises:

- stores or warehouses ranging in size from 394 to 4 500 square metres;
- workshops from 420 to 1 000 square metres; and
- workshops from 650 to 1 500 square metres, equipped with overhead cranes with capacities up to 250 tonnes.

Fully equipped workshops cater for earthmoving equipment, tyre repairs, carpentry, boiler-making, turning, fitting and motor repairs.

- **An array of equipped and vacant facilities**
- **Most facilities with office and storage space**
- **Fully fitted facilities suitable for distribution centres**
- **Many facilities fitted with industrial overhead cranes**



Comprehensive metallurgical and steel-making facilities

The Highveld Industrial Park offers fully equipped metallurgical and steel-making facilities, supported by environmental monitoring services and metallurgical and chemical laboratories to aid quality control.

The Iron Plant, equipped with 13 rotary kilns and a 63mVA and three 45mVA furnaces, has a capacity of two million tonnes of input material a year. The plant design allows for the production of a range of products, including pig iron, ferro-alloys and valuable slag by-products from fines. Operational flexibility makes it possible to split the plant into different product streams.

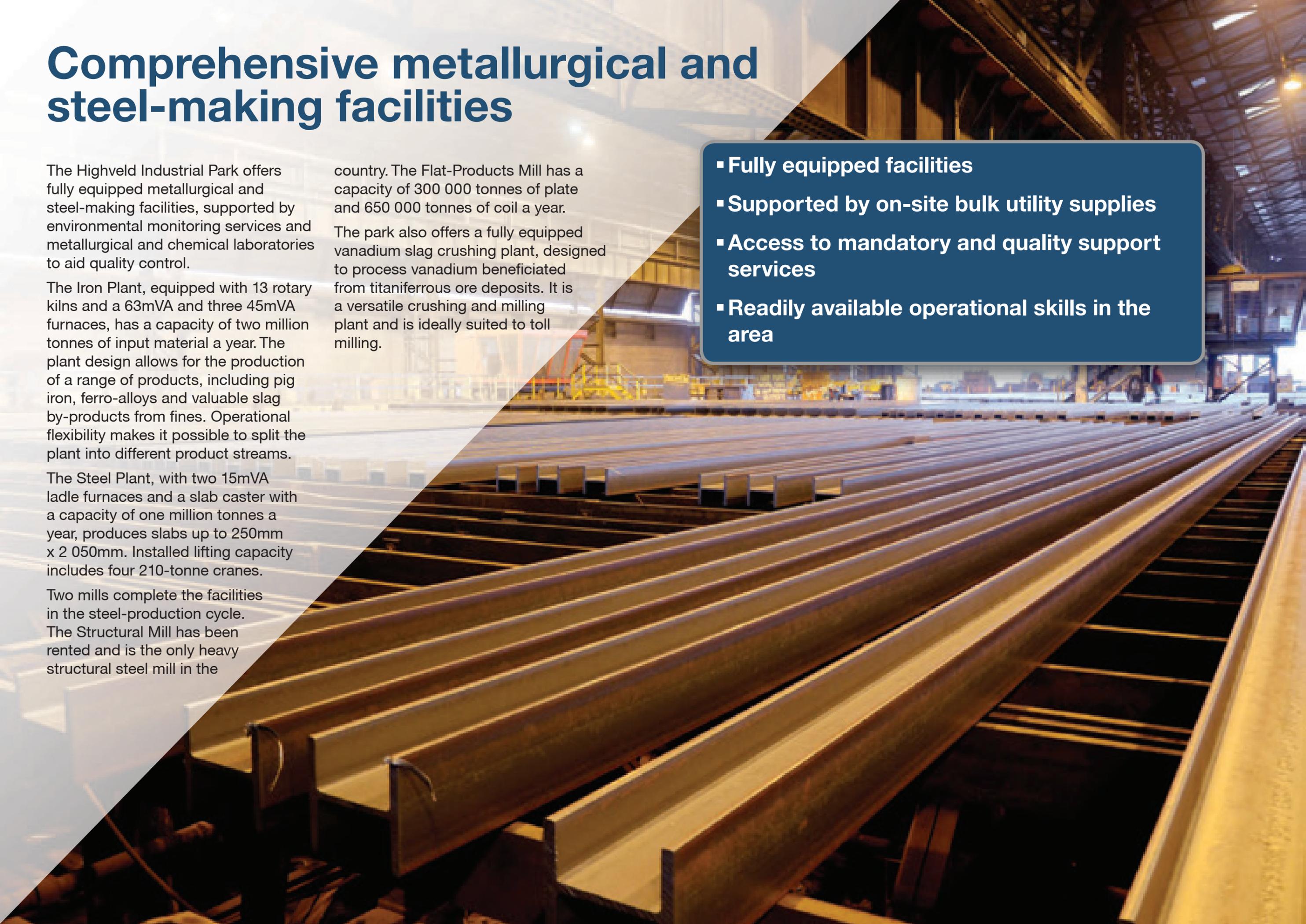
The Steel Plant, with two 15mVA ladle furnaces and a slab caster with a capacity of one million tonnes a year, produces slabs up to 250mm x 2 050mm. Installed lifting capacity includes four 210-tonne cranes.

Two mills complete the facilities in the steel-production cycle. The Structural Mill has been rented and is the only heavy structural steel mill in the

country. The Flat-Products Mill has a capacity of 300 000 tonnes of plate and 650 000 tonnes of coil a year.

The park also offers a fully equipped vanadium slag crushing plant, designed to process vanadium beneficiated from titaniferrous ore deposits. It is a versatile crushing and milling plant and is ideally suited to toll milling.

- Fully equipped facilities
- Supported by on-site bulk utility supplies
- Access to mandatory and quality support services
- Readily available operational skills in the area



Andrea de Souza

E-mail: andrea@evrazhighveld.co.za

Cell: +27 71 452 9678

Website: www.highveldindustrialpark.co.za

Michelle Brink

E-mail: mbrink@matusonassociates.co.za

Cell: +27 82 649 6137

CURRENT TENANTS:

