UYOGA



Durbanville Wine Estate | Private Sale

R230 000 000

Durbanville, Western Cape, South Africa

circa 240 Hectare

Bloemendal Wine Estate – An Investment, Development & Lifestyle Opportunity

INTRODUCTION:

Bloemendal Wine Estate was established in 1702 and is situated within the iconic Durbanville Inner Valley in the Northern suburbs of the Western Cape. Bloemendal Wine Estate is currently one of the largest wine farms in the region (*circa* 240 Ha), reaching up along Kanonberg Mountains. A producer of world class award-winning wines, an idyllic wedding and function venue, popular family restaurants and home to some of the most networks of recreational and mountain bike trails in South Africa.

Spirito Trade 82 (Pty) Ltd ("Spirito") is the owner and operator of Bloemendal Wine Estate.

For more information on Bloemendal Wine Estate please contact Uyoga.



CURRENT ESTATE ACTIVITIES:

Vineyards and Winery

- Wine tasting and sales of award-winning wines at tasting venue
- Annual fruit production ranges from 650 to 800 tons per harvest
- Wine production capacity 150 ton/120,000 bottles per annum





Restaurants

- Bon Amis Restaurant – popular family restaurant with children's play area, petting zoo and picnic area
- 360° Restaurant – iconic views of the Durbanville Inner Valley and Table Mountain, fine dining restaurant with a function and conference venue
- Rosé Garden, a successful restaurant and function venue

For more information on Bona Amis Restaurant please contact Daniel at Uyoga..

For more information on 360° Restaurant please contact Daniel at Uyoga..

Leisure Node

- Bloemendal Trail Park – MTB and other recreational sports trails, together with a coffee shop and bicycle service centre and kids party venue
- Weekly markets and picnic areas
- Outdoor movies and music events

For more information on Bloemendal Trail Park please contact Daniel at Uyoga.





FUTURE DEVELOPMENT OPPORTUNITY:

Mixed Residential & Commercial Development

- Mixed residential and commercial development over *circa* 40-50 Ha of Bloemendal Wine Estate.
- Approval of EIA, finalising the pre-development process and submission and granting of approval of mixed residential and commercial zoning right application of *circa* 40-50 Ha of Bloemendal Wine Estate.

Agricultural Development

- Focus on vineyards and winery
- Expand established award-winning brand nationally and internationally
- Potential expansion of farming of high value crops (incl. through tunnel farming)
- Employment of latest high-tech agricultural processes and use of artificial intelligence
- Sustainability of water and energy supply

Leisure Node

- Focus on further development of the restaurants (Bon Amis and 360° Restaurants) and associated hospitality activities including events and conferencing facilities
- Expanding leisure node to improve outdoor sports activities, including potential paddle tennis
- Expand established award-winning brand nationally and internationally
- Potential expansion of farming of high value crops (incl. through tunnel farming)
- Employment of latest high-tech agricultural processes and use of artificial intelligence
- Sustainability of water and energy supply





INVESTMENT OPPORTUNITY:

Bloemendal Wine Estate is a self-sustaining going concern through its current agricultural and commercial operations.

We expect a significant value uplift over the next 5 years as a direct result of:

(i) approval of EIA, completion of the pre-development process and submission and granting of approval of mixed residential and commercial zoning right application of *circa* 40-50 ha of Bloemendal Wine Estate; and

(ii) Spirito's projected increased agricultural and commercial operational activities.

Purchase Price Consideration: ZAR 230 million
Comparable Value: Under ZAR 1 million per hectare
– competitive with premium wine estates in Stellenbosch and Franschhoek

Property Highlights

- Iconic Cape Winelands landmark – prime location in Durbanville Wine Valley, near Cape Town International Airport, Franschhoek, Paarl, and Stellenbosch
- Rezoning advantage – two original title deeds now rezoned into four, enhancing development potential
- Prime development node – 360° Commercial
  Restaurant situated on 5-hectare title earmarked for boutique hotel
- Operator interest – discussions underway with Marriot Group for potential hotel management

Investment Rationale

- High barrier-to-entry trophy asset in the Cape Winelands
- Multiple revenue streams from wine, hospitality, tourism, and education-linked real estate
- Significant capital appreciation potential from rezoning uplift and infrastructure growth

The Durbanville Wine Valley is experiencing rapid transformation driven by infrastructure upgrades, tourism expansion, and education sector investment. The proposed new airport and major university development will create sustained demand for accommodation, conferencing, and retail spaces. Bloemendal Estate, with its scale, zoning flexibility, and brand heritage, is uniquely positioned to capture this growth.

DEVELOPMENT COMPONENT	OPPORTUNITY	POTENTIAL REVENUE STREAMS
Boutique Hotel	Marriot Group operator discussions	Accommodation, conferencing, F&B
Tourism Expansion	Airport proximity, wine tourism	Wine sales, tours, events
Education-Linked Housing	Private school shortage & university	Student housing, rentals
Hospitality & Dining	360 Restaurant & brand integration	Dining, events, brand partnerships

ADDENDUM: CAPE WINELANDS AIRPORT DEVELOPMENT

Cape Winelands Airport, a privately funded R8 billion international aviation hub, is being developed on the former Fisantekraal airfield between Durbanville and Paarl, approximately 13 kilometres from Bloemendal Wine Estate. Construction commenced in 2026, with commissioning targeted for early 2028. It ranks among the largest private infrastructure investments in the history of the Western Cape.

Source: www.zonnezicht.com/post/cape-winelands-airport-r8-billion-development-just-13km-from-zonnezicht-to-transform-durbanville-pr



The Development

- Phase 1 investment of R8 billion, with total precinct development estimated at R16 to R20 billion
- Growthpoint Properties, South Africa's largest listed property group, joined as investment and development partner in October 2025
- A 3.5-kilometre runway designed for wide-body aircraft, serving both domestic and international routes
- A 450-hectare aviation precinct incorporating logistics, commercial, retail, office, hotel and hospitality space
- Environmental Authorisation granted by the Western Cape Government in November 2025; WBHO appointed as construction contractor in December 2025
- Targeted as the greenest airport in the world, saving airlines 22 million litres of fuel and some 60 million kilograms of carbon emissions annually

Tourism and Regional Influx

- Terminal capacity of 5.2 million passengers per annum by 2050, comprising approximately 2 million international tourists and 3 million domestic travellers
- A further 110,000 tons of annual air-cargo capacity, supporting the export of wine, fruit and agricultural produce
- Travel time reduced by 30 to 45 minutes relative to Cape Town International, placing the Durbanville winelands within minutes of an international gateway
- Approximately 35,000 direct and indirect jobs during construction, rising to over 100,000 jobs across the first 20 years of operation

Effect on Farmland and Property Values

- Airports are established drivers of land value: improved accessibility lifts demand from investors, homeowners, tourists and commercial operators
- Hotel, conference and hospitality demand within the immediate catchment is expected to rise materially, directly supporting the estate's existing restaurant, tasting and events operations

- Agricultural land inside the airport catchment increasingly attracts a mixed-use and development premium over pure farming value as the precinct matures
- Bloemendal's position circa 13 kilometres from the airport, on the Tygervalley Road corridor, places the estate in the primary growth path of the Northern Suburbs, with values expected to rerate ahead of the 2028 opening

Key Development Metrics

METRIC	DETAIL
Phase 1 investment	R8 billion (total precinct R16 to R20 billion)
Runway	3.5km, wide-body capable
Passenger capacity	5.2 million per annum by 2050
Air-cargo capacity	110, 000 tons per annum
Distance from Bloemendal	Circa 13km
Commissioning	Early 2028

CAPE WINELANDS AIRPORT – PRECINCT OVERVIEW:

The overview below summarises the scale, positioning and economic impact of the Cape Winelands Airport precinct, being developed by RSA Aero in partnership with Growthpoint Properties in Cape Town's northern growth corridor.



Notes on the Precinct Overview

- Total site area of circa 900 hectares, within which the aviation precinct comprises approximately 450 hectares
- Planned bulk space of 350,000 square metres across aviation, logistics, commercial and retail uses, with a combined investment value of R8 billion to R10 billion
- Initial runway of 2,200 m for domestic and international operations, with provision for extension to serve wide-body aircraft
- Positioned with direct access to the N1 highway and characterised as the "Midrand of the Western Cape" - the same northern growth corridor in which Bloemendal Wine Estate is situated
- Air-cargo growth of 5 to 25 per cent, shifting a greater share of South Africa's national air-cargo market towards Cape Town

Source: RSA Aero and Growthpoint Properties precinct overview. Certain figures reflect the full precinct and differ from the phase-specific figures set out on the preceding page.

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