



TO LET
R95/m² NET

EQUITES PARK, RIVERFIELDS IV

+/- 130 000 M² BESPOKE, LOGISTICS PROPERTIES



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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

**13.2
YEARS**

GROUP
WEIGHTED
AVERAGE
LEASE EXPIRY
BY REVENUE

**R28.3
BILLION**

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

0.6%
VACANCY

98.7%
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, 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.



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



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



- PAROW
- LORDS VIEW
- RIVERFIELDS



- PHILIPPI
- PLUMBAGO
- MEADOWVIEW



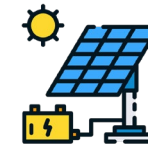
- PAROW
- GERMISTON



- LONGMEADOW

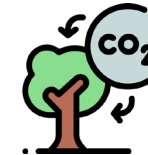
CREATING VALUE AND SUSTAINABILITY

	NO PROFIT ON LAND	Our land is costed at the acquisition price with no margin on the cost at which it was put into the development.
	NO DEVELOPMENT FEE	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.
	IN-HOUSE DEVELOPMENT MANAGEMENT	Since the development is managed in-house, significant cost-saving on main contractors, P&G's and overall costs are experienced.
	SIGNIFICANT EXPERIENCE	We are logistics experts; we have gained experience in building a number of large A-Grade logistics facilities in SA.
	GBCI CERTIFIED BUILDING	This development will be EDGE certified by Green Business Certification Inc. (GBCI).
	LOW-COST FUNDING	Market-leading cost of funding due to both low cost of debt and equity.



INSTALLED SOLAR CAPACITY OF 23 MW, REPRESENTING A 147% INCREASE (FY23)

SOLAR PIPELINE OF 4.1 MW



94 042 tCO₂e (2023: 104 949 tCO₂e) FROM SCOPE 2 AND 3 GRID CONTROLLED ELECTRICITY.



SIGNATORY TO THE SBTi INITIATIVE FOR NET ZERO BY 2040



7.1 MORNINGSTAR SUSTAINALYTICS RATING



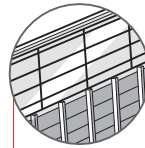
40% OF PROPERTIES GREEN BUILDING CERTIFIED

BASELINE SPECIFICATIONS

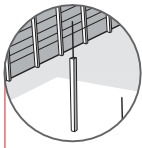
MODERN DISTRIBUTION CENTRE



EQUITES' INTERACTIVE BASELINE SPECIFICATION CAN BE FOUND HERE.



□ Perimeter walls constructed using tilt-up panels

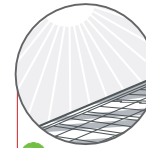


□ 15.5m clear springing/eave height
 □ Allows for more pallet positions per aisle
 □ Businesses are driven by their cost per pallet, so volume is key

□ FM2 floors make racking up to 9 pallets high possible



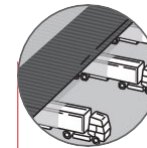
□ Energy-efficient led lighting in warehouse



□ Solar PV systems

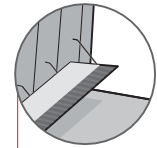


□ Mechanically-ventilated warehouse



□ 18m canopies over on-grade doors

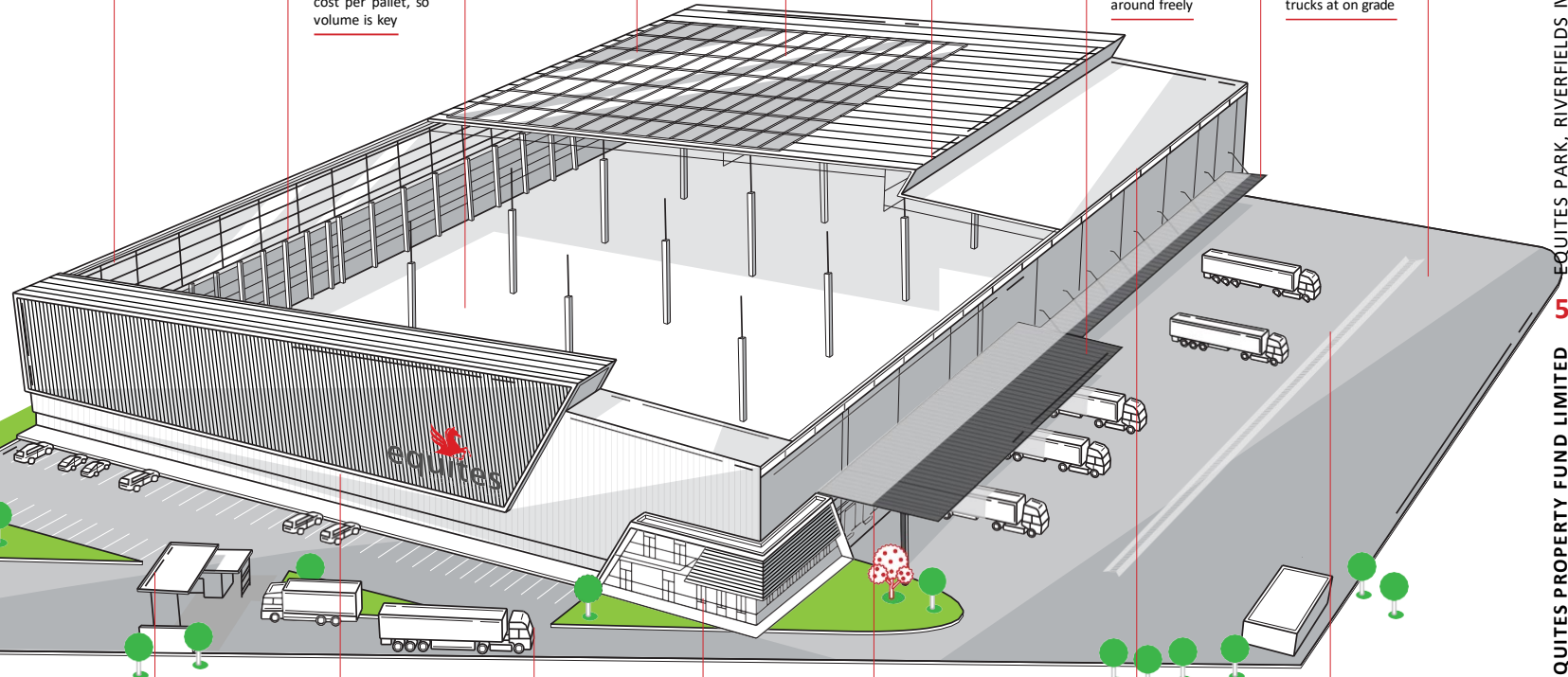
□ On-grade canopy covers the full trailer with enough space for a forklift to move around freely



□ 7m canopies over dock levelling doors

□ 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

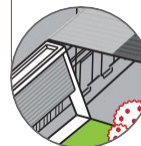
□ Sheeting 2.5m off the ground making it impossible to penetrate building perimeter

□ 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

LOCALITY MAP



Ideally located along the R21 and R23 Interchange.
11.6km from OR Tambo International Airport.
Close proximity to labour pool and public transport.



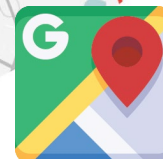
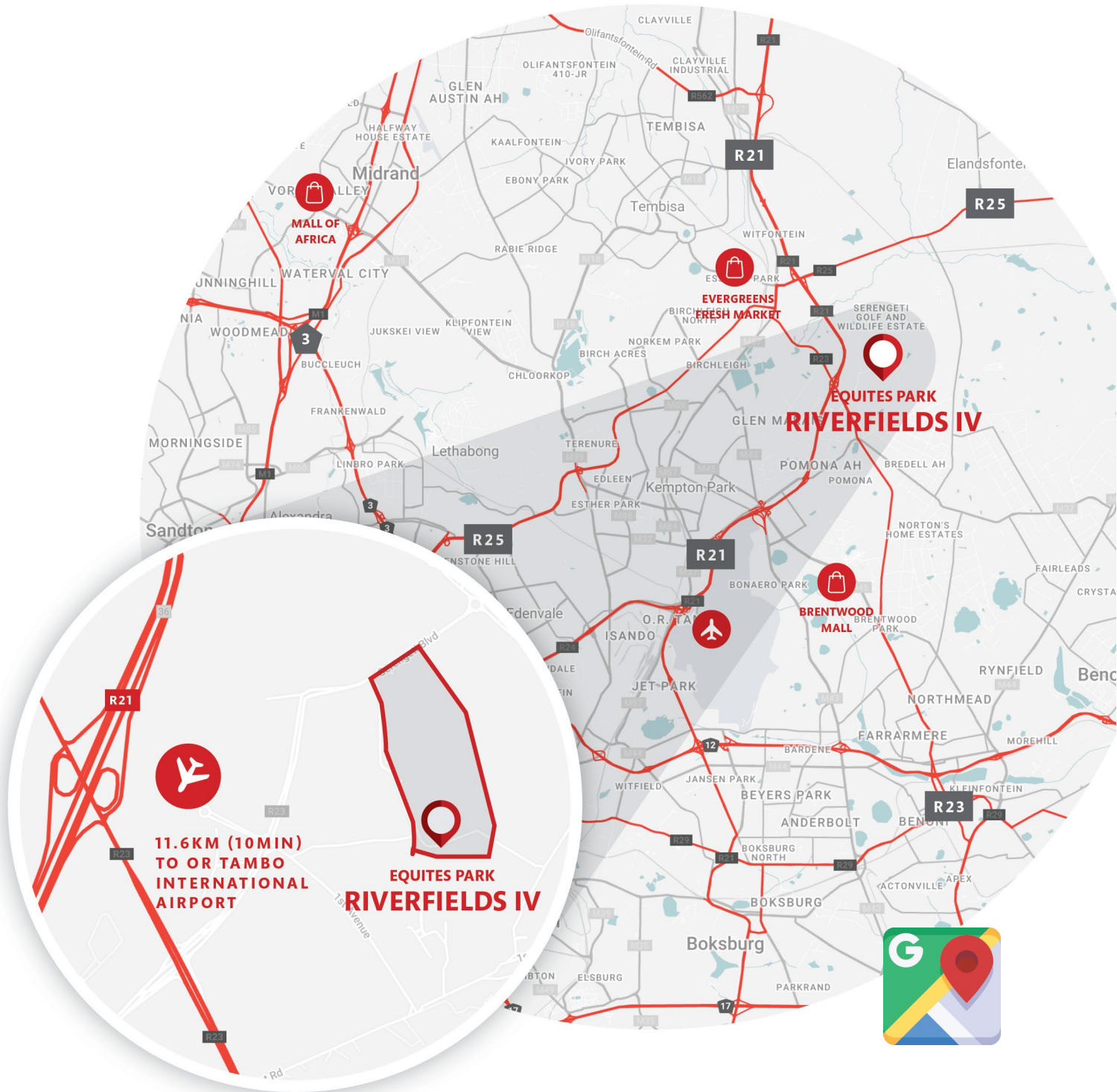
Access control and 24-hour security within a landscaped logistics park.



Shared fire pumps and tanks.



Access to Solar PV.



SUMMARY

DEVELOPMENT AREA SCHEDULE

OPTION A

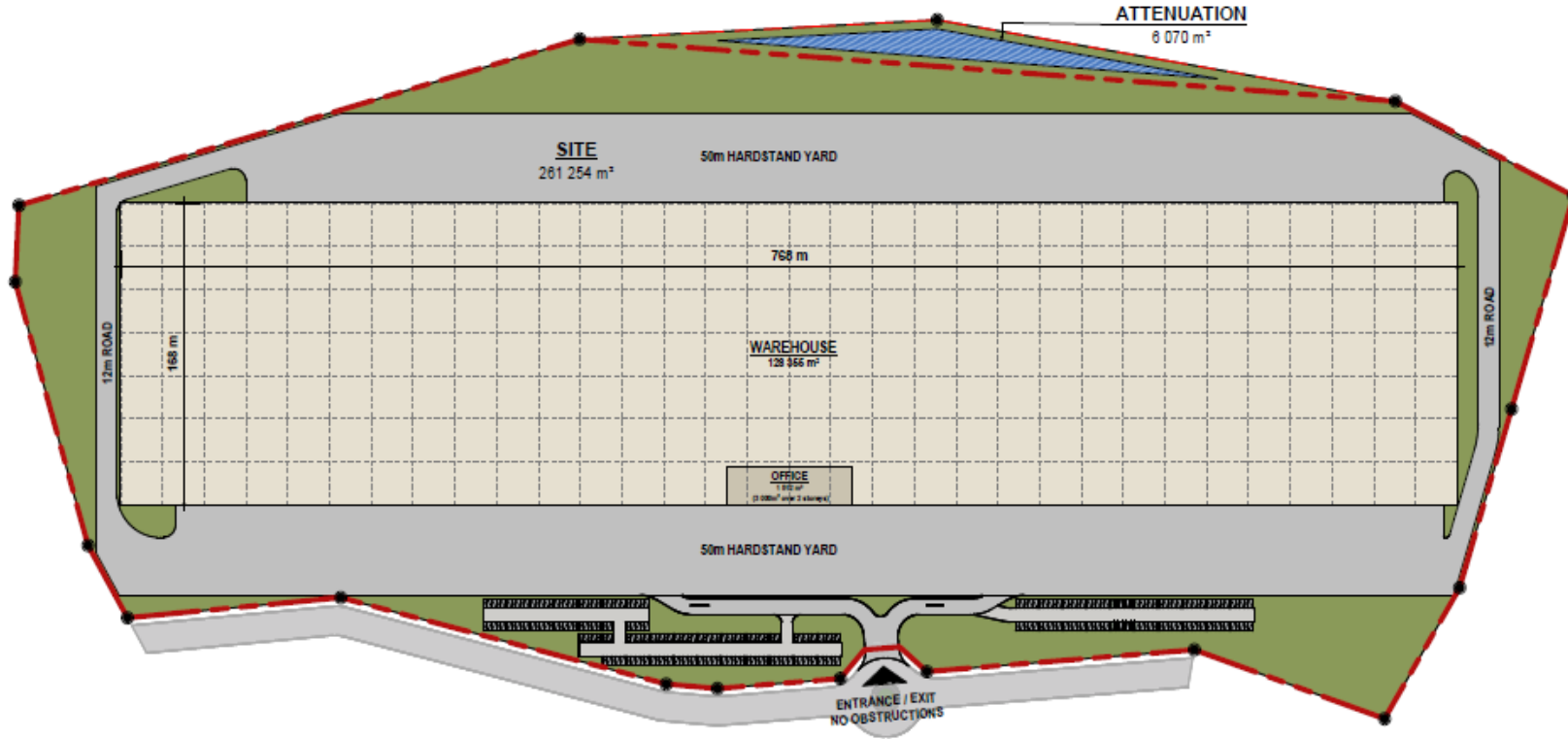
WAREHOUSE

122 600 m²

OFFICE (GF)

1 280 m²

INDICATIVE SITE LAYOUT – OPTION A



Property Schedule (Option 1)	
Name	Area
SITE	261 254 m ²
ATTENUATION	6 070 m ²
Grand total	267 324 m ²

Area Schedule (Option 1)	
Name	Area
WAREHOUSE	128 956 m ²
OFFICE	1 512 m ²
Ground Storey TOC	129 967 m ²
OFFICE	1 488 m ²
First Floor TOC	1 488 m ²
	131 355 m ²

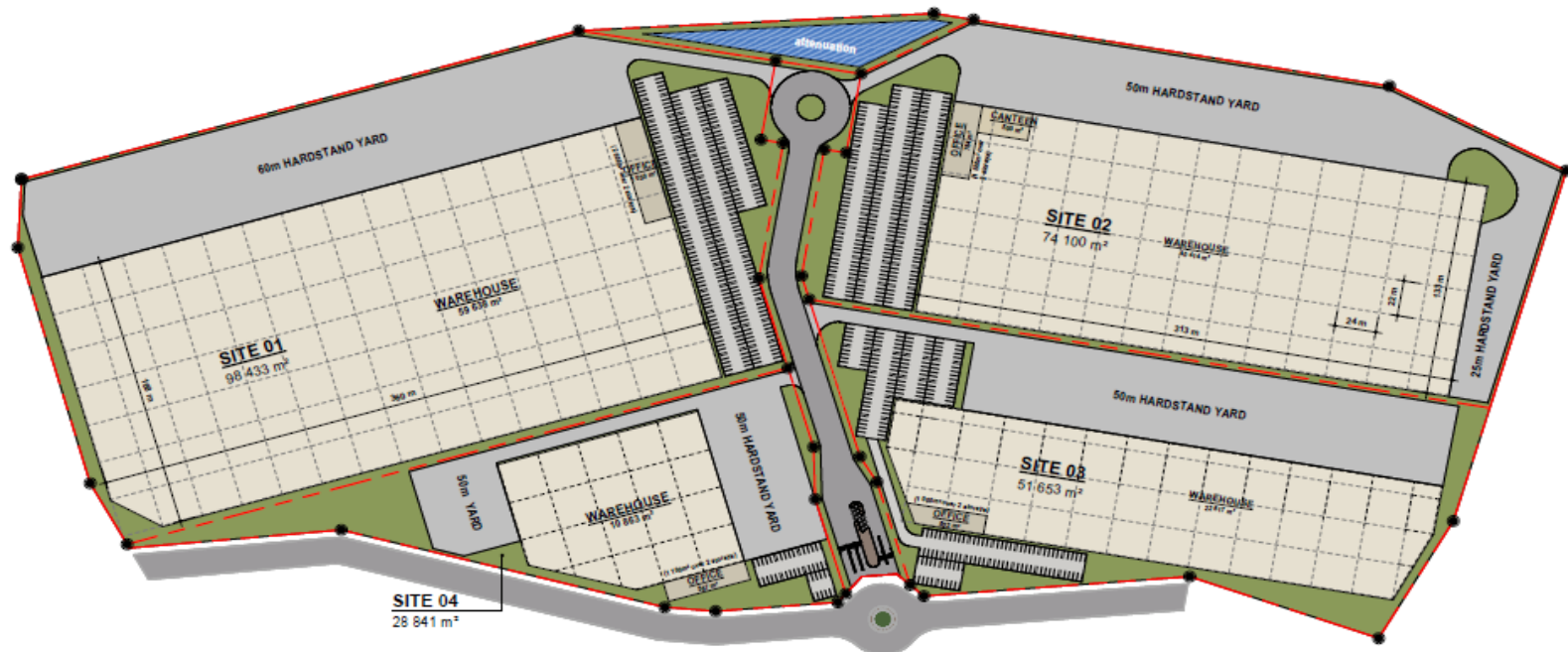
SUMMARY

DEVELOPMENT AREA SCHEDULE

OPTION B

WAREHOUSE 1	59 636 m ²
OFFICE (GF)	1 030 m ²
WAREHOUSE 2	40 414 m ²
OFFICE (GF)	764 m ²
WAREHOUSE 3	22 617 m ²
OFFICE (GF)	522 m ²
WAREHOUSE 4	10 863 m ²
OFFICE (GF)	587 m ²

INDICATIVE SITE LAYOUT – OPTION B



Property Schedule (Option B)	
Name	Area
PARK ATTENUATION	4 159 m ²
ROAD SERVICE	10 137 m ²
SITE 01	98 433 m ²
SITE 02	74 100 m ²
SITE 03	51 653 m ²
SITE 04	28 841 m ²
Grand total	267 324 m²

Area Schedule (Option B)	
Name	Area
WAREHOUSE	59 056 m ²
OFFICE	1 030 m ²
OFFICE	200 m ²
UNIT 1	61 639 m ²
WAREHOUSE	40 414 m ²
OFFICE	784 m ²
CANTINE	500 m ²
OFFICE	736 m ²
UNIT 2	42 414 m²

Area Schedule (Option B)	
Name	Area
WAREHOUSE	22 617 m ²
OFFICE	522 m ²
OFFICE	478 m ²
UNIT 3	23 618 m²
WAREHOUSE	10 983 m ²
OFFICE	567 m ²
OFFICE	513 m ²
UNIT 4	11 963 m²
Grand total	139 034 m²

ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



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