

Liberty Two Degrees trading statistics update, attractively demonstrates the high quality and commercial diversity of the portfolio. Led by super regional centers that continue to deliver superior growth and dominate their catchment areas. All trading density numbers are per annum unless indicated otherwise.

1. Nelson Mandela Square turnover up by 26% y/y during refurbishment

Nelson Mandela Square underwent significant refurbishment in 2015 where the renewed environment opened to exceptional year end trading exceeding R110million turnover for the month of December 2015. The refurbishment impacted 58% of the space and resulted in turnover increasing by 26% year on year ("y/y). For the first full normalized year, trading densities of R65 043/m² per annum was achieved. The category of Accessories, Jewellery & Watches significantly outperformed MSCI indices with an annual trading density of R253 052/m², contributing 5.6% to the overall asset GLA and 16% of total rental. The Food Services category delivered an annual trading density of R55 552/m² which in addition to exceeding market peers compares favorably to Sandton City when one considers these are primarily sit down restaurants as opposed to fast food outlets. The Food Services category makes up 36% of the GLA in Nelson Mandela Square.

2. Sandton City's industry leading trade density of more than R52 000/m².

Sandton City continues to outperform the MSCI benchmark with turnover growth of 4% y/y and a trading density of R52 715/m². Ultra luxury continues to be industry dominant where the Accessories, Jewellery & Watches category achieved an annual trading density of R212 991/m² which is 39% above the benchmark, being only 2% of Sandton City's GLA and 6% of the total rental. The Food services category delivered an annual trading density R52 802/m², contributing 4% to the mall's rental whilst occupying 3% of the space.

In line with international trends food continues gaining increased prominence as part of the shopping experience and we endeavor to continue expanding our offering to align to customers changing demands. Soon the much anticipated, first ever US founded franchise, Popeye's Chicken will be opening. as we look to further expand our offering with the renewal of our food court. The luxury offering has been further fortified with the opening of Michael Kors and with the introduction of further brands in the near future.

3. Eastgate Shopping Centre resilient during extensive redevelopment initiatives

A redevelopment program with capital expenditure in excess of R700million concluded at Eastgate Shopping Centre during September 2016, with a further R145million being spent on the finalization of the Office Tower where Virgin Active has already taken occupation. The redevelopment modernizes the super-regional mall where functionally seamlessly connects the entertainment and food offerings to create an improved customer experience. The additional GLA created, allowed for the introduction of a number of exciting new fashion retailers to solidify our offering and enabled the right sizing of certain existing stores to achieve better efficiencies for our tenants. The annual trading density achieved during the construction and redevelopment period was a resilient R37 622/m² demonstrating the team's ability to maintain market share whilst operating in a live building environment. This was further amplified during unavoidable down time for certain areas the mall still achieved turnover growth of 1% compared to the pre-development period. A significant uplift is expected in trading activity during 2017 as trading normalizes.

4. Liberty Midlands Mall annual trading density of just under R40 000/ m²

Liberty Midlands Mall experienced turnover growth of 6% during the period and achieved an annual trading density of R39 900/m² outperforming the MSCI benchmark by 19%. The food offering delivered an annual trading density of R53 481/m². Although already outperforming its peers this category will achieve enhanced status in the planned expansion leading to an improved client offering. Food currently contributes 10% to the overall rentals whilst occupying 6% of the space. The apparel category at Liberty Midlands Mall is the second best trading category with an annual trading density of R45 975/m². During Q4 2016 the Phase 3 extension of the mall commenced. This phase, once completed will add a further 21 724m² of GLA improving the tenant mix and shopper experience with the addition of Checkers, Planet Fitness, Coricraft and Volpes amongst others.

5. Botshabelo Mall shows promise after one month of trading

The 20,390 m² Botshabelo Mall opened on the 17th of November 2016 and well received by the community. Situated 50km from Bloemfontein the mall provides much needed services in a convenient location for the local community. With anchor tenants like Pick n Pay, Shoprite, Woolworths, Truworths, Foschini, Roots Butchery and Cashbuild the community center is well positioned to meet existing demand and capitalize on continued economic growth in the surrounding areas. The mall delivered a trading density of R3 885/m² for the month of December 2016.

6. Liberty Promenade achieves turnover growth of 10%

We are particularly pleased with the results achieved at Liberty Promenade Mall for the 2016 year. The regional mall achieved turnover growth of 10% with annual trading density at R37 073/m². The turnover growth achieved reflects the opportunity to achieve better economics from this asset in closing the rent to sales ratio to industry levels. The Food Services category at Liberty Promenade is the best performing in our portfolio with an annual trading density of R60 001/m². This category occupies 7% of the total asset GLA and contributes 12% of the total rent. Confirming strong demand for aspirational fashion in the area, the Department Stores category delivered an annual trading density of R34 382/m², comparing favorably to the industry benchmark. Department stores occupy 21% of the GLA at Liberty Promenade and contribute 10% of the rentals.

Our retail portfolio remains healthy and resilient in a tough economic environment. Our super regional shopping centres continue to dominate their catchment areas and anchor our investments for continued industry leading performance for the foreseeable future. The retail portfolio overall, including assets under significant renewal achieved annual turnover growth of 5% during the year with a healthy trading density of R44 424/m².