



ALW
PROPERTIES

2026 Company Overview
Property, Asset & Development Management





Built on Heritage. Driven by Innovation.

Founded in the late 1920s as a small building company, ALW Properties has grown into a dynamic property development and management firm. Today, our team remains passionately dedicated to the built environment's responsible development and service.

Currently in its third generation of leadership, ALW Properties continues to innovate. We are a proud member of the Green Building Council South Africa (GBCSA), emphasising our commitment to environmentally sustainable practices and new building and operational technology that adds value to our property ecosystem and community.

Mobilised by a 'tenant-first' approach, our success is driven by skilful property development minds and hands-on, caring management. As the industry shifts, we stay ahead, adapting and thriving. We've been doing this for a century.

ALW is a privately-owned property services company specialising in commercial, industrial and mixed-use property in Johannesburg, and the surrounding areas. We are a multi-generation, property business, specialising in delivering innovative and sustainable property services to our family of clients with a culture of excellence and professionalism.





Property Services

ALW Properties offers a full suite of real estate solutions across property management, financial management, asset management, and development management.



Property Management

Building trusted tenant relationships while overseeing leasing, facilities, maintenance, utilities, and financial administration.



Financial Management

Delivering value-added reporting, cash flow management, compliance, and audit coordination for property owners and shareholders.



Asset Management

Enhancing long-term value through acquisitions, disposals, debt structuring, and strategic growth of property portfolios.



Development Management

Driving innovative, sustainable developments through feasibility studies, project management, land acquisition, design, and quality control.

Complete Property & Portfolio Services

Property Acquisition & Onboarding

- Market Research & Feasibility
- Due Diligence & Valuation
- Finance Modelling
- Property Acquisition
- Onboarding Process

Operations & Property Management

Maintenance & Repairs

- Preventative Maintenance
- Work Order Management

Facilities Management

- Utilities, Security & Cleaning

Tenant Management

- Leasing / Renewals
- Rent Collection
- Customer Service

Financial Management

- Budgeting & Forecasting
- Accounts payable / Receivable
- Expense Management
- Reporting & Compliance
- Audit & Tax Management

Portfolio Performance & Analytics

KPI Tracking

- Occupancy | NOI | CapEx | ROI

Risk Management

Asset Disposition/ Exit Strategy

- Valuation / Repositioning
- Sale or Transfer
- Capital Gains Calculation
- Portfolio Rebalancing



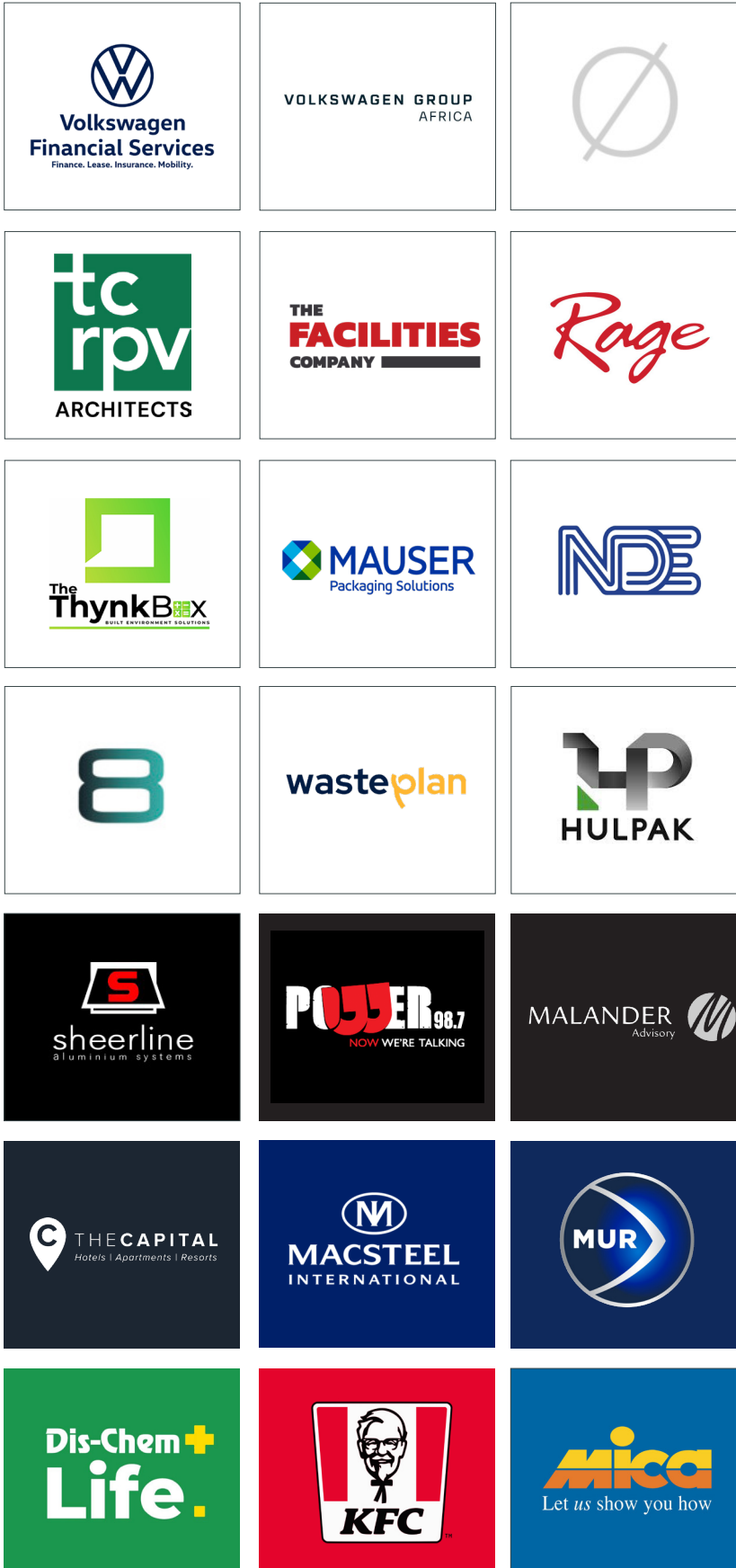
Portfolio Summary

Property Type	Localities	Total GLA
Industrial	15	67 316 m ²
Commercial	6	25 202 m ²

		
Type	Number	Units
Sectional Title Office	2	10
Sectional Title Industrial	2	29
Residential HOA	2	11

TENANTS

CURRENT



PREVIOUS





Developments

Airport Strategic Park

Airport Strategic Park is a new industrial development in Bartlett, Boksburg, just 5 minutes from O.R. Tambo International Airport. It offers 18 mini warehouse units ranging from 370m² to 550m², designed for logistics, warehousing, and light industrial use.

The park features high-end finishes, ample parking and truck access. It is ideal for wholesalers, retailers, and small businesses, with Phase 1 set for completion in 2026.

Completed Developments

Project Name	Project Type	Size
N12 Strategic Park	Industrial	10 800m ²
The Galleria	Residential	3 500m ²
SAS Business Park	Industrial	800 m ²
Phase 2 Atholl Towers	Commercial	10 250 m ²
Phase 1 Atholl Towers	Commercial	4 100 m ²
Winston Corner	Residential	1 900m ²
37 Empire	Commercial	3 400 m ²
39 Empire	Commercial	4 000 m ²

Why ALW?

Our services address several critical challenges commonly faced by property owners, tenants and investors, including:

INEFFECTIVE PROPERTY AND ASSET MANAGEMENT

We provide hands-on, responsive management that ensures properties are well-maintained, tenants are attended to, and value is preserved.

LACK OF FINANCIAL OVERSIGHT

We implement accurate budgeting, transparent reporting, and disciplined financial controls to support sound investment decisions.

POOR PROJECT AND DEVELOPMENT MANAGEMENT

Our experienced team oversees developments with efficiency, ensuring timelines, budgets, and quality standards are met.

NEGLECT OF TENANT RELATIONSHIPS

We maintain consistent communication with tenants, promoting retention and occupancy stability.

ABSENCE OF OPERATIONAL PLANNING

We implement maintenance schedules, operational strategies, and compliance frameworks that ensure long-term sustainability.

ALW PROPERTIES IS A PROUD MEMBER OF





ALW
P R O P E R T I E S

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