

# SA REIT. ASSOCIATION

## MONTHLY CHART BOOK SEPTEMBER 2019

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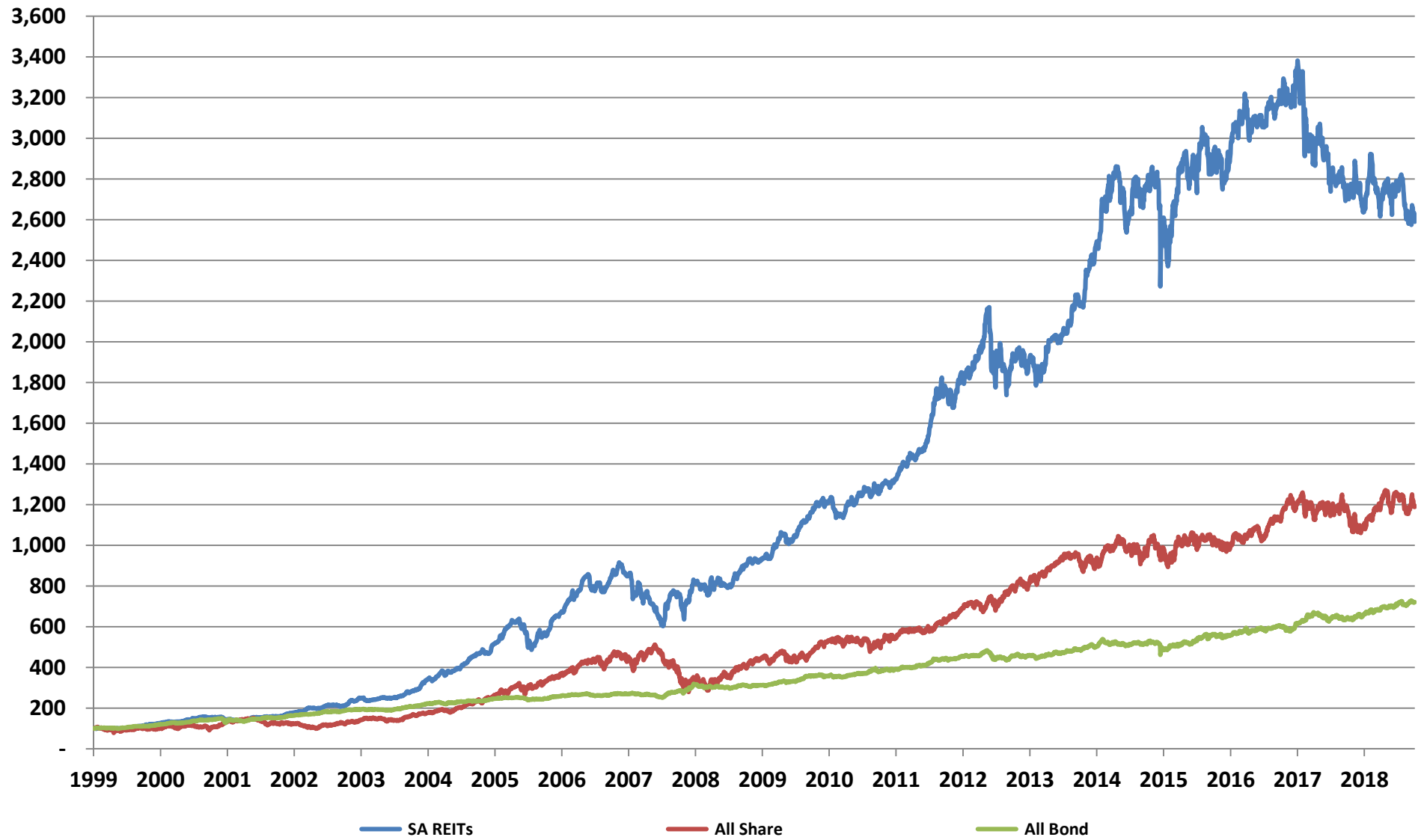
## PERFORMANCE

| Period              | SA REITs <sup>1</sup> | All Share <sup>2</sup> | All Bond <sup>2</sup> |
|---------------------|-----------------------|------------------------|-----------------------|
| <b>2008</b>         |                       |                        |                       |
| 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%                 |
| <b>Year</b>         | <b>-4.6%</b>          | <b>-23.2%</b>          | <b>17.0%</b>          |
| <b>2009</b>         |                       |                        |                       |
| 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%                  |
| <b>Year</b>         | <b>15.4%</b>          | <b>32.1%</b>           | <b>-1.0%</b>          |
| <b>2010</b>         |                       |                        |                       |
| 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%                  |
| <b>Year</b>         | <b>29.9%</b>          | <b>19.0%</b>           | <b>15.0%</b>          |
| <b>2011</b>         |                       |                        |                       |
| 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%                  |
| <b>Year</b>         | <b>8.6%</b>           | <b>2.6%</b>            | <b>8.8%</b>           |
| <b>2012</b>         |                       |                        |                       |
| 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%                  |
| <b>Year</b>         | <b>36.3%</b>          | <b>26.7%</b>           | <b>16.0%</b>          |
| <b>2013</b>         |                       |                        |                       |
| 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%                  |
| <b>Year</b>         | <b>7.2%</b>           | <b>21.4%</b>           | <b>0.6%</b>           |
| <b>2014</b>         |                       |                        |                       |
| 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%                  |
| <b>Year</b>         | <b>27.7%</b>          | <b>10.9%</b>           | <b>10.1%</b>          |
| <b>2015</b>         |                       |                        |                       |
| 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%                 |
| <b>Year</b>         | <b>5.2%</b>           | <b>5.1%</b>            | <b>-3.9%</b>          |
| <b>2016</b>         |                       |                        |                       |
| 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%                  |
| <b>Year</b>         | <b>14.7%</b>          | <b>2.6%</b>            | <b>15.4%</b>          |
| <b>2017</b>         |                       |                        |                       |
| 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%                  |
| <b>Year</b>         | <b>13.5%</b>          | <b>21.0%</b>           | <b>10.2%</b>          |
| <b>2018</b>         |                       |                        |                       |
| 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%                  |
| <b>Year</b>         | <b>-20.8%</b>         | <b>-8.5%</b>           | <b>7.7%</b>           |
| <b>2019</b>         |                       |                        |                       |
| 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%                  |
| May                 | -1.3%                 | -4.8%                  | 0.6%                  |
| June                | 1.2%                  | 4.8%                   | 2.2%                  |
| July                | -1.3%                 | -2.4%                  | -0.7%                 |
| August              | -4.5%                 | -2.4%                  | 1.0%                  |
| September           | -0.7%                 | 0.2%                   | 0.5%                  |
| <b>Year-to-date</b> | <b>-2.6%</b>          | <b>6.9%</b>            | <b>7.9%</b>           |

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)



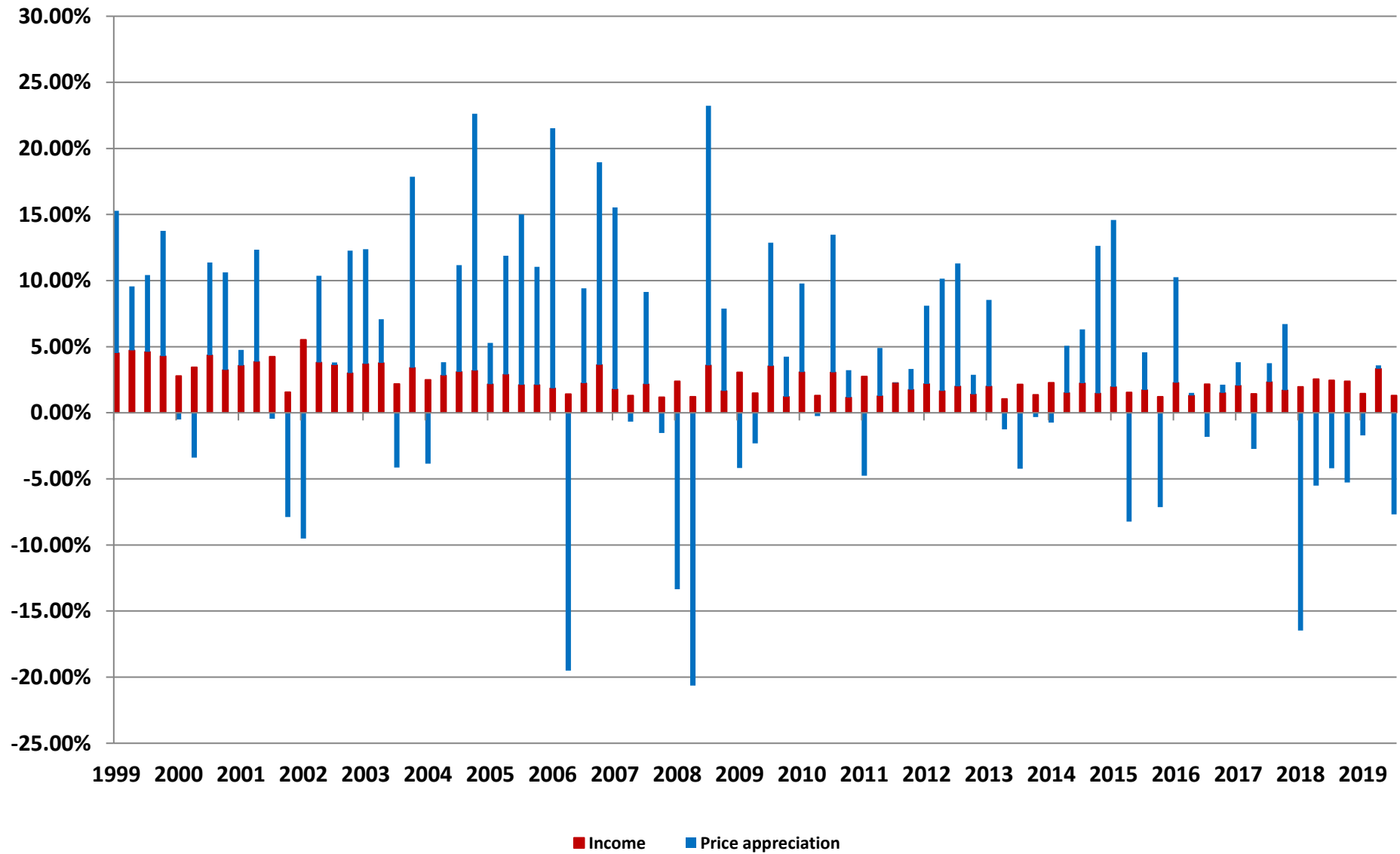
Source: IRESS & Bridge Fund Managers

## 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 : September 2009 - September 2019 |          |                     |          |                      |                       |                  |                     |
| <b>SA REITs</b>   | 1.00     | 0.26                | 0.57     | 0.56                 | 0.43                  | 0.18             | 0.52                |
| <b>FTSE/JSE: All Share</b>                                    | 0.40     | 1.00                | 0.13     | 0.62                 | 0.59                  | 0.92             | 0.54                |
| <b>All Bond</b>   | 0.43     | 0.04                | 1.00     | 0.40                 | 0.38                  | 0.07             | 0.30                |
| <b>FTSE/JSE: Financials</b>                                   | 0.63     | 0.56                | 0.34     | 1.00                 | 0.82                  | 0.68             | 0.70                |
| <b>FTSE/JSE: Industrials</b>                                  | 0.53     | 0.47                | 0.38     | 0.82                 | 1.00                  | 0.65             | 0.69                |
| <b>FTSE/JSE: Top 40</b>                                       | 0.30     | 0.91                | -0.01    | 0.62                 | 0.57                  | 1.00             | 0.53                |
| <b>FTSE/JSE: Small Cap</b>                                    | 0.60     | 0.47                | 0.29     | 0.68                 | 0.61                  | 0.44             | 1.00                |
| Data period for lower left : September 2014 - September 2019  |          |                     |          |                      |                       |                  |                     |

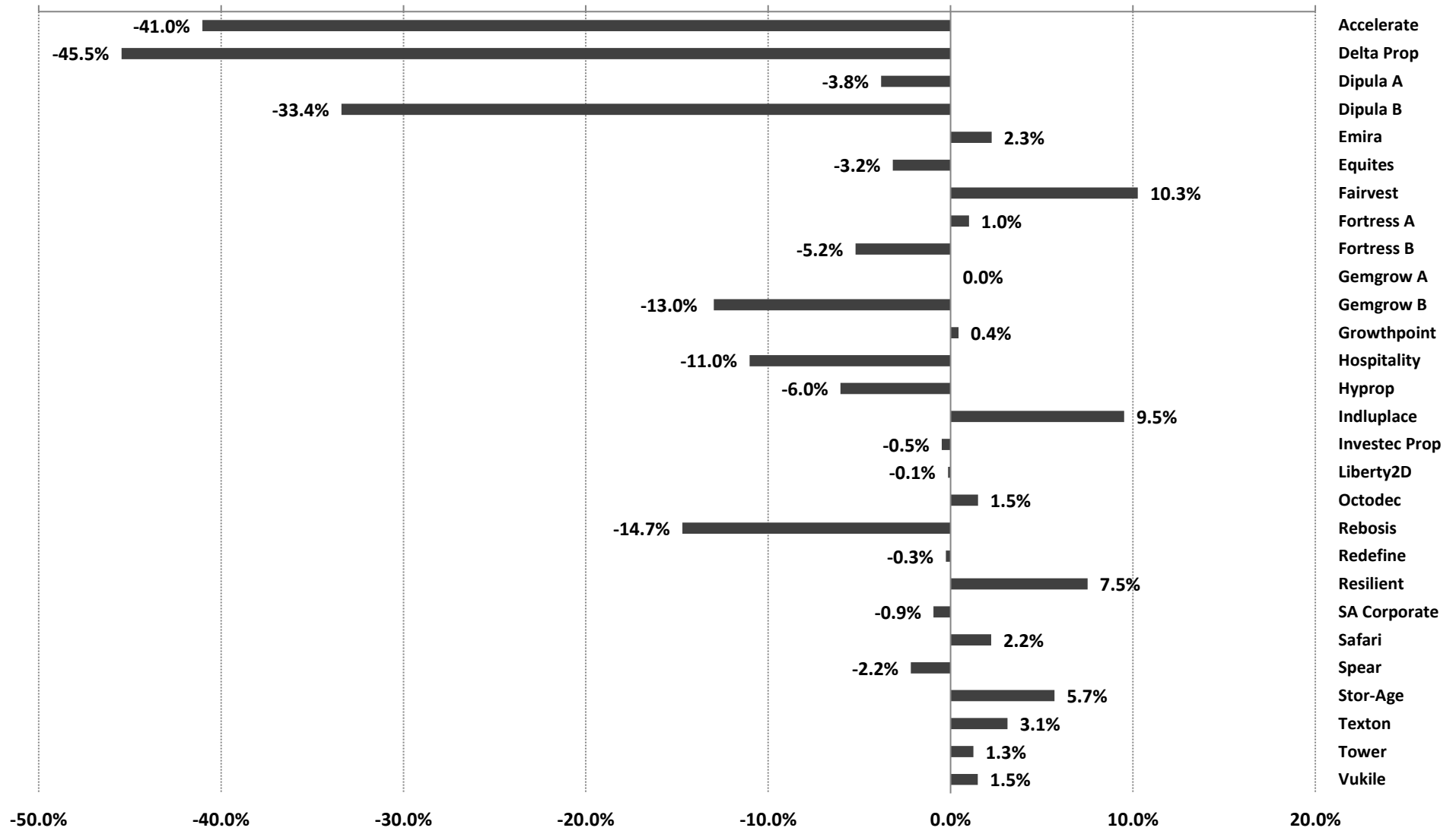
Source: Bridge Fund Managers

# SA REITs - quarterly return components



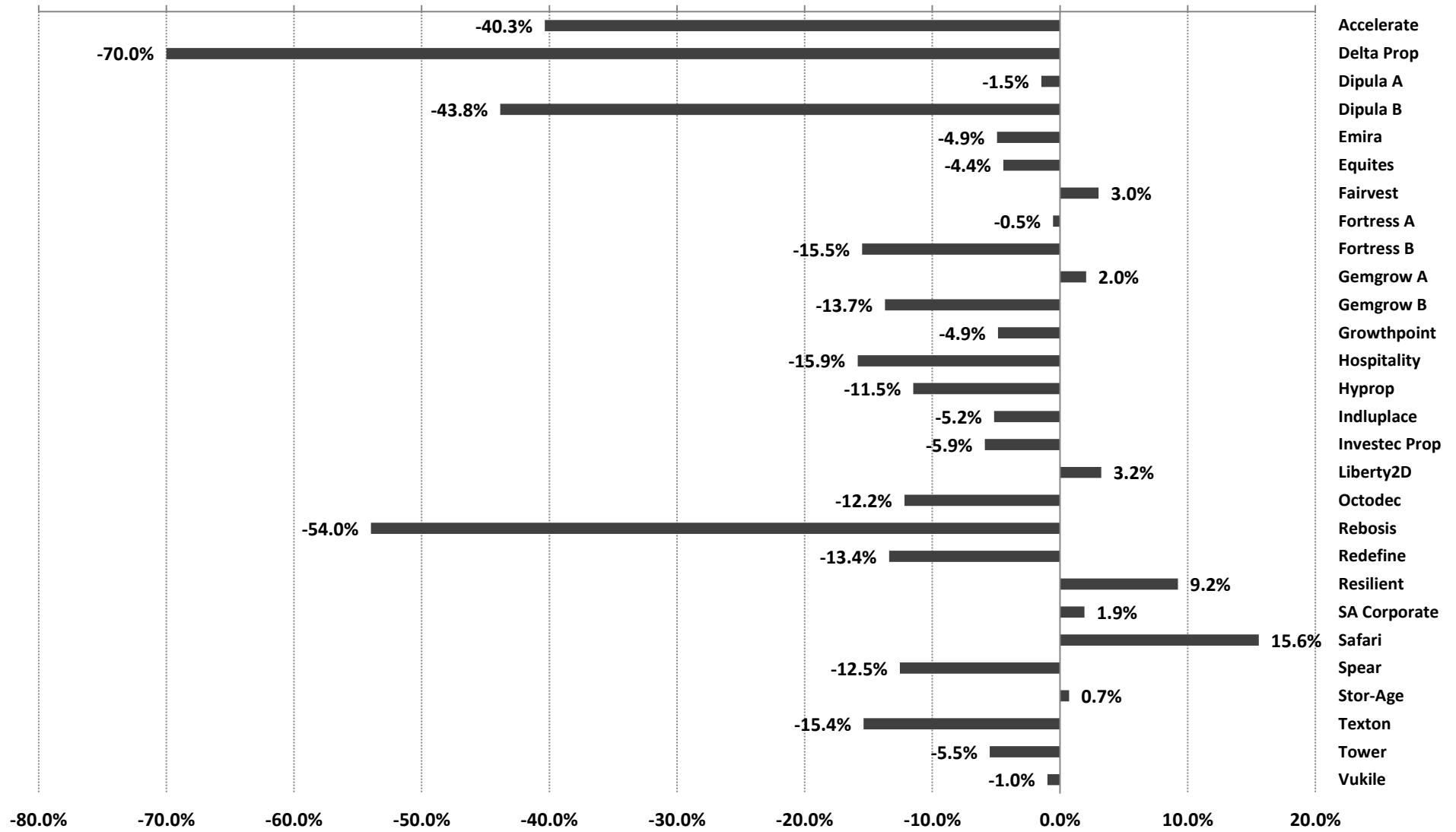
Source: Bridge Fund Managers

## Monthly performance - September 2019



Source: Bridge Fund Managers

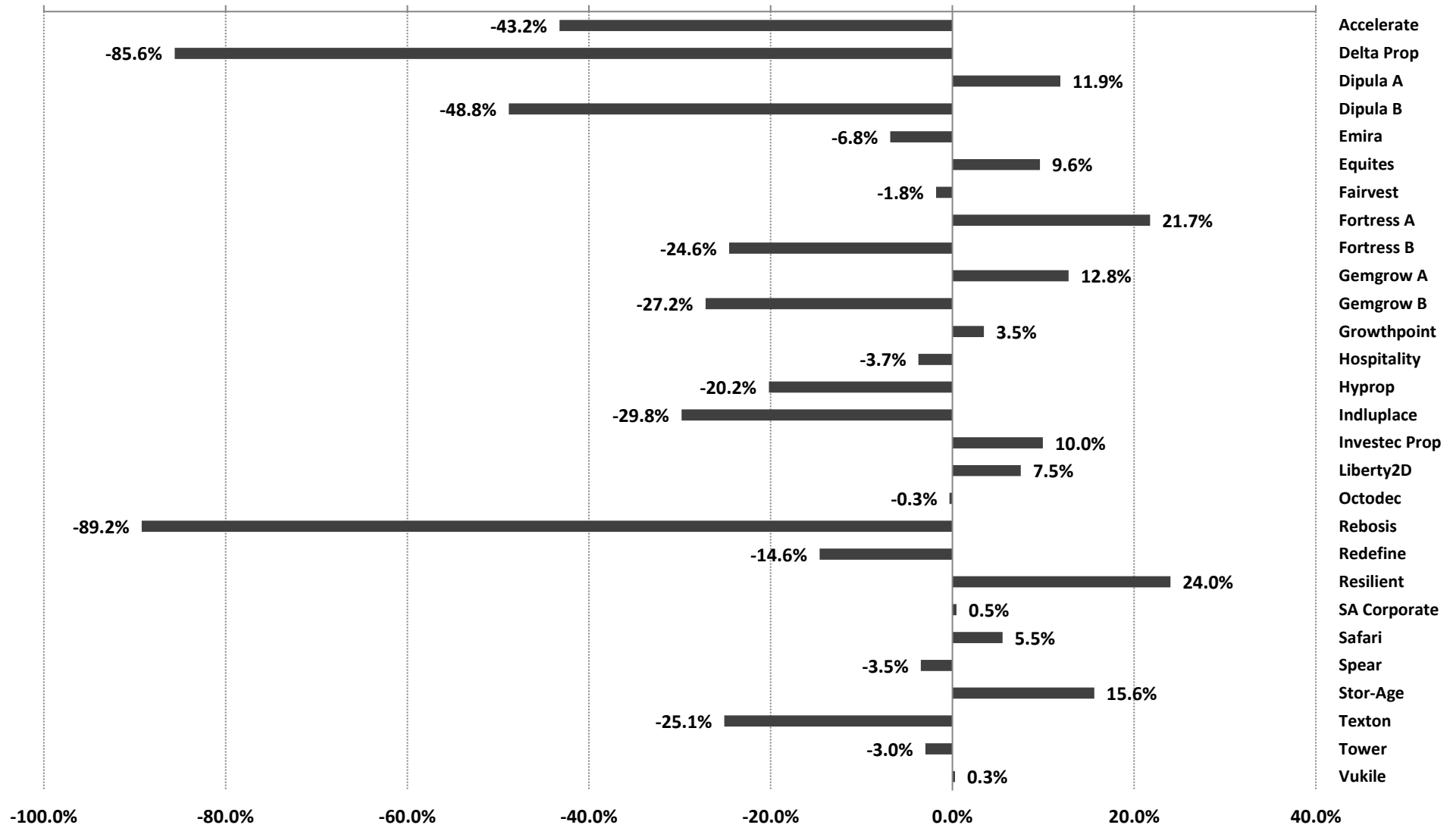
### 3 month performance to 30 September 2019



Source: Bridge Fund Managers

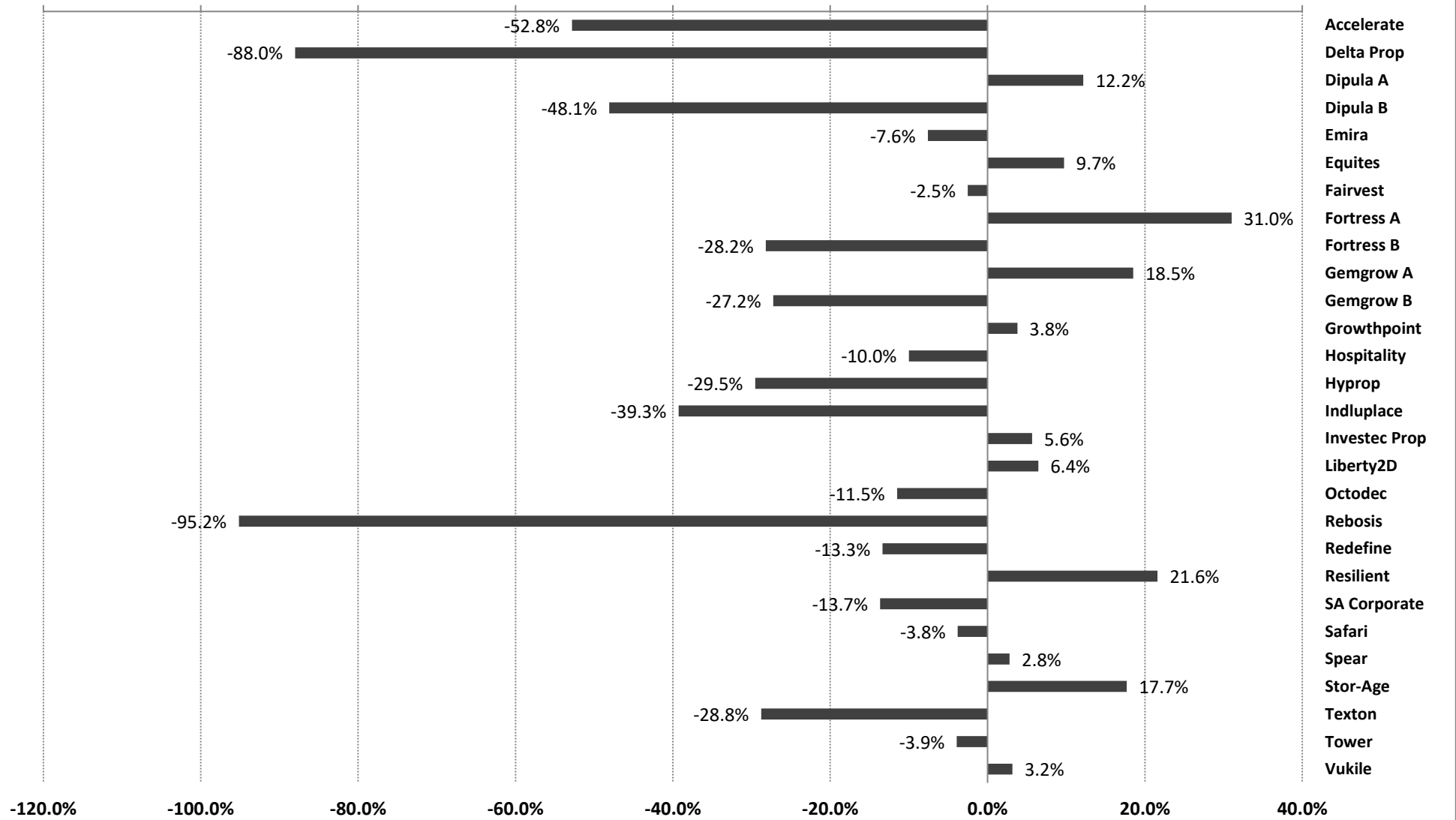


## Year-to-date performance to 30 September 2019



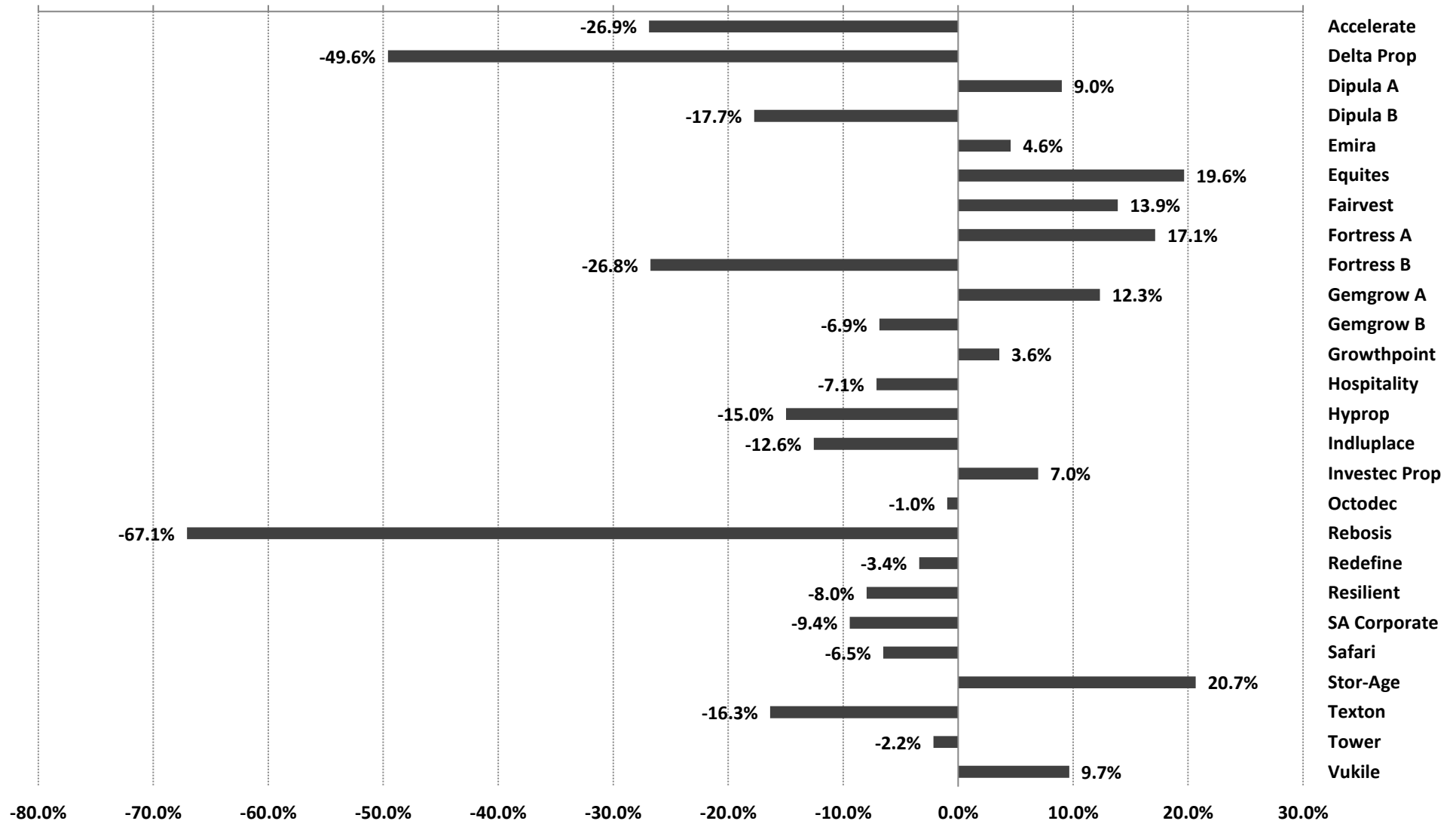
Source: Bridge Fund Managers

## 12 month performance to 30 September 2019



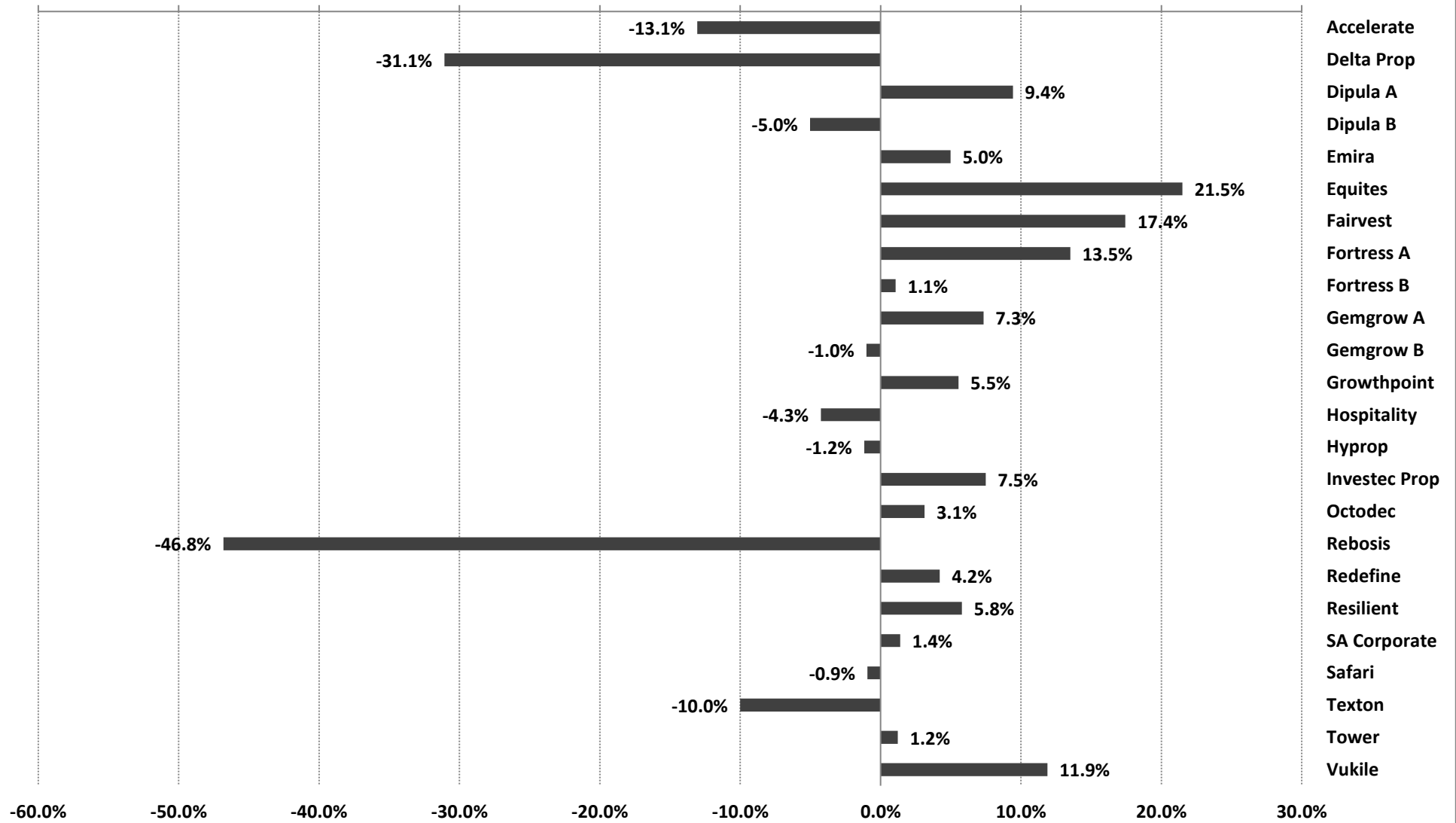
Source: Bridge Fund Managers

### 3 year annualised performance to 30 September 2019



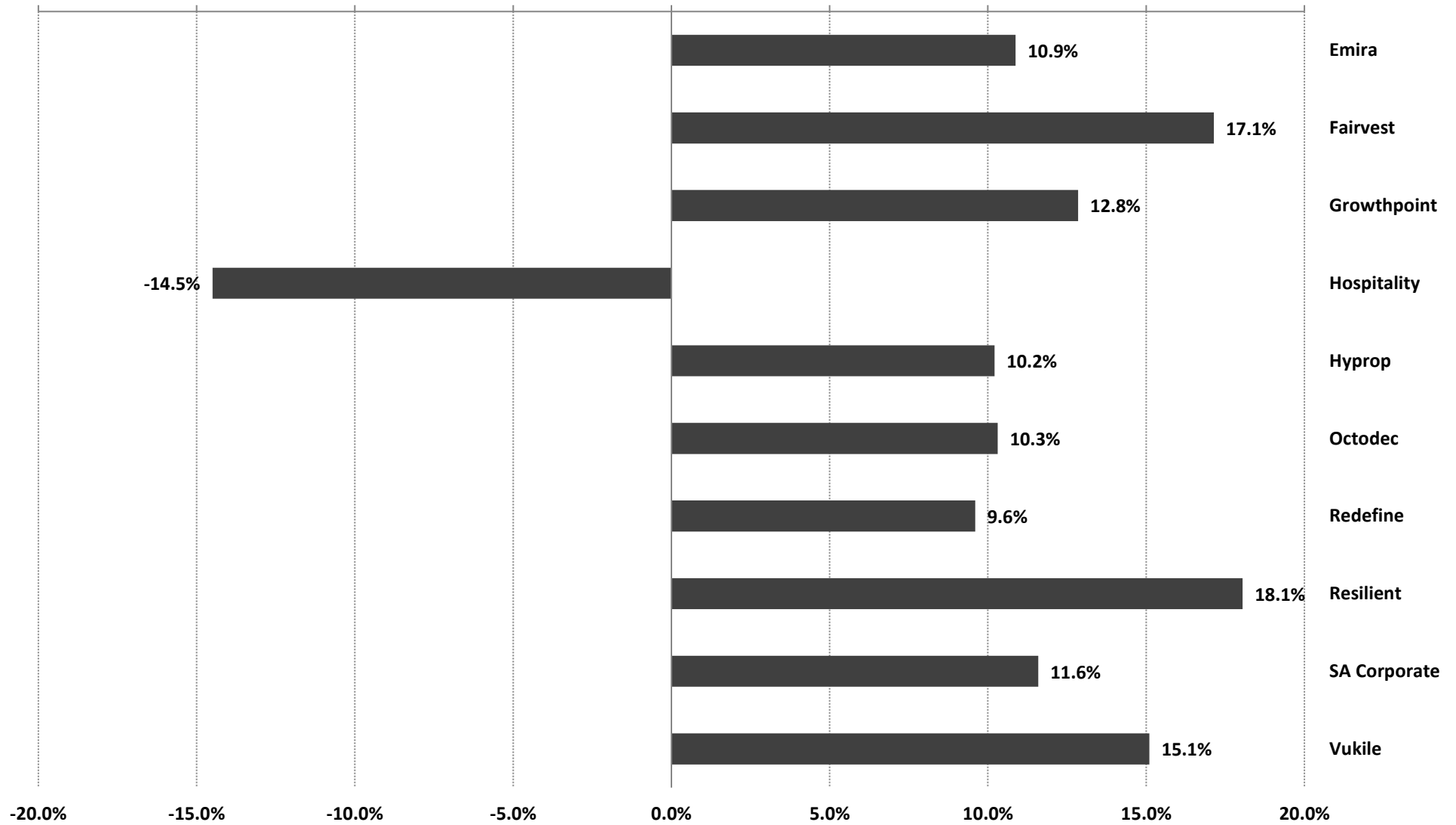
Source: Bridge Fund Managers

## 5 year annualised performance 30 September 2019



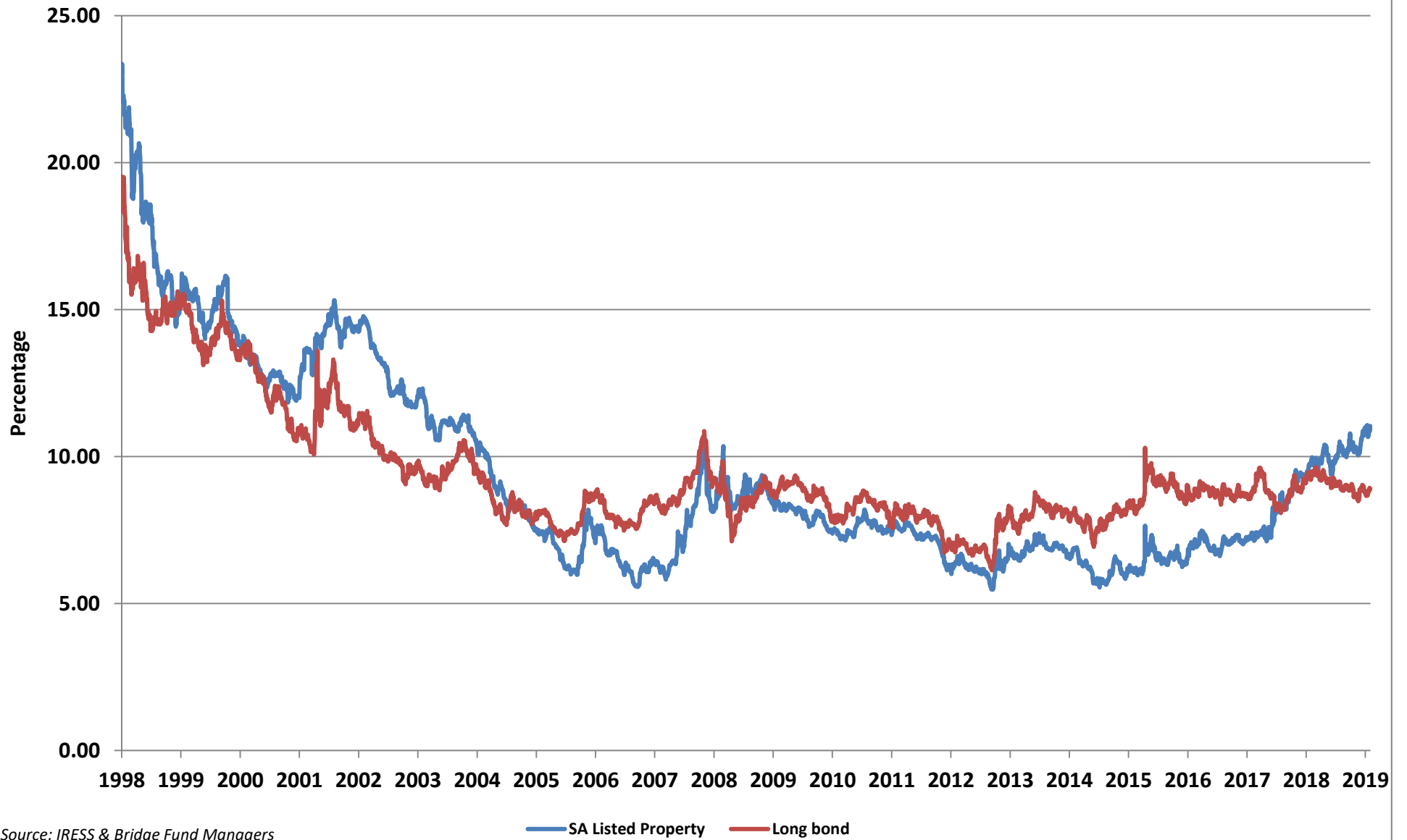
Source: Bridge Fund Managers

## 10 year annualised performance to 30 September 2019



Source: Bridge Fund Managers

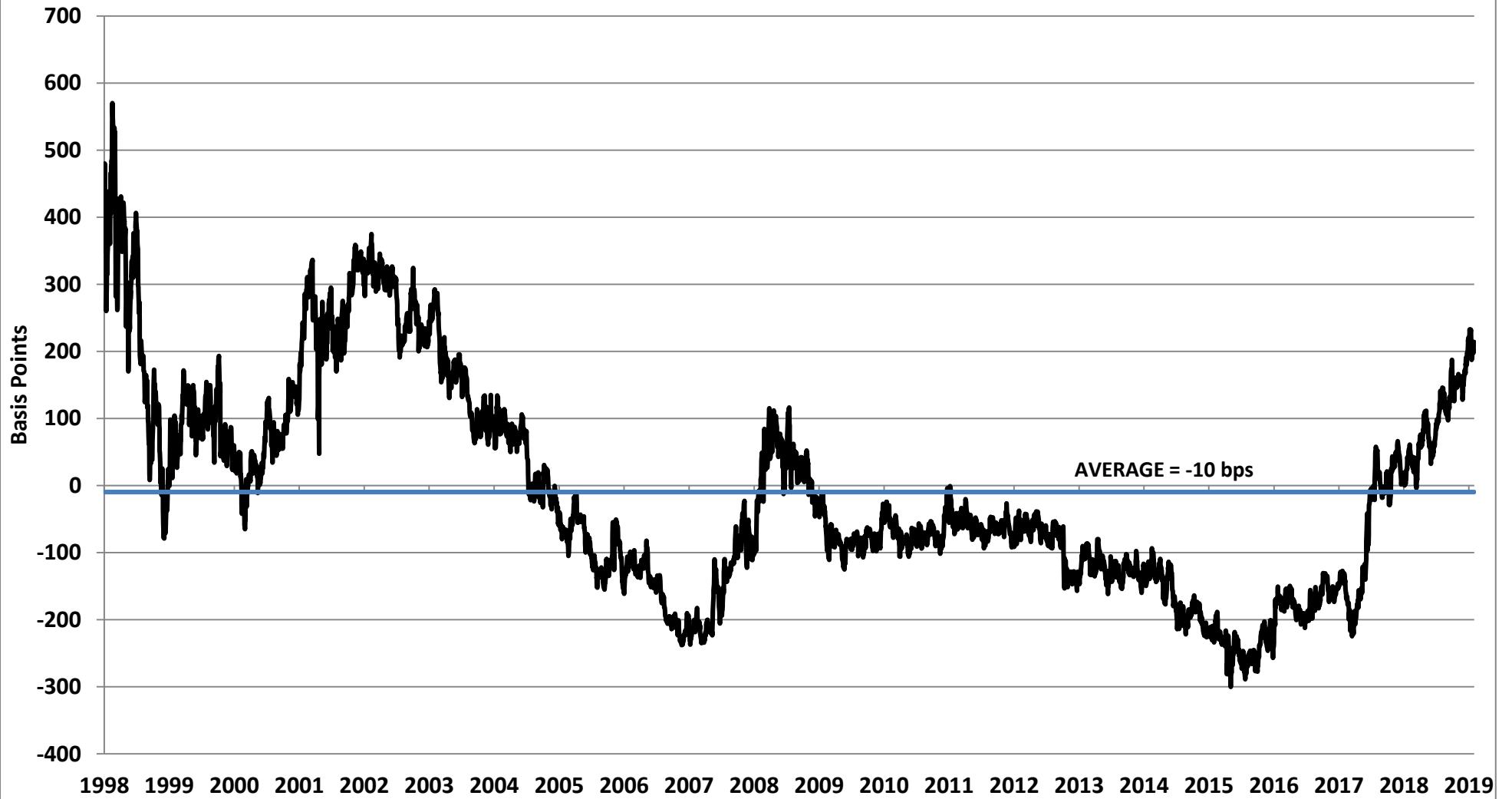
## SA REIT Yields versus Bond Yields



Source: IRESS & Bridge Fund Managers

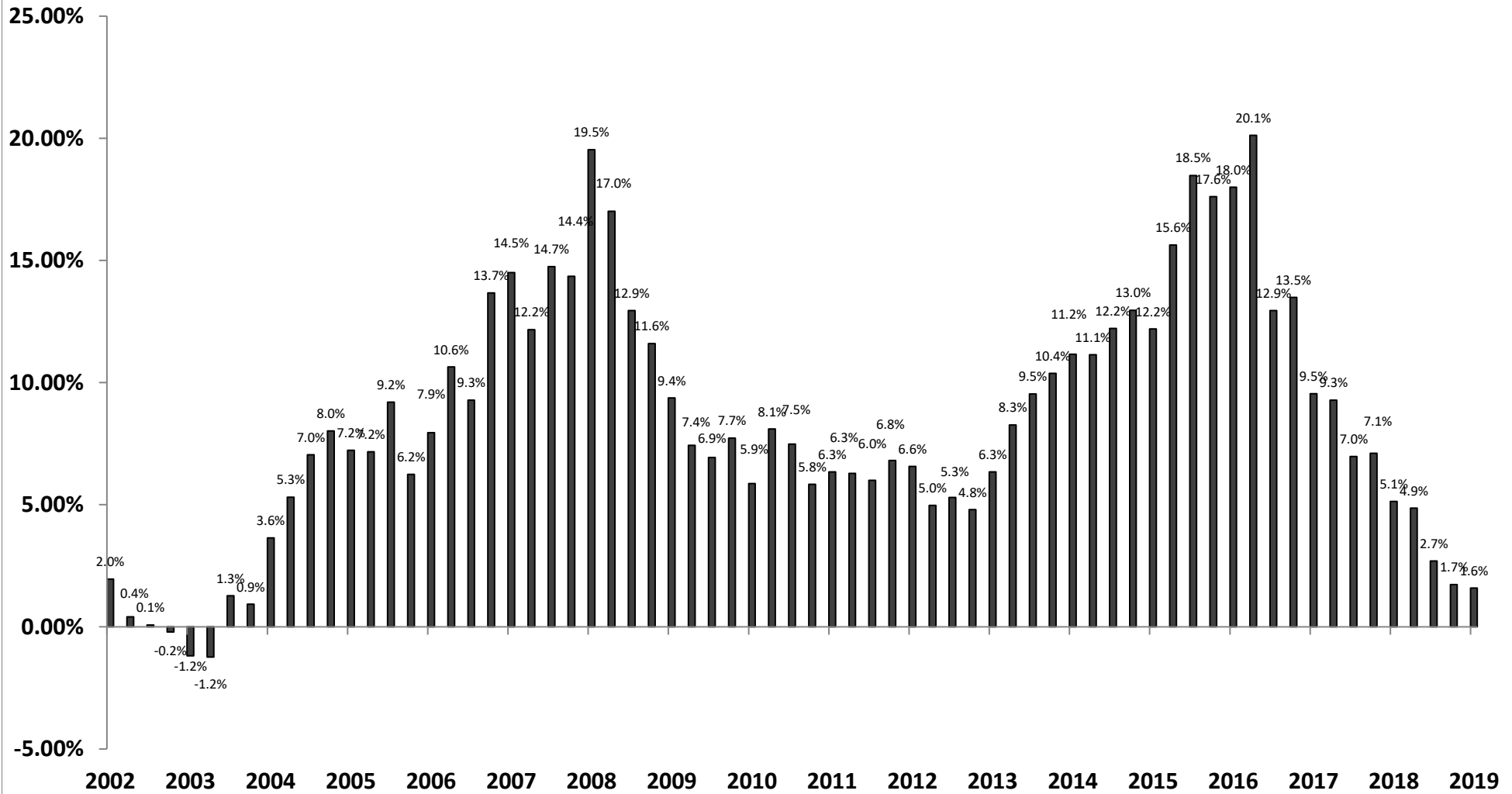
# Yield Differential

## SA REIT Yield minus Long Bond Yield



Source: IRESS & Bridge Fund Managers

## SA REITs Distribution Growth - Rolling 12 months<sup>1</sup>

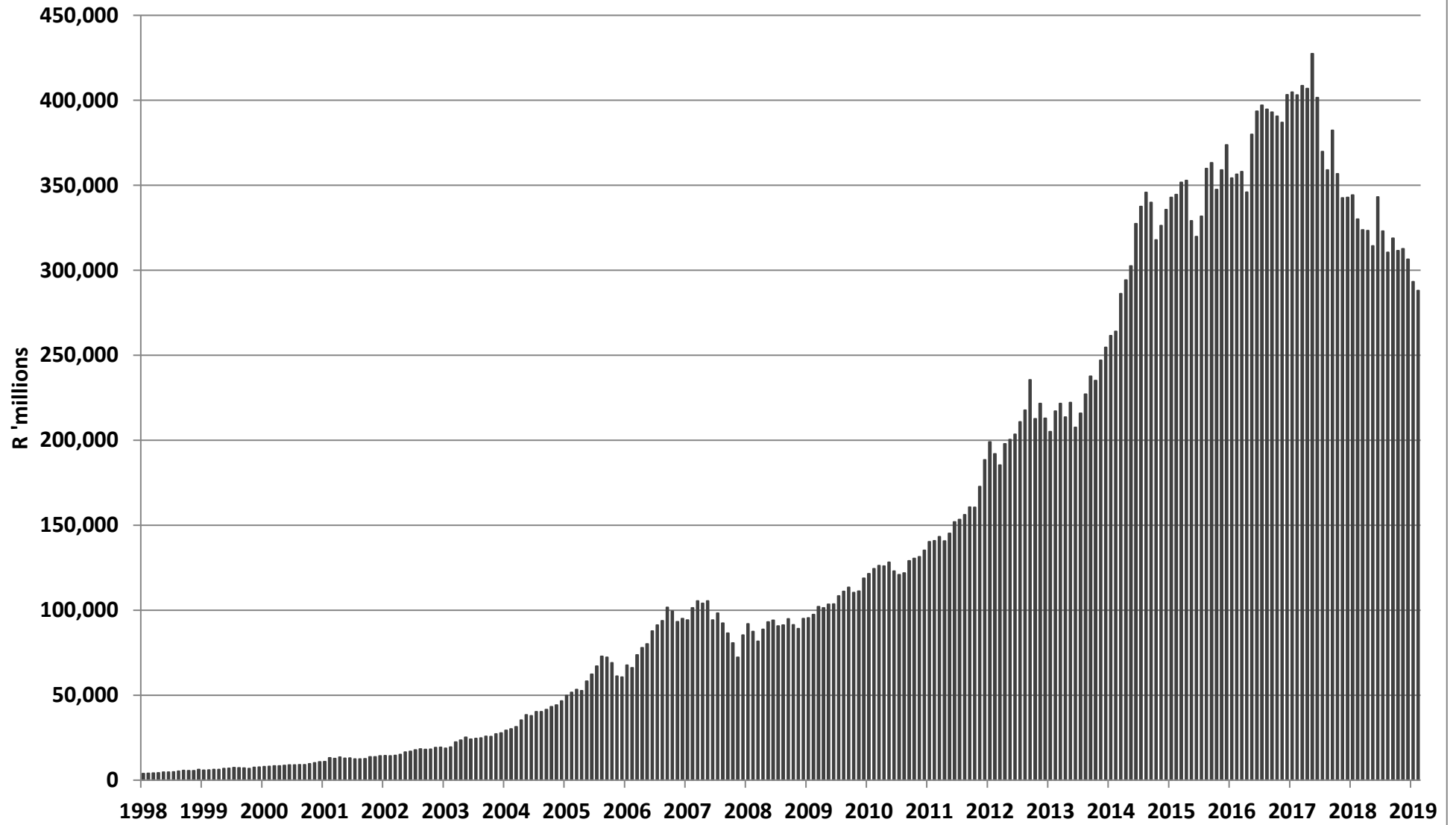


Source: Bridge Fund Managers

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

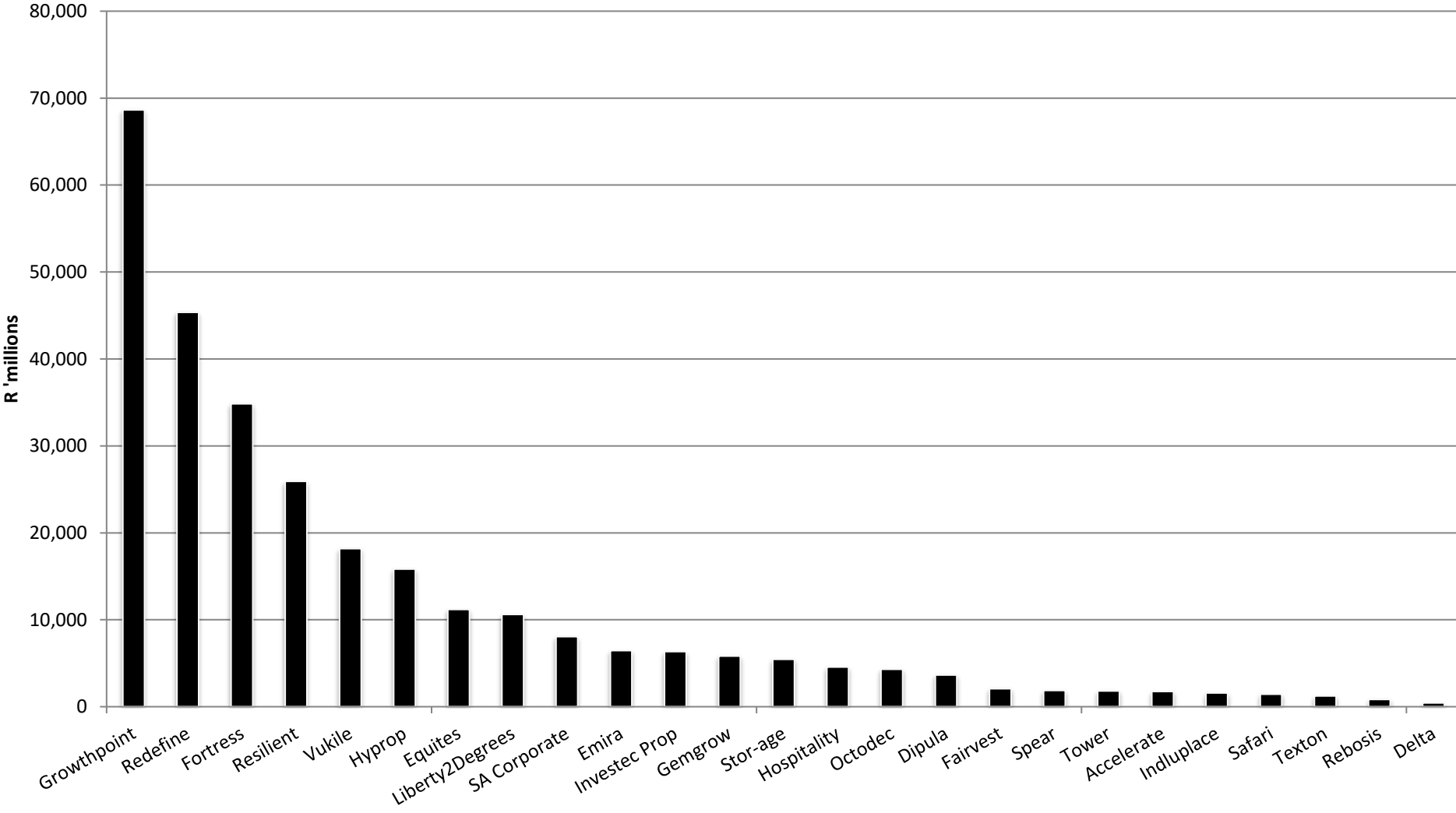


# Market Capitalisation



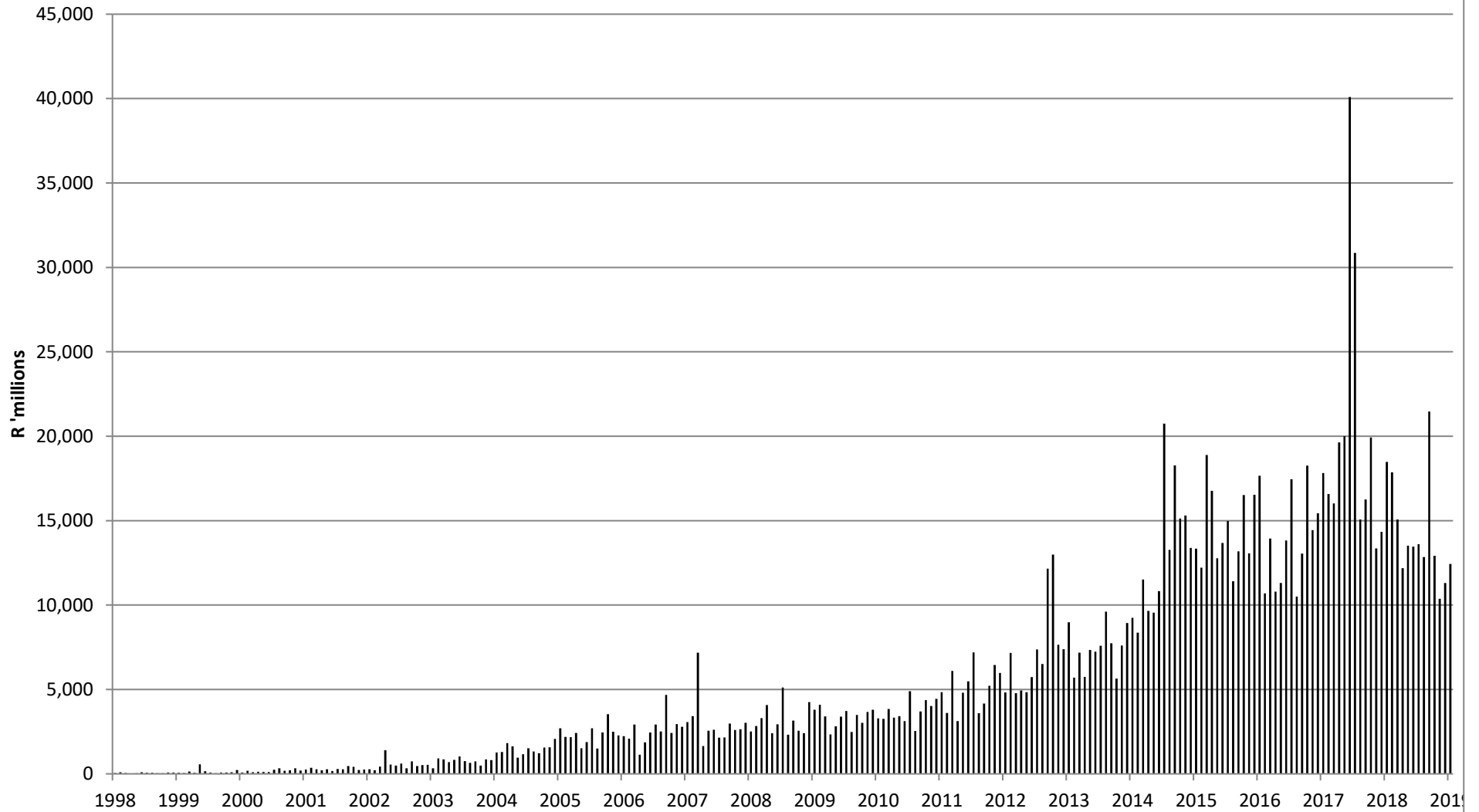
Source: Bridge Fund Managers

## Market Capitalisation - Publicly Traded SA REITs September 2019



Source: Bridge Fund Managers

## Monthly value of SA REIT units traded



Source: IRESS and Bridge Fund Managers