



IZANDLA
Property Fund

95 Main Reef

Acquisition Opportunity

1 January 2025





95 Main Reef Road



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 Jan 25 (years)	1.1
Weighted average escalation	7.4%
Occupancy as at Aug 24	88%
Node	Boksburg

Financial Summary	R	R/m ²
(1 Jan 2025 – 31 Dec 2025)		(per month)
Gross income – contractual ¹	4 897 972	65.96
Gross income - non-contractual-lease expiry ²	4 024 071	59.40
Gross income - non-contractual-vacant ³	1 335 735	58.00
Total gross income	10 257 778.1	60.47
Yard -contractual	542 054	10.80
Yard-potential non-contractual ⁴	417 852	10.00
Total Income	11 217 684	10.44
Rates and taxes expense	(1 463 629)	(8.63)
Insurance expense	(246 979)	(1.46)
Total operating expenses	(1 710 608)	(10.08)
Net utilities over recovery⁵	509 974	3.01
Total net property income (R/m² is excluding yard)	10 017 051	53.39

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

¹ Contractual GLA let at January 2025 anticipated to be c.12 270 m²

² c.6 414 m² GLA of leases expiring in the period is largely made up of one large expiring lease Kgwebo (c.4 459 m²) where there is a current sub-tenant we are in the process of renewing, long-term on 65% of the space, the 35% we are in progressed negotiations with new tenant - the remaining of this expiring GLA relates to 2 medium-size renewals which are in negotiations. We are in the process of concluding current renewals with Rivet and Weld c 1178m² and 2 smaller units before end of 2024 - all tenants indicated willingness to renew. ³ We are anticipating a vacancy GLA of c.1700m² Jan '2025 - made up of mostly 2 units (371m² and 1,025m²) with current enquiries and interest in both (market demand strong, evidenced by recent leases concluded on 1,100m² and 754m² in the park) ⁴Given recent success achieved with yard rentals, there is realistic opportunity to capture future yard rentals in new leases and renewals within the park.

⁵Approx. net over recovery on utilities based on historic over recovery achieved ratio of c.120%

Major tenants
Tenant Name
Western Cape Automated Services
Erase Data
CP Forklift & Automation



GLA – 14 136 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).



IZANDLA
Property Fund

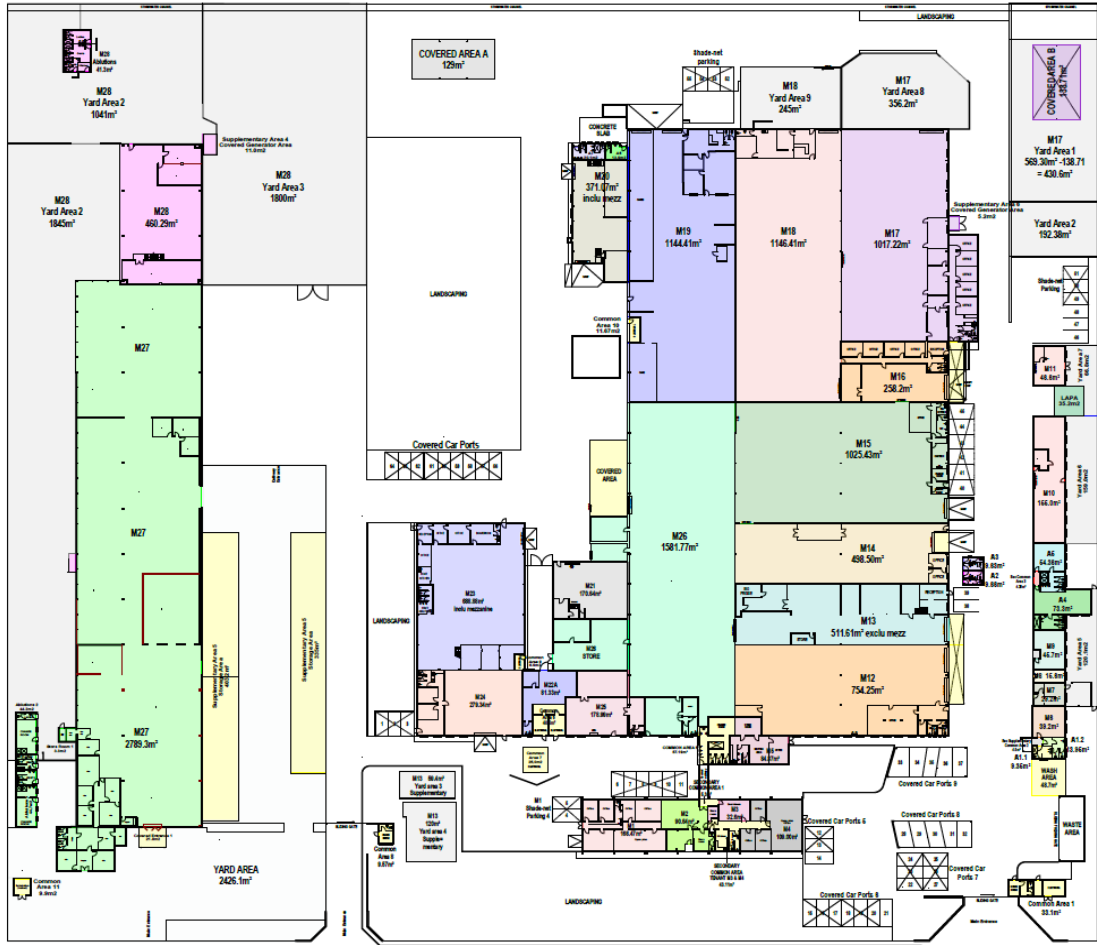
Pictures



IZANDLA
Property Fund



Site Layout



95 MAIN REEF ROAD

SITE PLAN



IZANDLA
Property Fund

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

Contact Information

Daniel Des Tombe

Mobile: +27 72 535 0942

Email: daniel.destombe@burstone.com



IZANDLA
Property Fund

Disclaimer

This Information Pack has been prepared by Izandla Property Fund ("IZF") for the purposes of providing information to third party prospective purchasers in relation to the sale and purchase of the property more fully referred to herein.

The Information Pack ("Info Pack") contained herein is provided on a strictly confidential basis and is not to be distributed or reproduced in whole or in part without the prior written consent of IZF.

Any person who reads, uses or relies on the information contained herein is presumed to have obtained his/ her/ its own independent legal, taxation, financial and/ or investment advice and if such advice has not been obtained, that he/she/it is capable of and has in fact evaluated the merits and risks of any investment or other decision with respect to a property transaction, its sustainability and its financial, taxation, accounting and legal implications without any reliance on this Info Pack.

Any interested party should make their own independent investigations and analysis of the properties and obtain independent financial, taxation, accounting, legal and other advice to assist them in making their decisions and assessment appropriate to their particular circumstances.

This Info Pack does not purport to contain all the information that a prospective third party purchaser or any other interested party may require and it is intended to be a guide only. It does not constitute advice, including without limitation, investment or any other type of advice.

The information contained herein does not constitute an invitation, tax advice, or contract whether for sale or otherwise. It does not take into account the individual circumstances, financial objectives, financial situation or requirements of the prospective third party purchasers

The information contained herein has been provided to IZF by third parties and as such has not been independently verified by IZF and accordingly IZF cannot and does not warrant the correctness thereof. Any projections or analysis represents estimates only and may have been based on assumptions, which while reasonable, may not be correct and may not reflect future circumstances. Actual results may differ from projected results and these variations may be material. Users should accordingly not rely on any information contained herein as a statement or representation of fact and must accordingly make their own enquiries and satisfy themselves of the correctness of all aspects thereof including without limitation income, rentals, dimensions, areas, zoning and permits.

While the information contained in this Information Pack has been prepared in good faith and with due care, no representations are made as to the accuracy, currency, completeness, suitability or otherwise of such information. IZF, its officers, employees, agents and sub-contractors shall not be liable (except to the extent that liability under statute or by operation of law cannot be excluded) to any person for any loss, liability, damage or expense arising directly or indirectly from or connected in any way with any use or reliance on such information. IZF does not accept responsibility for any loss or damage, howsoever occurring resulting from the use or reliance on the information by any person.