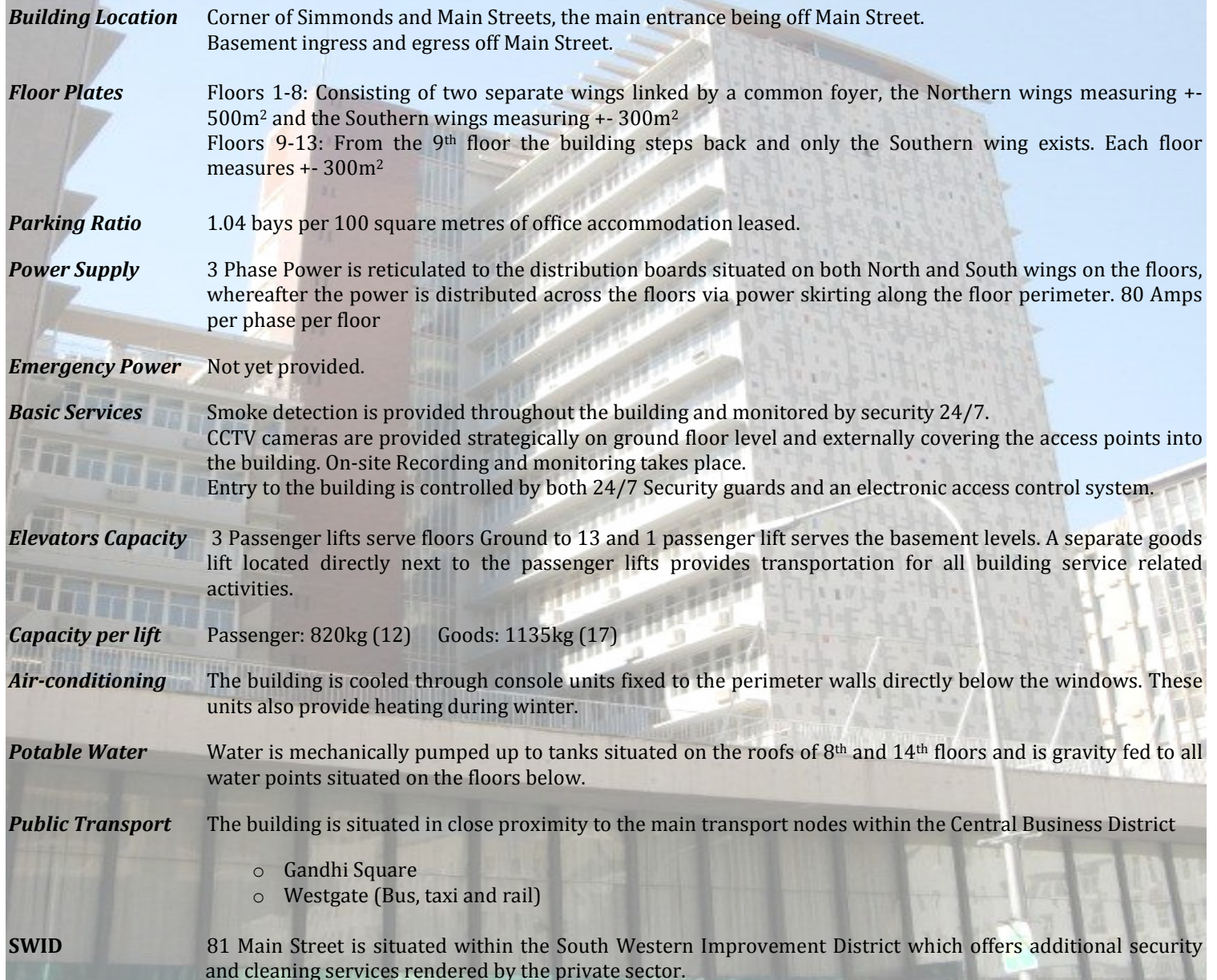


# THE JOHANNESBURG LAND COMPANY (PTY) LTD

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## 81 Main Street Building Features



<b>Building Location</b>	Corner of Simmonds and Main Streets, the main entrance being off Main Street. Basement ingress and egress off Main Street.
<b>Floor Plates</b>	Floors 1-8: Consisting of two separate wings linked by a common foyer, the Northern wings measuring +- 500m <sup>2</sup> and the Southern wings measuring +- 300m <sup>2</sup> Floors 9-13: From the 9 <sup>th</sup> floor the building steps back and only the Southern wing exists. Each floor measures +- 300m <sup>2</sup>
<b>Parking Ratio</b>	1.04 bays per 100 square metres of office accommodation leased.
<b>Power Supply</b>	3 Phase Power is reticulated to the distribution boards situated on both North and South wings on the floors, whereafter the power is distributed across the floors via power skirting along the floor perimeter. 80 Amps per phase per floor
<b>Emergency Power</b>	Not yet provided.
<b>Basic Services</b>	Smoke detection is 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.
<b>Elevators Capacity</b>	3 Passenger lifts serve floors Ground to 13 and 1 passenger lift serves the basement levels. A separate goods lift located directly next to the passenger lifts provides transportation for all building service related activities.
<b>Capacity per lift</b>	Passenger: 820kg (12) Goods: 1135kg (17)
<b>Air-conditioning</b>	The building is cooled through console units fixed to the perimeter walls directly below the windows. These units also provide heating during winter.
<b>Potable Water</b>	Water is mechanically pumped up to tanks situated on the roofs of 8 <sup>th</sup> and 14 <sup>th</sup> floors and is gravity fed to all water points situated on the floors below.
<b>Public Transport</b>	The building is situated in close proximity to the main transport nodes within the Central Business District <ul style="list-style-type: none"><li>○ Gandhi Square</li><li>○ Westgate (Bus, taxi and rail)</li></ul>
<b>SWID</b>	81 Main Street is situated within the South Western Improvement District which offers additional security and cleaning services rendered by the private sector.

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