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INVESTOR APPLICATION

ATLANTIS SPECIAL ECONOMIC ZONE

Contents

Introduction

The Atlantis Special Economic Zone SOC Company Limited ("ASEZ" or Company) invites prospective investors in the Greentech Special Economic Zone. The detailed application attached is required by the ASEZ to evaluate and where required perform the necessary due diligence on financial, social, environmental, governance and greentech qualification for prospective applicants to be considered for landing in the ASEZ.

The ASEZ is focussed on specifically attracting green technology ("Greentech") manufacturing investment. Greentech is defined as technology where the intended use is to mitigate or reverse the effects of human activity on the environment. Greentech includes, but is not limited to, technologies relating to renewable energy, energy storage, energy-efficiency, water efficiency and management, greener packaging, recycling, green chemicals etc.

A greentech taxonomy (classification) is used to determine eligibility of proposed manufacturing activities in Atlantis SEZ. The Atlantis SEZ will use the criteria as specified in the following manner:

Applications may qualify either on

- Matching or fitting the greentech taxonomy or on the basis of resource-efficient cleaner production (RECP). Please see Appendix 1
- Matching criteria of a resource-efficient producer employing processes, products and services to increase the resource-efficiency of production and/or to reduce pollution and minimise negative impacts by humans and the environment. Appendix 2

Company Details

Name of Company	
Trading Name	
Company Registration No	
VAT Number	
Website	
Address Physical	
Address Postal	
Contact Person E- Mail Telephone: Landline Telephone - Mobile	
Broad-Based Black Economic Empowerment (B-BBEE) Level	

Project Description

Nature of activity:

Identify from taxonomy in **Appendix 1**_____

Or,

If RECP, describe the nature of the business and provide supporting motivation for qualifying as RECP, based on **Appendix 2**

_____

Is the manufacturing activity an expansion of an existing activity, a new venture or relocation of an existing business? (Please tick)

Expansion	New Venture	Relocation
☐	☐	☐

Please describe the project in as much detail as is possible:

Socio - Economic Information

Checklist of mandatory inclusions

The following items are to be attached to the application:

Item	**Please check**
Comprehensive Business Plan – Include list of team members and corresponding resume's as attachments, Shareholding Structure	☐
Certified copies of passport or ID documents of shareholders	☐
Environmental Management Plan	☐
Financial Model (If not included in business plan)	☐
Financial Statements (most recent 3 months)	☐
Tax clearance certificate	☐
Company registration certificate	☐
Letters of intent from off-taker	☐
Confirmation of supply agreement (if necessary and awarded as government tender)	☐
If applying for Greentech qualification on the basis of RECP: Assessment from suitable certifying body (if applying for an activity listed in **Appendix 1**, ignore this item)	☐
CSI/CSR strategy	☐

Anticipated Investment value:

Estimated Investment Costs (circle)	**ZAR**	**US$**	**€**
Land			
Buildings			
Plant & Equipment			
Vehicles & Furniture			
Engineering and installation costs			
Other			
Working Capital			
Total Investment cost			

Anticipated Turnover:

Estimated annual turnover (circle)	**ZAR**	**US$**	**€**
	1st Year		
Export Earnings			
Domestic Sales			
	2nd Year		
Export Earnings			
Domestic Sales			
	Full Production		
Export Earnings			
Domestic Sales			

Anticipated Employment:

Anticipated Direct Employment	Operations	Construction (If self-build)
Management		
Skilled		
Unskilled		
TOTAL		

Shareholding, Directors and Management:

Shareholding Summary			
	Black %	White %	Foreign %
Shareholders			
Executive Directors			
Non-executive directors			
Management			

Timeframe for investment

Date you seek to occupy premises: _____

Commitment to Local Economic Development

Please attached your CSI/CSR strategy. ASEZ will seek alignment of investors' strategies to support local economic development with the economic development objectives of the ASEZ.

The Atlantis SEZ will expect that investors meet a minimum threshold for local job creation and procurement. Above this threshold, the Atlantis SEZ will score commitments toward the final agreed cost structure for the applicant. “Local” is defined as Wards 29 and 32.

The following table indicates threshold commitments required of applicants. Applicants’ must provide commitments at inception and provide information on projections to meet the criteria and on adjudication will be scored on the basis of how close to target they are defined. Such scoring will be taken into account in adjudication of your application and setting out a proposed term sheet that will form the basis of a lease agreement.

	Black		**Women**		**Local**	
	At Inception %	**Final**	**At Inception %**	**Final (%)**	**At In At Inception %**	**Target (%)**
Shareholding						
Directors						
General Workers						
Middle Management						
Senior Management						

Procurement*						

Contribution to skills development**						
Contribution to supplier development**						

* Procurement value is scored as a percentage of total ZAR value of services and supply chain, adjusted by shareholding percentage in each category.

** Defined in ZAR or as percentage of lease rate

Indicate your commitment to the economic development parameters in the table below:

Land Use, Planning and Environmental Considerations

The Atlantis SEZ site plan can be found in Appendix 3 and applicants can select a suitable Land Parcel for preferred location.

Applicants are encouraged to select two land parcels per site, as the desired location may not be available with a ranking in order of preference.

Available Land Parcel are numbered from 1 through 70 and vary in location and size. The ASEZ will the final determination of location subject where investors are situated.

Option	**ERF (As per Master Plan)**	**Land Parcel (please indicate with corresponding number)**	**Rank order of preference**
Option 1	**Site 1 (1 - 11)**		
Option 2	**Site 1 (1 - 11)**		
Option 1	**Site 2 (12 - 57)**		
Option 2	**Site 2 (12 - 57)**		
Option 1	**Site 3 (58 - 70)**		
Option 2	**Site 3 (58 - 70)**		

Provide a breakdown of the space and infrastructure required for your manufacturing activity. This will inform specifications for ASEZ's infrastructure development to suit.

Estimated Development size	
Land Required (ha)	
Estimated percentage of hardened surfaces	
Optional/additional land for future expansion (ha)	

Building Requirements	
Factory Roof Height (m)	
Warehouse Roof Height (m)	
Office component - No. of stories	
Other	
Estimated coverage (m^2)	
Infrastructure Requirements	
Utilities	**Estimated demand**
Water (m^3/day)	
Electricity (KVA)	
Effluent discharge: (m^3/Day)	
Effluent discharge: Quality	
Other (please specify)	

Environmental Impacts:

Key Environmental Impacts			
Air Emissions:	Type	Volume	Concentration
Water:	Volume:		
	COD (mg/l):		
Noise:	Level:		
Health & Safety:			
Other:			

It is the responsibility of the applicant to address any environmental and air emissions (air quality) concerns the proposed activity may trigger. Indicate below the exact licensing and environmental authorisations and approvals your business activity will require:

Authorisations	
Authorisation/License type	**Already in application/approved**
Waste management	
Air Quality/Emissions	
Environmental Authorisation	
Other: (Please specify all)	

Appendix 1

Greentech Taxonomy

Greentech Taxonomy			
	Utility scale	**Non residential self generation**	**Residential self generation**
Renewable energy generation	• Solar photovoltaics (PV) • Concentrated solar power (CSP) • Biomass • Biogas • Wind energy • Hydroelectricity • Geothermal energy • Landfill gas	• Solar photovoltaics (PV) • Concentrated solar power (CSP) • Biomass • Biogas • Wind energy • Micro-Hydroelectricity • Geothermal energy	• Solar photovoltaics (PV) or rooftop PV • Solar water heaters (SWH) • Biomass (heat) • Mini-wind
Energy storage	• **Batteries** - Wet cells (e.g. flow, lead-acid, nickel-cadmium, sodium-sulphur) - Dry cells (e.g. zinc-carbon, lithium iron phosphate) - Reserve batteries - Charging & management	• Thermal storage (Molten salt, ice, chilled water, eutectic)Mechanical storage (pumped water, compressed air, flywheels, other moving mass) • Super/ultra-capacitors • Hydrogen storage	
Resource efficiency	• **Smart grids** - Transmission (sensors & quality measurement, distribution automation, high voltage DC and control devices, superconductors) - Demand management/response - Management (advanced metering infrastructure (AMI) & smart meters, networking equipment, quality & testing, self-repairing technologies, power conservation, power protection) • **Green building** - Design - Building automation (software & data analysis, monitoring, sensors and controllers, metering, networking & communication) - Lighting (Ballasts & controllers, solid state lighting, CFLs, LEDs, daylight harvesting) - Systems (HVAC, Refrigeration, Water heating) - Consulting/facilities management (ESCOs)	• **Cogeneration** - Combined heat and power (CHPDH) • **Semiconductors** • **Efficient processes** - Design innovation (biomimicry, software) - Equipment efficiency (efficient motors, heat pumps & exchangers, controls) - Production (construction/fabrication, resource utilisation, process efficiency, toxin/waste minimization) - Monitoring & compliance (software systems, automation, sensors & other measurement/testing hardware)	
Transportation	• E-mobility - Improved internal combustion - Hybrid electric - Plug in hybrids - E-Bikes - New vehicle types	• Fuelling/charging infrastructure - Vehicle-to-grid (V2G) - Fast charging - Battery swapping - Incuction - Alternative fuel conversion - Biofuel and biodiesel • Rail & water transport innovation - Components - System integration	
Water and wastewater	• Production - Desalination - Air-to-water • Treatment - Filtration - Purification - Contaminate detection - Waste treatment	• Transmission - mains repair/improvement • Efficiency - Recycling - Smart irrigation - Water saving appliances	
Advanced materials and packaging	• Materials innovation - Nano (gels, powders, coatings, membranes) - Bio (biopolymers, biodegradables, catalysts, timber reclamation) - Glass (chemical, electronic, PV) - Chemical (composites, foils, coatings)	- Structural building material (cement, drywall, windows) - Ceramics - Adhesives • Advanced packaging (packing, containers)	
Air and Environment	• Carbon sequestration - Carbon capture & storage (geological, ocean, mineral, bio capture incl. algae, CO_2 re-use) - Geoengineering - Forestry/agriculture	• Carbon trading/offsets (software systems) • Emissions control (sorbents & scrubbers, biofiltration, cartridge/electronic, catalytic converters) • Bioremediation	
Recycling & waste	• Recycling & waste (materials reclamation, new sorting technologies, waste treatment, waste management & other services, biogas and landfill production)		
Agriculture	• Crop farming (Natural fertilizers and amendments, biological weed, pest and disease control, precision irrigation and fertilisation, land management, Biotechnology) • Sustainable forestry	• Animal farming (waste innovations, improvements in genetic merit for feed efficiency) • Aquaculture • Controlled environment agriculture (hydroponics, aeroponics and vertical farming, improved greenhouses)	

Appendix 2
Resource efficient cleaner production

While the Atlantis SEZ will focus on attracting producers of greentech products and services, resource-efficient manufacturers of products other than greentech will also be eligible to apply to establish operations in the ASEZ.

The terms resource-efficient low-carbon production and resource-efficient cleaner production (RECP) are used interchangeably in the international literature. The UNEP definition of RECP Is provided below.

UNEP Definition of resource-efficient cleaner production

> In practical terms RECP entails the continuous application of preventive environmental strategies to processes, products and services to increase efficiency and reduce risks to humans and the environment.
>
> RECP addresses the three sustainability dimensions individually and synergistically:
>
> - Production Efficiency: optimisation of the productive use of natural resources (materials, energy and water);
> - Environmental management: minimization of impacts on environment and nature through reduction of wastes and emissions; and
> - Human Development: minimization of risks to people and communities and support for their development.

The distinction between greentech and RECP manufacturers can be explained as follows – producers of greentech products such as solar PV panels and electric vehicles do not necessarily employ production processes or use the green technologies that would make them resource-efficient and cleaner producers. RECPs by definition, employ preventative strategies in processes and greentech products and services to increase efficiency and reduce their impact on the environment, but their output is not limited to greentech, e.g. they could be food-processors, producers of regular automotive vehicles etc. An illustration of how these concepts are distinct and where they overlap is provided in the figure below.

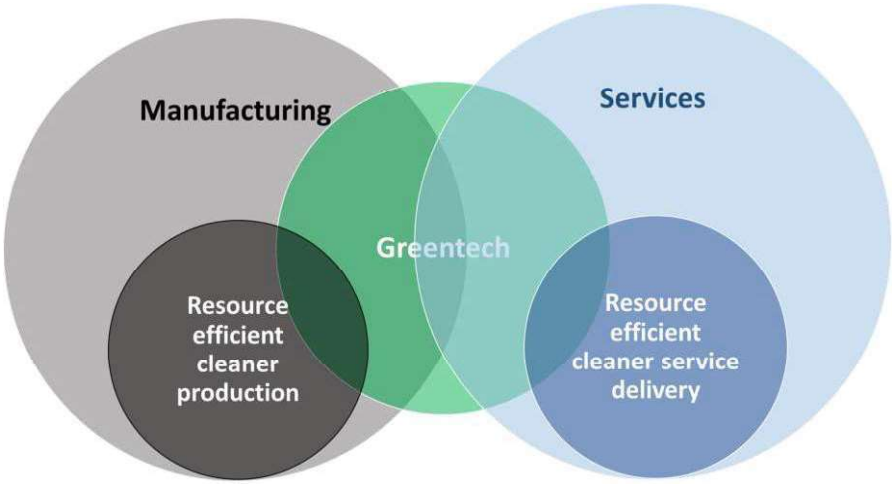
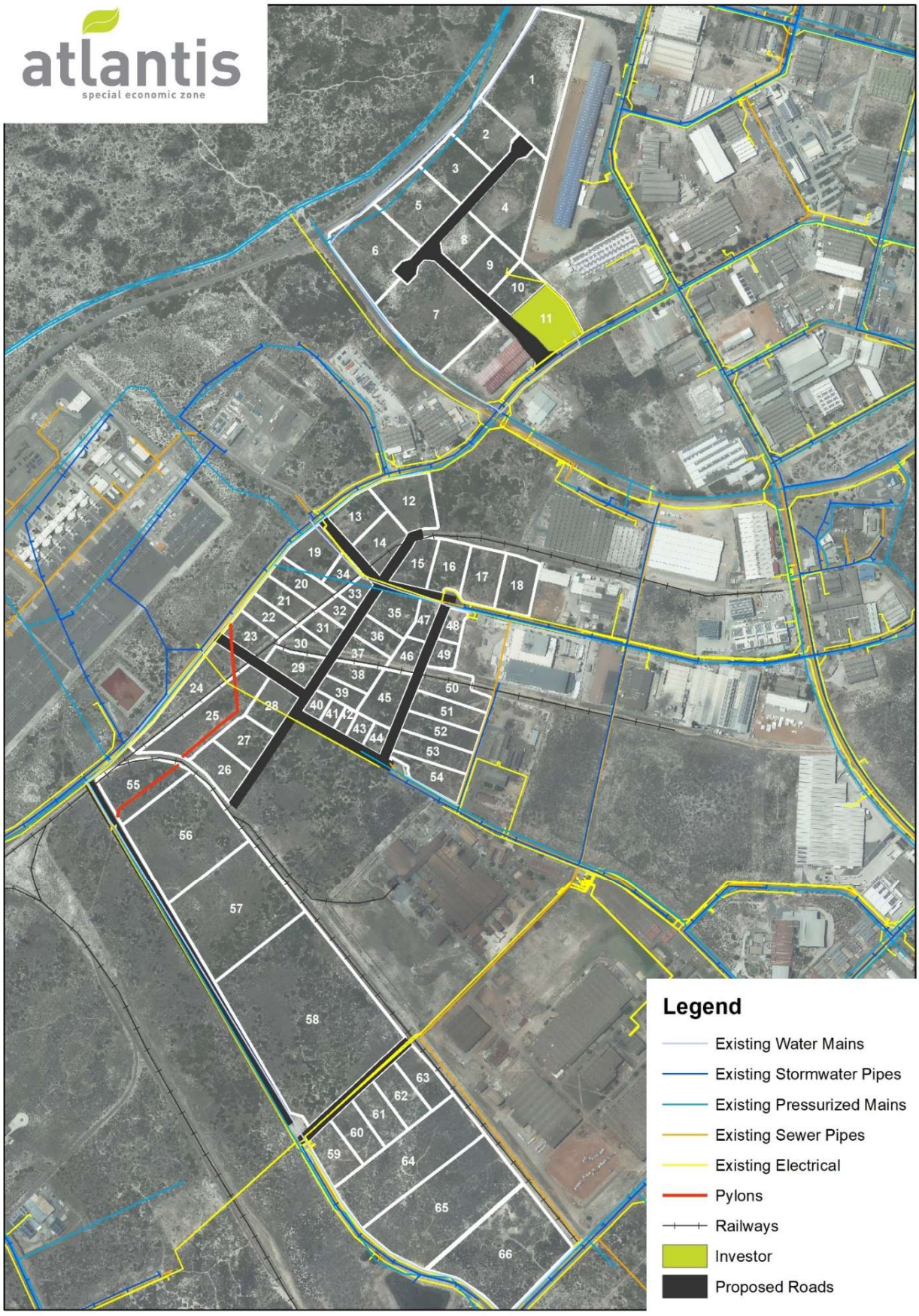


Figure 1: Greentech vs. RECP

Resource efficient criteria will vary from industry to industry, and as such we request that all companies do a lifecycle analysis of resource use. Applicants are advised to compare its resource use to industry standards and provide any relevant certification and/or motivation and opinion to support the application and providing explicit reference to those parameters by which it qualifies as RECP. Commitments to parameters that define the applicant's RECP status shall be incorporated into the applicant's tenancy agreements for performance monitoring.

Applicants are advised that the ASEZ will appoint suitable technical and scientific advisors to confirm whether the application process meet the required Greentech qualification criteria.

Appendix 3
Atlantis SEZ Infrastructure layout



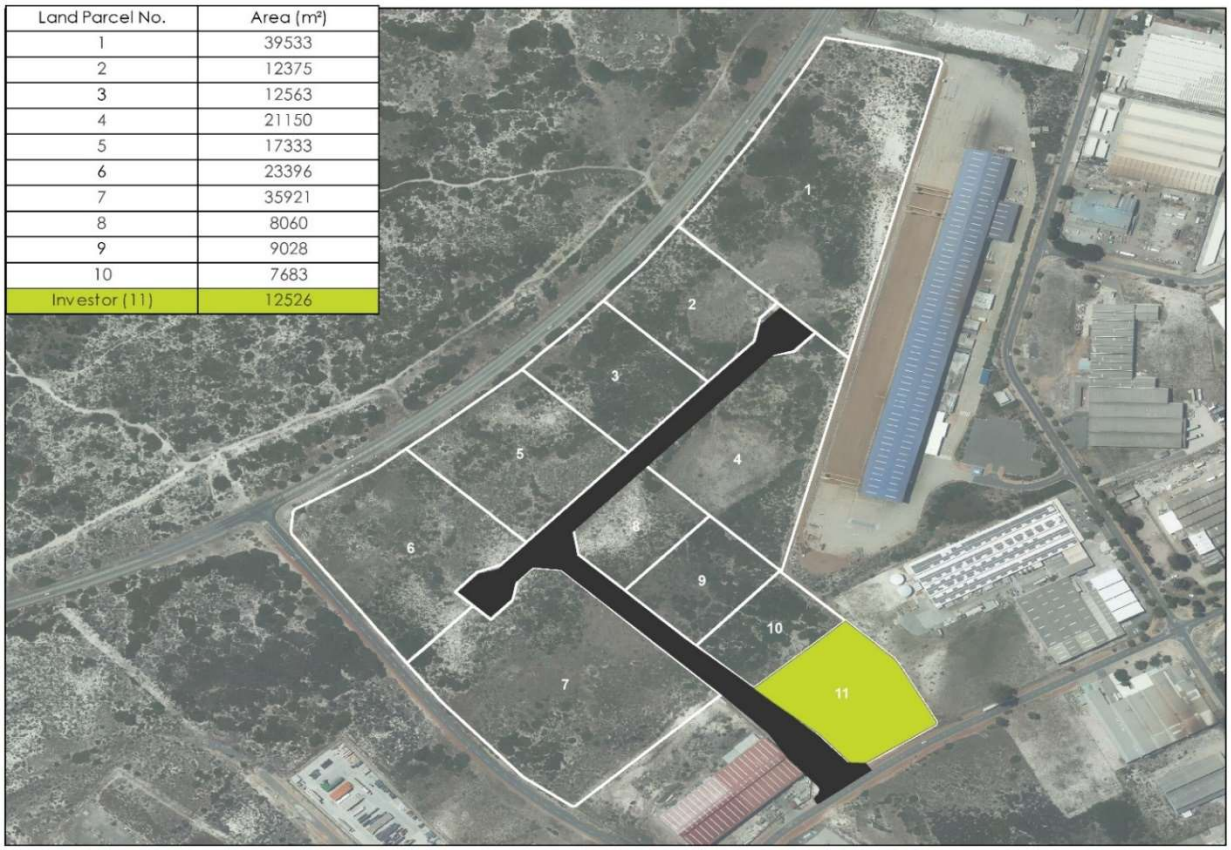
Clustering of industry type

Applicant is to base preffered location on the layout below, matching the business activity with the sector cluster

Appendix 4
Identified land parcels in Atlantis SEZ

ZONE 1

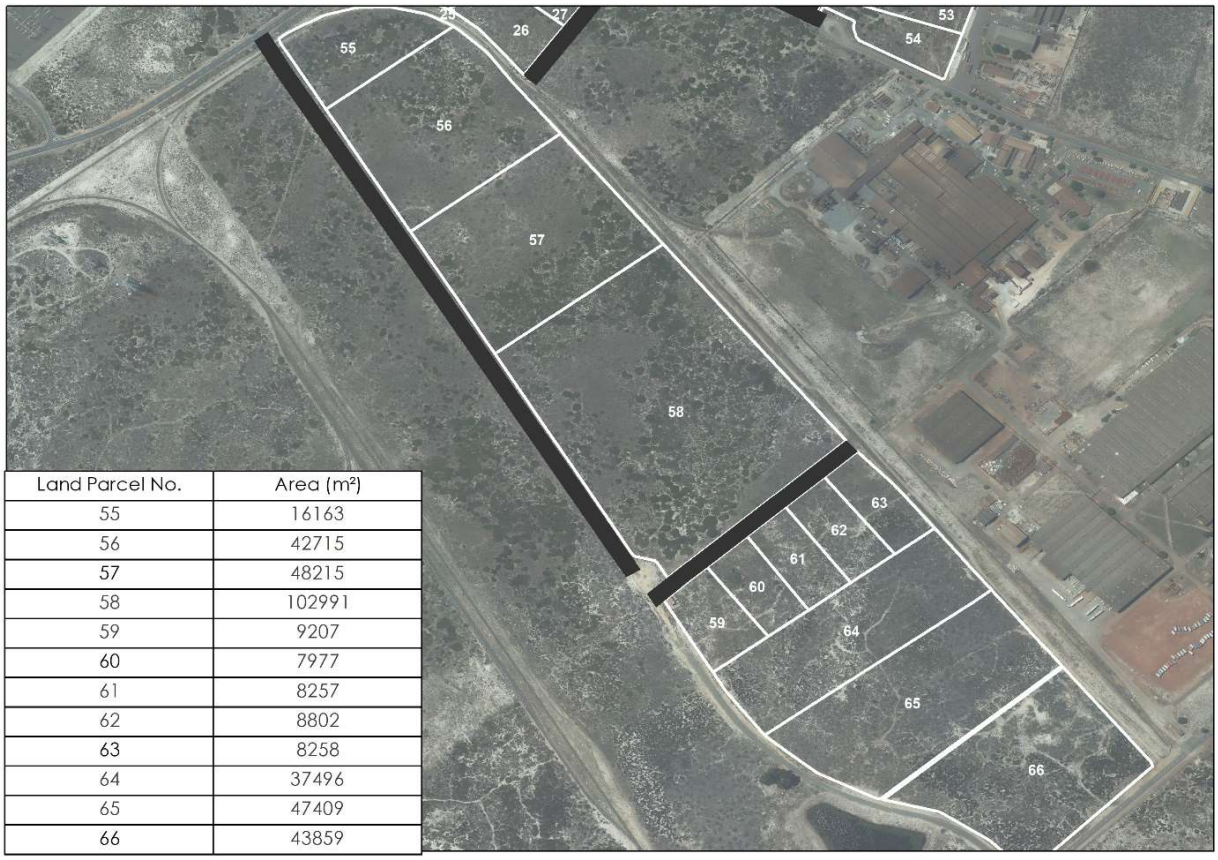
Land Parcel No.	Area (m²)
1	39533
2	12375
3	12563
4	21150
5	17333
6	23396
7	35921
8	8060
9	9028
10	7683
Investor (11)	12526



ZONE 2

Land Parcel No.	Area (m²)
12	13014
13	8708
14	8891
15	7475
16	8275
17	9968
18	9558
19	9268
20	7502
21	6543
22	5693
23	7232
24	15988
25	21409
26	8684
27	8641
28	8001
29	6548
30	4766
31	4194
32	3344
33	2980
34	4425
35	8142
36	3149
37	4858
38	5386
39	4373
40	2491
41	2043
42	1754
43	2497
44	2534
45	8922
46	4327
47	3924
48	3307
49	3395
50	8789
51	7957
52	7744
53	8424
54	8245

ZONE 3



Land Parcel No.	Area (m²)
55	16163
56	42715
57	48215
58	102991
59	9207
60	7977
61	8257
62	8802
63	8258
64	37496
65	47409
66	43859