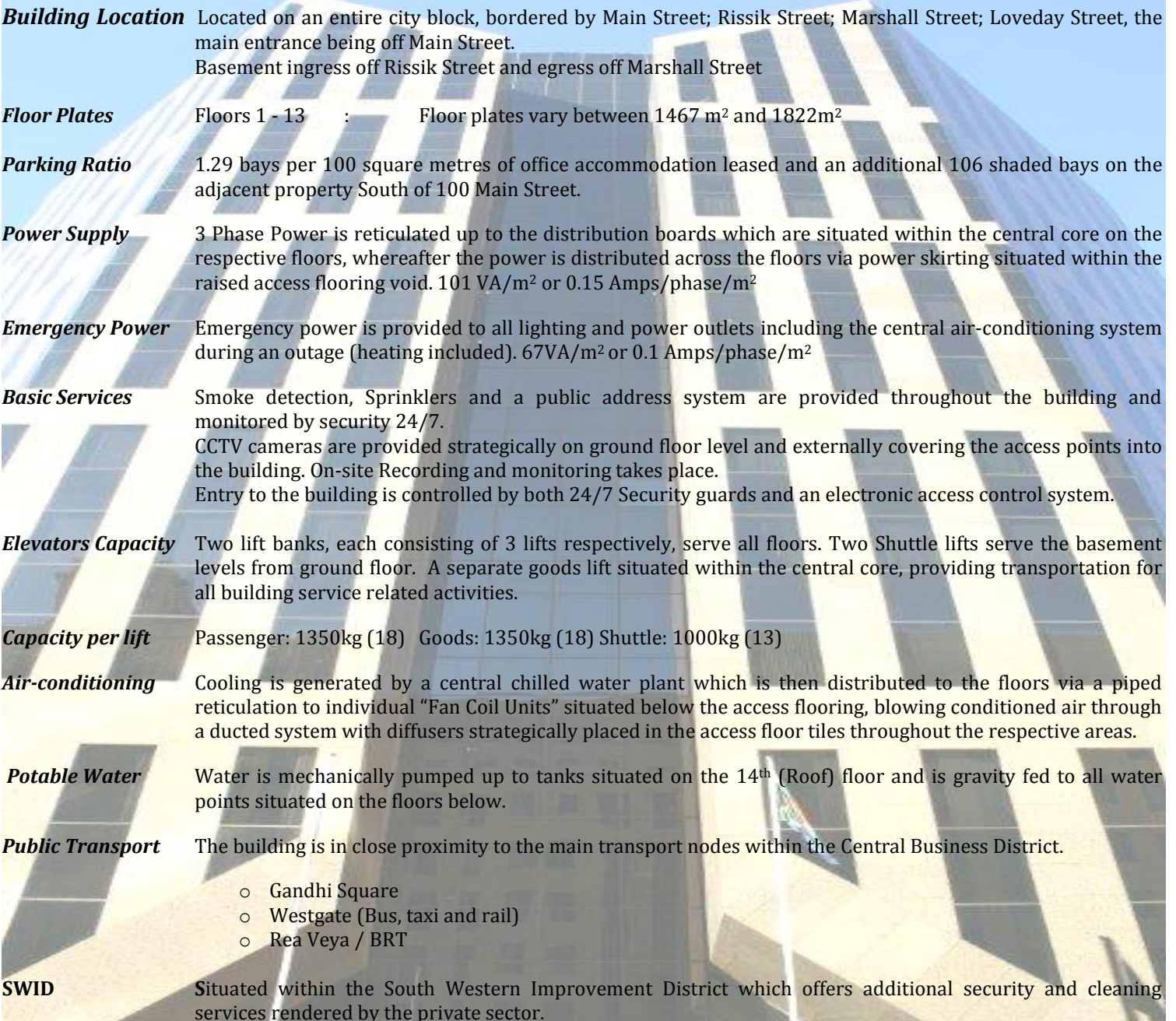


THE JOHANNESBURG LAND COMPANY (PTY) LTD

100MAIN STREET BUILDING FEATURES



Building Location	Located on an entire city block, bordered by Main Street; Rissik Street; Marshall Street; Loveday Street, the main entrance being off Main Street. Basement ingress off Rissik Street and egress off Marshall Street
Floor Plates	Floors 1 - 13 : Floor plates vary between 1467 m ² and 1822m ²
Parking Ratio	1.29 bays per 100 square metres of office accommodation leased and an additional 106 shaded bays on the adjacent property South of 100 Main Street.
Power Supply	3 Phase Power is reticulated up to the distribution boards which are situated within the central core on the respective floors, whereafter the power is distributed across the floors via power skirting situated within the raised access flooring void. 101 VA/m ² or 0.15 Amps/phase/m ²
Emergency Power	Emergency power is provided to all lighting and power outlets including the central air-conditioning system during an outage (heating included). 67VA/m ² or 0.1 Amps/phase/m ²
Basic Services	Smoke detection, Sprinklers and a public address system are provided throughout the building and monitored by security 24/7. CCTV cameras are provided strategically on ground floor level and externally covering the access points into the building. On-site Recording and monitoring takes place. Entry to the building is controlled by both 24/7 Security guards and an electronic access control system.
Elevators Capacity	Two lift banks, each consisting of 3 lifts respectively, serve all floors. Two Shuttle lifts serve the basement levels from ground floor. A separate goods lift situated within the central core, providing transportation for all building service related activities.
Capacity per lift	Passenger: 1350kg (18) Goods: 1350kg (18) Shuttle: 1000kg (13)
Air-conditioning	Cooling is generated by a central chilled water plant which is then distributed to the floors via a piped reticulation to individual "Fan Coil Units" situated below the access flooring, blowing conditioned air through a ducted system with diffusers strategically placed in the access floor tiles throughout the respective areas.
Potable Water	Water is mechanically pumped up to tanks situated on the 14 th (Roof) floor and is gravity fed to all water points situated on the floors below.
Public Transport	The building is in close proximity to the main transport nodes within the Central Business District. <ul style="list-style-type: none">○ Gandhi Square○ Westgate (Bus, taxi and rail)○ Rea Veya / BRT
SWID	Situated within the South Western Improvement District which offers additional security and cleaning services rendered by the private sector.
