



Equites Jet Park

20 000 m² GLA

To let R95/m² net





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Locality map

PARK

Ideally located along the R21 Highway.

2.2 km from OR Tambo International Airport.

Premier node for all air freight operators.

Quick access to major highways.

Ease of access to public transport, including rail.

24-hour security within a landscaped park.

Shared fire pumps and tanks.



Development area schedule

OPTIONS	LAND AREA	POTENTIAL GLA
1	Unavailable	Unavailable
2	Unavailable	Unavailable
3	18 339 m ²	8 500 m ²
4	Unavailable	Unavailable
5	21 872 m ²	10 000 m ²
6	Unavailable	Unavailable

Larger warehouse sizes and cross-dock options available.

Site plan



Aerial view



Artist's impression



Artist's impression



Artist's impression



About Equites

Market leaders in prime logistics real estate investment and development, and a confident South African real estate investment trust (REIT).

R28.3 bn

Global portfolio value

65

Properties

67%

Installed solar PV

Equites Property Fund Limited (Equites) is a best-in-class logistics facilities developer and landowner, with a footprint in prime locations in South Africa and the United Kingdom. Our focus is on providing real estate solutions that afford our tenants the opportunity to operate at the highest possible level of efficiency and profitability.

Our recent notable development projects include a 92 000 m² distribution centre for Shoprite and a 51 000 m² facility for The Foschini Group, both in Riverfields.

Equites is also the only specialist REIT listed on the Johannesburg Stock Exchange (JSE), having listed on 18 June 2014 with a portfolio value of R1 bn. Since then, our portfolio value has grown to R28.3 bn as at 31 August 2024.

Portfolio overview

South Africa

Our South African portfolio is valued at **R20.9 bn** and includes **59** income-producing properties with **58%** of the rental income derived from Gauteng. We continue to grow our South African portfolio through acquisitions and developments concentrated in Gauteng. We view this as the hub of the country's logistics and continue to focus growth efforts in this region.



1 513 418
TOTAL GLA (M²)

United Kingdom

Our United Kingdom portfolio is valued at **R7.4 bn** and includes **six** income-producing properties and freehold land.



Top five tenants

BY REVENUE

1

SHOPRITE Checkers

Shoprite Checkers (Pty) Ltd

2

DSV

DSV Solutions (Pty) Ltd

3

Hermes

Hermes Parcelnet Ltd

4

FG

Foschini Retail Group (Pty) Ltd

5

digistics

Digistics (Pty) Ltd

Driving value for tenants

We aim to drive long-term value for each of our tenants by focusing on warehousing design, efficiency, durability and sustainability, along with the **following benefits**.



No profit on land

Our land is costed at the acquisition price with no margin on the cost at which it was put into the development.



Green certified building

This development will be awarded the internationally recognised IFC EDGE Advanced green building certification in recognition of it achieving a minimum of 40% energy efficiency, 20% water efficiency and 20% less embodied energy in materials.



Significant experience

We are sector specialists with extensive experience in developing state-of-the-art logistics facilities, aligned with international standards.



Low development fees

Our intention is to keep these assets for the long-term and view this as a lasting strategic partnership.



In-house development management

We manage development in-house, which enables significant savings on main contractors, P&Gs and overall costs.



Low-cost funding

Market-leading cost of funding due to both low cost of debt and equity.



Leading in sustainability

Our logistics facilities are built on **award-winning sustainability practices** and designed in line with IFC EDGE Advanced and BREEAM Very Good green building certification standards in South Africa and the United Kingdom, respectively.

We focus on using advanced technologies and applying sustainable construction practices in our leading-edge baseline specification to provide energy and water security, reduce greenhouse gas emissions and minimise our impact.

OUR ACHIEVEMENTS ACROSS THE SOUTH AFRICAN PORTFOLIO



25 MW
Installed solar PV



28 000 000 kWh
Annual solar generation



28 213 tCO₂e
Avoided emissions ¹



8.0
Morningstar Sustainalytics rating, in best achievable tier of “Negligible Risk”



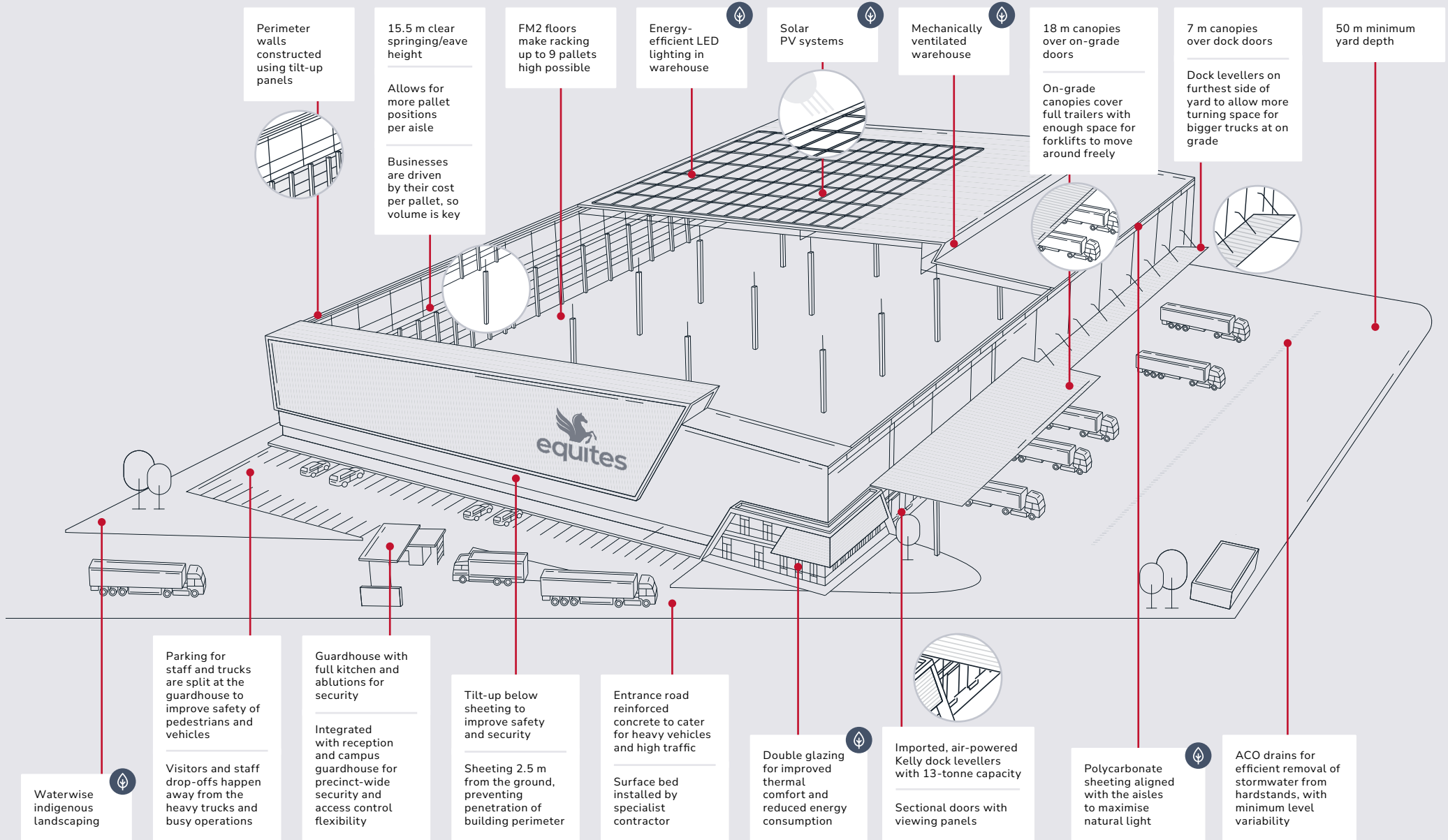
Our net-zero goal

We are on a path to achieving our net-zero target by 2040, guided by the Science-Based Targets initiative (SBTi).

¹ CO₂ emission factor = 1.01 kgCO₂e/kWh | Source: Eskom AR23

Our baseline specification

Modern distribution centres built to rigorous standards



Perimeter walls constructed using tilt-up panels

15.5 m clear springing/eave height
Allows for more pallet positions per aisle
Businesses are driven by their cost per pallet, so volume is key

FM2 floors make racking up to 9 pallets high possible

Energy-efficient LED lighting in warehouse

Solar PV systems

Mechanically ventilated warehouse

18 m canopies over on-grade doors
On-grade canopies cover full trailers with enough space for forklifts to move around freely

7 m canopies over dock doors
Dock levellers on furthest side of yard to allow more turning space for bigger trucks at on grade

50 m minimum yard depth

Waterwise indigenous landscaping

Parking for staff and trucks are split at the guardhouse to improve safety of pedestrians and vehicles
Visitors and staff drop-offs happen away from the heavy trucks and busy operations

Guardhouse with full kitchen and ablutions for security
Integrated with reception and campus guardhouse for precinct-wide security and access control flexibility

Tilt-up below sheeting to improve safety and security
Sheeting 2.5 m from the ground, preventing penetration of building perimeter

Entrance road reinforced concrete to cater for heavy vehicles and high traffic
Surface bed installed by specialist contractor

Double glazing for improved thermal comfort and reduced energy consumption

Imported, air-powered Kelly dock levellers with 13-tonne capacity
Sectional doors with viewing panels

Polycarbonate sheeting aligned with the aisles to maximise natural light

ACO drains for efficient removal of stormwater from hardstands, with minimum level variability



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