REQUEST FOR PROPOSAL FOR THE LEASE AND DEVELOPMENT OF

REMAINDER OF ERF 5116 JOHANNESBURG - IR (PART B)

DATE OF BRIEFING SESSION/CLOSING DATE AND VENUE	
Briefing Session Date:	**19 June 2026 At 11am**
Briefing Venue:	Microsoft Teams 19 June 2026 At 11am Meeting ID: **395 467 981 666 460** Passcode: **bn2dg7Ge**
Closing Date for RFP Submission:	21 July 2026 No later than 12:00 (noon)
Submission Venue:	PRASA, Umjantshi House, 30 Wolmarans St Street, Braamfontein, Johannesburg

Property Description: Rem of Erf 5116 Johannesburg - IR

Reference Number: INT/REM5116/JHB/2026

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1. INTRODUCTION

1.1 PRASA STRATEGIC PROPERTIES PROGRAMME

The Passenger Rail Agency of South Africa (PRASA), through its investment arm, Intersite Asset Investments is tasked with the implementation of PRASA's secondary mandate through Real Estate Asset Management and Commercialisation to generate much needed revenue to support the business and fulfil socio-economic objectives. Intersite delivers on its mandate by providing property management, project development services through three regional offices in South Africa – Gauteng, Kwa-Zulu Natal & Eastern Cape and the Western Cape Region.

Using the Build, Operate and Transfer (BOT) model to lease, upgrade and commercialise its buildings and land, Intersite is calling on private sector developers and investors to express interest in packaging these assets to unlock value and generate revenue. Intersite will in turn award leases to suitable developers that demonstrate the capability to finance and deliver on time and on agreed terms.

1.2 IMPORTANT DOCUMENTS AND RFP COMPLETION GUIDELINES

This is **Part B** of the documents required to prepare and submit the potential tenants request for proposal bids. This should be read in conjunction with Part A which includes the following information:

PART A:

- Details of applicant
- Application forms
- Guidelines for submitting
- Evaluation Methodology and Criteria

2. RFP INVITATION

Intersite hereby invites interested persons to submit proposals to lease and develop the following property: Remainder of Erf 5116 Johannesburg - IR, City of Johannesburg Metropolitan Municipality, Gauteng Province.

3. LOCATION

The property is located at Corner King George and Twist Street, Johannesburg CBD.

4. LEGAL STATUS AND OWNERSHIP

The property is a Remainder of Erf 5116 Johannesburg - IR, City of Johannesburg Metropolitan

Municipality, Gauteng Province, registered in favour of South African Rail Commuter Corporation (now known as PRASA).

5. ZONING STATUS

PRASA properties are generally located in rail precincts and previously not subjected to Municipal Zoning schemes and classified under South African Railway (SAR). The zoning status above is specific to this site; however, bidders are required to verify this status with local municipal offices in order to evaluate and match the proposed usage with the local authority by-laws.

6. LOCAL AUTHORITY

City of Johannesburg Metropolitan Municipality.

7. TYPE OF PROPERTY AND SIZE

The proposed area for development measures approximately 10 278,88m^2.

8. LAND SG DIAGRAM AND DEED NUMBER

PROPERTY DESCRIPTION	TITLE DEED	SG DIAGRAM
Remainder of Erf 5116 Johannesburg - IR, City of Johannesburg Metropolitan Municipality, Gauteng Province	F965/1944	A77/1912

9. CURRENT AND POTENTIAL USAGE

Potential Use: Mixed - Use Development: Decking for Commercial opportunity and potential air-rights for residential development.

Proposals must ensure the operational use by Metrorail.

10. AMENITIES AND SURROUNDING

The property is strategically positioned in the heart of the Johannesburg CBD, adjacent to a major transport hub within a Transit-Orientated Development (TOD) precinct. The site benefits from exceptional accessibility, being flanked by key taxi ranks and bus routes and is situated in close proximity to Johannesburg Park Station, as well as major retail and residential nodes.

11. ENQUIRIES

For all enquiries, please contact Intersite.**Properties@prasa.com** or 011 713 1793