# TABLE of CONTENTS

<table>
<thead>
<tr>
<th>Page</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>Introducing Growthpoint Properties</td>
</tr>
<tr>
<td>8</td>
<td>Why choose us</td>
</tr>
<tr>
<td>8</td>
<td>Our achievements</td>
</tr>
<tr>
<td>9</td>
<td>Mill Road Industrial Park Overview:</td>
</tr>
<tr>
<td>9</td>
<td>Location and visibility</td>
</tr>
<tr>
<td>10</td>
<td>Features</td>
</tr>
<tr>
<td>10</td>
<td>Layout</td>
</tr>
<tr>
<td>10</td>
<td>Security</td>
</tr>
<tr>
<td>11</td>
<td>Energy and water efficiency</td>
</tr>
<tr>
<td>12</td>
<td>Area schedule</td>
</tr>
<tr>
<td>12</td>
<td>Floor plans</td>
</tr>
<tr>
<td>12</td>
<td>Parking</td>
</tr>
<tr>
<td>12</td>
<td>Rental and allowance schedule</td>
</tr>
<tr>
<td>13</td>
<td>Sustainability</td>
</tr>
</tbody>
</table>
Introducing

GROWTHPOINT PROPERTIES

We are the largest South African primary listed REIT and are well on our way to becoming a leading international property company.

We provide space to thrive with innovative and sustainable property solutions in a diversified portfolio of 533 properties that we own and manage, including 473 properties in South Africa and 59 properties in Australia through our investment in the Australian Stock Exchange, listed as Growthpoint Properties Australia.

We also have a 50% interest in the properties of the V&A Waterfront, Cape Town. In addition, we own a 26.9% stake in the €1bn property portfolio of London Stock Exchange Alternative Investment Market listed Globalworth Real Estate Investment, the largest owner of office space in Romania.

- Largest South African primary JSE listed property company (REIT)
- Listed on the JSE since 1987
- FTSE/JSE Responsible Index constituent since 2009
- Dow Jones Sustainability Index constituent since 2013
- Moody’s rating of Baa3/ Aaa.za
- Included in the FTSE4Good Emerging Index
- Quality portfolio across retail, office and industrial sectors with high client retention and low vacancies
Why CHOOSE US

Our innovative office, industrial and retail teams create sustainable and superior buildings and inspirational workspaces in which to thrive.

Working closely with a strong network of industry-recognised construction and built-environment professionals, we place a strong emphasis on getting to know our clients and pride ourselves on understanding their business needs, operating environments and future growth plans. Ultimately, we will provide you with a holistic, tailor-made, end-to-end solution.

Our ACHIEVEMENTS

Many of our innovative and sustainable designs have been recognised with awards from industry peers; such as the South African Property Owners’ Association (SAPOA), as well as grading from the Green Building Council of South Africa (GBCSA).

SAPOA AWARDS

/ Innovative Excellence Award 2016 for Best Commercial Office Development - Ridgeview Office Park, Umhlanga. This landmark new R157 million green office development in the booming Ridgeside precinct is also the recipient of Durban’s first 5-Star Green Star SA rating
/ Innovative Developments Award 2016 for the Greenovate Awards Programme
/ Innovative Merit Award 2014 for Tshedimosetso House in Pretoria
/ Overall Green Award 2013 for Lakeside Office Building in Centurion
MILL ROAD *Industrial Park*

Mill Road Industrial Park is located in the established industrial area known as Bellville South. It is a 40,000m² storage, warehousing and distribution park consisting of premium-grade warehouse and office space, located in close proximity to the R300. This allows easy access to the R300, N1 and N2 highways.

**LOCATION and VISIBILITY**

Located approximately 10km from the airport via Robert Sobukwe Drive, 5km to the N1 and 5km to the N2 (via the R300), this industrial park is situated on Mill Road in Bellville Industria, opposite the well-known Sacks Circle.

**FEATURES**

Mill Road Industrial Park offers warehouse and distribution space that retains an optimum rectangular plan and offers a very generous internal clear height for racking, staging and loading. The warehouses are sprinkler protected at roof level and offer sprinkler tanks and pumps, which have the capacity to accommodate in-rack sprinkler systems.

The air conditioned offices are of a contemporary modern design and are articulated with a dark face brick and attractive, deep-set window and door openings.

The warehouses are all fitted with ample roller shutter doors (additional ones can be added if required). The warehouses are also designed to allow for raised docking platforms and the installation of dock levellers can be done post-occupation, if required.

**LAYOUT**

Mill Road Industrial Park’s warehouse entrances are separate from the office component and offer a canteen and kitchen area for warehouse staff. The main entrance to the offices includes a reception and meeting area. In addition, a naturally-lit staircase leads to an open-plan first floor office area with tea kitchen, ablutions and balcony area.

**SECURITY**

Mill Road Industrial Park is safe and secure, with a security fence around the full perimeter of the park, onsite management and 24/7 security guarding. There is a manual access control point at the gatehouse into the park.
ENERGY and WATER EFFICIENCY

Mill Road Industrial Park enjoys a host of energy efficient features:

/ Energy efficient T5 fluorescent lighting is installed in all internal areas
/ The warehouse lighting can be adjusted to three different settings (depending on the amount of natural daylight harvested via the polycarbonate side sheeting)
/ Borehole water is available
/ The warehouse and office areas use motion sensor lighting
/ The external and security lighting consists of LED pole mounted and wall mounted light fittings
/ Inverter type DX units are used for the air-conditioning
/ The offices have roof insulation and limited glazing (designed to reduce the amount of energy needed for heating and cooling) and the warehouse has under-roof insulation to ensure comfortable ambient conditions without the need for extraction or air-conditioning systems
/ Hot water is generated using heat pumps and all hot water pipes are lagged to reduce heat losses

An abundance of natural daylight helps to drive down electricity costs and offer a canteen and kitchen area for warehouse staff. The main entrance to the offices includes a reception and meeting area. In addition, a naturally-lit staircase leads to an open-plan first floor office area with tea kitchen, ablutions and balcony area.

AREA SCHEDULE

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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>18 000m²</td>
</tr>
<tr>
<td>Offices</td>
<td>1 140m²</td>
</tr>
<tr>
<td>Buildings</td>
<td>105m²</td>
</tr>
</tbody>
</table>

FLOOR PLANS

Please refer to the insert for the information regarding the floor plans.

PARKING

Ample parking bays are available as per local authority requirements.

RENTAL and ALLOWANCE SCHEDULE

Please refer to the insert for the information regarding the rental and allowance schedule.
As a Platinum Founding Member of the Green Building Council of South Africa (GBCSA), we firmly believe in creating green and sustainable workplaces that reduce their impact on the environment. We are constantly pushing the boundaries of green technologies by offering you energy and water saving options.

In 2015, we made an ambitious commitment to sustainability, energy efficiency and green building, to coincide with Buildings Day at the COP21 in Paris. As a result, measurable environmental sustainability commitments are a vital part of what we do.

We have the largest portfolio of Green Star SA rated properties in South Africa and green buildings and resource efficiency form a major part of our strategy. In this way, we create places where businesses, communities and our world can thrive. We are also committed to increasing the percentage of renewable energy our buildings consume and growing our solar energy generation.

By 2020, all of our office investments will be above the Energy and Water Performance Rating Tool benchmark, and all of our long-term office investments will achieve at least a 4-Star Green Star SA GBCSA Existing Building Performance certification.
CONTACT

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