



ATTACQ
INVEST • DEVELOP • GROW

WATERFALL **SITE VISIT**

JUNE **2018**

AGENDA

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River Creek (Deloitte) under construction

GENERAL OVERVIEW



Waterfall Corporate Campus Office Park

To be a premier property company

Delivering **exceptional** and **sustainable** growth
through

a focused approach by investing in:

- Waterfall City;
- Waterfall Logistics Hub; and
- Retail precincts

As a **REIT**, Attacq is focusing on its four key value drivers

FOCUSED APPROACH **FOUR VALUE DRIVERS**



South African Portfolio



MAS Real Estate Inc



Waterfall Development



Rest of Africa Retail Investments



Portfolio by gross assets

WATERFALL DEVELOPMENT

Cummins South Africa's Regional Office



WATERFALL'S **SIX CORE VALUE DRIVERS**

W A T E R | F A L L



LOCALITY

Ease of access and excellent visibility



ACCESSIBILITY

Custom build to specific requirements



AMENITIES

Work and life intersect here



SECURITY

Protection from threats of any kind



WELLNESS

Designed as a walkable, runnable, bikeable city



GREEN

Total holistic, green, urban design

COMPLETED DEVELOPMENTS

Total of 24 buildings, 457 518 m² PGLA

- 3 retail, 141 434 m² PGLA
- 14 office and mixed-use, 164 247 m² PGLA
- 6 light industrial, 146 093 m² PGLA
- 1 hotel, 5 744 m² PGLA



PwC Tower

REMAINING WATERFALL BULK

WATERFALL CITY

AN INTEGRATED CITY THAT WORKS

Retail	46 627 m ²
Residential	75 687 m ²
Office	705 604 m ²
Hotel	59 000 m ²
Total	886 918 m²

LOGISTICS HUB

GAUTENG'S LOGISTICS HUB OF CHOICE

100% owned by Attacq	196 653 m ²
Waterfall Junction	686 054 m ²
Total	882 707 m²



WATERFALL CITY



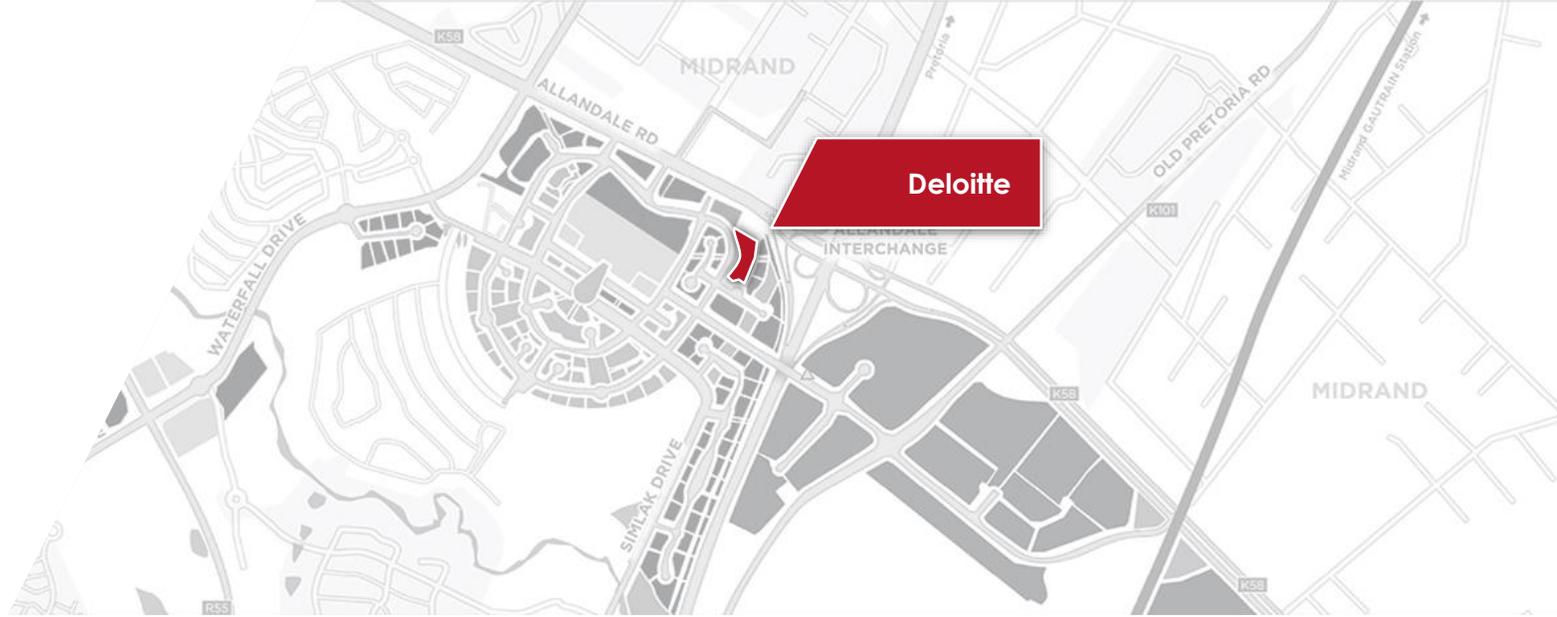
WATERFALL CITY



DEVELOPMENTS UNDER CONSTRUCTION

River Creek - Deloitte

- Deloitte Head Office
- Primary gross lettable area: **±42 500 m²**
- Land Parcel 10
- Segment: **office and mixed-use**
- **50% JV** with Atterbury
- Estimated completion date: **January 2020**
- Corporate consolidation
- Silver LEED (by design)



DEVELOPMENTS UNDER CONSTRUCTION | CONTINUED

The Atria

- Primary gross lettable area: **±33 150m²**
- Land Parcel 10
- Segment: **office and mixed-use**
 - › **4 office buildings**
 - › **180 room hotel**
- **50% JV** with Barrow Construction
- Bulk excavations completed
- **Four star** GBCSA (by design)



DEVELOPMENTS UNDER CONSTRUCTION | CONTINUED

Waterfall Corporate Campus Office Park

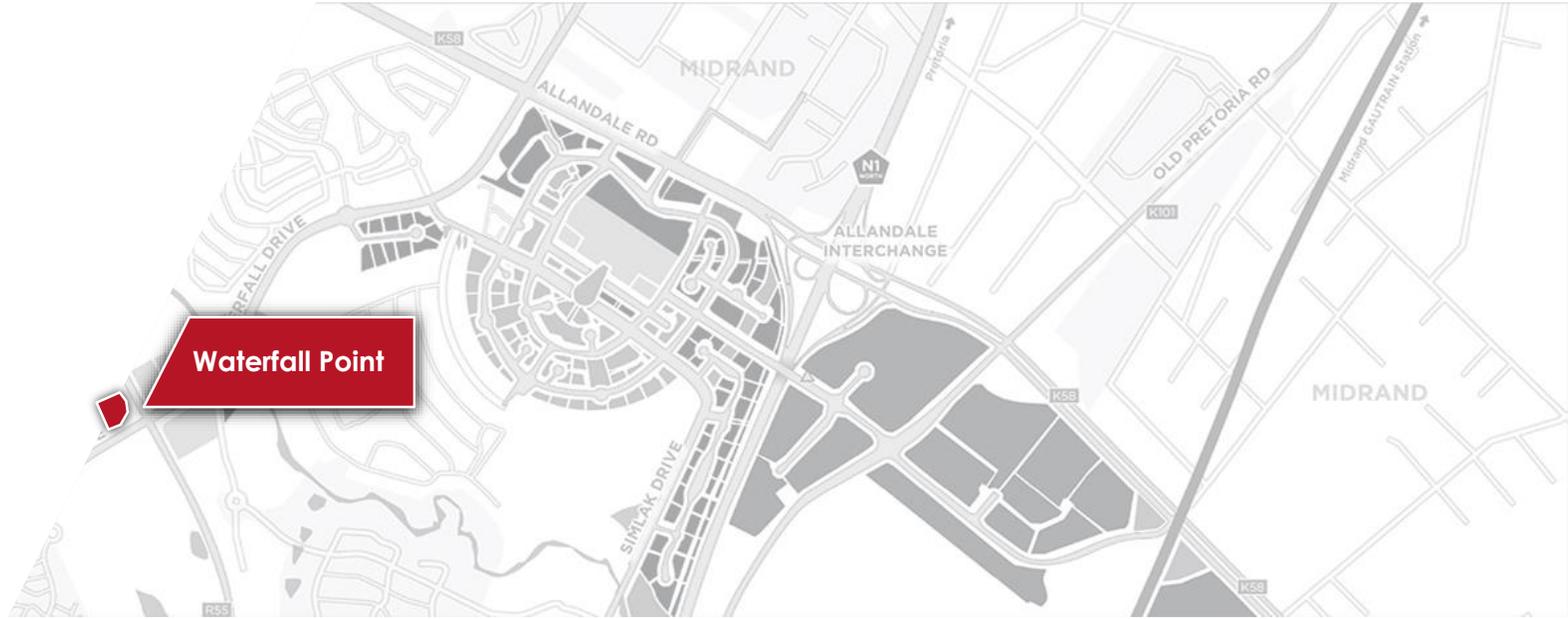
- Primary gross lettable area: **±34 000 m²**
- Land Parcel 10B
- Segment: **office and mixed-use**
- **50% JV** with Zenprop
- Development of **Phase I** completed (5 868 m²)
- Development of **Phase II** commenced (±10 200 m²)
- Phase II completion date:
 - › **Accenture: October 2018**
 - › **Spec building: February 2019**
- **Four star** GBCSA (by design)



DEVELOPMENTS UNDER CONSTRUCTION | CONTINUED

Waterfall Point

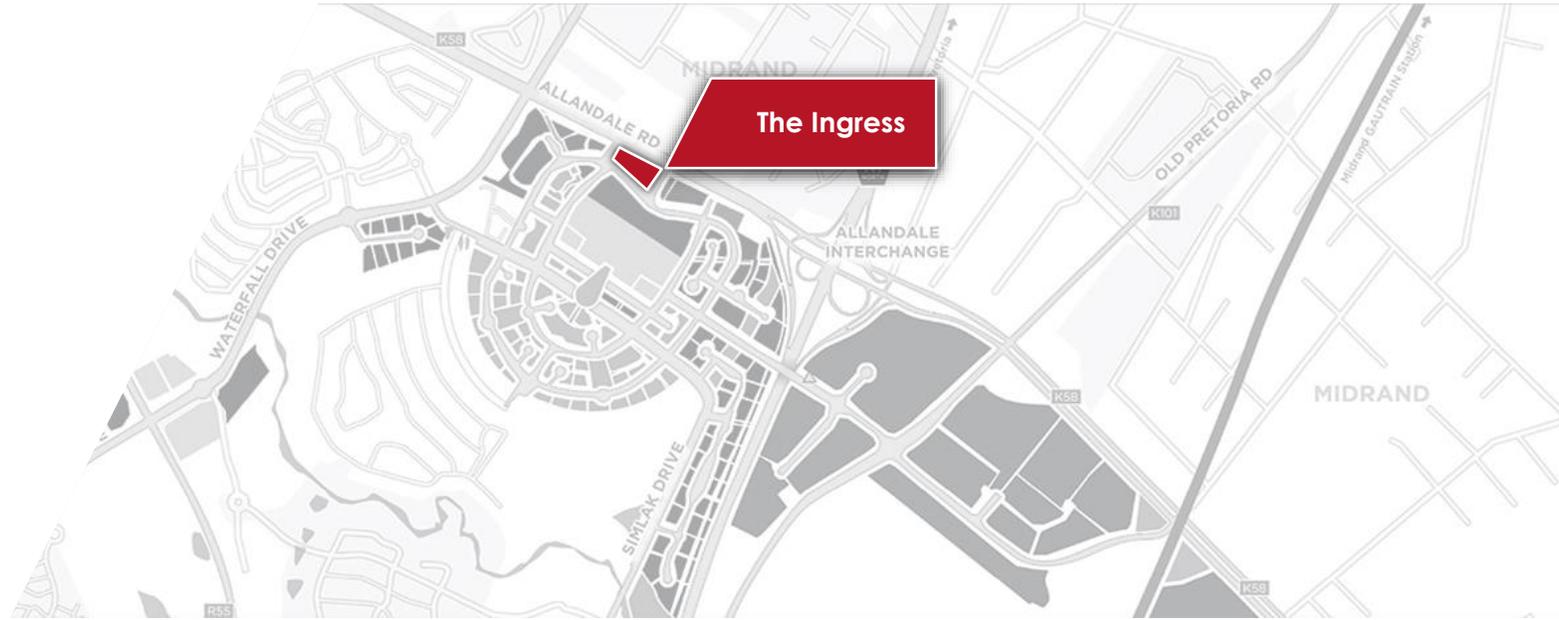
- Primary gross lettable area: **±9 500m²**
- Land Parcel 15
- Segment: **office and mixed-use**
- **Two** buildings **sold**
- **Two** buildings **retained**
- Estimated completion date: **December 2018**
- **Four star** GBCSA (by design)



NEW DEVELOPMENTS

The Ingress

- Major blue chip **tenant secured** for building 1
- Primary gross lettable area: **±20 500 m²**
- Land Parcel 10
- Segment: **office and mixed-use**
- **Five buildings**
- Phase I consists of two buildings
- Phase I estimated date of completion: **June 2019**
- **Four star** GBCSA (by design)



WATERFALL LOGISTICS HUB - FUTURE DEVELOPMENTS

LP 8

- 42 138 m² bulk

LP 9

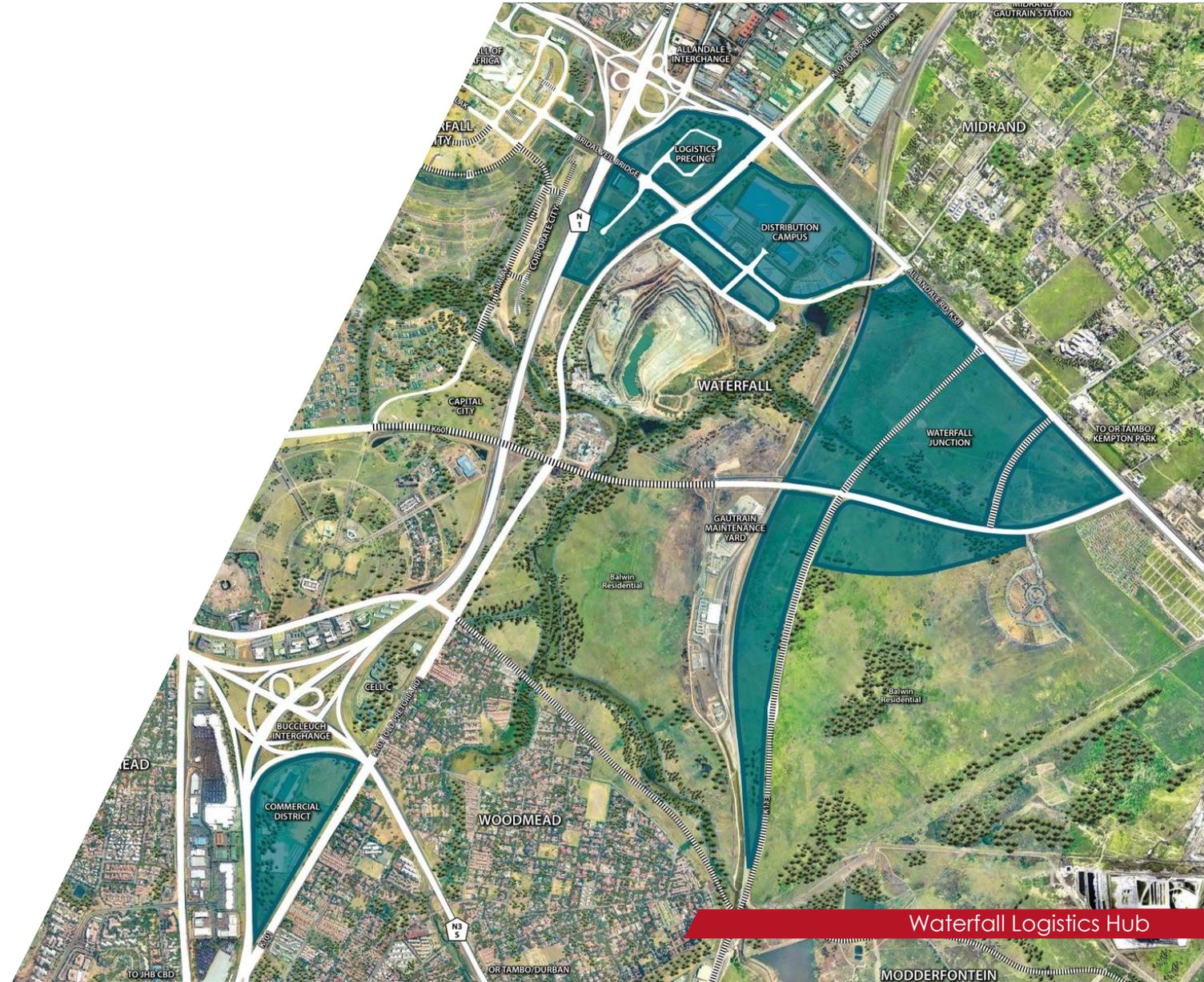
- 126 728 m² bulk

LP 22

- 27 787 m² bulk

Waterfall Junction

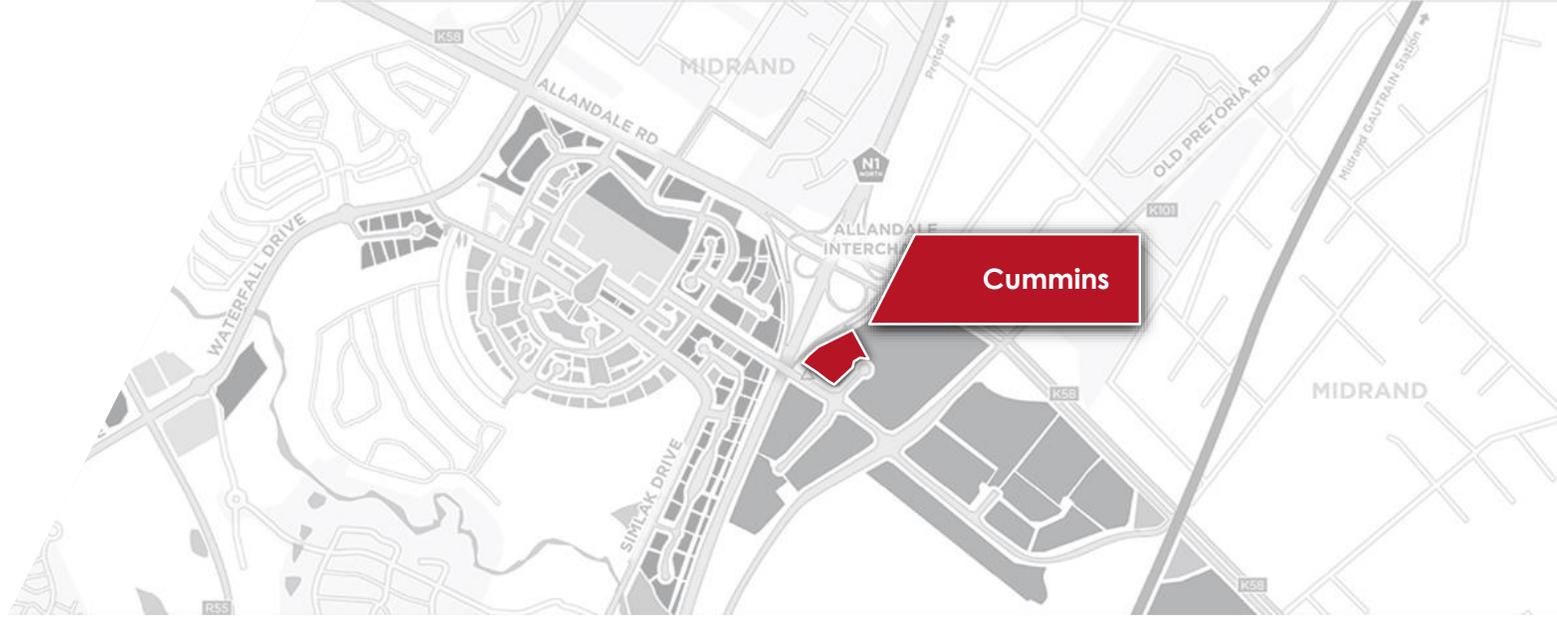
- 20% share in JV with Sanlam Properties
- 686 054 m² bulk
- Right to increase shareholding to **50%**
- **Economies** of scale
- Attacq appointed as
 - › **Development manager**
 - › **Asset manager**



DEVELOPMENTS UNDER CONSTRUCTION

Cummins South Africa's Regional Office

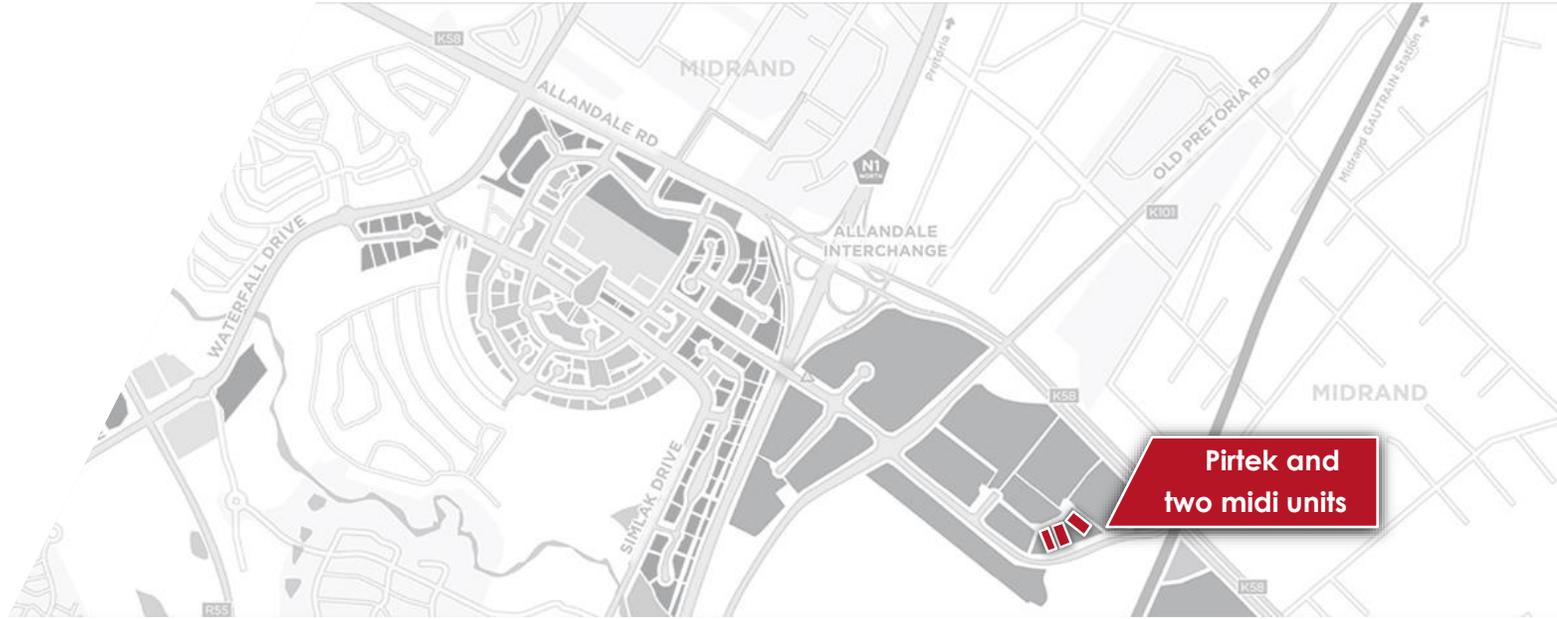
- Primary gross lettable area: **±16 200 m²**
- Land Parcel 9
- Segment: **light industrial**
- **50% JV** with Zenprop
- Estimated completion date: **November 2018**
- **Third building** for Cummins in Waterfall



DEVELOPMENTS UNDER CONSTRUCTION | CONTINUED

Pirtek and two midi units

- Primary gross lettable area: **±13 000m²**
- Land Parcel 8
- Segment: **light industrial**
- **One** unit **sold to Pirtek**
- Bulk earthworks has commenced
- Estimated completion date: **February 2019**

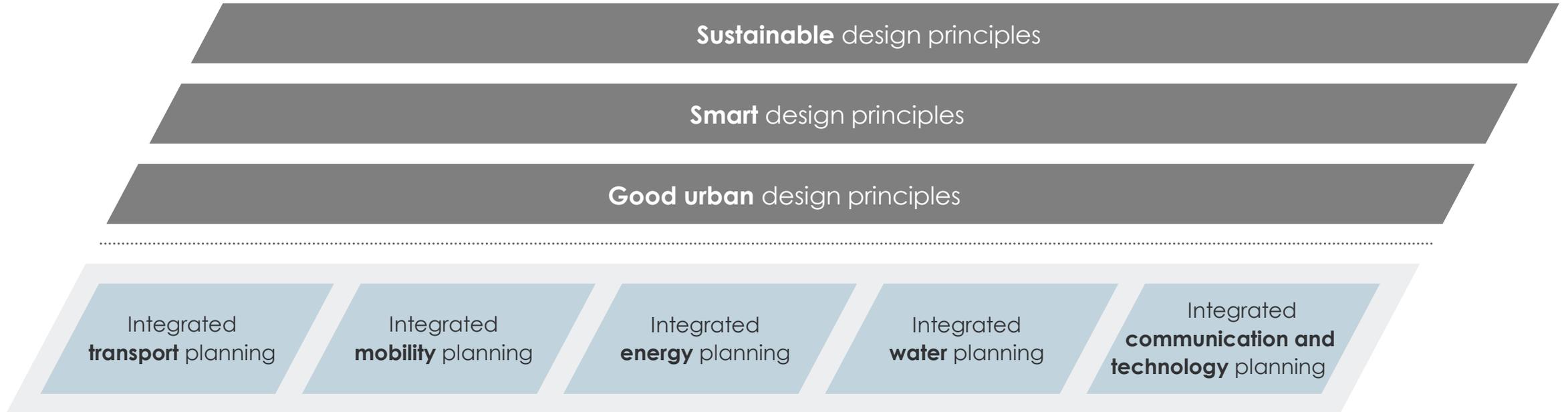




SUSTAINABILITY & INFRASTRUCTURE

Mall of Africa and PwC Tower

WATERFALL DESIGN PRINCIPLES



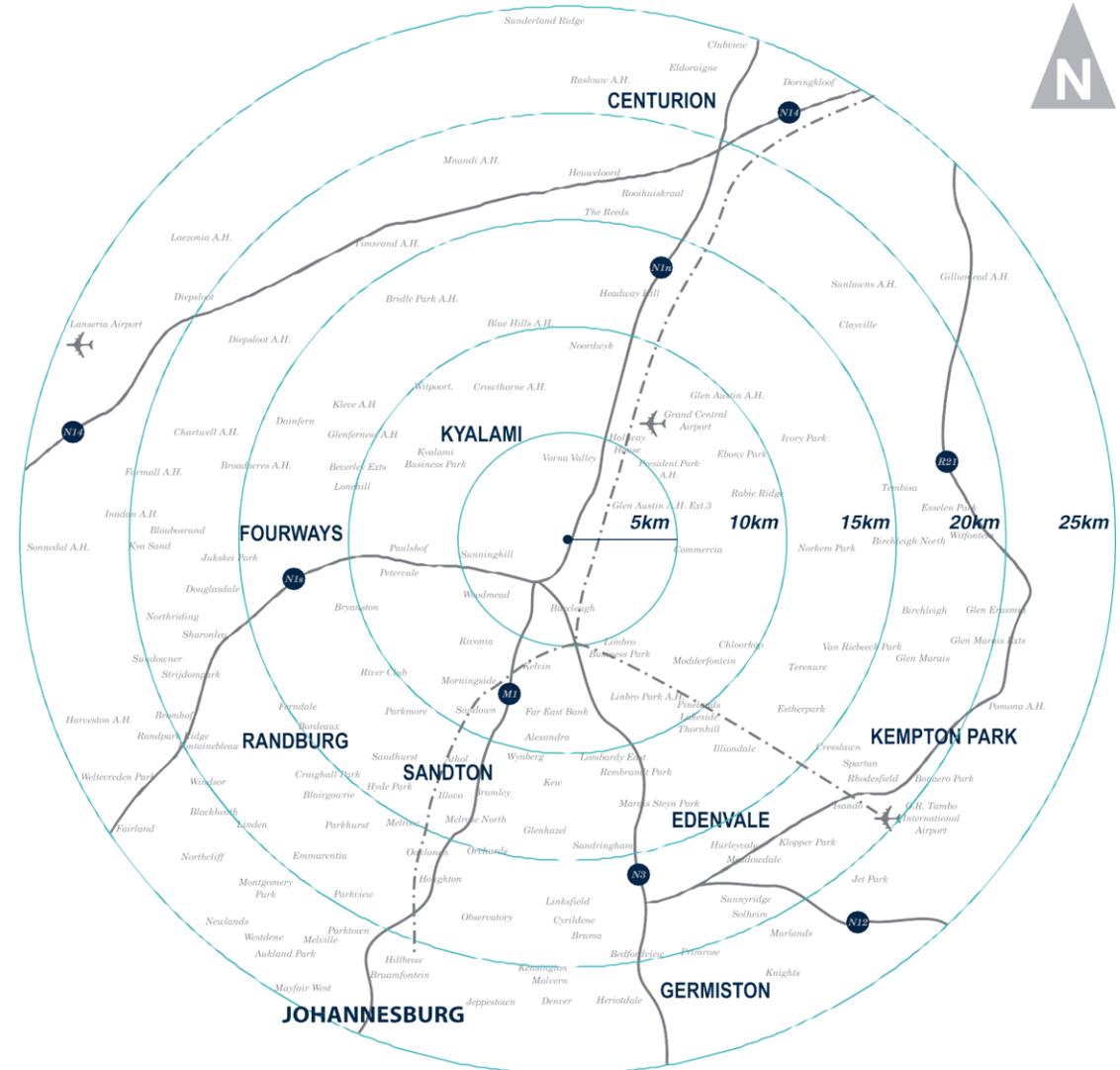
1.8 million m² development on approximately **300 hectares** of land

ALL ROADS LEAD TO **WATERFALL**

Roads and transport infrastructure

What we have:

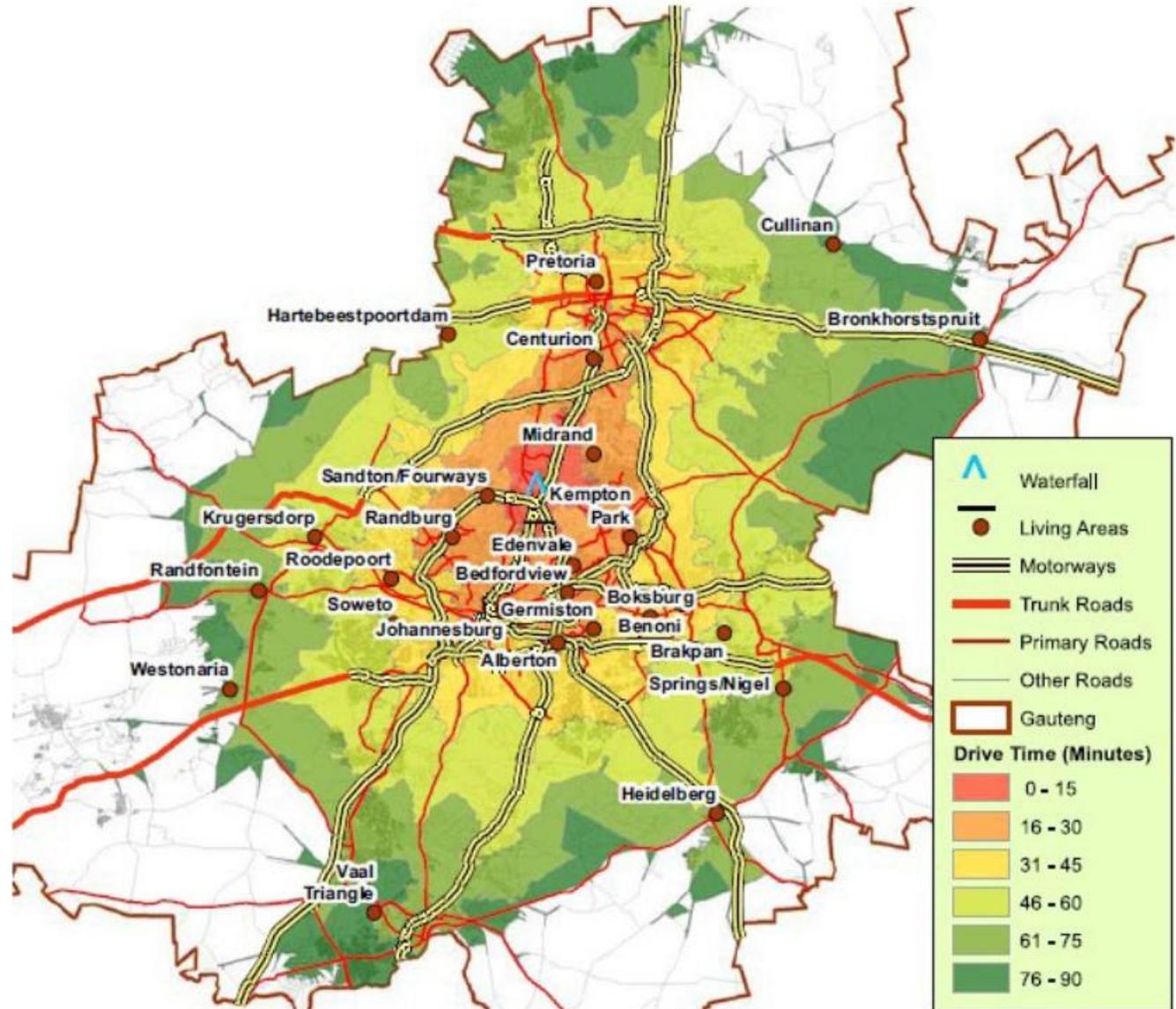
- **Central location** – the critical starting point to a well connected city
- Continued **investment in roads and bridges**
- Support in **developing provincial roads** (K60)
- **Gautrain bus** routes serving the City
- **Taxi infrastructure**



Roads and transport infrastructure

The impact:

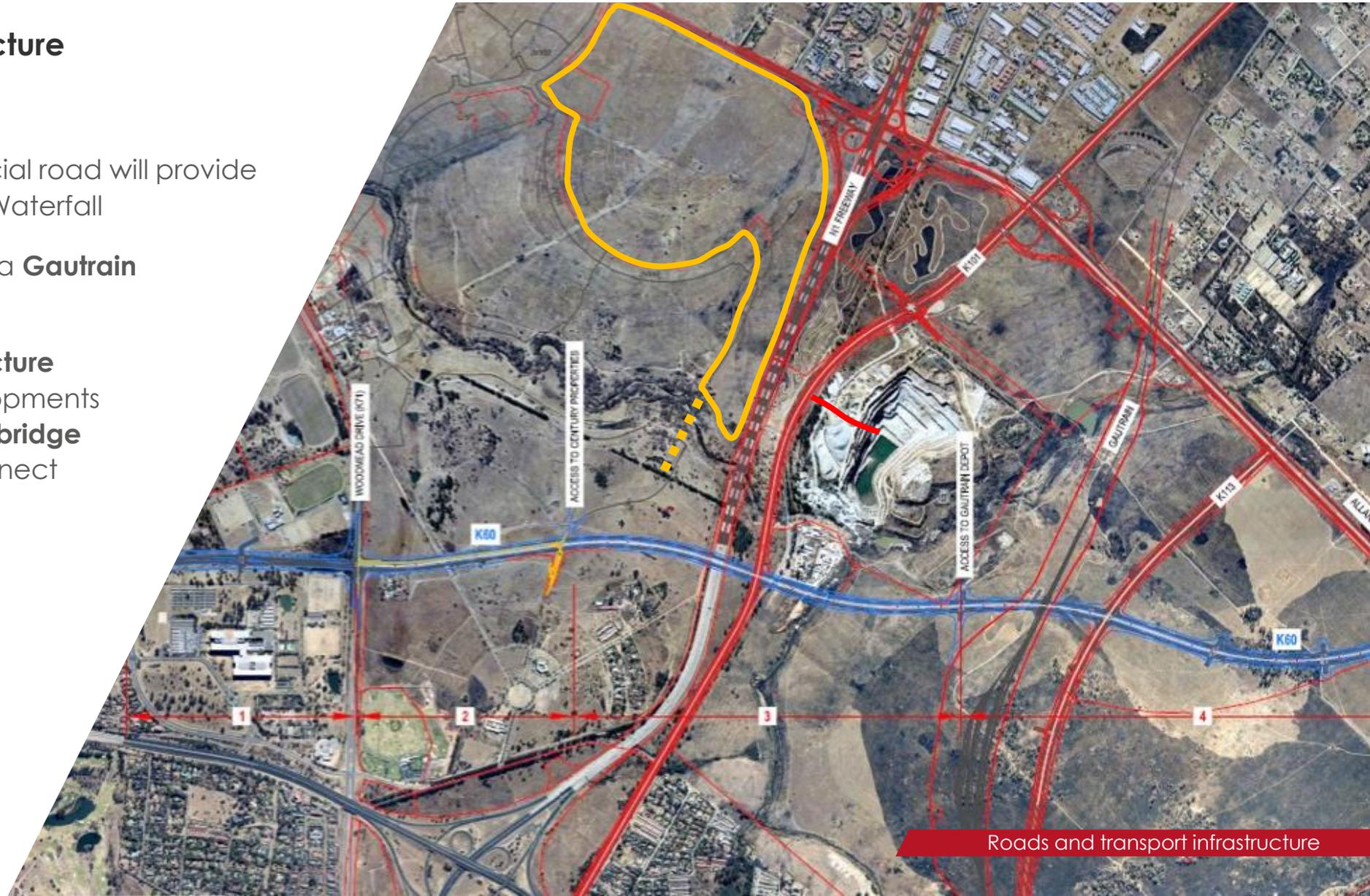
- Good **location**
- Excellent external **road network** to Waterfall
- Excellent internal **road infrastructure**
- Most **centrally accessible business destination** in Gauteng



Roads and transport infrastructure

Looking ahead:

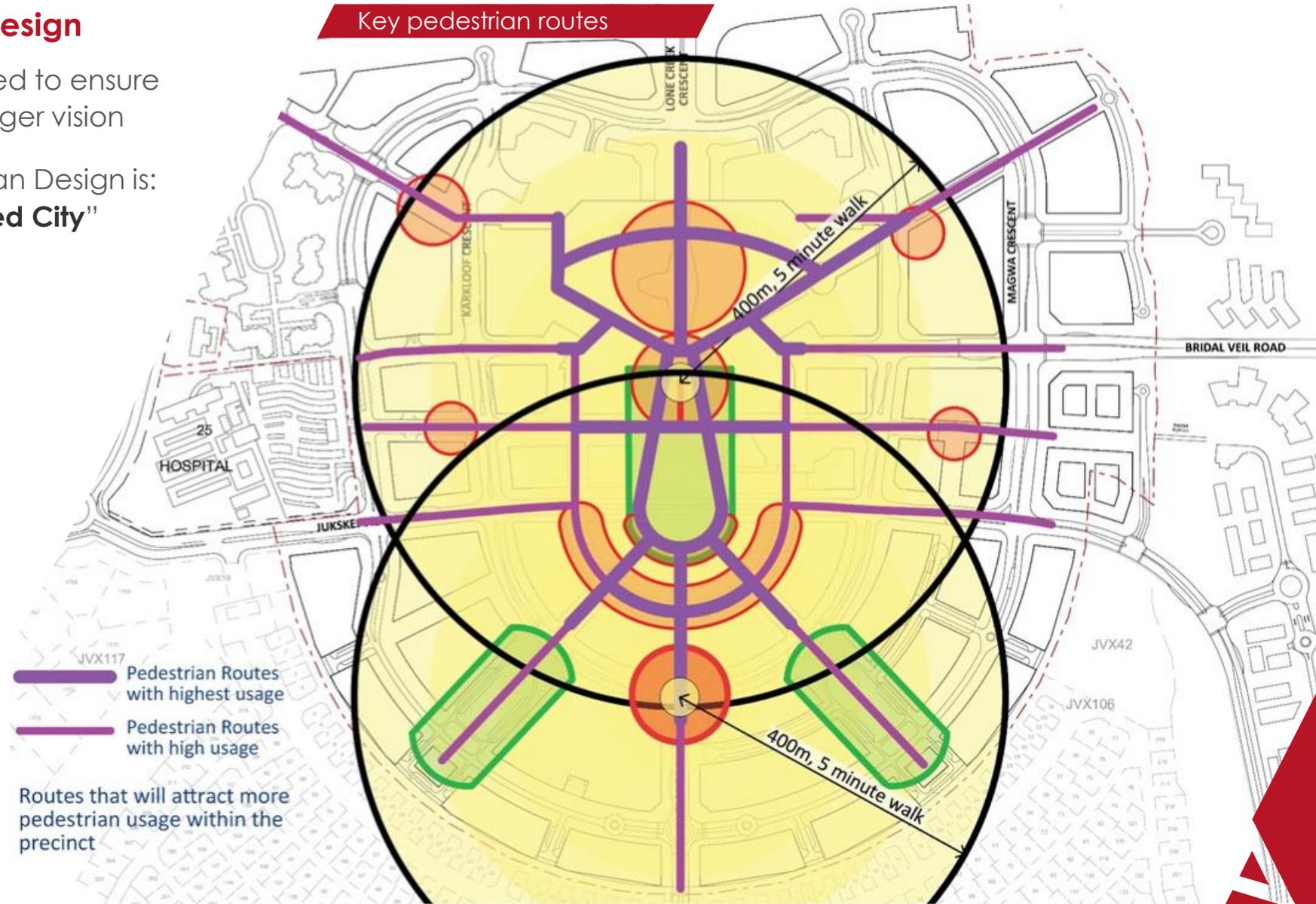
- Completion of the **K60** provincial road will provide a vital **east-west link** through Waterfall
- Feasibility work has started on a **Gautrain station** for Waterfall
- Roll out of **more road infrastructure** will be phased with our developments e.g. construction of a **second bridge** across the Jukskei River to connect Waterfall City with the K60



WATERFALL – A WALKABLE CITY

Pathways, cycle lanes and urban design

- The Urban Design has been developed to ensure we develop the City in line with a bigger vision
- One of the core principles of the Urban Design is: **“We will be a walkable, pedestrianised City”**



WATERFALL **ELECTRICAL INFRASTRUCTURE**

- **Largest roof mount photovoltaic plant** in South Africa at Mall of Africa
- Peak output - 4.755 MW
- **Saves** 8 300 tonnes of **carbon emissions** per year
- Attacq **upgraded Eskom's** Mphomphoma **substation** increasing capacity with 40 MVA



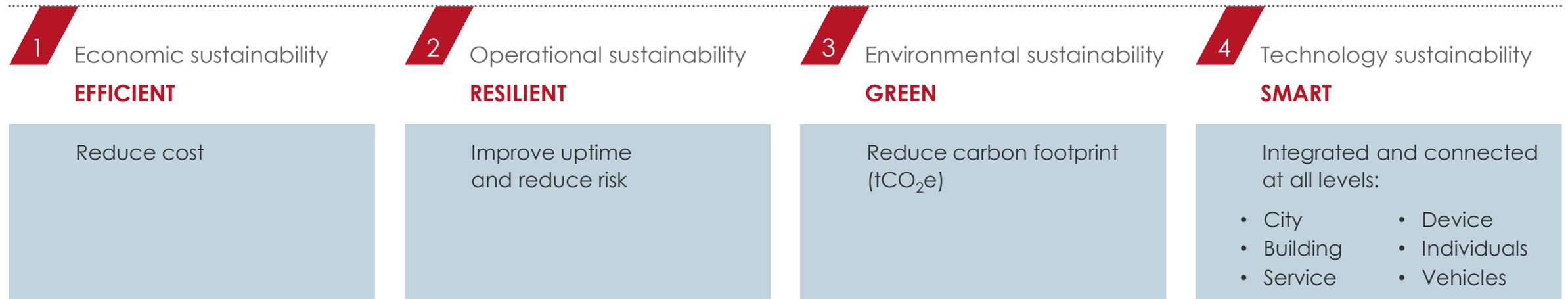
Roof mounted photovoltaic plant

WATERFALL **WATER INFRASTRUCTURE**

Our water infrastructure planning is based on our growth projections for the Waterfall development and our view on the longer term water risk faced in our portfolio

Before water risk was brought into the spotlight by the Western Cape crisis, we engaged experts like Prof Anthony Turton to do a detailed and long term water risk analysis

The design of our water systems illustrates our approach to sustainability



Our buildings are designed with water efficiency in mind

Mall of Africa case study:

- An average daily consumption of 400 kl
- **2nd most water efficient mall** in our portfolio
- In terms of resilience we have **potable water tanks** of 680 kl, **grey water tanks** of 140 kl and **rain water tanks** of 612 kl
- The **fire tanks** are another 390 kl



Water tanks at Mall of Africa

QUESTIONS & ANSWERS



Allandale Building

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