

GROWTHPOINT
PROPERTIES



GROWTHPOINT PROPERTIES LIMITED

(Incorporated with limited liability in the Republic of South Africa under registration number 1987/004988/06)

irrevocably and unconditionally guaranteed by

METBOARD PROPERTIES LIMITED

(Incorporated with limited liability in the Republic of South Africa under registration number 1998/005425/06)

and

PARAMOUNT PROPERTY FUND LIMITED

(Incorporated with limited liability in the Republic of South Africa under registration number 1945/019928/06)

**Issue of ZAR240,000,000 Senior Unsecured Floating Rate Notes due 9 March 2025
Under its ZAR20,000,000,000 Domestic Medium Term Note Programme**

This Applicable Pricing Supplement must be read in conjunction with the amended and restated Programme Memorandum, dated 26 January 2012, prepared by Growthpoint Properties Limited in connection with the Growthpoint Properties Limited ZAR20,000,000,000 Domestic Medium Term Note Programme, as amended and/or supplemented from time to time (the "Programme Memorandum").

Any capitalised terms not defined in this Applicable Pricing Supplement shall have the meanings ascribed to them in the section of the Programme Memorandum headed "Terms and Conditions of the Notes".

This document constitutes the Applicable Pricing Supplement relating to the issue of Notes described herein. The Notes described herein are issued on and subject to the Terms and Conditions as amended and/or supplemented by the Terms and Conditions contained in this Applicable Pricing Supplement. To the extent that there is any conflict or inconsistency between the contents of this Applicable Pricing Supplement and the Programme Memorandum, the provisions of this Applicable Pricing Supplement shall prevail.

The Notes constitute green instruments falling within the Green Bond Principles of the Real Estate Sector and the green segment of the JSE's Interest Rate Market. Appendices A, B and C set out additional information regarding the green instruments.

PARTIES

| | | |
|----|---------------------------|---|
| 1. | Issuer | Growthpoint Properties Limited |
| 2. | Guarantors | Metboard Properties Limited; and Paramount Property Fund Limited |
| 3. | If non-syndicated, Dealer | FirstRand Bank Limited, acting through Rand Merchant Bank division |
| 4. | If syndicated, Managers | N/A |
| 5. | JSE Debt Sponsor | Absa Corporate & Investment Bank, a division of Absa Bank Limited |
| 6. | Paying Agent | Growthpoint Properties Limited |
| | Specified Address | The Place, 1 Sandton Drive, Sandton, 2196 |
| 7. | Calculation Agent | Absa Corporate & Investment Bank, a division of Absa Bank Limited |
| | Specified Address | 15 Alice Lane, Sandton, 2196 |
| 8. | Transfer Agent | Nedbank Investor Services, a division of Nedbank Limited |

Specified Address

Lakeview Campus, 16 Constantia Boulevard,
Constantia Kloof, Roodepoort, 1709, South Africa

PROVISIONS RELATING TO THE NOTES

| | | |
|-----|--|--|
| 9. | Status of Notes | Senior Unsecured |
| 10. | Form of Notes | Listed Registered Notes |
| 11. | Series Number | 51 |
| 12. | Tranche Number | 1 |
| 13. | Aggregate Nominal Amount: | ZAR240,000,000 |
| 14. | Interest | Interest-bearing |
| 15. | Interest Payment Basis | Floating Rate |
| 16. | Automatic/Optional Conversion from one Interest/Redemption/Payment Basis to another | N/A |
| 17. | Form of Notes | Registered Notes: The Notes in this Tranche are issued in uncertificated form and held by the CSD |
| 18. | Issue Date | 9 March 2018 |
| 19. | Nominal Amount per Note | ZAR1,000,000 |
| 20. | Specified Denomination | ZAR1,000,000 |
| 21. | Specified Currency | ZAR |
| 22. | Issue Price | 100% |
| 23. | Interest Commencement Date | 9 March 2018 |
| 24. | Maturity Date | 9 March 2025 |
| 25. | Applicable Business Day Convention | Following Business Day |
| 26. | Final Redemption Amount | 100% |
| 27. | Last Day to Register | By 17h00 on 26 February, 29 May, 29 August and 28 November of each year until the Maturity Date |
| 28. | Books Closed Period(s) | The Register will be closed from 27 February to 8 March, 30 May to 8 June, 30 August to 8 September and from 29 November to 8 December (all dates inclusive) in each year until the Maturity Date |
| 29. | FIXED RATE NOTES | N/A |
| 30. | FLOATING RATE NOTES | |
| (a) | Interest Payment Date(s) | 9 March, 9 June, 9 September and 9 December of each year until the Maturity Date. The last such date being the Maturity Date and the first Interest Payment date being 9 June 2018 |
| (b) | Interest Period(s) | From and including the applicable Interest Payment Date and ending on but excluding the following Interest Payment Date with the first Interest Period commencing on the Interest Commencement Date and ending on but excluding the following Interest Payment Date. |
| (c) | Definition of Business Day (if different from that set out in Condition 1 (<i>Interpretation</i>)) | N/A |
| (d) | Minimum Rate of Interest | N/A |

| | | | |
|-----|-----|---|---|
| | (e) | Maximum Rate of Interest | N/A |
| | (f) | Other terms relating to the method of calculating interest (e.g.: Day Count Fraction, rounding up provision) | N/A |
| | (g) | Other | N/A |
| 31. | | Manner in which the Rate of Interest is to be determined | Screen Rate Determination |
| 32. | | Margin | 169 basis points to be added to the relevant Reference Rate |
| 33. | | If ISDA Determination: | N/A |
| 34. | | If Screen Determination: | |
| | (a) | Reference Rate (including relevant period by reference to which the Rate of Interest is to be calculated) | ZAR-JIBAR-SAFEX with a designated maturity of 3 months |
| | (b) | Interest Rate Determination Date(s) | For the first Interest Period on 6 March 2018, and thereafter, 9 March, 9 June, 9 September and 9 December of each year until the Maturity Date |
| | (c) | Relevant Screen Page and Reference Code | ZAR-JIBAR-SAFEX |
| 35. | | If Rate of Interest to be calculated otherwise than by ISDA Determination or Screen Determination, insert basis for determining Rate of Interest/Margin/Fallback provisions | N/A |
| 36. | | Calculation Agent responsible for calculating amount of principal and interest | Absa Corporate & Investment Bank, a division of Absa Bank Limited |
| 37. | | ZERO COUPON NOTES | N/A |
| 38. | | PARTLY PAID NOTES | N/A |
| 39. | | INSTALMENT NOTES | N/A |
| 40. | | MIXED RATE NOTES | N/A |
| 41. | | INDEX-LINKED NOTES | N/A |
| 42. | | DUAL CURRENCY NOTES | N/A |
| 43. | | EXCHANGEABLE NOTES | N/A |
| 44. | | OTHER NOTES | N/A |
| 45. | | PROVISIONS REGARDING REDEMPTION/MATURITY | |
| 46. | | Redemption at the Option of the Issuer | No |
| 47. | | Redemption at the Option of the Senior Noteholders | No |
| 48. | | Redemption in the event of a Change of Control at the election of Noteholders pursuant to Condition 10.5 (<i>Redemption in the event of a Change of Control</i>) | Yes |

49. Early Redemption Amount(s) payable on redemption for taxation reasons or on Event of Default (if required). Yes

GENERAL

50. Financial Exchange JSE Limited (Interest Rate Market)
51. Additional selling restrictions N/A
52. ISIN No. ZAG000150111
53. Stock Code GRT25G
54. Stabilising manager N/A
55. Provisions relating to stabilisation N/A
56. The notice period required for exchanging uncertificated Notes for Individual Certificates 10 Business Days
57. Method of distribution Sealed bid without feedback (Dutch Auction)
58. Credit Rating assigned to the Programme Moody's: Aaa.za
59. Applicable Rating Agency Moody's Investor Services (Pty) Ltd
60. Date the Credit Rating was assigned 29 November 2017
61. Date of Credit Rating review November 2018
62. Governing law (if the laws of South Africa are not applicable) N/A
63. Other provisions See Appendix A "Documents Incorporated by Reference" attached hereto

DISCLOSURE REQUIREMENTS IN TERMS OF PARAGRAPH 3(5) OF THE COMMERCIAL PAPER REGULATIONS

64. Paragraph 3(5)(a)
The "ultimate borrower" (as defined in the Commercial Paper Regulations) is the Issuer.
65. Paragraph 3(5)(b)
The Issuer is a going concern and can in all circumstances be reasonably expected to meet its commitments under the Notes.
66. Paragraph 3(5)(c)
The auditor of the Issuer is KPMG Incorporated.
67. Paragraph 3(5)(d)
As at the date of this issue (but excluding this issue and the issue of the GRT24G and GRT26G Notes to be issued on the same Issue Date):
(i) the Issuer has ZAR16,948,000,000 of commercial paper in issue; and
(ii) the Issuer estimates that it may issue up to an additional net ZAR1,000,000,000 of commercial paper during the remainder of the current financial year, ending 30 June 2018.
68. Paragraph 3(5)(e)
All information that may reasonably be necessary to enable the investor to ascertain the nature of the financial and commercial risk of its investment in the Notes is contained in the Programme Memorandum and the Applicable Pricing Supplement.
69. Paragraph 3(5)(f)
There has been no material adverse change in the Issuer's financial position since the date of its last audited financial statements.

70. Paragraph 3(5)(g)

The Notes issued will be listed.

71. Paragraph 3(5)(h)

The funds to be raised through the issue of the Notes are to be used by the Issuer to refinance the properties set out in Appendix B "*Growthpoint Schedule of Green Properties*".

72. Paragraph 3(5)(i)

The obligations of the Issuer in respect of the Notes are unsecured.

73. Paragraph 3(5)(j)

KPMG Incorporated, the statutory auditors of the Issuer, have confirmed that nothing has come to their attention to indicate that this issue of Notes issued under the Programme will not comply in all respects with the relevant provisions of the Commercial Paper Regulations.

Additional Disclosure:

The Green Building Council South Africa (**GBCSA**) has been appointed by the Issuer as an independent verifier to certify its buildings with the Green Star SA rating tool. GBCSA leads the transformation of the SA property sector to ensure that buildings are designed, built and operated in an environmentally sustainable way. GBCSA was formed in 2007 and is a member of the World Green Building Council alongside Australia, the United States and United Kingdom KPMG Services (Proprietary) Limited (**KPMG**) has been appointed by the Issuer as an Independent Advisor under the debt listing requirements of the JSE. The South African Sustainability Services division of KPMG is a team specialising in confirming green instrument status. This team specialises in assessing the framework of the instruments' environmental objectives, with sufficient financial and market-specific expertise to perform a comprehensive assessment of the use of proceeds.

Responsibility:

The Issuer certifies that to the best of its knowledge and belief there are no facts that have been omitted which would make any statement false or misleading and that all reasonable enquiries to ascertain such facts have been made as well as that the placing document contains all information required by law and the Debt Listings Requirements. The Issuer accepts full responsibility for the accuracy of the information contained in the placing document and the annual financial statements and the pricing supplements and any amendments or supplements to the aforementioned documents, except as otherwise stated therein.


The JSE takes no responsibility for the contents of the placing document, the annual financial statements, annual report and this Applicable Pricing Supplement of the Issuer and any amendments or supplements to the aforementioned documents. The JSE makes no representation as to the accuracy or completeness of the placing document and the annual financial statements, the annual report or this Applicable Pricing Supplement of the Issuer and any amendments or supplements to the aforementioned documents and expressly disclaims any liability for any loss arising from or in reliance upon the whole or any part of the aforementioned documents. The JSE's approval of the registration of the placing document and listing of the debt securities is not to be taken in any way as an indication of the merits of the Issuer or of the debt securities and, to the extent permitted by law, the JSE will not be liable for any claim whatsoever.


As at the date of this Applicable Pricing Supplement, the Issuer confirms that the Programme Amount of ZAR20,000,000,000 has not been exceeded.

Application is hereby made to list this issue of Notes on 9 March 2018.

SIGNED at Sandton on this 7 day of March 2018.

For and on behalf of
GROWTHPOINT PROPERTIES LIMITED


Name: Estienne de Klerk
Capacity: Director
Who warrants his/her authority hereto


Name: Gerald Vötke
Capacity: Director
Who warrants his/her authority hereto

Appendix A
Documents Incorporated by Reference

The following are additional documents incorporated by reference which apply to the GRT25G Notes.

1. The Growthpoint Properties Green Bond Framework;
2. The Independent Advisor's pre issuance report confirming the Systems, Processes and Controls put in place by the Issuer to ensure that the Issuer can correctly manage a Green Bond transaction of this nature; and
3. The Independent Advisor's post issuance report confirming the flow of funds and the use of proceeds of the GRT25G Notes,

available on the Issuer's website: www.growthpoint.co.za under Investor Relations and Environmental Sustainability.

**Appendix B
Growthpoint Schedule of Green Properties**

The Issuer has established the "Growthpoint Green Bond Framework" which sets out the criteria and process for the identification and assessment of the eligibility of properties and projects to be financed through the proceeds of green bonds. Using this framework the Issuer has identified the following properties as eligible projects to be re-financed with the proceeds of the GRT24G, GRT25G and GRT26G Notes:

| Building number | Property | Green star rating | Date of certification | Date of re-certification | Thrive portfolio | Rating | Historical Cost | Proceeds allocated |
|------------------------|---------------------------|--------------------------|------------------------------|---------------------------------|-------------------------|--------------------|------------------------|---------------------------|
| 101845 | 1 Discovery Place Phase 2 | 5 Star | Aug 2017 | Early 2019 | Platinum | Office Design v1 | R346 071 962 | R341 000 000 |
| 102928 | Anslow Phase 2 | 4 Star | Jun 2016 | Sep 2018 | Platinum | Office Design v1 | R213 893 977 | R209 000 000 |
| 102163 | Bridge Park (50%) | 5 Star | Apr 2015 | Early 2020 | Platinum | Office Design v1 | R205 950 504 | R198 000 000 |
| 102159 | Ridgeview | 4 Star | Nov 2017 | N/A | Platinum | Office As Built v1 | R172 339 310 | R165 000 000 |
| 101895 | The Boulevard (Umhlanga) | 4 Star | Feb 2016 | April 2018 | Platinum | Office Design v1 | R196 985 665 | R187 000 000 |
| TOTAL | | | | | | | R1 135 241 418 | R1 100 000 000 |

Appendix C
Fact Sheets of Green Properties



1 DISCOVERY PLACE

Corner of Rivonia and Katherine Street, Sandton



**5 Star Green Star SA-
Office Design v1**
Achieved in September 2017

Discovery's new head office is a bold architectural statement at Sandton's highest point. The building's form holds approximately 147 000msq and was generated from carefully sculptured interior spaces intended to foster an environment of creativity, innovation and collaboration.

The architectural concept is realized as two sunlit atria that are connected by a multistory circulation concourse – the hub, where staff and visitors enter the building and engage with it vertically and horizontally. Lifts and escalators are accessed directly from the concourse connecting the office wings. The expansive ground floor accommodates Discovery's retail partners, client services, walk-in center, staff restaurants and coffee shops. The various office levels are set out between the active ground floor and Discovery's Vitality level on the roof.

Underpinned by Discovery's core values, ambition and purpose, the building is centered on occupants' wellbeing and incorporates various sustainability strategies for energy and water efficiency, occupants comfort, responsible use of materials and limited emissions.

Sustainable building features include:

- High performance double-glazed curtain wall.
- High efficiency water and air cooled chillers.
- CO2 based demand control of fresh air.
- Air-side economy cycle on all central air handling units.
- Daylight harvesting and occupancy sensing.
- Efficient lighting throughout the building.
- Harvesting of grey and rain water for irrigation and flushing of water closets and urinals.
- Efficient sanitary fittings.
- Predominantly indigenous and xeriscaping landscape.
- Green roof.
- Design for active occupants.
- Rigorous environmental and waste management processes during construction.

PROJECT TEAM:

OWNER
The Discovery Joint Venture

ARCHITECTS
Boogertman + Partners

INTERIOR ARCHITECT
Paragon Interface

FAÇADE ENGINEER
Pure Consulting

STRUCTURAL ENGINEERS
Sotiralis Consulting

**MECHANICAL ENGINEER
& ESD CONSULTANT**
AURECON

ELECTRICAL ENGINEER
Consius Consulting & Classen Auret Inc

QUANTITY SURVEYORS
RLB Pentad

PROJECT MANAGER
Morta

WET SERVICES
Sutherland Engineers

LIFT SPECIALIST
Solutions for Elevation

LANDSCAPE ARCHITECT
African Environmental Design

FIRE ENGINEER
TWCE

MAIN CONTRACTOR
WBHO & Tiber JV

TOTAL POINTS:

74

POINTS
ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GLA): **147 217 m²**

TOTAL COMMERCIAL OFFICE AREA: **134 481 m²**

CAR PARKING AREA: **170 853 m²**



ANSLOW PARK PHASE II

Anslow Office Park 8 Anslow Crescent, Bryanston, Gauteng, South Africa



**4 Green Star SA -
Office Design v1**

Achieved in June 2016

The building is a new commercial office building located in Bryanston, Sandton, incorporating sustainable design principles and demonstrating a commitment to environmental sustainability. The building consists of two office floors and two naturally ventilated parking basements.

Sustainable building features include:

- Sustainable features include rainwater harvesting, an energy efficient HVAC system and lighting system, and the optimising of internal daylight levels and external views.
- The building has a 74% reduction of potable water consumption in comparison to a 'best practice' benchmark. The reduction in potable water consumption for the building is owing to the specified water efficient sanitary fittings and the implementation of a rainwater harvesting system. The project's irrigation system demonstrates a 60% reduction in potable water consumption for landscape irrigation.
- The HVAC system utilizes efficient air-cooled chillers and ensures the optimum levels of fresh air is provided for the building and occupants. Efficient lighting, such as LEDs have been utilized in common areas such as foyers and bathrooms, this assists in ensuring an energy efficient building operation. Energy efficient heat-pumps provide hot water to the building.
- The building's design of office spaces assists in ensuring occupancy comfort with sufficient daylight, glare control, appropriate maintained internal noise levels and 80% of usable space provided with a view to the external environment.
- Additional sustainable building features include a waste recycling facility, a stormwater attenuation and treatment facility to minimise stormwater run-off and the associated run-off pollution, low VOC paints and adhesives, the provision of preferred parking spaces for fuel efficient (Hybrid) vehicles and recycled and locally sourced building materials.

PROJECT TEAM:

OWNER
Growthpoint Properties Ltd

ARCHITECTS
Boogertman + Partners

ELECTRICAL ENGINEER
CKR Consulting Engineers

FIRE ENGINEER
International Fire Engineering

LIFT SPECIALIST
Schindler Lifts

MECHANICAL ENGINEER
Aurecon SA (Pty) Ltd

QUANTITY SURVEYORS
Tiber Construction

STRUCTURAL ENGINEERS
Kantey & Templer

SUSTAINABLE BUILDING CONSULTANT
Aurecon SA (Pty) Ltd

WET SERVICES
Wat-Sol Design

MAIN CONTRACTOR
Tiber Construction

PROJECT MANAGER
J M Henry & Associates

TOTAL POINTS:

54

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GLA):

11 159 m²

TOTAL COMMERCIAL OFFICE AREA:

8 607 m²

CAR PARKING AREA:

9 995 m²



BRIDGE PARK

No. 5&7 Bridge Way, Century City, Western Cape, South Africa



5 Star Green Star SA - Office v1 Design Rating

Achieved in April 2015

The Bridge Park office development is located within the Bridgeways Precinct at Century City. This multiple building development consists of two concrete framed structures, both made up of four floors with three levels of basement parking. The buildings share a common address and are connected through a ground floor podium level.

Both buildings have central internal atrium spaces linked to external garden areas on the ground floor. The first and second floors are typical and have the same perimeter wall construction, layout and size per building. The third floor façade is shaded by a concrete roof overhang which contributes to the thermal comfort of the office spaces.

Sustainable building features include:

- Century City has a treated effluent water supply from the Potsdam Municipal Sewer treatment facility that until relatively recently has been used for irrigation and topping up the canals in the drier summer months. This project is not only using it for irrigation, but also providing a further treatment plant within the building that can provide water of sufficient quality for toilet and urinal flushing as well as cooling tower make up water.
- Potable water demand by occupants is further reduced through the installation of water efficient fittings for occupant amenities.
- Rainwater harvesting from roof areas is also included within the building's design.
- Heating and cooling is provided by two pipe fan coil units with a central chilled water plant and direct electric heating in the fan coil units.
- Daylight dimming sensors will be installed throughout the useable area (UA).
- Domestic hot water is provided through a heatpump for the development.

PROJECT TEAM:

OWNER
RABIE PROPERTY GROUP

LIFT SPECIALIST
AURECON

STRUCTURAL ENGINEERS
AURECON

ARCHITECTS
DHK ARCHITECTS

MECHANICAL ENGINEER
AURECON

SUSTAINABLE BUILDING CONSULTANT
PJ CAREW CONSULTING

ELECTRICAL ENGINEER
AURECON

INDEPENDENT COMMISSIONING AGENT
PJ CAREW CONSULTING

WET SERVICES
AURECON

FIRE ENGINEER
AURECON

QUANTITY SURVEYORS
AECOM

MAIN CONTRACTOR
MURRAY & ROBERTS

PROJECT MANAGER
RABIE PROPERTY GROUP

LANDSCAPING CONSULTANT
PLANNING PARTNERS

TOTAL POINTS:

64

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA):

19 274m²

TOTAL COMMERCIAL OFFICE AREA:

19 274m²

CAR PARKING AREA:

19 486m²



GROWTHPOINT RIDGEVIEW OFFICE DEVELOPMENT

26 Ncondo Place, Ridgeside, Umhlanga Ridge



5 Star Green Star SA - Office v1 Design Rating

Achieved in April 2015

This multi-tenanted A - Grade office building is designed to achieve a 4-star Green Star Office V1 rating using current technologies and innovative methodologies to deliver cost effective high grade work space. The design solution maximizes usable floor area ratios whilst maintaining a human scale and high grade architectural quality. The development is accessed through a landscaped courtyard space with a shared ramp that provides access to four basement parking areas.

The envelope of the building incorporates high levels of thermal insulation to external walls and roofs. The double glazed facades are designed to have a low shading coefficient to facilitate good thermal performance. Overhangs and a unique custom designed fritted glass fins provide integrated shading structures in order to reduce solar exposure to the glazed facades behind Daylight glare control is reduced using both extensive external shading and internal blinds. All office spaces are relatively narrow corporate floor plates and enjoy natural light and exterior views of Umhlanga Ridge corridor and Sea and City Views.

The design includes preferential parking to encourage alternative modes of transportation and is cognisant of the latest electric powered vehicles such as the BMW i3 with the inclusion of charging infrastructure within parking bays. The building is located very close to existing and planned public transportation modes and local amenities. Cyclist facilities with lockers and showers are provided to promote low emission transportation.

Sustainable building features include:

- Electric vehicle charging infrastructure
- Extensive rainwater harvesting on site for reuse in toilets and urinals
- Air-conditioning system that makes use of an air cooled chiller, reduces potable water consumption by over 2 million litres of water annually
- Highly efficiency façade incorporating insulation, double glazing and vertical and horizontal shading
- Xeriscaping is implemented to eliminate the need for irrigation
- Use of motion detectors in the offices and in the parking area which automatically switches off lighting when areas are not in use.
- Comprehensive network of energy meters which are connected to a BMS and can provide the building owner with detailed information on energy use.

PROJECT TEAM:

OWNER & DEVELOPER
GROWTHPOINT PROPERTIES LIMITED

MAIN CONTRACTOR
WBHO CONSTRUCTION

LANDSCAPING CONSULTANT
UYS & WHITE

WET SERVICES
AURECON (PTY) LTD

PROJECT MANAGER
AECOM SA (PTY) LTD

ELECTRICAL ENGINEER
IBUYA

FIRE ENGINEER
AURECON (PTY) LTD

MECHANICAL ENGINEER
AURECON (PTY) LTD

SUSTAINABLE BUILDING CONSULTANT
AECOM SA (PTY) LTD

QUANTITY SURVEYORS
FWJK

STRUCTURAL ENGINEERS
HATCH GOBA

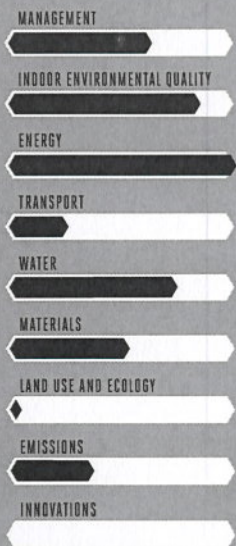
SUSTAINABLE DESIGN REVIEW CONSULTANTS
AECOM

ARCHITECTS
ELPHICK PROOME ARCHITECTS INCORPORATED

TOTAL POINTS:

60

POINTS ALLOCATION:

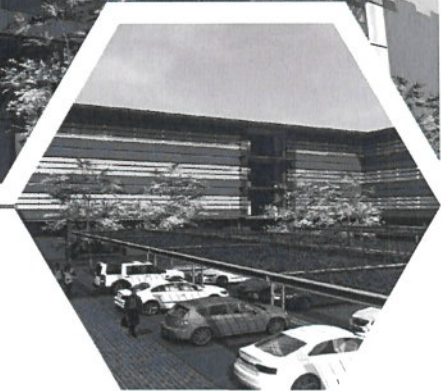


PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA): **6 581m²**

TOTAL COMMERCIAL OFFICE AREA: **5 597m²**

CAR PARKING AREA: **9 948m²**



THE BOULEVARD UMHLANGA-RIDGE

19 Park Lane, Umhlanga-Rocks, eThekweni, KZN



Green Star SA –
Office Design v1
Achieved in February 2016

THE BOULEVARD is a commercial development of grade-A office space with a retail component and multi-storey parking garage and ancillary buildings. The building is 4 storeys high, all tenancies from 1st floor to 3rd floor are office space and on the ground level retail shops/restaurants. It is connected via a lift core to mechanical-ventilated and naturally ventilated parking garage with waste sorting recycling storage area, cyclist facilities and security entrance control and with services and generator at a lower partial basement. The building is placed in a north-east orientation of the Umhlanga-ridge urban street block- the placing close to the street reserve being strictly regulated by the urban precinct control. The building has a façade with large roof eaves, low-energy double glazing and good insulation to minimize solar thermal transmittance to interior office space. It is to be developed in stages. Targeting Green Star certification from the Green Building Council of South Africa the consultants has integrated sustainable features and initiatives into the design and construction of the building.

Sustainable building features include:

- Design intent to transfer knowledge, contractor ISO 14001 certification, EMP adhered to and 50% of all construction waste recycled.
- The fresh air are at rates well above SANS norms with heat recovery.
- Paints contain low levels VOC's.
- Lighting is energy efficient-electronic ballasts and motion sensors optimize use.
- VRV HVAC has occupancy sensing, set-point switching. Rainwater harvesting to flushing and all showers, taps, toilets are efficient.
- Cycle Facilities and parking electric vehicles, motorbikes, scooters.
- Storage for waste recycling, concrete mixes less Portland cement, Storm water attenuation.
- Local connectivity good- close proximity to amenities.

PROJECT TEAM:

OWNER
GROWTHPOINT PROPERTIES

PROJECT MANAGER
GROWTHPOINT PROPERTIES

ARCHITECTS
EPA

FAÇADE ENGINEER
LINDA NESS

ELECTRICAL ENGINEER
ROYAL HASKONINGDHV

MECHANICAL ENGINEER
ROYAL HASKONINGDHV

FIRE ENGINEER
ROYAL HASKONINGDHV

QUANTITY SURVEYORS
FWJK

STRUCTURAL ENGINEERS
ROYAL HASKONINGDHV

SUSTAINABLE DESIGN REVIEW CONSULTANTS
ROYAL HASKONINGDHV

SUSTAINABLE BUILDING CONSULTANT
ROYAL HASKONINGDHV

WET SERVICES
ROYAL HASKONINGDHV

MAIN CONTRACTOR
WBHO

TOTAL POINTS:

46

POINTS ALLOCATION:



PROJECT FLOOR AREAS:

TOTAL GROSS FLOOR AREA (GFA): **6 199m²**

TOTAL COMMERCIAL OFFICE AREA: **5 240m²**

TOTAL CAR PARKING AREA: **6 631m²**