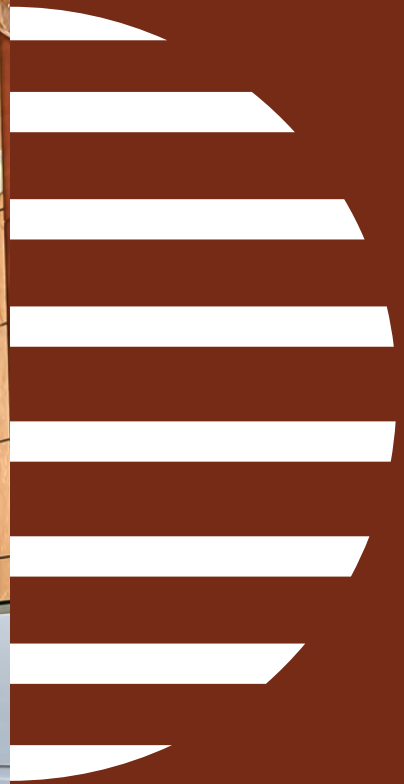




Company *Profile*

Table Of Content

Introduction & Background	3
Our Team	4-6
Our Portfolio	7-8
Our Services:	9
• Property Management	10
• Facilities Management	11
• Project Management	11
• Marketing	11
• Development Management	12
• Development Leasing	12
• Leasing Management	12
Awards	13-14
Footprint	15



| Introduction & Background

Mowana Properties is a leading entity in the property management sector, known for its strong ownership, regulatory compliance, and innovative approach. Established in 2015 as a subsidiary of Pareto Limited, Mowana leverages Pareto's extensive experience to drive growth and excellence in the industry.

Ownership and Strategic Support

As a wholly-owned subsidiary of Pareto Limited, Mowana Properties benefits from robust strategic support and stability, positioning it for sustained success in the competitive property management market.

The first portfolio under management is owned by Pareto Limited, a premium Shopping Centre owner with iconic assets such as Cresta Shopping Centre, Menlyn Park Shopping Centre, Mimosa Mall, The Pavilion Shopping Centre, Southgate Mall, Southgate Value Market, Tygervalley Shopping Centre and Westgate Shopping Centre, with a total GLA in excess of 848 000m².

The second portfolio under management is owned by the Government Employees Pension Fund (represented by the Public Investment Corporation SOC Limited). This is a mixed-use portfolio boasting 117 properties inclusive of offices, industrial, residential and retail.

Regulatory Compliance

Registered and compliant with the Property Practitioners Regulatory Authority (PPRA), Mowana Properties adheres to strict legal frameworks, prioritizing transparency, accountability, and industry standards.

Vision

A partner of choice to property owners to generate sustainable returns everywhere.

Mission

To provide superior and efficient property and facilities management services and innovative solutions to our clients.

Our Culture

A world class inclusive and responsible corporate citizen growing people and places.

Our Values





Executive Team

Our Team Executives



Finance Director
Kholiwe Fana

Kholiwe brings over 15 years of experience in financial management, strategic planning, and business leadership. Her career includes roles at Standard Bank Insurance Brokers, First National Bank Insurance Brokers, and Pareto Limited. At Pareto, she served as Group Financial Reporting and Tax Manager, overseeing financial reporting and ethical sourcing practices.

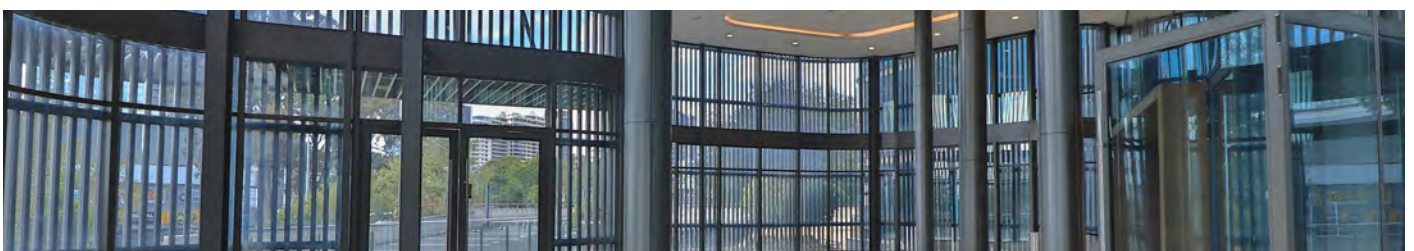
Since July 2020, Kholiwe has been the Finance Director and Board member at Mowana Properties. She is responsible for business strategy formulation, financial modelling, budget management, and ERP system implementation.



Human Resource Executive
Nondumiso Khoza

Nondumiso (Ndumi) Khoza is the Former Chief People Officer of Seriti Resources. She holds amongst other qualifications a B.A. Soc Sc SW (University of Zululand), B. Soc Sc Hons (UND), SAPS Programme (Japan), and an MBA (University of Wales).

She is an astute business executive with more than 25 years' experience specialising in the Human Resources Management field. She has operated in Mining, Manufacturing, Sales and Marketing and Logistics industries. She has gained in-depth experience in all aspects of HR best practices with multi-national companies.



Our Team

Executives *continued*



Portfolio Executive (Pareto Portfolio)
Olive Ndebele

Olive Ndebele is a visionary leader with extensive experience in real estate. As Portfolio Executive, she oversees a nationwide portfolio worth over R30 billion, including Menlyn Park Shopping Centre and other prominent assets. Olive holds a CPM® qualification from IREM and has completed postgraduate studies at Wits, UCT, and Manchester.

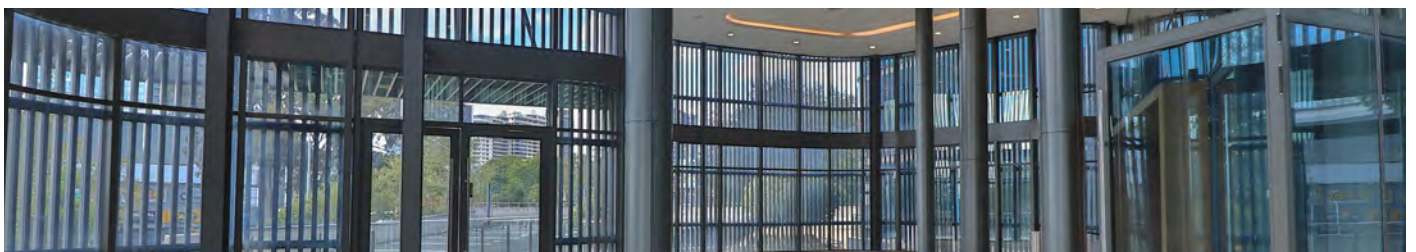
Her career spans banking, hospitality, advertising, marketing, and retail property management. She has led significant projects, including the R2.4 billion expansion of Menlyn Park Shopping Centre, focusing on strategy, leadership, tenant relations, and property value enhancement.



Portfolio Executive (PIC Portfolio)
Mercy Maina

Mercy Maina oversees the property management function for a diverse portfolio, including retail, office, and industrial properties across six provinces. She holds a master's degree in Property Development and Management from The University of Witwatersrand and has over 25 years of industry experience.

Mercy's leadership has been instrumental in driving performance and service excellence. She has successfully implemented strategies aligned with business goals, optimized financial risk management, and led initiatives to enhance workforce efficiency.



Our Portfolio



Our Portfolio



08
Properties
Under Management

Pareto Limited (Pareto) is a South African property investment company strongly focused on acquiring and holding regional and super regional shopping centres in South Africa, as well as mixed-use developments. Pareto is proudly invested in prime iconic retail properties.

In addition to its retail property assets management focus, Pareto is a shareholder within the management services company, Mowana Properties.



117
Properties
Under Management

The Public Investment Corporation (PIC) SOC Limited is a registered financial services provider wholly owned by the South African Government. Acting on behalf of public sector entities, the PIC manages funds in line with approved investment mandates. Its objective is not only to meet but to exceed client expectations and shareholder investment objectives through rigorous research, prudent risk analysis, and strict compliance.

Established in 1911, the PIC has grown to become one of the largest investment managers in Africa, with assets under management exceeding R1.8 trillion.

Our services



Our Services

Property Management

Property management is provided as a core service, forming the backbone of the portfolios' operational and strategic success. It encompasses the day-to-day administration of leases, tenant relations, and rent collections, together with the ongoing maintenance and repair of building structures, mechanical and electrical installations, and shared facilities. In addition, property management extends to financial management, including budgeting, reporting, and expense control, as well as compliance with applicable statutory, health, and safety requirements. Strategic oversight is also central to this service, ensuring that vacancies are minimised, tenant retention is enhanced, property values are preserved, and income growth is optimised. The related sub-services, which give effect to this overarching property management mandate, are outlined on the next page.

- Rent Collection
- Billings
- Payment of Property Expenses
- Financial Reporting
- Preparation of a detailed Income and Expenditure Budget.
- Month-end journal entries.
- Preparation of a monthly Income Statement reflecting Actual versus Budget, with explanations for material variances.
- Legal and Compliance
- Procurement Co-ordination & Management
- Vetting of new tenants and business plans



Facilities Management

Our Facility Management team can incorporate all facility services from:

- Building Supervision
- Facilities Service Desk
- Repairs and Maintenance
- Supervision of Soft & Hard Services
- Building Inspections



Project Management

- Planned Maintenance and Refurbishments
- Building Compliance
- Maintenance of Utilities Infrastructure
- Tenant Exit & Churn Management
- Building Condition Assessments



Marketing

Our portfolio includes high-quality commercial centers and townships, providing premier retail locations. Services include:

- Provide input in the formulation of centre marketing strategies.
- Driving of Non-GLA income for the managed portfolio.
- Oversee the implementation of centre planned marketing campaigns



Development Management

- Redevelopments and Expansions
- Repurposing Buildings
- Major Refurbishments
- Reconfigurations
- Building Sustainability Improvements



Development Leasing

- Unit Size and Layout Optimization
- Tenant Mix Management
- Leasing Structures and Covenants
- Identifying and Introducing New Brands
- Pop-ups and Temporary Units



Leasing Management

Our leasing professionals provide:

- Tenant Acquisition and Retention
- Vetting of New Tenants
- Strategic Leasing Plans
- Lease Standardization
- Rental and Trading Analysis
- Competitor and Risk Analysis
- Trend Spotting and Tenant Profiling
- Lease Structuring and Space Optimization



Awards



Our Services

An Award-Winning company

Mowana Properties is an award-winning company, recognised for excellence in shopping centre marketing, innovation, creative achievements, and outstanding customer service. Over the years, we have proudly amassed more than fifty prestigious industry awards, including Footprint Marketing Awards, Spectrum Awards, and Retail Development and Design Awards.

Most recently, our success was reaffirmed at the 2024 South African Council of Shopping Centres (SACSC) Footprint Marketing Awards, where several of our flagship centres received top honours. These included:

Gold Awards for Menlyn Park Shopping Centre across multiple campaigns, including Gift of Time, Lego Brickfair, and Rooms On View.

Gold Award for Tyger Valley Centre's Escape into Santa's Grotto campaign.

Bronze Award for The Pavilion Shopping Centre's Rooftop Expansion project.

These achievements reflect our ongoing commitment to creating meaningful retail experiences, driving innovation in the industry, and maintaining the highest standards of customer engagement across all our shopping centres.



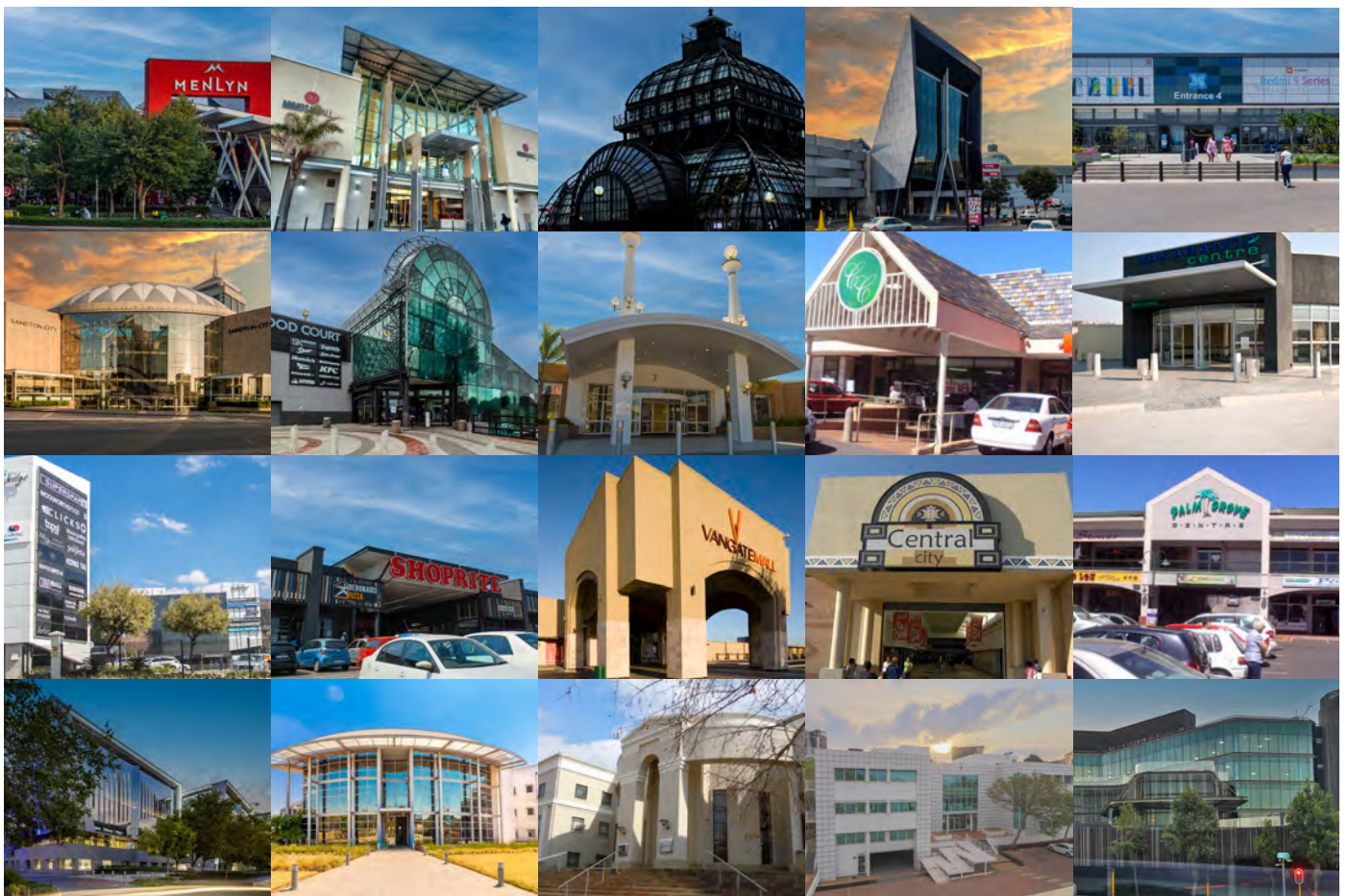
Our National Footprint



With the management of 125 retail, commercial, industrial, vacant land and residential properties, across all provinces except Northern Cape and Mpumalanga provinces, Mowana Properties is the most trusted property management company in South Africa.

Our overall knowledge of the property market, as well as an appreciation of regional property market dynamics put Mowana Properties in an excellent position to provide expert and professional advice to investors and property owners.

Some of the iconic properties we manage are:



FOR MORE INFORMATION

OUR OFFICES

Johannesburg	+27 11 073 6800
Cape Town	+27 21 825 9500

OUR EMAIL

info@mowanaproperties.co.za

OUR WEBSITE

www.mowanaproperties.co.za

FACILITIES HELP DESK

011 073 6805

011 073 6810

facilitieshelpdesk@mowanaproperties.co.za

FRAUD HOTLINE

0800 17 17 17

* Also follow us on Facebook and LinkedIn

