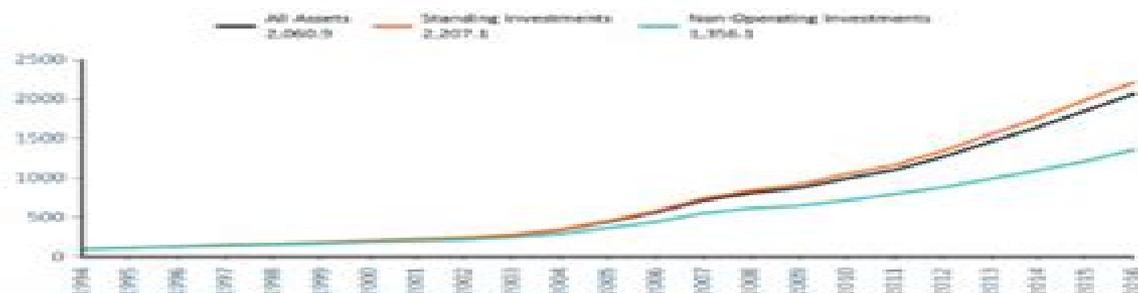


IPD® SOUTH AFRICA ANNUAL PROPERTY INDEX (ZAR)

MSCI's IPD South Africa Annual Property Index measures unlevered total returns of directly held standing property investments from one valuation to the next. The index tracks performance of 1,450 property investments, with a total capital value of ZAR 296.6 billion as at December 2016.

ANNUAL INDEX PERFORMANCE - PROPERTY RETURNS (ZAR) (DEC 1994 - DEC 2016)



CALENDAR YEAR PERFORMANCE (%)

| YEAR | ALL ASSETS ⁽¹⁾ | STANDING INVESTMENTS ⁽²⁾ | NON-OPERATING INVESTMENTS ⁽³⁾ |
|------|---------------------------|-------------------------------------|--|
| 2016 | 11.2 | 11.1 | 12.0 |
| 2015 | 12.5 | 13.1 | 10.3 |
| 2014 | 12.7 | 12.9 | 10.8 |
| 2013 | 15.6 | 14.1 | 12.4 |
| 2012 | 14.6 | 15.2 | 10.4 |
| 2011 | 11.0 | 10.8 | 11.4 |
| 2010 | 13.6 | 14.3 | 10.3 |
| 2009 | 8.3 | 9.2 | 5.8 |
| 2008 | 12.7 | 13.1 | 11.1 |
| 2007 | 27.3 | 27.9 | 24.7 |

INDEX PERFORMANCE - PROPERTY RETURNS (%) (DEC 2016)

| | 1 Qtr. | 6 Mo. | YTD | 1 Yr. | 2 Yr. | 3 Yr. | 5 Yr. | 7 Yr. | 10 Yr. | Since Inception |
|--|--------|-------|------|-------|-------|-------|-------|-------|--------|-----------------|
| All Assets ⁽¹⁾ | - | - | 11.2 | 11.2 | 11.9 | 12.1 | 13.5 | 13.0 | 13.8 | 14.7 |
| Standing Investments ⁽²⁾ | - | - | 11.1 | 11.1 | 12.1 | 12.4 | 13.7 | 13.3 | 14.3 | 15.1 |
| Non-Operating Investments ⁽³⁾ | - | - | 12.0 | 12.0 | 13.2 | 14.0 | 13.2 | 13.1 | 13.8 | 12.8 |

INDEX RISK CHARACTERISTICS (%) (DEC 1994 - DEC 2016)

| | ANNUAL | | | | | ANNUALIZED | | | | |
|-------------------------------|--------|-------|-------|--------|-----------------|------------|-------|-------|--------|-----------------|
| | 3 Yr. | 5 Yr. | 7 Yr. | 10 Yr. | Since Inception | 3 Yr. | 5 Yr. | 7 Yr. | 10 Yr. | Since Inception |
| Standard Deviation | - | - | - | - | - | - | - | 1.7 | 5.1 | 8.3 |
| Sharpe Ratio ⁽⁴⁾ | - | - | - | - | - | - | - | - | - | - |
| Semi Deviation ⁽⁵⁾ | - | - | - | - | - | - | - | - | 0.2 | 0.5 |

⁽¹⁾ Based on 12/18/94 start
⁽²⁾ Since inception semi deviation

CAPITAL INVESTED (TOTAL TO DEC 2016 % OF BEGINNING PERIOD CV)

| | CUMULATIVE | | | | | | | | | |
|--------------------------|------------|-------|-----|-------|-------|-------|-------|-------|--------|-----------------|
| | 1 Qtr. | 6 Mo. | YTD | 1 Yr. | 2 Yr. | 3 Yr. | 5 Yr. | 7 Yr. | 10 Yr. | Since Inception |
| Purchases ⁽¹⁾ | - | - | 1.8 | 1.8 | 14.7 | 22.8 | 31.7 | 48.9 | 76.3 | 155.8 |
| Sales ⁽²⁾ | - | - | 2.8 | 2.8 | 7.8 | 10.2 | 13.4 | 21.4 | 28.3 | 69.6 |

⁽¹⁾ Includes part purchases
⁽²⁾ Includes part sales

INDEX METHODOLOGY

⁽¹⁾ All Asset performance measures every building in MSCI's index database comprised of all property sectors, ownership structures and interests.

⁽²⁾ The Standing Investment index subset is based on completed and lettable properties only, often described as operating properties.

⁽³⁾ Non-Operating Property index is constructed from those properties bought, sold, under development or major refurbishment. It tracks any property not included in the standing investment index for the measurement period. Non-operating index base dates may differ as MSCI's client confidentiality rules suppress data based on small or skewed samples.

All three direct property indexes are computed at the building level and exclude properties held indirectly through investment funds, the impact of debt, fund management fees, taxation and cash. For more details on MSCI's real estate market coverage, indexes and methodology, please visit www.msci.com/real-estate

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Karin Nielsen-Saines



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Conclusion: Embracing the Kindle Experience

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