

AVAILABLE 1 JANUARY 2025



TO LET
R160/m² NET

WATERFALL 8B

2 002M² HEAD OFFICE PARK



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ABOUT EQUITES

EQUITES HAS ESTABLISHED ITSELF AS A LEADER IN DEVELOPING AND ACQUIRING WORLD-CLASS LOGISTICS ASSETS BOTH IN SA AND THE UK. IT REMAINS THE ONLY AND LARGEST SPECIALIST LOGISTICS REIT LISTED ON THE JSE.

HIGHLIGHTS

12.6 YEARS

GROUP WEIGHTED AVERAGE LEASE EXPIRY BY REVENUE

R28.4 BILLION

THE PORTFOLIO VALUE FOR SA INCREASED BY 4.2% ON A YEAR-ON-YEAR BASIS

0%
VACANCY

97.7%
A-GRADE TENTANTS

- Equites Property Fund ("Equites") is the only specialist logistics and warehousing focused fund listed on the Johannesburg Stock Exchange ("JSE"). Equites currently invests and develops in South Africa and the United Kingdom.
- Portfolio clients include DSV, Amazon, Tesco, Simba Pepsico, Imperial Group, Premier FMCG, The Foschini Group, Puma, Triton Express, Shoprite, Pick n Pay, Hilti, Stryker, Medtronic, Altron, Digistics and Sandvik.
- Our niche focus and exposure to both SA and UK markets provide us with insight into the requirements of many blue-chip FMCG and logistics businesses, which affords Equites with a competitive advantage in our chosen market.
- Recent notable development projects include a 92 000m² DC for Shoprite in Riverfields and a 51 000m² facility for TFG also in Riverfields.
- Equites' business model combines developing and investing in world-class assets tenanted by national and multinational occupiers offering strong covenants which have enabled Equites to build a defensive portfolio, the result of which, has assisted the Fund to secure capital at competitive pricing.

ORGANISATIONAL HIGHLIGHTS

Equites is a **SA REIT** with a focus on developing and acquiring best-in-class logistics facilities in prime locations in SA and the UK. Equites is listed on the JSE with a portfolio value of R28.4 billion as at 29 February 2024.

UK PORTFOLIO

THE UK PORTFOLIO IS VALUED AT **R8.1 BILLION** AND INCLUDES **6** INCOME-PRODUCING PROPERTIES AND FREEHOLD LAND.

UNITED KINGDOM
91 778
 SQUARE
 METRES GLA



TOP 5 TENANTS - BY REVENUE



▪ HINCKLEY



▪ HOYLAND



▪ COVENTRY



▪ PETERBOROUGH



▪ READING
 ▪ LEEDS

ORGANISATIONAL HIGHLIGHTS

SA PORTFOLIO

THE SA PORTFOLIO IS VALUED AT **R20.3 BILLION** AND INCLUDES **61** INCOME-PRODUCING PROPERTIES WITH **58%** OF THE RENTAL INCOME DERIVED FROM GAUTENG.

The Group continues to grow the SA portfolio through acquisitions and developments concentrated in Gauteng, from a geographical perspective. Equites views this region as the hub of SA logistics and continues to focus growth efforts there.

SOUTH AFRICA
1.37 MILLION
SQUARE
METRES GLA

SOUTH AFRICA

CAPE TOWN

JOHANNESBURG

GQEBERHA

DURBAN

TOP 5 TENANTS - BY REVENUE



SHOPRITE
HOLDINGS LTD

- BRACKENFELL
- LORDS VIEW
- CANELANDS
- WELLS ESTATE
- CENTURION
- RIVERFIELDS



TFG

- PAROW
- LORDS VIEW
- RIVERFIELDS



DSV

- PHILIPPI
- PLUMBAGO
- MEADOWVIEW



Simba

- PAROW
- GERMISTON



Nestlé

- LONGMEADOW

CREATING VALUE AND SUSTAINABILITY

	<p>NO PROFIT ON LAND</p>	<p>OUR LAND IS COSTED AT THE ACQUISITION PRICE WITH NO MARGIN ON THE COST AT WHICH IT WAS PUT INTO THE DEVELOPMENT.</p>	 <p>SOLAR CAPACITY IN THE PORTFOLIO REACHED 20.2 MW, REPRESENTING A 115% INCREASE.</p>
	<p>NO DEVELOPMENT FEE</p>	<p>NO DEVELOPMENT FEE IS INCLUDED IN OUR PROPOSALS; OUR INTENTION IS TO KEEP THESE ASSETS FOR THE LONG-TERM AND VIEW THIS AS A LONG-TERM STRATEGIC PARTNERSHIP.</p>	 <p>94 042 tCO_{2e} (2023: 104 949 tCO_{2e}) FROM SCOPE 2/3 AND 3 GRID CONTROLLED ELECTRICITY.</p>
	<p>IN-HOUSE DEVELOPMENT MANAGEMENT</p>	<p>SINCE THE DEVELOPMENT IS MANAGED IN-HOUSE, SIGNIFICANT COST-SAVING ON MAIN CONTRACTORS, P&G'S AND OVERALL COSTS ARE EXPERIENCED.</p>	 <p>ACHIEVED PREFERENTIAL INTEREST RATES ON SUSTAINABILITY-LINKED FUNDING.</p>
	<p>SIGNIFICANT EXPERIENCE</p>	<p>WE ARE LOGISTICS EXPERTS; WE HAVE GAINED EXPERIENCE IN BUILDING A NUMBER OF LARGE A-GRADE LOGISTICS FACILITIES IN SA.</p>	 <p>SUSTAINALYTICS RATING IMPROVED BY 19% TO 9.0.</p>
	<p>GBCI CERTIFIED BUILDING</p>	<p>THIS DEVELOPMENT WILL BE EDGE CERTIFIED BY GREEN BUSINESS CERTIFICATION INC. (GBCI).</p>	 
	<p>LOW-COST FUNDING</p>	<p>MARKET-LEADING COST OF FUNDING DUE TO BOTH LOW COST OF DEBT AND EQUITY.</p>	

BUILDING SPECIFICATIONS

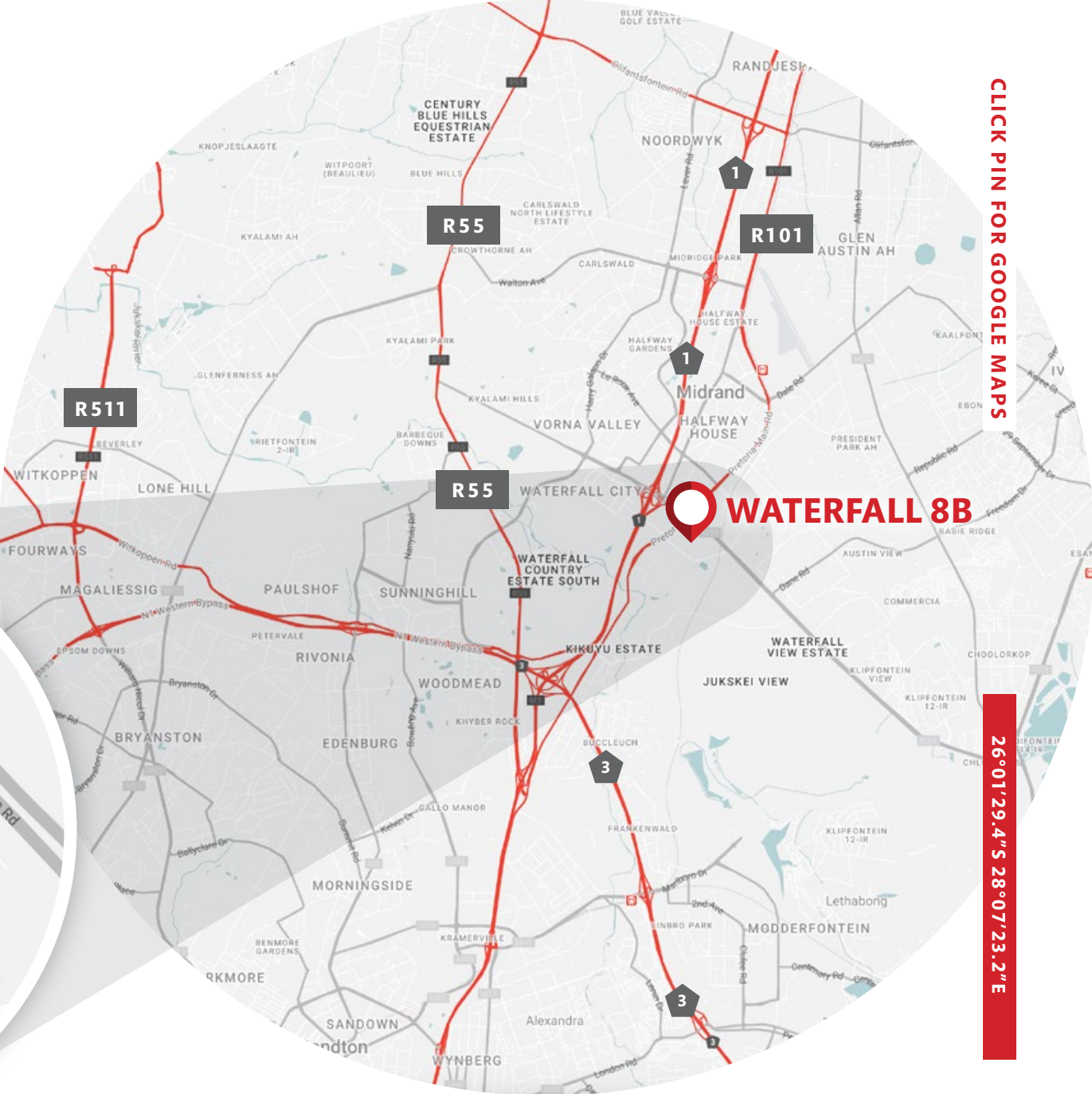
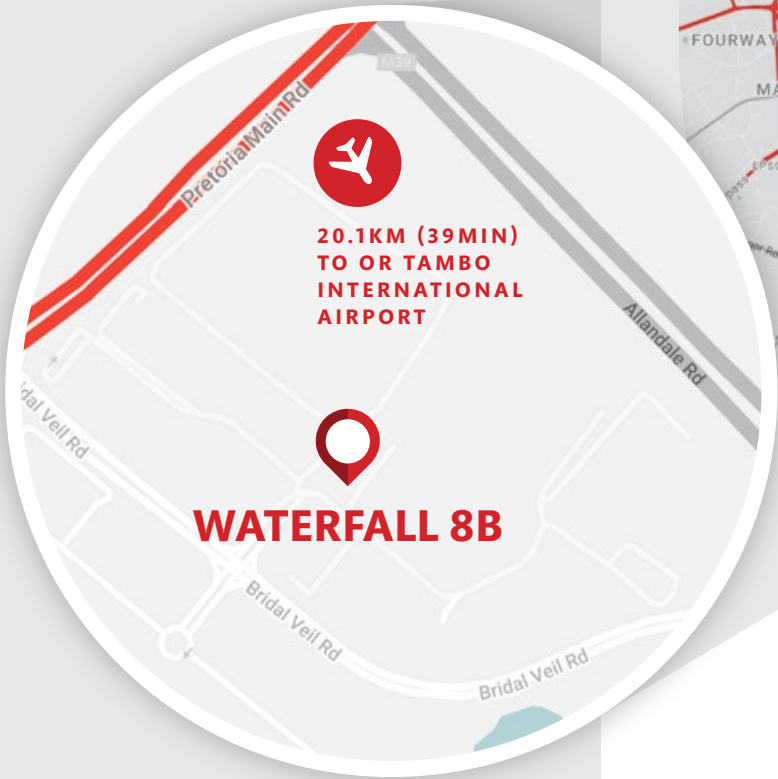
- 10 000L Back Up Water
- Fibre Network Access – Waterfall Network
- Guardhouse, 24 Hour security, Electric Fencing
- Shared Generator Capacity 800kva
- Own Pumps and Tanks
- 211 Parking Bays



LOCALITY MAP

PARK

- Strategically situated as a significant location on the road network with direct access to the N1, giving access to the entire Gauteng.
- OR Tambo, Lanseria and Grand Central airports are all within a 31km radius of Waterfall.
- The Gautrain, which connects Johannesburg and Pretoria with a bypass to the OR Tambo Airport, drops commuters at the Midrand Station, just 4km from Waterfall.



CLICK PIN FOR GOOGLE MAPS

26°01'29.4\" S 28°07'23.2\" E

DEVELOPMENT AREA SCHEDULE

S U M M A R Y

AREA BREAKDOWN

OFFICES

2 002m²

PARKING

211 BAYS

OFFICES



OFFICES



OFFICES



OFFICES



OFFICES



OFFICES



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