



MEDIA RELEASE FROM ATTERBURY

April 2016

***All roads lead to the new Mall of Africa***

Developed by leading South African property developer and investor Atterbury, Southern Africa's largest single-phase shopping centre development, Mall of Africa, is set to open on 28 April.

This landmark new R5-billion, 130,000sqm super-regional mall is superbly situated in Waterfall City, with excellent access from Pretoria, Sandton and Johannesburg. In fact, it provides brilliant access for people from all over Gauteng and beyond.

Commenting on the Mall of Africa development, Louis van der Watt of Atterbury says: "Developing a super-regional mall in the heart of the fastest growing urban node on the continent presented the opportunity to create an exciting modern landmark. As the heart of a growing city, its connectivity was a key consideration of Mall of Africa's development. Its exceptional scale, design, location, retail mix and access creates an exciting asset and places it at the forefront of retail developments."

Atterbury Property Development's James Ehlers notes that accessibility for shoppers was a key factor in the mall's development.

"Easy access from Gauteng's transport network is an inherent advantage of Mall of Africa," says Ehlers. "Excellent accessibility is crucial for the success of any shopping centre. For a super-regional shopping centre the size of Mall of Africa, this means creating the best access for shoppers from across an entire province and even further afield. It is a massive undertaking."

This attention to accessibility detail has successfully placed Mall of Africa at the hub of major transport routes for shoppers coming from the north, south, east and west.

Mall of Africa is located a stone's throw away from the first free-flow intersection of its size in Africa at the nearby Allandale Road exit from the N1 Highway. This provides ideal access for shoppers travelling from the north and south to this iconic new mall. It is also mere minutes away from the major east, west, north and south highways meeting at the Buccleuch interchange of the N1, M1 and N3.

In addition, the massive road upgrades Atterbury has undertaken as part of the Waterfall City development ensures getting to Mall of Africa is easy for shoppers and improves the infrastructure for all road users.



The new R160 million Bridal Veil Road overpass bridge, developed by Atterbury Property Development, will open at the same time as the mall and create a brand-new east-west transport route.

The new bridge crosses the N1 highway south of the Allandale Road interchange and north of the Buccleuch interchange. It creates a direct link between Midrand and Waterfall City with the new R40 million, 1km S-bend dual carriage way extension to Bridal Veil Road, which will take shoppers right to the doors of Mall of Africa.

The bridge's superstructure is 115.8 metres long and 22.7 metres wide. It will carry four lanes of traffic - two in each direction - a pedestrian walkway, a cycle lane and a raised centre median.

In addition, road infrastructure was substantially upgraded on Maxwell Drive, to the west of the mall, where increased capacity was created at the intersections. The existing traffic circles were upgraded to signalised intersections at a cost of R17 million.

Together the new road and bridge infrastructure create convenient route right through Waterfall and its surrounds. The Bridal Veil Road extension begins from Allandale Road at a new signalised intersection east of the N1 highway and Pretoria Main Road. At Mall of Africa, the new road connects to the upgraded access route of Maxwell Drive, via the Simlak Drive link road. Then Maxwell Drive goes on to link with Woodmead Drive to the south and Harry Galaun Drive to the north.

Ehlers says: "The new highway overpass bridge, link road and the upgraded Maxwell Drive open important routes that will make travelling easier and faster for the growing number of people who live, work and shop in the area. The excellent quality of road infrastructure and landscape architecture that benefits Mall of Africa and Waterfall City also extends to everyone who uses the roads and highways in and around Midrand and Sandton."

Besides road transport, Mall of Africa is also minutes away from the Gautrain Midrand Station and enjoys superb proximity to OR Tambo International Airport, Midrand's Grand Central Airport and Lanseria International Airport.

Mall of Africa was also developed with visitors and tourists travelling by bus in mind. It provides a convenient covered drop off area large enough for busses.

So, whether you drive, cycle, walk or make use of bus or taxi, getting to Mall of Africa is easy.

Adding to its excellent shopper access, Mall of Africa also enjoys great visibility from surrounding major roads and highways. Mall of Africa has already become a landmark.



JSE-listed real estate capital growth fund Attacq Limited holds the commercial development rights to Waterfall and owns 80% of the Mall of Africa. Atterbury Property Developments owns 20% of Mall of Africa and is responsible for the Mall of Africa development project, on behalf of Attacq. At 130,000sqm, it is the largest single-phase shopping mall development in South Africa. The centre includes over 300 retailers, restaurants and services. Atterbury Asset Managers is responsible for Mall of Africa's asset management for its co-owners.

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