TO LET

R95/m² NET

EQUITES PARK, RIVERFIELDS III

80 000M² BESPOKE, LOGISTICS PROPERTIES

equites PROPERTY FUND

CONTENTS

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 000m^2 DC for Shoprite in Riverfields and a 51 000m^2 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

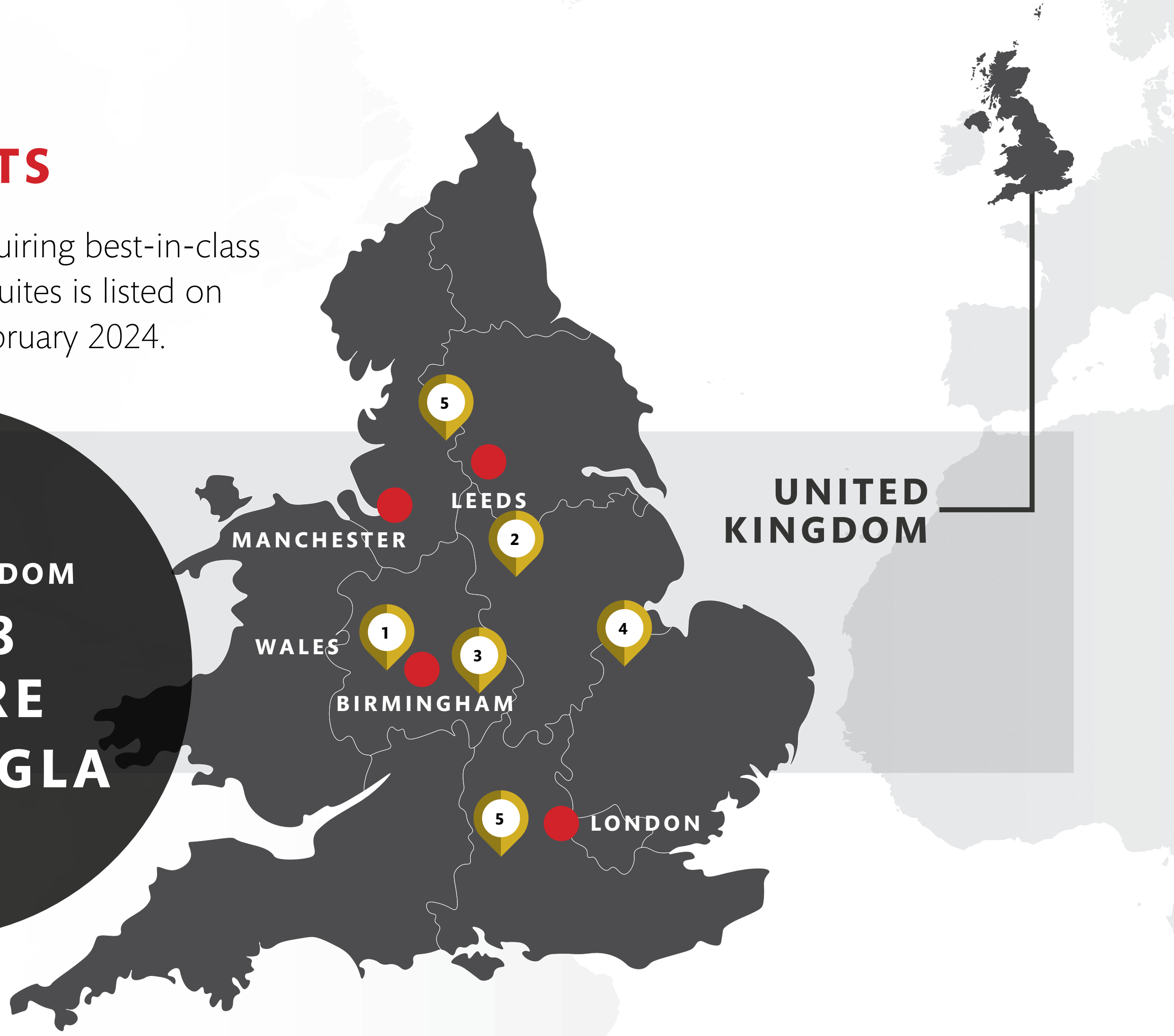
Equites is a **SA REIT** with a focus on developing and acquiring best-in-class logistics facilities in prime locations in SA and the UK. Equites is listed on the JSE with a portfolio value of R28.4 billion as at 29 February 2024.

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

1. TESCO
   - HINCKLEY
2. EVRi delivery made for you
   - HOYLAND
3. GXO
   - COVENTRY
4. amazon
   - PETERBOROUGH
5. DHL
   - READING
   - LEEDS

ORGANISATIONAL HIGHLIGHTS

SA PORTFOLIO

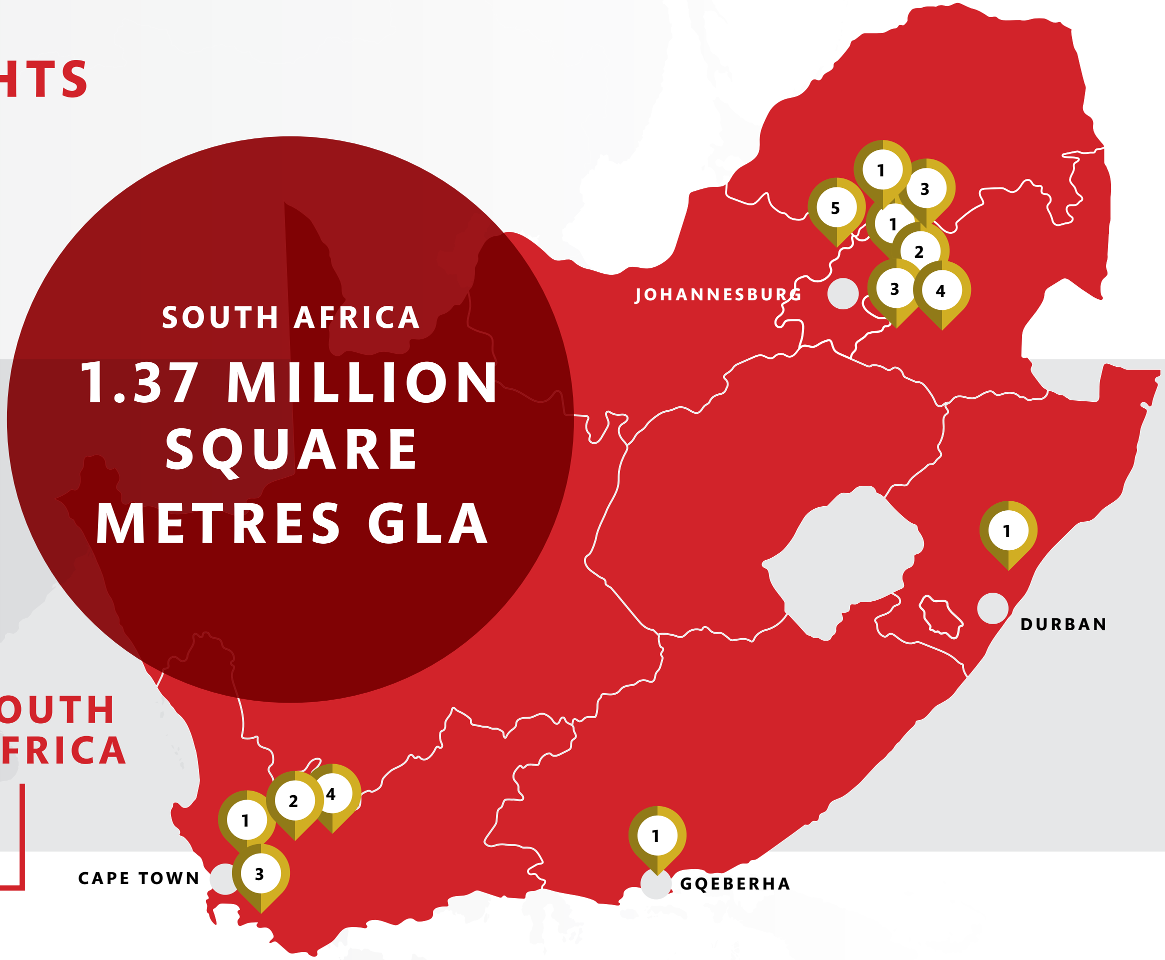
THE SA PORTFOLIO IS VALUED AT R20.3 BILLION AND INCLUDES 61 INCOME-PRODUCING PROPERTIES WITH 58% OF THE RENTAL INCOME DERIVED FROM GAUTENG.

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

SOUTH AFRICA

1.37 MILLION SQUARE METRES GLA



TOP 5 TENANTS – BY REVENUE

1 – SHOPRITE HOLDINGS LTD
- BRACKENFELL
- LORDS VIEW
- CANELANDS
- WELLS ESTATE
- CENTURION
- RIVERFIELDS

2 – TFG
- PAROW
- LORDS VIEW
- RIVERFIELDS

3 – DSV
- PHILIPPI
- PLUMBAGO
- MEADOWVIEW

4 – Simba
- PAROW
- GERMISTON

5 – Nestlé
- 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.

SOLAR CAPACITY IN THE PORTFOLIO REACHED **20.2 MW**, REPRESENTING A **115% INCREASE**.

94 042 tCO_2e (2023: 104 949 tCO_2e) FROM SCOPE 2/3 AND 3 GRID CONTROLLED ELECTRICITY.

ACHIEVED **PREFERENTIAL INTEREST RATES** ON SUSTAINABILITY-LINKED FUNDING.

SUSTAINALYTICS RATING IMPROVED BY **19% TO 9.0**.

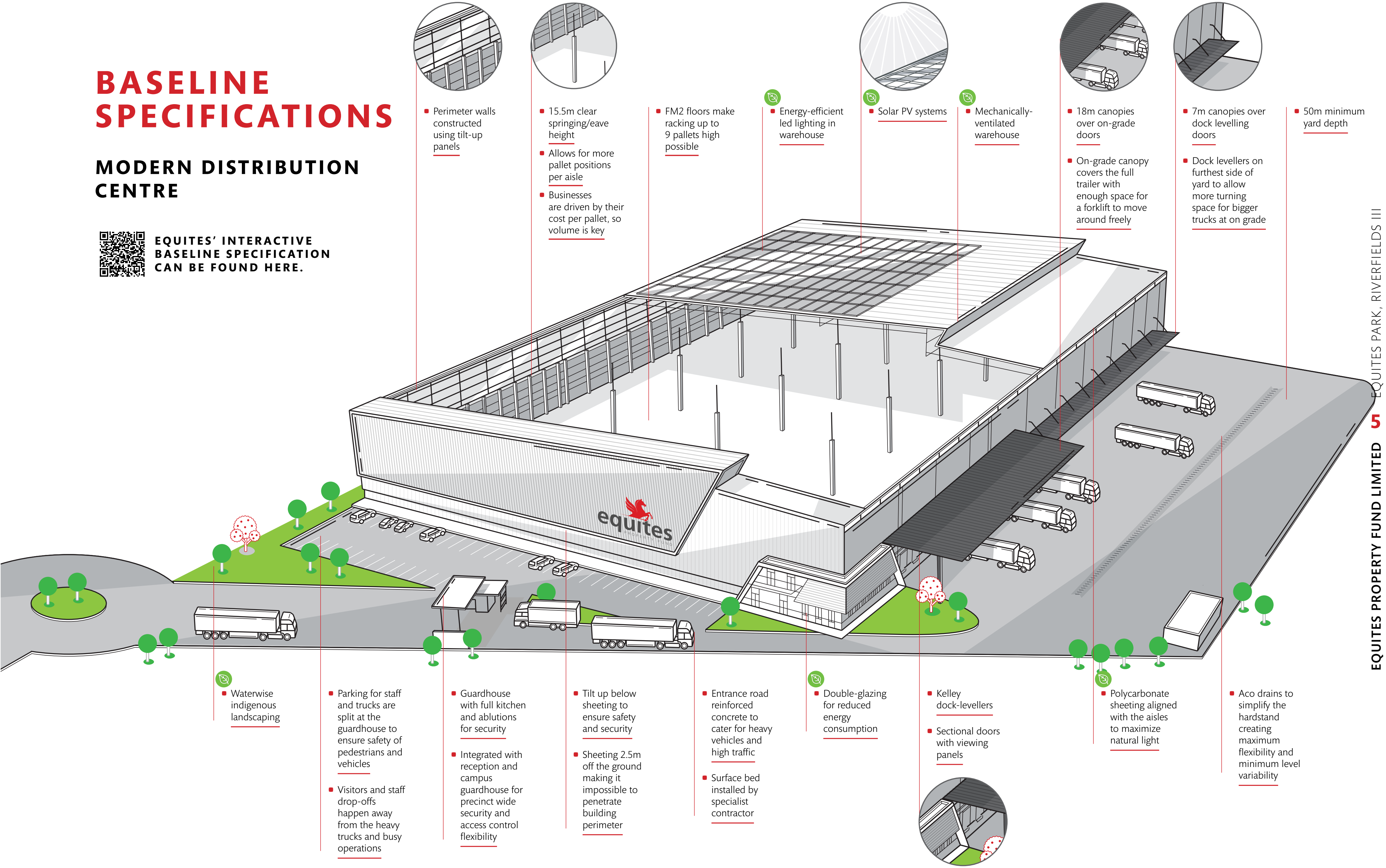
GBCI

Edge — Excellence In Design For Greater Efficiencies

BASELINE SPECIFICATIONS

MODERN DISTRIBUTION CENTRE

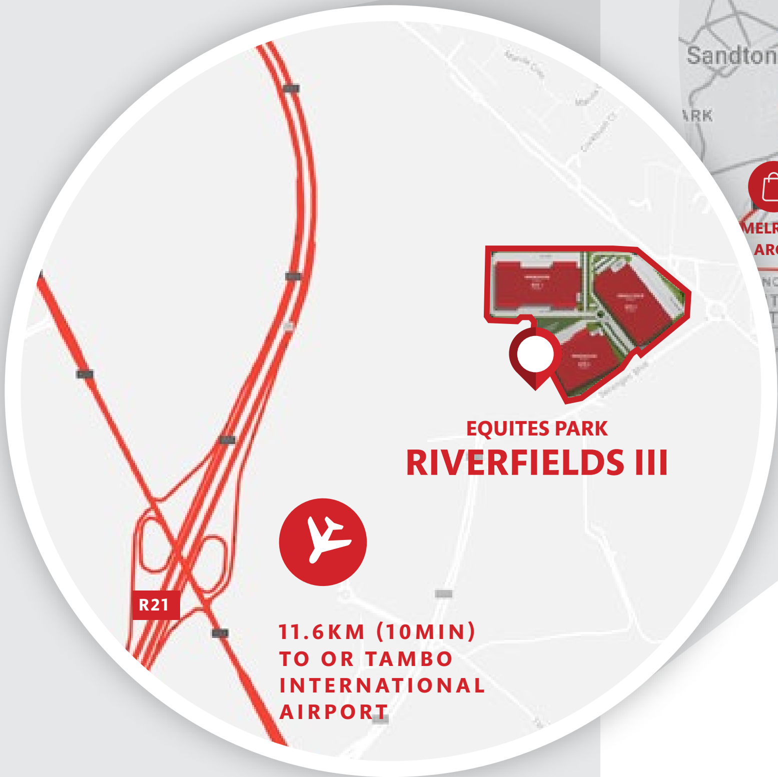
EQUITES' INTERACTIVE BASELINE SPECIFICATION CAN BE FOUND HERE.

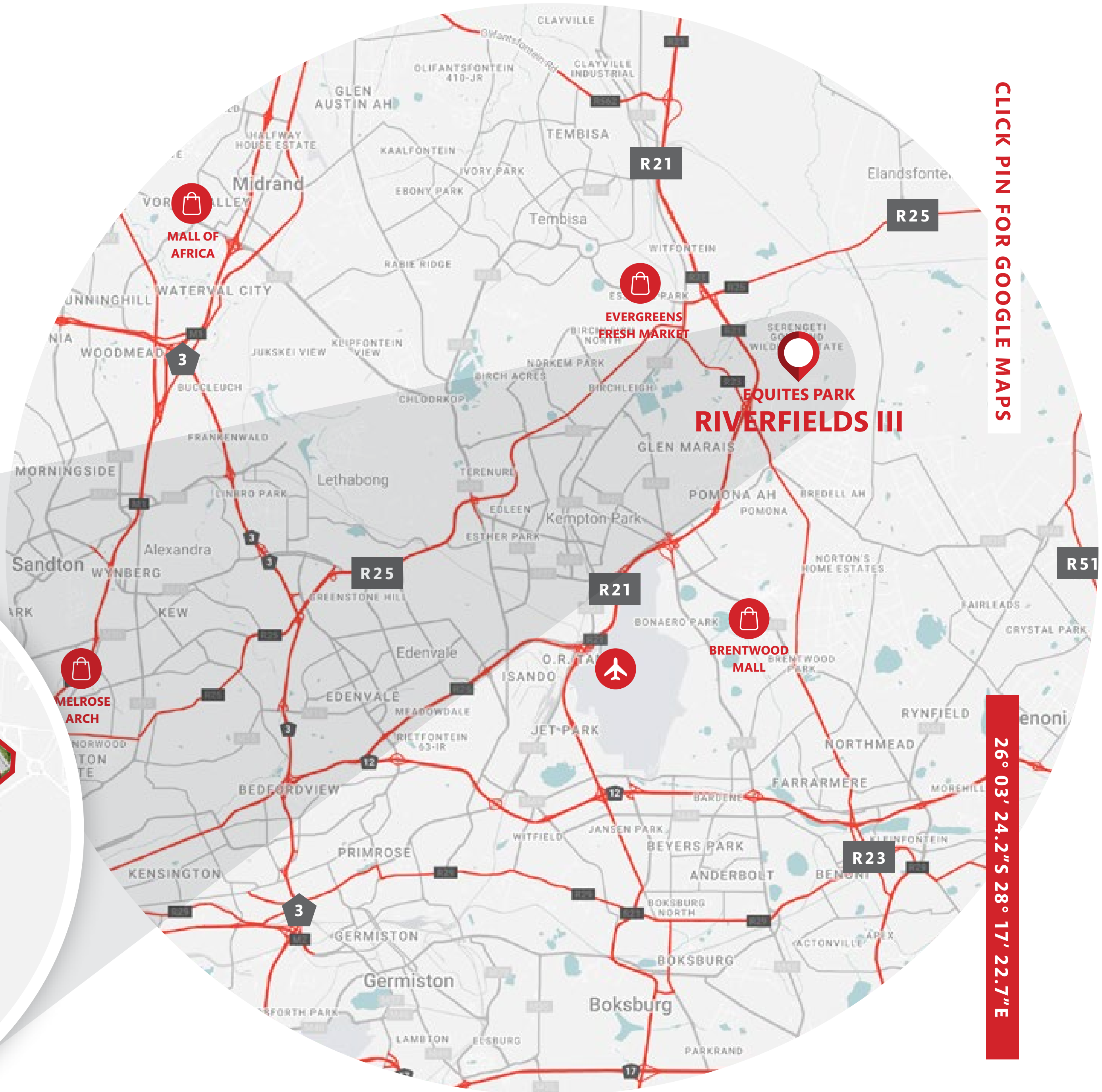


LOCALITY MAP

PARK

- 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.
- Greater owners' association maintaining area.
- Shared fire pumps and tanks.
- Energy centre with access to solar power.





CLICK PIN FOR GOOGLE MAPS

26° 03' 24.2"S 28° 17' 22.7"E

DEVELOPMENT AREA SCHEDULE

SUMMARY

SITE AREA A

WAREHOUSE	25 600m²
OFFICE (GF)	1 280m²
TOTAL SITE AREA	59 900m²

SITE AREA B

WAREHOUSE	22 000m²
OFFICE (GF)	1 100m²
TOTAL SITE AREA	39 810m²

SITE AREA C

WAREHOUSE	28 000m²
OFFICE (GF)	1 400m²
TOTAL SITE AREA	54 520m²

SITE PLAN


45m YARDS
WAREHOUSE
25 600m²
SITE 1
59 900m²
OFFICE
45m YARDS
OFFICE
SINGLE DOCK
28 000m²
SITE 3
54 520m²
50m YARD LINE
45m YARD LINE
Pumps & Tanks
ATTENUATION
4 498m²
45M YARD LINE
OFFICE
WAREHOUSE
22 000m²
SITE 2
39 810m²

ARTIST'S IMPRESSION

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NOTES

CHRIS VAN ZYL

EXECUTIVE: HEAD OF GAUTENG

O +27 10 286 0469 M +27 84 608 2469 D +27 10 286 0469 E CHRISV@EQUITES.CO.ZA

EQUITES PROPERTY FUND

CAPE TOWN
HEAD OFFICE

E INFO@EQUITES.CO.ZA
O + 27 21 460 0404

14TH FLOOR, PORTSIDE TOWER
4 BREE STREET, CAPE TOWN
8001, SOUTH AFRICA

JOHANNESBURG

E INFO@EQUITES.CO.ZA
O + 27 10 286 0469

4 MEADOWVIEW LANE
EQUITES PARK – MEADOWVIEW
LINBRO PARK, 2065, SOUTH AFRICA

UK

E INFO@EQUITES.CO.ZA
O + 44 78 2639 8676

SUITE 31, LUMONICS HOUSE, VALLEY DRIVE
SWIFT VALLEY INDUSTRIAL ESTATE
RUGBY, CV21 1TQ, ENGLAND

EQUITES.CO.ZA