COMPETITION TRIBUNAL OF SOUTH AFRICA

Case No.: LM120Sep26

In the matter between:

Community Property Company Proprietary Limited	Primary Acquiring Firm
And	
The immovable property (and the letting enterprise carried out thereon) described as remainder of Erf 16851 Mohlakeng Extension 9 Township, Registration Division I.Q. Province Of Gauteng (known as Umphakathi Mall)	Primary Target Firm

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Panel:	AW Wessels (Presiding Member) A Ndoni (Tribunal Member) I Valodia (Tribunal Member)
Heard on:	05 October 2026
Decided on:	05 October 2026

ORDER

Further to the recommendation of the Competition Commission in terms of section 14A(1)(b)(i) of the Competition Act, 1998 ("the Act") the Competition Tribunal orders that–

1. the merger between the abovementioned parties be approved in terms of section 16(2)(a) of the Act; and

2. a Merger Clearance Certificate be issued in terms of Competition Tribunal Rule 35(5)(a).

05 October 2026

Presiding Member
Mr Andreas Wessels

Date

Concurring: Ms Andiswa Ndoni and Prof. Imraan I. Valodia

competitiontribunal
SOUTH AFRICA

Merger Clearance Certificate

Date : 05 October 2026

To : Adams and Adams Inc

Case Number: LM120Sep26

Community Property Company (Pty) Ltd And Ragnarak Trading (Pty) Ltd in respect of its Interest in Target Property Umphakathi Mall

You applied to the Competition Commission on **31 August 2026** for merger approval in accordance with Chapter 3 of the Competition Act.

Your merger was referred to the Competition Tribunal in terms of section 14A of the Act or was the subject of a Request for consideration by the Tribunal in terms of section 16(1) of the Act.

After reviewing all relevant information, and the recommendation or decision of the Competition Commission, the Competition Tribunal approves the merger in terms of section 16(2) of the Act, for the reasons set out in the Reasons for Decision.

This approval is subject to:

[x] no conditions

[ ] the conditions listed on the attached sheet.

The Competition Tribunal has the authority in terms of section 16(3) of the Competition Act to revoke this approval if

a) it was granted on the basis of incorrect information for which a party to the merger was responsible.
b) the approval was obtained by deceit.
c) a firm concerned has breached an obligation attached to this approval.

The Registrar, Competition Tribunal

Tebogo Mpete

Notice CT 10

About this Notice

This notice is issued in terms of section 16 of the Competition Act.

You may appeal against this decision to the Competition Appeal Court within 20 business days.

Contacting the Tribunal

The Competition Tribunal
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