REBOSIS PROPERTY FUND

- **12,7%** increase in distribution to **43,0** cents per linked unit
- **R3,78** billion of investment property
- **R10,53** net asset value per linked unit, excluding deferred taxation
- **16%** retail turnover growth
- Acquisitions with a market value of **R543** million secured

Unaudited interim results

FOR THE SIX MONTHS ENDED 29 FEBRUARY 2012

STATEMENT OF COMPREHENSIVE INCOME

	Unaudited 6 months ended 29 Feb 2012 R000	Unaudited 6 months ended 28 Feb 2011 R000	Audited year ended 31 Aug 2011 R000
REVENUE			
Property portfolio	**262 056**	92 511	257 067
Rental income	**196 072**	79 976	252 330
Straight line rental income accrual	**65 984**	12 535	4 737
Net income from facilities management	**7 468**	–	3 994
Sundry income	**475**	243	403
Total revenue	**269 999**	92 754	261 464
Property expenses	**(42 700)**	(18 676)	(59 725)
Administration and corporate costs	**(8 260)**	(1 431)	(3 957)
Restructuring costs	**–**	–	(50 028)
Debt arrangement fees	**–**	–	(120 726)
Net operating profit	**219 039**	72 647	27 028
Changes in fair values of investment properties and financial instruments	**(15 664)**	23 580	262 761
Profit from operations	**203 375**	96 227	289 789
Net finance charges	**(59 515)**	(60 112)	(144 701)
Profit before debenture interest and taxation	**143 860**	36 115	145 088
Debenture interest	**(94 490)**	–	(48 898)
Profit before taxation	**49 370**	36 115	145 088
Taxation	**(67 005)**	(11 867)	(44 038)
(Loss)/profit for the period	**(17 635)**	24 248	52 152
Reconciliation of earnings and distributable earnings			
(Loss)/profit for the period attributable to equity holders	**(17 635)**	24 248	52 152
Debenture interest	**94 490**	–	48 898
Earnings attributable to linked unitholders	**76 855**	24 248	101 050
Change in fair value of properties (net of deferred taxation)	**24 419**	10 780	(241 026)
Change in fair value of investment properties	**30 017**	12 535	(280 263)
Deferred taxation	**(5 598)**	(1 755)	39 237
Headline profit/(loss) attributable to linked unitholders	**101 274**	35 028	(139 976)
Change in fair value of financial instruments (net of deferred taxation)	**(10 334)**	(26 003)	12 601
Change in fair value of financial instruments	**(14 353)**	(36 115)	17 502
Deferred taxation	**4 019**	10 112	(4 901)
Straight line rental income accrual (net of deferred taxation)	**(47 508)**	(9 025)	(3 411)
Straight line rental income accrual	**(65 984)**	(12 535)	(4 737)
Deferred taxation	**18 476**	3 510	1 326
Deferred taxation – rate and other adjustments	**50 108**	–	8 376
Structuring fee amortisation	**950**	–	554
Restructuring costs	**–**	–	50 028
Debt arrangement fees	**–**	–	120 726
Distributable earnings attributable to linked unitholders	**94 490**	–	48 898
Number of linked units/shares in issue	**219 744 713**	1 000	219 744 713
Weighted average number of linked units/shares in issue	**219 744 713**	1 000	64 419 020
Basic and diluted earnings per linked unit (cents)	**34,97**	2 424 800,00*	156,86
Headline profit/(loss) per linked unit (cents)	**46,09**	3 502 800,00*	(217,29)
Distributable earnings per linked unit (cents)	**43,00**	–	22,25

** Calculation has been based on the number of shares in issue at 28 February 2011.*

ABRIDGED STATEMENT OF CHANGES IN EQUITY

	Unaudited 6 months ended 29 Feb 2012 R000	Unaudited 6 months ended 28 Feb 2011 R000	Audited year ended 31 Aug 2011 R000
Stated capital	**477 168**	1	477 168
Balance at the beginning of the period	**477 168**	1	1
Issue of shares	**–**	–	477 167
Reserves	**34 517**	24 248	52 152
Balance at the beginning of the period	**52 152**	–	–
(Loss)/profit for the period	**(17 635)**	24 248	52 152
	511 685	24 249	529 320

STATEMENT OF FINANCIAL POSITION

	Unaudited 29 Feb 2012 R000	Unaudited 28 Feb 2011 R000	Audited 31 Aug 2011 R000
ASSETS			
Non-current assets	**3 884 737**	2 972 919	3 501 676
Investment property	**3 784 500**	2 857 500	3 400 400
Goodwill	**95 703**	95 703	95 703
Property, plant and equipment	**438**	18 981	527
Structuring fee	**4 096**	735	5 046
Current assets	**29 067**	9 718	85 800
Trade and other receivables	**18 419**	8 241	13 680
Structuring fee	**1 900**	–	1 900
Cash and cash equivalents	**8 748**	1 477	70 220
	3 913 804	2 982 637	3 587 476
EQUITY AND LIABILITIES			
Equity	**511 685**	24 249	529 320
Stated capital	**477 168**	1	477 168
Reserves	**34 517**	24 248	52 152
Non-current liabilities	**3 265 731**	2 739 844	2 933 310
Debentures	**1 595 347**	2 162 522	1 595 347
Secured financial liabilities	**1 433 300**	435 728	1 153 531
Interest rate swaps	**30 337**	34 024	44 690
Deferred taxation	**206 747**	107 570	139 742
Current liabilities	**136 388**	218 544	124 846
Secured financial liabilities	**–**	9 245	–
Trade and other payables	**39 072**	172 476	60 761
Rental warranty	**2 826**	–	15 187
Bank overdraft	**–**	36 826	
Unitholders for distribution	**94 490**	–	48 898
Total equity and liabilities	**3 913 804**	2 982 637	3 587 476
Net asset value per linked unit (R)	**9,59**	2 186 771,00*	9,67
Net asset value per linked unit (excluding deferred taxation) (R)	**10,53**	2 294 341,00*	10,30

** Calculation has been based on the number of shares in issue at 28 February 2011.*

ABRIDGED STATEMENT OF CASH FLOWS

	Unaudited 6 months ended 29 Feb 2012 R000	Unaudited 6 months ended 28 Feb 2011 R000	Audited year ended 31 Aug 2011 R000
Cash flows from operating activities	**6 903**	15 407	(233 172)
Cash generated from/(absorbed by) operations	**66 418**	75 519	(88 471)
Net finance costs	**(59 515)**	(60 112)	(144 701)
Cash outflows from investing activities	**(348 144)**	(481 804)	(634 233)
Cash inflows from financing activities	**279 769**	431 048	937 625
Net movement in cash and cash equivalents	**(61 472)**	(35 349)	70 220
Cash and cash equivalents at the beginning of the period	**70 220**	–	–
Cash and cash equivalents at the end of the period	**8 748**	(35 349)	70 220

SEGMENTAL INFORMATION

	Retail R000	Office R000	Total R000
For six months ended 29 February 2012			
Extracts from statement of comprehensive income			
Total revenue from property portfolio (excluding straight line rental income accrual)	**126 628**	**77 387**	**204 015**
Rental income	**126 305**	**69 767**	**196 072**
Net income from facilities management contract	**–**	**7 468**	**7 468**
Sundry income	**323**	**152**	**475**
Property expenses	**(32 795)**	**(9 905)**	**(42 700)**
Net property income	**93 833**	**67 482**	**161 315**
Extracts from statement of financial position			
Investment property	**2 276 800**	**1 507 700**	**3 784 500**
For period from listing to 31 August 2011			
Extracts from statement of comprehensive income			
Total revenue from property portfolio (excluding straight line rental income accrual)	64 896	42 713	107 609
Rental income	64 791	38 677	103 468
Net income from facilities management	–	3 994	3 994
Sundry income	105	42	147
Property expenses	(16 401)	(6 334)	(22 735)
Net property income	48 495	36 379	84 874
Extracts from statement of financial position			
Investment property	1 915 000	1 485 400	3 400 400

Financial results

Rebosis, the largest black-managed and substantially black-held property fund, which listed on the JSE Limited ("JSE") on 17 May 2011, has declared a distribution of 43,0 cents per linked unit for the six-months ended 29 February 2012. This represents an effective increase of 12,7% compared to the previous distribution of 22,25 cents per linked unit for the period from listing on 17 May 2011 to 31 August 2011.

At 29 February 2012, the net asset value per linked unit of R10,53, excluding deferred taxation, represents a premium of 8,6% to Rebosis' closing unit price of R9,70.

The comparative results of the company for the period 1 December 2010, the date on which Rebosis acquired the initial portfolio of six properties, to 28 February 2011 reflect the results of the company prior to listing. Pursuant to its listing on the JSE, the portfolio of assets, the gearing against the portfolio, the asset management arrangements and the capital structure were substantially restructured. Subsequent to the listing, Rebosis took transfer of two additional properties being Victoria Mxenge on 24 May 2011 and Bloed Street Mall on 25 November 2011.

Property portfolio

Rebosis' portfolio currently consists of 60% shopping centres and 40% office buildings (by value), located in Gauteng and the Eastern Cape. The retail portfolio comprises three exceptional quality shopping malls delivering secure, escalating income streams underpinned by strong anchor and national tenants. The office portfolio consists of five buildings which are well located in nodes attractive to government tenants; four in Pretoria and one in Braamfontein. These are mainly let to the National Department of Public Works, under long leases providing for escalations of 8% or more per annum. The office portfolio represents a sovereign underpin to a substantial portion of the earnings and shields it from private sector risks such as tenant insolvency and default.

The properties, which were valued by independent valuer Quadrant Properties (Proprietary) Limited, increased in value by R36,0 million to R3,785 billion at 29 February 2012.

Property	GLA m²	Value R000	Value per m² R/m²
Retail portfolio	134 660	2 276 800	16 908
Hemingways Mall	72 788	1 493 800	20 523
Mdantsane City	36 112	415 000	11 492
Bloed Street Mall	25 760	368 000	10 291
Office portfolio	113 103	1 507 700	13 330
Victoria Mxenge	24 720	426 500	17 253
Salu	30 157	433 500	14 375
Liberty	33 885	416 000	12 277
Bank of Lisbon	14 593	126 300	8 655
Arbour Square	9 748	105 400	10 812
	247 763	3 784 500	14 493

During the period, the company let 3 757 m² of new space and leases in respect of 3 805 m² were renewed.

At the reporting date, vacancies for the total portfolio were 4,1%. Taking into account signed leases commencing after the reporting date, vacancies are 2,6%.

Borrowings

To ensure effective cash management, surplus cash is invested against the revolving debt facilities. At 29 February 2012, Rebosis' net borrowings of R1,433 billion equate to a gearing ratio of 37,9%. The average interest rate for the period was 8,9% and interest rates are fixed in respect of 80% of borrowings for an average period of 3,5 years.

Acquisitions

Further to the cautionary announcements released on SENS on 7 December 2011, 5 March 2012 and 20 April 2012 relating to the acquisition of letting enterprises and properties from various vendors by Rebosis, unitholders are advised that a SENS announcement was released today which sets out the financial effects of the remaining acquisitions being 28 Harrison Street, SASSA Campus, the Revenue Building and 270 Jabu Ndlovu Street ("the remaining acquisitions") which includes a revised forecast for Rebosis.

Directorate

SP Fifield retired and did not stand for re-election at the company's first annual general meeting held on 28 March 2012. N Qangule and T Seopa have been appointed as independent non-executive directors, and members of the audit and risk committee and investment committee with effect 26 April 2012.

Prospects

With less than a year since listing, Rebosis has established itself operationally and is well positioned for future growth. The retail properties have continued to perform ahead of the industry with turnover growth for the period of 16%. Vacancies in the portfolio have reduced and interest for our retail space remains strong. The board anticipates that the distribution for the year ending 31 August 2012 remains unchanged between 85,0 cents and 88,3 cents per linked unit. The forecast is based on the assumption that there will be no changes in current trading conditions and that the remaining acquisitions will be acquired with effect 1 July 2012. This forecast has not been reviewed or reported on by the company's auditors.

Debenture interest distribution

Distribution no. 2 of 43,0 cents per linked unit for the period ended 29 February 2012 will be paid to linked unitholders in accordance with the abbreviated timetable set out below:

	2012
Last day to trade cum distribution	Friday, 11 May 2012
Linked units trade ex distribution	Monday, 14 May 2012
Record date	Friday, 18 May 2012
Payment date	Monday, 21 May 2012

Linked unitholders may not dematerialise or rematerialise their linked units between Monday, 14 May 2012 and Friday, 18 May 2012, both days included.

Basis of preparation

The results for the six months ended 29 February 2012 have not been audited or reviewed by the company's independent auditors. These results have been prepared in accordance with International Financial Reporting Standards (IFRS), the AC 500 series issued by the South African Institute of Chartered Accountants, JSE Listings Requirements and the requirements of the South African Companies Act 71 of 2008 (as amended). This report has been prepared in terms of IAS 34 – "Interim Financial Reporting". The accounting policies adopted in the preparation of these unaudited results are consistent with those applied in the preparation of the financial statements for the year ending 31 August 2011. The comparative figures for the year ended 31 August 2011 have been restated in the statement of comprehensive income to reflect the income from facilities management on a net basis. These financial results have been compiled by the financial director, JA Finn CA(SA).

While the company has complied with IFRS and JSE Listings Requirements by disclosing earnings and headline earnings per share, the directors are of the view that earnings per share are not meaningful to investors as the shares are traded as part of a linked unit and all earnings are distributed by way of debenture interest. Further, headline earnings include fair value adjustments for financial instruments and the straight-line rental income accrual that do not affect distributable earnings. Distributable earnings and the distribution per linked unit, as disclosed above, are more meaningful to investors.

By order of the board
Rebosis Property Fund Limited
25 April 2012

Directors: ATM Mokgokong*† (Chairperson), SM Ngebulana (CEO), JA Finn, AM Mazwai*†, WJ Odendaal*†, KL Reynolds*, MF Rodel, SV Zilwa*†
Non-executive †Independent* | **Registered office: 3rd Floor, Palazzo Towers West, Montecasino Boulevard, Fourways 2191 (PO Box 2972, Northriding 2162) | **Transfer secretaries:** Computershare Investor Services (Proprietary) Limited | **Sponsor:** Java Capital
Company secretary: Probity Business Services (Proprietary) Limited

www.rebosis.co.za

REBOSIS PROPERTY FUND LIMITED (formerly Business Venture Investments No. 1389 (Proprietary) Limited) ("Rebosis" or the "company")
Registration number 2010/003468/06 | JSE code: REB | ISIN: ZAE 000156147

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