18 November 2026
Revision 2.0

KING AIR
INDUSTRIA

BUSINESS UNITS



DEVELOPED BY

ATTERBURY
It's a matter of association

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BOXWOOD
PROPERTY FUND

King Air Business Units is a new 20,000m² business park within the established, secure King Air Industria precinct, close to Cape Town International Airport. Designed to meet the demands of modern logistics and industrial occupiers, the scheme delivers state-of-the-art, sustainable warehousing in units ranging from approximately 3,500m² to 20,000m².

The scheme is being developed by Atterbury Property on behalf of Boxwood Property Fund.

KEY FEATURES INCLUDE:

- 13.5m clear warehouse height
- FM2 large panel floors
- 40m deep concrete hardstand areas
- A combination of on-grade and 1.35m raised warehouse access
- EDGE Advanced Building Rating



ATTERBURY

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32 YEARS OF BUILDING WHAT MATTERS

Founded in 1994 by Louis van der Watt and Francois van Niekerk, Atterbury has evolved from a South African property developer into an international real estate development, investment and management group. With 32 years of experience, we deliver quality, commercially successful developments that meet the changing needs of businesses, communities and investors.

Group CEO and co-founder Louis van der Watt continues to guide the business through entrepreneurial leadership, disciplined execution and enduring partnerships. Armond Boshoff, CEO of Atterbury South Africa, oversees the development pipeline and upholds our standards of quality and delivery.

Our industrial and logistics expertise is demonstrated by precincts including Waterfall, Castle Gate, Richmond Park and King Air Industria.

Our diversified portfolio also spans mixed-use, commercial, retail and residential developments, including Old East Precinct, Newtown Precinct and Deloitte's African headquarters at Waterfall.

With investments, partnerships and developments across Africa and Europe, including Mauritius, Cyprus, Romania and Serbia, we combine international experience with local expertise. Our work has received SAPOA awards and the PMR.Africa Diamond Arrow Award for Best Property Developer for three consecutive years.

Our development capabilities encompass site identification, feasibility, planning, design coordination, construction management, leasing and asset management. Sustainability, innovation and long-term value creation underpin our approach.



AMROD
Waterfall, Midrand



WE BUY CARS
Richmond Park, Western Cape



TAKEALOT
Richmond Park, Western Cape



WESTCON GROUP
Waterfall, Midrand, Gauteng

IN A NUTSHELL

A Portfolio of Landmark Developments

GLA OF PROPERTIES DEVELOPED SINCE 1994 PER ASSET CLASSES

Commercial	632 996m²
Industrial	1 275 630m²
Retail	1 039 856m²
Commercial & Retail	14 000m²
Hotel	15 900m²
Medical	18 200m²
Residential	7 497 NO OF UNITS

GLA of Properties developed since 1994

3,7 Million m²

Number of Properties developed since 1994

159

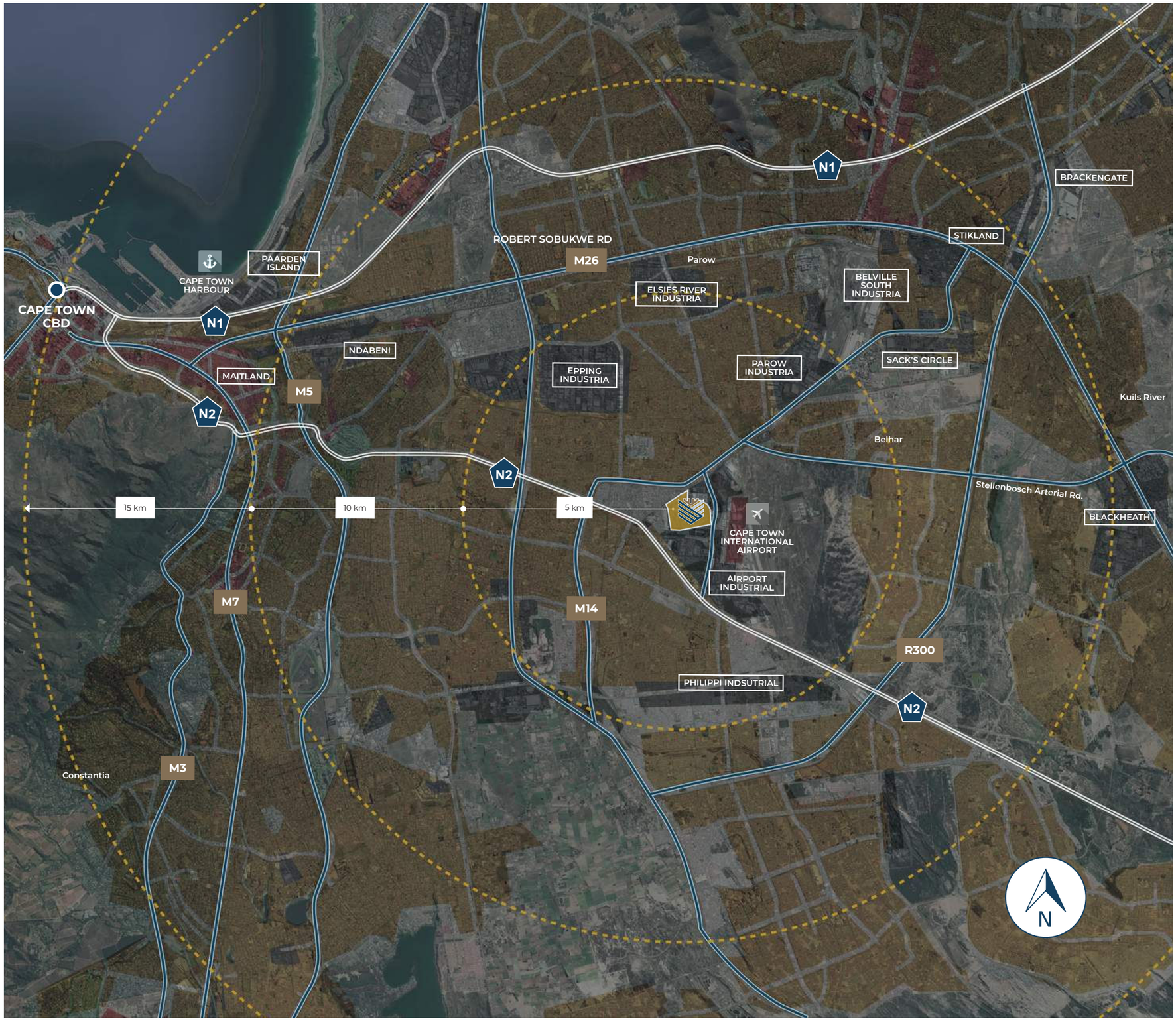


GLOBAL FOOTPRINT

1 *South Africa*
2 *Mozambique*
3 *Namibia*
4 *Mauritius*
5 *Zambia*
6 *Ghana*
7 *Cyprus*
8 *Romania*
9 *Serbia*
10 *Netherlands*
11 *Belgium*

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LOCALITY MAP

King Air Industria is situated 5 minutes from Cape Town International Airport's Freight terminal and it is also 15 mins from Cape Town Harbour, making it ideal for Air-, Sea- and Road-Freight.

Cape Town Harbour.....19km

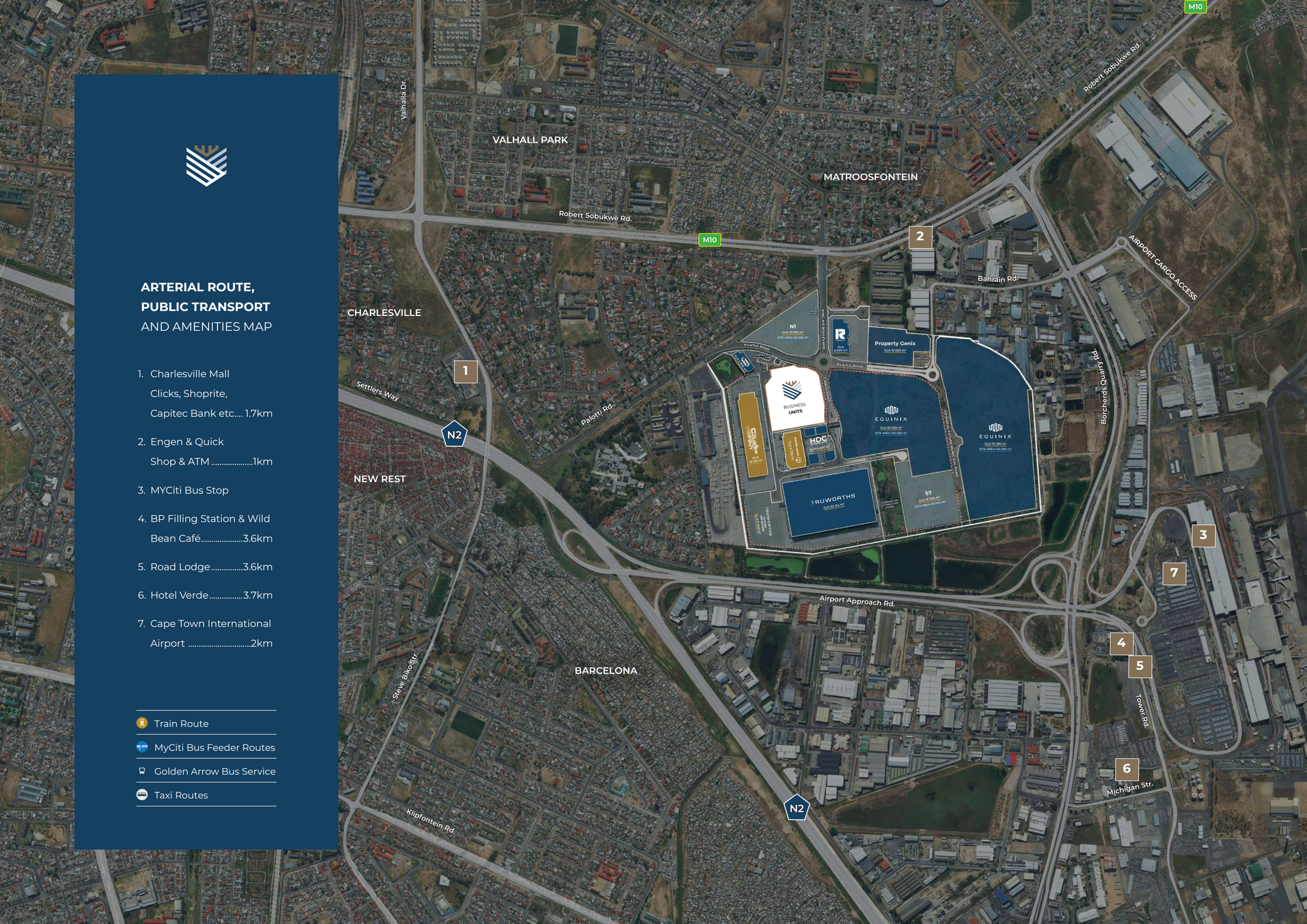
N1.....12km

N7.....7,8km

R300.....7,5km

N2.....2,7km

Cape Town Int. Airport.....2km



ARTERIAL ROUTE, PUBLIC TRANSPORT
AND AMENITIES MAP

1. Charlesville Mall
   Clicks, Shoprite,
   Capitec Bank etc.... 1.7km
2. Engen & Quick
   Shop & ATM 1km
3. MYCiti Bus Stop
4. BP Filling Station & Wild
   Bean Café.....3.6km
5. Road Lodge.....3.6km
6. Hotel Verde.....3.7km
7. Cape Town International
   Airport 2km

- Train Route
- MyCiti Bus Feeder Routes
- Golden Arrow Bus Service
- Taxi Routes



SITE OVERVIEW

The total site area of King Air Industria is ±71 ha which allows for the provision of some 300 000 m² of Distribution, Warehousing and Data Centres

KEY FEATURES

- Easy access to public transport: Golden Arrow, MyCiti bus, taxi and train. Netreg Train Station is situated 2.5 km from the park.
- Extensive road upgrades to King Air Industria has been completed
- Fibre Optic infrastructure to allow for integration with tenant's ISP of choice.
- All Infrastructure has been completed.
- 24 Hour Access Control.

MASTER PLAN

- Existing Security Park
- (A) Main Access from City of Cape Town Road



PRECINCT OVERVIEW





PROGRESS PHOTOS










KING AIR







PROJECTS



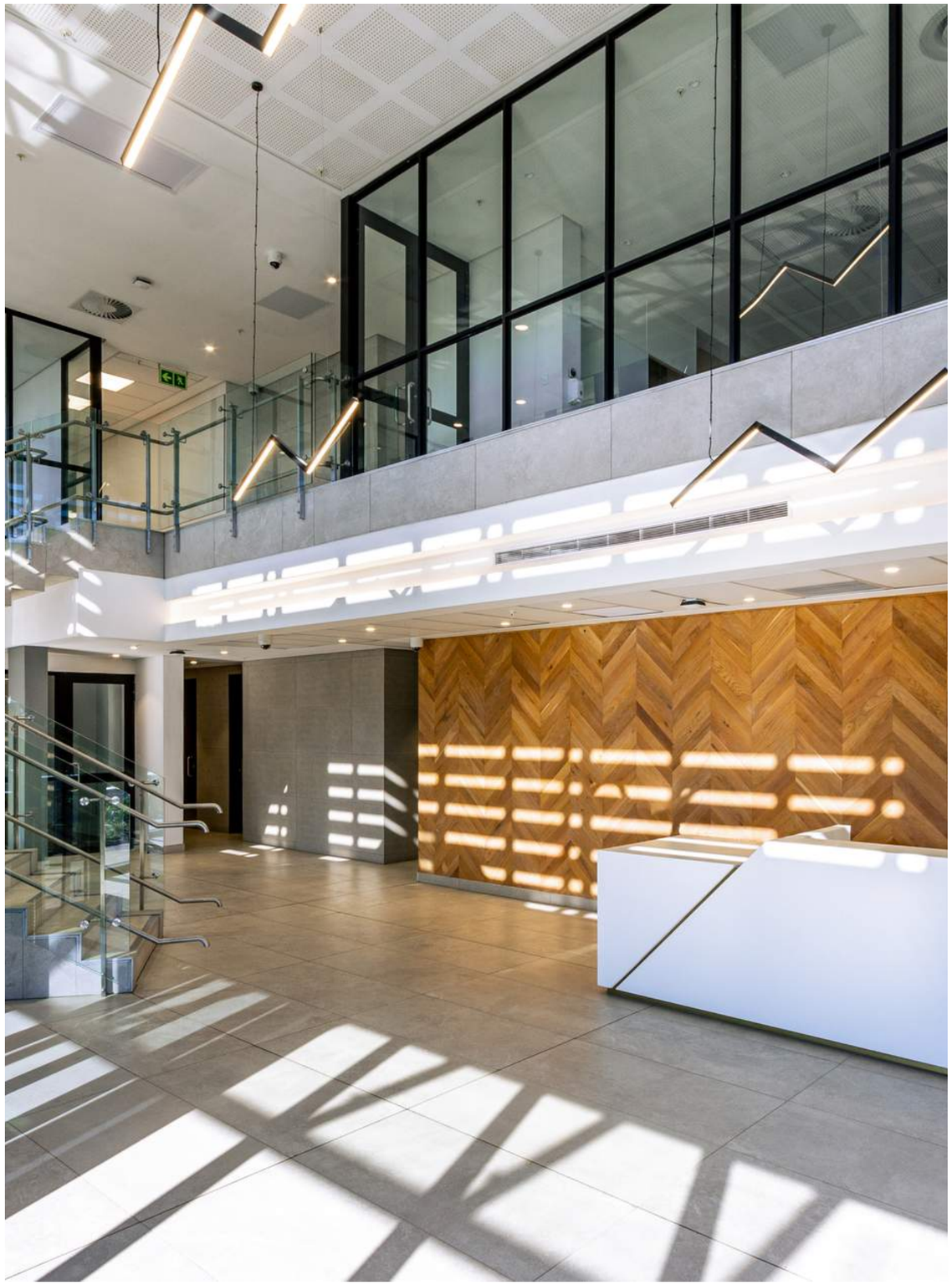






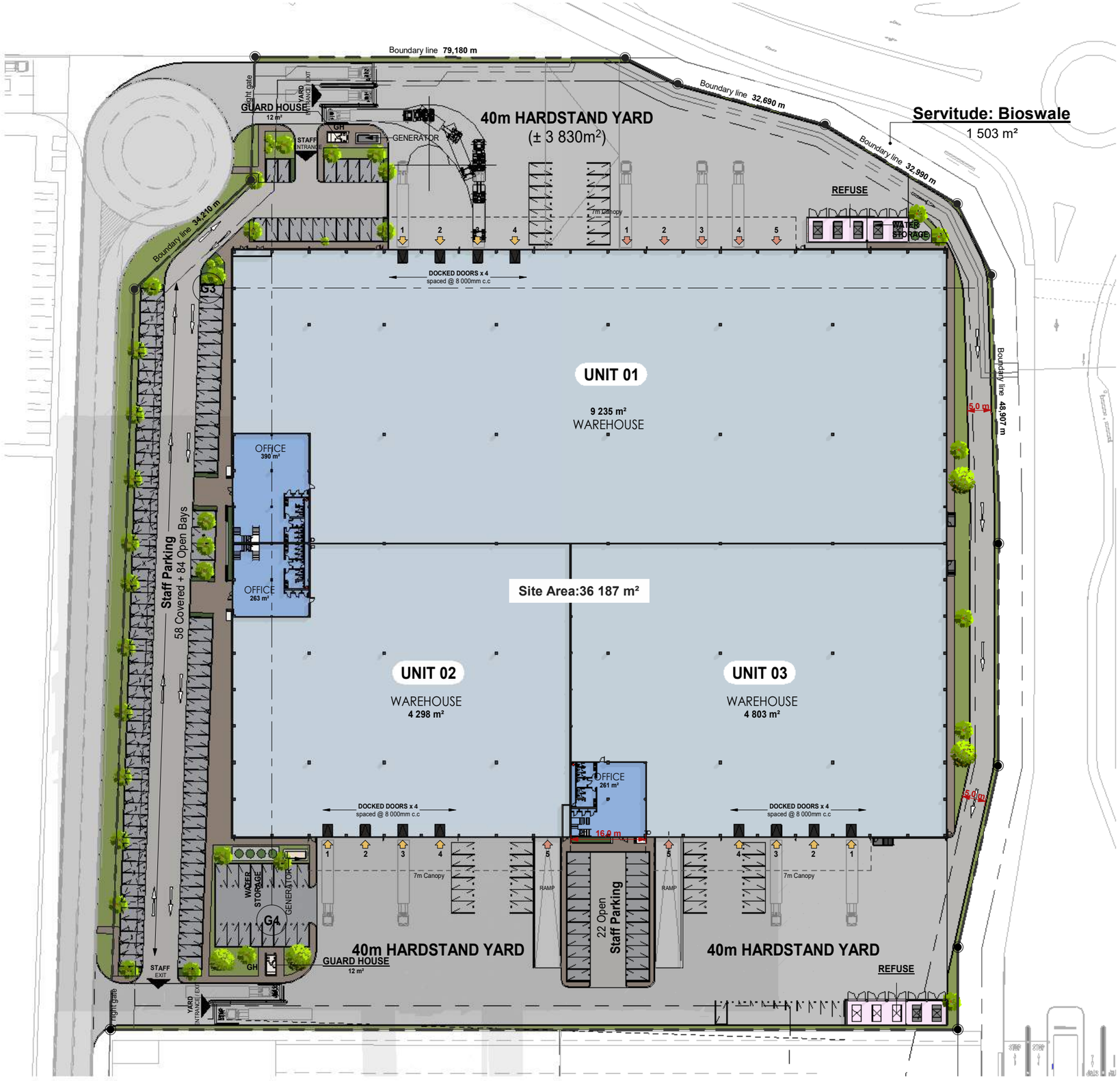












SITE PLAN

Note: Unit configurations can be adjusted to suit Tenant requirements, subject to practical constraints

AREA SCHEDULE

NOTES

1. Two gatehouses will service the scheme. The gatehouse areas are allocated as shown in the schedule.
2. The gatehouses are unmanned, serving only as access-controlled points linked to units via intercom.

RENTABLE AREAS	TOTAL	UNIT 1	UNIT 2	UNIT 3
AREA	m^2	m^2	m^2	m^2
TOTAL RENTABLE AREA	**20 240**	**10 059**	**4 836**	**5 345**
Warehouse	18 336	9 235	4 298	4 803
Office (Ground + First Floor)	1 785	765	508	512
Bin Room / Refuse Area	95	47	24	24
Gatehouse	24	12	6	6
TOTAL PARKING BAYS	**164 No**	**84 No**	**40 No**	**40 No**
Open parking bays	106 No	52 No	27 No	27 No
Covered parking bays	58 No	32 No	13 No	13 No

KEY BUILDING FEATURES

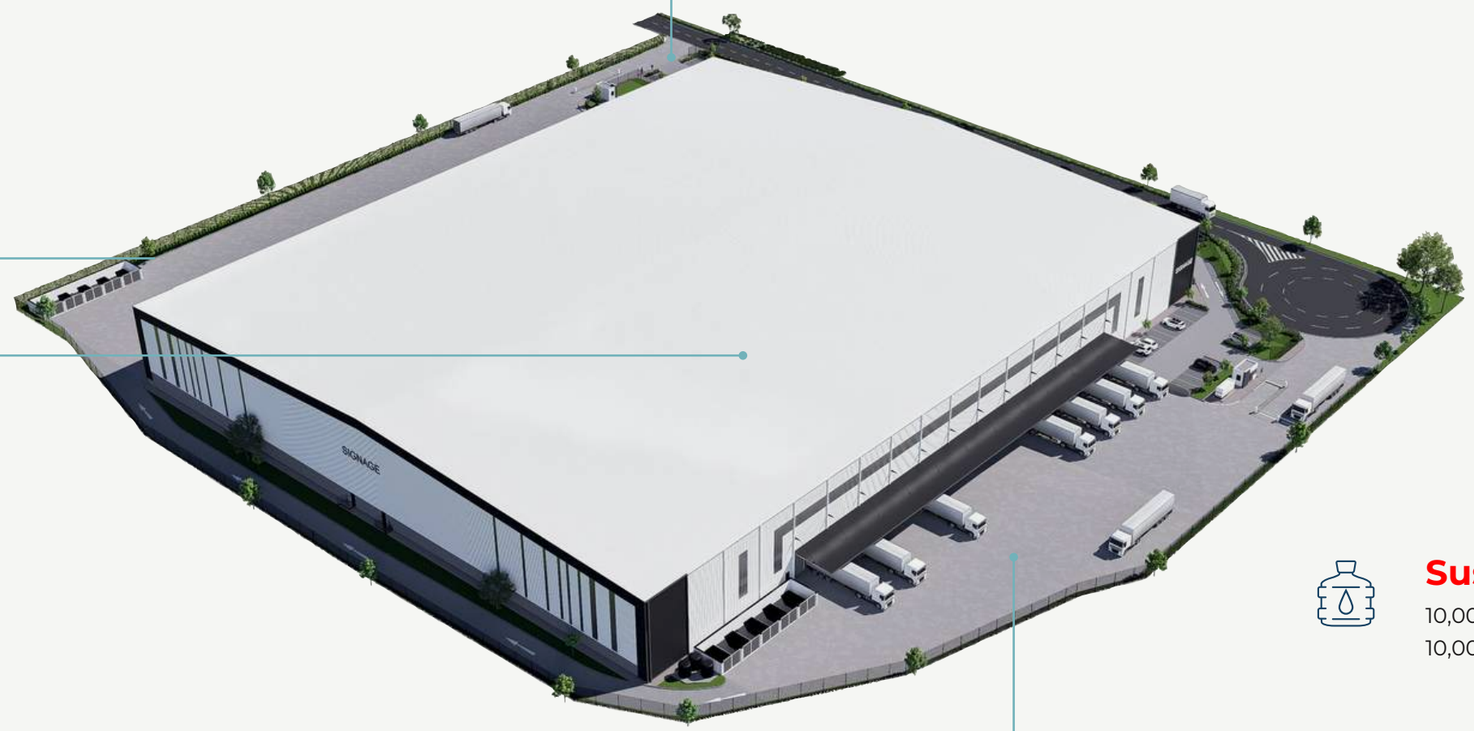
Electrical

750 kVA connection
400 kVA standby generator
(Total for scheme)

13.5 m

Springer height
(Clear Height)

Excellence In Design For Greater Efficiencies
Edge
Advanced Building Rating



Sustainable Water

10,000 L potable water backup
10,000 L rainwater harvesting

FMII FLOOR

Large-panel flooring, TR34 (4th ed.)
FM3 under mezzanines, TR34 (4th ed.)

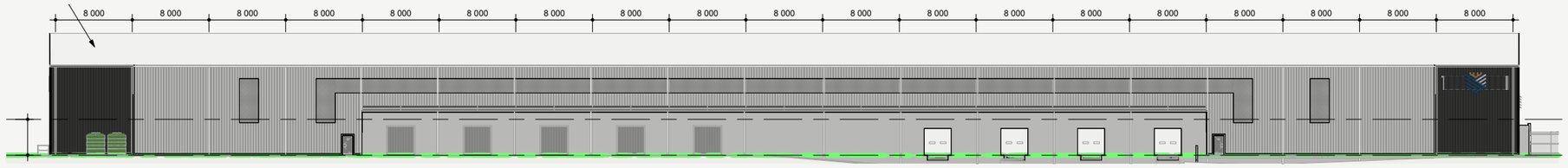
40 m

Concrete hardstand

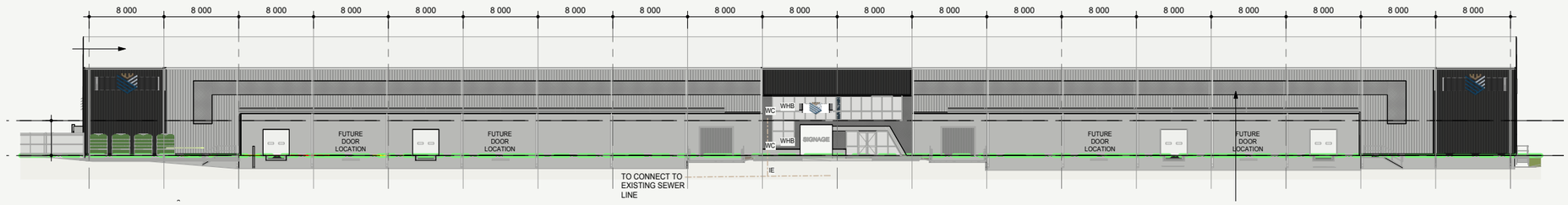
TI Allowances

Unit 1: R1.25m
Units 2 & 3: R750k each

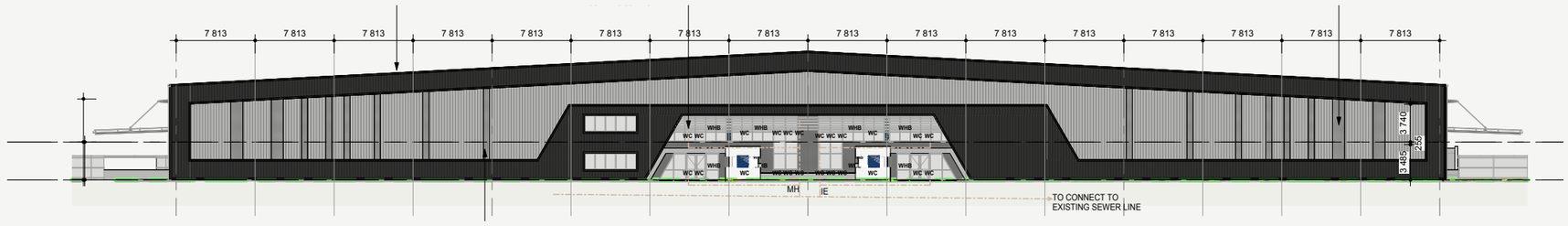
NORTH



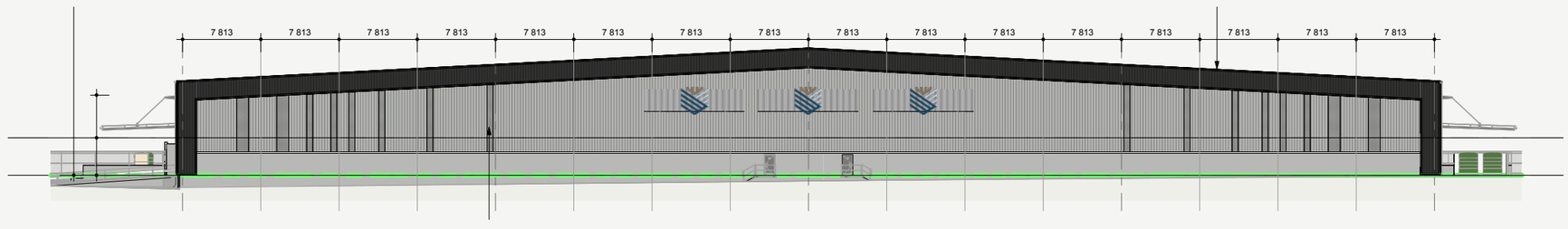
SOUTH



WEST

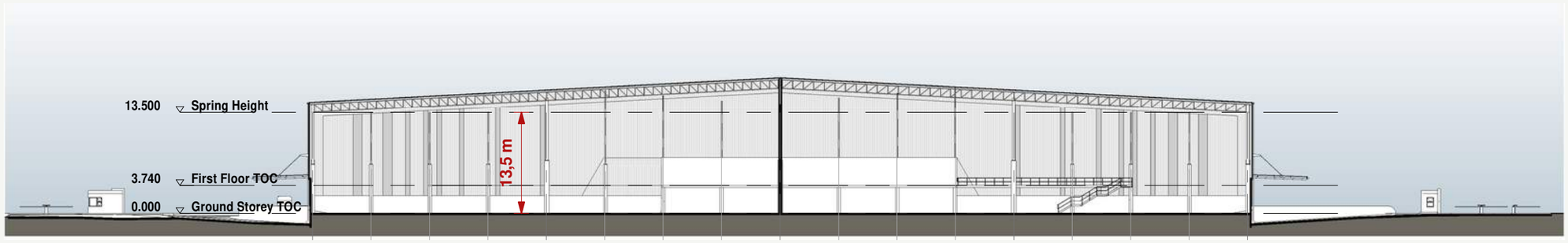


EAST



ELEVATIONS

SECTIONS

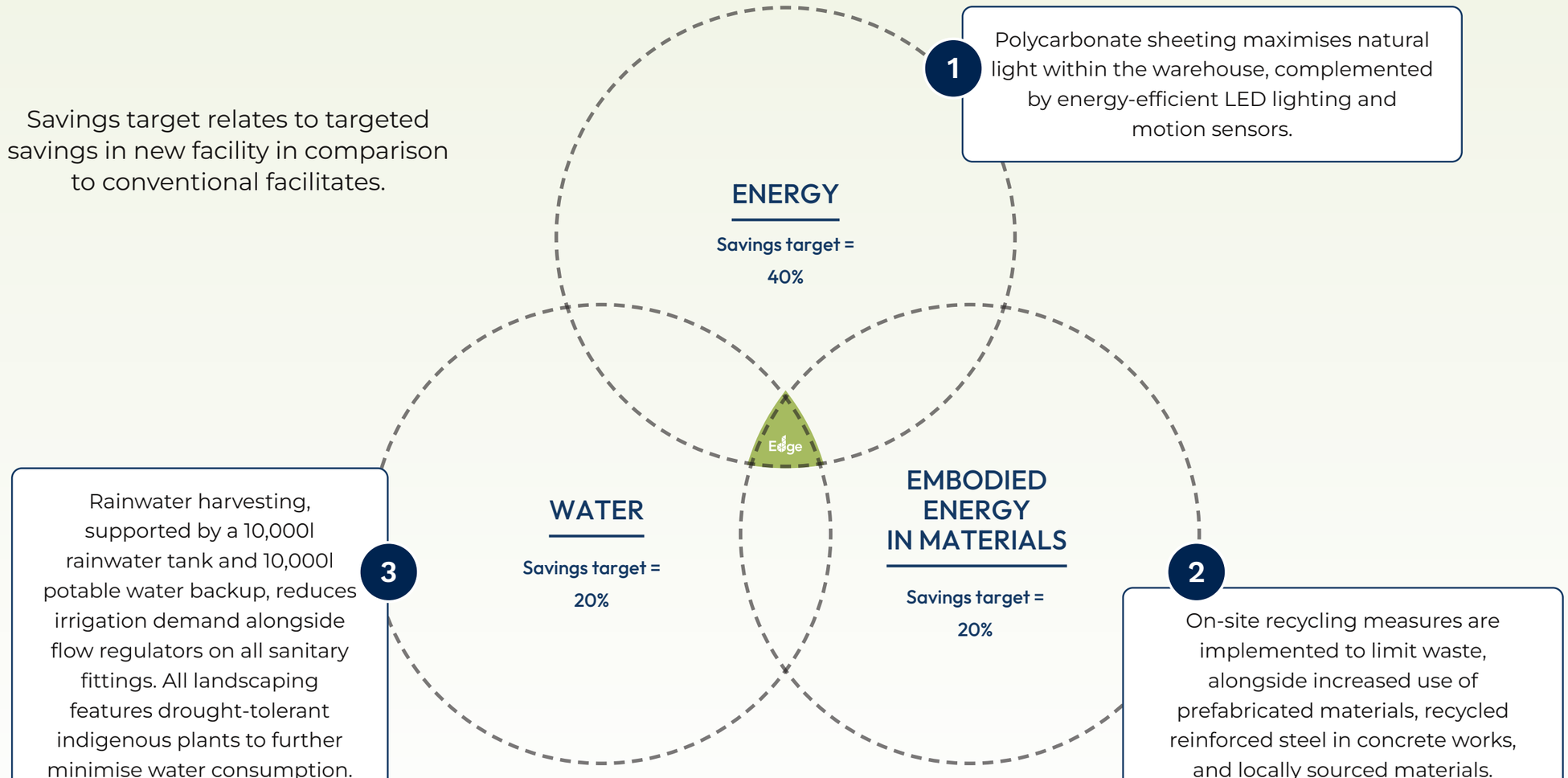

13.500 Spring Height
3.740 First Floor TOC
0.000 Ground Storey TOC
13,5 m

SUSTAINABILITY

Features

Edge ADVANCED BUILDING RATING

Savings target relates to targeted savings in new facility in comparison to conventional facilitates.



1 Polycarbonate sheeting maximises natural light within the warehouse, complemented by energy-efficient LED lighting and motion sensors.

2 On-site recycling measures are implemented to limit waste, alongside increased use of prefabricated materials, recycled reinforced steel in concrete works, and locally sourced materials.

3 Rainwater harvesting, supported by a 10,000l rainwater tank and 10,000l potable water backup, reduces irrigation demand alongside flow regulators on all sanitary fittings. All landscaping features drought-tolerant indigenous plants to further minimise water consumption.





VIEW FROM SOUTH EAST



VIEW FROM NORTH

PROGRAMME

NOTES

1. Each Tenant will receive a 1-month beneficial occupation period to fit out the unit rent-free before rent becomes payable. The tenant will, however, be responsible for its consumption charges and operational cost contribution during this period.
2. The Tenant installation can also be undertaken by Atterbury during the construction stage, if required.

Construction Start Date:	1-Nov-26
Construction Completion Date:	30-Jun-27
Earliest Tenant Access (Beneficial Occupation):	1-Jul-27
Earliest Lease Start Date:	1-Aug-27
Lease duration	**10 years**

FINANCIAL DEAL STRUCTURE

FINANCIAL NOTES

All amounts stated herein excludes VAT.

In addition, each Tenant will be liable for, inter alia, electricity consumption & deposits, as well as water, sanitation & refuse removal and building insurance.

ESTIMATED COST OF OCCUPANCY FOR 1 AUGUST 2027 LEASE COMMENCEMENT DATE:	Monthly Rate / Rentable Area	Monthly Total	Totals In Year 1	Escalation
UNIT 1: (10-YEAR TRIPLE NET LEASE): 10 059 M²				
Net Monthly Rental	R119,00	R1 197 021,00	R14 364 252,00	7,00%
Estimated Park Levy	R1,95	R19 615,05	R235 380,60	Actual
Estimated Rates & Taxes	R8,36	R84 093,24	R1 009 118,88	Actual
Estimated Operating Cost	R6,88	R69 205,92	R830 471,04	7,00%
UNIT 1: Estimated Cost of Occupancy in Year 1	**R136,19**	**R1 369 935,21**	**R16 439 222,52**	
Net Rental in 2026 terms	**R111,21**			
UNIT 2: (10-YEAR TRIPLE NET LEASE): 4 836 M²				
Net Monthly Rental	R119,00	R575 484,00	R6 905 808,00	7,00%
Estimated Park Levy	R1,95	R9 430,20	R113 162,40	Actual
Estimated Rates & Taxes	R8,36	R40 428,96	R485 147,52	Actual
Estimated Operating Cost	R6,88	R33 271,68	R399 260,16	7,00%
UNIT 2: Estimated Cost of Occupancy in Year 1	**R136,19**	**R658 614,84**	**R7 903 378,08**	
Net Rental in 2026 terms	**R111,21**			
UNIT 3: (10-YEAR TRIPLE NET LEASE): 5 345 m²				
Net Monthly Rental	R119,00	R636 055,00	R7 632 660,00	7,00%
Estimated Park Levy	R1,95	R10 422,75	R125 073,00	Actual
Estimated Rates & Taxes	R8,36	R44 684,20	R536 210,40	Actual
Estimated Operating Cost	R6,88	R36 773,60	R441 283,20	7,00%
UNIT 3: Estimated Cost of Occupancy in Year 1	**R136,19**	**R727 935,55**	**R8 735 226,60**	
Net Rental in 2026 terms	**R111,21**			

SALIENT TERMS

Confidentiality

This proposal document as well as the information contained herein is confidential & regarded as intellectual capital unique to Atterbury. No information contained herein is to be divulged to any third party neither may any part of this document be reproduced or copied without the prior written consent of Atterbury.

Qualification

1) The rental offered herein is based on the design, location and program as mentioned elsewhere in the document. Any changes to the location and/or program and/or design will/may result in an adjustment of the costs.

2) This proposal does not constitute an exclusive offer, as the units have also been presented to other prospective clients and will be allocated on a first-come, first-served basis.

Delivery of Guarantees

This proposal is subject to prospective Tenants providing King Air Industria and Boxwood Property Fund with relevant sureties / deposits, acceptable to King Air industria and Boxwood Property Fund and its financiers, based on the respective Tenant's last three years' audited financial statements.

Agreements

Once the terms of this transaction has been agreed upon, it will be subject to the conclusion of the a Tripple Net Lease Agreement as per the standard King Air Industria format.

FICA

Fica documentation required as follows: CM1, CM29, CM22, CM46 documents; Utility Bill (not older than 3 months); SARS tax clearance certificate; Address of office (letterhead); Certified copies of ID of directors.

VAT

All figures quoted herein excludes VAT and it is assumed that the purchaser is a registered VAT vendor.

Board Approval

This proposal is subject to Boxwood Property Fund's Board approval within 14 (FOURTEEN) calender days of acceptance of this proposal.

Building Specification

The document is to be read in conjunction with the Building Specification which will be submitted with this document.

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Atterbury Property, Stellenbosch
La Gratitude, 95 Dorp Street, Stellenbosch
Arno du Plessis, 071 897 2693, arno@atterbury.co.za

30 YEAR **SHOWCASE**