



A. DETAILS OF THE GROWTHPOINT SMARTMOVE PROMOTION

1. Enter into a five-year lease agreement with Growthpoint at asking rentals in respect of the participating buildings and qualify for the equivalent of a 125% of your first year's rental in Total Benefits; or
2. Enter into a three-year lease agreement with Growthpoint at asking rentals in respect of the participating buildings and qualify for the equivalent of a 75% of your first year's rental in Total Benefits.
3. The Total Benefit may be utilised as follows:
 - 3.1. SmartRate:**
Reduce your net rent/m² or monthly net rent by a maximum of R5/m². The SmartRate will be deducted from your Total Benefit ("Adjusted Benefit").
 - 3.2. SmartRent:**
Utilise up to 50% of your Adjusted Benefit towards Rent-Free.
 - 3.3. SmartFit:**
Utilise up to 100% of your Adjusted Benefit towards Tenant Installation Allowance and relocation costs.

Participants may alter the quantum of the percentage breakdown to meet their own requirements percentage, provided that the total of the benefits does not exceed the total benefit as referred to in Clauses 1 and 2 above.

SmartDeposit

Should you qualify for Growthpoint's 'Undeposit' product, Growthpoint will waive the payment of Growthpoint's Deposit. Qualifying for Undeposit is subject to standard terms and conditions and is at the sole discretion of Growthpoint.

B. TERMS AND CONDITIONS RELATING TO THE SMARTMOVE PROMOTION

1. Participating in this promotion is deemed acceptance of these Terms and Conditions. This promotion is not valid in conjunction with any other offer unless otherwise advised.
2. The SmartMove promotion is only applicable in respect of the below buildings and shall not be applicable to any other properties within the Growthpoint portfolio. Growthpoint reserves the right to add or remove buildings at its sole discretion.

Sandton Central/Wierda Valley

- 70 Grayston
- Advocates Chambers
- Fredman Towers
- Hunts End
- Inanda Greens & Wierda Gables
- Sandown Mews
- Sandton Close
- The Place
- Wierda Court

Sandton Surrounds & East

- Freestone Office Park
- Gilloolys View
- Grayston Office Park
- Pinmill Office Park
- Strathavon 11

Woodmead

- Woodlands Office Park

Pretoria & Midrand

- Central Park
 - Ditsela Place
 - Menlyn Piazza
 - The Park On 16th
- ### JHB Northern Suburbs
- 24 Peter Place
 - 3021 William Nicol
 - Eton Office Park
 - Georgian Crescent
 - Homestead Park
 - The Oval

JHB South & Central Suburbs

- 160 Jan Smuts
- 257 Oxford Road
- 28 Fricker
- 33 Fricker
- Boundary Place
- Illovo Corner
- Girton Place
- Girton View
- Lumley House
- Rosebank Office Park
- Sunnyside Office Park

Cape Town Norther Suburbs

- Centennial Place
- The Estuaries

Cape Town CBD

- The District
- Sovereign Quay

Durban

- 4 Pencarrow
- Edgecombe Office Park
- Lincoln on the Lake
- The Boulevard Umhlanga
- Pharos House





B. TERMS AND CONDITIONS RELATING TO THE SMARTMOVE PROMOTION

3. The promotion is only applicable to lease agreements concluded for a period of three years or more.
4. The promotion will run until 31 December 2022 or until the relevant building is fully let, whichever is the earlier. Please refer to the Growthpoint resources or contact Dylan on 011 944 6583 to find out the duration of the SmartMove promotion per building.
5. This promotion is applicable to new lease agreements only and does not apply to any renewal of lease agreements.
6. Only participants who meet Growthpoint's credit criteria shall qualify for this promotion, which credit criteria shall be in the sole discretion of Growthpoint.
7. When you enter this promotion you will be asked to supply certain identification and/or company registration documents in order to enable Growthpoint to do its standard credit vetting procedures. Growthpoint's decision is final, and no correspondence will be entered into.
8. Growthpoint reserves the right to vary these Terms and Conditions or any of the terms of entry applying to this promotion or to modify, terminate, suspend or reschedule this promotion without notice.
9. The definition of asking rental shall include Basic rent, Operating Costs and Assessment rates as estimated at the commencement of the lease.
10. Tenant Installation Allowance shall mean the sum of money contributed by Growthpoint towards the costs to be incurred by the Tenant to fit out the leased premises.
11. The items to which the Tenant Installation Allowance shall apply include:
 - Ceilings
 - Partitioning
 - Floor coverings
 - Air conditioning
 - PABX, telephone, computer and audio-visual installation and equipment
 - Kitchens
 - Data and voice cable reticulation
 - Access control and burglar alarms
 - Counters, hatches, fittings, furniture and shelving
12. A pre-condition of eligibility for the benefits of this promotion shall be the signature of the standard Growthpoint Agreement of Lease, in respect of the applicable building, for the agreed duration referred to above, together with payment by the Tenant of the agreed deposit or delivery of a bank guarantee issued by an approved financial institution and the payment of first month's rental and other imposts.
13. Leased premises shall only be secured upon receipt by Growthpoint of the Agreement of Lease, deposit and other items referred to in clause 12 above. No leased premises shall be reserved for any Participant. Growthpoint does not guarantee that the requested area will be available to the Participant and failure to sign and deliver the Agreement of Lease referred to above, timeously, could result in the Participant losing the requested area to another Participant. Growthpoint does not guarantee that any alternative areas shall thereafter be available. This promotion is limited to space availability within the buildings referred to above.
14. Any additional items not listed above shall only be included at the sole discretion of Growthpoint.