

SA REIT. ASSOCIATION

MONTHLY CHART BOOK APRIL 2019

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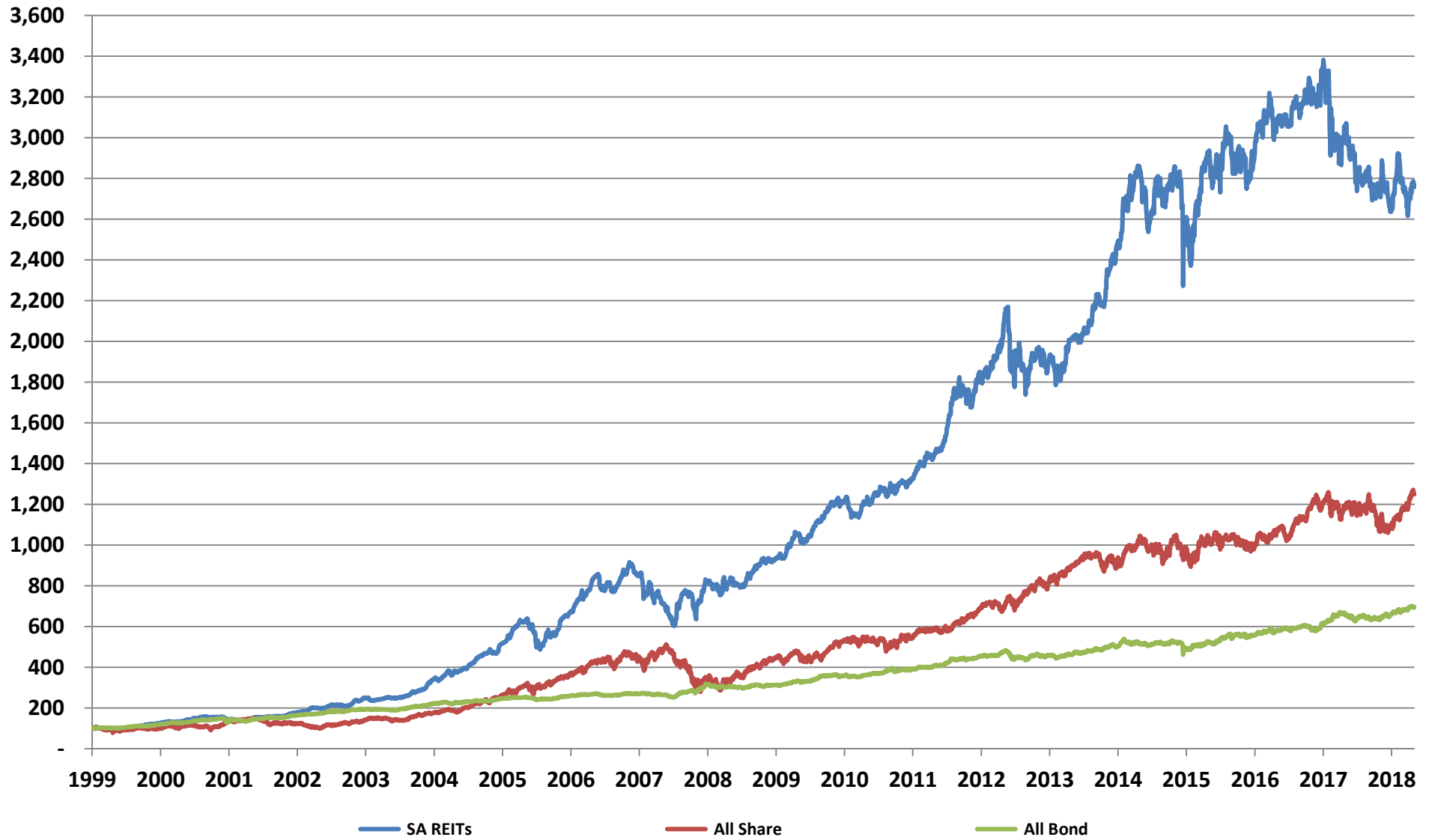
PERFORMANCE

Period	SA REITs ¹	All Share ²	All Bond ²
2008			
Q1	-11.0%	2.9%	-1.9%
Q2	-19.4%	3.4%	-4.9%
Q3	23.2%	-20.6%	12.6%
Q4	7.9%	-9.2%	11.3%
Year	-4.6%	-23.2%	17.0%
2009			
Q1	-1.1%	-4.2%	-5.1%
Q2	-0.8%	8.6%	0.3%
Q3	12.9%	13.9%	3.0%
Q4	4.2%	11.4%	1.1%
Year	15.4%	32.1%	-1.0%
2010			
Q1	9.8%	4.5%	4.4%
Q2	1.1%	-8.2%	1.1%
Q3	13.5%	13.3%	8.0%
Q4	3.2%	9.5%	0.7%
Year	29.9%	19.0%	15.0%
2011			
Q1	-2.0%	1.1%	-1.6%
Q2	4.9%	-0.6%	3.9%
Q3	2.3%	-5.8%	2.8%
Q4	3.3%	8.4%	3.5%
Year	8.6%	2.6%	8.8%
2012			
Q1	8.1%	6.0%	2.4%
Q2	10.1%	1.0%	5.2%
Q3	11.3%	7.3%	5.0%
Q4	2.9%	10.3%	2.6%
Year	36.3%	26.7%	16.0%
2013			
Q1	8.5%	2.5%	0.9%
Q2	-0.2%	-0.2%	-2.3%
Q3	-2.1%	12.5%	1.9%
Q4	1.0%	5.5%	0.1%
Year	7.2%	21.4%	0.6%
2014			
Q1	1.5%	4.3%	0.9%
Q2	5.1%	7.2%	2.5%
Q3	6.3%	-2.1%	2.2%
Q4	12.6%	1.4%	4.2%
Year	27.7%	10.9%	10.1%
2015			
Q1	14.6%	5.8%	3.0%
Q2	-6.7%	-0.2%	-1.4%
Q3	4.6%	-2.1%	1.1%
Q4	-5.9%	1.7%	-6.4%
Year	5.2%	5.1%	-3.9%
2016			
Q1	10.3%	3.9%	6.6%
Q2	1.5%	0.4%	4.4%
Q3	0.4%	0.5%	3.4%
Q4	2.1%	-2.1%	0.3%
Year	14.7%	2.6%	15.4%
2017			
Q1	3.8%	3.8%	2.5%
Q2	-1.3%	-0.4%	1.5%
Q3	3.8%	8.9%	3.7%
Q4	6.7%	7.4%	2.2%
Year	13.5%	21.0%	10.2%
2018			
Q1	-14.5%	-6.0%	8.1%
Q2	-3.0%	4.5%	-3.8%
Q3	-1.7%	-2.2%	0.8%
Q4	-2.9%	-4.9%	2.8%
Year	-20.8%	-8.5%	7.7%
2019			
January	9.1%	2.8%	2.9%
February	-6.1%	3.4%	-0.4%
March	-2.7%	1.6%	1.3%
April	3.7%	4.2%	0.8%
Year-to-date	3.4%	12.5%	4.6%

1) Source = Bridge Fund Managers (index excludes property developers and non-SA REITs)

2) Source = IRESS

Total return indexes



Source: IRESS & Bridge Fund Managers

SA REIT Index (price only)



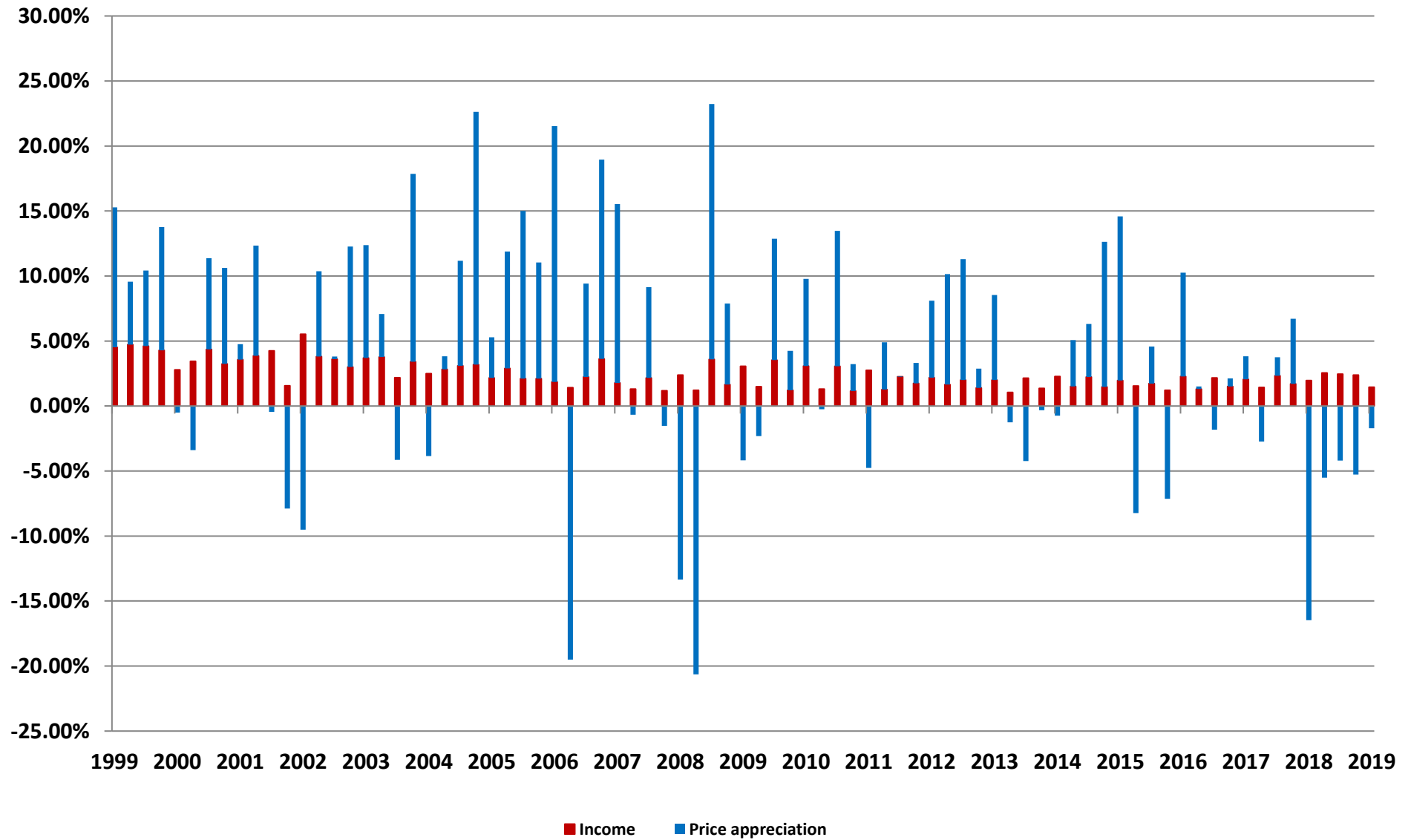
Source: IRESS & Bridge Fund Managers

Comparative Total Return Investment Correlation

	SA REITs	FTSE/JSE: All Share	All Bond	FTSE/JSE: Financials	FTSE/JSE: Industrials	FTSE/JSE: Top 40	FTSE/JSE: Small Cap
Data period for upper right : April 2009 - April 2019							
SA REITs	1.00	0.25	0.58	0.55	0.43	0.16	0.50
FTSE/JSE: All Share	0.37	1.00	0.11	0.62	0.59	0.92	0.54
All Bond	0.43	0.03	1.00	0.40	0.38	0.06	0.30
FTSE/JSE: Financials	0.63	0.56	0.36	1.00	0.80	0.67	0.70
FTSE/JSE: Industrials	0.51	0.48	0.43	0.81	1.00	0.64	0.69
FTSE/JSE: Top 40	0.26	0.91	-0.01	0.61	0.57	1.00	0.53
FTSE/JSE: Small Cap	0.58	0.46	0.32	0.67	0.58	0.40	1.00
Data period for lower left : April 2014 - April 2019							

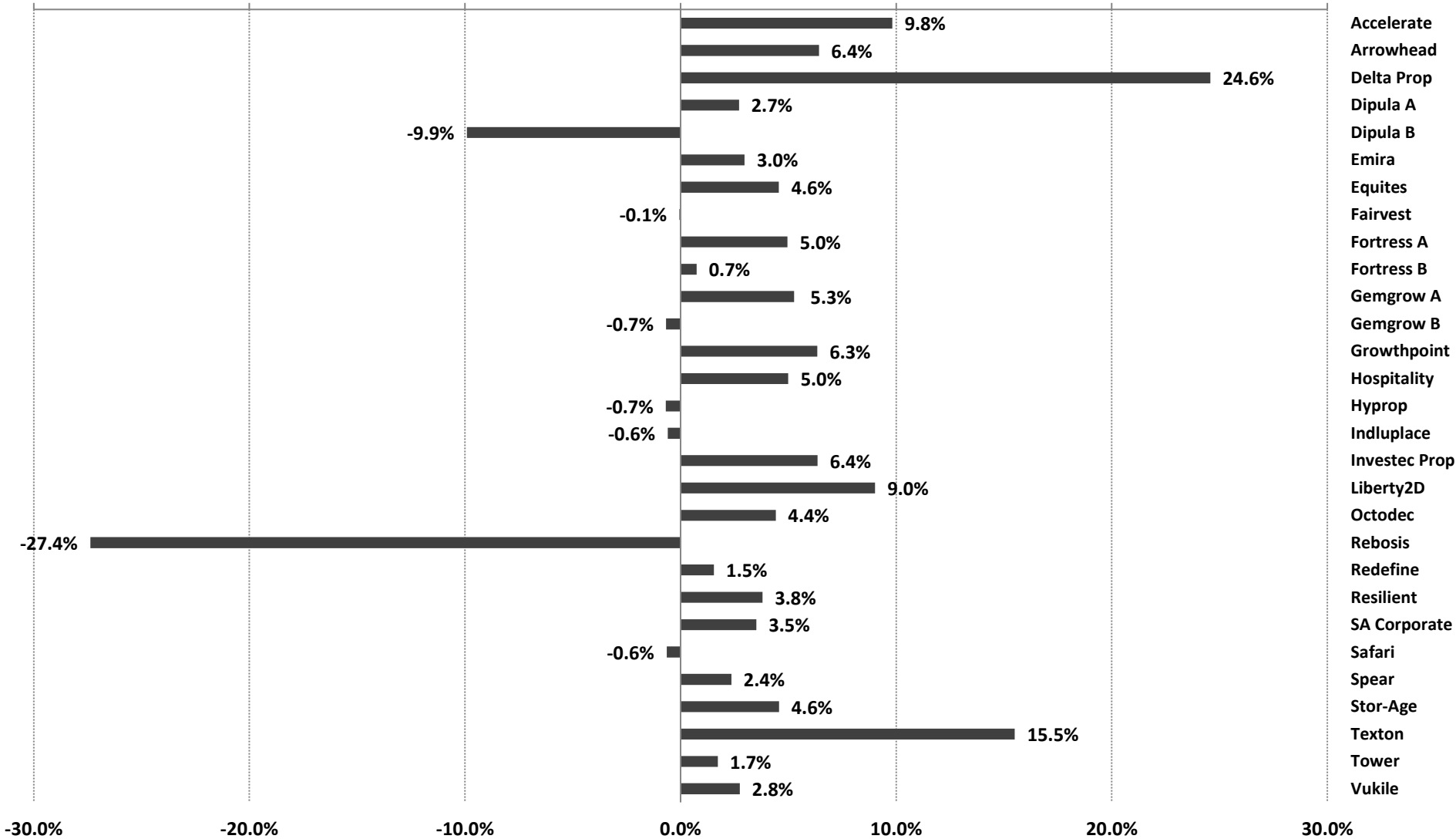
Source: Bridge Fund Managers

SA REITs - quarterly return components



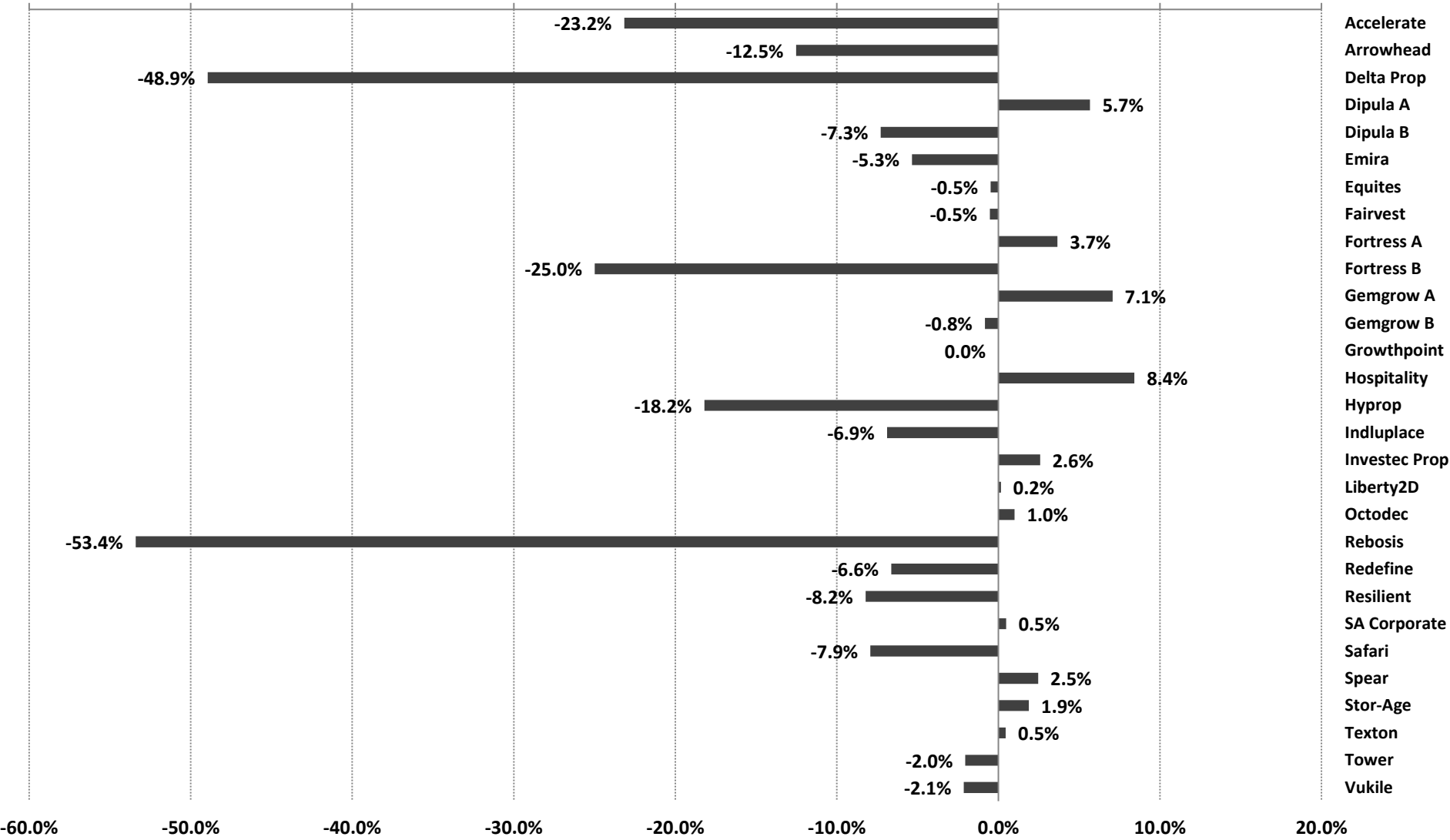
Source: Bridge Fund Managers

Monthly performance - April 2019



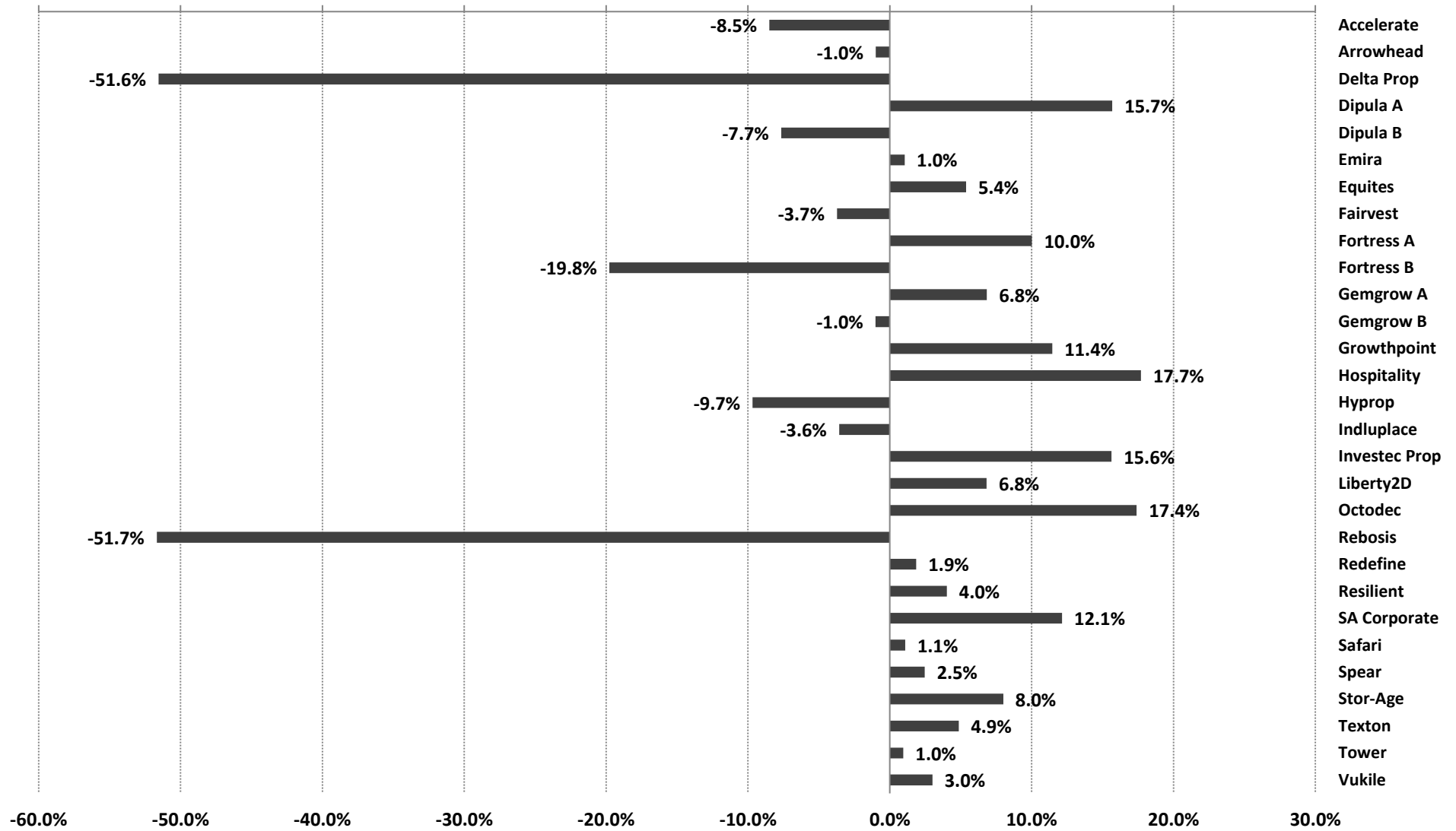
Source: Bridge Fund Managers

3 month performance to 30 April 2019



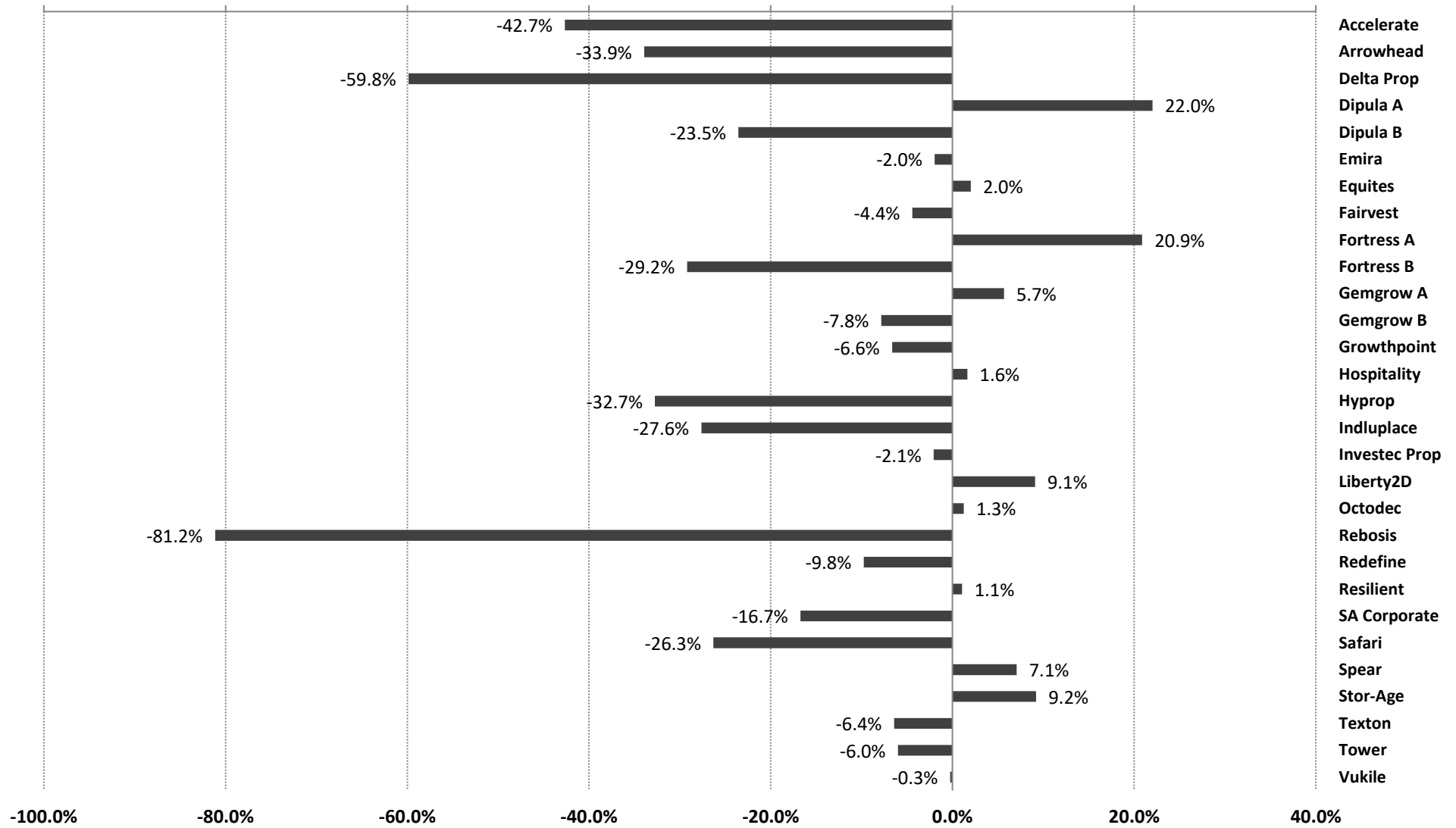
Source: Bridge Fund Managers

Year-to-date performance to 30 April 2019



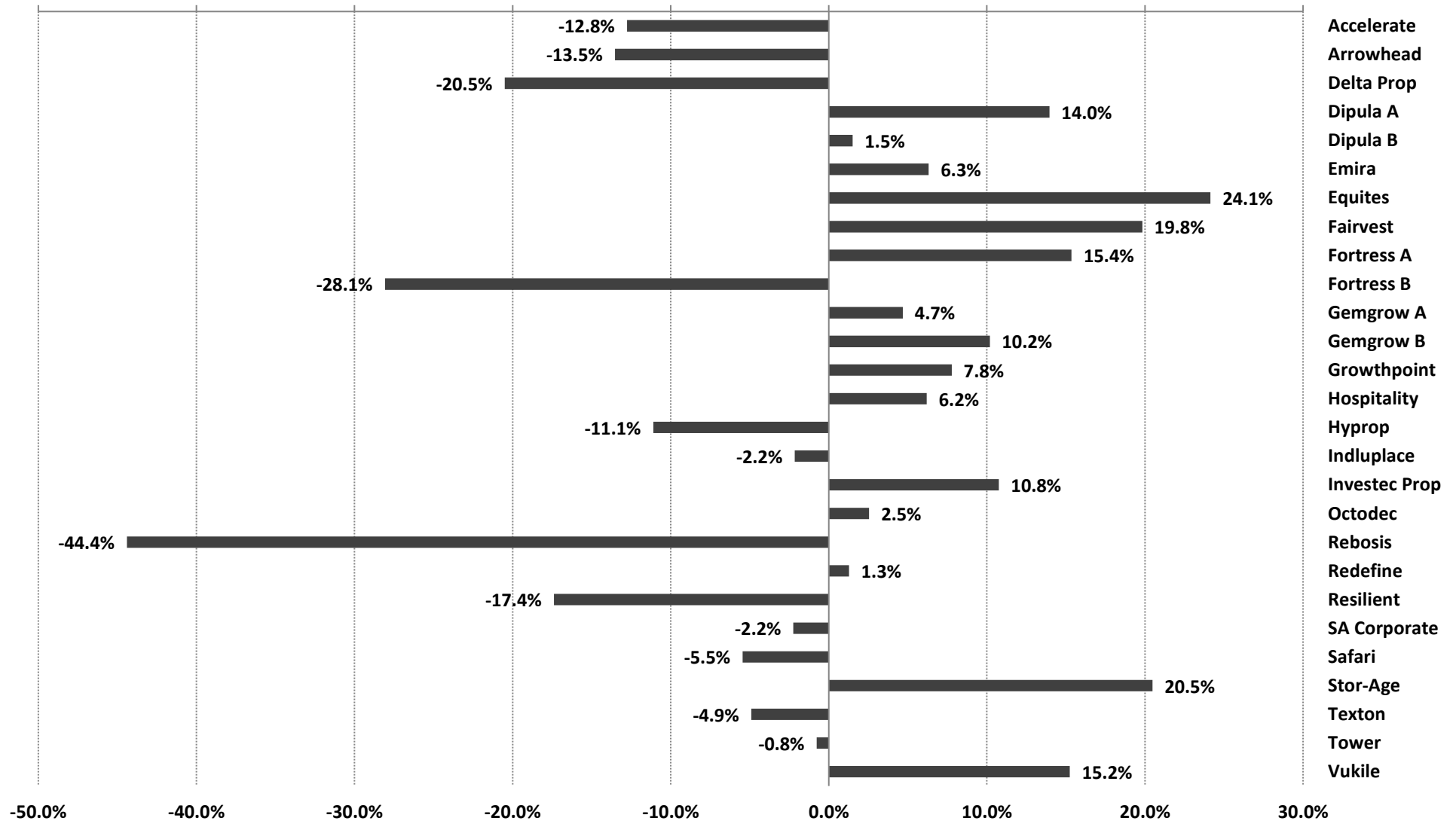
Source: Bridge Fund Managers

12 month performance to 30 April 2019



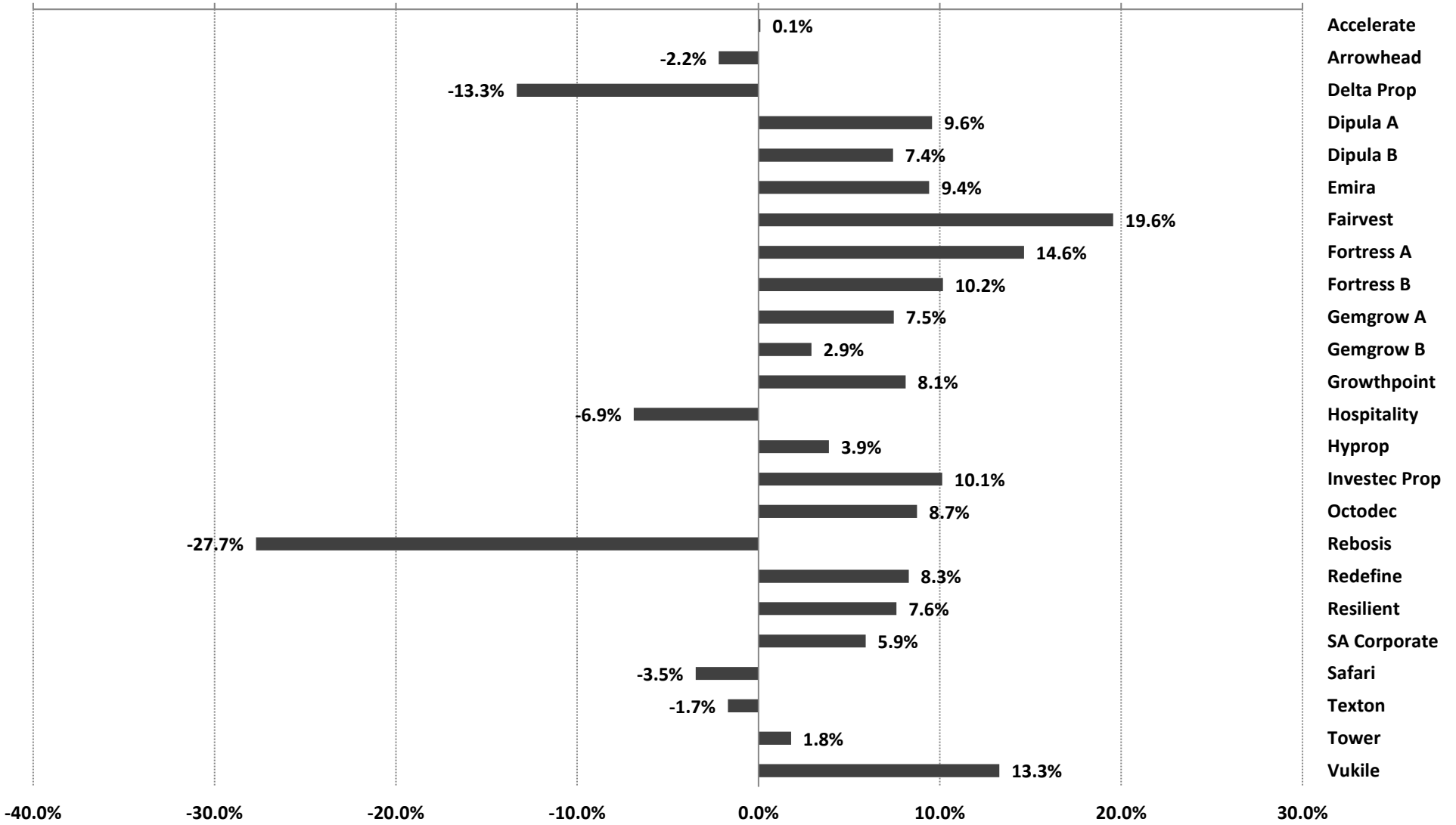
Source: Bridge Fund Managers

3 year annualised performance to 30 April 2019



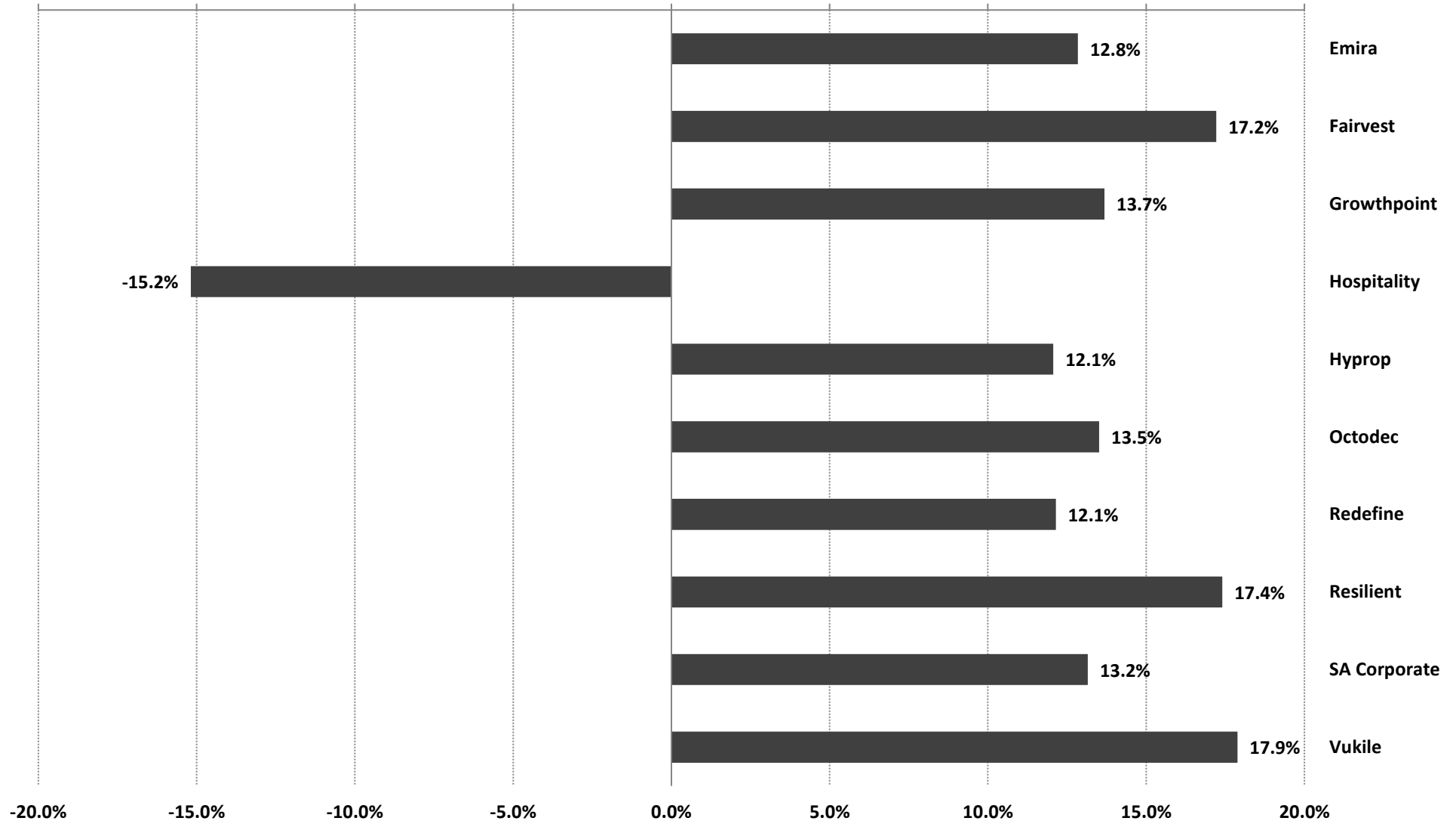
Source: Bridge Fund Managers

5 year annualised performance 30 April 2019



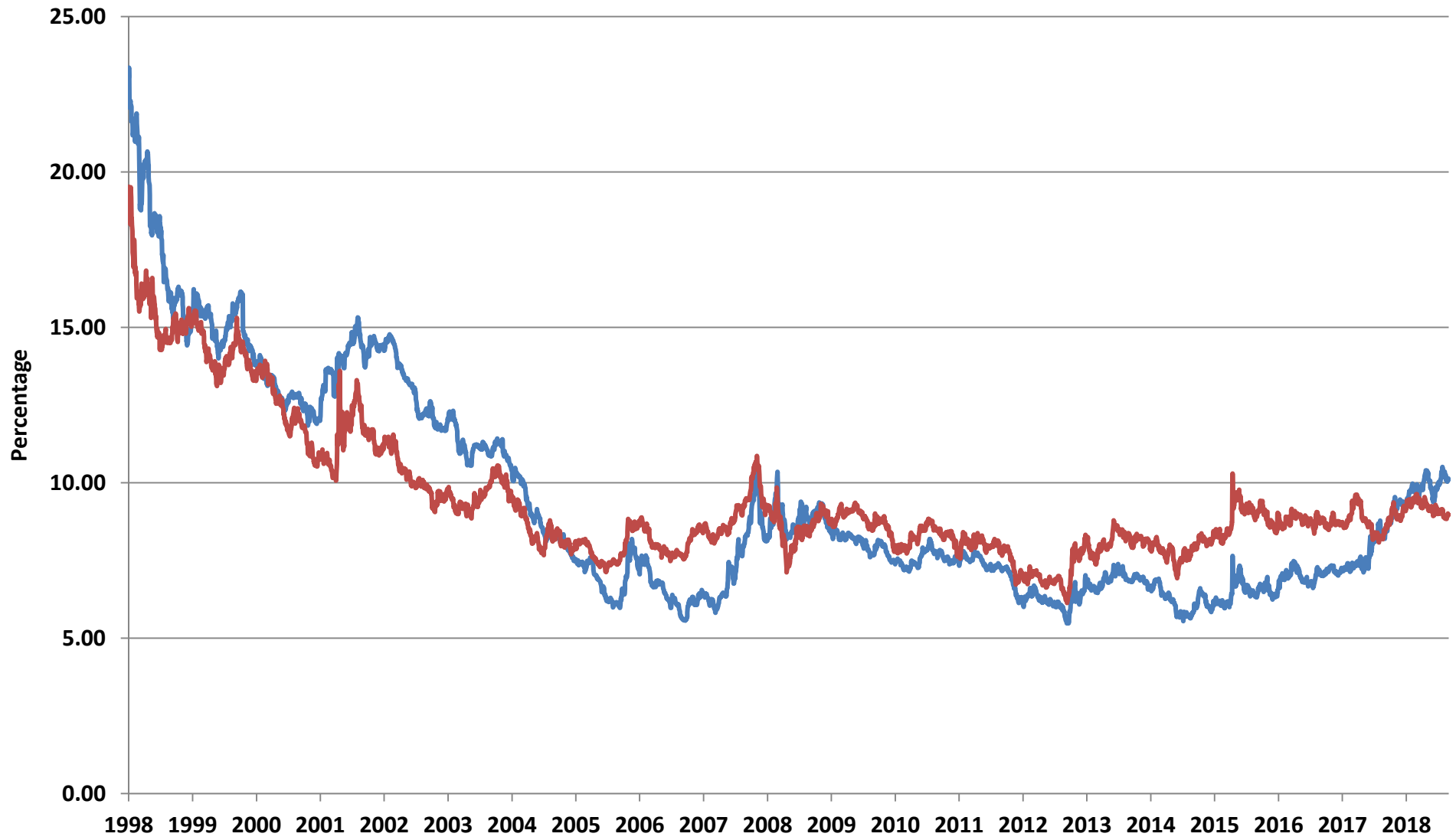
Source: Bridge Fund Managers

10 year annualised performance to 30 April 2019



Source: Bridge Fund Managers

SA REIT Yields versus Bond Yields

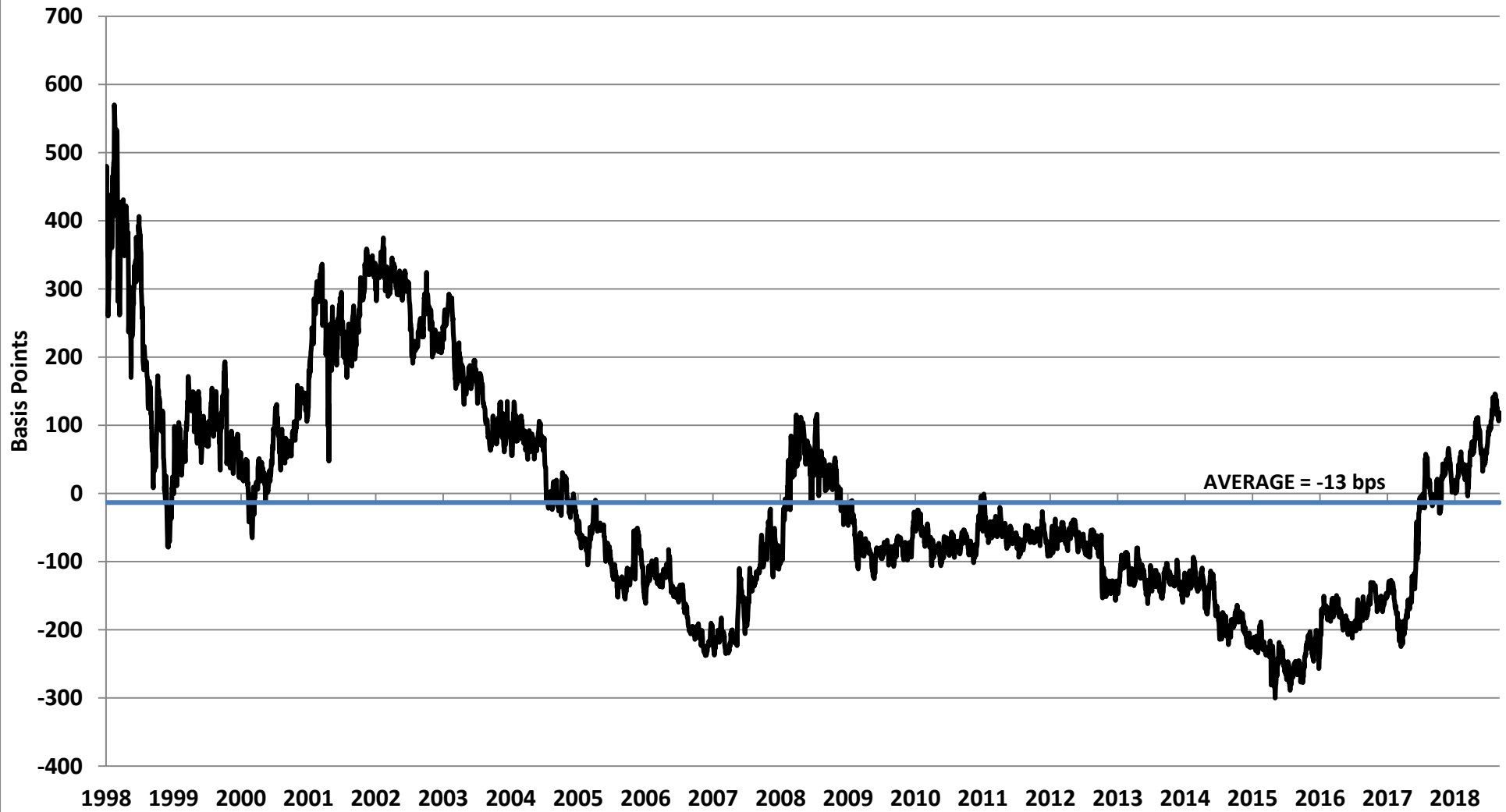


Source: IRESS & Bridge Fund Managers

— SA Listed Property — Long bond

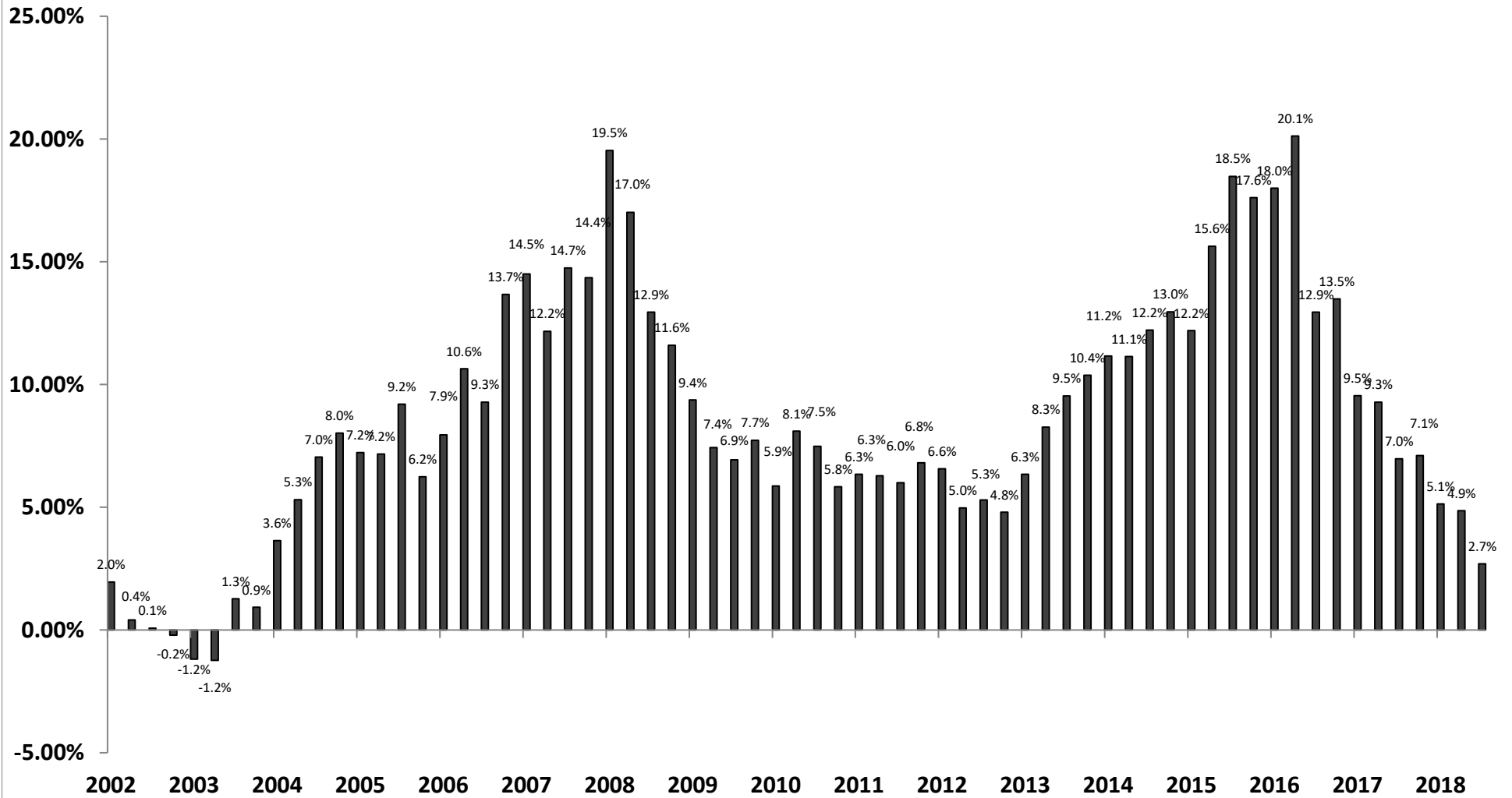
Yield Differential

SA REIT Yield minus Long Bond Yield



Source: IRESS & Bridge Fund Managers

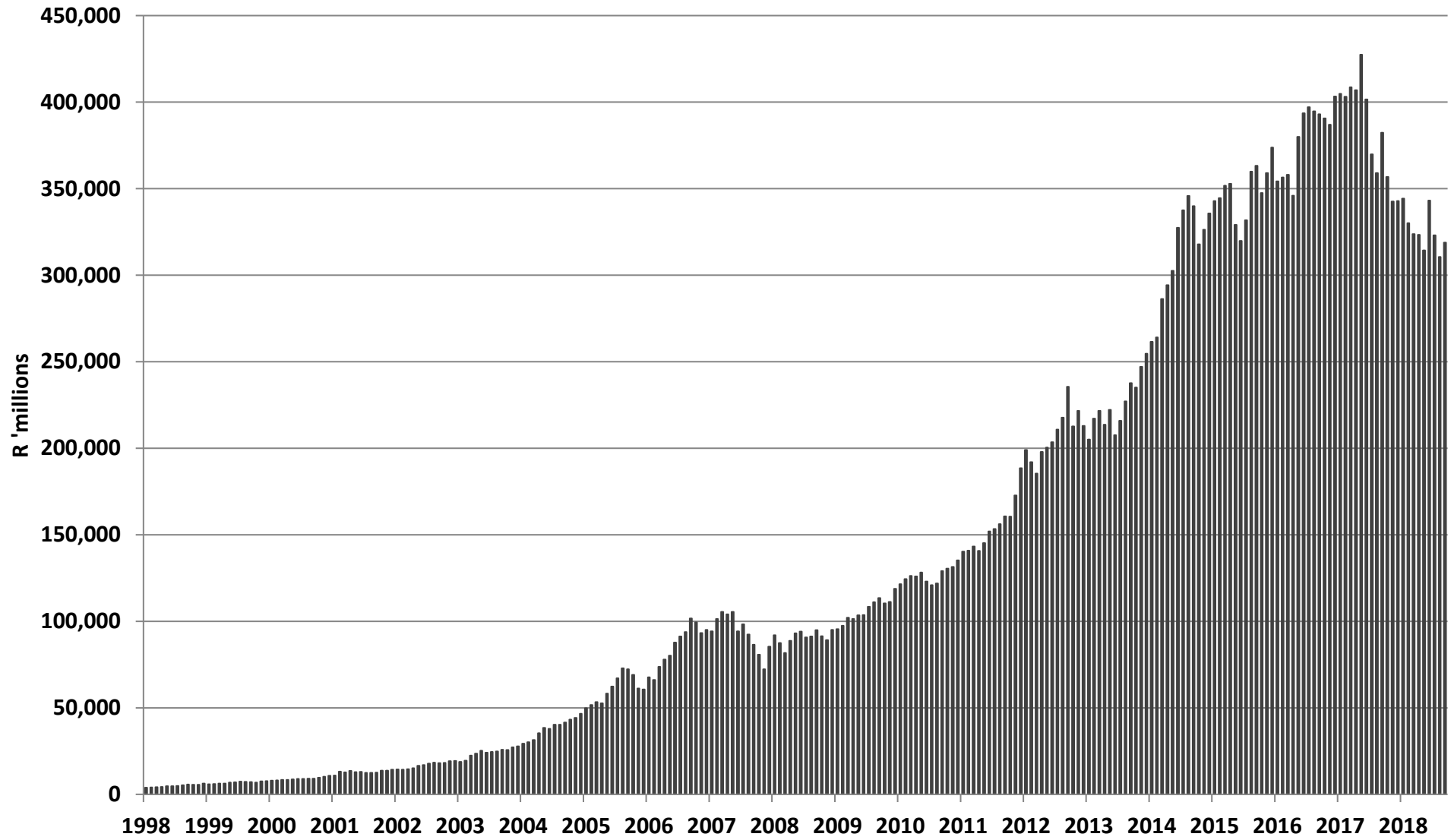
SA REITs Distribution Growth - Rolling 12 months¹



Source: Bridge Fund Managers

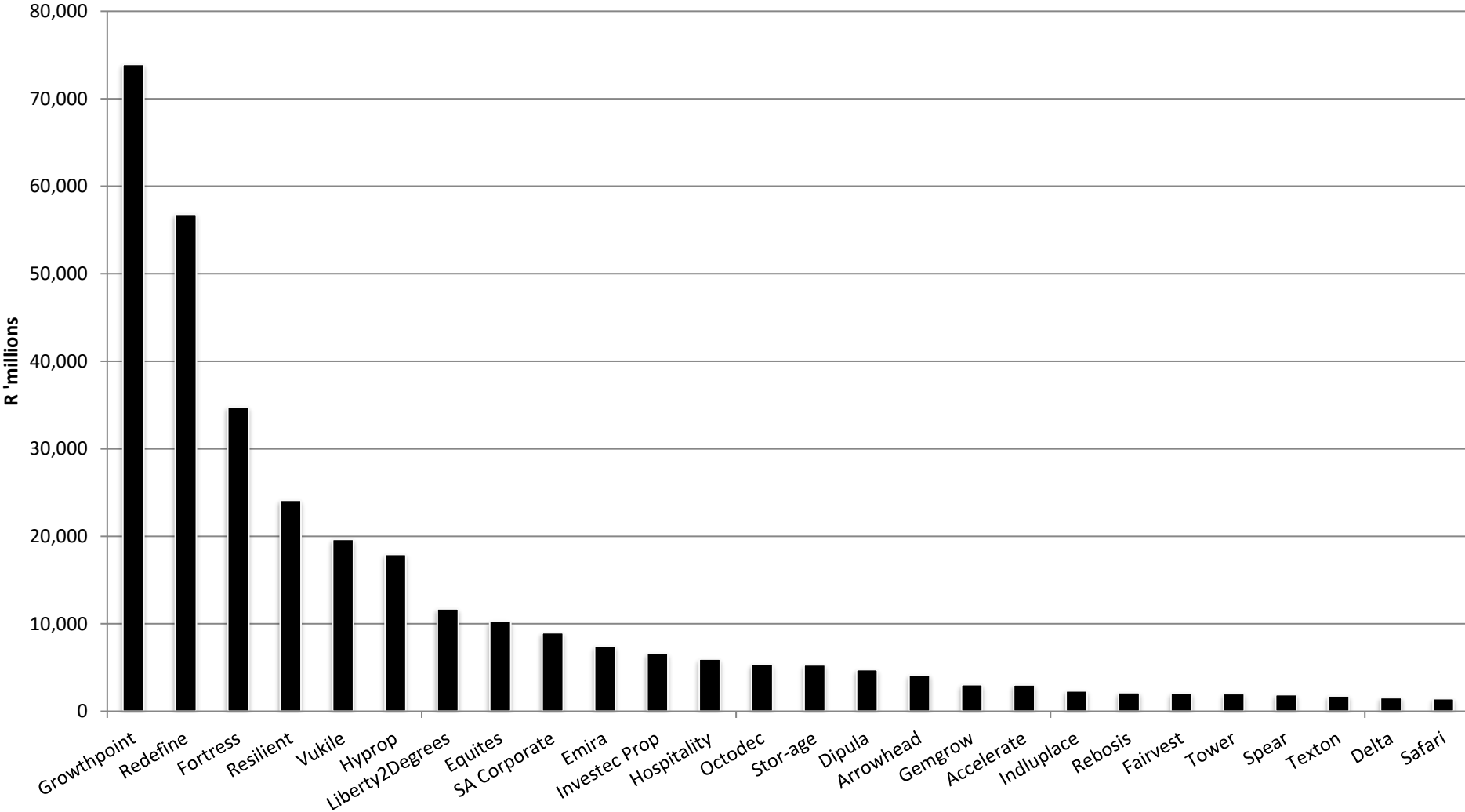
1. Weighted by equity market capitalisation at the end of the period to limit distortions created by significant equity issuance by individual companies

Market Capitalisation



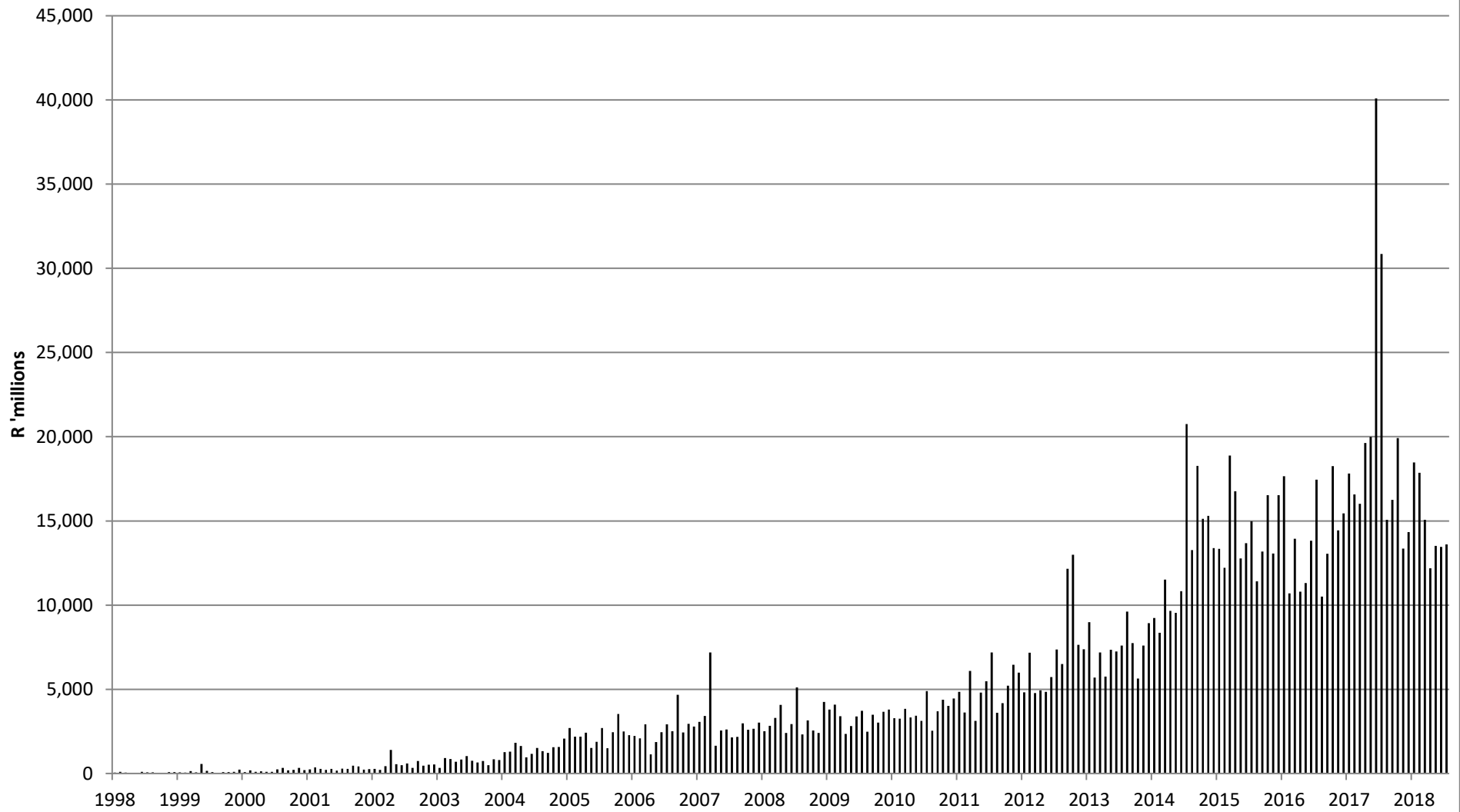
Source: Bridge Fund Managers

Market Capitalisation - Publicly Traded SA REITs April 2019



Source: Bridge Fund Managers

Monthly value of SA REIT units traded



Source: IRESS and Bridge Fund Managers