1. **INTRODUCTION**

Richmond Park Development Company (Pty) Ltd (herein referred to as “RPDC”) holds the long-term lease and development rights to the prestigious Richmond Park development, which is located in Cape Town’s West Coast growth node, only 17 kilometres from the Cape Town CBD. RPDC is owned by Atterbury Property Developments, Old Mutual Properties, Bethel Property, Qubic and Richmond Park Communal Property Association. RPDC is a level two B-BBEE contributor.

Atterbury Property Developments is responsible for developing mixed-use commercial real estate projects for and on behalf of RPDC. Atterbury is a Property Development and Investment Company that was established some 22 years ago with offices in Pretoria and Johannesburg and Cape Town. Atterbury has an established national & international track record in developing, investing and managing blue chip properties. Old Mutual Properties have 40 years’ experience in the property industry, with a portfolio of more than R19.2 billion.

2. **RICHMOND PARK**

*Mixed-use Commercial Precinct* - Richmond Park will be developed as a mixed-use commercial precinct, with ±300,000 m² of gross lettable area, on a 99-year leasehold basis. Bulk will be drawn from a basket of rights and in accordance with the market demand. Lease Areas will be registered for individual projects to ensure flexible development management and the ability to respond to changing market conditions.
Access – Richmond Park is serviced by two major arterial routes, the N7 and the M14 (Plattekloof Road), and offers easy access to the N1 highway, Cape Town Port, the Cape Town CBD and the Cape Town International Airport.

MyCiTi & Public Transport – Richmond Park will be serviced by Cape Town’s efficient MyCiTi rapid transit system, which runs along Tygerberg Valley Road.

Amenities & Benefits – Richmond Park has the following unique offering to its future occupants:
- Convenient access via two major arterial routes, the N7 and the M14;
- High-visibility exposure along the N7;
- Close proximity to Richmond Corner shopping centre, which will be developed within Richmond Park and anchored by Pick ’n Pay, Clicks and Planet Fitness;
- Wide internal roads and well landscaped green open spaces;
- Secure mixed-use precinct – security cameras, 24-hour roaming guards and 2.4m cleavvu (or similar) fencing;
- Public transport – taxi, bus (MyCiTi)
- Access to residential estates that caters for various price categories, i.e Burgundy Estate;
- Proximity to Cape Town International Airport, Cape Town Port, Cape Town CBD and Century City.

Availability of Services – All essential services and connections will be available to the site boundary upon lease commencement. Eskom is providing the power supply to Richmond Park. The direct Eskom supply results in savings in consumption charges if compared to other utility suppliers (i.e. City of Cape Town) in the Western Cape.

Open Access Network – Richmond Park secured a single fiber optic open-access-network for data. This means that Origin Park will have an un-equivalent open access fibre network at market related rates.

Levies – All occupants within Richmond Park are part of the Master Property Owners’ Association (Non Profit Company) that is governed by a set of predetermined rules, memo’s and articles. The Association is responsible for cleaning, landscaping, routine maintenance etc. of the common areas of Richmond Park. The anticipated Richmond Park levy for 2017 is estimated at ±R0,86 (excl VAT) per m² of land area. The Origin Park levy will include a pro-rata share of the Richmond Park MPOA Levy in respect of Origin Park, which pro-rata share will be calculated as a percentage of your GLA in relation to the total GLA of Origin Park.

Tenants at Richmond Park – The RPDC has concluded agreements with, inter alia, the following companies – Mustek, CTM, Cape Fruit Coolers etc.
3. **ORIGIN PARK**

Origin Park will be developed as a Light Industrial & Distribution Park within the greater Richmond Park.

**Location** – The proposed site is located on Tygerberg Valley Road, in the Central Precinct. The site is in close proximity to the N7 off-ramp.

**Security** - The Park will enjoy its own security and 24-hour access control. The perimeter of the Park will be fenced by 2.4m Clearvu (or similar) fence.

**Lease / Sale** – The units will be available on either a sale (leasehold title) or a lease basis. A minimum lease period of 5 years will be applicable.

**Areas** - The rentable areas and parking provision of Origin Park is as follows:

<table>
<thead>
<tr>
<th>Unit Number</th>
<th>Ground Floor m²</th>
<th>Office Area (Assumed on Mezz) m²</th>
<th>Mezzanine (Exl office area) m²</th>
<th>Total m²</th>
<th>Open Parking No. Bays</th>
</tr>
</thead>
<tbody>
<tr>
<td>Units 1,4,11,14</td>
<td>259</td>
<td>30</td>
<td>92</td>
<td>381</td>
<td>4</td>
</tr>
<tr>
<td>Units 2,3,12,13</td>
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<td>30</td>
<td>87</td>
<td>355</td>
<td>4</td>
</tr>
<tr>
<td>Units 5-10, 15-20</td>
<td>394</td>
<td>30</td>
<td>168</td>
<td>592</td>
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<tr>
<td>Unit 21</td>
<td>420</td>
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<td>168</td>
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<tr>
<td>Unit 22</td>
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<tr>
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<tr>
<td>Unit 24</td>
<td>663</td>
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<tr>
<td>Unit 25</td>
<td>642</td>
<td>30</td>
<td>273</td>
<td>945</td>
<td>9</td>
</tr>
</tbody>
</table>

4. **FINANCIAL**

4.1 **RENTAL**

The monthly gross rentals as at 1 **Aug 2019** is **R67.00/m²** of **GLA** and will escalate at **8%** per annum, which includes operating cost.

The above rentals exclude VAT, rates, taxes, Origin Park levy and consumption charges, for which the Tenant will be liable.
4.2 **SALE (LEASEHOLD TITLE)**

The units will be available at a sales price of **R8 750.00/m²** (1 **Aug 2019** Occupation), excluding VAT.

4.3 **SERVICE CHARGES**

A tenant / owner will pay for their municipal charges and/or levies such as pro-rata assessment rates, Origin Park levy, operating costs, utility services, consumptions etc.

5. **LEGAL**

Potential tenants will be required to sign the Landlord’s standard lease / sale of leasehold title agreement that is available on request.

6. **GENERAL**

The Fact Sheet and Project Brochure are subject to change from time to time and brokers as well as potential clients need to verify the content hereof prior to concluding a transaction. Brokers and agents are to take cognisance of the terms and conditions of the standard Atterbury broker’s policy document at the time of making an introduction. The development of Origin Park will furthermore be subject to a pre-sale / pre-let requirement as may be determined by the RPDC and Old Mutual from time to time.

7. **ENQUIRIES**

Mia Kitshoff
mia@atterbury.co.za
Tel: 021 808 1000
www.richmondpark.biz

Daniel Filippi
daniel@richmondpark.biz
8. **ANNEXURES**

- Origin Park Brochure
- Building Specification
- Standard Commercial Broker Policy

*In association with:*

[Logos of Qubic, Bethel Property, and Richmond Park Communal Property Association]