

Listed Property Report

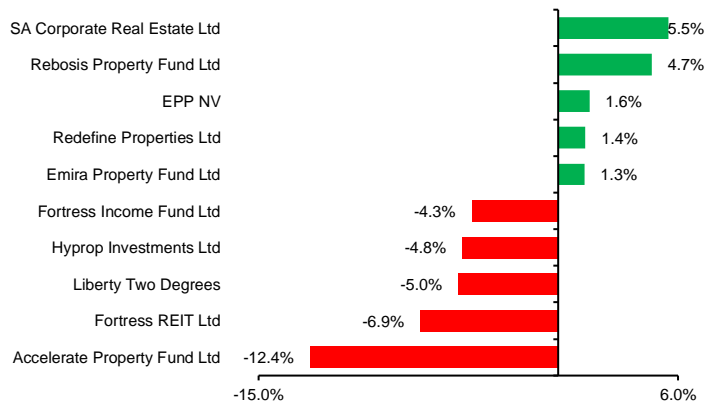
01 April 2019

Asset Class

	Yield (in %)		Total Return (% chg)	
	29 March	1 Week	1 Week	YTD
SA Listed Property	8.9%	2.4%	2.4%	1.5%
SA Bonds	9.4%	0.9%	0.9%	3.7%
SA Cash	9.6%	0.0%	0.0%	1.2%
UK Listed Property	4.4%	0.0%	0.0%	13.1%
US Listed Property	3.6%	1.0%	1.0%	16.3%
W. Europe (ex. UK) Listed Property	5.5%	1.1%	1.1%	13.9%
Australia Listed Property	4.2%	0.3%	0.3%	15.0%

Source: Reuters, Afrifocus Securities

JSE SA Listed Property Index - Weekly Gainers & Losers



Source: Bloomberg, Afrifocus Securities

52 Week Highs

Name	52WK High
Sirius Real Estate Ltd	12.45

Source: Bloomberg, Afrifocus Securities

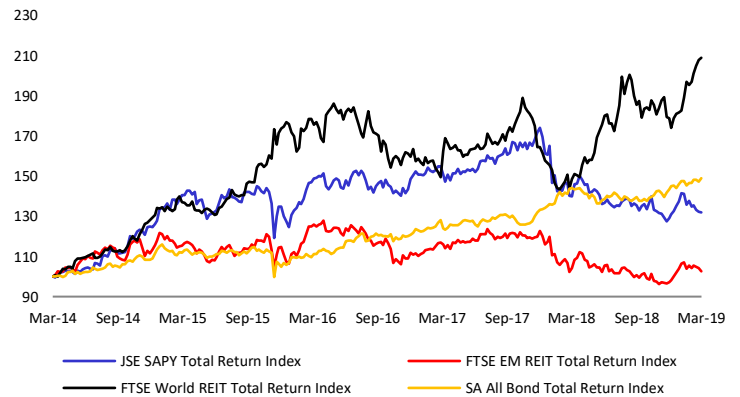
Analyst
Malcolm Riley
+27(0)11 290 7816
MalcolmR@afrifocus.co.za

South African Listed Property

South African property markets ended lower as it closed at 479.12 for the week ended March 29, 2019, down 0.7%. The total return for SA Listed Property rose 2.4% over one week and 1.5% YTD. SA Corporate Real Estate Ltd rose 5.5%, followed by Rebois Property Fund Ltd and EPP NV, which gained 4.7% and 1.6%, respectively. On the other hand, Accelerate Property Fund Ltd fell 12.4%, followed by Fortress REIT Ltd and Liberty Two Degrees, which fell 6.9% and 5.0%, respectively. Investec Property Fund Ltd had retained its dividend growth guidance of 5.0-5.5%. Fortress Income Fund Ltd have withdrawn its cautionary announcement relating to proposed asset swap deal with Resilient REIT Ltd.

Source: Afrifocus Securities

JSE SAPY, EM REIT, World REIT and SA All Bond TR Index



Source: Reuters, Afrifocus Securities

52 Week Lows

Name	52WK Low
Hyprop Investments Ltd	69.16
Attacq Ltd	13.99
Fortress REIT Ltd	10.02
Emira Property Fund Ltd	13.01
Redefine Properties Ltd	9.27
Liberty Two Degrees	6.36
Accelerate Property Fund Ltd	2.75

Source: Bloomberg, Afrifocus Securities

Ranking Table

INDEX	NAME	INDEX WEIGHT	PRICE			DPS NTM	FORECAST DPS CAGR	TOTAL RETURN ESTIMATE			AFFSEC CALL
			DIRTY	CLEAN	TARGET			YIELD	CAPITAL	TOTAL	
	JSE SAPPY		479	478	557		6.4%	9.8%	16.3%	26.1%	
REB	Rebosis Property Fund	0.4%	1.8	1.6	6.3	0.7	8.0%	42.6%	300.6%	343.2%	
DLT	Delta Property Fund	0.0%	1.8	1.7	5.9	0.9	0.7%	49.9%	237.1%	287.0%	
FFB	Fortress Reit B	3.8%	10.8	10.5	18.5	2.0	13.1%	18.8%	76.9%	95.7%	
APF	Accprop	0.8%	2.8	2.8	4.6	0.5	3.4%	18.8%	63.8%	82.6%	
ITU	Intu Properties	0.0%	20.1	19.6	33.5	1.5	14.3%	7.7%	70.5%	78.2%	
AWA	Arrowhead Props.	0.0%	3.7	3.5	5.3	0.6	-4.0%	18.1%	53.0%	71.1%	
HYP	Hyprop Investments	6.8%	70.5	69.1	94.8	8.3	10.1%	12.0%	37.2%	49.1%	
SAC	Sa Corporate Rl.Est.Fund	2.7%	3.6	3.5	4.4	0.5	4.3%	13.0%	26.9%	39.9%	
EPP	Epp NV	1.8%	19.5	18.8	22.3	2.0	6.4%	10.8%	18.6%	29.4%	
NRP	Nepi Rockcastle	12.3%	121.4	118.3	142.5	9.7	4.0%	8.2%	20.5%	28.6%	
HMN	Hammerson (Jse)	0.0%	63.3	61.6	73.3	5.0	-1.8%	8.2%	18.8%	27.0%	
OCT	Octodec Investments	0.0%	19.3	18.6	21.0	2.1	2.1%	11.2%	12.9%	24.1%	
ATT*	Attacq Ord	3.2%	14.4	14.2	16.7	0.9	17.3%	6.3%	17.8%	24.1%	ACCUMULATE
RES	Resilient Pr.Inc.Fd.	5.2%	54.7	53.8	61.2	5.5	8.0%	10.2%	13.8%	23.9%	
EMI	Emira Property Fund	2.3%	13.8	13.6	15.2	1.6	6.9%	11.6%	12.3%	23.9%	
VKE*	Vukile Property Reit	4.9%	20.0	20.1	22.9	2.0	7.2%	9.9%	13.9%	23.8%	BUY
RDF	Redefine Properties	16.1%	9.7	9.4	10.4	1.0	6.1%	10.9%	10.9%	21.8%	
L2D	Liberty Two Degrees	0.7%	6.7	6.5	7.2	0.6	3.9%	9.2%	11.6%	20.8%	
RPL	Redefine (Jse) International	0.0%	28.7	27.8	30.5	2.7	2.9%	9.7%	9.5%	19.3%	
GRT	Growthpoint Prop	21.9%	24.4	24.1	25.4	2.3	6.2%	9.4%	5.7%	15.1%	
SRE	Sirius Real Estate (Jse)	1.3%	12.1	12.0	13.3	0.6	-4.3%	4.7%	10.3%	15.0%	
IPF	Investec Property	2.2%	15.0	15.2	16.0	1.5	3.7%	9.7%	5.1%	14.8%	
EQU	Equites	2.3%	19.5	19.7	20.4	1.5	9.0%	7.5%	3.6%	11.1%	
CCO	Capital & Cnts. (Jse) Props.	0.0%	45.7	45.6	50.1	0.3	1.6%	0.6%	9.8%	10.4%	
FFA	Fortress Reit A	6.7%	18.4	18.1	17.7	1.6	5.1%	8.6%	-2.2%	6.4%	

* Estimates under revision

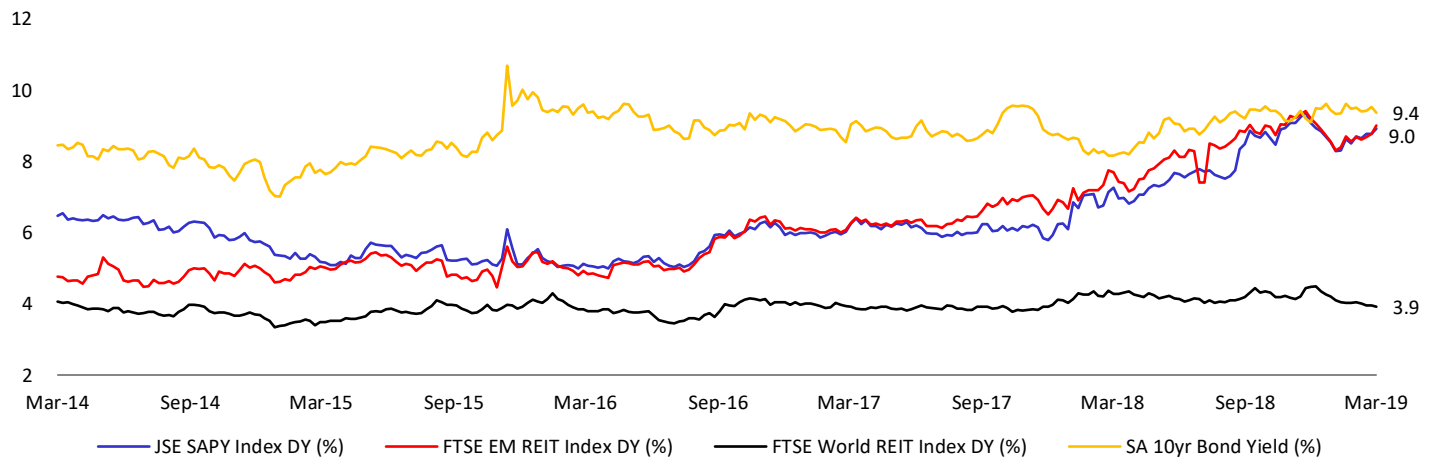
Source: Reuters, Afrifocus Securities

Dividend Revision Table

Upgrades	3m Rev	Downgrades	3m Rev
Mas Real Estate (Jse)	1.8%	Intu Properties	-33.9%
Redefine (Jse) International Reit	1.8%	Rebosis Property Fund	-24.2%
Fortress Reit B	1.1%	Arrowhead Props.	-21.1%
Attacq Ord	0.8%	Lighthouse Capital	-19.8%
Redefine Properties	0.7%	Resilient Pr.Inc.Fd.	-7.3%
Fortress Reit A	0.7%	Hammerson (Jse)	-2.3%
Epp N V	0.5%	Hyprop Investments	-2.2%
		Liberty Two Degrees	-1.9%
		Accprop	-1.8%
		Equites	-1.7%
		Emira Property Fund	-1.3%

Source: Reuters, Afrifocus Securities

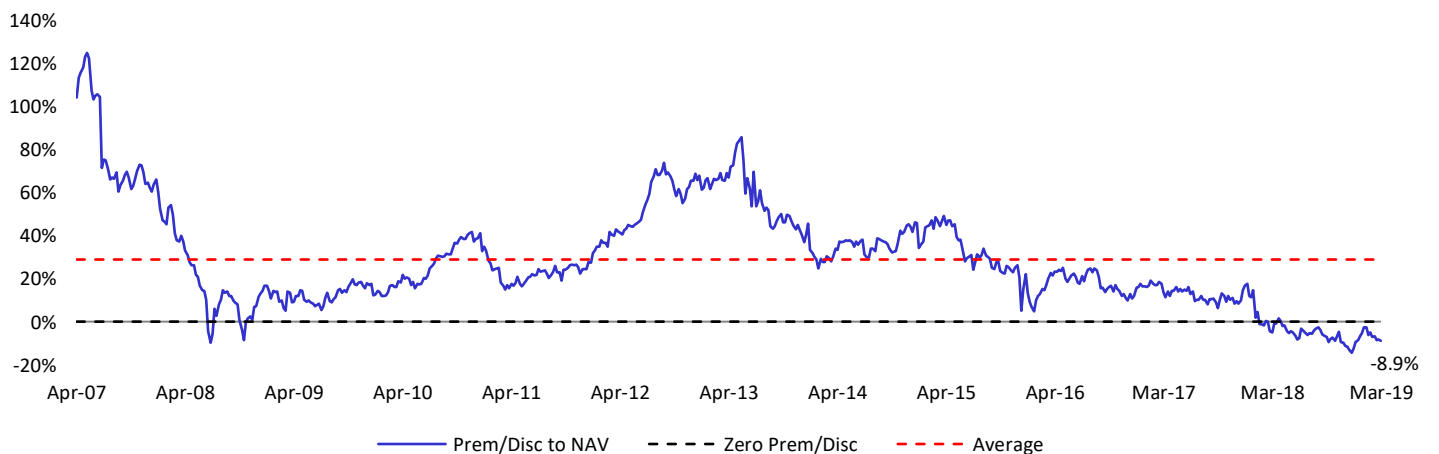
JSE SAPY DY, FTSE EM REIT DY, FTSE World REIT DY and SA 10yr Bond Yield



* JSE SAPY Index DY value stands at 8.9 and FTSE EM REIT Index DY value stands at 9.0 as of 29th March 2019

Source: Reuters, Afrifocus Securities

Sector Premium/Discount to NAV



Source: Reuters, Afrifocus Securities

Key Corporate Events

Date	Company Name	Events
01 April 2019	Fortress REIT Ltd	Dividend payment
01 April 2019	Attacq Ltd	Dividend payment
02 April 2019	Growthpoint Properties Ltd	Last Day to Trade Dividends - Distribution
02 April 2019	SA Corporate Real Estate Ltd	Last Day to Trade Dividends - Distribution
09 May 2019	Equites Property Fund Ltd	Annual Financial Results
24 May 2019	NEPI Rockcastle PLC	Business Update
11 June 2019	EPP NV	Annual General Meeting

Source: Sharenet, Company Website, Afrifocus Securities

SA Listed Property Corporate News

Company Name	News
Accelerate Property Fund Ltd	The company announced that one of its executive directors, Mr. Dimitri Kyriakides, had engaged in an on-market transaction for the sale of 163,888 shares. Total value of the transaction is considered to be around R0.6 mn.
Accelerate Property Fund Ltd	The company announced that it would publish its pre-close update on its website (www.acceleratepf.co.za) on March 28, 2019, for the year ending March 31, 2019.
Attacq Ltd	The company announced that one of its directors, Mr. Melt Hamman, and his associate, Ms. Elizabeth Hamman, had engaged in an off-market transaction of shares. The transaction is related to the donation of 150,000 shares by the director to his wife for a considered value of R2.2 mn.
EPP NV	The company announced that shareholders in RSA would be receiving their interim dividend in ZAR, converted from EUR at an exchange rate of EUR:ZAR 16.26 equaling to 94.0c.
Fortress Income Fund Ltd	The company announced further updates on its SENS release on March 5, 2019, related to a non-binding expression of interest provided by the company to Resilient REIT Ltd. The company said that it had advised Resilient REIT on its decision to not proceed with further discussion as the company was unable to reach a consensus on any of the aspects of the proposed transaction.
Fortress Income Fund Ltd	The company announced that it had received a statement from Allan Gray Proprietary Limited that Allan Gray had acquired some of the company's shares from its clients; with this, Allan Gray's holding in Fortress increased to 10.2%.
Growthpoint Properties Ltd	The company announced further updates related to its dividend distribution scheme, under which it had declared earlier that it would give shareholders the option to reinvest either a part or entire interim dividend of 105.8c. However, the company said that based on the current market scenario, it had decided not to go ahead with providing the reinvestment option—interim dividend would be paid in full in cash.
Investec Property Fund Ltd	The company announced that it would host a pre-investor call prior to its year ending March 31, 2019. It further said that it had retained its dividend growth guidance at 5.0–5.5%.
MAS Real Estate Inc	The company announced that its board of directors had approved the interim dividend distribution of 3.8c, declared on March 04, 2019; it would be paid in cash.
NEPI Rockcastle PLC	The company announced that it would hold an election for its shareholders on April 12, 2019, to decide whether they want to receive the dividend declared in cash or issue of fully paid shares.

NEPI Rockcastle PLC

The company announced that one of the associates (Delsa Investments Proprietary Ltd) of its director Mr. Desmond de Beer had engaged in an on-market transaction related to the purchase of shares. The total considered value of the transaction is R17.9 mn.

Rebosis Property Fund Ltd

The company announced that it would host a pre-investor roadshow one-on-one meeting with some of its selected shareholders as well as interested investors. The investor presentation will be available on http://www.rebosis.co.za/wp-content/uploads/2019/02/Pre_Close_Presentation_Feb_2019.pdf.

Resilient REIT Ltd

The company announced that it had withdrawn its cautionary notice announced on March 5, 2019, related to the proposed transaction with Fortress REIT Ltd.

SA Corporate Real Estate Ltd

The company announced that it has published its audited annual report for the year ended December 31, 2018. There were no changes between the audited annual report and annual financial statements published on March 05, 2019. The audited annual report will be available at <http://www.sacorporatefund.co.za/index.php/investor-relations/results-centre/annual-reports>

Sirius Real Estate Ltd

The company announced that Sirius Real Estate Employee Benefit Trust had purchased about 1,000,000 ordinary shares of the company at a value of GBP0.6 mn.

Vukile Property Fund Ltd

The company announced that one of its directors, Mr. MJ Potts, had engaged in an on-market sale transaction of about 22,000 shares. The total value considered is around R0.4 mn.

Source: Sharenet, SENS, Afrifocus Securities

Research Disclosure

NOTICE TO US INVESTORS

This report was prepared, approved, published and distributed by Afrifocus Securities (Pty) Ltd located outside of the United States (a “non-US Group Company”). This report is distributed in the U.S. by LXM LLP USA, a U.S. registered broker dealer, on behalf of Afrifocus Securities (Pty) Ltd only to major U.S. institutional investors (as defined in Rule 15a-6 under the U.S. Securities Exchange Act of 1934 (the “Exchange Act”) pursuant to the exemption in Rule 15a-6 and any transaction effected by a U.S. customer in the securities described in this report must be effected through LXM LLP USA.

Neither the report nor any analyst who prepared or approved the report is subject to U.S. legal requirements or the Financial Industry Regulatory Authority, Inc. (“FINRA”) or other regulatory requirements pertaining to research reports or research analysts. No non-US Group Company is registered as a broker-dealer under the Exchange Act or is a member of the Financial Industry Regulatory Authority, Inc. or any other U.S. self-regulatory organization.

Analyst Certification. Each of the analysts identified in this report certifies, with respect to the companies or securities that the individual analyses, that (1) the views expressed in this report reflect his or her personal views about all of the subject companies and securities and (2) no part of his or her compensation was, is or will be directly or indirectly dependent on the specific recommendations or views expressed in this report. Please bear in mind that (i) Afrifocus Securities (Pty) Ltd is the employer of the research analyst(s) responsible for the content of this report and (ii) research analysts preparing this report are resident outside the United States and are not associated persons of any US regulated broker-dealer and that therefore the analyst(s) is/are not subject to supervision by a US broker-dealer, and are not required to satisfy the regulatory licensing requirements of FINRA or required to otherwise comply with US rules or regulations regarding, among other things, communications with a subject company, public appearances and trading securities held by a research analyst account.

Important US Regulatory Disclosures on Subject Companies. This material was produced by Analysis Afrifocus Securities (Pty) Ltd solely for information purposes and for the use of the recipient. It is not to be reproduced under any circumstances and is not to be copied or made available to any person other than the recipient. It is distributed in the United States of America by LXM LLP USA and elsewhere in the world by Afrifocus Securities (Pty) Ltd or an authorized affiliate of Afrifocus Securities (Pty) Ltd. This document does not constitute an offer of, or an invitation by or on behalf of Afrifocus Securities (Pty) Ltd or its affiliates or any other company to any person, to buy or sell any security. The information contained herein has been obtained from published information and other sources, which Afrifocus Securities (Pty) Ltd or its Affiliates consider to be reliable. None of Afrifocus Securities (Pty) Ltd accepts any liability or responsibility whatsoever for the accuracy or completeness of any such information. All estimates, expressions of opinion and other subjective judgments contained herein are made as of the date of this document. Emerging securities markets may be subject to risks significantly higher than more established markets. In particular, the political and economic environment, company practices and market prices and volumes may be subject to significant variations. The ability to assess such risks may also be limited due to significantly lower information quantity and quality. By accepting this document, you agree to be bound by all the foregoing provisions.

LXM LLP USA assumes responsibility for the research reports content in regards to research distributed in the U.S. LXM LLP USA or its affiliates has not managed or co-managed a public offering of securities for the subject company in the past 12 months, has not received compensation for investment banking services from the subject company in the past 12 months, does not expect to receive and does not intend to seek compensation for investment banking services from the subject company in the next 3 months. LXM LLP USA has never owned any class of equity securities of the subject company. There are not any other actual, material conflicts of interest of LXM LLP USA at the time of the publication of this research report. As of the publication of this report LXM LLP USA, does not make a market in the subject securities.