

VACANCY SCHEDULE

	Tenant	Warehouse Area	Showroom & Office or First Floor	Other Area	Total Area	Gross Rental R/m²	Levy per m²	Gross Rental	Sale Price Excl. Vat	Estimated Occupation Date	Backup Power	Notes
Friday, June 5, 2026		m²	m²	m²	m²	X Vat	X Vat	X Vat	/ m²			
NORTHLANDS CORNER												
Unit 1	Home & Toys				596	R200.00		R119,200.00		2 MONTHS NOTICE	Yes	
Unit 14C	Cheekin				87	R200.00		R17,400.00		ONE MONTH NOTICE	Yes	
Medical / Wellness Suites	VACANT				Various	R250.00					Yes	Levy of R 1 300.00 which includes utilities, WIFI, and Gym Membership
M6B	Binds				89	R120.00		R10,680.00		ONE MONTH NOTICE	Yes	
M7	VACANT		262		262	R120.00		R31,440.00		IMMEDIATELY	Yes	
S1B	VACANT		377		377	R100.00		R37,700.00		IMMEDIATELY	Yes	
S4	Staff Domain		294		294	R80.00		R23,520.00		IMMEDIATELY	Yes	
NORTHLANDS DECO PARK												
Unit A2	VACANT	1015	283	47	1345	R80.00		R107,600.00	R13,450,000.00	IMMEDIATELY	Yes	
Unit B2	VACANT	291	673	86	1083	R65.00		R70,640.00	R10,830,000.00	IMMEDIATELY	Yes	Can reduce mez. to make unit 883m²
Unit D4	Décor People	405	408	86	899	R80.00		R70,640.00	R8,990,000.00	1-Dec-26		
Unit 28	Goddess Empire				442	R80.00		R35,360.00		ONE MONTH NOTICE	Yes	****
Unit 31	VACANT				624	R80.00		R49,920.00	R5,860,000.00	IMMEDIATELY	Yes	
Unit 34	11 Rugs				473	R80.00		R37,840.00		ONE MONTH NOTICE	Yes	****
BM35	VACANT				324	R60.00		R19,440.00		IMMEDIATELY	Yes	
Section 35 - Unit 36B	Tiger New Energy				363	R80.00		R29,040.00		IMMEDIATELY	Yes	
Door 64	VACANT		444	39	483	R70.00		R33,810.00		IMMEDIATELY	Yes	
PRODUCTION PARK												
Ext. 15	Stand 5	331	110	80	521	R80.00		R41,680.00		ONE MONTH NOTICE		
NORTHLANDS BUSINESS PARK												
Stand 189 - Section 9	VACANT	276	110	80	466	R100.00		R46,600.00	R5,126,000.00	IMMEDIATELY		
KYA SAND CORNER												
X76	Belair Logistics (BM)	4825		199	5024	R68.00	R5.00	R366,752.00		ONE MONTH NOTICE	Yes	****
BM10B	VACANT				498	R50.00	R5.00	R27,390.00		IMMEDIATELY	Yes	
BM10C	VACANT				498	R50.00	R5.00	R27,390.00		IMMEDIATELY	Yes	
BM10F	VACANT				498	R50.00	R5.00	R27,390.00		IMMEDIATELY	Yes	
NORTHLANDS RETAIL PARK												
Unit 38	Volumicious	274	193	50	517	R80.00		R41,360.00		1-Dec-26		****
Unit 52	RFP	6691	700	258	7649	R80.00		R611,920.00		1-Jul-26		
Unit 59	Development	3069	910	393	4372	R80.00		R349,760.00		1-Jul-26		
Unit 60	Development	3054	1015	391	4460	R80.00		R356,800.00		1-Oct-26		
Unit 61	Development	3330	1488	831	5649	R80.00		R451,920.00		1-Dec-26		
PLEASE TAKE NOTE THAT VIEWINGS NEED TO BE SCHEDULED A DAY IN ADVANCE FOR OCCUPIED UNITS												
PLEASE TAKE NOTE THAT YOU WILL NOT BE REMUNERATED FOR BRINGING US OUR OWN TENANTS FOR RELOCATION/RENEWAL												
MULDERSDRIFT												
MULDERSWAY 5 - PHASE I												
Unit 3	VACANT	1895	422		2317	R 65.00	R0.00	R150,605.00	R 21,548,100.00	IMMEDIATELY		

Additional notes on Rent-To-Buy Options

Purchase price:	The Lessee acknowledges that the calculations are based on the published price interest rate of Nedbank of South Africa and is subject to changes, as the case may be with the Should the Lessee not fulfil the obligations in terms of the agreement, the interest rate will be adjusted and will be subject to an escalation of 1% per annum for the 4th year and 2% per annum on the 5th year. Should the Lessee not fulfil further obligations in terms of the 2 year period the agreement shall lapse and deposits paid will not be refunded.
Deposit:	10% of the Purchase price ex VAT
Rental	Calculated as the Outstanding Balance of the purchase price x 10.25% / 12 at the linked Prime Bank Rate of Nedbank
Rates and Taxes	As charged by Council
Levies	Which include insurance charged by the Owners Association shall be for the account of the Lessee and charged accordingly
Utilities	Billed in arrears and managed by Northlands Energy
Lease Fee	R 2 500.00 ex VAT (once off)

Additional Notes on Lease Agreements

Rental	Calculated per/m² ex VAT
Deposit	On a standard lease agreement is calculated at 3 months of exit rental
Escalation	Charged at 8% per annum compounded. Rental shall escalate per annum compounded. The first escalation shall take place every subsequent year on the anniversary date of the
Levies	Which include insurance charged by the Owners Association shall be for the account of the Lessee and charged accordingly
Utilities	Billed in arrears and managed by Northlands Energy
Lease Fee	R 2 500.00 ex VAT (once off)

NB:- All prospective tenants will have to pay a 3-month deposit incl. VAT as well as sign surety. This is non-negotiable.