

144 Oxford

The Gateway to Rosebank



Introduction to Growthpoint

29th

largest company on the
JSE - market capitalisation

700 STAFF

internally managed company

#1

largest South African REIT

50%

Ownership in V&A Waterfront

65%

ownership in Growthpoint Australia

5th YEAR

inclusion in JSE SRI Index



RETAIL

R28,2 bn
58 properties



OFFICE

R33,0 bn
184 properties



INDUSTRIAL

R10,4 bn
229 properties



AUSTRALIA

R22,0 bn
53 properties



**V&A
WATERFRONT**

R6,8 bn



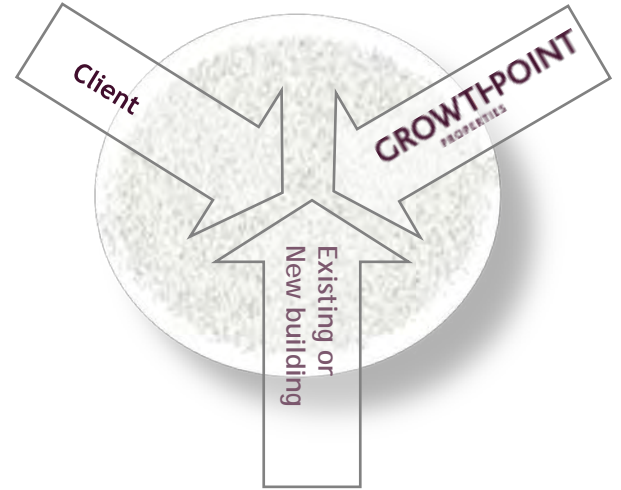
TOTAL

R100,4 bn*
525 properties



Why Growthpoint?

- ✓ Fully *integrated* development team
- ✓ Leading and *experienced* development professionals
- ✓ *Empowerment* credentials
- ✓ Internally & local *management structure*
- ✓ Access to *funding*
- ✓ *Customise* development concepts to clients needs
- ✓ *Partner* with our clients to ensure a seamless relocation
- ✓ Make *possibilities* come true by creating space to thrive



Completed / Current / Future Developments (Offices)



Discovery Place, Sandton
GLA: 86,000m²
Targeted GBCSA: 5 Star Certification



The Annex, Sandton
GLA: 19 225m²
Targeted GBCSA: 4 Star Certification



Tshedimoseetso House, Hatfield,
GLA: 16,517m²
GBCSA: 4 Star Green Star Certification



44 on Grand Central, Midrand
GLA: 6,105m²
GBCSA: 4 Star Green Star Certification



Kaya FM House, Rosebank GLA:
3,320m²



Lincoln on the Lake / Mayfair, Durban
GLA: 12,332m²
GBCSA: 4 Star Green Star Certification



Completed / Current / Future Developments (Offices)



Lakeside 3, Centurion
GLA: 5,223m²
GBCSA: 4 Star Green Star Certification



Willowbridge, Tygervalley, CPT
GLA: 6 607 m²



Montclare Place, Claremont, CPT
GLA: 29 446 m²



No. 1 Silo, Allan Gray, CPT
GLA: 30,000m²
GBCSA: 6 Star Green Star Certification



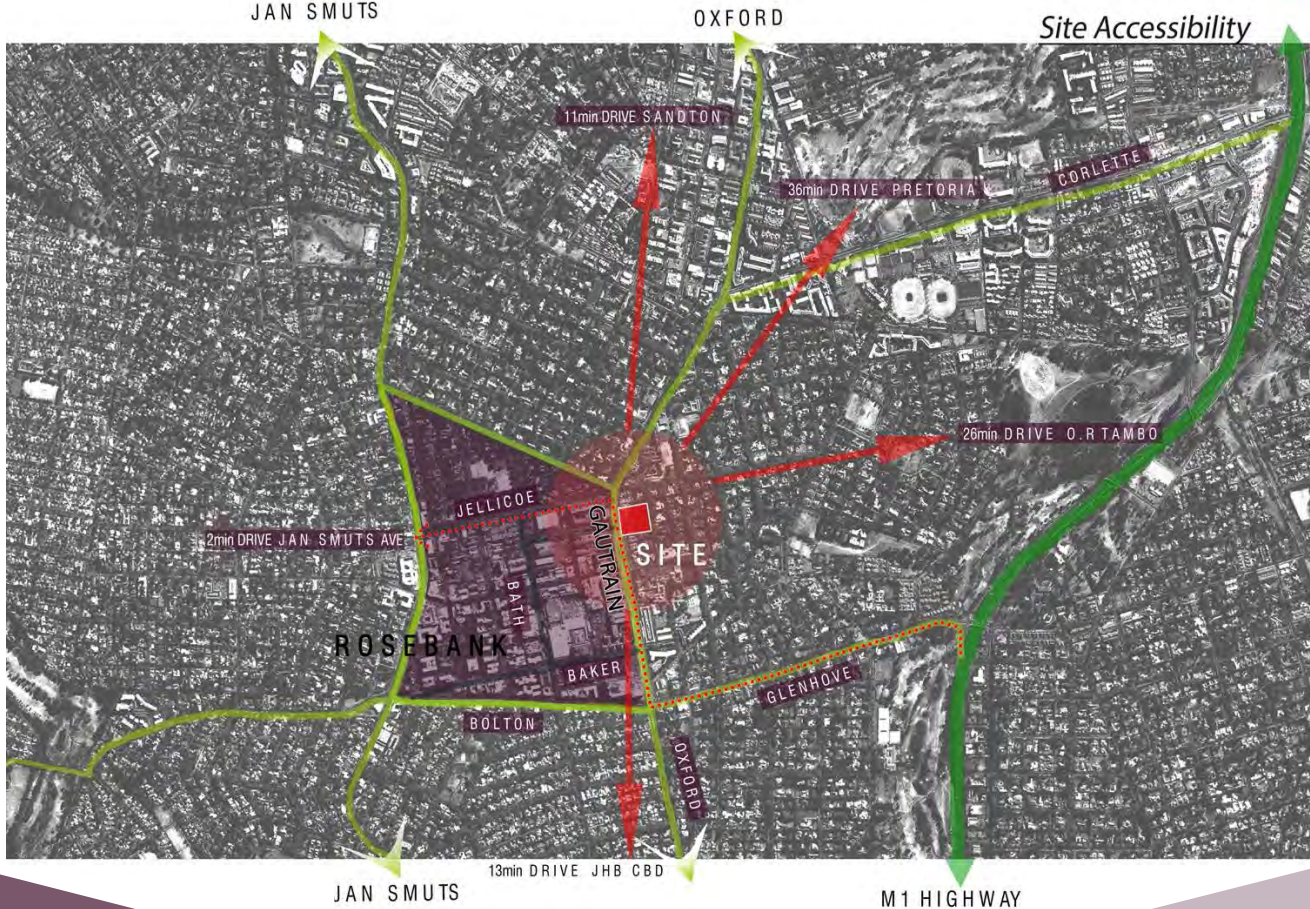
Autumn Road, Rivonia
GLA: 8,050m²



144 Oxford, Rosebank
GLA: 35 000m²
Targeted GBCSA: 4 Star Certification










Locality Plan



Locality Plan



Benefits of Site Continual Site Dominance

-  SITE
-  HOTELS
 1. HYATT REGENCY
 2. HOLIDAY INN
 3. COURTYARD HOTEL
-  SHOPPING CENTRE
-  GAUTRAIN
-  LIFESTYLE/ENTERTAINMENT
-  GREEN CANOPY
-  KINGSMEAD COLLEGE



Benefits of this site

- PROMINENT VISIBILITY FROM OXFORD AVENUE
- CLOSE PROXIMITY TO HOTELS IN THE AREA
- CLOSE PROXIMITY TO RESTAURANTS AND FAST FOOD OUTLETS
- WALKING DISTANCE TO ROSEBANK GAUTRAIN STATION AND ROSEBANK TAXI RANK
- VIBRANT LIFESTYLE AND ENTERTAINMENT OFFERED BY ROSEBANK MALL
- THE SITE IS SURROUNDED BY LONG TERM LOW RISE BUILDINGS eg SCHOOLS, HOTELS AND RESIDENCES
- CLOSE PROXIMITY TO SCHOOLS IN THE AREA





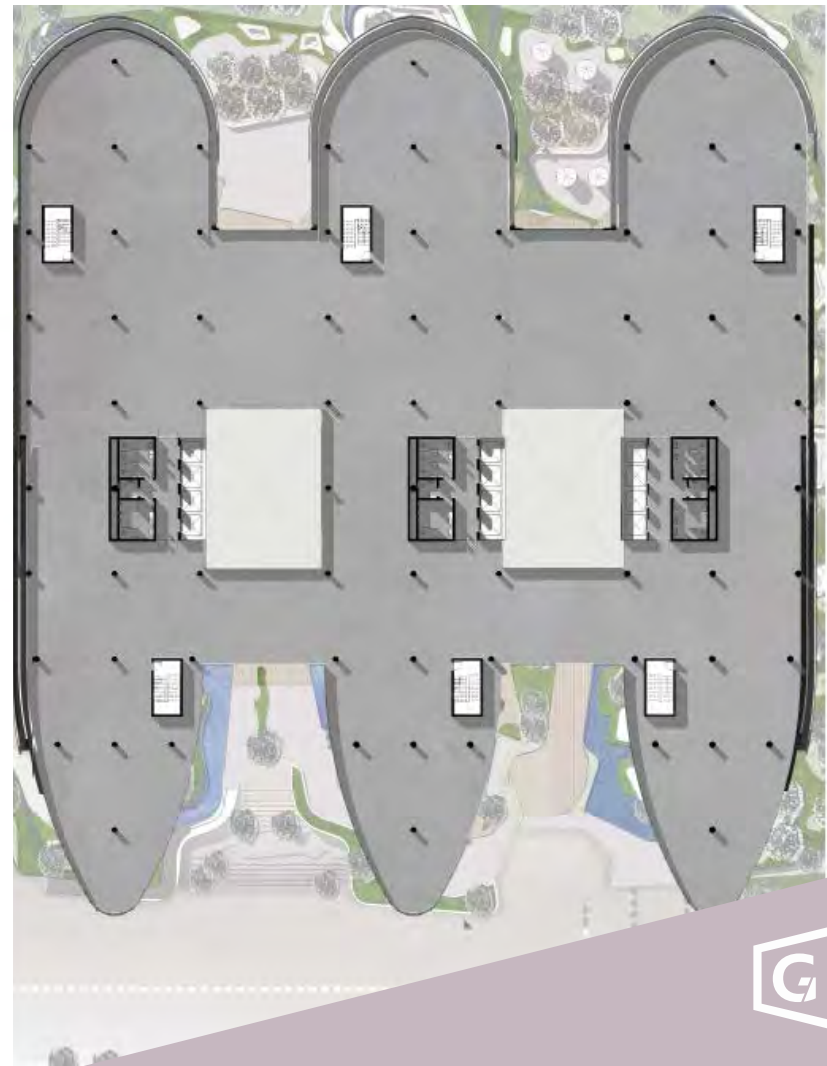




Locality Plan









Area Schedule

Phases	Rentable area m ²	Floors (Numbering)	Floors (m ² per floor)
Phase 1	12,328m ²	Ground First Second Third Fourth Fifth Sixth Seventh	1,006 1,244 1,309 1,709 1,635 1,801 1,817 1,807
Phase 2	12,038m ²	Ground First Second Third Fourth Fifth Sixth Seventh	1,051 1,269 1,289 1,655 1,570 1,721 1,739 1,744
Phase 3	10,634m ²	Ground First Second Third Fourth Fifth Sixth Seventh	1,006 1,239 1,309 1,351 1,391 1,437 1,452 1,449
Total Development	35,000m ²		



Development Vision

Growthpoint's Development sector manages new developments, refurbishments, extensions and migration management. Ultimately, we develop and create inspirational and imaginative workspaces for our clients to thrive and seamlessly partner with them throughout the development process. This is done by taking ownership of each development, whilst offering a holistic end-to-end solution that includes:

1. Land and precinct development
2. Nodal and location analysis
3. Concept design, viability assessments and value engineering
4. Financial and procurement management
5. Project and construction management
6. Space planning and utilisation analysis
7. Business process and work flow analysis
8. Relocation and change management
9. Integrated ICT and intelligent building interfaces
10. Implementing life-cycle planning to ensure a sustainable design



Thank you

GROWTH-POINT
PROPERTIES



Growthpoint Properties Limited

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Note :

This Proposal is subject to the Growthpoint's board approval.
All Rentals & TI Allowances are Indicative and Subject to change especially when a Client's Actual Requirements are included.
The proposal is based on the current layout plans and perspectives.
Perspectives and areas in the final proposal may vary.

