



TO LET
R95/m² NET

TOWER ROAD, THUNDER CITY

9 518M² GLA


equites
PROPERTY FUND

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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

13.8 YEARS

GROUP WEIGHTED AVERAGE LEASE EXPIRY BY REVENUE

R26.9 BILLION

THE PORTFOLIO VALUE INCREASED BY 4.6% ON A YEAR-ON-YEAR BASIS

0.1% VACANCY

THE PORTFOLIO HAS ONE ANCILLARY VACANCY

- 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 29 188m² DC for Cargo Compass SA at Jet Park, a 17 450m² DC expansion for TFG at Lords View, and an 11 000m² facility for Nioro Plastics at Saxdowne Park.
- 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 an 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 R26.9 billion as at 28 February 2023.

UK PORTFOLIO

The UK portfolio is valued at £416.9 million and includes 10 income-producing properties and freehold land.

UNITED KINGDOM
**2.0 MILLION
 SQUARE
 FEET GLA**



TOP 5 TENANTS - BY REVENUE



▪ HINCKLEY



▪ HOYLAND



▪ COVENTRY



▪ PETERBOROUGH



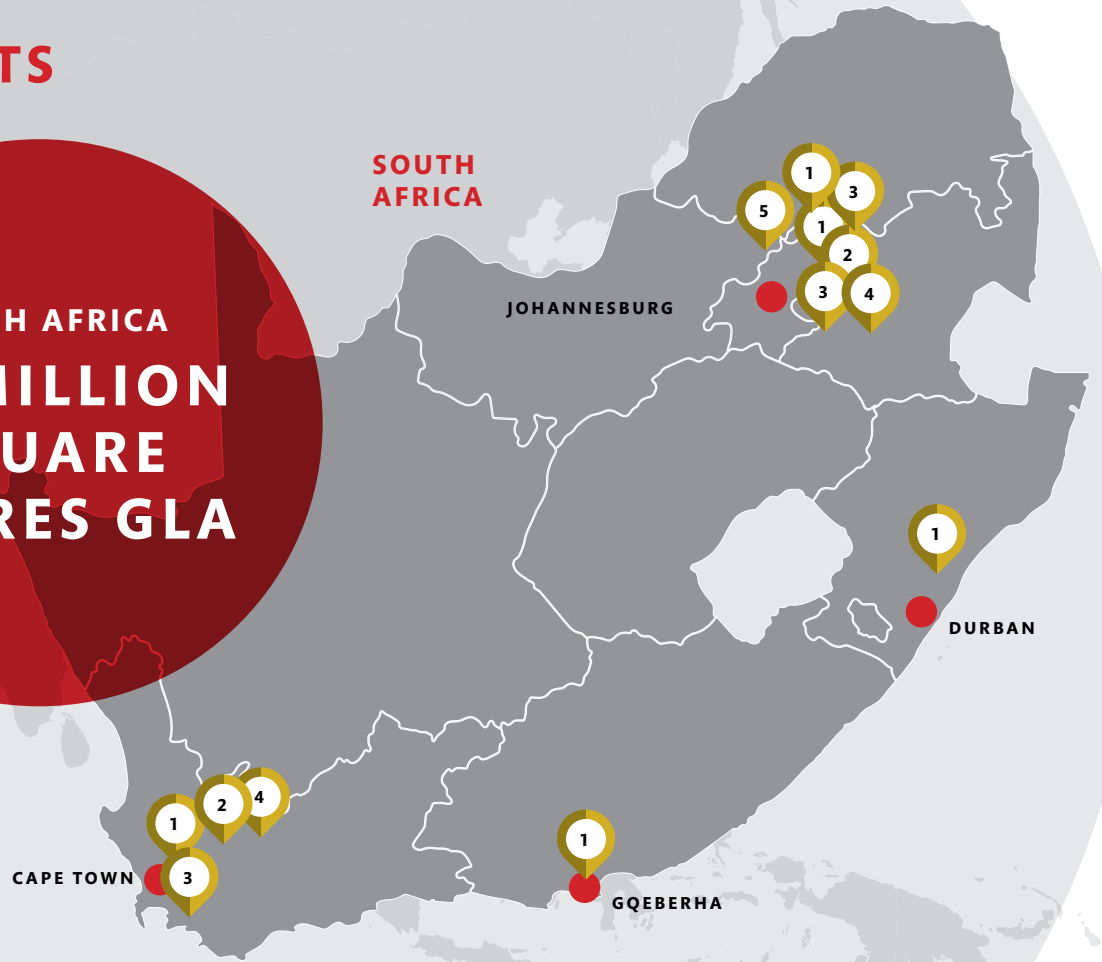
▪ READING
 ▪ LEEDS

ORGANISATIONAL HIGHLIGHTS

SA PORTFOLIO

The SA portfolio is valued at R17.6 billion and includes 60 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
1.3 MILLION
SQUARE
METRES GLA



TOP 5 TENANTS - BY REVENUE

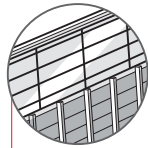
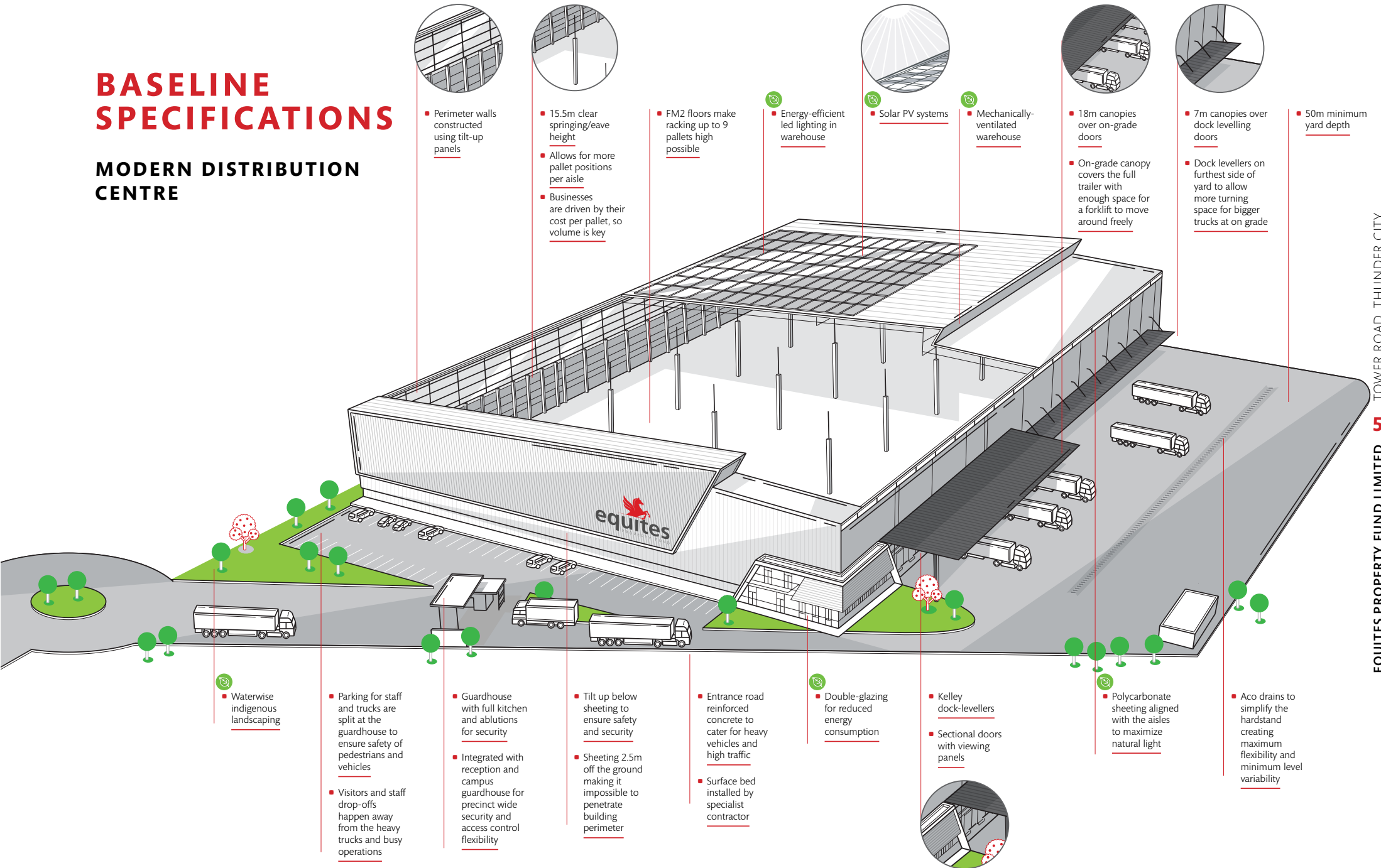


CREATING VALUE AND SUSTAINABILITY

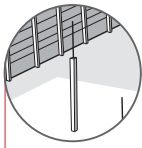
| | | | |
|---|---|---|---|
|  | <p>NO PROFIT ON LAND</p> | <p>Our land is costed at the acquisition price with no margin on the cost at which it was put into the development.</p> |  <p>SOLAR CAPACITY IN THE PORTFOLIO REACHED 9.4 MW, REPRESENTING A 65% INCREASE.</p> |
|  | <p>NO DEVELOPMENT FEE</p> | <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>104 949 tCO₂e (2022: 110 306 tCO₂e) FROM SCOPE 2 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



- Perimeter walls constructed using tilt-up panels

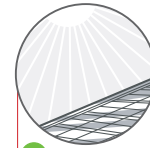


- 15.5m clear springing/eave height
- Allows for more pallet positions per aisle
- Businesses are driven by their cost per pallet, so volume is key

- FM2 floors make racking up to 9 pallets high possible



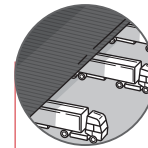
- Energy-efficient led lighting in warehouse



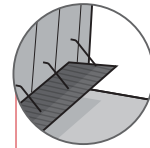
- Solar PV systems



- 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

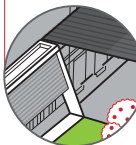
- Sheeting 2.5m off the ground making it impossible to penetrate building perimeter

- 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

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

LOCALITY MAP

- Prime industrial node centrally located with close proximity to major routes
- Adjacent to Cape Town International Airport
- Ease of public transport access for relevant labour pool
- Modern infrastructure
- Back-up power



CLICK PIN FOR GOOGLE MAPS

AREA SCHEDULE

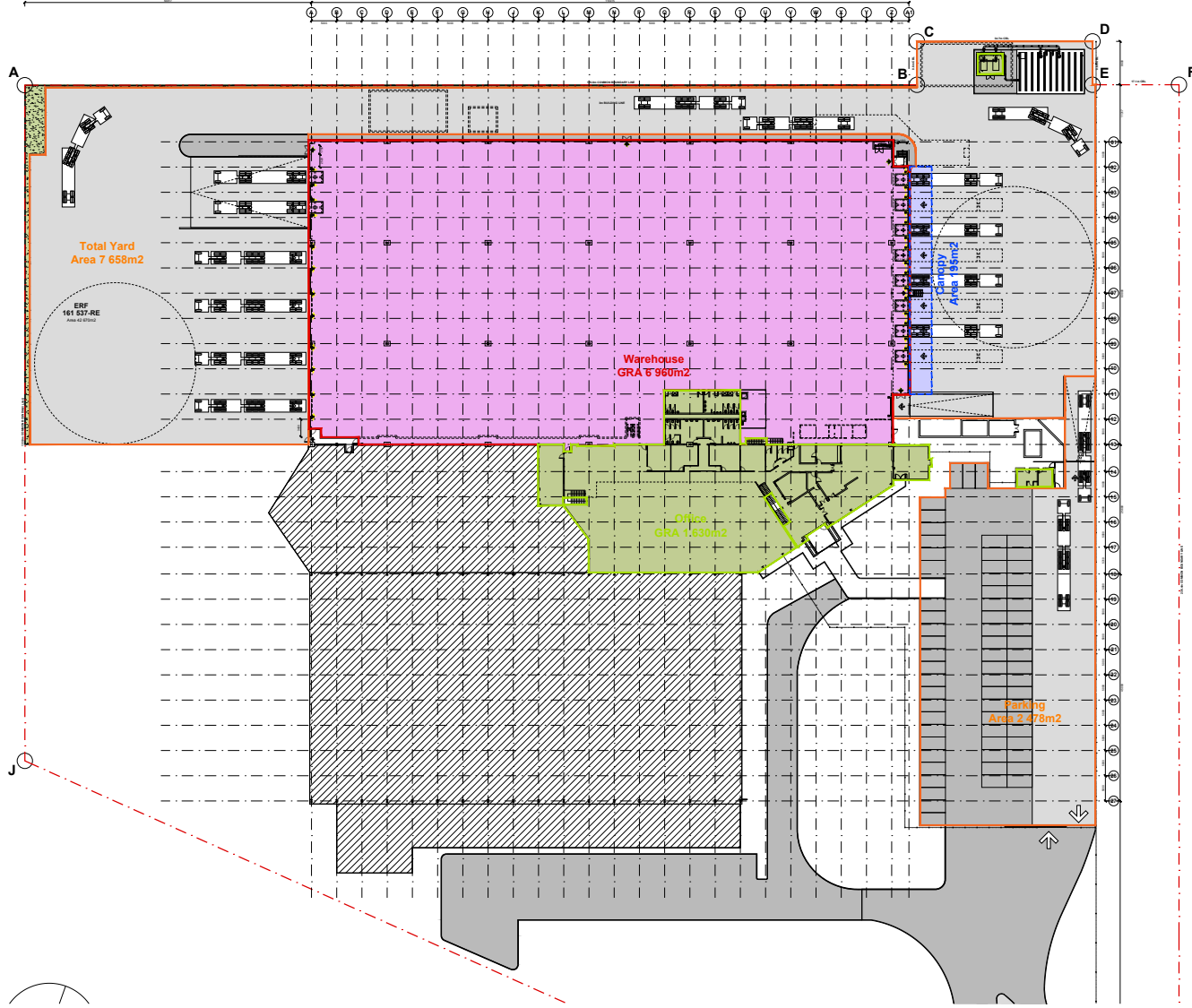
SUMMARY

AREA BREAKDOWN

| | |
|------------------|---------------------------|
| WAREHOUSE | 6 960m² |
| OFFICES* | 2 514m² |
| ANCILLARY | 44m² |
| PARKING | 66 BAYS |

* GF Offices can be converted into additional Warehouse GLA

SITE PLAN



BUILDING SPECIFICATIONS

- Docked on 3 sides
- 10 docked doors
- 4 on-grade doors
- 1 ramp access to warehouse
- Canopy over docked doors and ramp
- Full sprinkler coverage fed from own pump & tank
- Translucent sheeting allowed for natural light
- Standby generator



EXTERIOR



EXTERIOR



EXTERIOR



OFFICE



CANTEEN



WAREHOUSE



WAREHOUSE



WAREHOUSE



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