



IZANDLA
Property Fund

Foschini

Acquisition Opportunity

Oct 2025

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REAL ESTATE PARTNERS

Foschini



Location	Franwell House 105 President Street,Johannesburg
WALE as at Oct 2025 (years)	1.0
Weighted average escalation	5.5%
Occupancy as at Oct 2025	44.1%
Node	Johannesburg CBD

Financial period (1 Oct 2025 – 30 Sept 2026)	R	R/m ² (per month)
Net rental	3 510 371	105.30
Rates & taxes recovered	60 784	0.80
Non-contractual	3 525 589	80.00
Total Gross Rental	7 096 745	93.80
Insurance	(301 410)	(3.98)
Property management fees	(106 451)	(1.41)
Contractual expenses	(270 996)	(3.58)
Rate & taxes expenses	(1 284 179)	(16.97)
Repairs & maintenance	(87 600)	(1.16)
Total net expenses	(2 050 636)	(27.10)
Total NPI	5 046 108	66.69

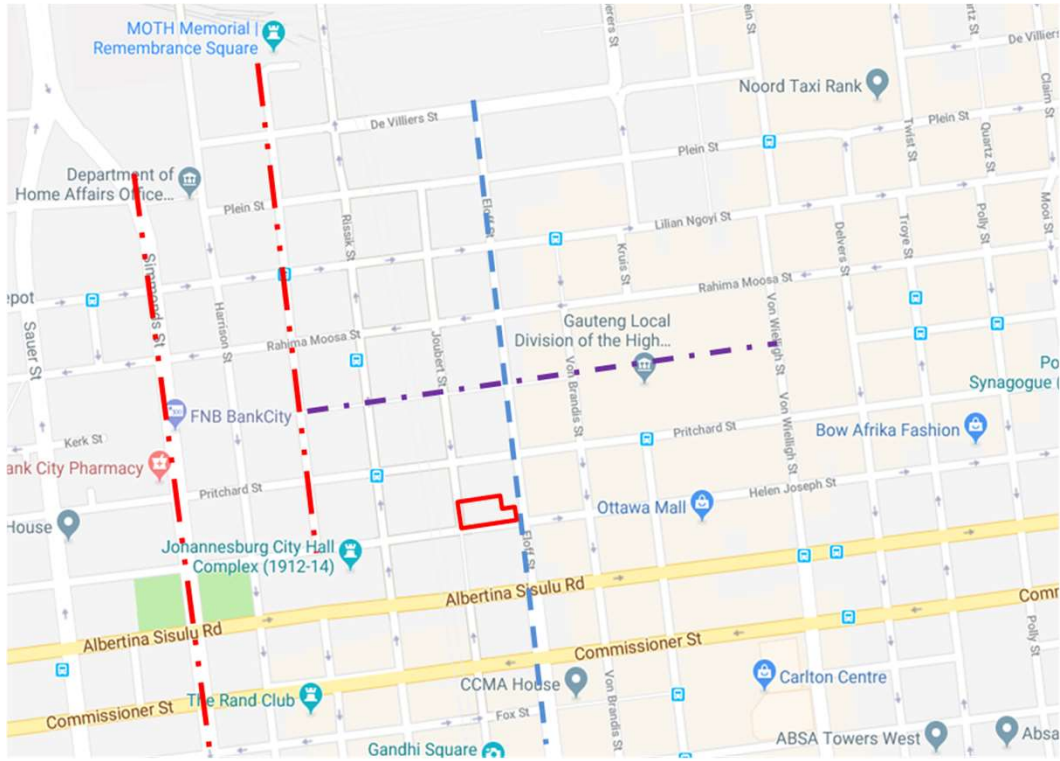
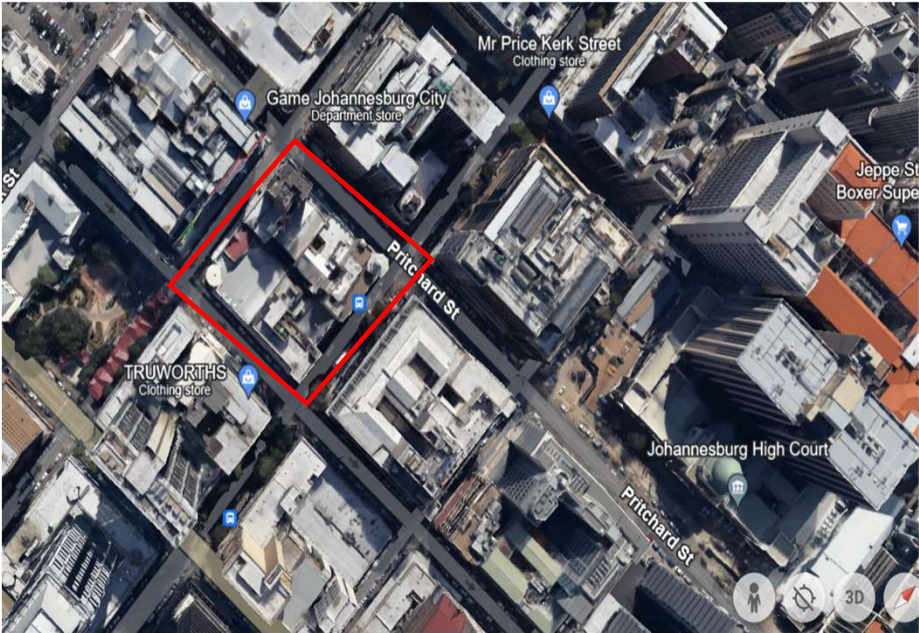
**Non-contractual rental based on a market rental of R80.0 m² for the 3 527.m² vacancy*

Tenant

JET

GLA –6305 m²

Location



- Foscini Building
- Metrobus Routes
- Rea-Vaya Routes
- Johannesburg CBD Major Bus Stop
- Informal traders
- Eloff Street Train Station

Any enquiries as regards the information in this document should be directed to:

Contact Information

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I Z A N D L A

Property Fund

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