



# OFFICE FACTSHEET

## GROWTHPOINT AT A GLANCE

**Largest**  
primary listed REIT  
on the JSE

A FTSE/JSE  
**Top 40**  
company

**500+**  
high-quality  
property assets

**7.6mil+**  
sqm of space

[READ MORE](#)

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

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



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

## 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.



**Value of Properties**  
**R26.5bn**



**Number of Properties**  
**151**



**Office GLA m<sup>2</sup>**  
**1.61mil**



### Grading Split -

**P grade - 27.7%**



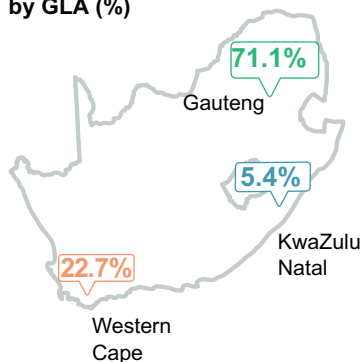
**A grade - 53.7%**



**B grade - 16.4%**

**Number of current green certifications 120+**

### Geographic Split - by GLA (%)



Gauteng - Johannesburg	Gauteng - Pretoria	KwaZulu-Natal	Western Cape
Bedfordview	Brooklyn	La Lucia	Bellville
Bryanston	Centurion	Mount Edgecombe	Cape Town City
Dunkeld	Faerie Glen	Umhlanga	Century City
Houghton	Hatfield	Westville	Claremont
Illovo	Menlyn		Granger Bay
Killarney			Greenpoint
Midrand			Montague Gardens
Parktown			Mowbray
Paulshof/Sunninghill			Newlands
Rivonia Morningside			Pinelands
Roodepoort			Platteklouf
Rosebank			Rondebosch
Sandton Central			Woodstock
Chislehurst			
Sandown			
Wierda Valley			
West Rand			
Woodmead/Woodlands			



## 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 13 years and the FTSE4GOOD index for 6 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 27MW of solar installed across 43 properties, we collaborate with our clients to ensure we manage utilities effectively, improve consumption efficiency and expand our renewable energy mix.

## OUR PEOPLE & 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.

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 SmartStay

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.





## OUR OFFERING

### WORKAGILITY

SPACES THAT WORK AROUND YOU

WorkAgility offers private, fully furnished workspaces for between 20 and 100 people in key locations in Johannesburg and Cape Town. You can secure space for one year or longer and benefit from an easy online application process and just one monthly bill. Buildings with WorkAgility spaces now feature a dedicated community manager who is there to make sure your space works for you, and around you at all times.

### 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 and SmartStay 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.

### 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



### e-CO<sub>2</sub>

#### POWERING YOUR SPACE TO THRIVE, SUSTAINABLY

Over the past decade, we've spearheaded the evolution of green building 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 embarked on an exciting journey towards renewable energy through our recent Power Purchase Agreement with Etana Energy, securing an impressive 195 GWh of clean electricity annually. And, while wheeling does not directly mitigate the impact of load-shedding on your premises, e-co2 makes it easy for your business to achieve its ESG goals.

