Optimprops
INDUSTRIAL, WAREHOUSING, RETAIL & RESIDENTIAL PROPERTIES

Optimprops 90 (Pty) Ltd.
Registered Office 1996/014456/07
Pretoria Office
119 Roeline Street, Alphen Park, Pretoria 0081
Tel: 012 271 0074 Cell: 064 069 6461

Website Terms of Use

TERMS OF USE

Effective date: 14 October 2026

Last updated: 14 October 2026

1. Introduction

Welcome to the website of Optimprops 90 (Pty) Ltd, trading as Optimprops ("Optimprops", "we", "us" or "our").

These Terms of Use govern your access to and use of the website located at www.optimprops.co.za, including its pages, content, functionality, property listings, downloadable documents, photographs, graphics, videos, application forms and other materials made available through the website.

By accessing or using this website, you acknowledge that you have read, understood and agreed to these Terms of Use. If you do not agree to these terms, you must discontinue using the website.

2. Company details

The website is owned or operated by:

Registered company name: Optimprops 90 (Pty) Ltd

Trading name: Optimprops

Registration number: 1996 / 014456 / 07

Registered address: 119 Roeline Street

Email address: property@optimprops.co.za

Telephone number: 012 271 0074

3. Purpose of the website

This website provides general information about Optimprops, its property portfolio, developments, leasing opportunities and related services.

The information published on this website is provided for general informational and marketing purposes only. Unless expressly stated otherwise in a written agreement signed by Optimprops, the website content does not constitute:

- A binding offer to lease, purchase or sell property;
- A guarantee that a particular property or unit is available;
- Legal, financial, investment, valuation or property advice;
- A representation that a property is suitable for a particular purpose;
- A final quotation or confirmation of rental, levies, deposits, utilities or other charges; or
- A binding commitment by Optimprops to approve an application or conclude an agreement.

All property transactions remain subject to availability, the successful completion of Optimprops' application and approval processes, and the conclusion of a separate written agreement.

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4. Accuracy of information

Optimprops takes reasonable steps to ensure that information on the website is accurate and up to date. However, property information may change without prior notice.

Property descriptions, measurements, diagrams, photographs, plans, renderings, prices, rental amounts, availability dates, amenities and other details are indicative unless expressly confirmed in a written agreement.

Images and architectural renderings may be illustrative and may not show the final or current appearance of a property. Furniture, fittings, landscaping, signage, finishes and other displayed items may not be included.

You should independently confirm all material information with Optimprops before making a decision or incurring any expense.

5. Intellectual-property rights

The website and its content may include:

- Company and operational information;
- Property descriptions and leasing criteria;
- Written marketing content;
- Photographs and videos;
- Property plans and layouts;
- Architectural drawings and renderings;
- Brochures and downloadable documents;
- Logos, trade names and branding;
- Graphics and icons;
- Databases and property-listing information;
- The arrangement and presentation of website content; and
- Software and other technical components.

These materials may be protected under the Copyright Act 98 of 1978, trademark law and other applicable intellectual-property laws. The Copyright Act 98 of 1978 regulates copyright and provides protection for qualifying categories of original work.

Except where otherwise stated, the relevant rights are owned by Optimprops, licensed to Optimprops, or owned by the relevant identified third party.

Nothing on this website transfers any intellectual-property rights to a website user.

6. Permitted use

You may access and view the website for lawful, personal and non-commercial purposes relating to a genuine interest in Optimprops or its properties.

You may download or print a reasonable number of website pages or documents for your own personal consideration of a property or service, provided that you:

- Do not alter the material;
- Do not remove copyright, trademark or ownership notices;
- Do not use the material commercially;
- Do not represent the material as your own;

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- Do not publish or distribute the material to the public; and
- Acknowledge Optimprops or the relevant rights holder where appropriate.

Any other use requires prior written permission from Optimprops or the relevant rights holder.

7. Prohibited use of website content

Unless permitted by law or authorised in writing by Optimprops, you may not:

- Copy, reproduce, republish or distribute website content;
- Use website content in another website, listing platform, advertisement, database or publication;
- Adapt, translate, alter or create derivative material from the content;
- Download or extract photographs, videos, renderings, plans, brochures or property information for commercial use;
- Remove, obscure or alter copyright, trademark or ownership notices;
- Present Optimprops content as content created or owned by you;
- Sell, license, sublicense or commercially exploit the content;
- Use any Optimprops logo or trademark without permission;
- Frame, mirror or embed a material portion of the website on another website;
- Use property content to misrepresent an association with Optimprops;
- Use the content to create a competing property database, marketing service, directory or listing platform; or
- Use the content to train, test or develop an artificial-intelligence or machine-learning system without prior written permission.

8. Scraping and automated access

You may not use any robot, crawler, scraper, spider, data-mining tool, artificial-intelligence agent, automated script or similar technology to:

- Access the website in an automated manner;
- Extract property listings or contact information;
- Copy or index substantial parts of the website;
- Monitor property prices or availability for commercial purposes;
- Compile or enrich a database;
- Circumvent technical access restrictions;
- Place an unreasonable load on the website; or
- Reproduce or repurpose website content.

This restriction does not prevent ordinary indexing by legitimate public search engines, provided that such indexing is conducted in accordance with applicable law and any website instructions directed at automated indexing.

Optimprops reserves the right to block or restrict access that appears to involve unauthorized automated activity.

9. Trademarks and third-party material

The name Optimprops, its logo, associated branding and any related marks displayed on the website may not be used without prior written permission.

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The website may also display the names, logos, photographs, branding or other material of tenants, contractors, property occupants, suppliers and business partners. These materials remain the property of their respective owners.

The display of third-party material does not necessarily mean that the relevant third-party sponsors, endorses or is affiliated with every service offered by Optimprops.

No license to use third-party material is granted through this website.

10. Property photographs and plans

Property photographs, plans, diagrams, maps, layouts and architectural renderings may not be reproduced, modified or used to advertise a property without prior written permission.

The materials may be illustrative, may not be to scale and may not accurately reflect subsequent alterations to a property. Users must verify measurements, specifications, permitted uses and availability directly with Optimprops.

11. User submissions and enquiries

Where you submit an enquiry, application, document, photograph or other material through the website, you confirm that:

- The information is accurate to the best of your knowledge;
- You are entitled to submit it;
- It does not unlawfully infringe another person's rights;
- It does not contain unlawful, threatening or malicious material; and
- You will not use the website to impersonate another person.

Submitting an enquiry does not oblige Optimprops to approve an application, reserve a property, enter into negotiations or conclude an agreement.

Personal information submitted through the website will be handled in accordance with the Optimprops Privacy Notice and applicable data-protection law.

12. Acceptable use

You may not use the website:

- For unlawful or fraudulent purposes;
- To submit false or misleading information;
- To interfere with the website or its security measures;
- To transmit malware or malicious code;
- To attempt unauthorised access to the website, CMS, database or hosting infrastructure;
- To identify or exploit security weaknesses;
- To harass Optimprops employees, tenants or service providers;
- To collect other users' personal information; or
- In a manner that may damage Optimprops' reputation, systems or business operations.

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13. Links to external websites

The website may contain links to websites operated by third parties. These links are provided for convenience and information only.

Optimprops does not necessarily control, endorse or accept responsibility for:

- The content of an external website;
- The availability or security of the website;
- The external operator's privacy practices;
- Products or services offered by the external operator; or
- Any loss arising from using an external website.

External websites are subject to their own terms and privacy notices.

14. Website availability and security

Optimprops and its service providers take reasonable steps to maintain the website. However, uninterrupted or error-free access cannot be guaranteed.

The website may be suspended or unavailable due to:

- Maintenance and updates;
- Hosting interruptions;
- Internet or telecommunications failures;
- Security incidents;
- Events outside Optimprops' reasonable control; or
- Alterations to the website and its services.

Users are responsible for taking reasonable precautions against viruses, malware and other harmful materials when accessing the internet.

15. Disclaimer and limitation of liability

To the extent permitted by applicable law, Optimprops will not be responsible for loss or damage arising solely from:

- Reliance on unconfirmed or outdated website information;
- Website interruptions or technical failures outside its reasonable control;
- Acts or omissions of external websites or service providers;
- Decisions made without independently verifying material property information; or
- Unauthorised use of the website by another person.

Nothing in these Terms of Use excludes or limits any liability that cannot lawfully be excluded or limited.

Nothing in these terms is intended to waive rights that a person may have under applicable consumer protection or other legislation.

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16. Reporting copyright concerns

If you believe that material published on the website infringes your copyright or other intellectual-property rights, please send a written notice to:

Email: property@optimprops.co.za

Attention: Chantel Barnard

The notice should include:

- Your name and contact details;
- Identification of the protected work;
- Identification and location of the material complained of;
- An explanation of your rights in the work;
- The reason you believe the use is unauthorized; and
- Supporting information is reasonably required to assess the complaint.

Optimprops may temporarily remove or restrict access to questioned material while investigating a legitimate complaint.

17. Privacy

The collection and processing of personal information through this website are governed by our Privacy Notice, which forms part of these Terms of Use.

18. Changes to these Terms of Use

Optimprops may update these Terms of Use in response to changes in the website, its operations or applicable law.

The updated terms will be published on the website with a revised “Last updated” date. Continued use of the website after publication of updated terms constitutes acceptance of those terms to the extent permitted by law.

19. Governing law and jurisdiction

These Terms of Use are governed by the laws of the Republic of South Africa.

Any dispute arising from the use of the website will be subject to the jurisdiction of the competent South African courts.

20. Contact details

Questions about these Terms of Use may be directed to:

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Email: property@optimprops.co.za

Telephone: 012 271 0074

Address: 119 Roeline Street, Alphen Park, 0081