

Highlights



- Distribution up 14.3% on strong property performance, savings in debt costs and excellent contribution from MICC
- Overall portfolio vacancy reduced to 3.6% of gross income
- R230 million of new investments approved (yield \pm 9.75%)
- Introduction of 25% BEE equity linked unitholder
- MICC acquisition (almost complete) grows total assets to R3.5 billion
- Total return for 2006 = 99.1%

Audited group results for the year ended 31 March 2006

Salient features of results



- Net profit up by 30% from R172 million to R223 million
- Net asset value up to 670 cents per linked unit from 586 cents per linked unit at March 2005 (+ 14.3%)
- Distribution for 6 months up 14.3% (36.0 cents vs 31.5 cents)
- Distribution for 12 months up 11.4% (68.5 cents vs 61.5 cents)
- Valuation of portfolio up 8.9% to R2.5 billion

Audited group results for the year ended 31 March 2006

Group income statement



	Cents per linked unit	
Vukile net rental income	93.6	
MICC distribution	18.0	
Finance costs	(32.2)	
Other	(5.4)	
Headline earnings (23.3% ↑ PY)	74.00	
Year on year increase	Vukile	MICC
Property revenue	7.4%	6.5% ¹
Property Expenditure	10.5%	10.2% ¹

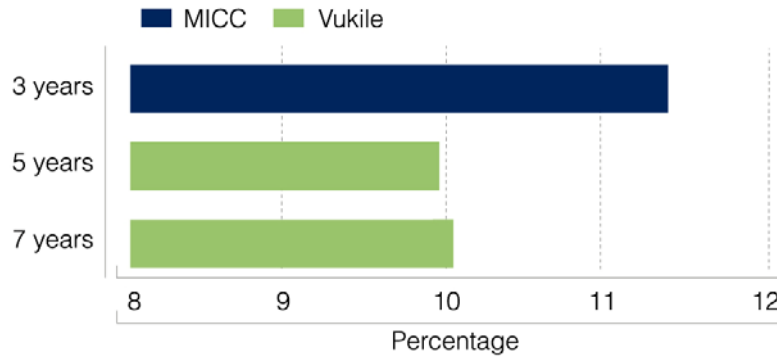
¹ Restated to full years results

Audited group results for the year ended 31 March 2006

Group income statement (cont'd)

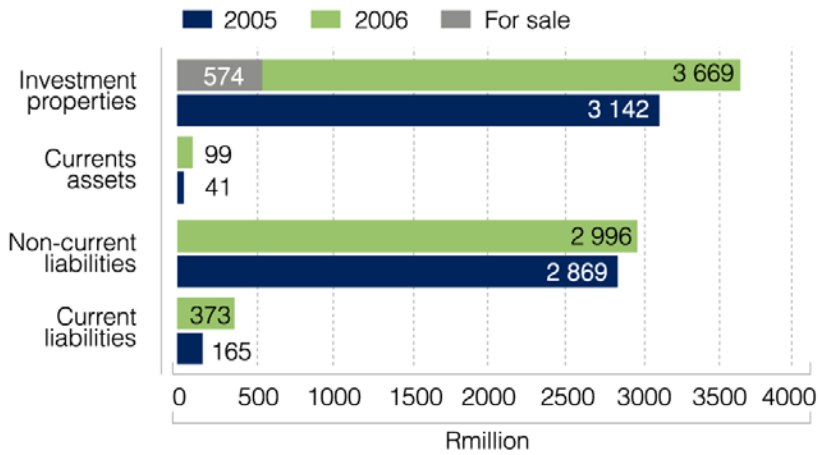


Cost of finance



Audited group results for the year ended 31 March 2006

Group balance sheet



Audited group results for the year ended 31 March 2006

Performance since listing



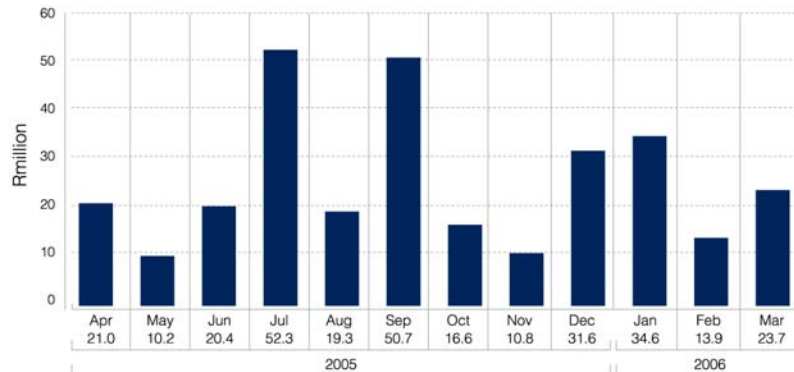
	Date of listing	Price Listing	Price 31/03/06	As at 31 March 2006	
				Yield +	Appreciation
MICC #	9 Oct 03	398	987	17.2%	148.8%
Vukile	24 Jun 04	500	987	13.7%	97.4%

Assuming conversion to Vukile at 126 per 100
 + Current historical yield on listing price (68.5 cents)

THANK YOU FOR YOUR SUPPORT !!!!

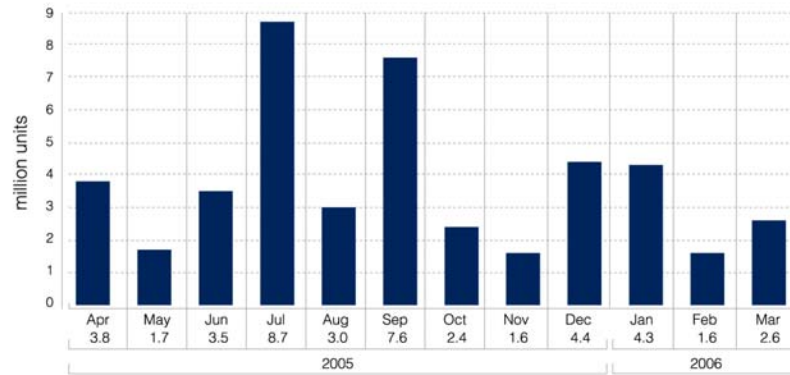
Audited group results for the year ended 31 March 2006

Trading volumes



Audited group results for the year ended 31 March 2006

Trading volumes



Audited group results for the year ended 31 March 2006

The property portfolio



- Vukile: 53 properties – GLA of 689 378 m² (Parktown Oakhurst property acquired and transferred during period)
- MICC: 39 properties – GLA of 390 896 m² (Concor House Mt Edgecombe property sold and transferred during period)
- Vukile portfolio valuation:
 - Directors – R2 471.7 million total portfolio (excl. Oakhurst)
 - Two external valuers (100%) – R2 513.2
 - Difference – R41.5 million (1.7%)
- MICC portfolio valuation:
 - Directors – R1 148.9 million total portfolio (R561.6 million externally valued portfolio)
 - Two external valuers (50%) – R572.7 million
 - Difference – R11.1 million (1.9%)

Audited group results for the year ended 31 March 2006

Acquisitions



Vukile – R230 million

- Expansions to Phoenix/Dobsonville – R80 m – 10.7%
- Acquisition of Parktown Oakhurst – R36.4 m – 10.5%
- Acquisition of 50% of Kings Rd, Pinetown – R28 m – 10.3%
- Acquisition of 50 Sixth Rd, Hyde Park – R57.2 m – 9.7%
- 50% of development of mini warehouses in Allandale Park – R80 m (R28 m net) – 9.5%
- Total – R229.6 million - ±9.75%

+

- Acquisition of ±25% of MICC – ±R250 m – 10.0%

Audited group results for the year ended 31 March 2006

Disposals



Vukile – R71.0 million (R57.5 million) [+23.5%]

- OK Bazaars Phalaborwa – R26.0 m (R22.5 m)
- OK Bazaars West St Durban – R45.0 m (R35.0 m)

MICC – R248.8 million (R203.7 million) [+22.1%]

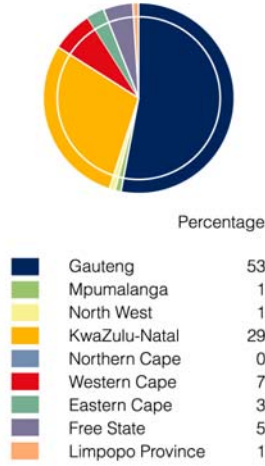
- 9 Fredman Drive Sandton – R60.3 m (R60.1 m)
- Overport City Durban – R45.0 m (R33.2 m)
- Hoskens House Witbank – R2.5 m (R2.3 m)
- Hi Tech Mini Units Strijdompark – R3.4 m (R5.1 m)
- WJM House Pinelands – R4.5 m (R8.4 m)
- Middelburg SAPS – R7.1 m (R9.0 m)
- Middelburg Plaza – R26.0 m (R24.4 m)
- Welkom State Rd – R11.9 m (R6.5 m)
- Mkuze Boxer Stores – R21.8 m (R15.9 m)
- Taung Forum – R24.9 m (R16.8 m)
- Ermelo Mall – R34.6 m (R15.0 m)
- Luderitz Pep Stores – R3.0 m (R3.6 m)
- Concor House Mt Edgecombe – R3.8 m (R3.4 m)

Audited group results for the year ended 31 March 2006

The Vukile portfolio



Geographical profile - % of gross rentals

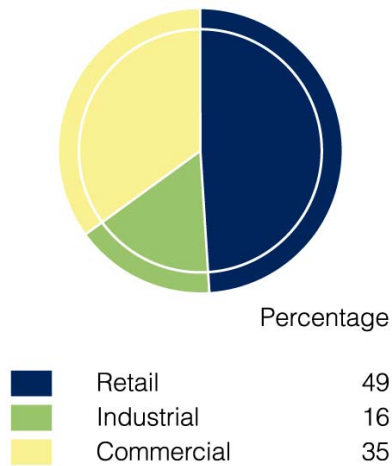


Audited group results for the year ended 31 March 2006

The Vukile portfolio



Sectoral profile - % of gross rentals

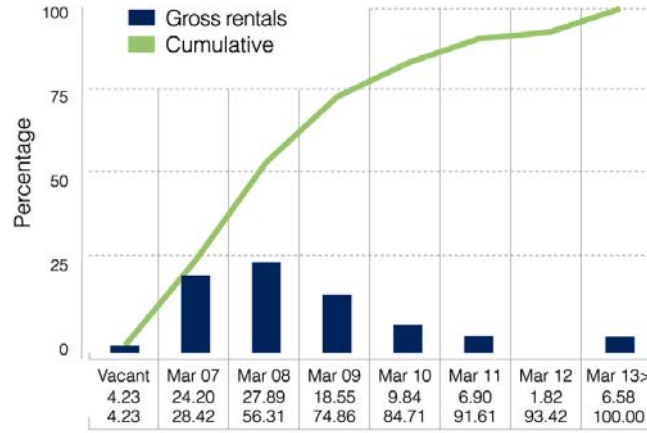


Audited group results for the year ended 31 March 2006

The Vukile portfolio



Retail lease expiry profile - % of gross rentals

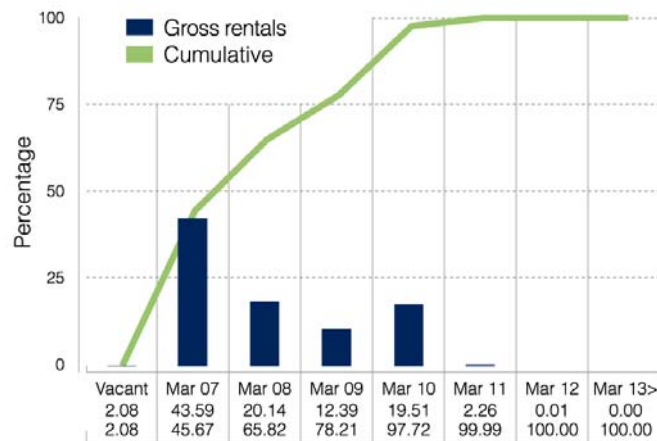


Audited group results for the year ended 31 March 2006

The Vukile portfolio



Industrial lease expiry profile - % of gross rentals

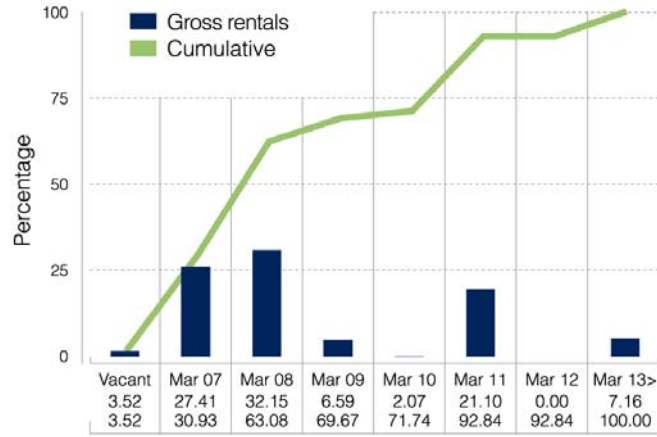


Audited group results for the year ended 31 March 2006

The Vukile portfolio



Commercial lease expiry profile - % of gross rentals

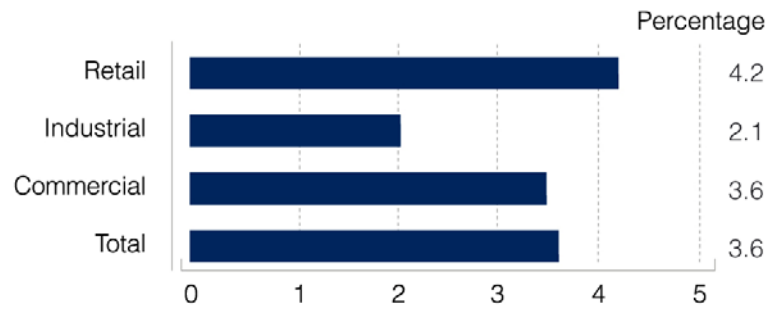


Audited group results for the year ended 31 March 2006

The Vukile portfolio



Vacancy profile - % of gross rentals

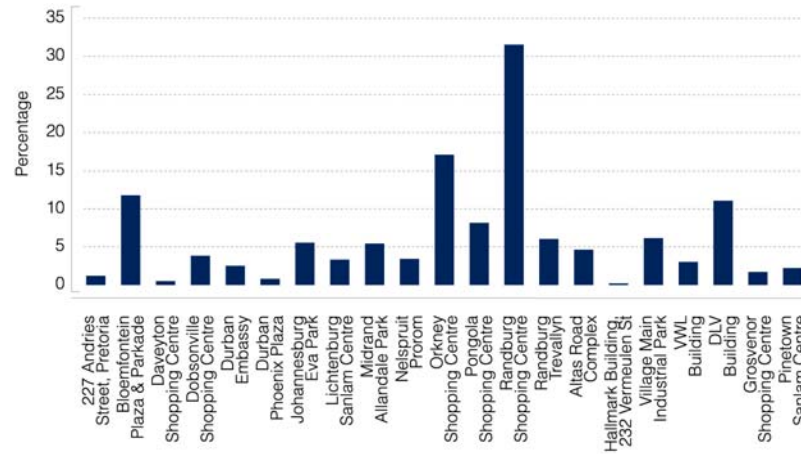


Audited group results for the year ended 31 March 2006

The Vukile portfolio



Vacancy profile of individual properties - % of GLA



Audited group results for the year ended 31 March 2006

The Vukile portfolio



Vacancies – impact of Randburg / Bloemfontein

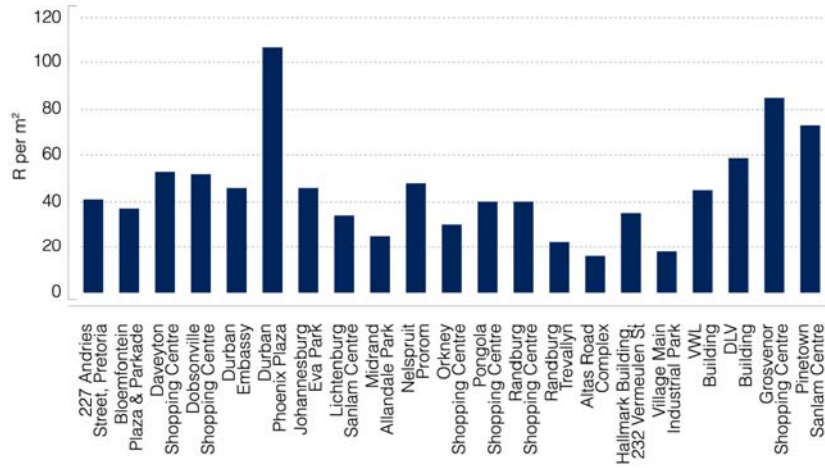
- With Randburg excluded, overall vacancy of portfolio drops to 1.7% of gross rentals
- With 3 400 m² lease concluded, overall vacancy of portfolio drops to 3.2% of gross rentals
- Subsequent to year-end – additional 1 627m² at Bloemfontein let – vacancy of Bloemfontein drops to 7.5% of GLA and 3.4% of gross rentals overall

Audited group results for the year ended 31 March 2006

The Vukile portfolio



Weighted average gross rentals as at 31 March 2006



Audited group results for the year ended 31 March 2006

The Vukile portfolio



New leases and renewals (12 months ended 31 March 2006)

- Total contract value R238 million
- Total rentable area 151 013 m²
- Includes:
 - Durban Embassy
 - Bedfordview GIS
 - Hellman International
 - Pinecrest
 - Bloemfontein Plaza

Audited group results for the year ended 31 March 2006



Geographical profile - % of gross rentals



Percentage

■	Gauteng	32
■	Mpumalanga	12
■	North West	2
■	KwaZulu-Natal	26
■	Limpopo	3
■	Western Cape	4
■	Northern Cape	0
■	Free State	3
■	Namibia	18

Audited group results for the year ended 31 March 2006



Sectoral profile - % of gross rentals



Percentage

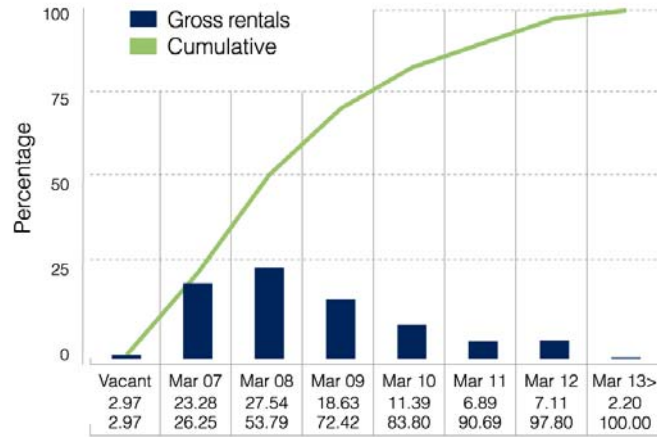
■	Retail	69
■	Industrial	10
■	Commercial	21

Audited group results for the year ended 31 March 2006

The MICC portfolio



Retail lease expiry profile - % of gross rentals

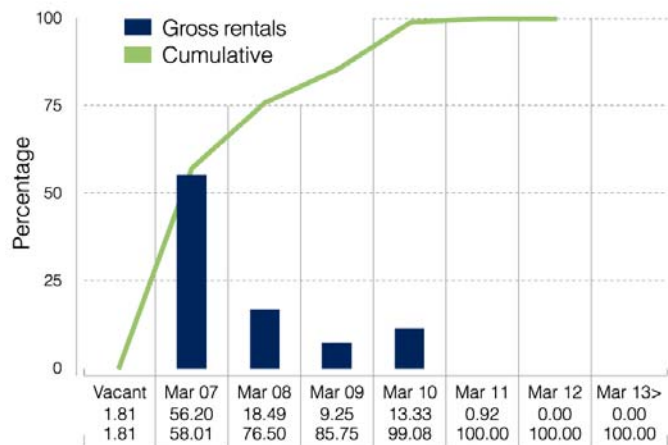


Audited group results for the year ended 31 March 2006

The MICC portfolio



Industrial lease expiry profile - % of gross rentals

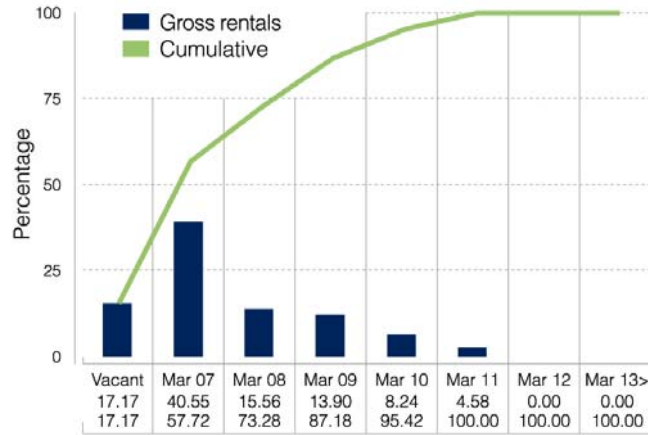


Audited group results for the year ended 31 March 2006

The MICC portfolio



Commercial lease expiry profile - % of gross rentals

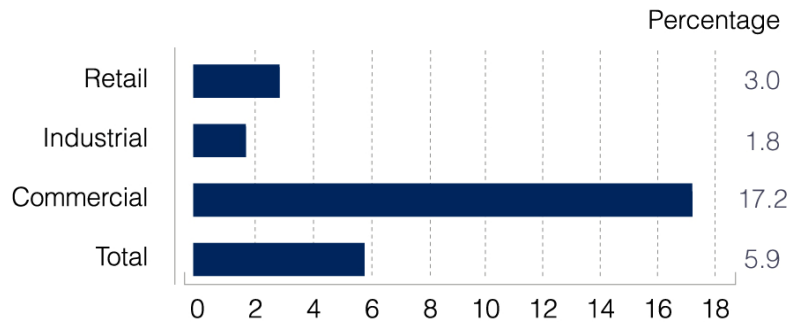


Audited group results for the year ended 31 March 2006

The MICC portfolio



Vacancy profile - % of gross rentals

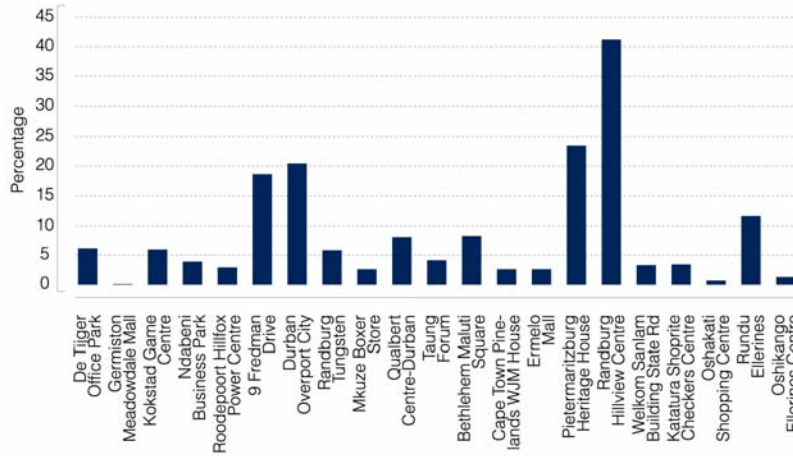


Audited group results for the year ended 31 March 2006

The MICC portfolio



Vacancy profile of individual properties - % of GLA



Audited group results for the year ended 31 March 2006

The MICC portfolio



Vacancies – impact of Randburg Hillview, 9 Fredman Drive and Durban Overport City

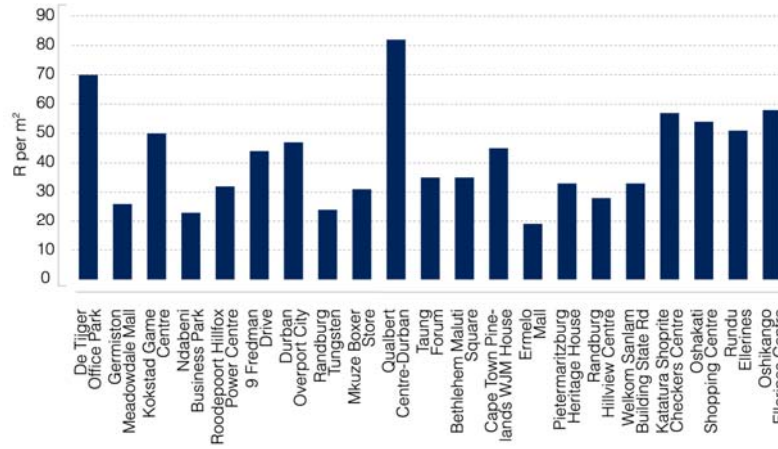
- With Hillview excluded, overall vacancy of portfolio drops to 4.7% of gross rentals
- With 9 Fredman Drive excluded, overall vacancy of portfolio drops to 4.9% of gross rentals
- With Overport City excluded, overall vacancy of portfolio drops to 4.4% of gross rentals
- With all three buildings excluded, overall vacancy of portfolio drops to 1.9% of gross rentals
- Pietermaritzburg Heritage House was let (50 m² vacant)

Audited group results for the year ended 31 March 2006

The MICC portfolio



Weighted average gross rentals as at 31 March 2006



Audited group results for the year ended 31 March 2006

The MICC portfolio



New leases and renewals (12 months ended 31 March 2006)

- Total contract value R148 million
- Total rentable area 94 460 m²
- Includes:
 - Hillfox
 - Qualbert Centre

Audited group results for the year ended 31 March 2006

Vukile and MICC portfolios together (Group)



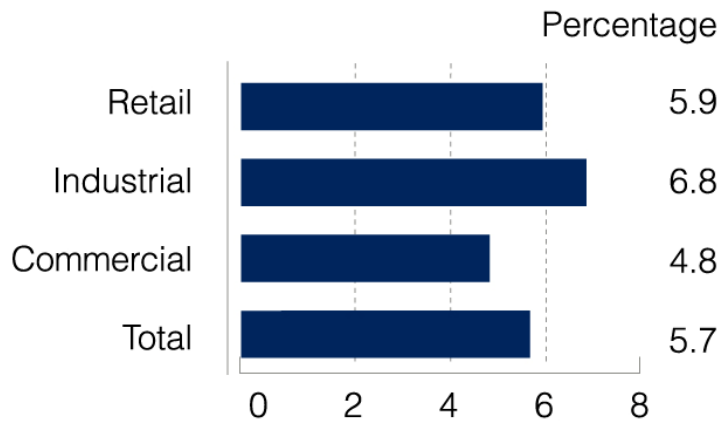
■ Number of properties	92
■ GLA	1 080 274 m ²
■ Market value	R3.66 billion
■ Vacancy (% of gross rentals)	4.4%
■ Sectoral spread (% of gross rentals):	
■ Retail	55.5%
■ Commercial	30.7%
■ Industrial	13.8%

Audited group results for the year ended 31 March 2006

Vukile and MICC portfolios together (Group)



Group gross rental income escalation profile



Audited group results for the year ended 31 March 2006

Strategic priorities for previous year



- Upgrade existing properties – Phoenix/Dobsonville, Allandale
- Improve debt funding structure – R770 m securitisation – debt cost reduced from 11.16% to 10.0% – overall saving of approximately R9 million for full year
- Improve liquidity of linked units – no significant progress
- Introduction of meaningful BEE partners – 25% BEE equity linked unitholder (Sanlam's share reduced)
- Grow the portfolio – R230 million (in addition to approximately R250 million from MICC) new investments approved

Audited group results for the year ended 31 March 2006

Acquisition of MICC



- At year-end Vukile owned 98.9% of MICC
- Vukile invoked provisions of S440 of Companies Act
- Linked unitholder owning 9 825 linked units (0.01%) filed motion opposing compulsory acquisition
- Vukile will oppose the application
- Hearing date to be confirmed

Audited group results for the year ended 31 March 2006

Strategic priorities for coming year



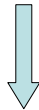
- Full assimilation of MICC, especially reduction of debt costs
- Develop opportunities brought by BEE credentials
- Maintain focus on upgrades/expansion of existing properties
- Grow portfolio through value adding acquisitions
- Increase liquidity of linked units

Audited group results for the year ended 31 March 2006

Prospects



- Expect further good performance from existing portfolio, although limited scope for further reductions in vacancies
- Acquisitions will start contributing
- Full benefits of securitisation
- Potential benefits of restructuring of MICC debt



- Unrealistic to expect continued 14% distribution growth – positive about next 6 months

Audited group results for the year ended 31 March 2006

Questions



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Audited group results for the year ended 31 March 2006