

FACT SHEET: JET PARK DEVELOPMENT – INNES ROAD

28 Nov 2016

1 INTRODUCTION

Atterbury Property Holdings (Pty) Ltd ("Atterbury") and Abbeydale Building and Civils "Abbeydale" have entered into a joint venture agreement in respect of the ownership and development of Portion 273, Witkoppie 64 IR, situated on Innes Road, Jet Park.

Atterbury is a Property Development and Investment Company that was established some 21 years ago with offices in Pretoria, Johannesburg, Cape Town and Europe. Atterbury has an established national & international track record in developing, investing and managing blue chip properties. Atterbury is well known in the market for its long-term relationships with its clients and leadership in the real estate industry.

Abbeydale is a leading independent construction group in the civil and building industry. It has built a solid reputation to deliver top quality, cost effective solutions to the construction and property development industry in South Africa. The Abbeydale management team is built on decades of experience in the South African construction environment.

The benefit of selecting the Atterbury /Abbeydale JV as developer and main contractor, is to have a single point of contact, ensuring efficient information flow and hands-on decision making.

2 PROPERTY INFORMATION

2.1 Site Details

- Description: Portion 273 Witkoppie 64-IR
- Address: Innes Road, Jet Park
- Co-ordinates: 26°09'45"S 28°12'38"N

- Size: 4.5ha
- Access: Innes Road

2.2 Zoning

- Zoning: Industrial 1
- F.A.R: 0.6
- Coverage: 60%

2.3 Public Transport and Traveling Distances

The site is located $\pm 500\text{m}$ from the Elandsfontein Railway Station which is one of the main metro railway lines connecting the site with major townships such as Soweto, Alexandra, Tembisa and Vosloorus. This creates easy access for staff using public transport.

In addition, the OR Tambo Goods Terminal can be accessed from the site via Griffiths Road without making use of toll roads.

- R21 (Griffiths Road): 1.5km
- N12 (Kraft Road): 2km
- OR Tambo Freight Terminal 7km

2.4 Power and Water Supply

- Power to the property is supplied by the Ekurhuleni Metropolitan Municipality ("EMM"). The allocated power supply is currently 650MVA, but EMM has indicated that the allocation can be increased to approximately 4 MVA.

Water and sewerage to the Property has been approved by EMM and is in the process of being installed.

2.5 Programme

Construction of the top structure development can commence as soon as the Site Development Plan and Building Plans have been approved by the EMM. The estimated construction commencement date is January 2017.

2.6 Aerial Images



3 GENERAL

3.1 Legal

Potential Tenants will be required to sign the Landlord's standard Lease Agreement that is available on request.

3.2 General

This Leasing Fact Sheet and Project Brochure are subject to change from time to time and brokers as well as potential tenants need to verify the content hereof prior to concluding a transaction. Brokers and agents are to take cognisance of the terms and conditions of the standard Atterbury broker's policy document before making an introduction.

ENQUIRIES

Atterbury Property

Tel: 010 596 9800

www.atterbury.co.za

