



TO LET
R100/m² NET

WATERFALL 8B

9 162M² DISTRIBUTION CENTRE



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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.

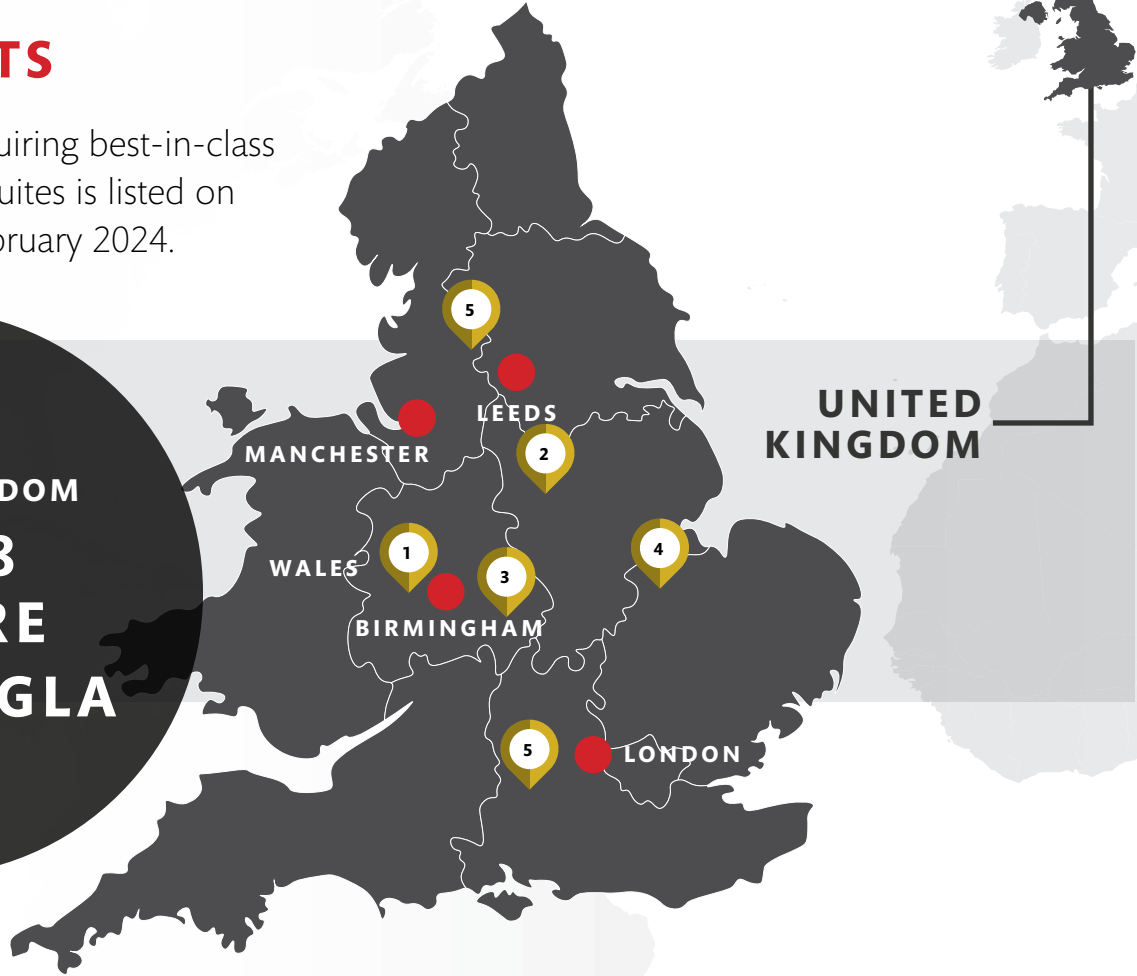
ORGANISATIONAL HIGHLIGHTS

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

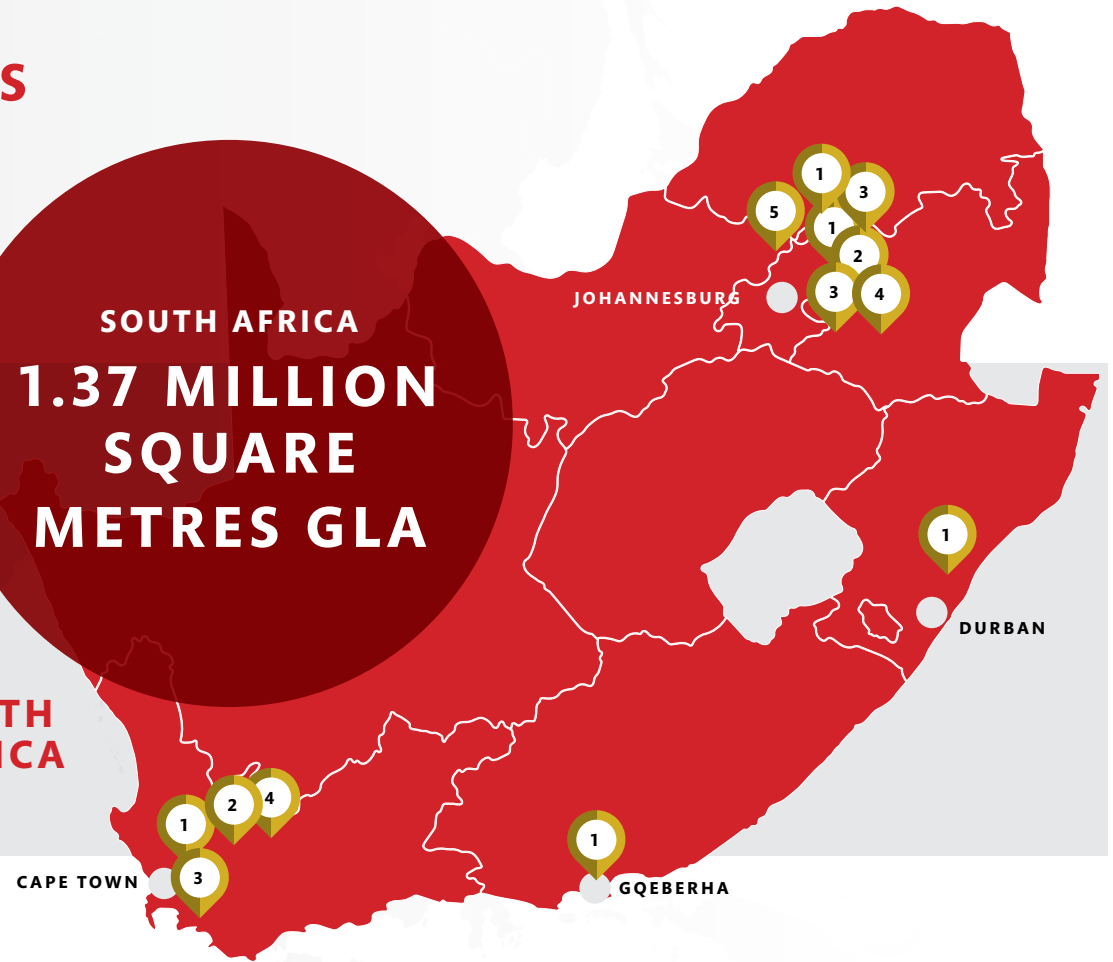
SA PORTFOLIO

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



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

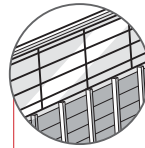
	<p>NO PROFIT ON LAND</p>	<p>OUR LAND IS COSTED AT THE ACQUISITION PRICE WITH NO MARGIN ON THE COST AT WHICH IT WAS PUT INTO THE DEVELOPMENT.</p>	 <p>SOLAR CAPACITY IN THE PORTFOLIO REACHED 20.2 MW, REPRESENTING A 115% INCREASE.</p>
	<p>NO DEVELOPMENT FEE</p>	<p>NO DEVELOPMENT FEE IS INCLUDED IN OUR PROPOSALS; 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>	

BASELINE SPECIFICATIONS

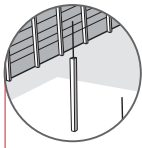
MODERN DISTRIBUTION CENTRE



EQUITES' INTERACTIVE
BASELINE SPECIFICATION
CAN BE FOUND HERE.



- Perimeter walls constructed using tilt-up panels

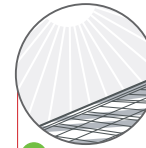


- 15.5m clear springing/eave height
- Allows for more pallet positions per aisle
- Businesses are driven by their cost per pallet, so volume is key

- FM2 floors make racking up to 9 pallets high possible



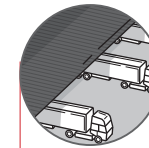
- Energy-efficient led lighting in warehouse



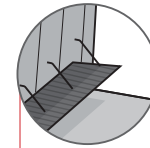
- Solar PV systems



- Mechanically-ventilated warehouse

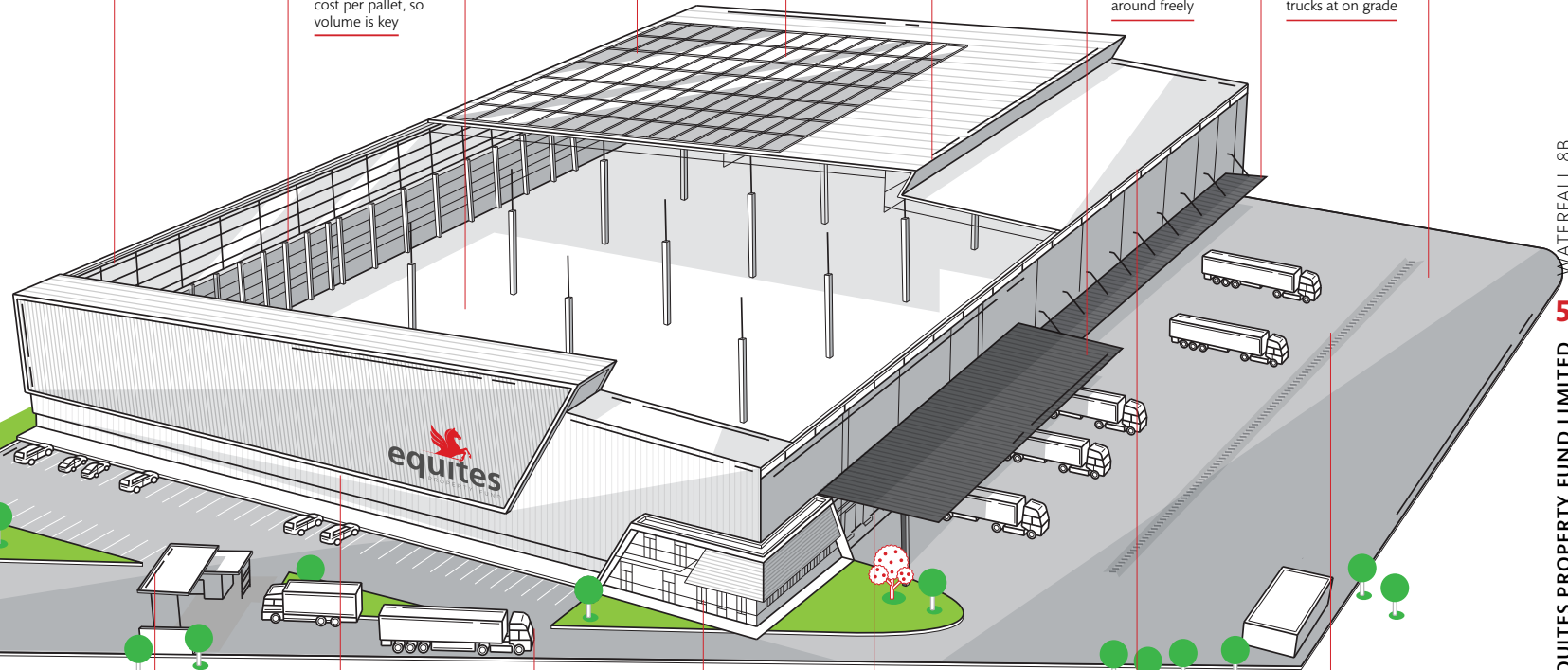


- 18m canopies over on-grade doors
- On-grade canopy covers the full trailer with enough space for a forklift to move around freely



- 7m canopies over dock levellers
- Dock levellers on furthest side of yard to allow more turning space for bigger trucks at on grade

- 50m minimum yard depth



- Waterwise indigenous landscaping

- Parking for staff and trucks are split at the guardhouse to ensure safety of pedestrians and vehicles
- Visitors and staff drop-offs happen away from the heavy trucks and busy operations

- Guardhouse with full kitchen and ablutions for security
- Integrated with reception and campus guardhouse for precinct wide security and access control flexibility

- Tilt up below sheeting to ensure safety and security
- Sheeting 2.5m off the ground making it impossible to penetrate building perimeter

- Entrance road reinforced concrete to cater for heavy vehicles and high traffic
- Surface bed installed by specialist contractor



- Double-glazing for reduced energy consumption



- Kelley dock-levellers
- Sectional doors with viewing panels



- Polycarbonate sheeting aligned with the aisles to maximize natural light

- Aco drains to simplify the hardstand creating maximum flexibility and minimum level variability

DEVELOPMENT AREA SCHEDULE

SUMMARY

AREA BREAKDOWN

WAREHOUSE	6 482m²
OFFICES	2 676m²
PARKING	211 BAYS

BUILDING SPECIFICATIONS

- 10 000L Back Up Water
- 15 Dock Levellers
- All Docks Have Canopies
- Shared Generator Capacity 800kva
- 2 Guardhouses, 24 Hour Security, Clearvu Fencing, Electric Fence
- Mechanical Ventilation
- 11th Edition Asib Full Sprinkler Coverage
- Ample Parking Bays
- Own Pumps and Tanks
- 9.2m Spring Height



WAREHOUSE



WAREHOUSE



WAREHOUSE



OFFICES



OFFICES



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