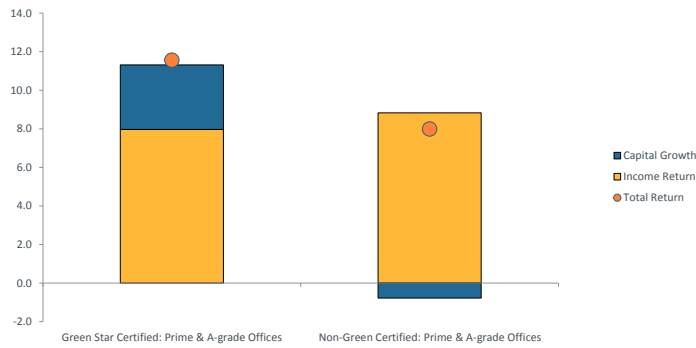


IPD South Africa Annual Green Property Index

Results for the year to December 31, 2017



IN ASSOCIATION
WITH

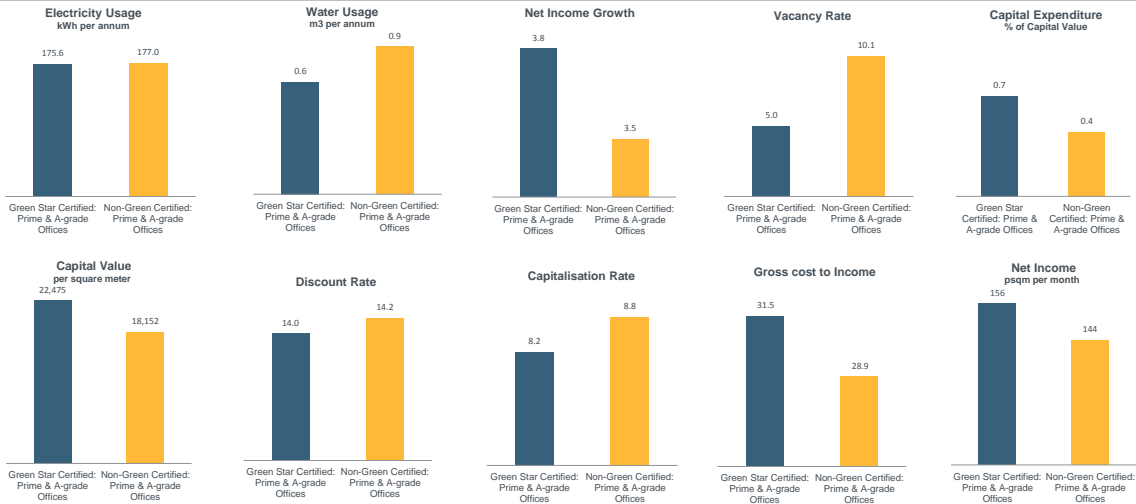


The IPD South Africa Annual Green Property Index tracks the performance of Green Star Certified Prime & Grade A Office properties to the rest of the IPD Prime & Grade A Office Universe and in the year to December 2017 produced a total return of **11.6%**

Note: Usage data has been normalised for vacancy

IPD South Africa Annual Green Property Index

	Electricity Usage kWh psqm 1 Year	Water Usage m ³ psqm 1 Year	Total Return 1 Year	Capital Growth 1 Year	Income Return 1 Year	Capex as a % of Capital Value 1 Year	Capital Value Rand psqm 1 Year	Net Income Growth 1 Year	Vacancy Rate 1 Year	Discount Rate 1 Year	Cap Rate 1 Year
Green Star Certified: Prime & A-grade Offices	175.6	0.6	11.6	3.3	8.0	0.7	22474.7	3.8	5.0	14.0	8.2
Non-Green Certified: Prime & A-grade Offices	177.0	0.9	8.0	-0.8	8.8	0.4	18151.6	3.5	10.1	14.2	8.8



IPD South Africa Annual Green Property Index - Database Profile

	Capital Value (Rm)	Capital Value (% of total)	Number of Properties	Number of Funds	Gross Lettable Area m ²
Green Star Certified: Prime & A-grade Offices	20,481	37.7	85	7	911,274
Non-Green Certified: Prime & A-grade Offices	33,794	62.3	200	14	1,834,123

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IPD South Africa Annual Green Property Index - Usage Benchmarks

Usage data for the year ending December 2017

Electricity and water consumption has been normalised for vacancy and is based on the South African All Property Universe for December 2017

Annual consumption per m ²		
	Electricity Usage kWh	Water Usage m ³
Overall		
All Property	180.0	0.9
Province		
Gauteng	169.5	0.9
Western Cape	186.1	0.8
Kwazulu-Natal	190.8	1.0
Eastern Cape	231.6	0.8
Sector		
Retail	309.6	1.3
Office	167.6	0.8
Industrial	64.4	0.5
Segment		
Super Regional Centres	346.4	1.4
Regional Centres	302.6	1.1
Small Regional Centres	314.2	1.2
Community Shopping Centres	310.2	1.4
Neighbourhood Shopping Centres	291.5	1.4
Other Retail	215.1	1.2
Inner City Offices	186.0	0.9
City Decentralised Offices	166.0	0.8
Provincial Offices	-	-
Warehousing	50.3	0.4
High Tech Industrials	72.2	0.4
Light Manufacturing	70.1	0.5
Standard units	73.2	0.6
Other	-	-

Annual consumption per m ²		
	Electricity Usage kWh	Water Usage m ³
Retail usage by Province		
Gauteng	304.8	1.2
Western Cape	318.6	1.3
Kwazulu-Natal	329.8	1.5
Office usage by Province		
Gauteng	159.5	0.8
Western Cape	206.3	0.8
Kwazulu-Natal	190.5	1.0
Industrial usage by Province		
Gauteng	67.3	0.5
Western Cape	57.7	0.3
Kwazulu-Natal	57.1	0.5
Single let & Multi Tenanted		
Retail		
Single tenanted	-	-
Multi tenanted	314.8	1.3
Office		
Single tenanted	156.1	0.6
Multi tenanted	165.4	0.9
Industrial		
Single tenanted	57.7	0.4
Multi tenanted	64.3	0.5

Contributors

Attacq Ltd, Community Property Fund, Delta Property Fund, Emira Property Fund, Growthpoint Properties Limited, Hyprop Investments,Metropolitan Life Properties Ltd, Momentum Property Ltd, Old Mutual Property, Pareto Ltd, Redefine Properties, SA Corporate Real Estate Fund, Stanlib

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