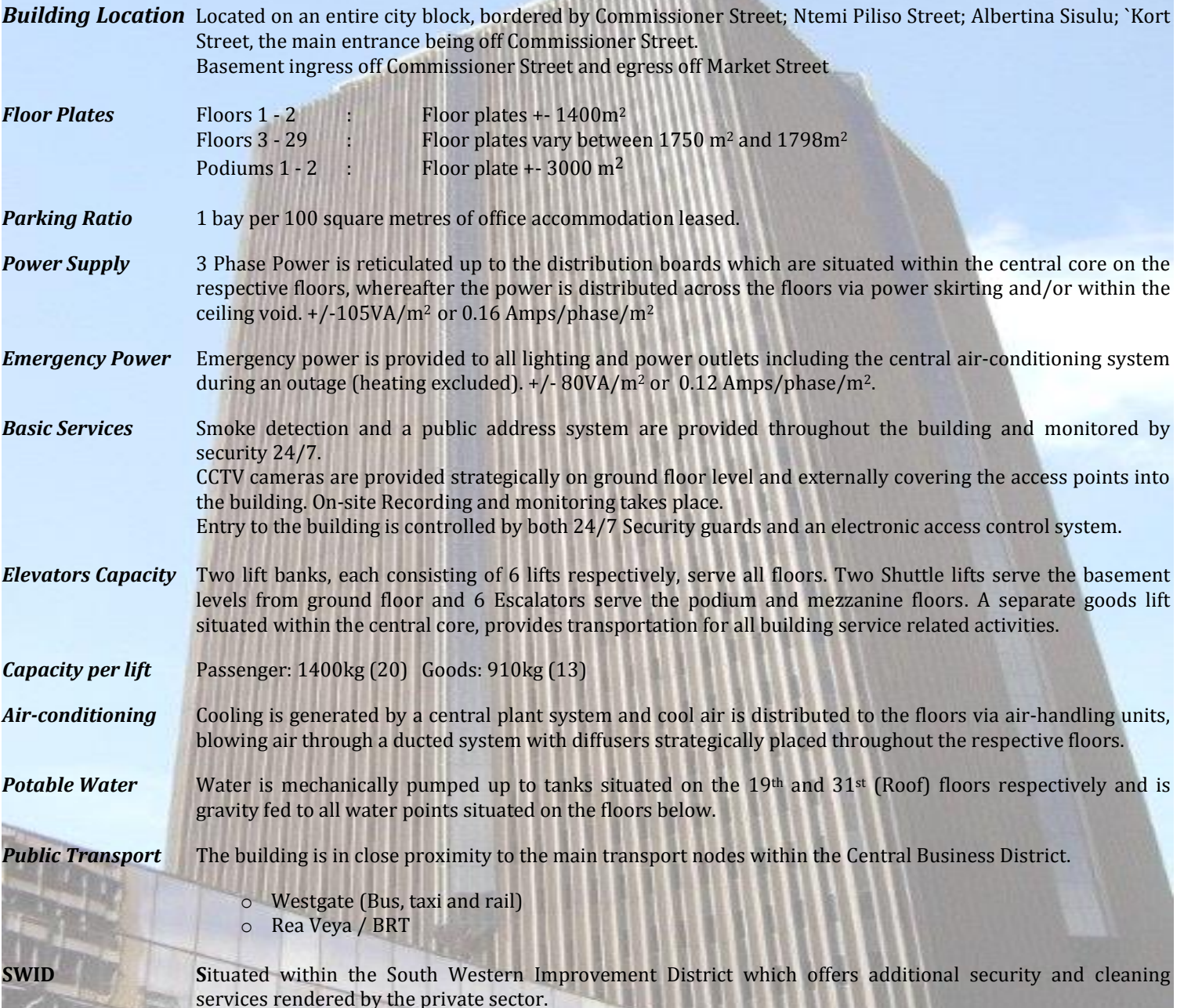


THE JOHANNESBURG LAND COMPANY (PTY) LTD

45 COMMISSIONER STREET BUILDING FEATURES



Building Location	Located on an entire city block, bordered by Commissioner Street; Ntemi Piliso Street; Albertina Sisulu; Kort Street, the main entrance being off Commissioner Street. Basement ingress off Commissioner Street and egress off Market Street
Floor Plates	Floors 1 - 2 : Floor plates +- 1400m ² Floors 3 - 29 : Floor plates vary between 1750 m ² and 1798m ² Podiums 1 - 2 : Floor plate +- 3000 m ²
Parking Ratio	1 bay per 100 square metres of office accommodation leased.
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 and/or within the ceiling void. +/-105VA/m ² or 0.16 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 excluded). +/- 80VA/m ² or 0.12 Amps/phase/m ² .
Basic Services	Smoke detection 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 6 lifts respectively, serve all floors. Two Shuttle lifts serve the basement levels from ground floor and 6 Escalators serve the podium and mezzanine floors. A separate goods lift situated within the central core, provides transportation for all building service related activities.
Capacity per lift	Passenger: 1400kg (20) Goods: 910kg (13)
Air-conditioning	Cooling is generated by a central plant system and cool air is distributed to the floors via air-handling units, blowing air through a ducted system with diffusers strategically placed throughout the respective floors.
Potable Water	Water is mechanically pumped up to tanks situated on the 19 th and 31 st (Roof) floors respectively 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">o Westgate (Bus, taxi and rail)o Rea Veya / BRT
SWID	Situated within the South Western Improvement District which offers additional security and cleaning services rendered by the private sector.