

NINE AT S & J BROKER INCENTIVE ("INCENTIVE")

INCENTIVE TERMS AND CONDITIONS ("T's and C's")

Date these T's and C's were first published: 27 May 2026

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These T's & C's, as may be amended from time to time, explain your rights and duties in respect of the Competition. If you take part in this Incentive and/or accept any prize, these T's and C's will apply to you. Please read the T's and C's carefully and pay special attention to all the terms printed in bold.

1.	Incentive name:	NINE AT S & J BROKER INCENTIVE
2.	Promoter's details:	This Incentive is conducted and organized by the S & J Co-ownership ("S & J"), offered by Redefine Properties Limited (Registration Number: 1999/018591/06); The Pivotal Fund Proprietary Limited (Registration number 2005/030215/07) ("Pivotal") and GGP Investments Proprietary Limited (Registration number 2015/216964/07) ("GGP"). In these T's & C's, we refer to the above promoter(s) as "S&J Co-ownership" and the entrants as "the Participant(s)" or "you."
IMPORTANT INFORMATION		
3.	<u>Eligibility:</u> Who may enter the Competition?/ Introduction "	To enter the Competition, a Participants must be in possession of a valid South African identity document or passport. The incentive aims to encourage Brokers("Participants") to use their networks to put forward leasing enquiries/leads for Nine at S & J to the Industrial leasing team. If leases are ultimately concluded, the participating broker shall be rewarded, subject to these Ts and Cs.

4.	Who cannot enter the Competition?	The Incentive may not entered into by any director, member, partner, employee, agent, consultant, tenant of S&J Co-ownership at the Industrial Park , the marketing service providers and/or any person who directly or indirectly controls or is controlled by these entities, including their spouses, life partners, business partners or immediate family members.
5.	Incentive Period:	The Incentive will run from 27 May 2026 – 30 November 2026 (“Incentive Period”) Please be advised that the Incentive will only take place on the Incentive Period and any participation outside of the Incentive Period will not be taken into consideration. This Incentive can be terminated, without notice, by the S&J Co-ownership for any reason whatsoever at any time.
6.	Qualifying Criteria	To qualify for the Incentive and qualify for the Incentive, a Participant will be required, for the duration of the Incentive Period to conclude leases at Nine at S & J based on the criteria below: 6.1. Develop to lease: 6.1.1. Signature of a Develop to Lease agreement (“Lease”) for the development of 1500sqm-2000sqm upward. 6.1.2. Lease Term: 3 years. 6.1.3. The rental amount shall be as per Develop to Lease Proposal supplied by the S&J Development and Leasing Team, with an allowance for value engineering with the Tenant. 6.1.4. The Lease signature date will be the determining date for the conclusion of the Lease within the incentive period. 6.1.5. The incentive will be awarded once the lease terms (per the Redefine Broker Terms and Conditions) and the conditions detailed in 6.1.1 below have been met.

		6.1.6. The Winner may elect to take the cash equivalent of the Travel Voucher ("Travel Voucher") (inclusive of VAT). Payment of this amount will be made into the broker / brokerage's account once confirmation of banking details and all other required documentation is finalised. 6.1.7. Written confirmation of the election to receive the cash equivalent of the -prize, instead of the holiday, is to be provided upon lease signature. 6.1.8. The above incentive is over and above the standard commission payable for the Develop to Lease (at tariffs per the Redefine's Letting Mandate Tariffs Redefine Letting Mandate) or as negotiated between the S&J Co-ownership and the Participants. 6.2. Land Sales 6.2.1. Signature of a Sale Agreement of a property. 6.2.2. The minimum commission amount payable on land sales during the incentive period will be 5% (five percent) of the purchase price (excluding VAT). 6.2.3. The Sale Agreement signature date will be the determining date for the conclusion of the Land Sale during the incentive period. 6.2.4. Payment of the commission will be made on Transfer of the property , or registration of the Notarial Lease (where relevant). S&J Co-ownership in its sole and absolute discretion, reserves the right to disqualify and immediately remove any Entry that fails to meet the aforementioned criteria, is offensive and/or is not related to the purpose of the Competition.
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7.	How to enter?	To qualify for the Incentive, a Participant will be required to: 7.1. Assist the S&J Co-ownership in its endeavours to lease Industrial space in respect of the S&J Business Park by providing the S&J Co-ownership with a lead that results in the Participant being the Effective Cause of a concluded lease at NINE at S & J ; 7.2. For purposes of this Incentive, a Lead will be defined as: 7.2.1. the introduction by a Participant of a potential tenant, which results in the successful conclusion of a Lease agreement and/or Sale Agreement on terms and conditions acceptable to the S&J Co-ownership in its sole and absolute discretion, including but not in any way limited to: 7.2.1.1. the involvement of the Broker (Participant) in lease / negotiations with the tenant and Landlord from inception to conclusion (to the extent applicable and possible). 7.2.1.2. payment of the deposit by the Tenant; and 7.2.1.3. payment of the first month's rental by the Tenant; and 7.2.1.4. any other condition which the S&J Co-ownership, in its sole and absolute discretion may impose. 7.2.1.5. For purposes of this clause 7.2.1.5 it is specifically recorded that: 7.2.1.6. a Lead will only apply to conclusion, by a potential tenant and the S&J Co-ownership of a new lease agreement(s), and that a Participant will accordingly not be deemed to have provided a Lead in instances where:
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		7.2.1.6.1. existing tenants are exercising an option to renew (“Existing Lease”), or 7.2.1.6.2. renewing the Existing Lease by extending the period of the lease; and/or; 7.2.1.6.3. an existing tenant is merely taking up additional space in respect of the Existing Lease; and/or 7.2.1.6.4. a potential Lead was previously introduced to the S&J Co-ownership, but not fulfilled, 7.3. Leads put forward for national tenants and group tenants as they are classified in Redefine’s Letting Mandate (Redefine Letting Mandate), including amendments from time to time, are excluded from this incentive (“Excluded Tenants”). Upon compliance with the above a Participants will automatically be deemed to have entered the Competition. There are no additional charges for participating in the Competition.
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8.	How will the Winner/s be selected?	S&J Co-ownership will select 2 (two) winners (“Winner”) who are the first to conclude the deal for each tier. The selection will be done physically in the presence of an independent auditor. • Tier 1 Winner: Awarded to the first qualifying transaction where a broker secures a tenant with a signed Lease between 1 500sqm – 2 000sqm. • Tier 2 Winner: Awarded to the first qualifying transaction where a broker secures a tenant with a signed Lease of 2 500sqm and above. NB: The first broker to bring us the deal on asking terms which is the full rate and duration. The process will be overseen by an independent auditor.
9.	Winner announced on	Winner to be notified once the lease is signed and announced on the or at a date that S & J deems fit.
10.	The prizes	The first Participant in each tier (as recorded below) who comply with the requirements will in S & J Co-ownership’s sole discretion, each receive an incentive award as per the incentive provisions. Tier 1: Lease term: Up to three years on asking rental and above Travel voucher at the courtesy of Flight Centre Travel Group (Pty) Ltd (registration no.1994/000253/07) valued at R30 000 (thirty thousand rands) OR; Tier 2:

		Travel voucher valued at R 60 000 (sixty thousand rands) The Prizes are courtesy of S&J Co-ownership and subject to the terms and conditions that may be imposed by S&J Co-ownership from time to time. All Rewards will be paid in the month following the conclusion of the deal and are taxable in accordance with applicable law and only eligible on asking terms which is full rate and duration.
11.	How will the Winner/s be informed?	The winners will be selected on our social media pages and via email with link to the voucher. We will then announce them as marketing tactic on our LinkedIn, Facebook and Instagram profile. If S&J Co-ownership is unable to contact or reach the Winner within 14 (Fourteen) days of having announced the Winners, the Entry by that Participant will be disqualified. S&J Co-ownership will be entitled to thereafter select another winner.
12.	Upliftment of prizes	The Winner acknowledges and accepts that s/he will be required to complete a waiver before the prize can be handed over. S&J Co-ownership reserves the right to withhold the Prize until the Winner completes the same.
13.	Deadline for claiming Prizes	If the Winner does not provide the necessary documents for verification of account within 14 (Fourteen) days of being informed that he/she has won, the Incentive shall end without S&J Co-ownership awarding the Prize.
14.	Data usage and Privacy policy	Participants are fully aware that in order for S&J Co-ownership to offer the Competition, S&J Co-ownership may collect and use personal information of the Participants. The personal information may include but is in no way limited to a

		Participant's: - First name and surname. - Physical address. - Email address. - Mobile number; and/or - Images/ photographs. Personal information which a Participant provides to S &J Co-ownership and the Participating Merchants when entering the Competition, may, subject to prevailing law, be used for future marketing activity by the S&J Co-ownership and/or the Participating Merchants, unless the Participant duly notifies the S&J Co-ownership and/or the Participating Merchants that he/she wishes to opt- out of receiving such marketing communications. The S&J Co-ownership and the Participating Merchants warrant that the personal information will be treated in a confidential manner and will not be shared with any unauthorised third parties. The S&J Co-ownership and the Participating Merchants will disclose personal information only if required to do so by law.
15.	The platform where these T's & C's can be found:	For the duration of the Incentive Period, a copy of these T's and C's can, at no cost - be found on the Industrial Park 's official website on: Business Park Warehouse Space to Let S&J Business Park
16.	General terms	The S&J Co-ownership reserves the right to terminate the Incentive with immediate effect before the end of the Incentive Period at any time, if deemed necessary in its sole discretion or if circumstances arise outside of its control. No Participant will have any claim against the S&J Co-ownership for such a termination. The S&J Co-ownership shall not be responsible for any

		loss or misdirected entries, including but not limited to entries that were not received due to any failure of hardware, software, or other computer or technical systems affecting participating in the Competition. iii. Participation in the Incentive constitutes automatic acceptance of the T's and Cs contained herein and the Participant agrees to abide by the T's and C's. iv. All Winners in respect of the Incentive may be requested to be photographed so that their photographs may be used for future promotional purposes in relation to the Industrial Park and Participating Merchants promoting platforms. Promoting platforms will include Facebook pages, website pages and shopping centre retail industry publications. No fees will be payable in this regard. The Winners will be given the opportunity to decline the publication of their images. v. The S&J Co-ownership does not make any representations or give any warranties, whether express or implicit, that the Participant's participation in this Incentive will necessarily result in the Participant winning a prize or that the aforesaid Prizes will meet the Participant's unique requirements, preferences, standards, or expectations. i. To the extent permissible in law, the S&J Co-ownership is not responsible and cannot be held liable for any accident, injury, harm, death, loss, or damages of whatsoever nature, howsoever arising, as a result of the Participant's participation in this Competition, unless the S&J Co-ownership acted fraudulently or with gross negligence. Participants are obliged to comply with all applicable laws, including those laws protecting the intellectual property rights
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		of other parties. These T's and C's will be construed, interpreted, and enforced in terms of South African law. The S&J Co-ownership will make a final and binding decision in respect of all matters relating to the results, qualifiers and disputes relating to the Competition, and no correspondence will be entered into.
17.	Amendment of T's and C's	If considered necessary, the S&J Co-ownership reserves the right to amend the T's and C's by providing reasonable prior notice.
18.	Marketing Communication	As stated in the Tc's and C's, the Participant agrees that by participating in the Competition, and by completing the Entry Form and indemnity respectively, they grant consent to the S&J Co-ownership to retain their contact details on its database for purposes of receiving Marketing Information. Should the Participant, prefer not to receive Marketing Information, and does not prefer to have their contact details retained by the S&J Co-ownership, they may tick the box below and/or notify the S&J Co-ownership by contacting the S&J Co-ownership on email info@snj.co.za Tick this box if you <u>do</u> NOT CONSENT to receive Marketing Information ☐ Should the Participant have granted consent, and soon thereafter prefers not to receive Marketing Information, the Participant may contact the S&J Co-ownership on the contact details.

19.	Any questions, comments or complaints regarding the Incentive are to be directed to:	Name: Kwanele Tshabalala E-mail: Kwanele.Tshabalala@redefine.co.za Telephone: 0112830270
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