



IZANDLA
Property Fund

95 Main Reef





Acquisition Opportunity

1 October 2025

95 Main Reef Road



Non-contractual-vacant income based on market gross rental of R58/m². 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 Oct 25 (years)	2.3
Weighted average escalation	8.0%
Occupancy as at Oct 2025	84%
Node	Boksburg

Financial Summary	R	R/m ²
(1 Oct 2025 – 30 Sept 2026)		(per month)
Net income – contractual ¹	7 787 666	56.51
Operational cost recoveries	197 157	1.43
Rates Recoveries	454 056	3.30
Insurance Recoveries	112 173	0.81
Gross income - non-contractual-vacant ²	2 286 909	58.00
Total gross income	10 837 961	62.53
Yard -contractual	589 834	11.32
Yard-potential non-contractual ³	398 772	9.54
Total Income	11 826 567	10.44
Rates and taxes expense	(1 119 782)	(6.46)
Insurance expense	(310 648)	(1.79)
Total operating expenses	(1 430 430)	(8.25)
Net utilities over recovery⁴	21 546	0.12
Total net property income(R/m² is excluding yard)	10 417 682	54.40

¹Contractual GLA let at October 2025 is 12 122.72m² (of which 1025m² new deal current tenant with signature in July '25)

²Current vacancy c.2 320m² of which the larger spaces are;

• 1582m² and 371m²

This also accounts for leases that expire in the year –income moved from contractual to non-contractual

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

⁴Approx. net over recovery on utilities ratio of c.110%

Major tenants

Tenant Name

Western Cape Automated Services

Erase Data

CP Forklift & Automation



GLA – 14 479 m²

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 14,000m² 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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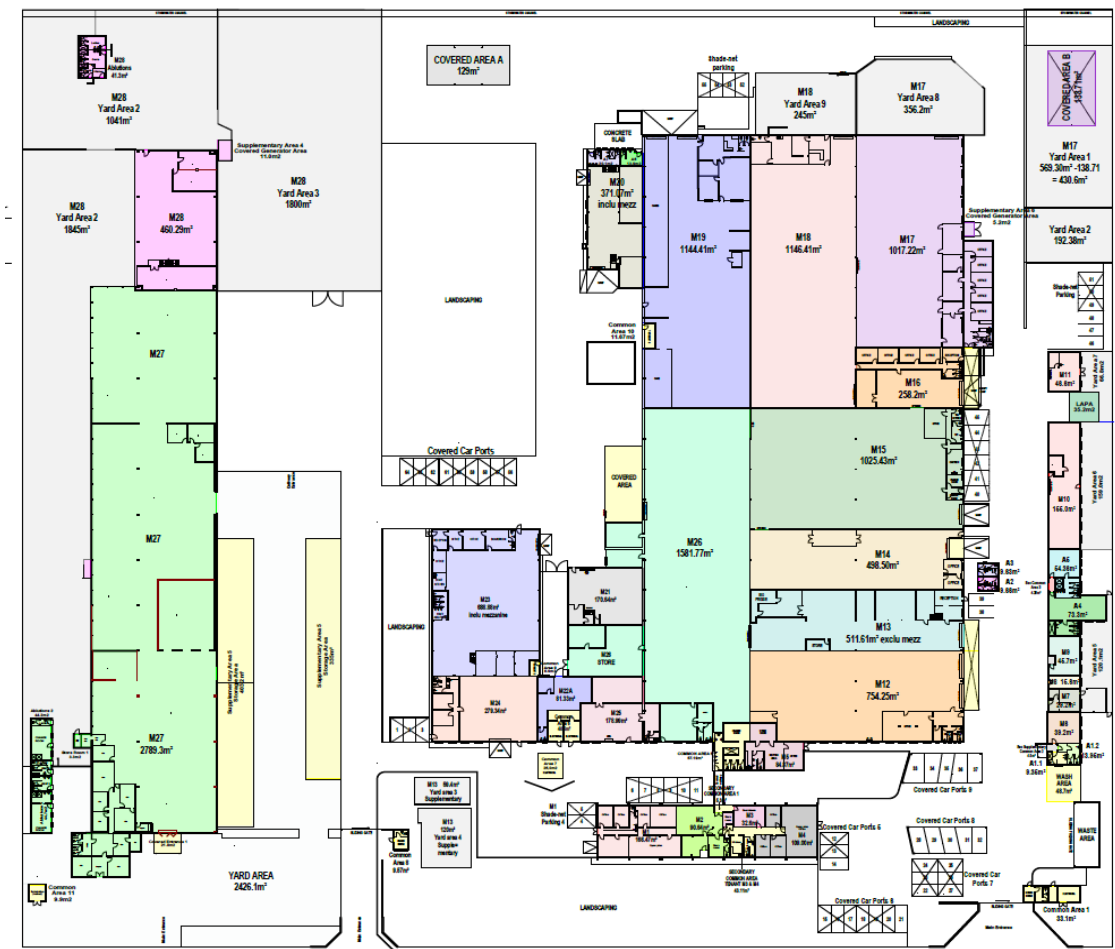
Pictures



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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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