

P. ADDITIONAL PROPERTY INFORMATION (EXCLUDED FROM THE AUDITED FINANCIAL STATEMENTS)

P1 SA REIT DETAILED PROPERTY DISCLOSURES

While section 13 of the JSE Listings Requirements prescribes certain disclosures applicable to property counters, SA REIT recommends that its members disclose the following additional information to provide users with more granular detail of the underlying properties as envisaged by the original REIT legislation, namely, to give investors the opportunity to fully understand the underlying properties that they invest in through the purchase and sale of a REIT's shares.

P1.1	Group June 2020	Acquisition date	Completion/ major development date	Land area	Occupied GLA	Vacant GLA	Total GLA	SA REIT average annualised property yield	Average lease length	Rental escalation
	(Excluding properties held-for-sale)									
	Geographical profile									
	South Africa			1 422 335	688 806	21 759	710 565	7.6	3.9	6.5
	Gauteng			723 175	400 518	17 947	418 464	8.3	4.1	6.5
	Western Cape			699 160	288 288	3 812	292 100	6.8	3.6	6.5
	Sub-Saharan Africa									
	Sectoral profiles									
	Retail			1 422 335	682 660	21 049	703 709	7.6	3.9	6.5
	Shopping centres			1 303 779	634 151	20 926	655 078	7.5	3.9	6.5
	Super regional			233 849	155 575	3 319	158 894	6.6	3.9	6.9
	Canal Walk	17 Oct 03	2018	233 849	155 575	3 319	158 894	6.6	3.9	6.9
	Large regional			1 027 479	444 419	12 911	457 330	8.0	4.0	6.4
	Clearwater Mall	01 Sep 11		194 545	85 797	1 235	87 032	8.9	4.4	6.7
	The Glen	27 Dec 01	2018	98 689	77 922	2 207	80 129	8.8	4.3	5.7
	Woodlands	01 Sep 11		215 684	69 700	2 121	71 821	9.0	4.3	6.2
	CapeGate	01 Sep 11		242 438	63 798	440	64 238	7.7	3.8	6.7
	Somerset Mall	01 Oct 13		222 873	68 916	53	68 969	6.6	3.1	5.8
	Rosebank Mall	25 Apr 03	2018	53 250	78 286	6 855	85 141	7.1	4.0	7.2
	Regional			42 451	34 157	4 696	38 854	7.5	3.8	6.0
	Hyde Park Corner	08 Sep 98		42 451	34 157	4 696	38 854	7.5	3.8	6.0
	Value centres (Atterbury Value Mart)	01 Sep 11		118 556	48 509	123	48 631	8.5	4.0	6.4
	Offices (standalone offices only)	01 Jun 09		-	6 146	710	6 856	6.4	3.9	7.2
	Total			1 422 335	688 806	21 759	710 565	7.6	3.9	6.5

⁽¹⁾ All properties listed above are externally valued as at 30 June 2020.

⁽²⁾ The Group has 10 retail properties and one standalone office (2019: 10 retail, 1 office).

⁽³⁾ All properties are 100% owned except Canal Walk (80%) and The Glen (75.16%).

Group June 2019	Acquisition date	Completion/ major development date	Land area	Occupied GLA	Vacant GLA	Total GLA	SA REIT average annualised property yield	Average lease length	Rental escalation
(Excluding properties held-for-sale)									
Geographical profile									
South Africa			1 422 335	696 885	9 741	706 626	7.5	4.2	7.7
Gauteng			723 175	406 583	8 472	415 054	7.6	4.3	7.4
Western Cape			699 160	290 303	1 269	291 572	7.2	3.8	8.1
Sub-Saharan Africa			51 360	21 658	565	22 223	8.5	3.4	3.7
Sectoral profiles									
Retail			1 473 695	714 479	9 903	724 382	7.4	4.1	7.3
Shopping centres			1 355 139	666 232	9 500	675 732	7.3	4.0	0.2
Super regional			233 849	157 468	1 269	158 737	6.9	4.0	8.6
Canal Walk	17 Oct 03	2018	233 849	157 468	1 269	158 737	6.9	4.0	8.6
Large regional			1 027 479	451 578	4 458	456 036	7.3	4.1	7.5
Clearwater Mall	01 Sep 11		194 545	86 817	241	87 058	7.2	4.6	8.0
The Glen	27 Dec 01	2018	98 689	77 235	3 196	80 431	7.9	4.7	7.2
Woodlands	01 Sep 11		215 684	71 566	61	71 627	7.0	4.5	7.4
CapeGate	01 Sep 11		242 438	63 832	-	63 832	7.4	4.1	8.0
Somerset Mall	01 Oct 13		222 873	69 003	-	69 003	7.2	3.4	7.8
Rosebank Mall	25 Apr 03	2018	53 250	83 125	960	84 085	6.8	3.7	6.8
Regional			93 811	57 186	3 773	60 959	7.7	3.7	5.5
Hyde Park Corner	08 Sep 98		42 451	35 528	3 209	38 737	7.0	4.0	7.3
Ikeja City Mall	17 Nov 15		51 360	21 658	565	22 223	8.5	3.4	3.7
Value centres (Atterbury Value Mart)	01 Sep 11		118 556	48 247	403	48 650	8.5	4.5	7.7
Offices (standalone offices only)	01 Jun 09		-	4 065	403	4 468	8.8	4.2	7.8
Total			1 473 695	718 544	10 306	728 850	7.6	4.1	7.3

⁽¹⁾ All properties listed above are externally valued as at 30 June 2019.

⁽²⁾ The Group has 10 retail properties and one standalone office (2019: 10 retail, 1 office).

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P. ADDITIONAL PROPERTY INFORMATION (EXCLUDED FROM THE AUDITED FINANCIAL STATEMENTS) *continued*

P1. SA REIT DETAILED PROPERTY DISCLOSURES *continued*

P1.2 Top 10 tenants by GLA

South Africa

Rank / tenant	Prior year	GLA m ²		% of segment GLA	
		June 2020	June 2019	June 2020	June 2019
1 Woolworths	2	53 218	53 199	7.5%	7.5%
2 Edcon Group	1	48 058	57 145	6.8%	8.1%
3 Massmart Group	3	49 616	49 616	7.0%	7.0%
4 Pick n Pay Ltd	4	49 460	49 570	7.0%	7.0%
5 Foschini Group	5	34 124	35 698	4.8%	5.1%
6 Mr Price Group	6	27 824	28 825	3.9%	4.1%
7 Pepkor Holdings	7	23 914	22 047	3.4%	3.1%
8 Shoprite Holdings	10	21 146	17 046	3.0%	2.4%
9 Nu Metro	8	17 753	17 753	2.5%	2.5%
10 Truworths Ltd	9	16 738	17 642	2.4%	2.5%

P1.3 Top 10 tenants by revenue

South Africa

Rank / tenant	Prior year	Revenue R'000		% of segment revenue	
		June 2019	June 2018	June 2019	June 2018
1 Foschini Group	2	152 425	157 916	6.8%	6.9%
2 Edcon Group	1	144 039	163 785	6.4%	7.2%
3 Mr Price Group	3	95 210	92 974	4.2%	4.1%
4 Massmart Group	4	90 336	87 192	4.0%	3.8%
5 Pepkor Holdings	5	80 189	73 215	3.6%	3.2%
6 Truworths Ltd	6	68 936	72 611	3.1%	3.2%
7 Woolworths	7	66 088	66 220	2.9%	2.9%
8 Pick n Pay Ltd	8	62 428	59 393	2.8%	2.6%
9 Cape Union Mart Group	9	53 537	51 294	2.4%	2.2%
10 Cotton On Group	11	44 672	45 714	2.0%	2.0%

P1.4 Top 10 tenants by GLA

Sub-Saharan Africa (Ikeja City Mall)

Rank / tenant	Prior year	GLA m ²		% of segment GLA	
		June 2020	June 2019	June 2020	June 2019
1 Shoprite	1	5 002	5 002	22.5%	22.5%
2 Silverbird Cinemas Limited	2	1 612	1 611	7.3%	7.3%
3 Mr Price Chain Stores International Ltd	4	685	685	3.1%	3.1%
4 Miniso Lifestyle Nigeria Limited	7	509	509	2.3%	2.3%
5 Rhapsody Master Franchise Ltd	5	453	558	2.0%	2.5%
6 Silver Plates Development Limited	-	415	-	1.9%	-
7 Heavenly Dews Global Concepts Ltd	-	335	-	1.5%	-
8 Devyani International Nigeria Limited	-	306	-	1.4%	-
9 Gourmet Foods Limited	9	224	224	1.0%	1.0%
10 Food Concept Plc	10	214	214	1.0%	1.0%

P1.5 Top 10 tenants by revenue

Sub-Saharan Africa (Ikeja City Mall)

Rank / tenant	Prior year	Revenue R'000		% of segment revenue	
		June 2020	June 2019	June 2020	June 2019
1 Shoprite	1	23 388	22 805	19.8%	13.9%
2 Mr Price Chain Stores International Ltd	3	6 107	4 845	5.2%	3.0%
3 Silverbird Cinemas Limited	4	5 109	4 027	4.3%	2.5%
4 Heavenly Dews Global Concepts Ltd	-	4 182	-	3.5%	-
5 Miniso Lifestyle Nigeria Limited	7	4 133	3 263	3.5%	2.0%
6 Rhapsody Master Franchise Ltd	5	4 048	3 673	3.4%	2.2%
7 Gourmet Foods Limited	9	3 461	2 767	2.9%	1.7%
8 Food Concept Plc	8	3 421	2 947	2.9%	1.8%
9 Devyani International Nigeria Limited	-	3 157	-	2.7%	-
10 Silver Plates Development Limited	-	3 114	-	2.6%	-