

WINDOWS ON OUR WORLD

Investor Property Tour 2026





 **MALUTI CRESCENT**

MALUTI CRESCENT

FNB
Standard Bank

SPAR

Maluti Crescent

Largest shopping centre in Phuthaditjhaba, fully let and trading well

Maluti Crescent | 30 September 2026 ▾

35 756m²

GLA after the 2019
redevelopment

900 000+

Monthly visits

R922 million

Annual turnover

+7.3%

Footfall growth, H1-2026

Risk grade 1 · Invest to grow



The node | Phuthaditjhaba

Regional service centre for close to 400 000 people across Maluti-a-Phofung

At the junction of the R57 and R712, close to the KwaZulu-Natal and Lesotho borders

UFS QwaQwa campus and the regional hospital drawing daily visits into town





2019 redevelopment | Maluti Crescent

R400 million redevelopment completed in March 2019, growing GLA by more than 70% to 35 756m²



Before

- 20 751m² on three levels
- Two anchors, Game and SPAR

After

- 35 756m²
- Three anchors, with Pick n Pay joining Game and SuperSpar
- Full convenience offer



Competitive positioning | Maluti Crescent

Strong customer loyalty since Setsing Plaza reopened 225m away in November 2024

64%

Share of customers' mall spend

70%+

Card spend from regular visitors

+7.3%

Footfall growth, H1-2026

Convenience Strength

Convenience categories hold most of customers' spend against competitor malls

Fully Let

No vacant space, with more than 900 000 visits a month

Next Step

Dis-Chem from late 2026, followed by the Game box subdivision





Value-add project | Maluti Crescent re-tenanting

Repositioning 9 500m² of department-store and specialist space on lease expiry to 2029

Late 2026



Dis-Chem in shop 106
1 377m²

Dis-Chem +

2027



Smaller units re-let to stronger-
trading categories

2028



Game box subdivided into smaller
units

game

Each step follows a lease expiry, through to 2029

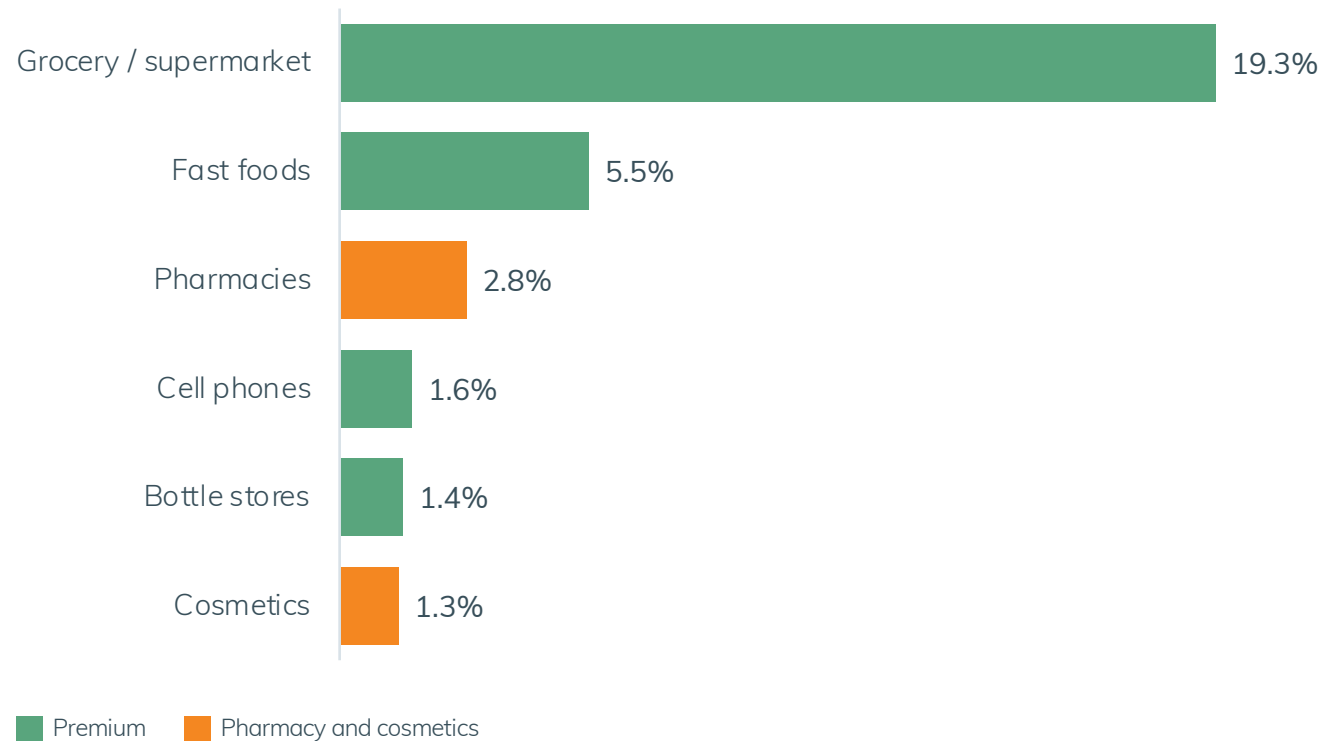




Dis-Chem | Maluti Crescent

Pharmacy anchor added in a category already trading in the Premium grade

Premium-grade categories, share of GLA



Premium grade

Pharmacy and cosmetics both trading in the Premium category grade

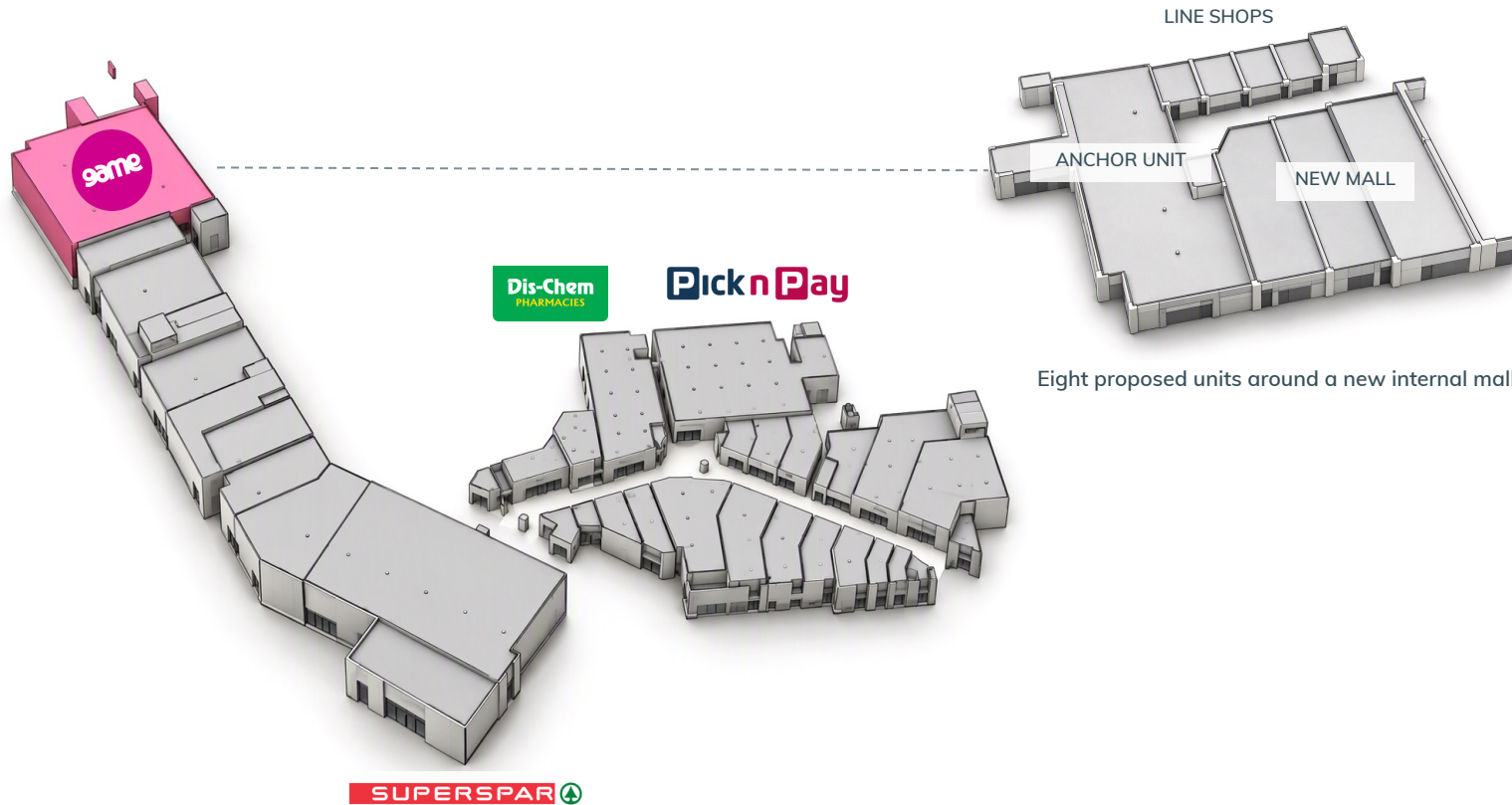
Dis-Chem

Dis-Chem to occupy shop 106 from end 2026, the operator best suited to the market on customer data



Game subdivision | Maluti Crescent

Proposed subdivision of the Game box into eight units around a new internal mall



Game Subdivision

- Eight smaller units in categories the centre's trading data rewards
- New internal mall linking the box to the rest of the centre
- Larger anchor unit keeps a destination tenant at that end of the centre
- Timed to the Game lease expiry in 2028



BUILDING COMMUNITIES,
GROWING VALUE.