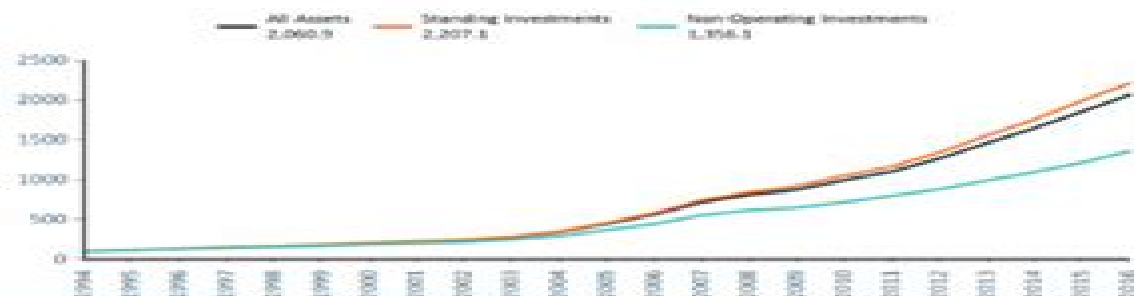


IPD® SOUTH AFRICA ANNUAL PROPERTY INDEX (ZAR)

MSCI's IPD South Africa Annual Property Index measures unlevered total returns of directly held standing property investments from one valuation to the next. The index tracks performance of 1,450 property investments, with a total capital value of ZAR 296.6 billion as at December 2016.

ANNUAL INDEX PERFORMANCE - PROPERTY RETURNS (ZAR) (DEC 1994 - DEC 2016)



CALENDAR YEAR PERFORMANCE (%)

YEAR	ALL ASSETS ⁽¹⁾	STANDING INVESTMENTS ⁽²⁾	NON-OPERATING INVESTMENTS ⁽³⁾
2016	11.2	11.1	12.0
2015	12.5	13.1	10.3
2014	12.7	12.8	10.8
2013	15.6	14.1	12.4
2012	14.6	15.2	10.4
2011	11.0	10.8	11.4
2010	13.6	14.3	10.3
2009	8.3	8.2	5.8
2008	12.7	13.1	11.1
2007	27.3	27.9	24.7

INDEX PERFORMANCE - PROPERTY RETURNS (%) (DEC 2016)

	1 Qtr.	6 Mo.	YTD	1 Yr.	2 Yr.	3 Yr.	5 Yr.	7 Yr.	10 Yr.	Since Inception
All Assets ⁽¹⁾	-	-	11.2	11.2	11.9	12.1	13.3	13.0	13.3	14.7
Standing Investments ⁽²⁾	-	-	11.1	11.1	12.1	12.4	13.7	13.3	14.3	15.1
Non-Operating Investments ⁽³⁾	-	-	12.0	12.0	11.2	11.0	11.2	11.1	11.8	12.6

INDEX RISK CHARACTERISTICS (%) (DEC 1994 - DEC 2016)

	ANNUAL					ANNUALIZED				
	3 Yr.	5 Yr.	7 Yr.	10 Yr.	Since Inception	3 Yr.	5 Yr.	7 Yr.	10 Yr.	Since Inception
Standard Deviation	-	-	-	-	-	-	-	1.7	5.1	6.3
Sharpe Ratio ⁽⁴⁾	-	-	-	-	-	-	-	-	-	-
Semi Deviation ⁽⁵⁾	-	-	-	-	-	-	-	-	0.2	0.5

⁽¹⁾Based on 100,000 ZAR

⁽²⁾Non-target semi deviation

CAPITAL INVESTED (TOTAL TO DEC 2016 % OF BEGINNING PERIOD CV)

	1 Qtr.	6 Mo.	YTD	1 Yr.	2 Yr.	3 Yr.	5 Yr.	7 Yr.	10 Yr.	Since Inception
Purchased ⁽¹⁾	-	-	1.6	1.6	14.7	22.8	31.7	48.9	76.3	155.3
Sales ⁽²⁾	-	-	2.6	2.6	7.6	10.2	15.4	21.4	28.3	69.6

⁽¹⁾Includes part purchases

⁽²⁾Includes part sales

INDEX METHODOLOGY

⁽¹⁾All Asset performance measures every building in MSCI's index database comprised of all property sectors, ownership structures and interests.

⁽²⁾The Standing Investment index subset is based on completed and lettable properties only, often described as operating properties.

⁽³⁾Non-Operating Property index is constructed from those properties bought, sold, under development or major refurbishment. It tracks any property not included in the Standing Investment index for the measurement period. Non-operating index base dates may differ as MSCI's client confidentiality rules suppress data based on small or skewed samples.

All three direct property indexes are computed at the building level and exclude properties held indirectly through investment funds, the impact of debt, fund management fees, taxation and cash. For more details on MSCI's real estate market coverage, indexes and methodology, please visit www.msci.com/real-estate

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RD Boyd



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Table of Contents Ipd Global Quarterly Property Fund Index Supportci

1. Understanding the eBook Ipd Global Quarterly Property Fund Index Supportci
 - The Rise of Digital Reading Ipd Global Quarterly Property Fund Index Supportci
 - Advantages of eBooks Over Traditional Books
2. Identifying Ipd Global Quarterly Property Fund Index Supportci
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Ipd Global Quarterly Property Fund Index Supportci
 - User-Friendly Interface
4. Exploring eBook Recommendations from Ipd Global Quarterly Property Fund Index Supportci
 - Personalized Recommendations
 - Ipd Global Quarterly Property Fund Index Supportci User Reviews and Ratings
 - Ipd Global Quarterly Property Fund Index Supportci and Bestseller Lists
5. Accessing Ipd Global Quarterly Property Fund Index Supportci Free and Paid eBooks
 - Ipd Global Quarterly Property Fund Index Supportci Public Domain eBooks
 - Ipd Global Quarterly Property Fund Index Supportci eBook Subscription Services
 - Ipd Global Quarterly Property Fund Index Supportci Budget-Friendly Options

6. Navigating Ipd Global Quarterly Property Fund Index Supportci eBook Formats
 - ePub, PDF, MOBI, and More
 - Ipd Global Quarterly Property Fund Index Supportci Compatibility with Devices
 - Ipd Global Quarterly Property Fund Index Supportci Enhanced eBook Features
7. Enhancing Your Reading Experience
 - Adjustable Fonts and Text Sizes of Ipd Global Quarterly Property Fund Index Supportci
 - Highlighting and Note-Taking Ipd Global Quarterly Property Fund Index Supportci
 - Interactive Elements Ipd Global Quarterly Property Fund Index Supportci
8. Staying Engaged with Ipd Global Quarterly Property Fund Index Supportci
 - Joining Online Reading Communities
 - Participating in Virtual Book Clubs
 - Following Authors and Publishers Ipd Global Quarterly Property Fund Index Supportci
9. Balancing eBooks and Physical Books Ipd Global Quarterly Property Fund Index Supportci
 - Benefits of a Digital Library
 - Creating a Diverse Reading Collection Ipd Global Quarterly Property Fund Index Supportci
10. Overcoming Reading Challenges
 - Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
11. Cultivating a Reading Routine Ipd Global Quarterly Property Fund Index Supportci
 - Setting Reading Goals Ipd Global Quarterly Property Fund Index Supportci
 - Carving Out Dedicated Reading Time
12. Sourcing Reliable Information of Ipd Global Quarterly Property Fund Index Supportci
 - Fact-Checking eBook Content of Ipd Global Quarterly Property Fund Index Supportci
 - Distinguishing Credible Sources
13. Promoting Lifelong Learning
 - Utilizing eBooks for Skill Development
 - Exploring Educational eBooks
14. Embracing eBook Trends
 - Integration of Multimedia Elements

- Interactive and Gamified eBooks

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