

# MOVE UP - MOVE IN - MAKE THE

# SmartMOVE

## OFFICE

### With Growthpoint Properties

Get up to 125% of your first year's rental in allowances back when you move into one of our SmartMove buildings.

### I'M READY TO MOVE!

3 Sign a  
year  
lease:

=

Enjoy  
**75%**  
of your first year's rental  
back in **BENEFITS**

5 Sign a  
year  
lease:

=

Enjoy  
**125%**  
of your first year's rental  
back in **BENEFITS**

### The Benefits

Benefits include free rental, zero escalation for your lease period and contributions to your office fit-out and relocation costs\*



Utilise up to 100% of your Adjusted Benefit towards Tenant Installation Allowance and relocation costs\*



Reduce your net rent/m<sup>2</sup> or monthly net rent by a maximum of R5/m<sup>2</sup>. The SmartRate will be deducted from your Total Benefit (Adjusted benefit)\*



Utilise up to 50% of your Adjusted Benefit towards Rent-Free\*

### HOW IT WORKS?



Browse our portfolio, of **SmartMove** buildings and find the right fit for you



Use our benefits calculator to work out how to maximise your **SmartMove** benefits



View and accept the T&Cs, sign your lease and get ready to move!

Dylan Newton

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[www.growthpointsmartmove.co.za](http://www.growthpointsmartmove.co.za)

T&Cs apply!

**GROWTHPOINT**  
PROPERTIES





# Terms and conditions for 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

- 138 West
- 100 West
- 70 Grayston
- Fredman Towers
- Hunts End
- Inanda Greens - Gpt
- Sandown Mews
- Sandton Close
- The Place (Only White Boxed Space)
- The Towers (Only White Boxed Space)
- Wierda Gables - Gpt
- 82 Grayston

## Sandton Surrounds & Woodlands

- 23 Impala
- 31 Impala
- 31b Impala
- 35 Impala
- Gilloolys View
- Grayston Office Park
- Pinmill Farm
- Strathavon 11
- Woodlands Office Park

## Pretoria, Midrand & Constantia

- Central Park - Midrand
- Constantia Office Park
- Hatfield Gardens
- Lakeside 3
- Menlyn Corner
- The Park On 16th Blocks Abc
- The Park On 16th Blocks Def

## JHB Northern Suburbs

- 24 Peter Place
- Country Club Estate
- Eton Office Park
- Homestead Park
- Peter Place Office Park
- The Oval
- Thirty Twenty-One
- Woodmead Estate

## JHB South & Central Suburbs

- 1 Sixty Jan Smuts
- 28 Fricker Road
- 33 Fricker Road
- 34/36 Fricker
- 4 Fricker
- Arnold Crescent
- Boundary Place
- Girton Place
- Girton View
- Illovo Corner
- Sunnyside Office Park

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 January 2024 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.
8. Growthpoint's decision is final, and no correspondence will be entered into. 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. The definition of asking rental shall include Basic rent, Operating Costs and Assessment rates as estimated at the commencement of the lease.
9. 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.

10. 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
11. 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.
12. 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.
13. Any additional items not listed above shall only be included at the sole discretion of Growthpoint.

