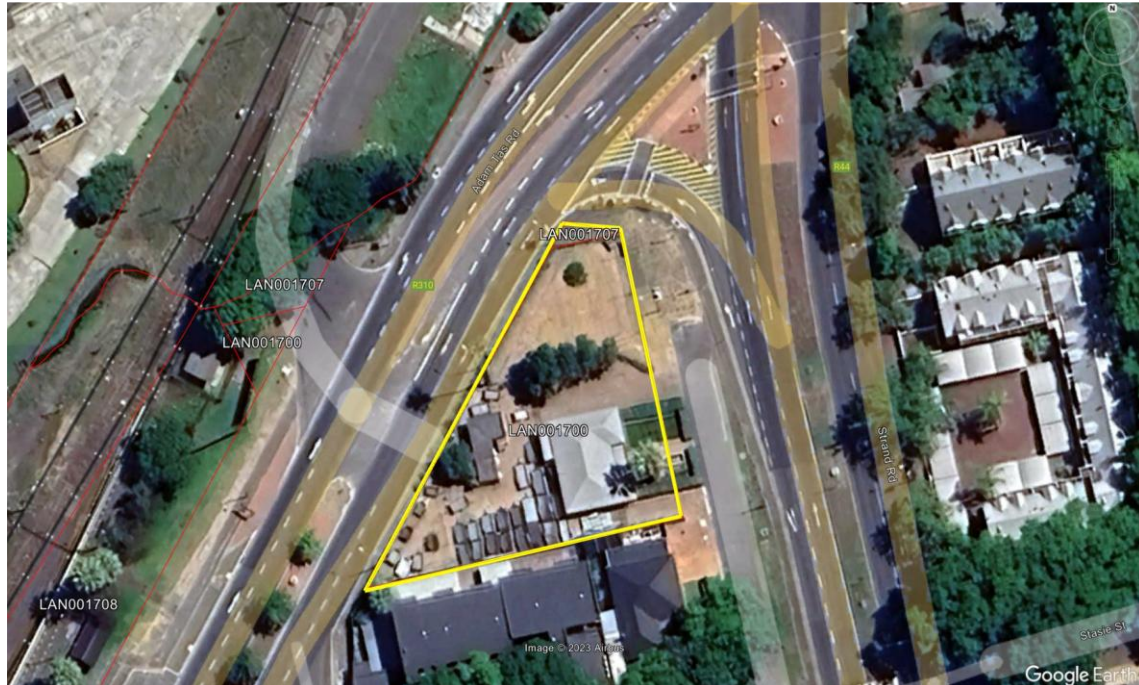




REQUEST FOR PROPOSAL: PART B



REQUEST FOR PROPOSAL FOR THE LEASE AND DEVELOPMENT OF REM OF ERF 430 STELLENBOSCH, STELLENBOSCH MUNICIPALITY

DATE OF BRIEFING SESSION/CLOSING DATE AND VENUE	
Non-Compulsory Briefing Session Date:	Tuesday 23rd September 2025 at 14:00
Briefing Venue:	Microsoft Teams
Closing Date for RFP Submission:	Friday, 5th December 2025
Closing Time for RFP Submission:	No later than 12:00 (noon)
Submission Venue:	PRASA / INTERSITE H/O Umjantshi House, 30 Wolmarans St Street, Braamfontein, Johannesburg PRASA / INTERSITE - WC REGION Entrance from the Main Station Concourse, First Floor, Tower Block, Cape Town Station, Cape Town

REQUEST FOR PROPOSAL: FOR LEASE AND UPGRADE OF STELLENBOSCH:

**Property Description: Rem of Erf 430 Stellenbosch, Stellenbosch Metropolitan
Municipality, Western Cape Province**

Reference Number: WCR/2025/STEL1

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1. INTRODUCTION

1.1 PRASA STRATEGIC PROPERTIES PROGRAMME

The Passenger Rail Agency of South Africa (PRASA), through its investment arm, Intersite Asset Investments is tasked with the implementation of PRASA's secondary mandate through Real Estate Asset Management and Commercialisation to generate much needed revenue to support the business and fulfil socio-economic objectives. Intersite delivers on its mandate by providing property management, project development services through five regional offices in South Africa – Gauteng Region, Kwa-Zulu Natal, Eastern Cape and the Western Cape Region.

Using the Build, Operate and Transfer (BOT) model to lease, upgrade and commercialise its buildings and land, Intersite is calling on private sector developers and investors to express interest in packaging these assets to unlock value and generate revenue. Intersite will in turn award leases to suitable developers that demonstrate the capability to finance and deliver on time and on agreed terms.

1.2 IMPORTANT DOCUMENTS AND RFP COMPLETION GUIDELINES

This document (**PART B**) contains property information necessary for potential tenants to understand the site context in order to respond accordingly. This should be read in conjunction with Part B which includes the following information:

PART A:

- Details of applicant
- Proposal declaration
- Application forms
- Joint venture agreement
- Guidelines for submitting
- Evaluation Criteria

2. RFP INVITATION

Intersite hereby invites interested parties to submit proposals to lease and develop the following property: Rem of Erf 430 Stellenbosch, Stellenbosch Metropolitan Municipality, Western Cape Province.

3. LOCATION

The property is located at Stellenbosch, located at Rem of Erf 430 Stellenbosch, Cape Town, Western Cape.



4. LEGAL STATUS AND OWNERSHIP

The property is Rem of Erf 430 Stellenbosch, Stellenbosch Municipality, Western Cape Province. The property is registered in favor of Suid-Afrikaanse Spoorpendelkorporasie Ltd, now known as PRASA.

5. ZONING STATUS

PRASA properties are generally located in rail precincts and previously not subjected to Municipal Zoning schemes and classified under South African Railway (SAR) (Transport Use Zone). The zoning status above is specific to this site; however, bidders are required to verify this status with local municipal offices in order to evaluate and match the proposed usage with the local authority by-laws.

6. LOCAL AUTHORITY

Stellenbosch Municipality.

7. TYPE OF PROPERTY AND SIZE

The proposed area for development measures approximately $\pm 1\,599\text{ m}^2$ of land.

8. LAND SG DIAGRAM AND DEED NUMBER

PROPERTY DESCRIPTION	TITLE DEED	SG DIAGRAM
Rem of Erf 430 Stellenbosch	T1014/1938	6362/1937

9. CURRENT AND POTENTIAL USAGE

Current Use: Vacant land & Commercial.

Potential Use: Mixed use development. any other usage that aligns to the market demand and City's plans.

Proposals must ensure the operational use by Metrorail of the rail reserve which traverse a portion of the property.

10. AMENITIES AND SURROUNDING

This area is strategically located near Stellenbosch railway station offering unparalleled accessibility and convenience. Its proximity to Stellenbosch University positions it as a potential vibrant student hub. Coupled with its close ties to the renowned wine farms in the region, this site is ideal for mixed-use development, blending residential, commercial, and recreational spaces to create a thriving destination for both locals and tourists alike.

11. ENQUIRIES

For all enquiries, please submit to Prasa.Properties@prasa.com