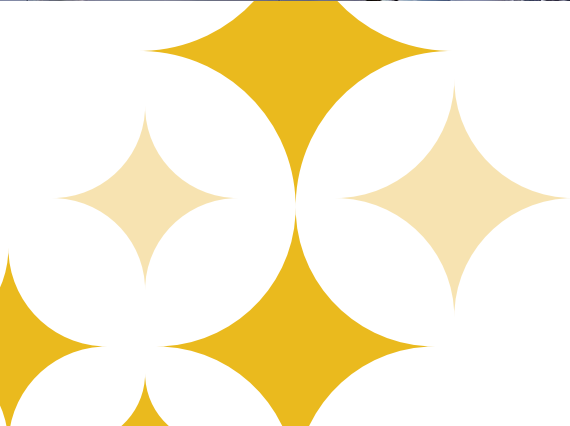


**Jumbo
Mall**



**NEW AFRICA
DEVELOPMENTS**
DYNAMIC BUILDINGS IN PERFECT LOCATIONS



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Mall Map / Layout

Artist Impressions / Proposed Look & Feel



● ABOUT JUMBO MALL

Construction of Jumbo Mall is well underway. This upmarket, small regional Shopping Centre will focus on convenience, in the densely populated and vibrant heart of Emalahleni, Witbank. The site is optimally located on the R544, just off the N4 highway, making it highly visible and easily accessible.

Our vision is to revitalize the urban landscape by creating a convenient and modern shopping destination. By strategically locating it adjacent to the already robust trading CBD and near established residential areas, we will be making it accessible and appealing to both locals and visitors. This investment not only promises to elevate the physical landscape but also to cultivate a vibrant and inclusive community at the heart of urban life, attracting even more activity and commerce.

Jumbo Mall, consisting of approximately 37 000m² aims to offer a wide spectrum of shoppers a fresh, enclosed, airconditioned and safe environment to shop at.

Jumbo Mall will be anchored by super giants Shoprite, Boxer, Dis-Chem and Clicks and will furthermore be complemented by a comprehensive mix of lifestyle and value brands, including fashion, banking facilities, services, health & beauty, exciting food offerings, safe and secure on-grade parking, as well as modern architecture.

● FAST FACTS

Address: R544, Emalahleni, Mpumalanga

GPS Coordinates: S 25° 52' 01.2" E 29° 12' 45.4"

Centre Classification: Small Regional Shopping Centre

Opening Date: 19 MARCH 2026



FREE
WI-FI



PUBLIC
TRANSPORT
DROP-OFF
FACILITY



INTERACTIVE
ENTERTAINMENT &
KIDS PLAY AREA



AMPLE
FREE
PARKING



AIR-
CONDITIONED
EXPERIENCE



SAFE &
SECURE

GLA
±37 000m²

**ANCHOR
TENANTS**

SHOPRITE

BOXER

● LEASING ENQUIRIES

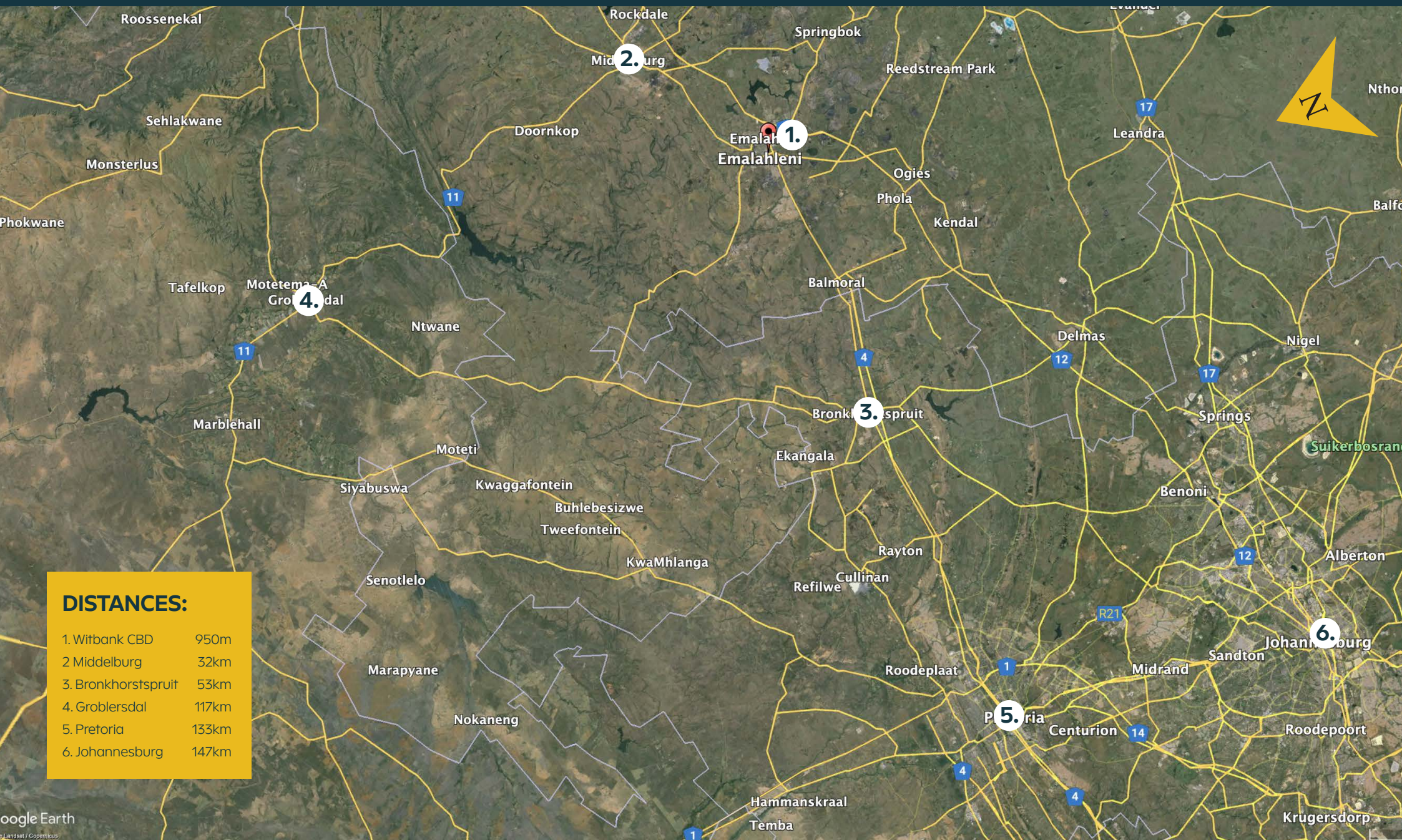
CHARL SCOTT

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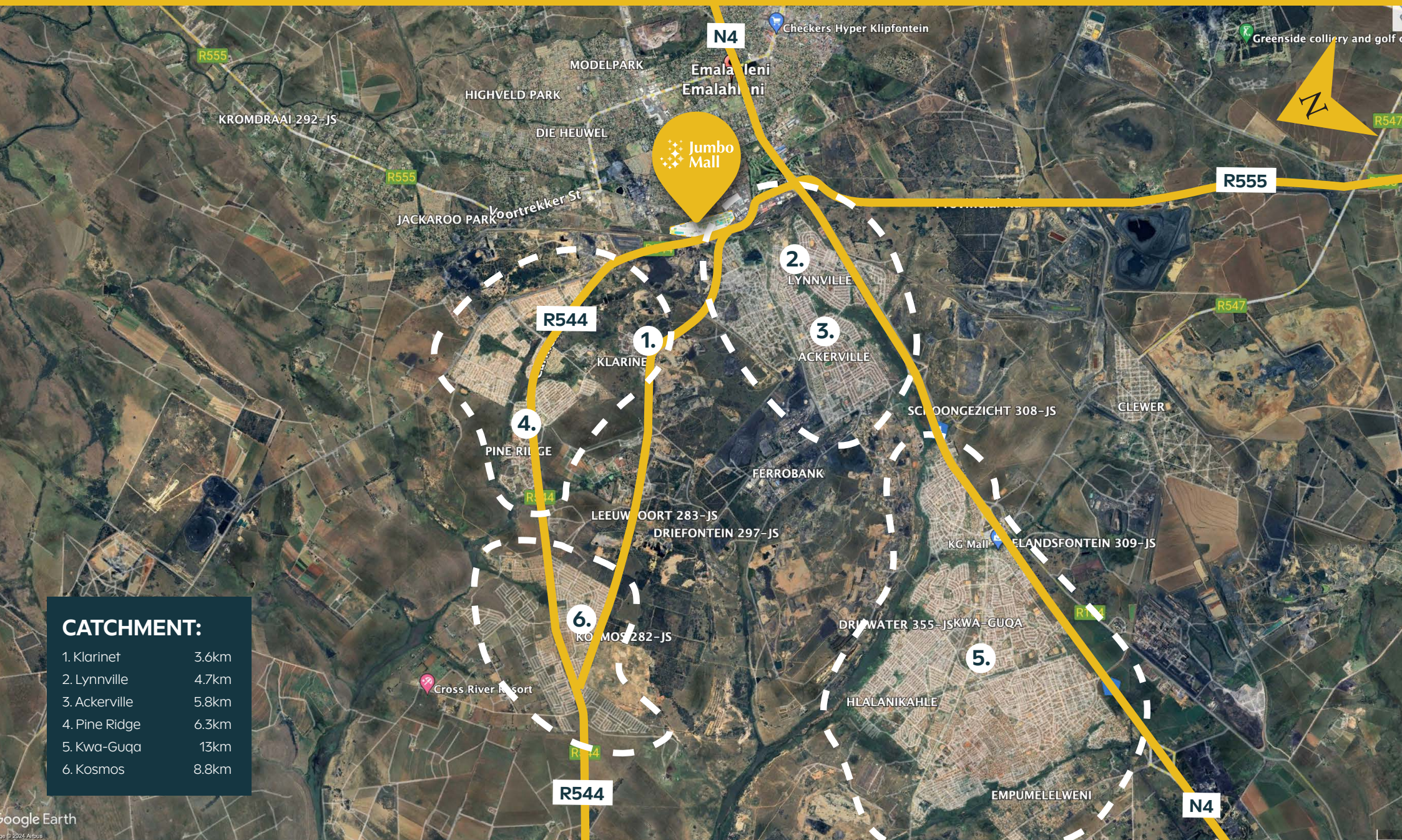
CHERENE VAN DER MERWE

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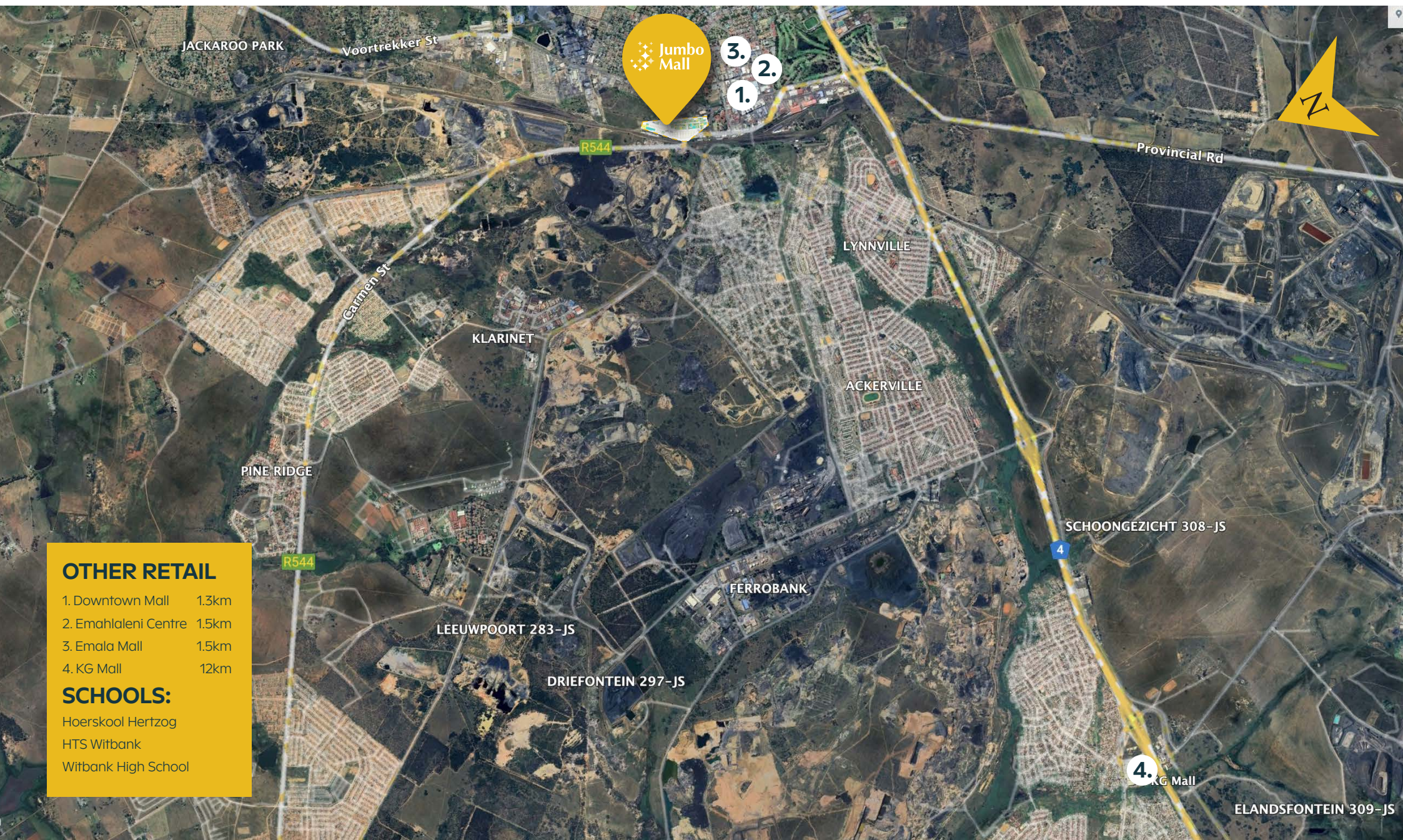
● MACRO MAP



CATCHMENT AREA



MICRO MAP



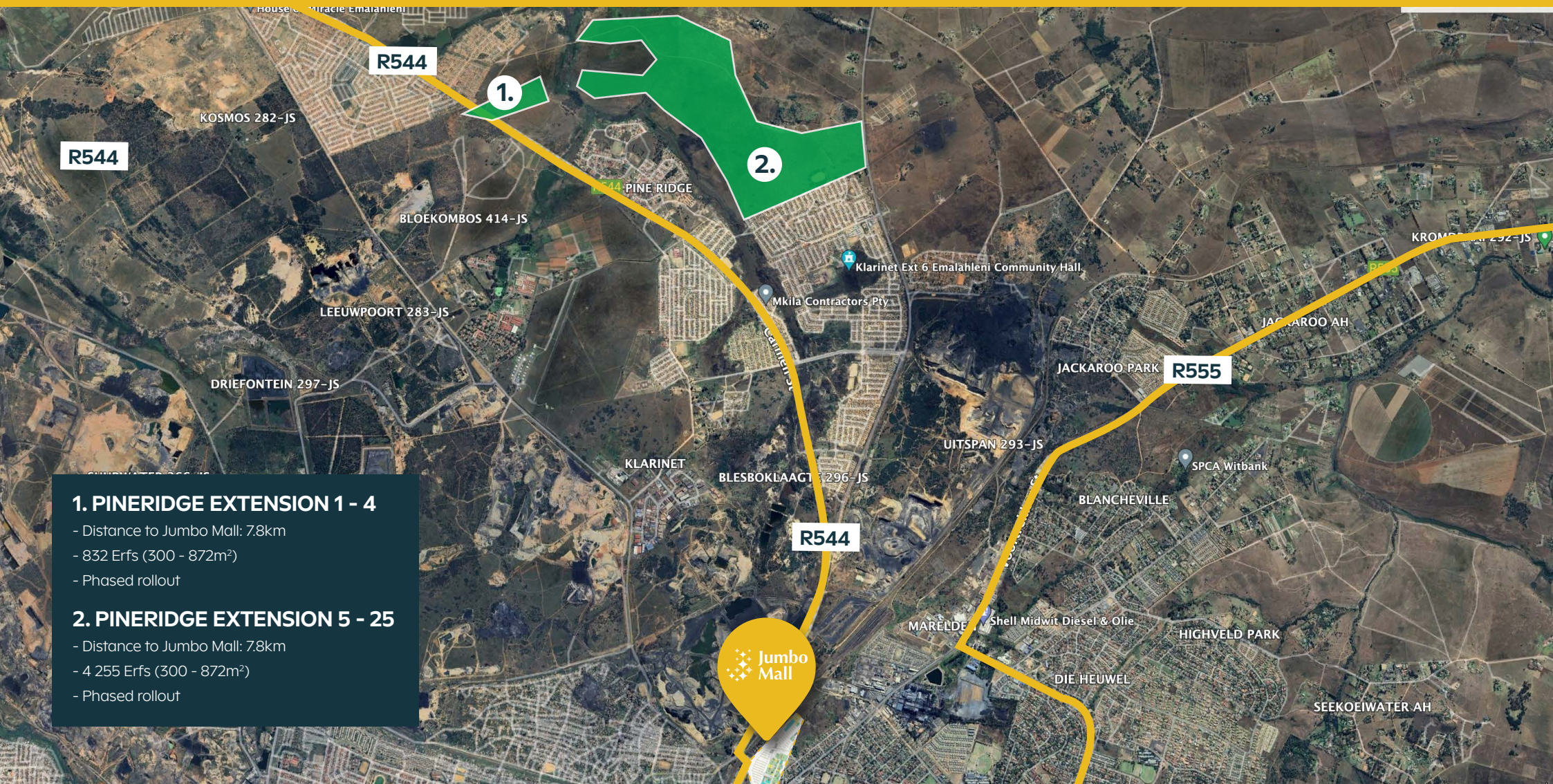
OTHER RETAIL

- | | |
|----------------------|-------|
| 1. Downtown Mall | 1.3km |
| 2. Emahlaleni Centre | 1.5km |
| 3. Emala Mall | 1.5km |
| 4. KG Mall | 12km |

SCHOOLS:

Hoerskool Hertzog
HTS Witbank
Witbank High School

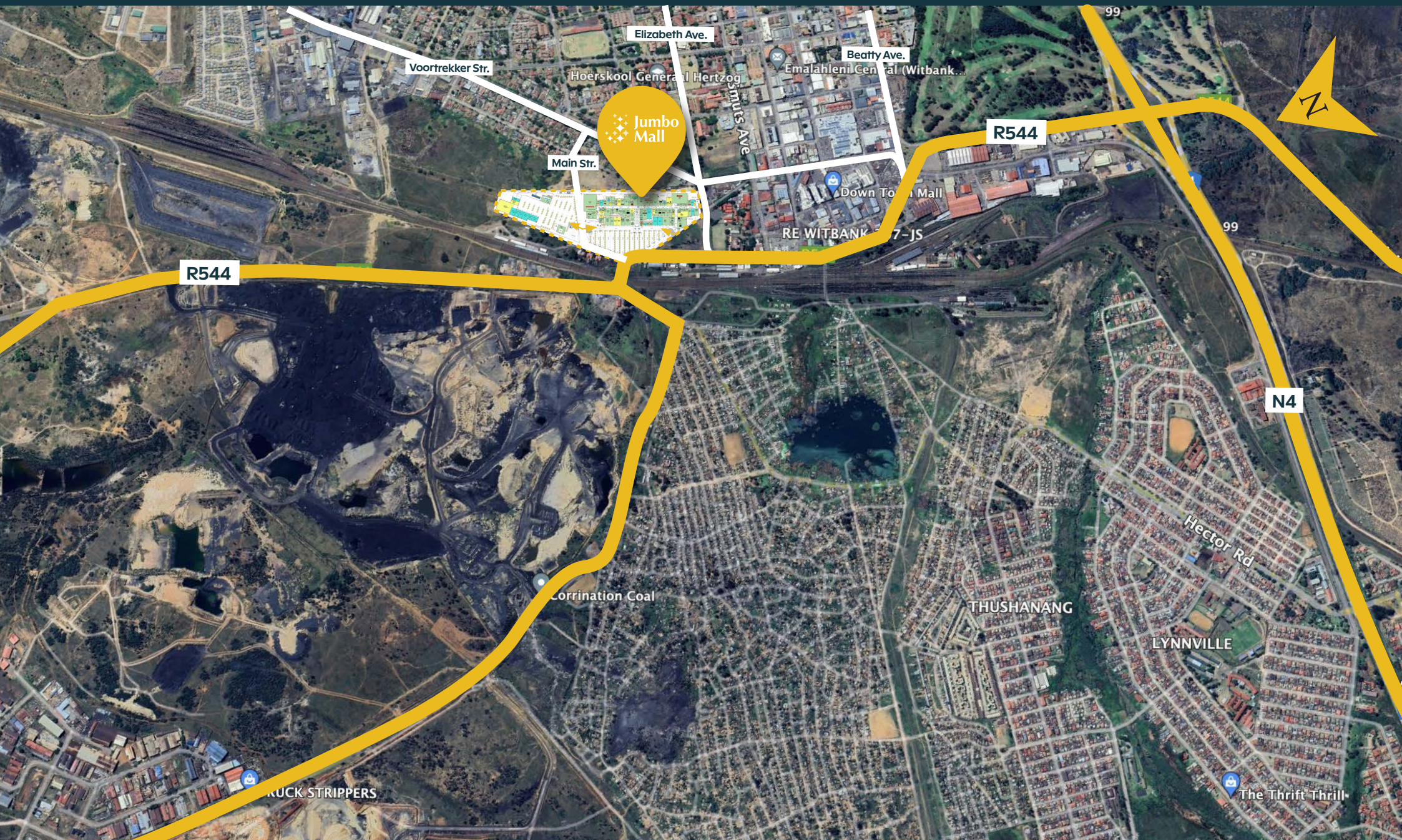
● FUTURE RESIDENTIAL DEVELOPMENTS



With the constant growth in the property market over the past few years, more and more residential developments are taking place in Emalahleni, Witbank. A shortage of subsequent land uses became evident with more and more property developers paying astronomical prices for vacant land.

The Emalahleni region is not only experiencing growth in the residential markets but also in the most important sector viz the mining and industrial sector. The mining and industrial developments will create numerous new employment opportunities in the short, medium and long term, which will have direct influence on the demand for housing as well as vacant industrial sites in Witbank. Together with the residential growth, sports & recreation facilities, schools and creches are also earmarked.

● SITE LOCATION & ORIENTATION





● PROPOSED LOOK & FEEL



● PROPOSED LOOK & FEEL



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