



OXFORD PARKS

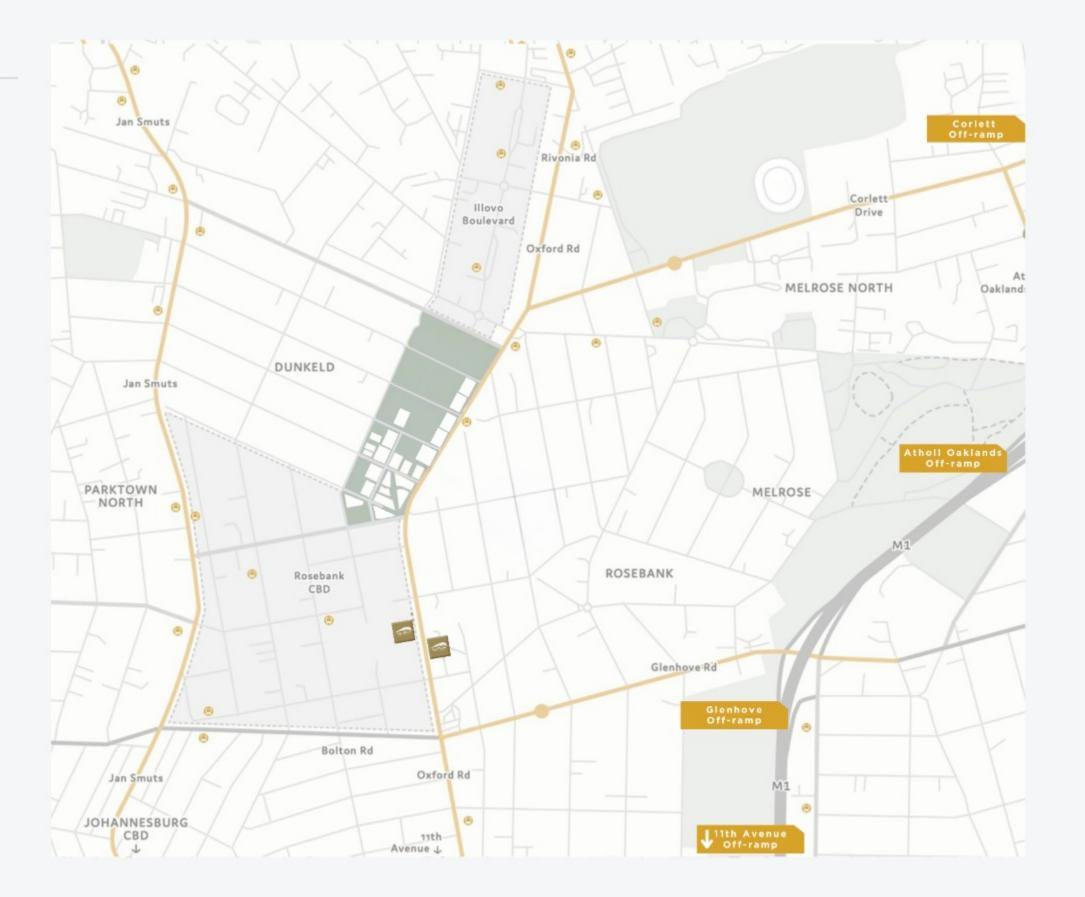
OXFORD PARKS. AN EXTENSION OF THE ESTABLISHED MATURE ROSEBANK NODE, IS A VIBRANT MIXED-USE PRECINCT COMPRISING OFFICES, BESPOKE RETAIL AND AN ARRAY OF RESIDENTIAL DEVELOPMENTS AND HOTELS. THE EMPHASIS IS ON A HIGH QUALITY PUBLIC ENVIRONMENT, PAIRED WITH PEDESTRIAN LEVEL RETAIL ACTIVITY WHICH ALLOWS OXFORD PARKS TO EMBODY A DYNAMIC HIGH-STREET CULTURE. GENEROUS SETBACKS FORM WIDE LANDSCAPED PAVEMENTS ACCOMMODATING PEDESTRIAN PATHS, CYCLE LANES, PIAZZAS & LINEAR PARKS, THESE LANDSCAPED AREAS PROMOTE THE USE OF THE PUBLIC REALM & PROVIDE SPACES FOR ART & ENTERTAINMENT LED **INSTALLATIONS** & ACTIVITIES. OXFORD PARKS FOCUSES ON THE DEVELOPMENT OF STATE OF THE ART, EFFICIENT, GREEN STAR RATED BUILDINGS AS WELL AS PUBLIC AREAS, OXFORD PARKS, BEING A PRIVATELY MANAGED PRECINCT, WILL FACILITATE THE SECURITY, LANDSCAPING & SERVICE DELIVERY TO PUBLIC AREAS ENSURING SEAMLESS OPERATIONS WITHIN THE PRECINCT, OXFORD PARKS. COMPLIMENTED BY ESTABLISHED & COSMOPOLITAN ROSEBANK IS FAST SECURING ITS IDENTITY IN THE CITY. OXFORD PARKS TRULY EXEMPLIFIES THE CONNECTIVITY OF BUSINESS, LIFE & LEISURE.



PERFECTLY LOCATED

Points of interest:

- 4 Highway access points
- · High intersection density and smaller more efficient grids
- Proximity to Rosebank Gautrain station and bus system
- · Variety of excellent public transport
- · Walk-ability
- · Road and infrastructure upgrades
- · Engineering services agreement
- · New Parks Boulevard





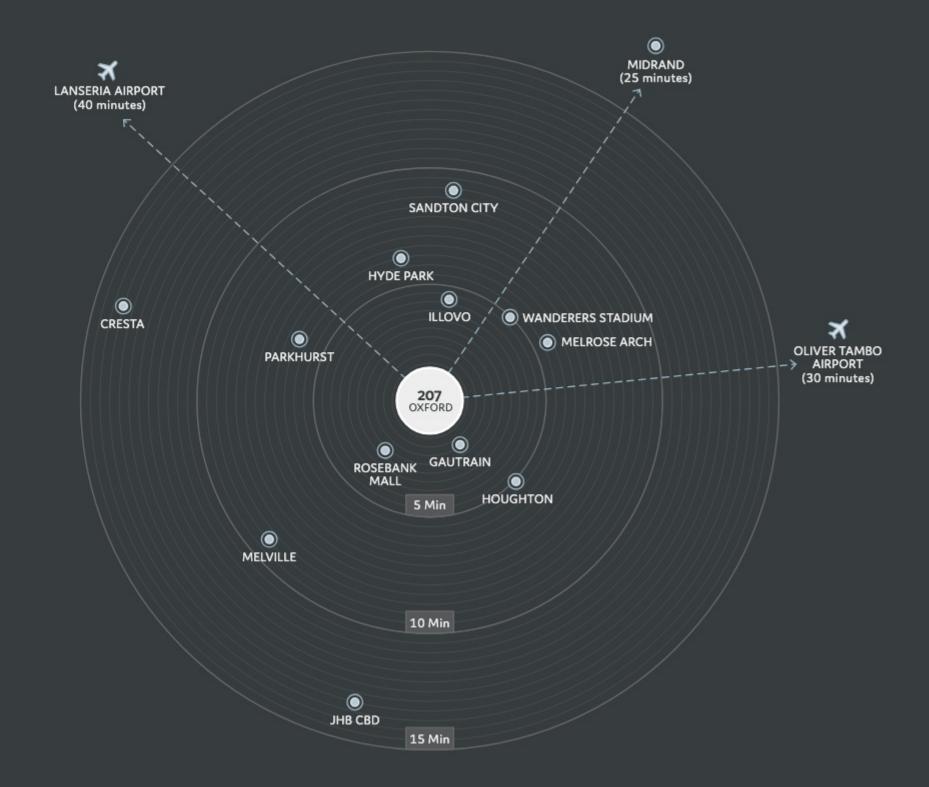


WELL CONNECTED

The Oxford Parks precinct is an energetic and responsive urban destination designed to facilitate a seamless connection between life, leisure and business. The primary choice to locate and invest; a place where people succeed and enjoy life.

207 Oxford is conveniently situated within this connective focal area. Close to core business, leisure and transport hubs in Johannesburg.

■ GAUTRAIN STATION
 This station links Rosebank and surrounds to Soweto,
 Pretoria and OR Tambo
 ■ ROSEBANK MALL
 Houses over 200 shops and restaurants
 ■ ILLOVO
 A well established residential area and a growing office node
 ■ SANDTON CITY
 One of the largest shopping malls in Africa
 ■ OLIVER TAMBO AIRPORT
 International airport
 30 Minutes



PRECINCT CONCEPT

- Mixed-use precinct
- · Extension of Rosebank
- Established mature node
- · Epicenter of Johannesburg
- Privately managed precinct
- Precinct management of security, cleaning and public services
- · Lifestyle focused
- Precinct convenience & bespoke retail
- Retail service-related amenities
- Human scale development
- Dynamic high-street culture
- Tree-lined piazzas and linear parks
- Pedestrian focused public environment
- Cycle lanes
- Connectivity



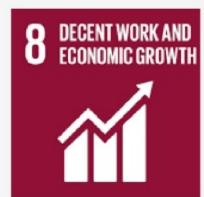




ESG PRINCIPLES















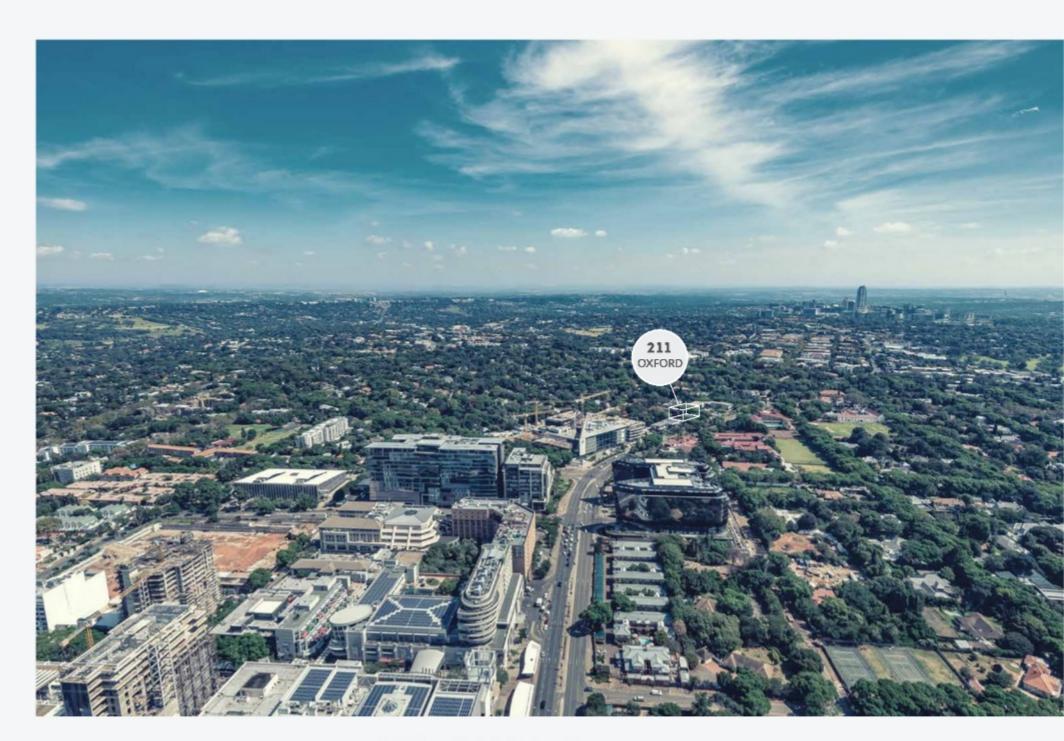






THE 211 Oxford DEVELOPMENT

Visually, this sophisticated building creates a powerful impact with its flush glazed and stone clad facade. Positioned on the exclusive Parks Boulevard address road, this building is a showcase within the Precinct and allows for majestic views across Johannesburg's urban forest. Balconies and outdoor spaces will be available on select floors and larger outdoor gatherings can be accommodated on the rooftop entertainment area that will be available to all tenants. Secure basement parking creates ease of access into the building, where a triple lift bank will conveniently carry passengers directly to their required floor level. Upon entry into the office floors, users are greeted with natural light, generous floor to soffit height and exceptional base build finishes. This modern building encompasses architectural flare, green building efficiencies and adaptability.



Aerial view of the Oxford Parks precinct with Sandton in the distance.











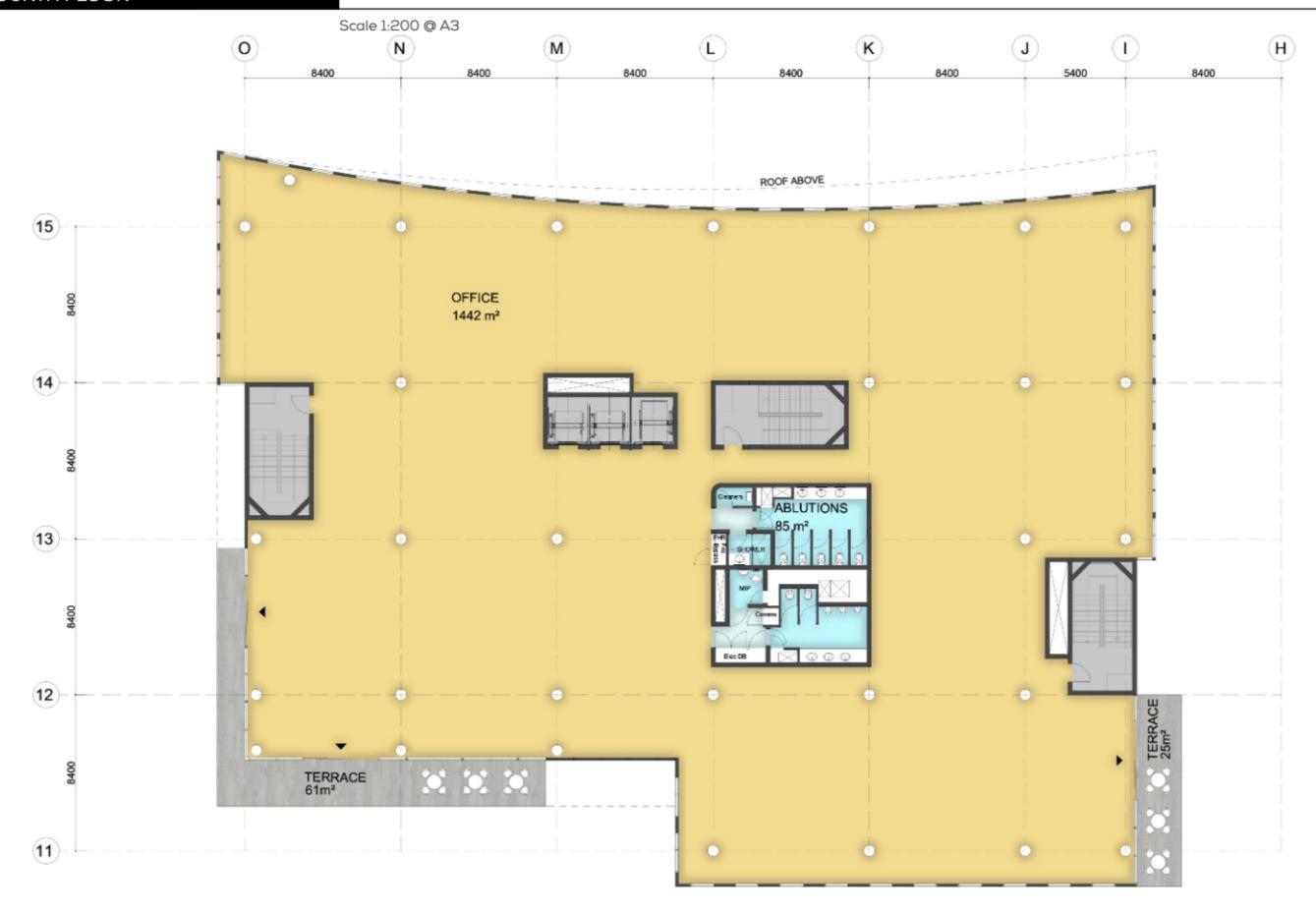




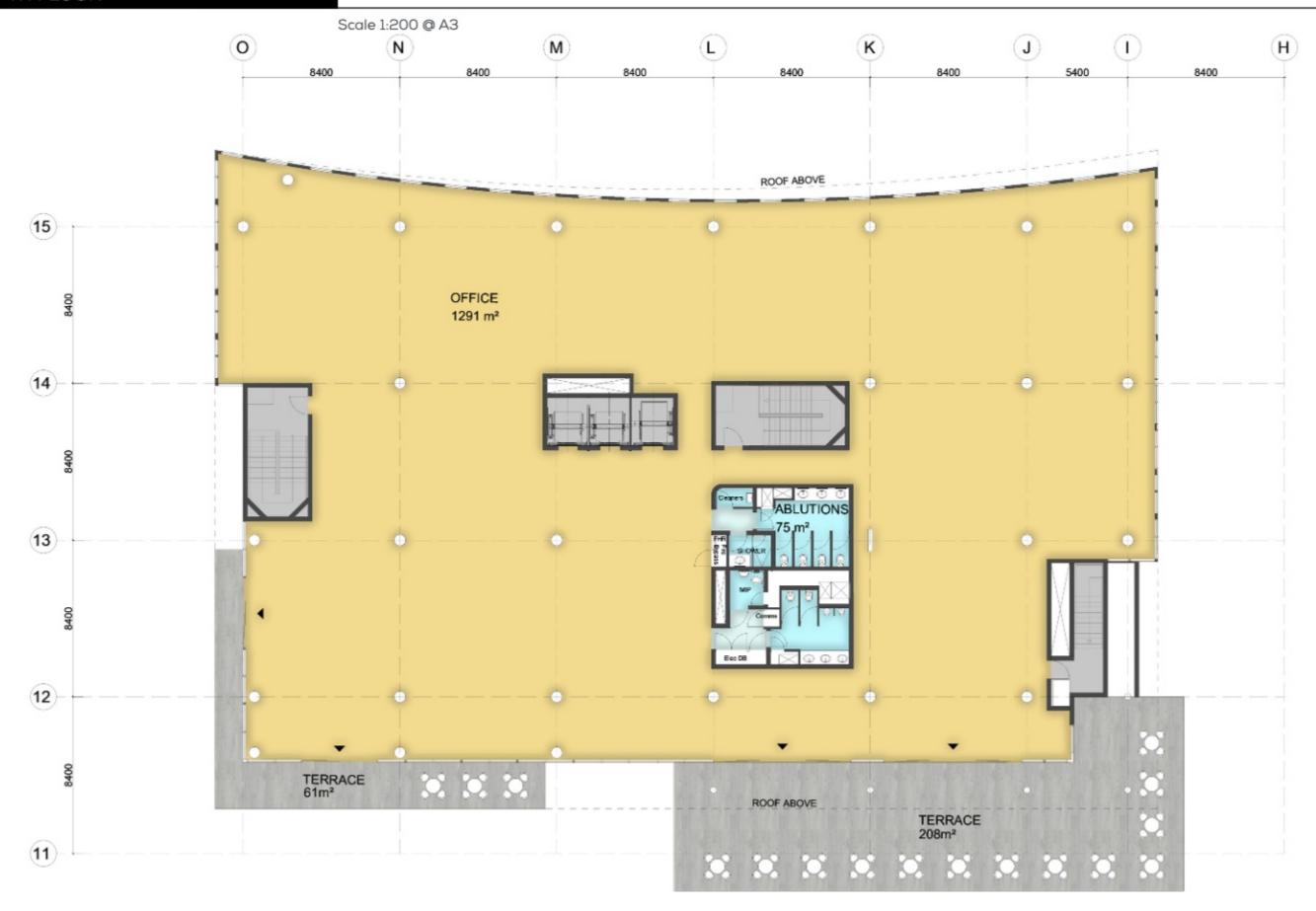






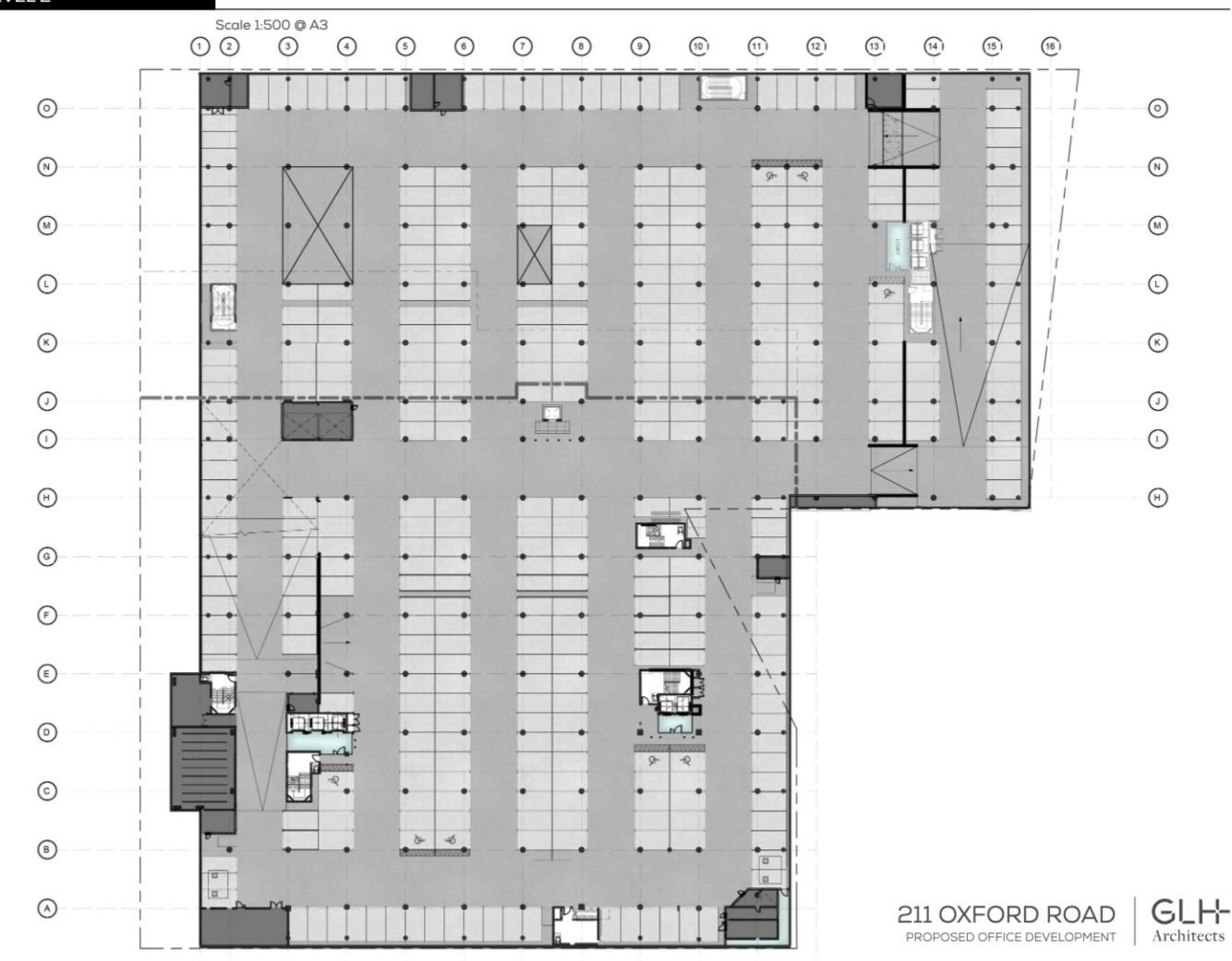


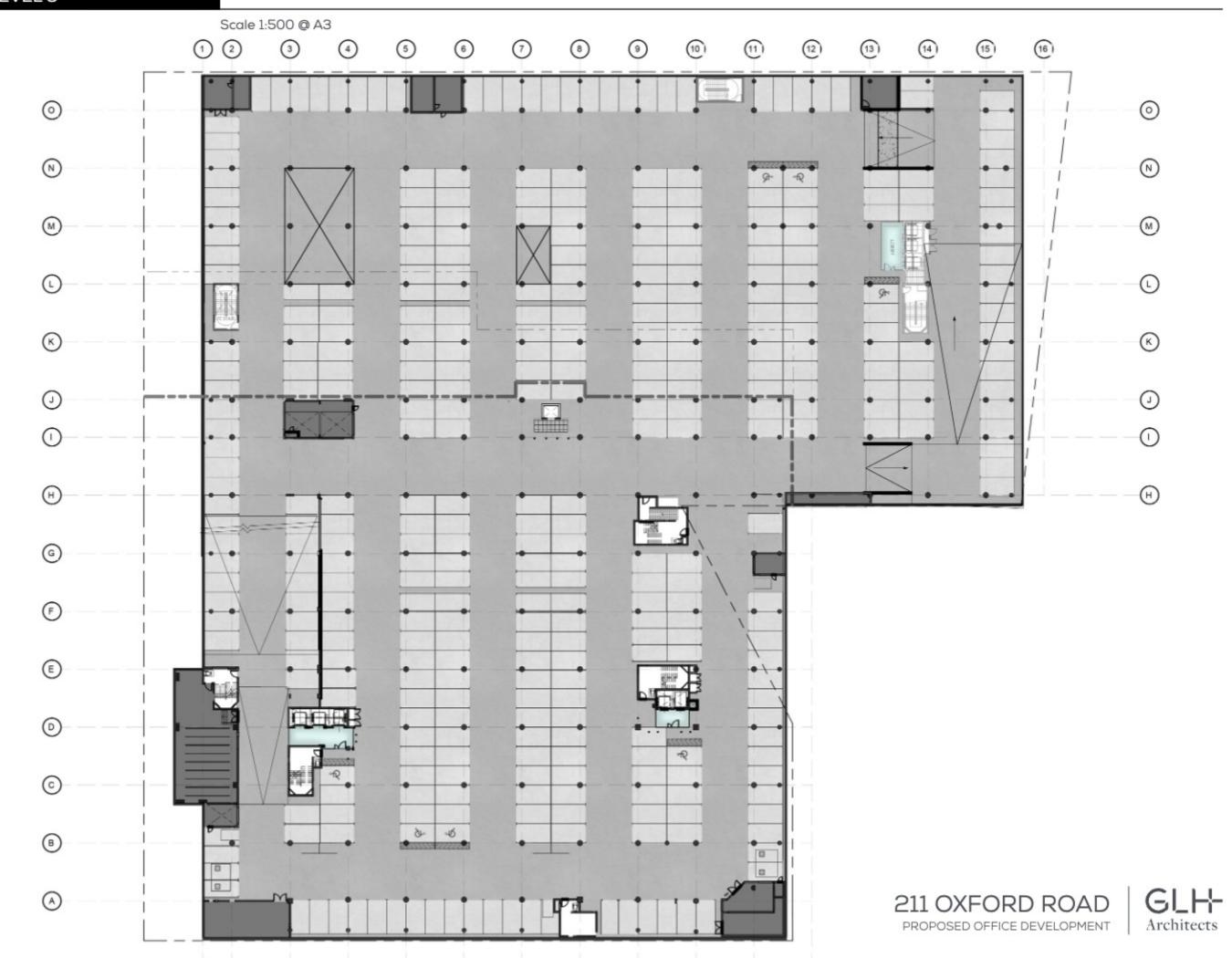


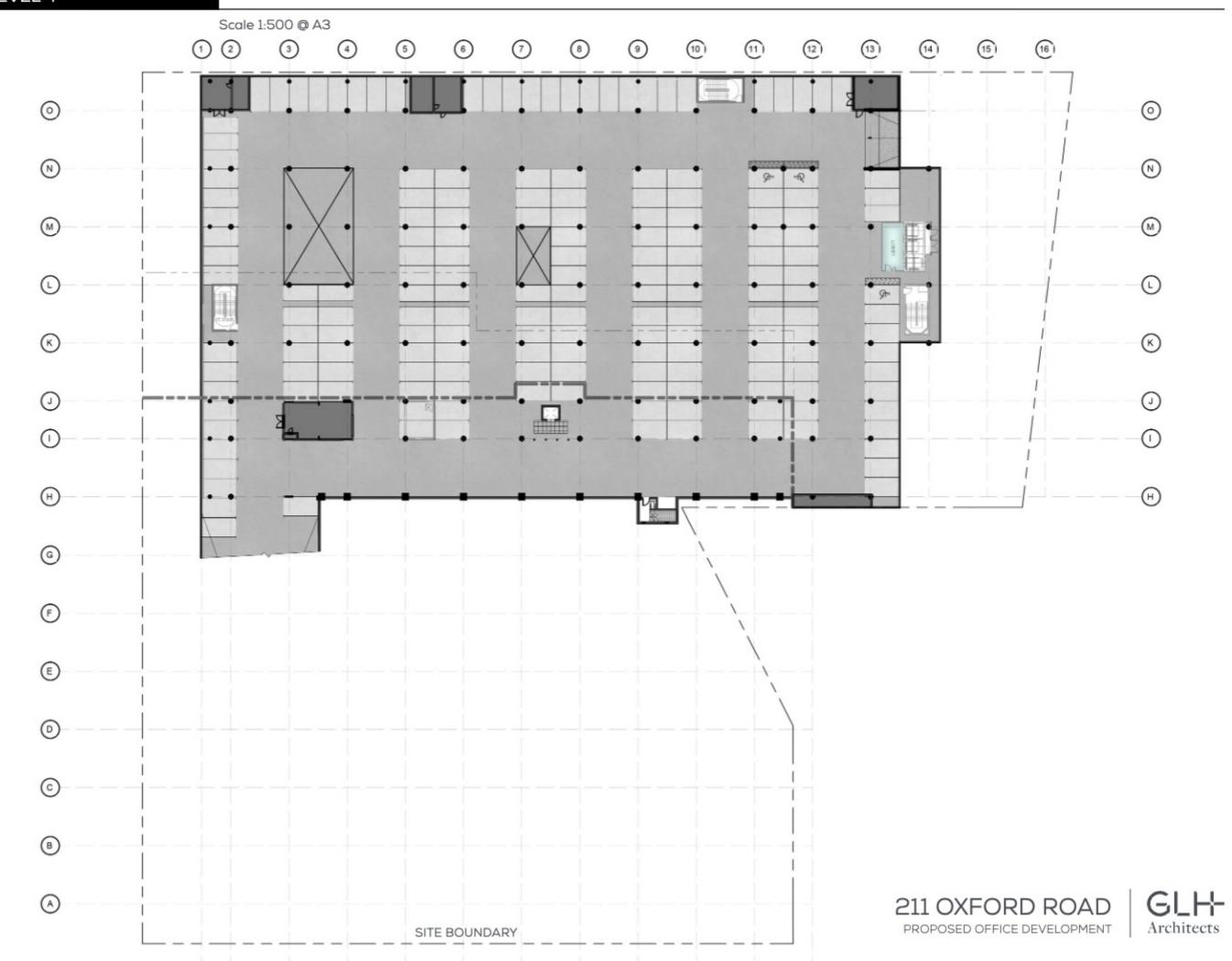


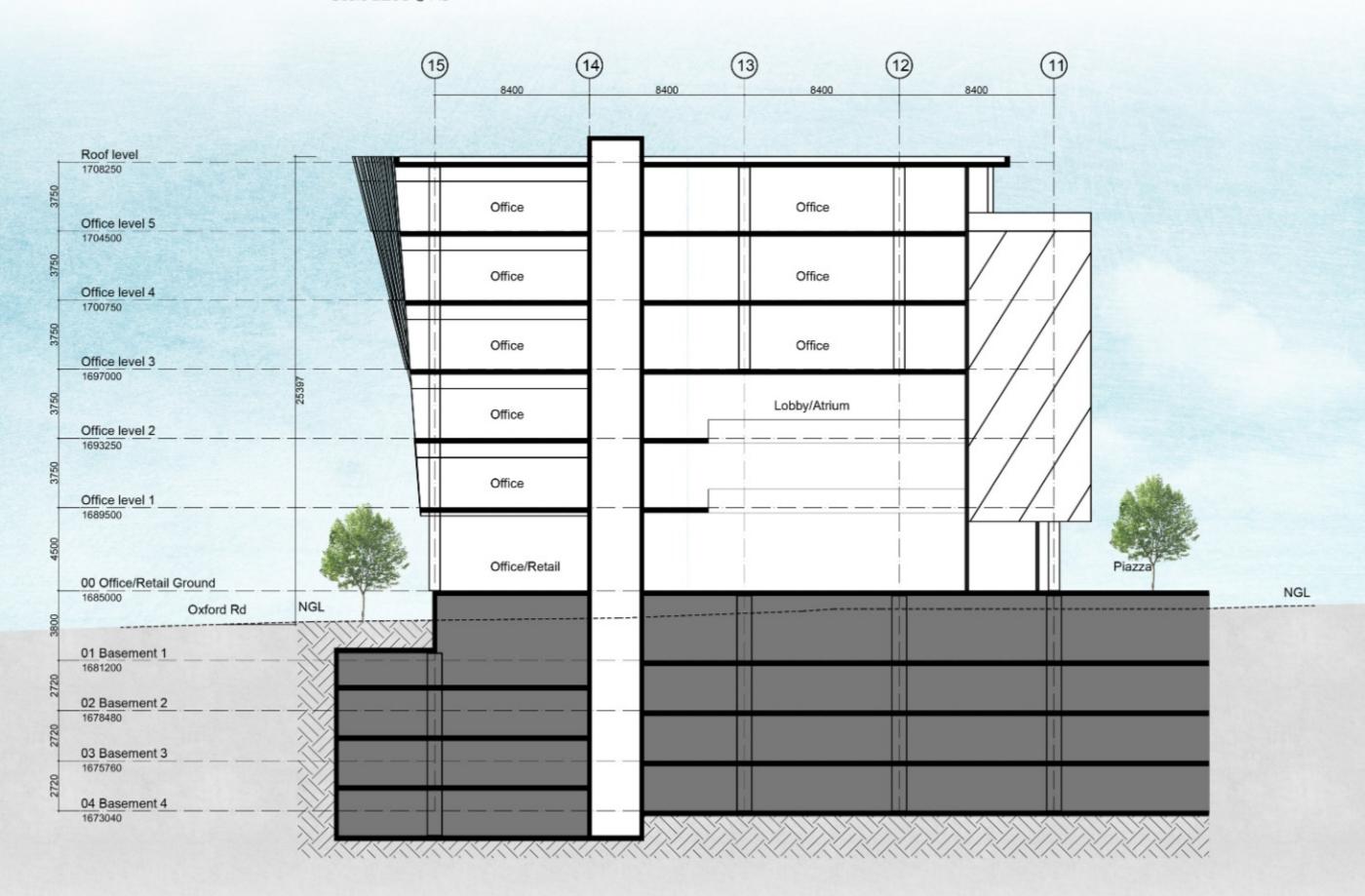


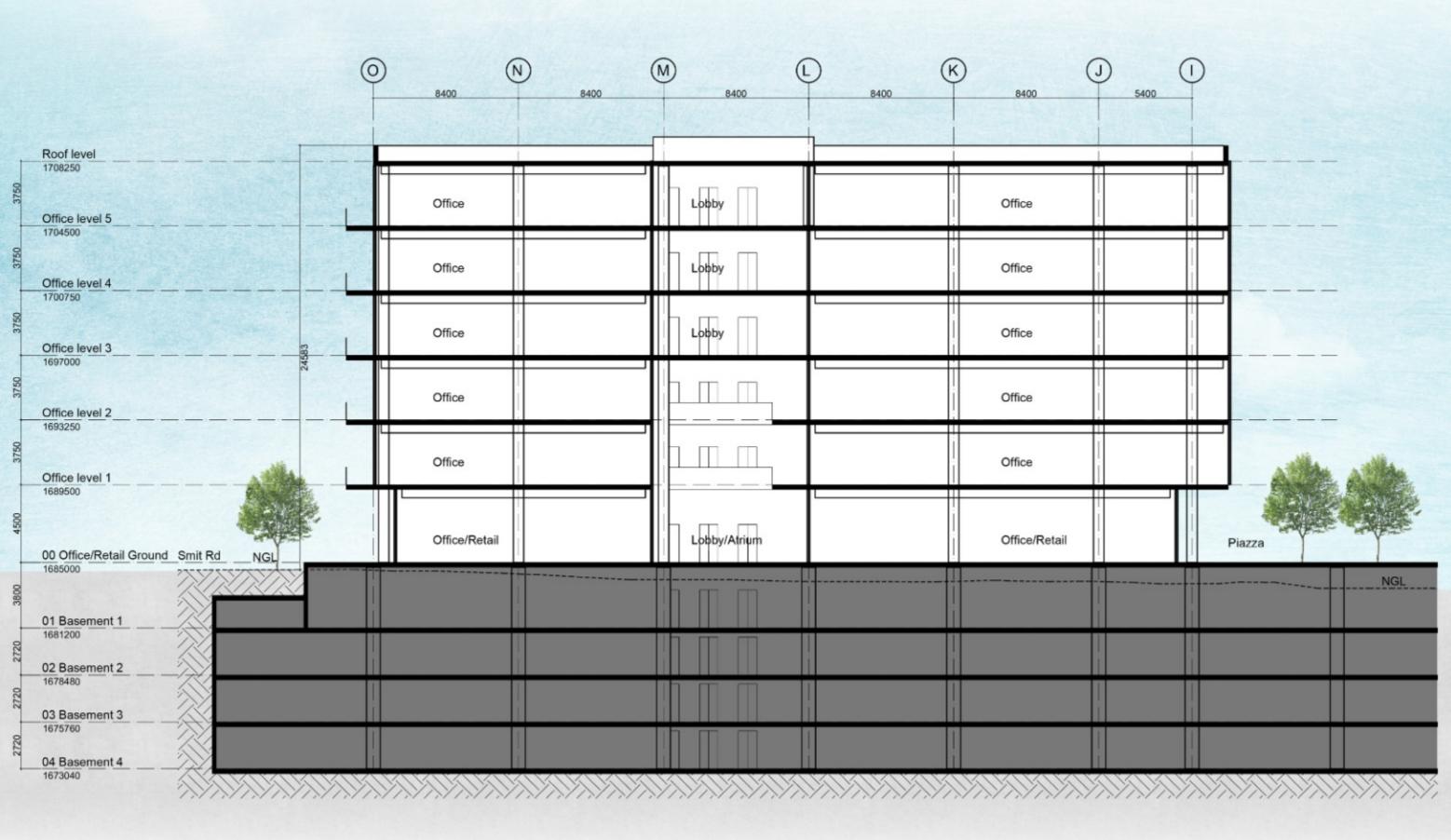








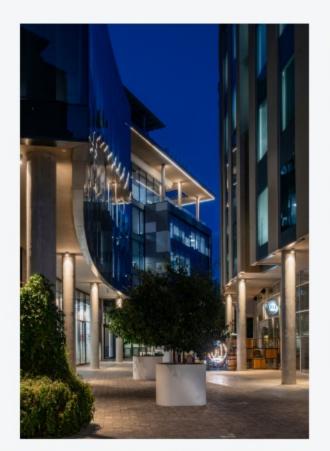




Building Highlights

Situated in the Oxford Parks Precinct which forms part of the greater Rosebank area, the iconic premier node in Johannesburg

- Premium Grade
- Highly accessible access and egress
- · Multi modal transport in the Precinct
- Part of a privately managed city improvement district
- Unique and compelling urban environment
- 7min walk to the Gautrain and Rosebank Mall offering a high quality lifestyle area and amenities
- Outdoor entertainment areas with vistas across
 Joburg's urban forest
- Targeting 6 Star Green Star Designed Building
- Targeting Carbon Net Zero
- Back-up power including a PV system
- · Back-up water
- BMS and other control points measuring all consumables

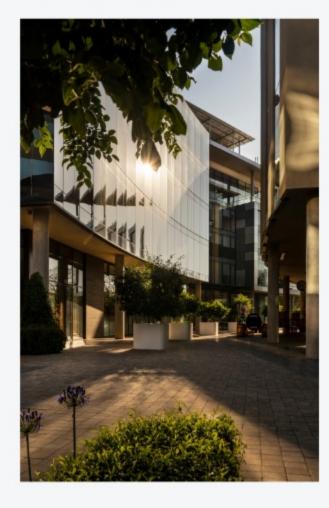












COMPLETED & CURRENT **DEVELOPMENTS**

































































Edelman













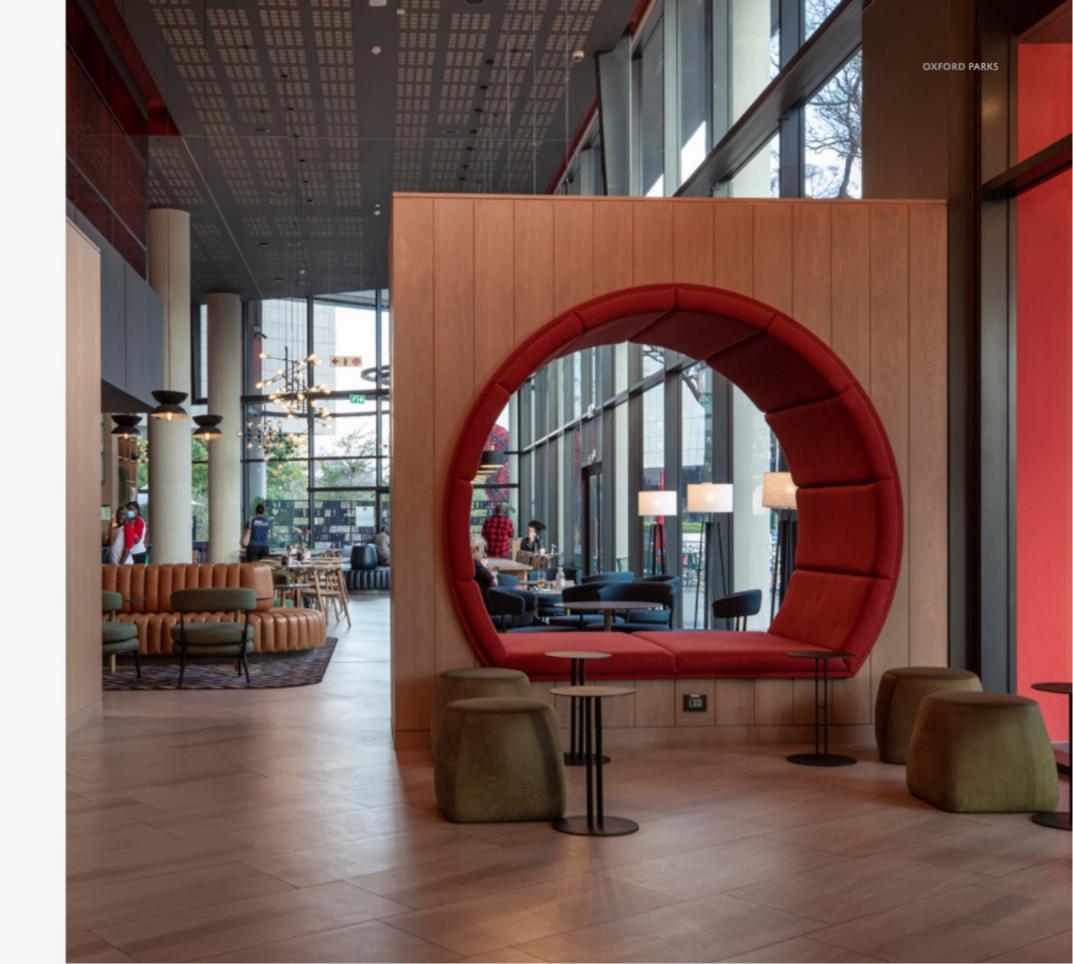


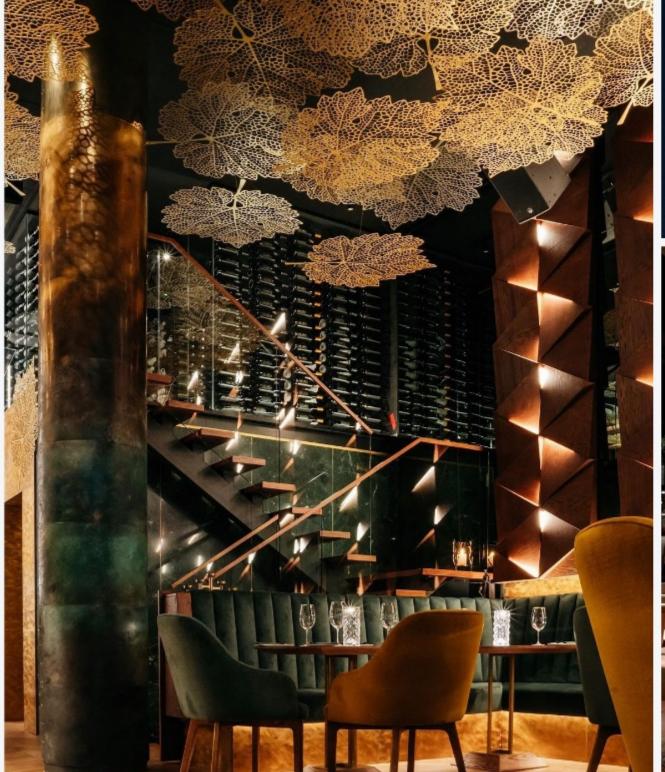




OXFORD PARKS IMMEDIATE AMENITIES

- · Hotel
- · Conferencing and meeting facilities
- · Restaurants, coffee shop, services
- · Bespoke event venues
- · Park-like environment
- · Safe pedestrian movement
- · Secure public parking













OXFORD PARKS AMENITIES WITHIN A 1KM RADIUS

- Public transport includes taxis, buses and airport links
- · Rosebank shopping hub
- Medical facilities
- · Retail banks
- Schools and other educational institutes
- Conferencing facilities and auditorium
- · Sport and health clubs
- · Golf courses
- · Places of worship
- Art galleries
- · Parks and recreational public spaces
- An array of restaurants and speciality eateries

VALUE PROPOSITION

- Premium Grade New Building with the latest technologies including a BMS
- Targeting 6-star Green rated Carbon Net Zero building with Solar installation
- Positioned along Prominent Oxford Road
- Conclusion of a green lease inline with ESG principles
- Tenant input into the design of the building
- Backup power and water
- Privately managed precinct
- Precinct Amenities
- Proximity to Gautrain

