

FAIRLANDS

Fairlands is situated 10km away from Sandton City which houses the Johannesburg Stock Exchange and 40km from Johannesburg International Airport.

90°

- office development
- commercial
- fashion retail centre
- residential development
- natural lighting
- boulevard-style
- unique architecture

Site Size	5 ha
Expected Size of Development	
Residential	0
Commercial	35 000m ²
Expected Investment	R250 Million

The City of Joburg Property Company (JPC) is about to release the final property, a 5ha commercial property in the successful Fairlands Development Node.

JPC has already concluded agreements with RMB Properties (Pty) Ltd for a 70 000m² office development at a cost of R1.2 billion on one site, a 13 000m² fashion retail centre on another, and is about to award an agreement for a R200m residential development on a further site in the node.

The office development consists of two A-grade office blocks, designed as a 'deep space' type building with atriums providing natural lighting. Softened by internal landscaping, the development has been designed to reflect a boulevard-style feel. Earthworks commenced in early October 2005 and construction is expected to be completed by June 2008.

The retail development is intended as a destination shopping experience and is niched at top-end highly successful fashion outlets. The centre will offer unique architecture and distinctive building elements creating a high street. Completion of the retail development is anticipated for November 2006.

The residential development will be aspirational and will be inclusionary in its provision of a percentage of subsidised rental units for lower income earners. Development is expected to start in September 2006.

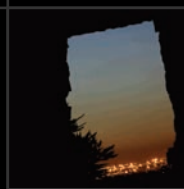
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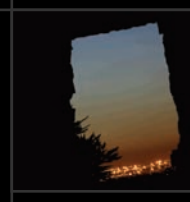
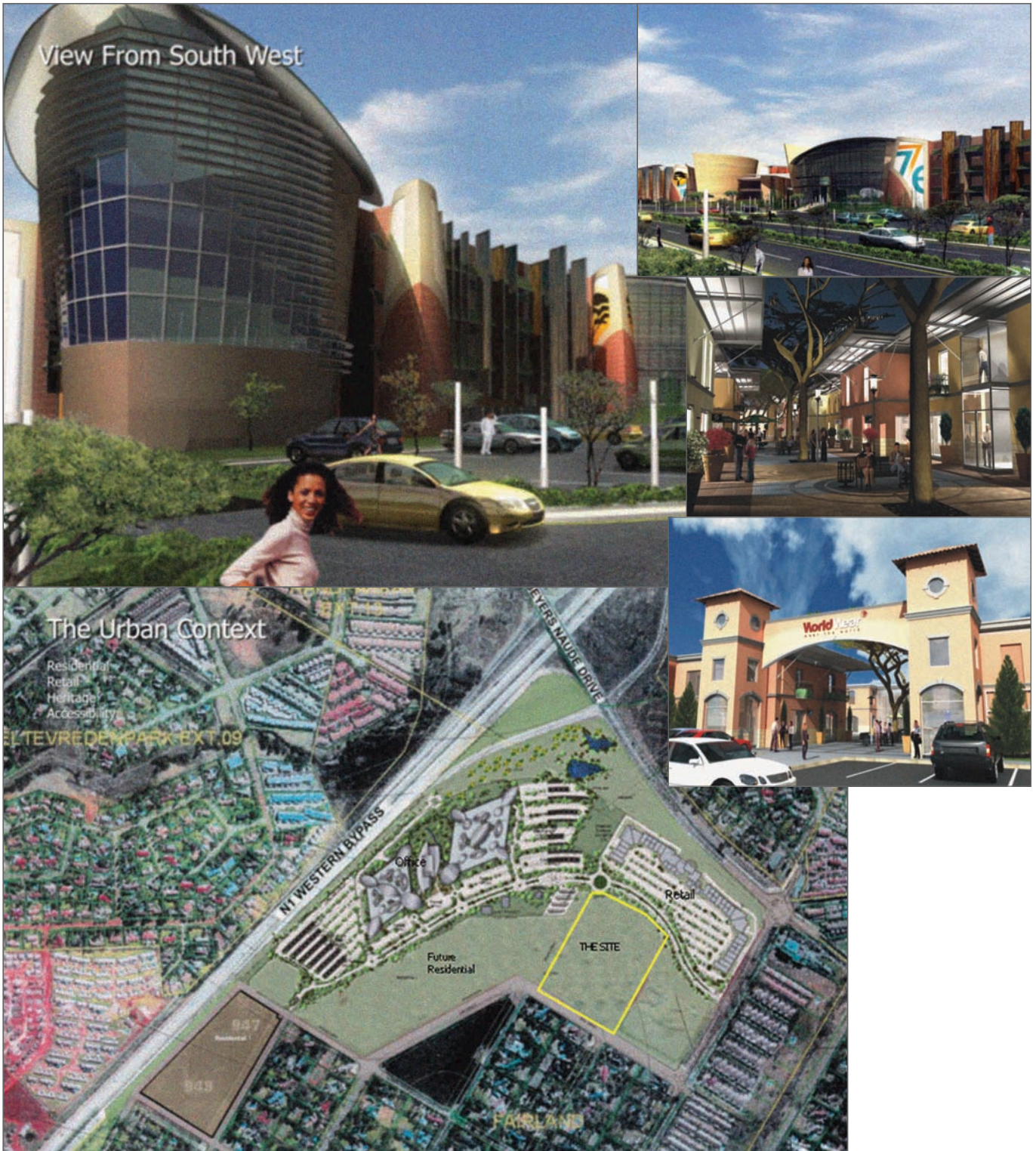
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Spec sheet

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