



# MOOLMAN TRANSACTION



## SALIENT FACTS

- | Effective date – 1 August 2015
- | Total deal size – R858m @ 10.2%
- | Competition commission approval obtained
- | To be funded with a combination of debt and equity
- | Predominantly retail in good nodes
- | Some redevelopment opportunities
- | Rental guarantees of between 12 and 24 months
- | Low vacancies



## SALIENT FACTS

- | Strong tenants
- | Excellent management
- | Income enhancing
- | Potential upside on re-letting some of the properties
- | Core portfolio compliments Dipula portfolio
- | Non-core assets will be sold
- | Strategically well positioned to do more deals with the vendor who retains 20%



# MOOLMAN PORTFOLIO

## BOXER – TZANEEN



Sector	Retail
GLA	5 112m <sup>2</sup>
Purchase price	R46.7m
Average rental per m <sup>2</sup>	R78
Cost per m <sup>2</sup>	R9 130
Cap rate	9.5%
Effective date	August 2015
National tenants	98%
Average lease period	2 years

## SHOPRITE – SIBASA



Sector	Retail
GLA	5 907m <sup>2</sup>
Purchase price	R56.1m
Average rental per m <sup>2</sup>	R78
Cost per m <sup>2</sup>	R9 489
Cap rate	9.5%
Effective date	August 2015
National tenants	92%
Average lease period	4.9 years



# MOOLMAN PORTFOLIO

## FIN FORUM – PRETORIA



Sector	Retail
GLA	5 848m <sup>2</sup>
Purchase price	R90.2m
Average rental per m <sup>2</sup>	R150
Cost per m <sup>2</sup>	R15 423
Cap rate	10.0%
Effective date	August 2015
National tenants	62%
Average lease period	3 years

## GAME CENTRE – GROBLERSDAL



Sector	Retail
GLA	7 856m <sup>2</sup>
Purchase price	R98.7m
Average rental per m <sup>2</sup>	R101
Cost per m <sup>2</sup>	R12 568
Cap rate	9.0%
Effective date	August 2015
National tenants	98%
Average lease period	6.8 years



# MOOLMAN PORTFOLIO

## PHANGAMI MALL – THOHOYANDOU



Sector	Retail
GLA	7 290m <sup>2</sup>
Purchase price	R60.5m
Average rental per m <sup>2</sup>	R91
Cost per m <sup>2</sup>	R8 293
Cap rate	12.7%
Effective date	August 2015
National tenants	80%
Average lease period	6 years

## SESHEGO CIRCLE – SESHEGO



Sector	Retail
GLA	15 066m <sup>2</sup>
Purchase price	R112.9m
Average rental per m <sup>2</sup>	R105
Cost per m <sup>2</sup>	R14 991
Cap rate	8.2%
Effective date	August 2015
National tenants	95%
Average lease period	5 years



# MOOLMAN PORTFOLIO

## LIFESTYLE CENTRE – SOWETO



Sector	Retail
GLA	10 434m <sup>2</sup>
Purchase price	R99.3m
Average rental per m <sup>2</sup>	R80
Cost per m <sup>2</sup>	R9 512
Cap rate	9.5%
Effective date	August 2015
National tenants	95%
Average lease period	3.2 years



## CONTACT DETAILS

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