

CAPABILITY STATEMENT

2026





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OUR 01 COMPANY

IGUAL (Pty) Ltd is a Project and Construction Management consultancy focused on the delivery of Project Management, Construction Management and Principal Agency services. Our core focus is on our clients requirements. We aim to provide exceptionally high levels of service at competitive rates.

The essence of IGUAL's project management approach is to achieve the projects' objective by using the technical talents of an integrated professional and construction team operating under the project manager's guidance and direction whilst maintaining our primary objective of fulfilling the client's needs.





OUR VISION 02

Our vision is to be recognised by relevant stakeholders and peers as being the best professional consulting resource for the planning and delivering of cost-effective and responsible project management solutions – driven by a commitment to excellence by utilising our results orientated culture and developing our relationships based on a foundation of honesty, dedication and accountability.

Our approach to engaging service providers, sub-contractors and suppliers, and to the assignments in which it is willing to become involved, all clearly reflect a commitment to the advancement of South African society.

BEN DAY - DIRECTOR

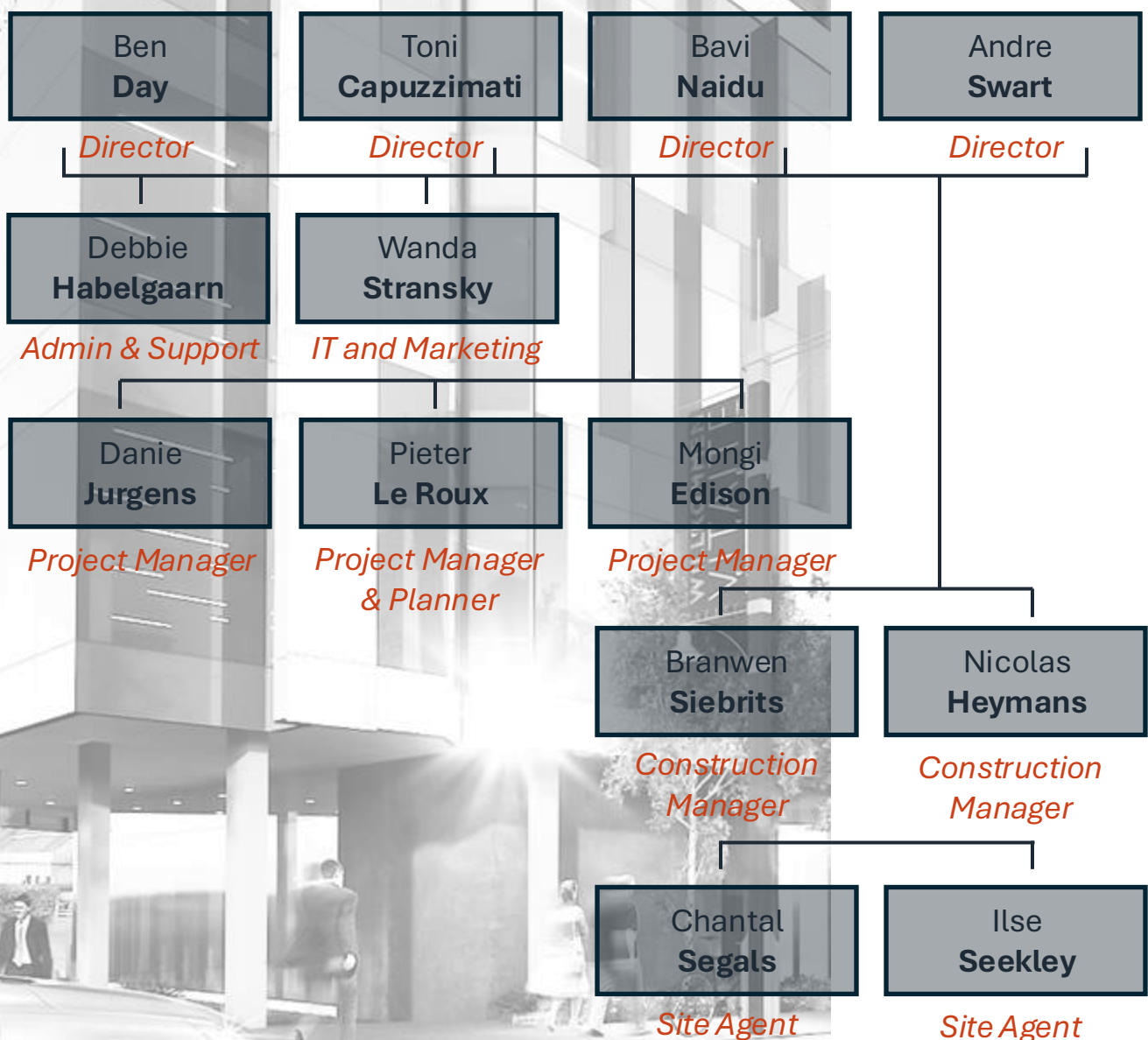
03 OUR PEOPLE



IGUAL believes in providing a dynamic, pro-active and hands-on project management service, adding an additional dimension to the professional team. Our 'Make it Happen' philosophy means that we regard any problem that may arise on a project as our problem. We anticipate and timeously resolve issues rather than solve them only once they become problems. Whilst finishing on time is of prime concern, we will not adopt a 'finish at all costs' attitude – quality and cost will not be compromised.

LEADERSHIP 04

The success of IGUAL is based on the quality of our people. We work with teams comprised of consultants who meet our key skill, experience and personality criteria. These people are the source of our competitive advantage. We follow a code of ethics, confidentiality and recognised industry practice and standards in the delivery of services to clients and in their relationships to competitors and to the public.



05 VALUES

Our values are the building blocks of our vision and mission. Our values that we operate by and want to be known for are Integrity, Trust, Professionalism, Openness, Personal Responsibility, Passion, Satisfied Clients, Flexibility, Knowledge Sharing and Continuous Improvement.

BAVI NAIDU - DIRECTOR



OUR PORTFOLIO

06



We offer an all-encompassing project management service whereby we effectively act as an extension of the Client's organization.

We understand the complexities and challenges of the construction industry and have a proven track record of being successful in overcoming the risks faced by developers and infrastructure providers. We take pride in delivering projects on time, saving money and assuring our clients of a high quality product.

Here are a selection of our projects to date that ranges from Commercial, Hospitality, Retail, Residential and others.

THE CHARLES 07



CLIENT: GREENWILLOW PROPERTIES
VALUE: R664,000,000
SIZE: 46,000m²

The project includes the Design & Development of complex Residential and retail precinct. Additional 264 residential units and associated retail and landscaping.

08 TSOGO SUN HOTELS



CLIENT: GREENWILLOW PROPERTIES
VALUE: R650,000,000
SIZE: 504 KEY HOTEL

The project involved the construction of a 504 Key Hotel (separated into 2 Hotels: Stay Easy & Sun Square) for Tsogo Sun. The Hotel comprises of 2 basement parking levels and 3 above ground, conferencing, roof top bar and swimming pool and conversion of an existing Heritage Building into offices and Managers Apartment.

THE BRICKWORKS 09



CLIENT: 181 Holdco
VALUE: Privileged
SIZE: 500 Apartments / 250 Residential Homes

Redevelopment of defunct brickyard to provide 750 new apartments and homes, Paarl. Works include bulk infrastructure services and land reclamation.

10 MOREA HOUSE



CLIENT: MARRIOTT
VALUE: To Be Announced
SIZE: To Be Announced

IGUAL is appointed as the Project Manager and Principal Agent for the Morea House 5 Star Marriott Autograph Collection comprising of 90 keys (room and suites) with a 5 star spa.

INVESTEC

11



CLIENT: V&A WATERFRONT
VALUE: R650,000,000
SIZE: 10,000m²

IGUAL is appointed as Project Manager and Principal Agent for the construction and fit out of a new Regional Head Office sited in the V&A Waterfront Precinct. The construction includes 3 level super-basement and 10,000m² of commercial office space.



CANAL RESIDENTIAL 12



CLIENT: V&A WATERFRONT
VALUE: R450,000,000
SIZE: 12,000m²

IGUAL is appointed as the Project Manager and Principal Agent for the development and construction of 90 new apartments at the V&A Waterfront. The apartments are to be housed in two separate, but complementary towers constructed above a new multi-storey carpark.

PAROW EXCHANGE

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CLIENT: BASFOUR DEVELOPERS
VALUE: R1,200,000,000
SIZE: 25,000m²

IGUAL is appointed as Project Manager and Principal Agent for the construction and refurbishment of an intensive live refurbishment of the entire existing mall. The construction includes an additional 10,000m² of retail construction and fit out. 15,000m² of commercial is also included in the phasing of the final scheme.

THE LINK 14



CLIENT: LAKESIDE INVESTMENTS
VALUE: R340,000,000
SIZE: 14,000m²

IGUAL is appointed as Project Manager and Principal Agent for the refurbishment and construction of the façade and 2 additional floors of commercial space in the Foreshore, Cape Town.

OLD CAPE QUARTER 15



CLIENT: TOWER PROPERTY FUND
VALUE: R200,000,000
SIZE: 25,000m²

IGUAL was appointed as the Project Manager and Principal Agent for the construction of 55 new luxury apartments and 2 levels of retail & commercial including 3 levels of basement parking.

CONRADIE PRECINCT

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CLIENT: CONCOR DEVELOPERS
VALUE: R2,500,000,000
SIZE: 250,000m²

Development, planning and implementation of new bulk infrastructure, road layouts, social housing, 40,000m² commercial & leisure buildings, precinct landscaping, 3,500 market apartments & 10,000m² retail.

WATERWAY HOUSE

17



CLIENT: V&A WATERFRONT
VALUE: R360,000,000
SIZE: 24,000m²

The project involved construction of new commercial offices at the V&A Waterfront. The works comprised the excavation of two levels of basement parking, construction of 4,000m² of ground floor retail and 20,000m² of commercial offices.

18 SCUDERIA HOUSE



CLIENT: AMAZON
VALUE: R450,000,000
SIZE: 10,000m²

IGUAL is appointed as Project Manager and Principal Agent for the construction and fit out of new offices for tenant. The project entails construction of 6 levels of basement parking, ground floor reception, some retail and full turnkey fit out of 10,000m² of commercial offices.

19 EGG - CAVENDISH



VALUE: R55,000,000
SIZE: 4,500m²

IGUAL is appointed as Project Manager, Principal Agent and Construction Manager for the strip out and refurbishment of existing retail space to accommodate a new South African retail brand.

ONOMO HOTEL DURBAN 20



CLIENT: ONOMO HOTEL
VALUE: R250,000,000
SIZE: 160 KEY HOTEL

New 160 key hotel for a French Hotel Chain entering the South African market. Construction works entail bulk excavation and lateral support works, ground floor reception, conferencing, gymnasium, pool and 160 rooms including a rooftop bar.

21 THE BOX



CLIENT: BOXWOOD PROPERTIES
VALUE: R25,000,000

IGUAL has been appointed as the Project Manager and Principal Agent for the refurbishment of the existing commercial floors and the new market and external upgrade floors.

PICBEL PARKADE

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CLIENT: BOXWOOD PROPERTIES
VALUE: R37,500,000
SIZE: 1,740m²

IGUAL has been appointed as the Project Manager and Principal Agent for the refurbishment of the existing commercial floors and the upgrade of the parking and retail facades.

ROCHE LABORATORIES 23



CLIENT: REDEFINE PROPERTY
VALUE: R100,000,000
SIZE: 10,000m²

IGUAL is appointed as Project Manager and Principal Agent for the construction 10,000m² of new offices, manufacturing and research facilities.

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AMSTERDAM BATTERY PARK



CLIENT: V&A WATERFRONT
VALUE: R320,000,000

IGUAL was appointed as the Project Manager and Principal Agent for the construction of a new multi-storey carpark in the Gate-way Precinct at the V&A Waterfront. Construction works require the bulk excavation of two new levels of basement parking with the public piazza at canal level and 1,200m² of new retail space which includes extensive heritage intricacies.

MASSMART DC 25



CLIENT: REDEFINE PROPERTY
VALUE: R350,000,000
SIZE: 50,000m²

IGUAL is appointed as Project Manager and Principal Agent for the construction of a new 50,000m² Delivery Centre for the Massmart Stores including all ancillary buildings.

THE NICHE STELLENBOSCH

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CLIENT: CONSTRUCT CAPITAL
VALUE: R80,000,000
SIZE: 55 KEYS

IGUAL is appointed as Project Manager and Principal Agent for the development of the Niche; 57 Key Apartment building in Stellenbosch. The Project comprises of studio's, one, two and three bedroom apartments finished to the highest standards.

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OUR DIFFERENCE

At IGUAL, we thrive in competitive environments because resilience is part of our DNA. Our team's strength lies in adaptability — responding to challenges with clarity, precision, and purpose. We don't just manage projects; we navigate complexity with confidence, ensuring consistent delivery and lasting value for our clients

**TONI CAPUZZIMATI –
DIRECTOR**



AFFILIATIONS & REGISTRATIONS

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IGUAL is proudly registered with the Royal Institution of Chartered Surveyors (RICS), the South African Council for the Project and Construction Management Professions (SACPCMP), and the Association of Construction Project Managers (ACPM). As members of the Green Building Council of South Africa (GBCSA), we promote sustainable, responsible development.

IGUAL is also a Level 2 BBBEE Contributor, reflecting our commitment to transformation in South Africa's built environment.





Broad-Based Black Economic Empowerment Qualifying Small Enterprise – Verification Certificate

Igual (Pty) Ltd

Registration Number: 2015/447885/07 VAT Number:4090273881

Address: 7 West Quay, Block B Ground Floor, Cape Town, 8001

Has been assessed and verified with the B-BBEE Act No. 53 of 2003. Construction BEP Sector (Revised Codes) Scorecard (**Gazette No: 41287**) has been used for this certificate:

BEE STATUS: LEVEL TWO (2) CONTRIBUTOR

BBBEE PROCUREMENT RECOGNITION LEVEL: 125%

Element	Weighting	Score
Ownership	30	30.00
Skills Development	26	16.60
Supplier Development	29	0.00
Total Points Scored	110	46.6

Black Ownership Percentage	73.60%	Empowering Supplier	Yes
Black Ownership Percentage - MTF	0.00%	Designated Group Supplier	No
Black Women Ownership Percentage	31.00%	Exclusion Principal Applied	No
Designated Group Percentage	0.00%	Modified Flow Through Applied	No
Black Youth	0.00%	Discounting Applied	No
Black Disabled	0.00%	Y.E.S Programme Applied	No
Black Unemployed	0.00%	Y.E.S Target and 2.5% Absorption	No
Black People living in Rural areas	0.00%	1.5 x Y.E.S Target and 5% Absorption	No
Black Military Veterans	0.00%	Double Y.E.S Target and 5% Absorption	No

Financial Year End	28 February 2025	Effective Date	18 June 2025
Certificate Number	QSE/IGU/25/169/Ver01	Revised Date	N/A
		Expiry Date	17 June 2026

Michael Tsotetsi
Technical Signatory



NST is a SANAS Accredited Verification Agency. NST has assessed and verified the relevant B-BBEE Elements of the above mentioned entity, to provide an independent and impartial opinion on the B-BBEE status of the entity, based on the Broad-Based Amended BEE Codes of Good Practice.

NST Verification Services (Pty) Ltd Reg. 2017/057942/07

Tel: 013 243 0736 / info@nstvs.co.za

www.nstvs.co.za



South African Revenue Service

TAX COMPLIANCE STATUS

PIN Issued

IGUAL (PTY) LTD
7 WEST QUAY
BLOCK B GROUND FLOOR
CAPE TOWN
3362
8001

Enquiries should be addressed to SARS:

Contact Details

SARS
Alberton
1528

Contact Centre Tel: 0800 00 7277
SARS website: www.sars.gov.za

Details

Taxpayer Reference Number: 9474063188

Always quote this reference number when contacting SARS

Issue Date: 2025/08/20

Dear Taxpayer

TAX COMPLIANCE STATUS PIN ISSUED

The South African Revenue Service (SARS) has issued your tax compliance status (TCS) PIN as indicated below:

TCS Details:	
Taxpayer Name	Igual (Pty) Ltd
Trading Name	IGUAL
Taxpayer Reference Number(s)	IT - 9474063188 Vat - 4090273881 PAYE - 7220792164
Purpose of Request	Good Standing
Request Reference Number	0037932499GS2008251226416
PIN	G266A445MH
PIN Expiry Date	20/08/2026

You may authorise a third party to view your TCS by providing them the PIN. The PIN only allows the third party access to your TCS. All your other tax information remains secure.

Your TCS displayed is based on your compliance as at the date and time the PIN is used.

You may cancel this PIN at any time before the expiry date reflected above. Once cancelled, a third party will not be able to verify your TCS.

SARS reserves the right to cancel the TCS application and associated PIN in the event that it was issued in error or provided on the basis of fraud, misrepresentation or non-disclosure of material facts.

More details regarding our channels, office hours, services, tailored information regarding tax as well as a comprehensive FAQ repository are available on the SARS website: www.sars.gov.za.

We value your support and contribution to our country's economy and prosperity. We strive to ensure that you clearly understand what is expected from you, as well as what your rights as a taxpayer are.

Sincerely

ISSUED ON BEHALF OF THE COMMISSIONER FOR THE SOUTH AFRICAN REVENUE SERVICE



2025-08-20 2022.03.00 TCR00_RO

Name: IGUAL (PTY) LTD
Tax reference No: 9474063188
Form ID: TCR00
Content Version: v2022.03.00

Timestamp: 20003535
Year: 2025
Page of Page: 01/01
Template version: v2022.00.01

Page: 01/01

A C and E PI & Liability Underwriting Managers (Pty) Ltd

7th Floor Office Tower, Bedford Centre, Smith Street, Bedfordview
P O Box 752189, Gardenview, 2047, Republic of South Africa

Company Registration Number: 2013/145635/07

VAT Registration Number: 4090266018

Tel: 011 615 7529

Fax: 011 615 9360

Website: www.engineeringace.co.za

Licensed Financial Service Provider 45553

CERTIFICATE OF INSURANCE

This Certificate is merely evidence that insurance cover is in force at the time
of issuance and does not replace the policy with all the
terms and conditions, warranties, limitations and exclusions

15 January 2025

TO WHOM IT MAY CONCERN

This is to certify that **Igual (Pty) Ltd** have a combined **Annual Professional Indemnity insurance** policy effected through New National Assurance Limited covering the classes of insurance listed hereunder.

INSURED : **Igual (Pty) Ltd**

Business Activities : Project Management (Construction) and Construction Management Services

Policy Number : PI25/MZ52441 - ACEE123977PI

Period of Insurance : **01 February 2025 to 31 January 2026**

Retroactive Date : 16 February 2016 – Professional Indemnity

R5 000 000 –Professional Indemnity

R7 500 000 - Professional Indemnity – 10 February 2017

R15 000 000 – Professional Indemnity – 01 February 2018

R20 000 000 – Professional Indemnity – 01 February 2020

R2 000 000 – General Public Liability – 10 February 2016

CLASS	LIMIT OF INDEMNITY (excl. 15% VAT) Each and Every Loss
Professional Indemnity	R 20 000 000
General Public Liability	R 2 000 000
Extensions:	
Joint Venture Agreements	Included in the Professional Indemnity Limit
Sub-Consultants	Included in the Professional Indemnity Limit
Defamation	R 1 000 000
Statutory Defence Costs	R 1 000 000

➤ This Policy is optional renewable each year.

Managing Director: Anne-Marie Fourie





labour

Department:
Labour
REPUBLIC OF SOUTH AFRICA



2024049795

CALL CENTER NO: 0860 105 350

CF REG NO : 990001399187
REG NO : 2015/447885/07
ISSUE DATE : 2025-06-10
CERTIFICATE NO : 2024049795

IGUAL
PO BOX PO BOX 691
Cape Town

A LETTER OF GOOD STANDING

COMPENSATION FOR OCCUPATIONAL INJURIES AND DISEASES ACT 130 of 1993 (AS AMENDED).

With reference to sections 80, 82, 86 and 89 of Compensation for Occupational Injuries and Diseases Act 130 of 1993 (As amended), I hereby certify that:

IGUAL

has complied with the requirement of the above Act and is at present in good standing with the Compensation Fund.

Nature of business :ACCOUNTANT, AUDITOR, LAW AGENT, QUANTITY SURVEYOR, COMPUTER PROGRAMMING

Expiry date :2026-04-30

IMPORTANT NOTICE:

Any fraudulently obtained Letter of Good Standing shall constitute a criminal offence.

The Compensation Commissioner shall institute criminal proceedings against any perpetrators who unlawfully alter or deface this letter with intend to defraud or misrepresent facts contained therein.

PLEASE, use the Below link (Website Address) to check if the Letter of Good Standing is valid:

<https://cfonline.labour.gov.za/VerifyLOGS>

Yours faithfully

COMPENSATION COMMISSIONER

W.As. 48

Compensation House, Cnr Hamilton and Soutpansberg Road, PO Box 955, Pretoria, 0001 Website:<http://www.labour.gov.za>





THANK YOU 29

Thank you for considering IGUAL Project Managers as a partner in your next project. We recognise the trust that comes with such a decision and approach every appointment with accountability, transparency, and commitment.

We look forward to the opportunity to bring your vision to life.

ANDRE SWART - DIRECTOR

Mail: info@igual.co.za

Tel: 021 007 3152

Web: www.igual.co.za

7 West Quay
Ground Floor
Block B
V&A Waterfront