



JH GROUP

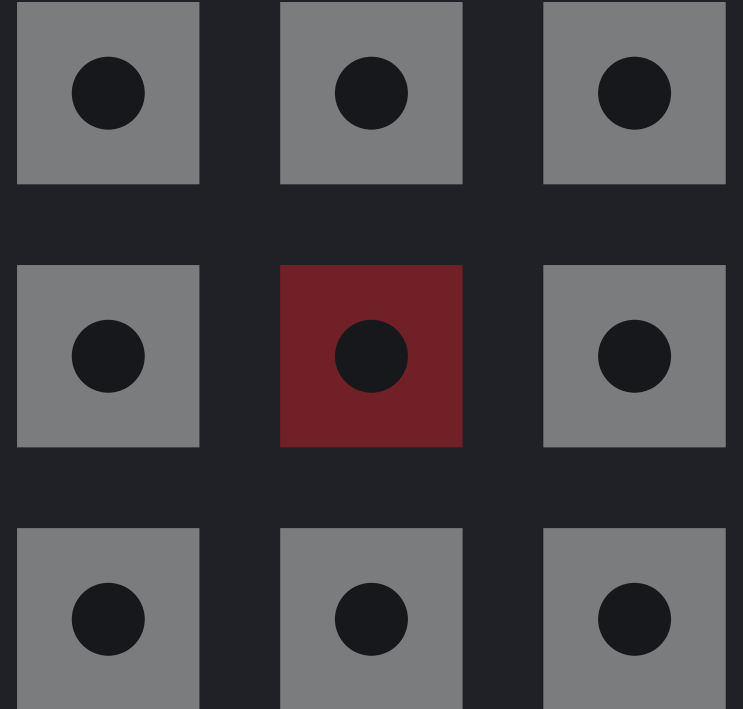
PROPERTY PORTFOLIO

Property Vacancies

JULY 2026

Retail & commercial space to let across the JH Group portfolio.

jhgroup.co.za





Portfolio Overview

Looking for a space that aligns with your business goals? The vacancies below are currently available to let across the JH Group portfolio — high-traffic retail centres and a premier commercial office park, serving their communities alongside strong national and regional tenants.

4

Centres with available space

10

Units available to let

±4,570 m²

Total lettable area (GLA)

Property	Location	Sector	Units	Available GLA (m ²)
Njoli Shopping Centre	Gqeberha (PE)	Retail	6	3,372 + ATM
WaterFront Business Park	Gqeberha (PE)	Commercial	2	719
Savoy Shopping Centre	Mthatha	Retail	1	330
Qumbu Retail Centre	Qumbu	Retail	1	145



Current Vacancies

Unit	GLA (m ²)	Base Rental (R/m ²)	Approx. Monthly Rental	Availability
Njoli Shopping Centre — Cnr Njoli & Meke Street, Ibhayi, Gqeberha (PE)				
Shop 3	2,542	R70/m ²	R177 940	Immediate
Shop 9	303	R120/m ²	R36 360	Immediate
Shop 1A	200	R120/m ²	R24 000	Immediate
Shop 1B	200	R120/m ²	R24 000	Immediate
Shop 8	127	R120/m ²	R15 240	Immediate
ATM	—	POA	POA	Immediate
WaterFront Business Park — 1 Pommern Street, Humewood, Gqeberha (PE)				
Building 4 - Unit 1A	395	R175/m ²	R69 125	Immediate
Building 4 - Unit 2	324	R175/m ²	R56 700	Immediate
Savoy Shopping Centre — 95 Nelson Mandela Drive, Mthatha				
Unit 2	330	R150/m ²	R49 500	Immediate
Qumbu Retail Centre — 17 Aubert Street, Qumbu				
Shop 12	145	R125/m ²	R18 125	Immediate

Tip: click a unit name to open its property page. Base rentals exclude VAT, parking & other recoveries; approx. monthly = base rate × GLA; POA = Price on Application; areas approximate.



Njoli Shopping Centre

Cnr Njoli & Meke Street, Ibhayi, Gqeberha (Port Elizabeth)

The largest shopping centre on the busy Njoli Street, linking Kwazakhele with New Brighton, offering 4,600m² of retail space anchored by Cashbuild. A major 2,542m² anchor-scale opportunity is available alongside a range of line shops and an ATM position.

Sector: Retail

Base rental: R70 - R120/m²

Additional charges: Rates, refuse, utilities & operating costs (excl. VAT)

Availability: Immediate — view by appointment

AVAILABLE UNITS

Unit	GLA (m ²)	Base/m ²	Approx./mo
Shop 3	2,542	R70/m ²	R177 940
Shop 9	303	R120/m ²	R36 360
Shop 1A	200	R120/m ²	R24 000
Shop 1B	200	R120/m ²	R24 000
Shop 8	127	R120/m ²	R15 240
ATM	—	POA	POA



WaterFront Business Park

1 Pommern Street, Humewood, Gqeberha (Port Elizabeth)

Located in Humewood at the gateway to Gqeberha's harbour, WaterFront Business Park is a premier office address home to blue-chip tenants including Investec, MTN, Forvis Mazars and Coca-Cola SABCO. Two office suites are available in Building 4 — Unit 2 can be split into 230m² and 94m² suites.

Sector: Commercial / Office

Base rental: R175/m²

Additional charges: Rates, refuse, utilities & operating costs (excl. VAT)

Availability: Immediate — view by appointment

AVAILABLE UNITS

Unit	GLA (m ²)	Base/m ²	Approx./mo
Unit 1A	395	R175/m ²	R69 125
Unit 2	324	R175/m ²	R56 700

PARKING

Parking type	Rate / bay p.m.
Covered	R650
Open	R450



Savoy Shopping Centre

95 Nelson Mandela Drive, Mthatha

A 12,000m² centre on Nelson Mandela Drive, anchored by SuperSpar, with 16 further stores offering a mixed range of tenants — from the Hotel Savoy & Conference Centre, Total Fuel Centre, PostNet, Sondalani Pharmacy, Nedbank and Standard Bank to national franchises Big Eagle Spur, Panarotti's and Nando's.

Sector: Retail

Base rental: R150/m² (commercial use only)

Additional charges: Rates, refuse, utilities & operating costs (excl. VAT)

Availability: Immediate — view by appointment

AVAILABLE UNITS

Unit	GLA (m ²)	Base/m ²	Approx./mo
Unit 2	330	R150/m ²	R49 500



Qumbu Retail Centre

17 Aubert Street, Qumbu, Eastern Cape

Situated on the N2 in the heart of the Qumbu CBD, this 3,000m² centre is anchored by Shoprite and Shoprite Liquor. Other tenants include OK Furniture, Cosmetic Connection, AutoZone, Hungry Lion, Old Mutual Finance and Bakhulule Financial Services.

Sector: Retail

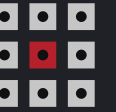
Base rental: R125/m²

Additional charges: Rates, refuse, utilities & operating costs (excl. VAT)

Availability: Immediate — view by appointment

AVAILABLE UNITS

Unit	GLA (m ²)	Base/m ²	Approx./mo
Shop 12	145	R125/m ²	R18 125



Terms & Conditions

COMMISSION

- Commission is calculated on the initial contracted base rental plus parking rental, excluding rates and taxes, at the following tariffs:
 - 5% of the first 2 years' rental
 - 2.5% of the next 3 years
 - 1.5% of the next 3 years
 - 1% on the balance thereafter
- Advertised commission incentives require a minimum 3-year lease at asking rental.
- On any lease of less than three years, commission payable shall be equal to one month's rental.
- The broker must be able to demonstrate that they are the effective cause of the concluded lease.
- No commission is payable on renewals, or where the tenant at a later stage leases additional space.
- Commission is paid within 14 working days of the signed lease, receipt of FICA, payment of the deposit / completion of sureties, written confirmation of occupation, and the tenant's payment of the first month's invoice.

DOCUMENTS REQUIRED FROM BROKERS

- Signed mandate
- Company registration documents
- SARS / VAT registration confirmation
- B-BBEE certificate or affidavit
- Banking details (not older than 3 months)
- Fidelity Fund Certificate — company
- Fidelity Fund Certificate — agent

Standard terms, subject to a signed mandate and JH Group confirmation.

Leasing Enquiries



Found a space that fits? Get in touch and we'll help you secure the ideal location to grow your business.

JH GROUP — PROPERTY DIVISION

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Group Property Manager

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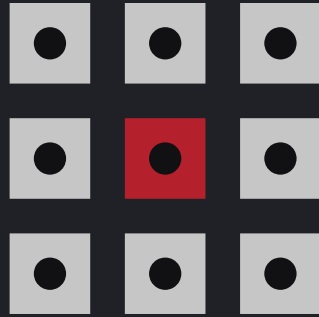
Office: +27 43 726 5349

Email: property@jhgroup.co.za

Web: jhgroup.co.za

GOOD TO KNOW

- Base rentals are monthly asking rates (per m²), exclusive of VAT.
- Additional charges (rates, refuse, utilities & operating costs) apply pro-rata.
- Approx. monthly rental = base rate × GLA (excl. parking & additional charges).
- WaterFront parking: Covered R650, Open R450 per bay per month.
- Areas (GLA) approximate; units may be subdivided or combined.
- Viewings by appointment. See Terms & Conditions for broker commission.



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