



Equites Park, Lords View S3

43 550 m² GLA

To let R85/m² net





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Locality map

PARK

Modern infrastructure, fibre optic cabling.

Ample power within the park.

Labour pool within close proximity.

24-hour security within a landscaped park and managed by the Lords View Property Owners.

Various sustainability initiatives have been implemented including: precinct backup power, a shared solar PV Installation and a green belt complete with walking and running track.

Existing estate tenants include Unilever, the Foschini Group, Premier FMCG, Shoprite and more.

SITE

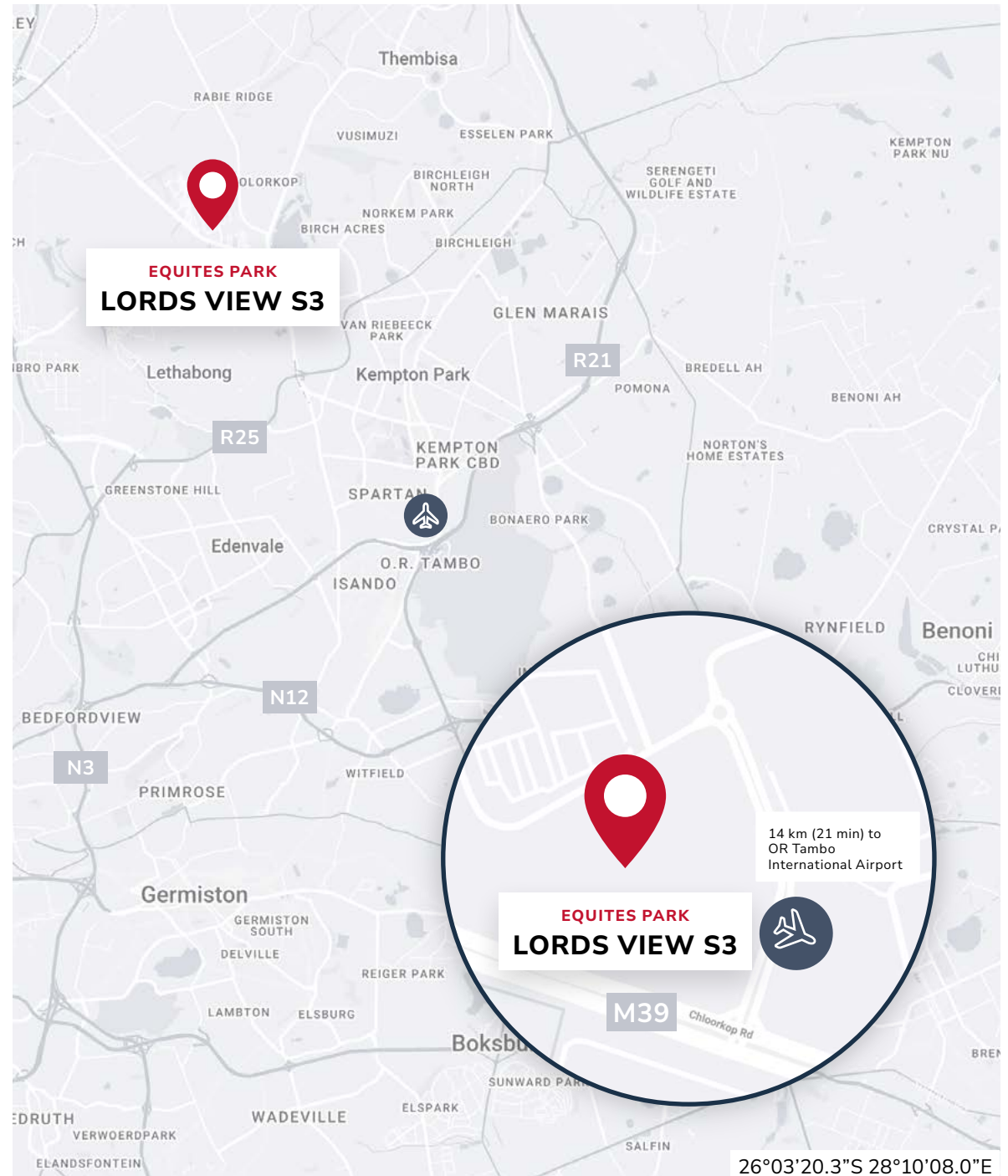
Situated on Allandale road (M39) which gives excellent access north (N1 and R21) and east (N12).

The park offers flexibility for users requiring access to the East Rand via the M39.

OR Tambo International Airport is approximately 14 km to the South East of Lords View.

The future K232 will link Allandale and Marlboro Roads, providing a direct link with the N3/N12 "Ring Roads".

Secondary routes are also available to and from the park onto the N1 and N3 via New Road and Modderfontein Road.



Development area schedule

SITE AREA A

Warehouse 21 950 m²

Office (GF) 600 m²

Office (FF) 600 m²

Total site area 46 100 m²

SITE AREA B

Warehouse 13 700 m²

Office (GF) 350 m²

Office (FF) 350 m²

Total site area 28 015 m²

SITE AREA C

Warehouse 5 300 m²

Office (GF) 350 m²

Office (FF) 350 m²

Total site area 16 600 m²

Site plan



Aerial view



Artist's impression



Artist's impression



Artist's impression



About Equites

Market leaders in prime logistics real estate investment and development, and a confident South African real estate investment trust (REIT).

R28.3 bn

Global portfolio value

65

Properties

67%

Installed solar PV

Equites Property Fund Limited (Equites) is a best-in-class logistics facilities developer and landowner, with a footprint in prime locations in South Africa and the United Kingdom. Our focus is on providing real estate solutions that afford our tenants the opportunity to operate at the highest possible level of efficiency and profitability.

Our recent notable development projects include a 92 000 m² distribution centre for Shoprite and a 51 000 m² facility for The Foschini Group, both in Riverfields.

Equites is also the only specialist REIT listed on the Johannesburg Stock Exchange (JSE), having listed on 18 June 2014 with a portfolio value of R1 bn. Since then, our portfolio value has grown to R28.3 bn as at 31 August 2024.

Portfolio overview

South Africa

Our South African portfolio is valued at **R20.9 bn** and includes **59** income-producing properties with **58%** of the rental income derived from Gauteng. We continue to grow our South African portfolio through acquisitions and developments concentrated in Gauteng. We view this as the hub of the country's logistics and continue to focus growth efforts in this region.



1 513 418
TOTAL GLA (M²)

United Kingdom

Our United Kingdom portfolio is valued at **R7.4 bn** and includes **six** income-producing properties and freehold land.



Top five tenants

BY REVENUE

1

SHOPRITE Checkers

Shoprite Checkers (Pty) Ltd

2

DSV

DSV Solutions (Pty) Ltd

3

Hermes

Hermes Parcelnet Ltd

4



Foschini Retail Group (Pty) Ltd

5

digistics

Digistics (Pty) Ltd

Driving value for tenants

We aim to drive long-term value for each of our tenants by focusing on warehousing design, efficiency, durability and sustainability, along with the **following benefits**.



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 lasting strategic partnership.



Green certified building

This development will be awarded the internationally recognised IFC EDGE Advanced green building certification in recognition of it achieving a minimum of 40% energy efficiency, 20% water efficiency and 20% less embodied energy in materials.



In-house development management

We manage development in-house, which enables significant savings on main contractors, P&Gs and overall costs.



Significant experience

We are sector specialists with extensive experience in developing state-of-the-art logistics facilities, aligned with international standards.



Low-cost funding

Market-leading cost of funding due to both low cost of debt and equity.



Leading in sustainability

Our logistics facilities are built on **award-winning sustainability practices** and designed in line with IFC EDGE Advanced and BREEAM Very Good green building certification standards in South Africa and the United Kingdom, respectively.

We focus on using advanced technologies and applying sustainable construction practices in our leading-edge baseline specification to provide energy and water security, reduce greenhouse gas emissions and minimise our impact.

OUR ACHIEVEMENTS ACROSS THE SOUTH AFRICAN PORTFOLIO



25 MW
Installed solar PV



28 000 000 kWh
Annual solar generation



28 213 tCO₂e
Avoided emissions ¹



8.0
Morningstar Sustainability rating, in best achievable tier of “Negligible Risk”



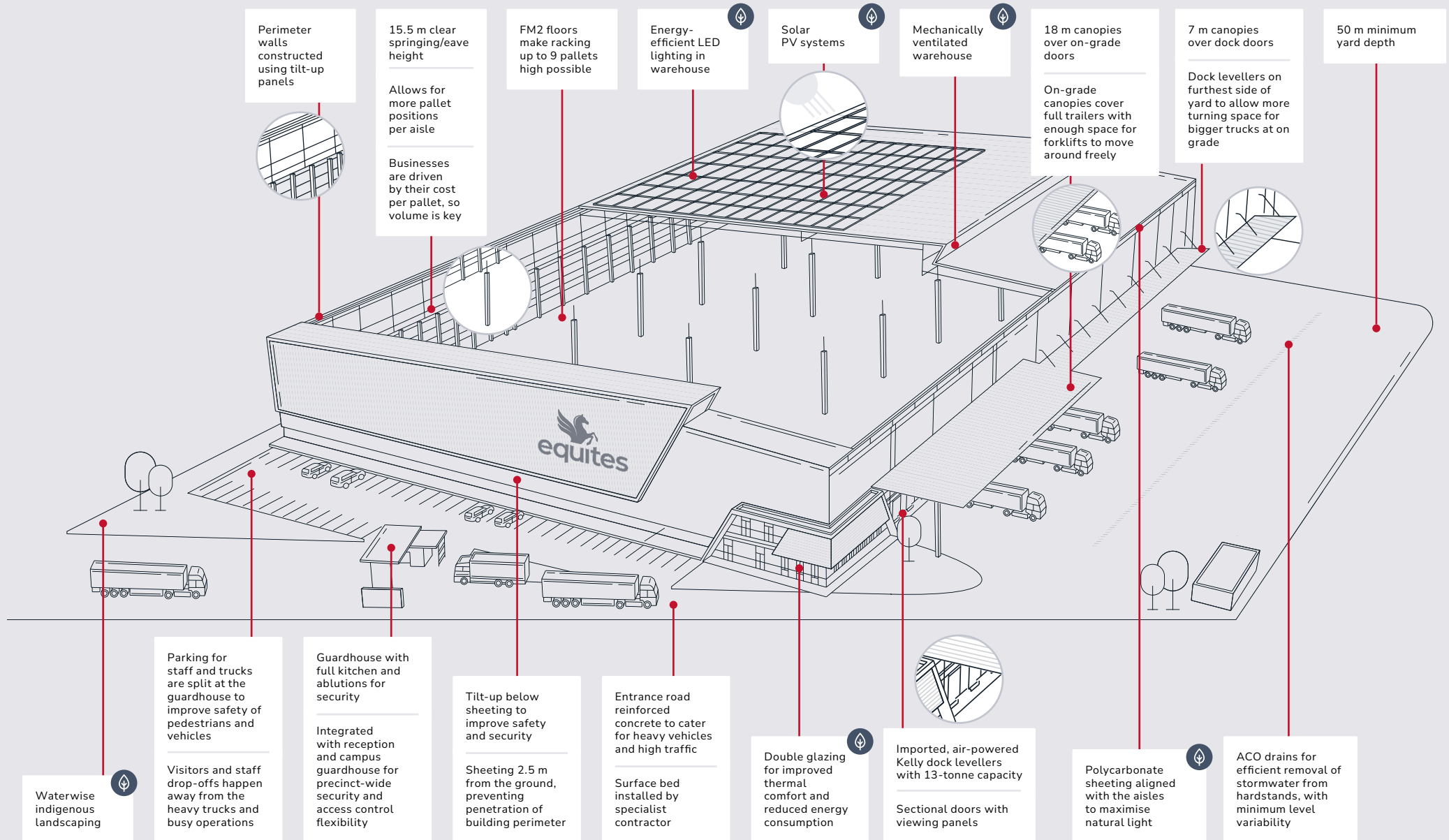
Our net-zero goal

We are on a path to achieving our net-zero target by 2040, guided by the Science-Based Targets initiative (SBTi).

¹ CO₂ emission factor = 1.01 kgCO₂e/kWh | Source: Eskom AR23

Our baseline specification

Modern distribution centres built to rigorous standards





Notes



Chris van Zyl

EXECUTIVE: HEAD OF GAUTENG

✉ chrisv@equites.co.za

☎ +27 84 608 2469

Michael Brownlee

JUNIOR BUSINESS DEVELOPMENT MANAGER

✉ mike@equites.co.za

☎ +27 73 887 5585

Western Cape

✉ info@equites.co.za

☎ +27 21 460 0404

📍 14th Floor
Portside Tower
4 Bree Street
Cape Town
8001
South Africa

Gauteng

✉ info@equites.co.za

☎ +27 10 286 0469

📍 4 Meadowview Lane
Equites Park
Meadowview
Linbro Park
2065
South Africa

United Kingdom

✉ info@equites.co.za

☎ +44 78 2639 8676

equites.co.za

