

WEGROYOU · INVESTORS · INTERNAL · MUNICIPALITY

Lease Cession Memo — Train Camp to WeGroYou NPC

Version v1 · May 2026

PURPOSE

This memo describes the proposed cession of the existing lease at 15 Union Street, Franschhoek, from Train Camp (Pty Ltd), held by Wim Fourie, to the WeGroYou NPC + Co-op. Cession is a condition precedent to the NPC raising capital and to the deployment of donor funds.

1. Current position

The lease at 15 Union Street is currently held by Train Camp (Pty Ltd). The premises are operated as a high-performance sports and hospitality facility. The existing lease has remaining tenor and standard commercial terms.

2. Proposed cession

- Train Camp (Pty Ltd) cedes the existing lease to the WeGroYou NPC + Co-op.
- Cession occurs at the existing lease terms; no premium is paid to Train Camp or its shareholders.
- Wim Fourie may be offered a vertical operator seat at the NPC for a transitional period in recognition of his role to date.
- All operating contracts associated with the campus are novated from Train Camp to the NPC at the same time.

3. Conditions precedent

- Landlord consent in writing.
- NPC formally registered with the Companies and Intellectual Property Commission (CIPC).
- NPC board appointed and indemnity insurance in place.
- Heritage Western Cape acknowledgment that the AD 1907 building's heritage status is unchanged.

4. Tax and stamp duty

The cession to a registered NPC is structured to qualify for the relief available under the Income Tax Act for transfers to public-benefit organisations. Final structuring subject to confirmation by tax counsel.

5. Indemnities

The NPC indemnifies Train Camp and Wim Fourie for liabilities arising after the cession date, subject to standard carve-outs for pre-cession liabilities and breaches of representations.