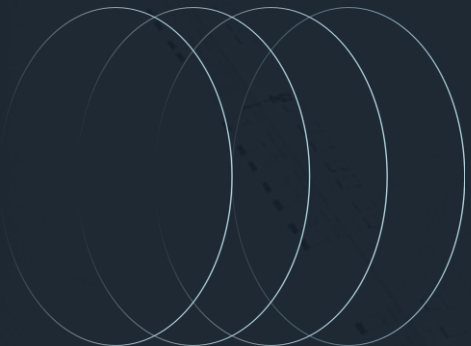


AEROTON LAND DEVELOPMENT OPPORTUNITY

TEASER



The Opportunity

Strategic Location in Established Industrial Node

Positioned in Aeroton, one of Johannesburg's desirable industrial corridors, with direct access to the N1 and N12 highways. Located 12km south of Johannesburg CBD with proximity to O.R. Tambo International Airport (30 minutes) and surrounded by blue-chip industrial occupiers.

Prime Development-Ready Vacant Land

Rare offering of vacant industrial land in a mature, high-demand node. The site provides immediate opportunity for build-to-suit facilities, warehousing, logistics centres, or manufacturing plants, capitalising on Aeroton's established infrastructure and services.

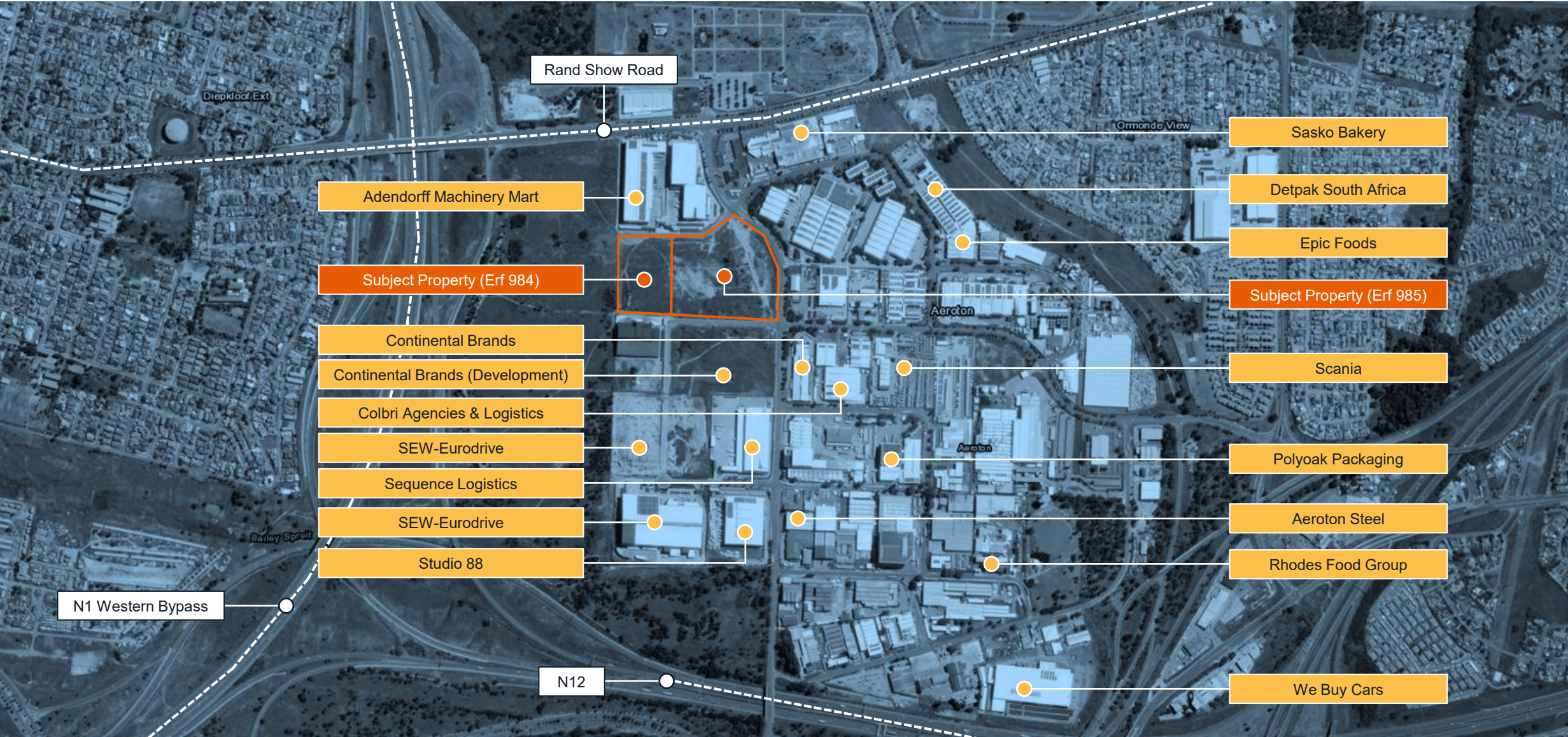
Exceptional Connectivity & Logistics Advantage

Multi-modal transport access via N1, N12, M2, and Rand Show Road ensures optimised supply chain efficiency. Proximity to major arterials, rail networks, and air freight facilities significantly reduces transportation costs and delivery times for future operations.

Strong Investment Fundamentals in High-Demand Precinct

Aeroton's proven track record with established tenants including Adcock Ingram, Rhodes Food Group, and WeBuyCars demonstrates sustained market confidence. Ongoing development activity and increasing demand from national and international logistics companies confirm the node's resilience and long-term growth potential.





Transaction Process

Please see below the envisaged transaction process and timelines.



THANK YOU

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