

OFFICE FACTSHEET

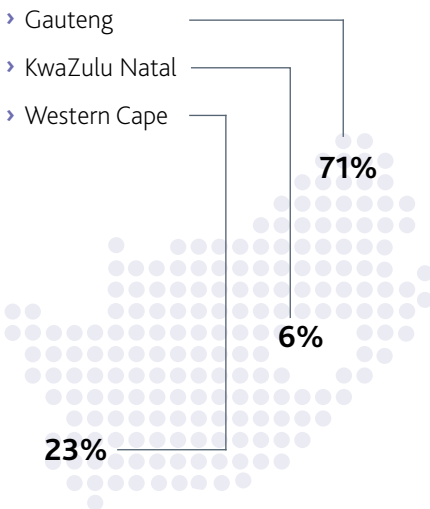


Our innovative and sustainable property offerings provide space for you and your business to thrive.

Growthpoint Office Sector

- › Value of Properties **R27.8 bn+**
- › Number of Properties **145**
- › Office GLA m² **1.59 mil**
- › Number of current green certifications **120**

Geographic Split - by GLA (%)



Grading Split

- › P grade **29%**
- › A grade **54%**
- › B grade **15%**
- › Land **2%**

Growthpoint Properties is committed to delivering workspaces that positively impact the environment and the physical and mental wellbeing of the people who occupy them.

Growthpoint Office sector

Our diverse, well-maintained Office portfolio in prime locations across Gauteng, KwaZulu Natal, and the Western Cape caters to a broad range of Office users with varying budgets.

Our clients are our top priority, and we bring passion, expertise, and a service-oriented approach to deliver sustainable, future-proof, and engaging spaces for them to flourish.

As leaders in sustainability, we leverage our knowledge, experience, and skills to offer property solutions that enhance client satisfaction while significantly improving productivity and reducing operational costs.

Growthpoint at a glance:



Largest primary listed REIT on the JSE



468 high-quality property assets



A FTSE/JSE **Top 40** company



6.91 mil+ sqm of space



Sectors - Office, Retail, Industrial, Healthcare, Student Accommodation



Footprint – **Africa, Europe, Australia**



Largest portfolio
of internally managed
buildings in South Africa



Experienced **in-house**
development capability



Included in the **FTSE/JSE**
Responsible index, Dow Jones
Sustainability Index (DJSI),
FTSE4Good Emerging Index
and a member of GRESB



Level 1 B-BBEE
Contributor

[Read more](#)

Sustainability

Committed to sustainability practices

Growthpoint has featured in national and international sustainability indices and has been included in the FTSE/JSE Responsible Investment Index for 16 years and the FTSE4GOOD index for 9 years.

In addition, Growthpoint is a founding member of the Green Building Council of South Africa and has a large portfolio of green-certified buildings in South Africa, most of which have a 4-star Green Star rating. With just over 60MWp of solar installed across the portfolio, we collaborate with our clients to ensure we manage utilities effectively, improve consumption efficiency and expand our renewable energy mix.

Our people and services

Asset Management - an experienced team skilled in formulating office real estate strategies to create value for all stakeholders.

Leasing Consultants - work diligently to understand your business needs, helping you find and secure the ideal space for your operations. Tenant Installation and Projects available to assist with everything from design, space planning, furniture selection, move management, and seamless transition, our TI & Projects team ensures that your new space aligns with your company's unique identity, culture, and requirements.

Property & Building Managers - focus on maintaining your surroundings in compliance with all relevant regulations.

Developments -

our Trading & Developments team excels at identifying and creating customised developments, guaranteeing the construction of sustainable, future-proofed, and stylish spaces.

Client Experience -

our community managers are dedicated to researching, engaging, planning, and creating interactive moments that enhance your experience through social events, knowledge sharing, wellness programs, and networking opportunities.

We also offer a variety of amenities in some of our buildings, including coffee shops, wellness services, retail offerings, and more.

By partnering with us, you'll benefit from our bulk buying power, project expertise, streamlined communication channels, and strong reputation, ultimately giving you peace of mind.



How we create your space to thrive

A key service area for Growthpoint's office sector is creating ergonomic spaces that perfectly balance aesthetics, functionality, flexibility, and sustainability.



We also place great importance on building excellent, long-term client relationships, improving operating cost effectiveness where possible and maintaining/upgrading buildings to preserve or enhance their value and functionality.



To this end, our office properties are:

- › Ideally-located
- › Green rated
- › Pre-reticulated with fibre
- › Equipped with uninterrupted power and water
- › Built for flexibility to expand and adapt
- › Graded to suit various office preferences
- › Incentivised with SmartMove and SmartShare



Gauteng - Johannesburg

- › Bedfordview
- › Bryanston
- › Dunkeld
- › Houghton
- › Illovo
- › Killarney
- › Midrand
- › Parktown
- › Paulshof/Sunninghill
- › Rivonia Morningside
- › Roodepoort
- › Rosebank
- › Sandton Central
- › Chislehurst
- › Sandown
- › Wierda Valley
- › West Rand
- › Woodmead/Woodlands

Gauteng - Pretoria

- › Brooklyn
- › Centurion
- › Faerie Glen
- › Hatfield
- › Menlyn

KwaZulu-Natal

- › La Lucia
- › Mount Edgecombe
- › Umhlanga
- › Westville

Western Cape

- › Bellville
- › Cape Town City
- › Century City
- › Claremont
- › Granger Bay
- › Greenpoint
- › Montague Gardens
- › Mowbray
- › Newlands
- › Pinelands
- › Platteklouf
- › Rondebosch
- › Woodstock





UNDEPOSIT

Undeposit allows you to pay a once-off non-refundable fee for the lease period, which is a fraction of the security deposit requirement. This product offering is now also available for SmartMove leases, removing the stress of budgeting for a new security deposit.

Qualifying for Undeposit is subject to your business having traded for five years or longer, a clear credit record with no adverse information, and a good track record in your industry.

Fee rates vary in accordance with the qualifying criteria and risk profile of the client, and terms and conditions apply.

[Read more](#)

SmartShare

We provide our clients and their employees with an opportunity to be rewarded for referring someone that takes up office space.

For every successful referral to one of our Office sector properties, our clients receive up to *3 months' net rent free on their existing office lease, and the referring employee can earn up to *R75 000 in cash.

[Read more](#)

SmartMOVE OFFICE

Get up to 100% of your first year's rental in allowances back when you move into one of our SmartMove buildings.

Benefits of SmartMove

- › SmartRent
- › SmartFit

[Read more](#)

e-CO₂

Powering your space to thrive, sustainably.

Over the past decade, we've spearheaded the evolution of greenbuilding from a novel idea to a cornerstone of our approach. We prioritise strong Environmental, Social and Governance (ESG) strategies and results, and we understand why it's crucial for our clients to do the same.

That's why we've partnered with Etana Energy to secure 195 GWh of clean electricity annually.

Tenants subscribed to e-co₂ receive Renewable Energy Certificates (RECs) at no extra cost. RECs are digital records confirmone megawatt-hour of renewable energy added to the grid.

Without them, businesses cannot claim the environmental benefit. Through a blockchain-based portal, tenants can track, redeem or trade RECs to reduce Scope 2 emissions or support ESG reporting - turning clean energy into a usable asset.

[Read more](#)

[Read more](#)

[Click here for more about our Office portfolio](#)