

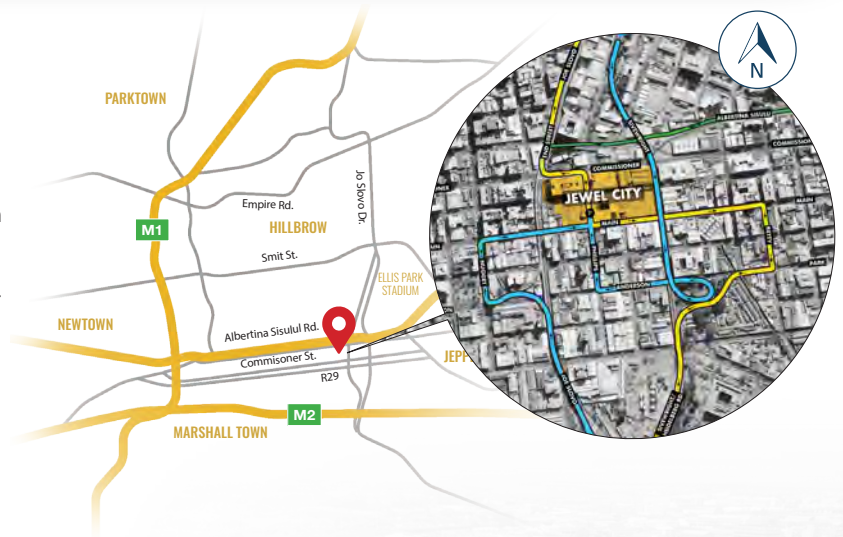


MIXED - USE PRECINCT

The major Jewel City Precinct is a massive new extension of Maboneng. Divercity's redevelopment has converted Jewel City into the heart of a thriving, modern neighbourhood and is reviving inner-city living. It connects to the landmark Arts on Main, and extends across six city blocks.

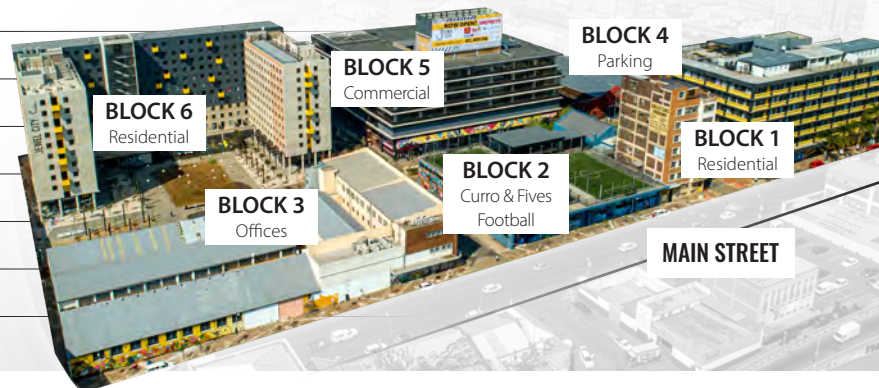
Between all this is vibrant public space, an integral ingredient in any inclusive world-class 'live, work, play' precinct. It is also fully pedestrianised with a people-friendly walkway along Fox street.

This bustling mixed-use area for residents, retailers and businesses is positioned as an ideal precinct for living and leisure, working, shopping and pleasure.



PRECINCT DETAIL

BLOCK 1	Residential (490 units)
BLOCK 2	Curro, Fives Futbol
BLOCK 3	Commercial - ± 3 000 m ²
BLOCK 4	Parking
BLOCK 5	Commercial - ± 13 000 m²
BLOCK 6	Residential (665 units)
RETAIL	Ground floor: Blocks 1 – 6
BLOCK 7	Residential (350 units)





- FAST FACTS

- ± 20 000 m² commercial office space
- ± 7 000 m² retail space
- ± 1 500 new residential apartments
- ± 40 000 m² brand new buildings
- Safe pedestrian urban precinct
- Curro DigiEd (High School)
- Medical Centre



BLOCK 5 COMMERCIAL: AVAILABLE

- OFFICE GLA** Up to ± 13 000 m²
- PARKING** 170 (1.3 bays/100 m² GLA)
- OFFICE GROSS RENTAL** R 90/m² GLA (excl. VAT)
*Includes precinct levy, CID levy, operating costs and rates & taxes
- PARKING** R 500/bay
- OFFICE FIT OUT**
Grey box

PRECINCT RETAIL TENANTS

Ground Floor - BLOCK 1 - 6

- MedeServe
- Afrodite Beauty Bar
- Postnet
- Clicks
- Capitec
- Pep & Pep Cell
- Sorted Laundry
- Roots Butchery
- FNB ATM
- Standard Bank ATM
- MTN
- Nedbank ATM
- Shoprite
- Shoprite Liquor
- Chicken Licken
- McDonald's
- Hillbrewed
- Wimpy
- Fives Futbol