

DIKGANG PROPERTY INVESTMENTS ·
PORTION 38 OF FARM RIETVALLEI 78 JS

Akwande at Loskop Dam

Public Sector Prospectus & 18-Zone Integrated
Masterplan

R3.0B

TOTAL GDV

54 Ha

18 MASTERPLAN ZONES

4,650+

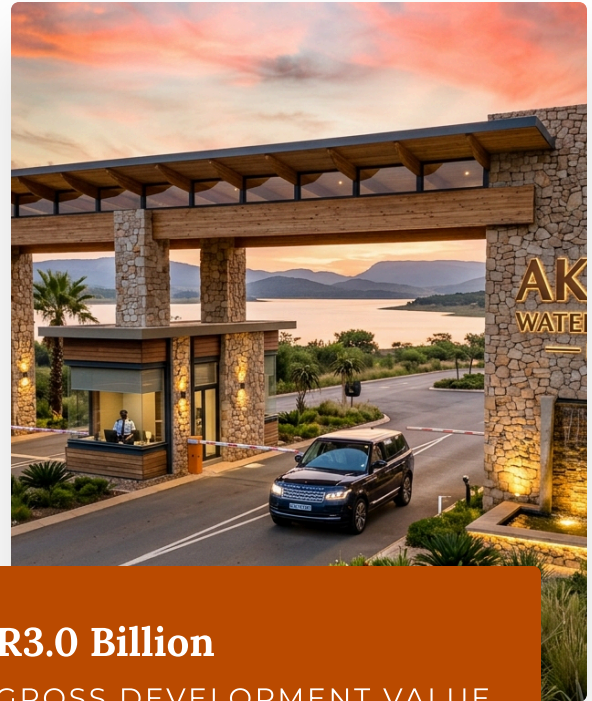
DIRECT & CIVIL JOBS

Executive Summary

Akwande at Loskop Dam is a R3.0 Billion greenfield master development that will irreversibly transform Mpumalanga's tourism, commercial, and heritage landscape.

Positioned strictly along the strategic N11 corridor on Portion 38 of the Farm Rietvallei 78 JS, Middelburg, this 54-hectare precinct bridges a critical infrastructural void in the inland economy. It seamlessly merges a 200+ key luxury resort, a 150-berth deep-water marina, a 24,500 m² retail/commercial nucleus, and high-altitude sports & medical rehabilitation.

Beyond its immense economic thrust and job-creation engine, the project is a profound vessel for the region's liberation heritage—honoring icons like Solomon Kalushi Mahlangu, Cowen Ntuli, and Botshabelo—creating a global destination where authentic cultural history meets world-class hospitality.



R3.0 Billion

GROSS DEVELOPMENT VALUE

The Grand Vision

"To engineer a major tourism, retail, leisure, and sports destination that acts as the ultimate catalyst for regional economic transformation."



Tourism & Leisure

Establishing Mpumalanga's premier non-coastal destination, actively capturing the massive 16M+ Gauteng and inland consumer market.



Retail & Commerce

Creating a 365-day economic hub for surrounding towns, anchoring blue-chip supermarkets, fuel stations, and advanced medical clinics.



Sports & Heritage

Fostering high-altitude elite sports training alongside profound, dignified monuments honoring South African liberation history.

The Loskop Dam Resort

Uncompromising 5-star accommodation, marina facilities, and world-class hospitality engineered on the water's edge.



Commercial & Medical Engine

A 2-hectare shopping, mobility, and healthcare precinct designed to serve resort guests and the broader N11 transit community.



- **Anchor Retail (Zone 03):** Pick n Pay, Woolworths Food, and boutique stores ensuring daily local footfall independent of seasonality.
- **Energy & Fast Food (Zone 02):** An 8,000m² Sasol fuel forecourt integrated with McDonald's, Nando's, and KFC drive-thrus.
- **Medical Rehabilitation (Zone 05):** A dedicated 24-bed biophilic Medical Rehabilitation & Hydrotherapy Clinic and corporate suites.

Sports & Recreation

A high-altitude haven for elite athletes and a wonderland for family recreation.

- **Cliffside Water Park (Zone 07):** Natural granite infinity lagoon and eco-gravity water chutes drawing families from across the province.
- **Sports Precinct (Zones 04 & 06):** Two-story glass-fronted fitness center, heated lap pool, floodlit tennis, padel, and multi-sport courts.
- **Events (Zone 15):** A 1,500-seat open-air amphitheatre for concerts, cultural festivals, and community gatherings.



Tourism & Economic Impact

Catalysing deep socioeconomic transformation within the Nkangala District Municipality through immense job creation and local procurement.

3,200+

CONSTRUCTION JOBS

1,450+

PERMANENT JOBS

650k

ANNUAL VISITORS

R480M+

LOCAL SUPPLIER SPEND

The project prioritizes township and community enterprise development, ensuring local SMMEs are integrated into the supply chains of the hotel, retail, and construction phases. We are building an ecosystem, not an island.

Development Scale

Delivered in highly calculated, de-risked stages across the 54-hectare Master Plan.



Phases Continued

Phase 1 (Months 1-18): The Foundation

Bulk Earthworks, Master Gatehouse, 120-Key Hotel, 150-berth Marina, and the Solomon Mahlangu Pavilion.

Capital Requirement: R1.1B

Phase 2 (Months 18-30): The Commercial Engine

2-Hectare Shopping Centre, Medical Rehabilitation Clinic, Sports Precinct, Fuel Station, and 80 Chalets.

Capital Requirement: R1.1B

Phase 3 (Months 30-42): The Leisure Expansion

Mega Waterpark, Amphitheatre, Luxury Villas, and the completion of the Heritage Trail network.

Capital Requirement: R0.8B

Commercial Opportunity

Highly diversified revenue streams designed for institutional resilience and robust debt service capacity.

- **Real Estate & Fractional Equity:** High-yield syndication opportunities across commercial suites, medical rooms, and residential chalets.
- **Retail Leases:** Long-term, triple-net leases with national supermarkets and fast-food franchises.
- **Hospitality & Ticketing:** Daily cash flows from hotel ADRs, waterpark ticketing, marina berth rentals, and event hosting.

Investment Matrix

Total GDV: **R 3.0 Billion**

Stabilised NOI (Y4): **R 580 Million**

Target DSCR: **2.15x**

Unlevered IRR: **23.2%**

Middelburg Heritage & Liberation History

We are elevating cultural monuments alongside world-class tourism, ensuring commerce never erases history.



Loskop Dam Heritage & Cultural Centre: Featuring the 11 Bronze Monuments Walk of Honour

JUDGE MOSHONE • SOLOMON MAHLANGU • COWEN NTULI • DR. ESTHER MAHLANGU • THABANG MAKWETLA • GERARD SEKOTO & PEERS

Solomon Kalushi Mahlangu

Born in Doornkop near Middelburg, Solomon Mahlangu left South Africa, received military training in exile and returned as an Umkhonto we Sizwe operative. His life and sacrifice form a paramount part of Middelburg's liberation heritage, honored through a dedicated pavilion and monument within the precinct's core.

Cowen Ntuli

Remembered as a Middelburg liberation figure associated with the PAC and APLA in exile, including Tanzania. His contribution remains recognised locally, including through Cowen Ntuli Street, and will be enshrined in our interactive commemorative trail.

Botshabelo & Fort Merensky

Botshabelo, meaning “place of refuge”, was established near Middelburg in 1865 by German missionaries Alexander Merensky and Heinrich Grützner. The site includes the historic mission station, Fort Merensky and important Ndebele cultural heritage. Prominent leaders, including **Thabang Makwetla**, received part of their early education at Botshabelo.

Heritage Tourism Opportunity

The Loskop Dam development acts as the anchor for a wider Middelburg heritage route connecting Doornkop, the Cowen Ntuli history, Botshabelo, and living Ndebele festivals.

Why Loskop Dam?

A pristine natural asset positioned perfectly within the regional market.

The Location

Situated on the N11 corridor, it bridges the economic powerhouses of Gauteng and the agricultural wealth of Mpumalanga and Limpopo.

The Natural Asset

1.8km of protected deep-water shoreline, dramatic granite topography, and an established nature reserve offering an unparalleled canvas for eco-luxury.

The Market

Capturing a 16-million strong population within a 2.5-hour drive that currently lacks a unified, 5-star inland waterfront destination.



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Support Required

To actualize this R3.0B vision, we seek alignment with:

- ✓ **Government (Local & Provincial):** Infrastructure alignment and tourism endorsement.
- ✓ **Investors & Financiers:** DFIs, commercial banks, and private equity for debt tranches.
- ✓ **Strategic Partners:** Joint ventures on specific nodes (e.g., Medical Clinic).

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Partner Proposal

What Partners Contribute: Capital, operational expertise, and strategic support.

What the Project Offers:

- ◆ Unprecedented long-term commercial yields.
- ◆ Deep ESG compliance and massive job creation metrics.
- ◆ Association with a legacy-defining national heritage monument.

Invitation to Participate

We invite visionary leaders, institutional investors, and public sector stakeholders to join us in shaping the economic and cultural future of Mpumalanga.

*Building a destination.
Creating opportunity.
Transforming Loskop.*

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