



# ROCKCASTLE

GLOBAL REAL ESTATE COMPANY LIMITED



**Interim results presentation**

**December 2013**

- **Dual-listed hybrid real estate company**
  - SEM on 5 June 2012
  - Alt-X on 26 July 2012
- **Listed real estate securities**
  - Direct equity
  - Derivatives
- **Direct acquisitions**
  - Kafubu Mall, Ndola, Zambia
  - Mukuba Mall, Kitwe, Zambia
  - Other

# Summary of financial performance



	Jun 2012	Dec 2012	Jun 2013	Dec 2013
Dividend per share	-	4.56 USD cents**	4.00 USD cents	4.07 USD cents
Shares in issue	6 201 000	140 000 000	350 000 000	530 000 000
Net asset value	USD 0.99	USD 1.09	USD 1.15	USD 1.16
Loan to value ratio*	-	35.9%	42.4%	42.3%

\* The loan to value ratio is calculated by dividing total interest-bearing borrowings by total assets.

\*\* This was for the 7 month period to Dec 2012.

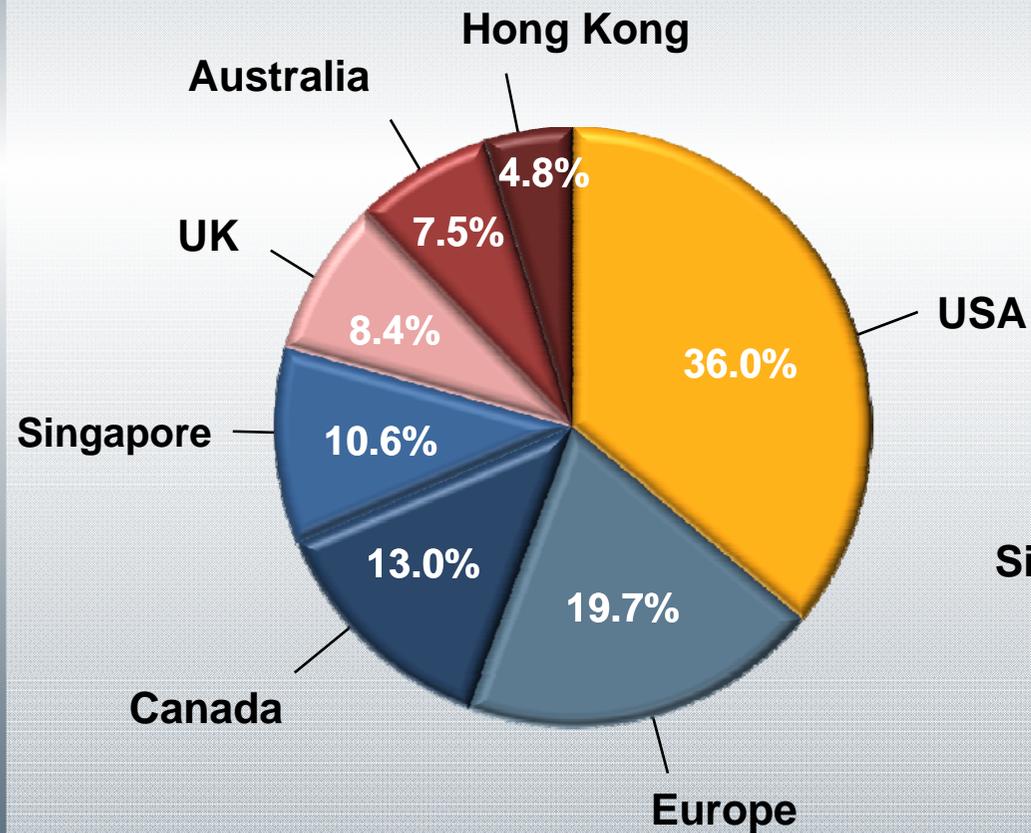


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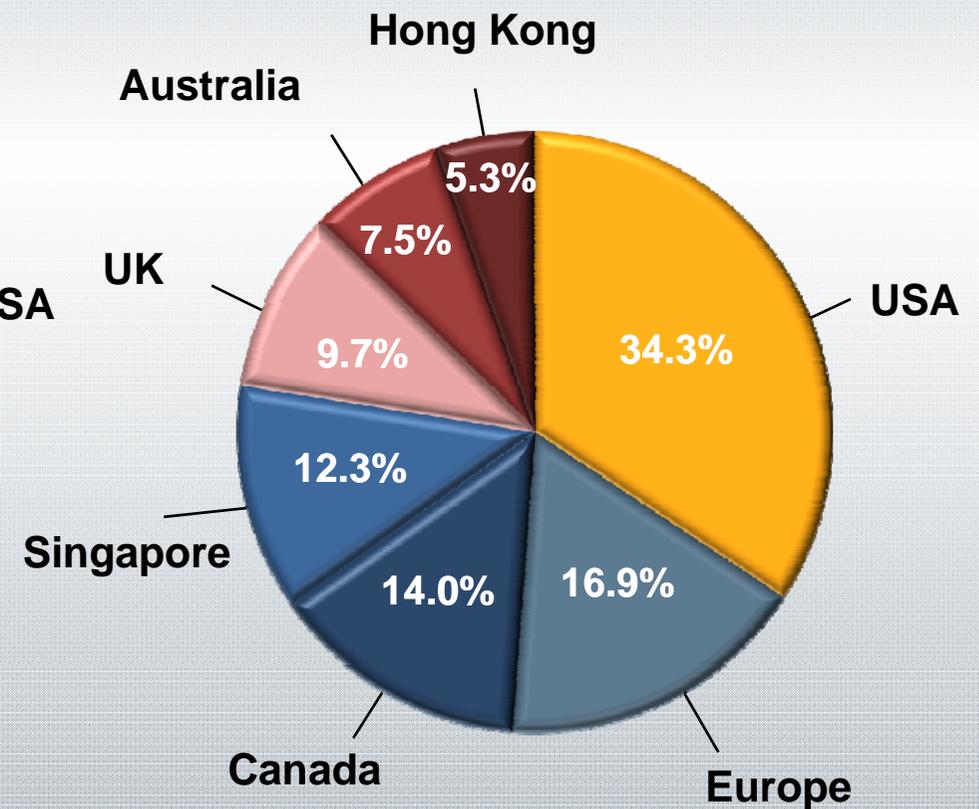
## Listed Equity Portfolio

# Geographical spread

## June 2013

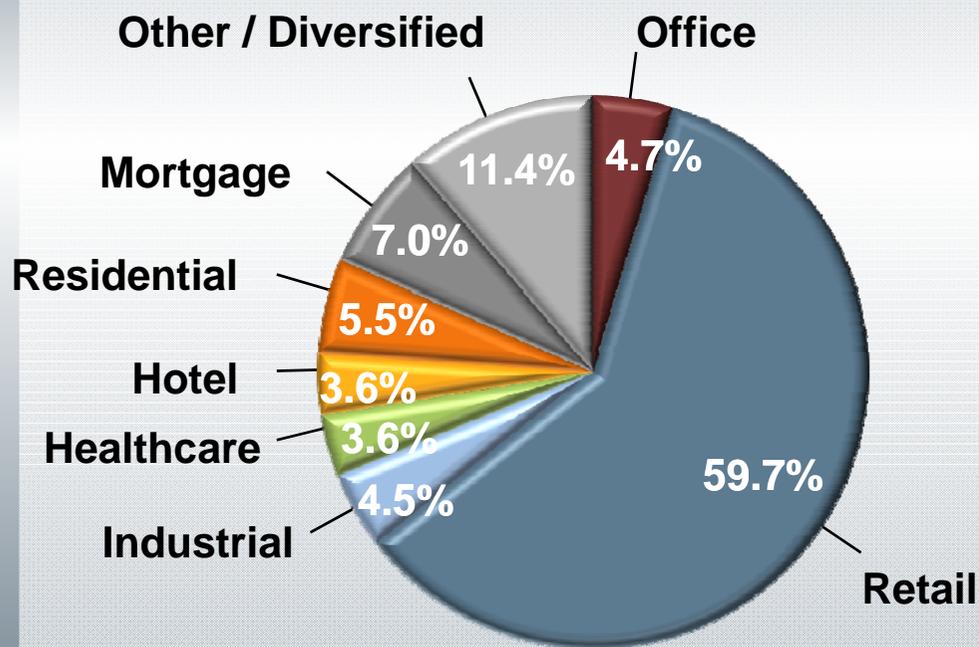


## December 2013

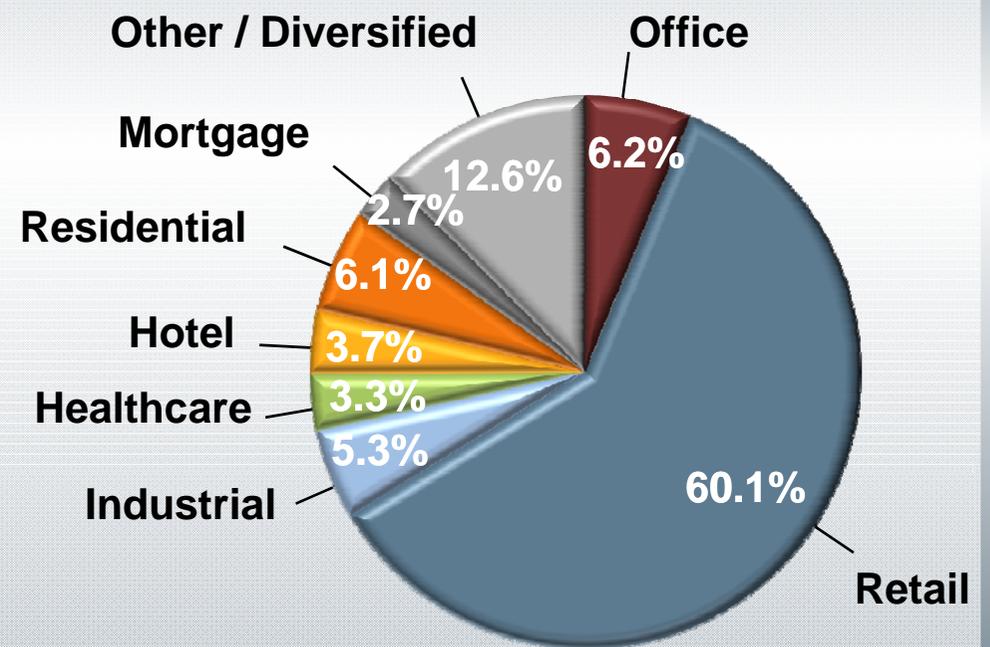


# Sectoral split

## June 2013



## December 2013



- **Transition to a growth focus**
- **Mortgage REITs**
- **Retail bias in developed markets**
- **Withholding tax efficiencies**
- **Currency**
- **Improved lending rates with financial institutions**

# Top 5 real estate holdings



<b>Name</b>	<b>Sector</b>	<b>Jurisdiction</b>	<b>Market value at 31 December 2013 (USD Million)</b>
<b>Simon Property</b>	<b>Retail</b>	<b>USA</b>	<b>97.4</b>
<b>Unibail Rodamco</b>	<b>Retail</b>	<b>Europe</b>	<b>85.9</b>
<b>CapitaMall Trust</b>	<b>Retail</b>	<b>Singapore</b>	<b>74.0</b>
<b>Corio</b>	<b>Retail</b>	<b>Europe</b>	<b>69.5</b>
<b>Avalonbay Communities</b>	<b>Residential</b>	<b>USA</b>	<b>64.4</b>

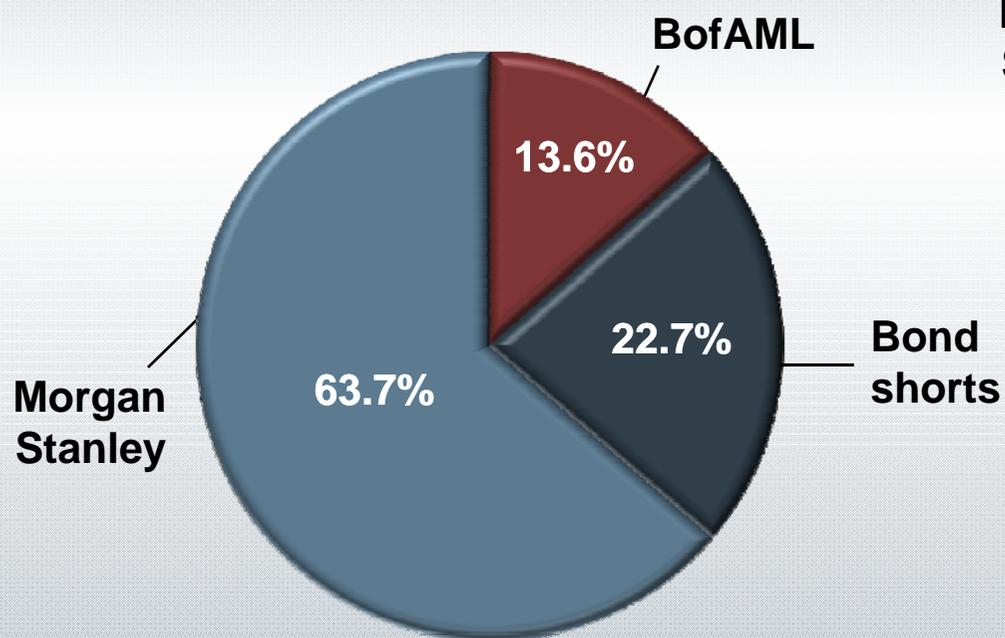
- **Gearing**

- Cost of borrowings
- Bond shorts
- 35 - 50% in the company

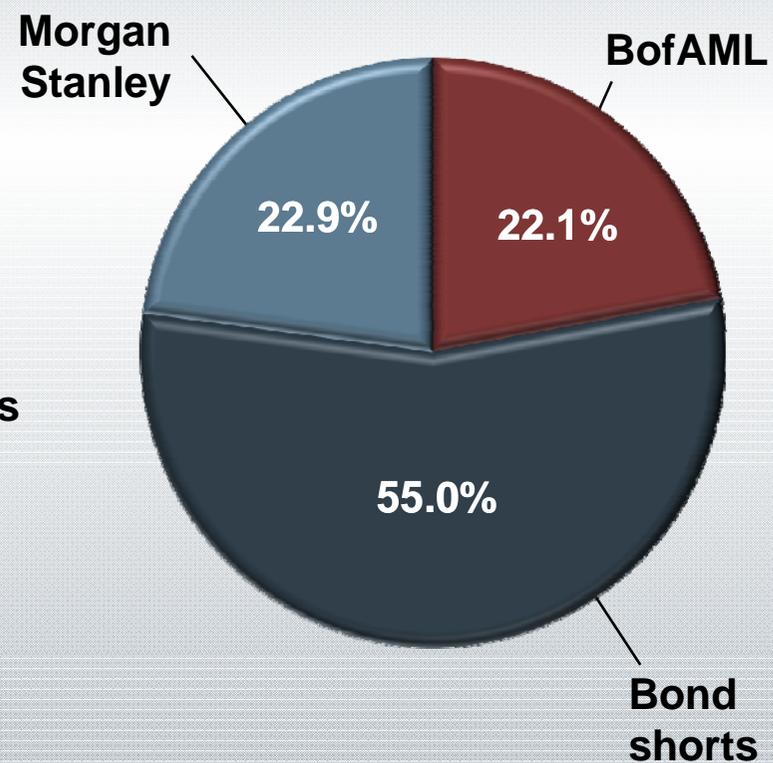
- **Hedging strategy**

- Bond shorts
- Interest rate swaps

## June 2013



## December 2013



# Swap profile



Swap	Expiry	Nominal USD equivalent (million)	Fixed rate
<b>Euro 7-year</b>	<b>2020</b>	<b>34.42</b>	<b>1.52%</b>
<b>US 10-year</b>	<b>2023</b>	<b>50.00</b>	<b>2.77%</b>
		<b>84.42</b>	<b>2.26%</b>



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## Direct Property Portfolio

# Kafubu Mall – Ndola, Zambia



# Kafubu Mall – Ndola, Zambia



- **On schedule to open in April 2014**
- **BO in early February 2014 for tenants**
- **Proposed GLA of 12 500m<sup>2</sup> (90% let)**
- **Ownership 50%**
- **Anchored by Shoprite**
- **Tenants include:**
  - Foschini
  - Edcon
  - Pepkor
- **Will acquire at a yield of 9.5% in US Dollars (no development risk)**

# Kafubu Mall – Ndola, Zambia



# Mukuba Mall – Kitwe, Zambia



# Mukuba Mall – Kitwe, Zambia



- **Scheduled to open in April 2015**
- **Earthworks commenced in October 2013**
- **Proposed GLA of 29 000m<sup>2</sup>**
- **Ownership 50%**
- **Anchored by Shoprite**
- **Tenants include:**
  - Woolworths
  - Pick 'n Pay
  - Game
- **Estimated yield of 9.5%**
- **Provision of limited USD development funding**

# Mukuba Mall – Kitwe, Zambia



# Mukuba Mall – Kitwe, Zambia



- **Further capital raising (subject to SARB approval)**
- **East Africa - evaluating dominant national retail centre**
- **New developments in Zambia, Kenya and Nigeria**
- **Europe - London office**
- **Continued acquisition of physical assets**
- **Main Board listing**
- **Distribution growth**



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## Questions & Answers