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| Website:    | <a href="http://www.snj.co.za">www.snj.co.za</a>   |
| Brochure    | <a href="#">SJ-Brochure.pdf (snj.co.za)</a>  |
| Master Plan | <a href="#">sj-masterplan.pdf (snj.co.za)</a>  |
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**PHASE 1: GANYMEDE PRECINCT - FULLY LET / SOLD OUT (118,346m²)**

**PHASE 2: LAND SALES / DEVLOP TO LEASE OPTIONS**

**PHASE 2A: AMALTHEA PRECINCT: JUPITER EXT.28**

| Erf No | Stand Area (m²) | F.A.R | Gross Building Area @0.6 | Coverage | *Permitted height | Zoning       | Rate p/m² | Purchase Price Exc. VAT | Estimated O.A Levy (2023/24) | Status |
|--------|-----------------|-------|--------------------------|----------|-------------------|--------------|-----------|-------------------------|------------------------------|--------|
| 258    | 12 980          | 0,6   | 7 788                    | 60%      | 20m               | Industrial 1 | SOLD      | SOLD                    | SOLD                         | SOLD   |
| 259    | 13 626          | 0,6   | 8 176                    | 60%      | 20m               | Industrial 1 | SOLD      | SOLD                    | SOLD                         | SOLD   |
| 260    | 34 568          | 0,6   | 20 741                   | 60%      | 20m               | Industrial 1 | LET       | LET                     | LET                          | LET    |
| 261    | 23 619          | 0,6   | 14 171                   | 60%      | 20m               | Industrial 1 | LET       | LET                     | LET                          | LET    |
| 262    | 26 937          | 0,6   | 16 162                   | 60%      | 20m               | Industrial 1 | LET       | LET                     | LET                          | LET    |

**PHASE 2B: AMALTHEA PRECINCT: JUPITER EXT. 27**

| Erf No | Stand Area (m²) | F.A.R | Gross Building Area @0.6 | Coverage | *Permitted height | Zoning       | Rate p/m² | Purchase Price Exc. VAT | Estimated O.A Levy (2023/24) | Status      |
|--------|-----------------|-------|--------------------------|----------|-------------------|--------------|-----------|-------------------------|------------------------------|-------------|
| 252    | 10 348          | 0,6   | 6 209                    | 60%      | 20m               | Industrial 1 | -         | -                       | -                            | UNDER OFFER |
| 253    | 11 390          | 0,6   | 6 834                    | 60%      | 20m               | Industrial 1 | -         | -                       | -                            | UNDER OFFER |
| 254    | 13 657          | 0,6   | 8 194                    | 60%      | 20m               | Industrial 1 | -         | -                       | -                            | UNDER OFFER |
| 255    | 10 000          | 0,6   | 6 000                    | 60%      | 20m               | Industrial 1 | -         | -                       | -                            | UNDER OFFER |
| 256    | 12 009          | 0,6   | 7 205                    | 60%      | 20m               | Industrial 1 | SOLD      | SOLD                    | SOLD                         | SOLD        |

**PHASE 2C: AMALTHEA PRECINCT: JUPITER EXT.26**

| Erf No           | Stand Area (m²) | F.A.R | Gross Building Area @0.6 | Coverage | *Permitted height | Zoning       | Rate p/m² | Purchase Price Exc. VAT | Estimated O.A Levy (2023/24) | Status      |
|------------------|-----------------|-------|--------------------------|----------|-------------------|--------------|-----------|-------------------------|------------------------------|-------------|
| Portion A of 245 | 6 810           | 0,6   | 4 086                    | 60%      | 20m               | Industrial 1 | SOLD      | SOLD                    | SOLD                         | SOLD        |
| Portion B of 245 | 4 273           | 0,6   | 2 564                    | 60%      | 20m               | Industrial 1 | -         | -                       | -                            | UNDER OFFER |
| 246              | 11 294          | 0,6   | 6 776                    | 60%      | 20m               | Industrial 1 | R 1 250   | R 14 117 500            | R 5 308                      | Available   |
| 247              | 13 203          | 0,6   | 7 922                    | 60%      | 20m               | Industrial 1 | -         | -                       | -                            | DEVELOPMENT |
| 248              | 12 237          | 0,6   | 7 342                    | 60%      | 20m               | Industrial 1 | R 1 250   | R 15 296 250            | R 5 751                      | Available   |
| 249              | 11 101          | 0,6   | 6 661                    | 60%      | 20m               | Industrial 1 | -         | -                       | -                            | UNDER OFFER |
| 250              | 10 000          | 0,6   | 6 000                    | 60%      | 20m               | Industrial 1 | SOLD      | SOLD                    | SOLD                         | SOLD        |

**PHASE 2D: AMALTHEA PRECINCT: JUPITER EX.25**

| Erf No | Stand Area (m²) | F.A.R | Gross Building Area @0.6 | Coverage | *Permitted height | Zoning       | Rate p/m² | Purchase Price Exc. VAT | Estimated O.A Levy (2023/24) | Status      |
|--------|-----------------|-------|--------------------------|----------|-------------------|--------------|-----------|-------------------------|------------------------------|-------------|
| 243    | 32 065          | 0,6   | 19 239                   | 60%      | 20m               | Industrial 1 | -         | -                       | -                            | DEVELOPMENT |
| 244    | 13 585          | 0,6   | 8 151                    | 60%      | 20m               | Industrial 1 | R 1 250   | R 16 981 250            | R 6 385                      | DEVELOPMENT |

**PHASE 3: LAND SALES/TENANT DRIVEN LEASES (HIGHWAY FRONTAGE)**

**PHASE 3A: CALLISTO PRECINCT: JUPITER EXTENSIONS 31, 32, 34, 37 & 38**

| Erf No                | Stand Area (m²) | F.A.R | Gross Building Area @0.6 | Coverage | *Permitted height | Zoning       | Rate p/m² | Purchase Price Exc. VAT | Estimated O.A Levy (2023/24) | Status      |
|-----------------------|-----------------|-------|--------------------------|----------|-------------------|--------------|-----------|-------------------------|------------------------------|-------------|
| Erf 266               | 14 529          | 0,6   | 8 717                    | 60%      | 20m               | Industrial 1 | -         | -                       | -                            | UNDER OFFER |
| Erf 267               | 28 535          | 0,6   | 17 121                   | 60%      | 20m               | Industrial 1 | -         | -                       | -                            | UNDER OFFER |
| 230 (3B)              | 30 957          | 0,6   | 18 574                   | 60%      | 20m               | Industrial 1 | R 1 250   | R 38 696 250            | R 13 002                     | Available   |
| 231 (3B)              | 28 337          | 0,6   | 17 002                   | 60%      | 20m               | Industrial 1 | R 1 250   | R 35 421 250            | R 11 902                     | Available   |
| 233 (3C)              | 54 274          | 0,6   | 32 564                   | 60%      | 20m               | Industrial 1 | SOLD      | SOLD                    | SOLD                         | SOLD        |
| 234 (3C)              | 48 333          | 0,6   | 29 000                   | 60%      | 20m               | Industrial 1 | SOLD      | SOLD                    | SOLD                         | SOLD        |
| 268 (3D) - Platformed | 32 741          | 0,6   | 19 645                   | 60%      | 20m               | Industrial 1 | R 1 884   | R 61 684 044            | R 13 751                     | Available   |
| 269 (3D)              | 38 026          | 0,6   | 22 816                   | 60%      | 20m               | Industrial 1 | R 1 250   | R 47 532 500            | R 15 971                     | Available   |
| 270 (3D)              | 25 780          | 0,6   | 15 468                   | 60%      | 20m               | Industrial 1 | R 1 250   | R 32 225 000            | R 10 828                     | Available   |
| 240 (5A)              | 28 107          | 0,6   | 16 864                   | 60%      | 20m               | Industrial 1 | R 1 250   | R 35 133 750            | R 11 805                     | Available   |
| 241 (5A)              | 27 936          | 0,6   | 16 762                   | 60%      | 20m               | Industrial 1 | R 1 250   | R 34 920 000            | R 11 733                     | Available   |

**FUTURE PRECINCTS CAN BE CONSOLIDATED FOR LARGE SINGLE USER REQUIREMENTS (50,000m² GLA) UPWARD**

*The information herewith does not constitute a mandate and is subject to change without notice*