Business:	GIST Tech Holdings
Document:	Leasing Areas Prelim rental ranges
Rev.:	01
Date:	2026/11/26

BERGKELDER

Building No.	Area (sqm)	Building Description	Net rental Rate Low Range psqm	Net rental Rate High Range psqm	Total - Low Range	Total - High Range	Notes:
001	28	Gate House	R -	R -	R -	R -	Security Co.
002a	280				R -	R -	Site Manager Offices
002b	700		R 85	R 110	R 59,500	R 77,000	
002c	300		R 85	R 110	R 25,500	R 33,000	
003	73	Worshop	R 85	R 110	R 6,205	R 8,030	
004	9				R -	R -	Outside
005a	166		R 85	R 100	R 14,110	R 16,600	
005b	66		R 85	R 100	R 5,610	R 6,600	
006	40		R 85	R 100	R 3,400	R 4,000	OTL to be sent
007	451	Tasting Room	R 95	R 120	R 42,845	R 54,120	"
008	60	WC Staff - TR			R -	R -	
009	980	Wine & Grape Buying	R 95	R 120	R 93,100	R 117,600	
010	178	Opsigter Huis	R 95	R 120			
011-015	10,000	Vinoteque (top) Cold warehouse	R 95	R 160	R 950,000	R 1,600,000	Top section of the cold storage warehouse
011b + 011b	10,000	Vinoteque (bottom)	R 95	R 120	R 950,000	R 1,200,000	Bottom section of the cold storage warehouse
011-012 Office	500	Vinoteque (Offices)	R 95	R 120	R 47,500	R 60,000	Offices linked to the warehouse
011-012 Warehouse Office	80	Vinoteque (Warehouse Offices)	R 95	R 120	R 7,600	R 9,600	Office at the door of the warehouse
016							
017							
018	3,300		R 65.00	R 95.00	R 214,500	R 313,500	
019							
020							
021							
022	1,031		R 80.00	R 95.00	R 82,480.00	R 97,945.00	
023							
024	1,366		R 80.00	R 95.00	R 109,280	R 129,770	
025	1,243		R 80.00	R 95.00	R 99,440	R 118,085	
?							
027	702		R 80.00	R 95.00	R 56,160	R 66,690	
029	1,243		R 80.00	R 95.00	R 99,440	R 118,085	
026	50		R 80	R 60			Part of Building 067
030-034	79				R -	R -	Pump House - joint Infrastructure
035-040	1,635	Office			R -	R -	Amarula Building
038	188		R 65	R 80			Old Canteen
041-043	438	Boiler			R -	R -	Old Boiler
044	73	Security			R -	R -	Security Offices
045-046	242	Tanks			R -	R -	Become part of Plein Area for Parking
047	770	Plein Tanks (Open Space)			R -	R -	Become part of Plein Area for Parking
048-050	2,900	Tank Farm			R -	R -	
051	199	Offices	R 85	R 110			
052	143	Toilets	R 85	R 110			
057	935		R 50	R 70			
058-059	1,679		R 50	R 70			
060	478	Garage	R 80	R 95	R 38,240	R 45,410	
063-071	7,811		R 35	R 35	R 201,760	R 194,590	
072	886	Tasting Hall	R 80	R 110	R 70,880	R 97,460	Offices can be separate
073-081	3,757	Old Bottling Plant - Tanks	R 80	R 95			
082	125	Old rec centre	R 40	R 60			
083	154	Old rec centre	R 40	R 60			
084	193	Old rec centre	R 40	R 60			
087	876		R 80	R 95	R 70,080	R 83,220	
088	375		R 80	R 95			
089	156	Old Workshop	R 80	R 95			Old Workshop and Offices
Open Parking		Plain	220	220	R 187,000	R 187,000	
Base Camp Movies		Per month			R 80,000	R 80,000	Once Off
Total	56,938				**R 3,514,630**	**R 4,718,305**	

NOTES:

Area includes Parking Roof at Oude Molen Edge

