

Boynton Beach Florida Limited
(Incorporated in the Republic of Seychelles on 17 February 2022)
(Company Number 233026)
Property Supplement

Prepared by PKF Capital Markets (Seychelles) Limited and issued in terms of the Listings Requirements of MERJ EXCHANGE (“MERJ”) relating to the listing of Participation Shares on the Main Board of MERJ.

Property Supplement approval by MERJ	23 February 2022
Publication of Pricing Supplement	25 February 2022
Date of listing on MERJ	30 June 2022

This Property Supplement is not an invitation to the general public to subscribe for Shares in **Boynton Beach Florida Limited (“ORUSM39”)** but is issued in compliance with the Listing Requirements of MERJ to provide information to the market on the Shares.

The investment into ORUSM39 will be used to acquire 100% of Florida Congress Ave Project Inc which will acquire a 90% stake in Florida Congress Ave Buildings, LLC as detailed in 7.2 below. Florida Congress Ave Buildings, LLC will acquire a 97,5% stake in Florida Congress Ave JV, LLC. Florida Congress Ave JV, LLC will acquire a 100% stake in Florida Congress Ave Holdings, LLC (SPV). Florida Congress Ave Holdings, LLC is in turn acquiring the Medical Office Building (“Congress Executive Centre”) at 1301 N Congress Ave, Boynton Beach, Florida. The planned investment period is for 5 years.

This Property Supplement must be read in conjunction with the Revised Program Memorandum dated 10 April 2019 relating to OMIP Share issuances and any announcements and notices issued subsequent to the date of the Program. Terms defined in the Program shall, unless inconsistent with the context, have similar meanings in this Property Supplement.

The directors of the Company whose names are given in this document collectively and individually accept full responsibility for the accuracy of the information given in this document and certify that, to the best of their knowledge and belief, there are no facts that have been omitted which would make any statement false or misleading and that all reasonable enquiries to ascertain the accuracy of such facts have been made up to and including the last issue date and that the document contains all information required by law and by the Listing Requirements of MERJ. MERJ approved the listing of ORUSM39 on 23 February 2022.

The MERJ approval of the listing of any security is not to be taken in any way as an indication of the merits of the security. MERJ has not verified the accuracy and/or truth of the contents of the documentation and, to the extent permitted by law will not be liable for any claim of whatever kind.

Copies of this document are available in English from the registered offices of MERJ at F28/29 First Floor Eden Plaza, Eden Island, and the offices of the Sponsor Advisors at 104 First Floor, Waterside Building, Eden Island, Mahé, Seychelles and ORUSM39 at 105 First Floor, Waterside Building, Eden Island, Mahé, Seychelles as well as on the Company’s websites.

Sponsor Advisor
PKF Capital Markets (Seychelles) Limited
Date: 23 February 2022

CORPORATE INFORMATION AND ADVISORS

<p>Registered Address 105, First Floor, Waterside Building, Eden Island, Seychelles</p> <p>Business Address 105, First Floor, Waterside Building, Eden Island, Seychelles</p> <p>Auditors PKF Octagon Inc 21 Scott St, Waverley, Johannesburg, South Africa</p>	<p>Listing Sponsor PKF Capital Markets (Seychelles) Limited 104, First Floor, Waterside Building, Eden Island, Seychelles</p> <p>Company Secretary International Investment Services Limited 105, First Floor, Waterside Building, Eden Island, Seychelles</p> <p>Website, hosted for the Company on: www.orbvest.com</p>
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PKF Capital Markets (Seychelles) Limited and PKF Octagon Inc are legally independent members of the PKF global network of firms.

CONTENTS

CORPORATE INFORMATION AND ADVISORS.....	2
CONTENTS.....	3
1. PROGRAM PRE-LISTING STATEMENT.....	4
2. RISK FACTORS.....	4
3. COMPANY INFORMATION	4
4. DIRECTORS, MANAGEMENT BODIES AND SERVICE PROVIDERS.....	5
5. NUMBER, TYPE AND NOMINAL VALUE.....	6
6. INVESTMENT PROPERTY	6
7. CAPITAL STRUCTURE.....	8
8. CASH FLOW FORECASTS.....	10
9. INFORMATION ON THE SECURITIES.....	12
10. INFORMATION ABOUT LISTING AND OFFER.....	13
11. DOCUMENTS AVAILABLE FOR INSPECTION	14

Boynton Beach Florida Limited
(Incorporated in the Republic of Seychelles on 17 February 2022)
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1. PROGRAM PRE-LISTING STATEMENT

- 1.1. This Property Supplement is issued in terms of the OMIP dated 10 April 2019.
- 1.2. This Property Supplement should be read in conjunction with the OMIP.
- 1.3. This is a level 1 investment.
- 1.4. IM: Orbvest US Inc

2. RISK FACTORS

Potential investors are advised to carefully read the risk section of the OMIP and if you have any doubt or uncertainties, please consult your banker, stockbroker, attorney, accountant, or other professional advisor licensed under the Seychelles Securities Act, or other jurisdictions. Your attention is drawn to the special note on forward looking statements on page 3 of the OMIP.

3. COMPANY INFORMATION

3.1. Name, registered office, location

The legal name of the Company is **Boynton Beach Florida Limited** (“ORUSM39”) and its registered office is at 105 First Floor, Waterside Building, Eden Island, Seychelles.

3.2. Incorporation, duration

The Company is a Seychelles International Business Company incorporated in terms of the Seychelles International Business Company Act 2016. The Company has been specifically created as a Special Purpose Vehicle (“SPV”) to hold investments and was incorporated in Seychelles on 8 November 2021. The Company has not yet traded as of the date of approval of this Property Supplement.

3.3. Legal and domiciliary information

It is recorded for the avoidance of doubt that the Company is a listed property company and not a collective investment scheme, insurance company, securities dealer or mutual fund as regulated by the Seychelles Financial Services Authority (FSA). The Company is legally domiciled in Seychelles and is subject to Seychelles Law.

3.4. ISIN: SC7936HAHE28

3.5. Share code: ORUSM39

4. DIRECTORS, MANAGEMENT BODIES AND SERVICE PROVIDERS

4.1. General

The directors of the Company have all completed and signed the Director's Declaration required in terms of Schedule 13 of the Listings Requirements and have confirmed that they have not been:

- 4.1.1. disqualified by any court from acting as a director of a company or from acting in the management or conduct of the affairs of any company or been the subject of any public criticisms by statutory or regulatory authorities (including recognized professional bodies);
- 4.1.2. convicted of any offence involving dishonesty, fraud or embezzlement or convicted in any jurisdiction of any criminal offence (without the option of paying a fine) or any offence under legislation relating to the Act;
- 4.1.3. adjudged bankrupt or declared insolvent or entered into any individual voluntary compromise arrangements or creditor's liquidation or been sequestered in any jurisdiction or been a director of any company or a partner of any partnership at the time or within the twelve months preceding any of the following events taking place: receivership, compulsory liquidation, creditor's voluntary liquidation, administration, company voluntary arrangements or any composition or arrangement with creditors generally or any class of creditors; and /or
- 4.1.4. barred from entry into any profession or occupation.

In addition, the directors have:

- 4.1.5. acknowledged that they understand their duties in terms of the Listing Requirements;
- 4.1.6. undertaken to comply with the Listings Requirements and to discharge their duties in ensuring such compliance whilst directors; and
- 4.1.7. acknowledged that certain of the Listings Requirements affect them directly in their personal capacities as well as in their capacities as directors and have undertaken to be bound by and to comply with all such requirements whilst they are directors.

4.2. Composition

Name	Qualification	Occupation	Nationality
Waterside 1 Limited (represented by Jan Ackermann)*	N/A	Corporate Director	Seychellois
AJF van Niekerk	B Com LLB	Attorney	South African

*This is a deviation from the OMIP full CVs are published separately on MERJ website and are available on request from the Company and from the Listing Sponsor.

4.3. Borrowing powers

There are no limits to the borrowing powers of the directors. It will not be required from the Directors to provide any personal sureties to secure any funding.

4.4. Legal proceedings and convictions

There are no legal proceedings currently pending or threatened against any director of the Company. No director of the Company has been found guilty of any criminal offence in any jurisdiction.

5. NUMBER, TYPE AND NOMINAL VALUE

5.1. The share capital

5.1.1. One hundred and one (101) Ordinary A Shares ("Management Shares") having a nominal capital of One United States Dollar (\$1.00) each being \$101.00 in total; and

5.1.2. Ten million (10,000,000) Ordinary B Shares ("Participating Shares") having a nominal capital of one ten thousandth of one US Cent (\$0.00001) each being \$100.00 in total.

5.2. The abovementioned shares carry the following rights and obligations:

5.2.1.A Management Share carries a right to attend general meetings and to exercise a proportionate vote at general meetings, calculated by multiplying the number of shares held by the nominal value of each Share vote at general meetings but shall carry no right to income or gains derived from the Assets of the Company or to participate in distributions of any kind from the Company including any distributions arising from the liquidation or winding up of the Company;

5.2.2.A Participating Share carries a right to attend general meetings and to a proportionate vote at general meetings calculated by multiplying the number of shares held by the nominal value of each Share and full rights to income or gains derived from the Assets of the Company and to receive distributions from the Company as well as final distributions arising from the liquidation or winding up of the Company.

5.3. The directors may allot and issue Shares at such times, on such terms and conditions, and to such persons or class of persons as may be determined by Board Resolution and in keeping with the MERJ Listing Requirements.

6. INVESTMENT PROPERTY

6.1. The Medical Real Estate Sector

6.1.1. As an asset class, Medical Office Buildings (MOB) are recession resistant.

6.1.2. In general, doctors are good tenants typically staying in the same building for long periods of time and renewing their leases. This is due to the high tenant installation cost, especially if technology is very advanced, sensitive or difficult to work

6.1.3. The trend toward outpatient care enjoys uninterrupted growth.

6.1.4. Healthcare providers continue to push into communities as the sector shifts to a more patient-centric care delivery model, encouraging a number of off-campus projects.

6.1.5. In addition, on-campus medical office space continues to rise as hospitals expand or replace existing buildings and add specialized facilities, such as cancer and critical care centers, to their campuses.

6.1.6. Aging demographics boost healthcare spending.

6.1.7. 10,000 people turning 65 every day (4x as many physician visits as younger population)

6.1.8. Millennials are forming families, a key inflection point for healthcare volumes.

6.1.9. Strong demand for MOB's continue, that is keeping the national vacancy rate to an all time low.

6.1.10. Capitalisation rates are trending down, because of this demand.

6.2. Medical Office Building

The property is situated at 1301 N Congress Ave, Boynton Beach, Florida and is a well-maintained Class A Medical Office Building (“MOB”). The property totals 40,210 SF with a current occupancy of 100%. The Congress Executive Center MOB was completed in 1986 and went through a series of renovations in 2014 that included updated lobby area and new elevators. The property sits on 1.92 acres of land and is currently occupied by 12 tenants. The property has a Weighed Average Lease Term (WALT) of 4.53 years.

The Congress Executive Center MOB is located approximately 14 miles South of Downtown West Palm Beach. The property is also conveniently located 2.6 miles West of interstate 95 allowing easy access to the market. The MOB is also in close proximity to Bethesda Hospital East (418 Bed Hospital). Bethesda Hospital East is part of Baptist Health South Florida, the largest healthcare organization in the region, with 11 hospitals, nearly 23,000 employees, more than 4,000 physicians and over 100 outpatient centers, urgent care facilities and physician practices spanning across Miami-Dade, Monroe, Broward and Palm Beach counties.

The MOB delivers a strong in-place cash flow as well as a healthy tenant mix of national and regional healthcare tenants that include Guardians Credit Union, Mariana Zadov, PA (Dentist), Cayuga Centers, TLC Women’s Health, Benham Miller & Harris, Landcastle Title Group, Maxim Healthcare Services, True North Financial Advisors, Isaacson Tax and Estate, Estimating Edge, Corellium and QC Kinetix. The property also benefits from a Verizon Wireless tower on the roof on the property.

6.3. Valuations

The Congress Executive Center MOB was valued by the Orbvest Investment Committee on a net yield basis and a preliminary valuation has been conducted by the debt provider. A final independent valuation will be commissioned by the debt provider.

Capitalisation rate at purchase:	6.10%
Capitalisation rate assumption at end of investment period:	5.40%
Purchase price per square foot:	\$273.56
Lease minimum term remaining:	1 year
Estimated Project IRR*	14.39%
Estimated Investor IRR before USA taxes*	11.71%
Estimated Investor IRR after USA taxes*	10.71%
*IRR should only be used as a comparative measurement on projects that have been prepared using the same forecasting methodology.	

6.4. Market and Location Overview: Palm Beach County

Palm Beach County is located within the South Florida metropolis, just North of Miami-Dade and Broward Counties. Together, the tri-county region is the eighth most populous metro area in the Nation and the largest in the State of Florida, recording over 6.2 million residents and accounting for over one third of the State’s population. Palm Beach County is the third largest county in the State in terms of land area encompassing more than 2,000

square miles. According to Fitch reports, Palm Beach County is recognized as one of the nation’s wealthiest counties, with per capita personal income levels nearly 50% higher than state and national averages and high ratings reflective of its diversifying economic base, sound financial position, and moderate debt levels. Furthermore, Palm Beach County is one of the nation’s leading tourist destinations offering white sand beaches, clear turquoise waters, and internationally acclaimed shopping, dining as well as golfing venues.

Palm Beach County offers a convenient transportation system, with major highways such as I-95, the Florida Turnpike as well as signalized roads U.S. 1 and U.S. 441. The county is served by Palm Beach International Airport, which carried 6.9 million passengers in 2019. In addition, the Brightline express rail and Tri-Rail commuter rail system connects Palm Beach to Fort Lauderdale and Miami with construction connecting to Orlando underway. The three major multi-billion-dollar industries in Palm Beach County are tourism, healthcare, and agriculture. Over 8.2 million people visited Palm Beach County in 2019 with an economic impact of \$7.7 billion, which supported more than 70,000 jobs. There are also many high-tech industries such as bioscience that contribute to the growing economy. Major employers in the county include Tenet Healthcare, NextEra Energy (the parent company of Florida Power & Light), Hospital Corporation of America (HCA), Florida Atlantic University (FAU), Florida Crystals Corporation, and Office Depot.

6.5. The Property offers:

- 6.5.1 This well-maintained Class A medical office property, located in Boynton Beach, Florida which is a part of the well-known Miami MSA;
- 6.5.2 Curently 100% occupied;
- 6.5.3 The MOB has a Weighed Average Lease Term (WALT) of 4.53 years;
- 6.5.4 The strategy with this acquisition is to hold the property for a 5-year term and renew existing healthcare tenants as well as convert the professional office tenants in the building to medical tenants when their lease expires;
- 6.5.5 The MOB has a strong in-place cash flow as well as a healthy tenant mix of national and regional healthcare tenants.

6.6 Main Tenants

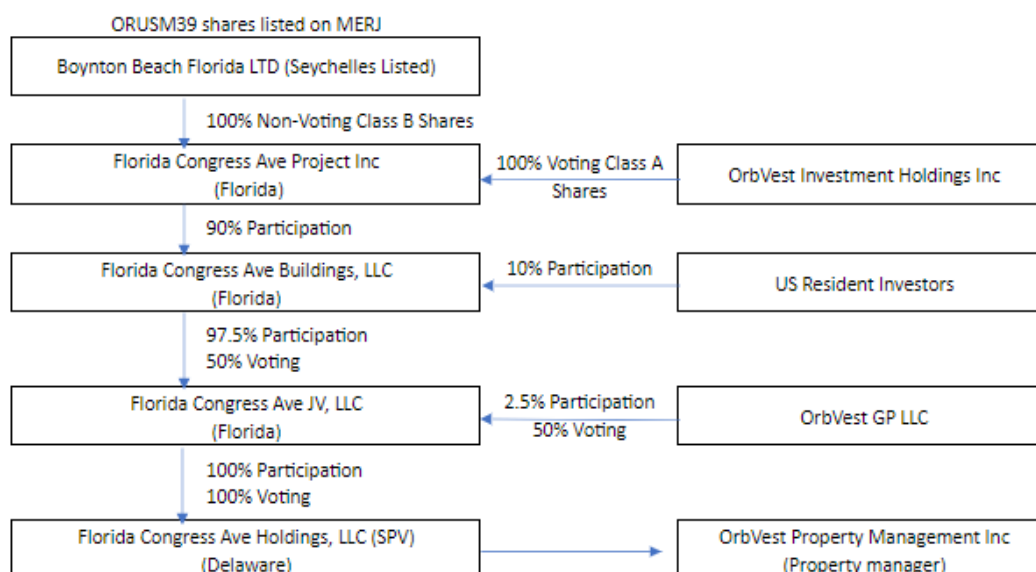
	40th Street Medical Plaza MOB	Square Feet	Lease Expires	Monthly Rental
	Total	40,210		\$63,496
	Vacant	0		
	Tenant:			
1	TLC Woman’s Health	7,969	Feb 2027	\$9,932
2	Estimating Edge LLC	6,064	Oct 2026	\$7,942
3	Maxim Healthcare Services	4,475	Oct 2022	\$6,047

7. CAPITAL STRUCTURE

7.1. Deal Sponsor

The Deal Sponsor OrbVest Investment Holdings Inc is managed by its Directors Louw Viljoen and Martin Freeman, who will provide a personal surety to the debt provider. In the event that this is not acceptable to the bank, the Deal Sponsor will be replaced by one of the existing OrbVest Deal Sponsors.

7.2. Diagram



7.3. Structure

- 7.3.1. ORUSM39 will acquire 100% of the Non-Voting Class B Shares in Florida Congress Ave Project Inc;
- 7.3.2. Florida Congress Ave Project Inc will invest in Florida Congress Ave Buildings, LLC. The level of investment will depend on the ratio of US resident investors (existing OPF members with US corporate structures i.e. cornerstone investors) in relation to Florida Congress Ave Project Inc capital;
- 7.3.3. Florida Congress Ave Buildings, LLC will acquire 97.5% participation and 50% voting rights in Florida Congress Ave JV, LLC. The remaining 2.5% participation and 50% voting will be held by the Deal Sponsor, OrbVest GP LLC;
- 7.3.4. Florida Congress Ave JV, LLC will acquire 100% participation and 100% voting rights in Florida Congress Ave Holdings, LLC (SPV), which will acquire the Congress Executive Center MOB.

7.4. Structure Management:

- 7.4.1. Orbvest US Inc is managed by: Machiel Lucas & Hendrik Bezuidenhout, see Annexure 3 of the Program Memorandum for their bio's.
- 7.4.2. Florida Congress Ave Project Inc and Florida Congress Ave Buildings, LLC will be managed by Louw Viljoen, See Annexure 3 of the Program Memorandum for his bio.
- 7.4.3. Florida Congress Ave Holdings, LLC will be managed by Machiel Lucas.
- 7.4.4. OrbVest GP LLC is managed by Louw Viljoen.

7.5. Purpose of the SPV

Acquisition of the Congress Executive Center MOB, being commercial real estate which is leased to medical and office businesses.

7.6. Business of Issuer:

ORUSM39 will be a passive property investment holder via the above structure.

7.7. Funds Utilisation:

Funds raised will be utilised to the set-up of the above structure, to acquire the shares and to pay any associated costs related to the above, this is more completely detailed in section 8 below.

8. CASH FLOW FORECASTS

8.1. Yield

The average anticipated yield excluding capital appreciation and after costs including incentive costs and after USA taxation is anticipated to be 7.66%. Projected annual yields can be seen in 8.3 below. Distributions are anticipated to be paid quarterly in the form of Dividends subject to performance.

8.2. Incentive Hurdles

8.2.1. Revenue hurdle: Any yield above 7% will be shared between the investors, the IM and the Deal Sponsor 60/20/20.

8.2.2. Capital appreciation: The capital appreciation will be shared between the investors, the IM, and the Deal Sponsor 60/20/20.

8.3. Cash Flow Projection

The cash flow projections prepared by the Investment Committee have not been subject to independent review by the Company's auditor or a reporting accountant. The Company's Listing Sponsor has reviewed the projections.

Deal Projection						
	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Participation shares	2,598,466					
Cornerstone Investors	2,000,000					
Partner Contribution	142,221					
Senior Loan	7,825,799					
Equity Placement Fee	(110,000)					
Partner/Broker Acquisition Fee	(110,000)					
Equity Partner Due Diligence Fee	(132,000)					
Capital Expenditure	(50,000)					
Tenant Installation Reserve	(551,962)					
Leasing Commission Reserve	(123,837)					
Structure Fee	(185,000)					
Interest reserve	(35,000)					
Closing Fees	(268,687)					
Purchase price - New Building	(11,000,000)					
Project Cash flow		646,594	704,805	710,098	707,555	779,909
Finance repayment		(265,397)	(271,515)	(271,679)	(282,222)	(287,714)
Cellular Asset Manager		(47,407)	(48,829)	(50,294)	(51,803)	(53,357)
Sale Value net of cost						15,016,816
Finance settlement						(8,223,253)
Distribution to Partner		(9,990)	(10,902)	(10,968)	(10,706)	(191,054)
Distribution to Cornerstone		(140,656)	(157,757)	(158,994)	(154,068)	(2,868,963)
Above hurdle incentive		(613)	(16,606)	(17,763)	(13,156)	(681,705)
USA Taxes payable		-	-	-	-	(175,918)
Available for distribution (After USA Tax)	-	182,531	199,195	200,401	195,601	3,314,761
Cash on Cash Return (After USA Tax)		7.0%	7.7%	7.7%	7.5%	127.6%

The cash flow projections prepared by the Investment Committee have not been subject to independent review by the Company's auditor or a reporting accountant. The Company's Listing Sponsor has reviewed the projections. By signing the first page the Listing Sponsor confirms that they have reviewed the forecasting process that the investment committee applies for due consideration and diligence. However, potential investors are reminded that the forecasts are forward looking statements as described in the statement on forward looking statements on pages 3 and 4 of the Revised Program Memorandum.

8.4. Debt

A new loan will be acquired for the amount of \$7,825,799. The loan will have an estimated fixed interest rate of 3.60% per annum. The expected loan term is 5 years with a 30-year amortization period and interest only for the first 60 months.

The loan will be secured by a first mortgage lien over the Properties. The new loan will be subject to the lender's due diligence, including an environmental assessment, satisfactory collateral assessment, credit references, title review and title insurance policy, and lender's insurance policy.

8.5. Taxation

Florida Congress Ave Project Inc will pay the effective USA tax on income and the applicable withholding tax on distribution. The proceeds will then be distributed to ORUSM39 net of all expenses.

8.6. Tax on Dividend Payments

8.6.1. Dividend Payments to a Seychelles Resident – dividends paid to a resident of Seychelles by ORUSM39 are free from withholding taxes and exempt from taxation in the hands of the Shareholder.

8.6.2. Dividend Payments to a Non-Resident – dividends paid by ORUSM39 to a Non-Resident of Seychelles are exempt from withholding taxes and any taxes thus payable on the receipt of any such dividends are subject to the relevant laws of the tax residence, if any, of the Shareholder.

8.7. Capital Gains on Sale of Shares

There is no capital gains tax payable in Seychelles on the sale of Shares.

8.8. Stamp and Registration Duty

No stamp or registration duty is payable in Seychelles on the issue or sale/purchase of Shares.

8.9. Exchange Control

The Company is a Seychelles registered entity and any investment into this Company might need to be made via your foreign investment allowance in line with countries which have exchange control regulations. Should you be in any doubt about this you should contact an exchange control specialist.

9. INFORMATION ON THE SECURITIES

9.1. Legal foundation

The board of directors of ORUSM39 has approved the issue and listing of the Participation Shares by written resolution on incorporation per the Memorandum and Articles of the Company.

9.2. Form of securities

The Participation Shares will be issued in uncertificated form only and the electronic securities ownership register will be maintained by MERJ DEP, a licensed securities facility pursuant to the Seychelles Securities Act, 2007.

9.3. Rights

The rights associated with the ORUSM39 Shares are detailed in the Memorandum and Articles of Association of the Company which can be found on the website of the Company.

9.4. Redemptions

The ORUSM39 participation shares are not redeemable. The investment held typically targets a 5-year investment horizon, after which the asset would be disposed of. The Company will then either be wound up and Shareholders will receive a final distribution dividend or the Company's B Shares will be bought back from the investors.

10. INFORMATION ABOUT LISTING AND OFFER

10.1. Listing statement

The Listing Committee of MERJ approved the listing of the ORUSM39 Shares on the Main Board on 23 February 2022.

10.2. Timetable

Publication of Program Memorandum	10 April 2019
Publication of this Property Supplement	25 February 2022
Date of commencement of book build (gathering of commitments)	25 February 2022
Date of close of book build	27 June 2022
Last day to fund your broker account	24 June 2022
Date of listing on MERJ	30 June 2022

10.3. Nature and method of the issue

This Property Supplement is not an invitation to the general public to subscribe for Shares in ORUSM39, but is issued in compliance with the Listings Requirements of MERJ to provide information to the market on the Company's Shares.

10.4. Pricing

If the offer is fully subscribed the Company will raise \$2,598,466 by the issue of 2,598,466 participation shares in ORUSM39 of \$1.00 with a par value of \$0.000,01 cents and a premium of \$0.999,99 each.

Authorised and issued capital

Authorised Capital	USD
101 ordinary A shares with a par value of \$1.00	101.00
10,000,000 ordinary B Shares with a par value of \$0.000,01	100.00
Issued Capital before this issue	
101 ordinary A shares with a par value of \$1.00	101.00
Issued Capital after this issue, if fully subscribed	
101 ordinary A shares with a par value of \$1.00	101.00
2,598,466 Ordinary B Shares in ORUSM39 with a par value of \$0.000,01	25.98
Share premium	2,598,440.02

10.5. Payment

Subscriptions will need to be made by investors via their funded broker accounts.

10.6. Participation of key parties

No key parties holding more than 5% in ORUSM39 have been identified at this stage, however should any investor take up more than 5% the market will be notified.

- 10.7. Net proceeds
\$1,489,486 of the capital raised will be applied to costs other than the purchase consideration of the property. These additional costs are detailed in 8.3 above.
- 10.8. Minimum raise
The minimum issue will be \$500,000.00 or 500,000 participation shares. Should OrbVest fail to raise this minimum within the prescribed period they will either withdraw the offer or extend the offer. OrbVest members and the market will be notified should this happen. In the event that the offer is withdrawn and ORUSM39 incurred costs and or expenses in setting up ORUSM39, such costs and or expenses will be recovered as a first set off before the members will be refunded.
- 10.9. Minimum subscription
- 10.9.1. The minimum subscription will be 1,000 shares or \$1,000. There is no limit in terms of lot sizes above this minimum.
- 10.9.2. This offer will be closed when fully subscribed.

10.10. Estimated expenses of the listing

	USD
Exchange and registry costs	8,000
Sponsor fees	2,000
Total	10,000

11. DOCUMENTS AVAILABLE FOR INSPECTION

The following documents, or copies thereof, will be available for inspection during normal business hours at the registered office of the Company:

- 11.1. The Revised Program (signed);
- 11.2. The signed board resolution approving the listing;
- 11.3. This Property Supplement (signed);
- 11.4. The Property Valuation.

Signed on 25 February 2022 by AJF van Niekerk, as Director of the Company, being duly authorised thereto:



 AJF van Niekerk

LEGAL APPENDIX

I/WE the undersigned,

Name:.....

(hereinafter referred to as “the **Investor**”)

confirm that I/We perused and considered and hereby accept the terms and conditions as set out more fully in the Property Supplement and accept the disclosures set out more fully in the Property Supplement.

I confirm the following details are correct:

Investment Details:

Name	Boynton Beach Florida Limited
Type	Medical Office Building
Code	ORUSM39
Issuer	Boynton Beach Florida Limited

Investment Entity Details:

Entity Investing	
Investing Entity Full Name	
Position in Investing Entity	
Email	

Transaction Details:

Transaction Code	
Investment Amount	
Number of shares	
Investor Reference number	
Date of Investment	

Transaction Sign-off:

By: _____ Entity Name/Individual Name

Its: Authorized Representative