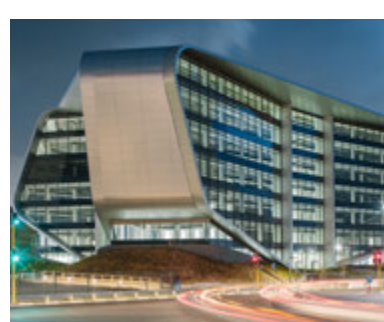


COMMERCIAL VACANCIES AVAILABLE IMMEDIATELY



BUILDING NAME AND ADDRESS	TOTAL BUILDING GLA	AVAILABLE AREAS GLA m ²	LOCATION OF AVAILABLE SPACE	DATE AVAILABLE	GROSS RENTAL/m ² per month	PARKING
Gateway West Located at the intersection of Lone Creek and Magwa Crescent. Adjacent to The Mall of Africa	13 891	Second Floor - 883m ² Third Floor - 950m ² Third Floor - 741m ² Entire Floor - 2.574m ²	Third Floor can be consolidated or let individually,	Immediately	R215/m² (Basic Rent - R161,50/m ² ; Ops - R25/m ² ; Rates & Prop Taxes: R28,50/m ²) Tenant Incentive: 3 months BASIC RENT FREE; Broker Incentive: 150% BROKER COMM (SAPOA TARIFF)	R1 050.00 per basement bay per month Est 4 bays per 100m ²

COMMERCIAL - NEW DEVELOPMENTS PIPELINE



BUILDING NAME AND ADDRESS	TOTAL BUILDING GLA	AVAILABLE AREAS GLA m ²	LOCATION OF AVAILABLE SPACE	DATE AVAILABLE	GROSS RENTAL/m ² per month	PARKING
Corporate Campus Corner Waterfall Drive and Lethabo Close. 7 Free standing office buildings in an office park environment.	Total Campus GLA of 35 000m ²	Building 2 - Entire 2nd Floor - 2093,60m ² Building 4 - 4,500m ² (Tenant Driven) Building 6 - 5,000m ² (Tenant Driven) Building 7 - 4,449m ² (Tenant Driven)	Please enquire for site plan and building brochure.	Building 2 available immediately Balance of buildings will be tenant driven	Building 2 - R 209/m² (Bais Rent - R 156/m ² ; Ops R25/m ² rates R28/m ²) Excluded in the above will be an optional Restaurant Levy of R5,11/m ² Balance of buildings rentals and area m ² will be subject to the buildings start date.	Est 5 Bays per 100m ² Building 2 parking rentals: R 550,00 per open bay R 975,00 per basement bay Balance of parking rentals will be subject to the buildings start date



The Ingress New development on the corner of Magwa Crescent and Lone Creek Crescent, at the entrance to Waterfall City.	Total Campus GLA of 23 000m ²	Phase 1: Building 1 - 4 500m ² - FULLY LET Building 2 - 4 500m ² Phase 2: Building 3 - 4 000m ² Building 4 - 4 000m ² Building 5 - 4 000m ²	Please enquire for site plan and building brochure.	Building 2 - Beneficial November 2019. Balance of buildings will be tenant driven.	R223.00/m²	Est 4 Bays per 100m ² (Overflow parking at The Mall of Africa) Basement Parking - R1100.00 Open Parking R 550.00
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COMMERCIAL - NEW DEVELOPMENTS PIPELINE



BUILDING NAME AND ADDRESS	TOTAL BUILDING GLA	AVAILABLE AREAS GLA m ²	LOCATION OF AVAILABLE SPACE	DATE AVAILABLE	GROSS RENTAL/m ² per month	PARKING
Waterfall Point New proposed development located on the corner of Woodmead and Waterfall Drive	4 Buildings with a total campus GLA of 9 758m ²	Building 1 - 1, 034m ² - Under Offer - Sales Building 2 - 2,339m ² - Under Offer - Lease Building 4 - 2,584m ² - Under Offer - Lease	Please enquire for building brochure and floor plans and updated list of units that are available.	Beneficial Occupation available from 01 April 2019 and commencement from 01 June 2019.	For Sale : R25 260.00/m² For Lease : R205.00/m²	Est 4.5 bays per 100m ² For Sale: Basement Parking - R 125 000/bay Open Parking - R65 000/bay For Rental: Basement Parking - R 950.00 Open Parking - R550.00



Ext 124 Mixed Use precinct consisting of a hotel, and 4 office buildings ideally located within walking distance from the Mall of Africa just off Magwa Crescent	4 Office Buildings with a total Campus GLA of 22 885m ²	Building 1 - 6 065m ² Building 2 - 4 785m ² Building 3 - 6 415m ² Building 4 - 5 620m ²	Please enquire for building brochure and floor plans.	Building 1 - First quarter of 2020	R195.00/m²	Est 4.5 Bays per 100m ² Parking rentals will be subject to building start date .
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Gateway East Located at the intersection of Lone Creek and Magwa Crescent. Next to the Gateway West building and adjacent to The Mall of Africa	13 891m ²	Total Building - 13 891m ²	Please enquire for building brochure and floor plans.	Tenant Driven	TBC and subject to start date of construction	R1 050.00 per basement bay per month
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INDUSTRIAL NEW DEVELOPMENTS PIPELINE



BUILDING NAME AND ADDRESS	TOTAL BUILDING GLA	AVAILABLE AREAS GLA m ²	LOCATION OF AVAILABLE SPACE	DATE AVAILABLE	GROSS RENTAL/m ² per month	PARKING
Waterfall Compact units (LP 8) Corner of K101 and Bridal Veil with entrance of Bridal Veil.	Spec Warehouse 2 - 5 229m ²	Spec Warehouse 2 - 5 229m ²	Located in Distribution Campus	Beneficial Occupation - March 2019	R65.00/m²	Included within the Nett Rental



Waterfall Distribution Campus - Building C Corner of K101 and Bridal Veil with entrance of Bridal Veil.	Spec Warehouse 2 - 5,200m ²	Spec Warehouse 2 - 4,600m ² Office: 630m ²	Located in Distribution Campus	Beneficial Occupation - July 2019	R65.00/m²	Included within the Nett Rental
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Waterfall Logistics Precinct South (LP 9 S) Bridal Veil Road, Waterfall	Two ERFs of 7 000m ² each which can be joined together for a bigger user.	Warehouse from 7 000m ² - 15 000m ²	Two site locations that can be joined together for bigger use, visibility onto the K101.	Tenant Driven	TBC	Included within the Nett Rental
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Waterfall Commercial District (LP 22) K101 and Beatty Street, Waterfall	+/- 16 000m ²	+/- 16 000m ²	Vacant site next to Amrod. Visibility onto the K101.	Tenant Driven	TBC	Included within the Nett Rental
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Gross rentals listed below EXCLUDE municipal rates and taxes and precinct levies
All rentals shown are Excl VAT

**PLEASE CONTACT LUNGA SIKUTSHWA - CONTACT NO. 083 200 2576/ 062 102 6307
LANDLINE 087 845 1144**

LEASING TOOLKIT

Please be advised the below rates may be subject to change from time to time and are to be used as an estimate in order to calculate the final gross rental.

COMMERCIAL BUILDINGS	RATES AND TAXES JAN 2019 - JULY 2019	OPERATING COSTS JAN 2019 - JULY 2019
GATEWAY WEST	R 28,00	R 22,00
MAXWELL OFFICE PARK	R 28,50	R 20,00
CORPORATE CAMPUS - BUILDING 2	R 28,50	R 23,00
THE INGRESS - BUILDING 2	R 28,50	R 25,00
ATRIA	R 28,50	R 22,00
WATERFALL POINT	R 35,00	R 25,00

INDUSTRIAL BUILDINGS	RATES AND TAXES JAN 2019 - DEC 2019	LEVY COSTS JAN 2019 - DEC 2019
Distribution Campus - LP 8	TBC	R 0,80
Logistics Precinct North and South - LP 9	TBC	R 2,65
Commercial District - LP 22	TBC	R 1,45

Operating costs for industrial will be for the tenants account.
Rates and Taxes for industrial will be subject to the final development