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Property Fund

# 95 Main Reef





## Acquisition Opportunity

1 June 2025

# 95 Main Reef Road



Non-contractual-vacant income based on market gross rental of R58/m<sup>2</sup>. 95 Main Reef has historically achieved a very low, single digit vacancy levels for the last few years. Given current level of interest and enquiries, the current vacancy level should be short-lived.

	Fire sprinklers	None
	Eave heights	Units Vary
	Total roller doors	18
	No. of on grade doors	18
	No. of off grade doors	0
	Superlink reticulation	Yes

Location	95 Main Reef Road, Boksburg North, Boksburg
ERF	Ptn 243 & 244 of Ptn 6, RE of Ptn 6, a Ptn of Ptn 4, of the Farm Klipfontein 83
WALE as at June 25 (years)	3.2
Weighted average escalation	8.0%
Occupancy as at June 2025	75%
Node	Boksburg

Financial Summary (1 June 2025 – 31 May 2026)	R	R/m <sup>2</sup> (per month)
Gross income – contractual <sup>1</sup>	7 322 952	56.65
Gross income - non-contractual-vacant <sup>2</sup>	2 555 413	58.00
<b>Total gross income</b>	<b>9 878 365</b>	<b>57.00</b>
Yard -contractual	556 255	11.08
Yard-potential non-contractual <sup>3</sup>	417 852	10.00
<b>Total Income</b>	<b>10 852 472</b>	<b>10.44</b>
Rates and taxes expense	(1 486 107)	(8.57)
Insurance expense	(282 484)	(1.63)
<b>Total operating expenses</b>	<b>(1 768 591)</b>	<b>(10.20)</b>
<b>Net utilities over recovery<sup>4</sup></b>	<b>511 171</b>	<b>3.01</b>
<b>Total net property income( R/m<sup>2</sup> is excluding yard)</b>	<b>10 199 712</b>	<b>53.23</b>

<sup>1</sup>Contractual GLA let at June 2025 10 777.24m<sup>2</sup>

<sup>2</sup>72% of the current vacancy c.2607m<sup>2</sup>, of which the two largest spaces:  
1582m<sup>2</sup> we are in progressed negotiations with new tenant and  
1025m<sup>2</sup> a present tenant has shown strong interest in leasing by April '25.  
15% vacant GLA relates to 2 smaller -sized units (371m<sup>2</sup> and 155m<sup>2</sup>) .

We have 2 expiries c.780m<sup>2</sup> this year and tenants indicated willingness to renew

<sup>3</sup>Given recent success achieved with yard rentals, there is realistic opportunity to capture future yard rentals in new leases and renewals within the park.

<sup>4</sup>Approx. net over recovery on utilities based on historic over recovery achieved ratio of c.115%

Major tenants
<b>Tenant Name</b>
Western Cape Automated Services
Erase Data
CP Forklift & Automation



GLA – 14 443 m<sup>2</sup>

## Location



## Overview

### 95 Main Reef

95 Main Reef is a secure industrial park with 24-hour guarding, located at 95 Main Reef Road, Boksburg, Johannesburg in the East Rand.

The property benefits from its strategic position in the Boksburg node, being approximately 12km south of O.R. Tambo International Airport and 30km east of the Johannesburg CBD.

In addition, the property is situated in close proximity to the main arterial, linking the N12 and N17 highways, and is therefore well positioned to take advantage of the convenient access to major road transport networks within the province.

95 Main Reef is comprised of approximately 14,000m<sup>2</sup> of quality adjacent light warehousing units which allows for reconfiguration to accommodate various tenants' size requirements.

Units are serviced by roller shutter doors with ample 3 phase power supply (units supply capacities vary).



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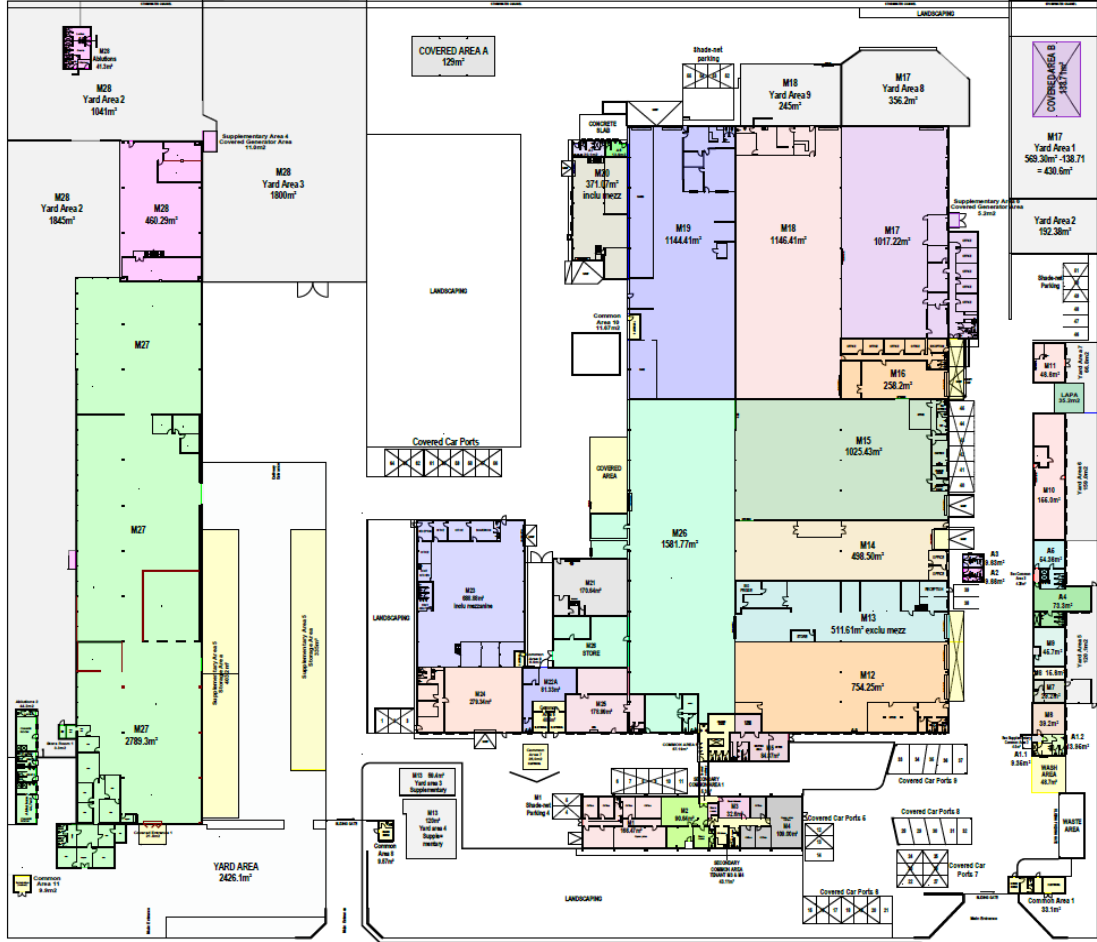
# Pictures



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# Site Layout



95 MAIN REEF ROAD

SITE PLAN



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

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