

41.4% ↑	41.4% annualised return to shareholders for the 2015 financial year	15.106 cents ↑	Distribution for the year increased by 10.1% to 15.106 cents per share	R1.079 billion ↑	Market capitalisation increased to R1.079 billion	10.2% ↑	Like for like annualised property income increased by 10.2%
4.4% ↓	Vacancies reduced to 4.4% of the total lettable area	R137.1 million ↑	Raised R137.1 million of new equity during the year at R1.91 per share	184.4 cents ↑	Net asset value increased by 16.0% to 184.4 cents per share	9% – 10% ↑	Distribution growth of 9% to 10% share for the year to 30 June 2016 expected

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Audited 30 June 2015 R'000	Audited 30 June 2014 R'000
ASSETS		
NON-CURRENT ASSETS	1 365 593	1 103 918
Investment property	1 337 428	1 089 481
Loans receivable	3 761	–
Investments	1 979	–
Office equipment	269	342
Operating lease asset	22 156	14 095
CURRENT ASSETS	20 856	19 013
Current portion of interest-bearing loans	1 399	–
Trade and other receivables	16 030	15 347
Cash and cash equivalents	3 427	3 666
Non-current assets held for sale	–	4 500
TOTAL ASSETS	1 386 449	1 127 431
EQUITY AND LIABILITIES		
EQUITY AND RESERVES	1 105 421	5 254
Ordinary share capital	5 994	5 254
Retained earnings	1 099 427	–
NON-CURRENT LIABILITIES	209 239	1 055 647
Linked unit debentures and premium	–	830 024
Interest-bearing borrowings	203 063	222 000
Derivative liabilities	411	–
Other non-current liabilities	5 490	–
Deferred taxation	275	3 623
CURRENT LIABILITIES	71 789	66 530
Interest-bearing borrowings	44 371	–
Trade and other payables	27 418	66 530
TOTAL EQUITY AND LIABILITIES	1 386 449	1 127 431

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Audited 12 months to 30 June 2015 R'000	Audited 12 months to 30 June 2014 R'000
GROSS REVENUE	187 926	148 961
Rental income – contractual	178 698	138 371
– straight-line accrual	9 228	10 590
Property expenses	(65 773)	(49 158)
Net profit from property operations	122 153	99 803
Corporate administrative expenses	(12 142)	(10 099)
OPERATING PROFIT	110 011	89 704
Fair value adjustment to investment properties	82 386	56 423
Fair value adjustment to derivatives	(411)	–
Fair value adjustment to debentures	(8 242)	(56 153)
Fair value adjustment to investments	(21)	–
Finance cost	(23 702)	(21 015)
Investment revenue	1 025	629
PROFIT BEFORE DEBENTURE INTEREST	161 046	69 588
Debenture interest	(38 992)	(59 600)
PROFIT AFTER DEBENTURE INTEREST	122 054	9 988
Capital raising expenses	(4 198)	(6 372)
PROFIT BEFORE TAXATION	117 856	3 616
Taxation	3 348	(3 616)
COMPREHENSIVE INCOME ATTRIBUTABLE TO SHAREHOLDERS	121 204	–
Profit and total comprehensive income attributable to:		
– Owners of the parent	121 204	–
– Non-controlling interest	–	–
	121 204	–

Reconciliation between profit attributable to shareholders, distributable earnings and headline earnings per share

	Audited 12 months to 30 June 2015 R'000	Audited 12 months to 30 June 2014 R'000
Profit attributable to shareholders	121 204	–
Fair value adjustment to investment properties (net of taxation)	(82 386)	(56 423)
Headline and diluted headline earnings/(loss) attributable to shareholders	38 818	(56 423)
Fair value adjustment to shares/debentures	8 242	56 153
Debenture interest	38 992	59 600
Headline and diluted headline profit attributable to shareholders/linked unitholders	86 052	59 330

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (continued)

	Audited 12 months to 30 June 2015 R'000	Audited 12 months to 30 June 2014 R'000
Distributable earnings		
Operating profit	122 153	99 803
Straight-line rental income accrual	(9 228)	(10 590)
Corporate administrative expenses	(12 142)	(10 099)
Finance cost	(20 153)	(20 071)
Investment revenue	1 025	629
Share issued cum distribution	3 519	–
Available for distribution	85 174	59 672
DISTRIBUTION (Debenture interest and dividend)*		
Interim distribution per linked unit (cents)	7.427	6.750
Final dividend declaration per share (cents)	7.679	6.970
Total distribution per share/linked unit (cents)	15.106	13.720
EARNINGS PER SHARE		
Basic and diluted earnings per share (cents)**	22.44	–
Headline and diluted headline earnings/(loss) per share (cents)**	7.19	(13.05)
Headline and diluted headline earnings per share (cents)**	15.93	13.72
Net asset value per share and net tangible asset value per share (cents)***	184.41	158.97
Share statistics (excluding treasury shares)		
Shares in issue	599 438 276	527 636 276
Less: Treasury shares	–	(2 211 860)
Effective shares in issue	599 438 276	525 424 416
Weighted average number of shares	540 053 358	432 337 771

* Distributions consist of debenture interest paid (prior to the conversion to a share only capital structure) and dividends declared. Prior to the conversion of the capital structure debenture interest was calculated on the capital at a variable rate equal to 99.9% of the net profit of the company before taxation, but after adjusting for extraordinary income and expenditure, capital gains and losses, and capital expenditure.

** Headline earnings have been presented in accordance with IAS 33. In the prior year in terms of the linked unit structure of the group every shareholder was a debenture holder, coupled with the terms of the Debenture Trust Deed which stated that 99.9% of profits are attributable to debenture holders, resulting in the benefits of improved trading which would be ordinarily attributable to shareholders being expensed in the statements of comprehensive income as a fair value adjustment to debentures and debenture interest. This resulted in no profit being attributable to ordinary shareholders.

*** In the prior year linked unit debentures were included in the net asset value and net tangible asset value calculation.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	Audited 12 months to 30 June 2015 R'000	Audited 12 months to 30 June 2014 R'000
Cash inflow from operating activities	4 239	15 055
Cash outflow to investing activities	(168 953)	(32 298)
Cash inflow from financing activities	164 475	18 205
Net (decrease)/increase in cash and cash equivalents	(239)	962
Cash and cash equivalents at beginning of period	3 666	2 704
Cash and cash equivalents at end of period	3 427	3 666

CONDENSED CONSOLIDATED SEGMENT REPORT

For the 12 months ended	Eastern Cape	Free State	Gauteng	KwaZulu-Natal	Western Cape	Northern Cape	Limpopo	Mpumalanga	Reconciling items/ (Eliminations)	Total
30 JUNE 2015										
Revenue – external customers	8 657	3 357	36 978	49 962	46 182	14 752	16 570	2 240	–	178 698
Operating profit	6 716	2 714	18 937	42 519	30 632	7 121	11 665	1 849	(12 142)	110 011
Total assets	40 087	26 046	246 707	491 142	320 117	64 607	120 040	60 304	17 399	1 386 449
30 JUNE 2014										
Revenue – external customers	8 789	1 398	34 406	39 531	41 533	5 578	7 136	–	–	138 371
Operating profit	7 158	993	20 870	33 220	29 371	2 809	5 382	–	(10 099)	89 704
Total assets	43 919	6 970	215 674	406 960	276 171	53 140	111 113	–	13 484	1 127 431

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Share capital R'000	Retained earnings R'000	Total R'000
Balance at 1 July 2013	3 598	–	3 598
Linked units issued	1 678	–	1 678
Acquisition of treasury linked units	(22)	–	(22)
Total comprehensive income for the period	–	–	–
Balance at 30 June 2014	5 254	–	5 254
Disposal of treasury linked units	22	–	22
Linked units issued	718	–	718
Conversion of debentures	–	978 223	978 223
Total comprehensive income for the period	–	121 204	121 204
Balance at 30 June 2015	5 994	1 099 427	1 105 421

STATEMENT OF CHANGES IN LINKED UNIT DEBENTURES

	Linked unit debenture capital R'000	Linked unit debenture fair value R'000	Total R'000
Balance at 1 July 2013	3 598	539 711	543 309
Linked units issued	1 678	231 666	233 344
Acquisition of treasury linked units	(22)	(2 760)	(2 782)
Fair value adjustment	–	56 153	56 153
Balance at 30 June 2014	5 254	824 770	830 024
Disposal of treasury units	22	3 511	3 533
Fair value adjustment	–	8 242	8 242
Linked units issued	718	135 706	136 424
Conversion of debentures	(5 994)	(972 229)	(978 223)
Balance at 30 June 2015	–	–	–

OTHER SEGMENTAL INFORMATION

	Audited 30 June 2015	Audited 30 June 2014
Regional profile based on leasable area		

KwaZulu-Natal	31.0%	29.5%
Western Cape	22.0%	24.2%
Gauteng	21.6%	23.3%
Limpopo	8.2%	9.3%
Northern Cape	6.3%	7.2%
Eastern Cape	4.5%	5.0%
Mpumalanga	3.4%	–
Free State	3.0%	1.5%

Vacancy profile based on gross lease area

	Audited 30 June 2015	Audited 30 June 2014
Gross lease area in metres squared as at end of period *	139 247	125 520
Properties held	34	31
Vacancy area in metres squared *	6 058	8 772
Vacancy area as % of gross lease area	4.4%	7.0%

Regional vacancy profile (regions where vacancies are located)

KwaZulu-Natal	43.8%	42.4%
Western Cape	28.2%	9.7%
Gauteng	14.8%	36.2%
Eastern Cape	8.2%	–
Northern Cape	3.4%	7.7%
Limpopo	1.6%	4.0%

* Gross lease area and vacancy in the prior and current periods has been updated after the remeasurement of various properties and excludes unlettable space.

