



FLEXIBLE FUNDED FITOUT

SWIFTSPACE
Flexible. Funded. Fitout.

 **ReDeFiNe**
PROPERTIES
We're not landlords. We're people.

What is SwiftSpace?

SwiftSpace is a Redefine-funded demountable partitioning solution to help tenants get into the right office space with lower upfront fitout cost, less disruption, and more flexibility.

Instead of traditional drywall, SwiftSpace uses adaptable partitioning that can be configured around your business and reconfigured as your needs change.

SwiftSpace is tenant-designed, Redefine-funded, and fitted with demountable panels.

Making the right space work for you

01

Flexible: Configure your workspace around the way your business works

02

Funded: Reduce the capital required upfront with Redefine funding assistance for a 70/30 open-plan-to-cellular split

03

Fitout: Move from white box to workspace simpler and faster than ever

Key benefits

- ① Zero fitout costs for a 70/30 open-plan-to-cellular split
- ① Faster occupation
- ① Flexible and customisable layouts during the lease
- ① Cleaner installation than drywall
- ① Choice of modern, high-quality finishes
- ① No exit cost to tenant
- ① Demountable, reuseable, sustainable partitioning system – waste to landfill only every 20 years

The hidden costs nobody talks about

Tenant fitout cost comparison on a 1 080sqm unit, R145/sqm, five-year lease, 70/30 layout		
	Standard deal	SwiftSpace tenant cost
Tenant installation allowance	(R783 000)	Rnil
Standard drywall fitout at 70/30 open-to-office split	R797 354	Rnil
Additional TI costs (blinds and carpets)	R518 544	Rnil
White-boxing cost of R1 400/sqm on exit	R1 512 000	Rnil
Total cost to tenant	R2 827 898	Rnil

Traditional office

- ① Sign lease
- ① Appoint designers
- ① Design office
- ① Obtain quotations
- ① Manage contractors
- ① Fund fitout costs
- ① Extended project timelines
- ① Construction waste management

SWIFTSPACE

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Choose your office

Find the Redefine space that works for your business

[Click here to view properties](#)

Fit it out

SwiftSpace partitioning is installed, which can take as little as 10 days

Agree on your layout

Configure the workplace around your requirements

Move in

Bring your people, furniture and technology.
It's all done!

TERMS AND CONDITIONS

CORE PRINCIPLE

Landlord-provided demountable partitioning up to a 70/30 open-plan-to-cellular split. Anything beyond the standard allowance is negotiated for the specific premises and lease transaction.

1. Purpose and application

- 1.1 SwiftSpace is a landlord-funded office fitout option offered by Redefine Properties Limited and/or its subsidiaries (the **"Landlord"**) in selected vacant premises. The product is intended to facilitate faster occupation with reduced upfront fitout costs for a prospective tenant (the **"Tenant"**).
- 1.2 These terms are guidelines only. Each premises and transaction is different and remains subject to availability, commercial negotiation, tenant vetting, internal approval, the Landlord's final written approval, a lease signed by both parties, and payment of all required deposits and amounts due. The signed lease prevails if there is any inconsistency.

2. Standard SwiftSpace provision

- 2.1 The Landlord may provide demountable partitioning to create a layout of up to approximately 70% open-plan workspace and 30% cellular offices and meeting rooms (the **"70/30 Layout"**). The layout of the premises as at the commencement of the lease, including any Landlord- approved reconfiguration, will constitute the approved layout for purposes of any subsequent alterations, maintenance and reinstatement obligations.
- 2.2 The premises may already contain an existing show-office or SwiftSpace fitout, or the demountable layout may be installed or configured to an agreed Tenant requirement. The actual scope, finishes, building services, programme and Landlord contribution will depend on the premises and the negotiated lease transaction. No item is guaranteed unless expressly recorded in the signed lease, and the Landlord shall not be liable for any expectation, assumption or representation not so recorded.

3. Existing layout and reconfiguration before occupation

- 3.1 Where demountable partitioning is already installed, the Tenant may accept the existing layout or request that it be reconfigured. The Landlord may agree to fund a reasonable reconfiguration provided that the agreed outcome remains within the 70/30 Layout and uses the available demountable components without requiring additional materials. Any proposed reconfiguration remains subject to the Landlord's prior written approval and the availability of materials and contractors.

- 3.2 Any additional partitioning, components, upgrades, professional fees or requirements beyond the Landlord-approved allowance will be negotiated and, unless otherwise agreed in writing, will be for the Tenant's account. Costs, responsibilities and lead times must be agreed before work begins, and the Landlord shall not be liable for any delay in occupation arising from Tenant-requested changes, late approvals, specialist requirements, or works outside the agreed Landlord scope.

4. Changes during the lease

- 4.1 The Tenant may request alterations or additions during the lease. Every change is subject to the Landlord's prior written approval, which may be withheld or granted subject to such reasonable conditions as the Landlord may impose, and to a separate commercial agreement at that time. The Tenant may not commence any work without the Landlord's prior written approval.
- 4.2 The Landlord's preference is that approved partitioning changes use compatible demountable partitioning rather than drywall. Drywall or any other fixed partitioning may not be installed without the Landlord's prior written approval. Approved work may be required to be carried out by the Landlord's nominated or approved service provider at the Tenant's cost. The Landlord's approval of any alteration does not relieve the Tenant from responsibility for the works or constitute a warranty by the Landlord as to their adequacy, compliance, safety, or fitness for purpose.

5. Ownership and protection of the fitout

- 5.1 All demountable partitions and other Landlord-funded fitout components remain the Landlord's property. The Tenant may not remove, dismantle, dispose of, damage, pledge, encumber or interfere with them without the Landlord's prior written approval.
- 5.2 Only approved accessories and fixing methods compatible with the partitioning system may be used. The Tenant is responsible for protecting the Landlord-owned fitout and for making good, at its cost and to the Landlord's reasonable satisfaction, any damage caused by its occupation, alterations, installations, contractors, invitees or removal of its property, excluding fair wear and tear.

- 5.3 The Landlord may inspect the demountable partitioning and any other Landlord-owned fitout component during the lease by giving the Tenant at least 48 (forty-eight) business hours prior written notice.

- 5.4 The Landlord may recover from the Tenant the reasonable cost of repairing, replacing or reinstating any Landlord-owned component damaged, removed or rendered unusable during the Tenant's occupation, excluding fair wear and tear.

6. Building services and Tenant requirements

- 6.1 Air-conditioning, lighting, electrical reticulation, and other building services may already exist or may be adapted to suit the approved layout. The Landlord's allowance will be based on the approved 70/30 Layout and the building's existing capacity and infrastructure. Requirements exceeding that allowance, or requiring upgrades to the building infrastructure, requiring statutory approvals, or resulting from the Tenant's operational or specialist requirements will be negotiated and, unless otherwise agreed in writing, will be for the Tenant's account.
- 6.2 The Tenant is responsible for its furniture, information technology, telecommunications, cabling, signage, branding, security systems, equipment, and movable business assets, including all approvals, installation, maintenance, repair, compliance and removal thereof, unless the signed lease expressly states otherwise.

7. Lease expiry and reinstatement

- 7.1 At lease expiry or earlier termination, the Tenant must remove its movable assets, furniture, cabling, information technology infrastructure, signage, branding, equipment and other Tenant installations, and make good any resulting damage at its cost and to the Landlord's reasonable satisfaction, subject always to the reinstatement provisions of the lease.
- 7.2 The Landlord may, in its discretion, reconfigure or reinstate the demountable partitioning to the original layout or to another layout approved by the Landlord, at the Tenant's cost, whether this obligation is recorded in the lease, the alteration approval or otherwise required by the Landlord as part of reinstatement

- 7.3 All reinstatement works shall be completed by the Tenant at its cost before expiry or earlier termination of the lease and in accordance with the Landlord's reasonable requirements, building rules, and approved contractors or service providers, excluding fair wear and tear.

- 7.4 If the required reinstatement is not completed in accordance with the lease, the Landlord may carry out the works and recover the costs from the Tenant in accordance with the reinstatement provisions of the lease.

- 7.5 The Landlord's approval of any alteration or installation does not limit the Landlord's rights under the lease, including any reinstatement conditions applicable on expiry or earlier termination.

8. Tenant installation allowance and other incentives

No separate tenant installation allowance, beneficial occupation period, contribution or other incentive applies automatically. Any such contribution or incentive, including the lease period to which it relates and any conditions for its availability, must be negotiated for the particular transaction and recorded in the signed lease, failing which the Tenant shall have no entitlement thereto.

9. Marketing and non-binding information

Marketing material, concept layouts, illustrations, indicative specifications, budgets, timelines, estimates, representations made during discussions, and other information are for information purposes only. They do not constitute an offer, warranty, undertaking or obligation unless expressly incorporated into the signed lease.



About Redefine Properties

Redefine Properties Limited (Redefine) is a South African, JSE-listed Real Estate Investment Trust (REIT). We own and actively manage a diversified portfolio of retail, office and industrial properties across South Africa, complemented by strategic property investments in Poland.

Our purpose is to create and manage spaces in a way that transforms lives. Guided by this purpose, we focus on building lasting relationships and creating sustainable value for our tenants, communities and other stakeholders.

The Redefine difference

As a tenant within the Redefine property portfolio, you gain a strategic property partner committed to supporting your business. Through access to prime locations, dedicated property management expertise, value-added services, and an enhanced workplace experience for your people, we strive to create environments where businesses can succeed and grow.

BBBEE benefits for your business

As a level 1 broad-based black economic empowerment (BBBEE) contributor and 51% black-owned business, Redefine provides procurement benefits that may support your organisation's transformation and procurement objectives.



As a Redefine tenant, you may benefit from

- 135% procurement recognition
- Recognition from a level 1 BBBEE contributor
- Recognition from a supplier that is 51% black-owned
- Additional recognition opportunities under the Generic Scorecard
- Empowering Supplier recognition, enabling qualifying spend to contribute positively to your procurement scorecard requirements

Ready to make your move?

Talk to the Redefine leasing team about finding a SwiftSpace-enabled office that works for your business.

[Click here to view properties](#)



Julie Rothfusz

JHB BROKER LIAISON

083 324 1884

011 283 0175

JulieR@redefine.co.za

Awelani Sirame

JHB BROKER LIAISON

078 927 0566

011 283 0175

Awelani.Sirame@redefine.co.za

Thandiwe Bula

CPT BROKER LIAISON

021 443 7605

ThandiB@redefine.co.za

REDEFINE PROPERTIES CAPE TOWN

1st Floor, Block D, Observatory Business Park, 2 Fir Street, Observatory, Cape Town 7925, South Africa

REDEFINE PROPERTIES JOHANNESBURG

155 West, 4th floor, 155 West Street, Sandown, Sandton, Johannesburg 2196, South Africa

PostNet Suite 264, Private Bag X31, Saxonwold 2132, South Africa

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