

# SA REIT. ASSOCIATION

## MONTHLY CHART BOOK AUGUST 2022

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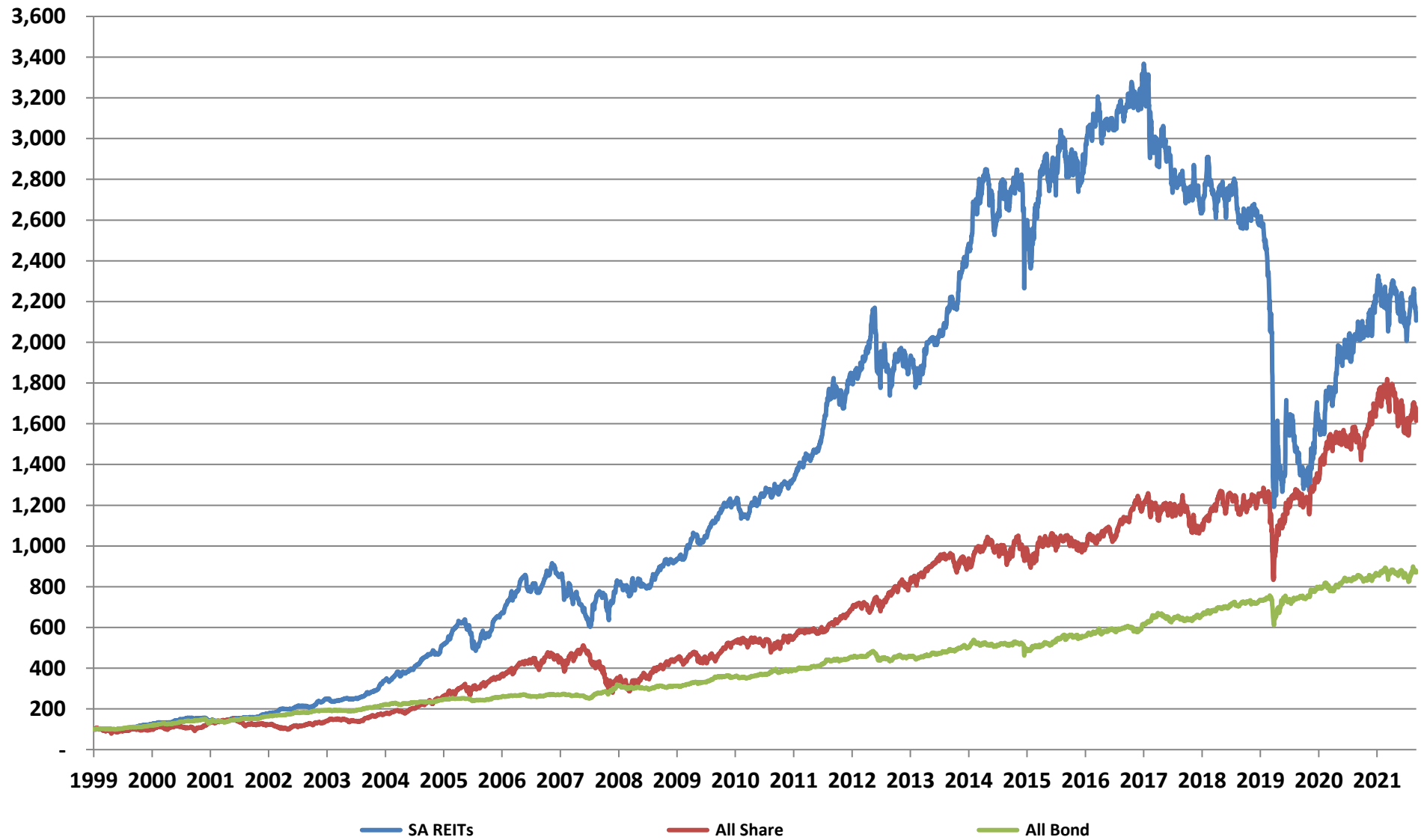
## PERFORMANCE

Period	SA REITs <sup>1</sup>	All Share <sup>2</sup>	All Bond <sup>2</sup>
<b>2013</b>			
Q1	8.5%	2.5%	0.9%
Q2	-0.2%	-0.2%	-2.3%
Q3	-2.1%	12.5%	1.9%
Q4	1.0%	5.5%	0.1%
<b>Year</b>	<b>7.2%</b>	<b>21.4%</b>	<b>0.6%</b>
<b>2014</b>			
Q1	1.1%	4.3%	0.9%
Q2	5.1%	7.2%	2.5%
Q3	6.3%	-2.1%	2.2%
Q4	12.6%	1.4%	4.2%
<b>Year</b>	<b>27.2%</b>	<b>10.9%</b>	<b>10.1%</b>
<b>2015</b>			
Q1	14.6%	5.8%	3.0%
Q2	-6.7%	-0.2%	-1.4%
Q3	4.6%	-2.1%	1.1%
Q4	-5.9%	1.7%	-6.4%
<b>Year</b>	<b>5.2%</b>	<b>5.1%</b>	<b>-3.9%</b>
<b>2016</b>			
Q1	10.2%	3.9%	6.6%
Q2	1.5%	0.4%	4.4%
Q3	0.4%	0.5%	3.4%
Q4	2.1%	-2.1%	0.3%
<b>Year</b>	<b>14.7%</b>	<b>2.6%</b>	<b>15.4%</b>
<b>2017</b>			
Q1	3.8%	3.8%	2.5%
Q2	-1.3%	-0.4%	1.5%
Q3	3.8%	8.9%	3.7%
Q4	6.7%	7.4%	2.2%
<b>Year</b>	<b>13.4%</b>	<b>21.0%</b>	<b>10.2%</b>
<b>2018</b>			
Q1	-14.3%	-6.0%	8.1%
Q2	-3.0%	4.5%	-3.8%
Q3	-1.9%	-2.2%	0.8%
Q4	-2.8%	-4.9%	2.8%
<b>Year</b>	<b>-20.7%</b>	<b>-8.5%</b>	<b>7.7%</b>
<b>2019</b>			
Q1	-0.2%	8.0%	3.8%
Q2	3.1%	3.9%	3.7%
Q3	-6.2%	-4.6%	0.8%
Q4	0.9%	4.6%	1.7%
<b>Year</b>	<b>-2.6%</b>	<b>12.0%</b>	<b>10.3%</b>
<b>2020</b>			
Q1	-49.6%	-21.4%	-8.7%
Q2	17.9%	23.2%	9.9%
Q3	-12.2%	0.7%	1.5%
Q4	19.5%	9.8%	6.7%
<b>Year</b>	<b>-37.8%</b>	<b>7.0%</b>	<b>8.7%</b>
<b>2021</b>			
Q1	7.4%	13.1%	-1.7%
Q2	13.9%	0.0%	6.9%
Q3	5.0%	-0.8%	0.4%
Q4	10.1%	15.1%	2.9%
<b>Year</b>	<b>41.5%</b>	<b>29.2%</b>	<b>8.4%</b>
<b>2022</b>			
January	-2.8%	0.9%	0.8%
February	-2.4%	2.9%	0.5%
March	5.4%	0.0%	0.5%
April	-1.6%	-3.7%	-1.7%
May	-0.5%	-0.4%	1.0%
June	-9.3%	-8.0%	-3.1%
July	9.2%	4.2%	2.4%
August	-5.2%	-1.8%	0.4%
<b>Year-to-date</b>	<b>-8.0%</b>	<b>-6.2%</b>	<b>0.8%</b>

1) Source = Counterpoint Asset Management (index excludes property developers and non-SA REITs)

2) Source = IRESS

## Total return indexes



Source: IRESS & Counterpoint Asset Management

### SA REIT Index (price only)



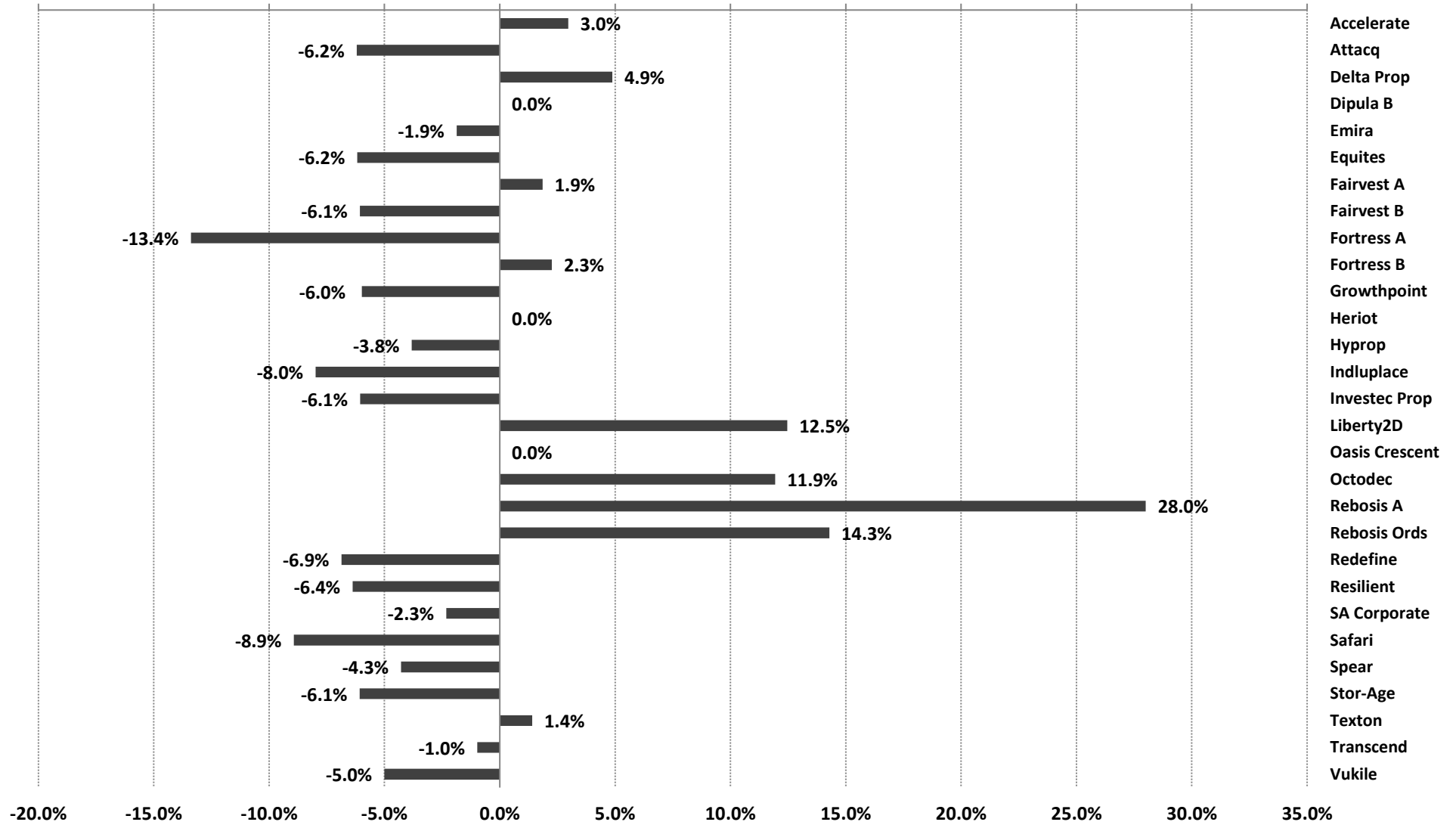
Source: IRESS & Counterpoint Asset Management

## Comparative Total Return Investment Correlation

	SA REITs	FTSE/JSE: All Share	All Bond	FTSE/JSE: Financials	FTSE/JSE: Industrials	FTSE/JSE: Top 40	FTSE/JSE: Small Cap
Data period for upper right : August 2012 - August 2022							
<b>SA REITs</b>	1.00	0.51	0.53	0.72	0.61	0.43	0.74
<b>FTSE/JSE: All Share</b>	0.66	1.00	0.26	0.66	0.67	0.93	0.66
<b>All Bond</b>	0.49	0.36	1.00	0.54	0.50	0.26	0.39
<b>FTSE/JSE: Financials</b>	0.76	0.66	0.63	1.00	0.79	0.69	0.80
<b>FTSE/JSE: Industrials</b>	0.67	0.68	0.56	0.78	1.00	0.70	0.74
<b>FTSE/JSE: Top 40</b>	0.60	0.93	0.41	0.71	0.73	1.00	0.63
<b>FTSE/JSE: Small Cap</b>	0.82	0.71	0.43	0.82	0.78	0.69	1.00
Data period for lower left : August 2017 - August 2022							

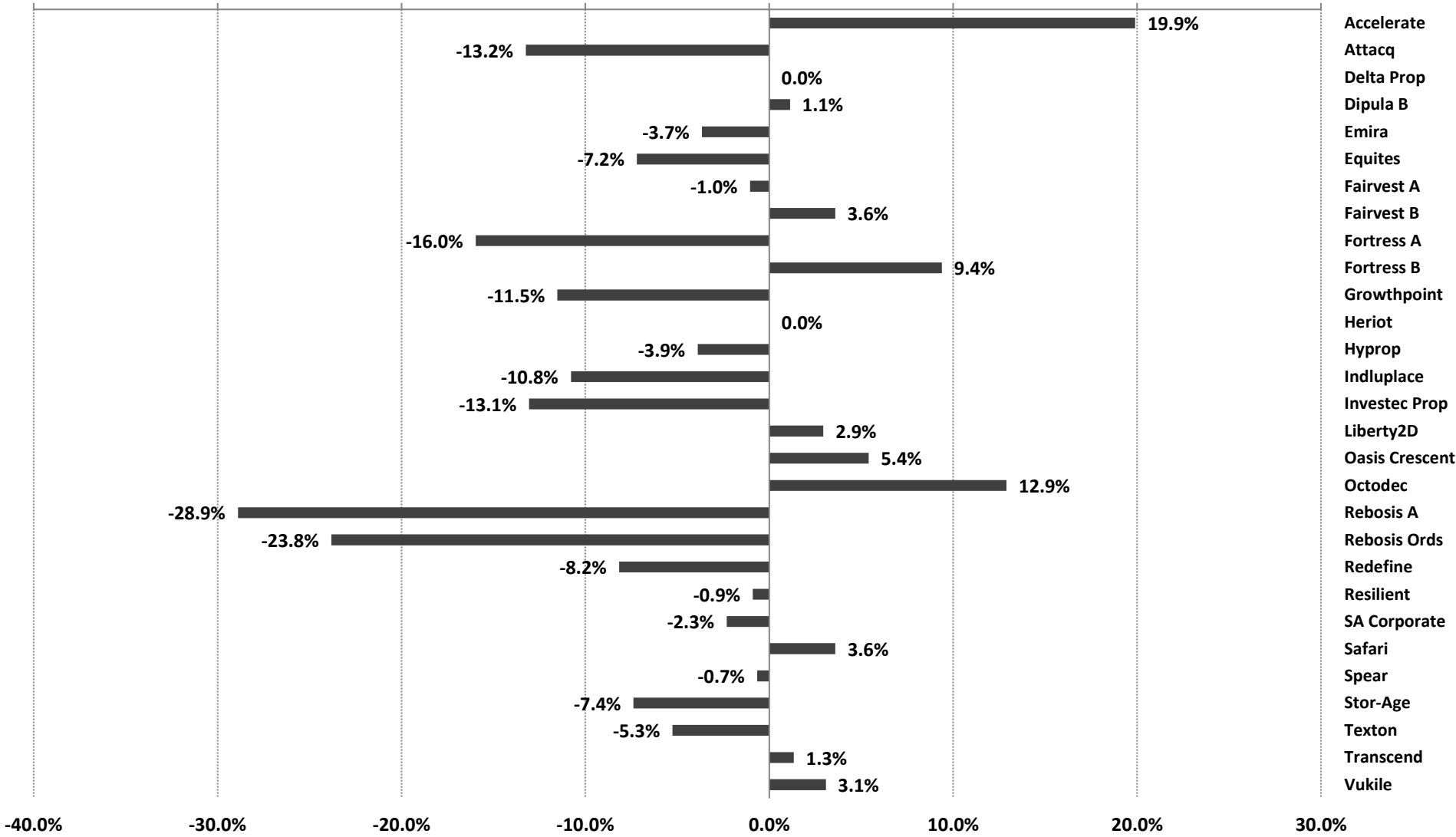
Source: Counterpoint Asset Management

## Monthly performance - August 2022



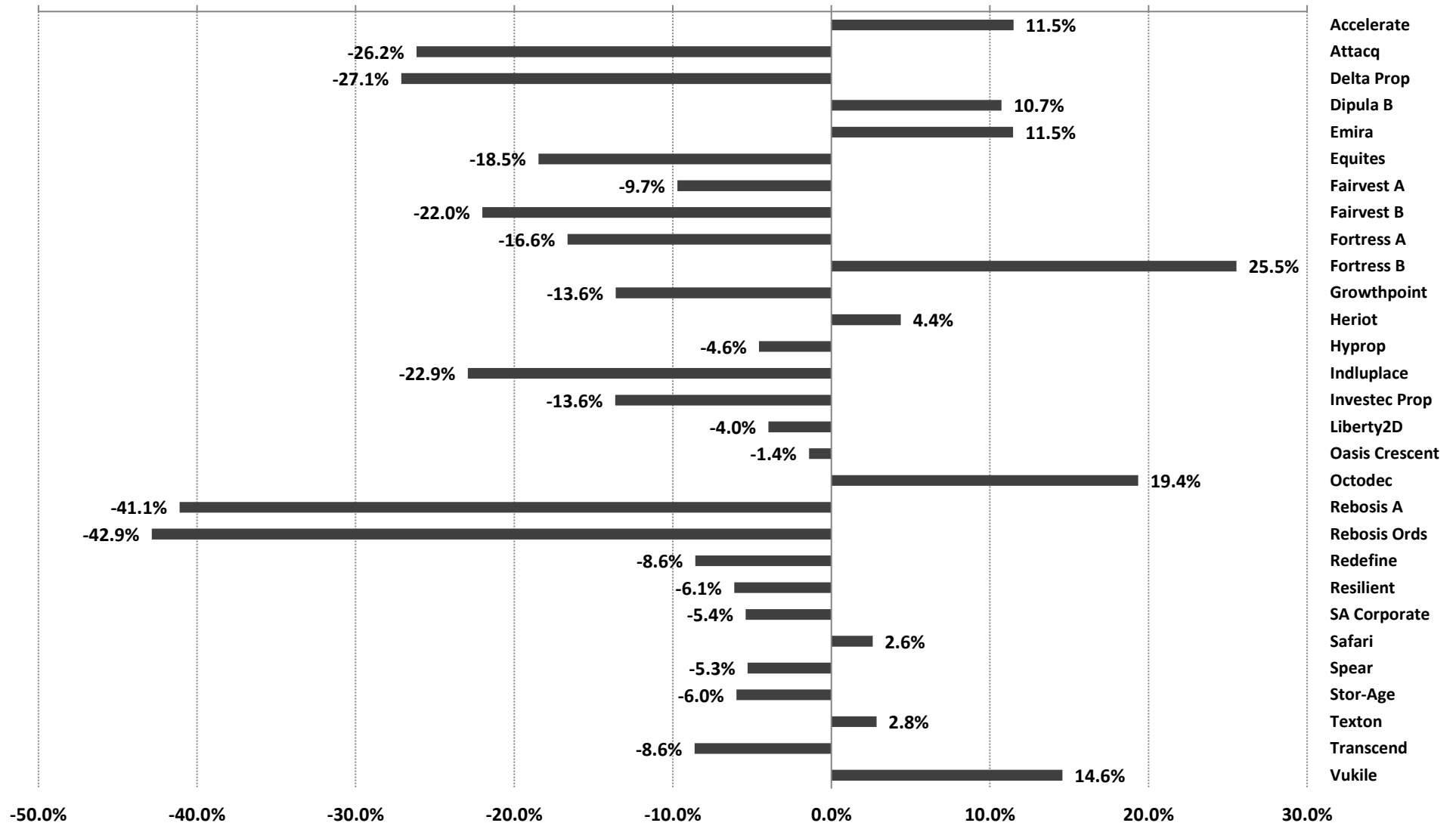
Source: Counterpoint Asset Management

### 3 month performance to 31 August 2022



Source: Counterpoint Asset Management

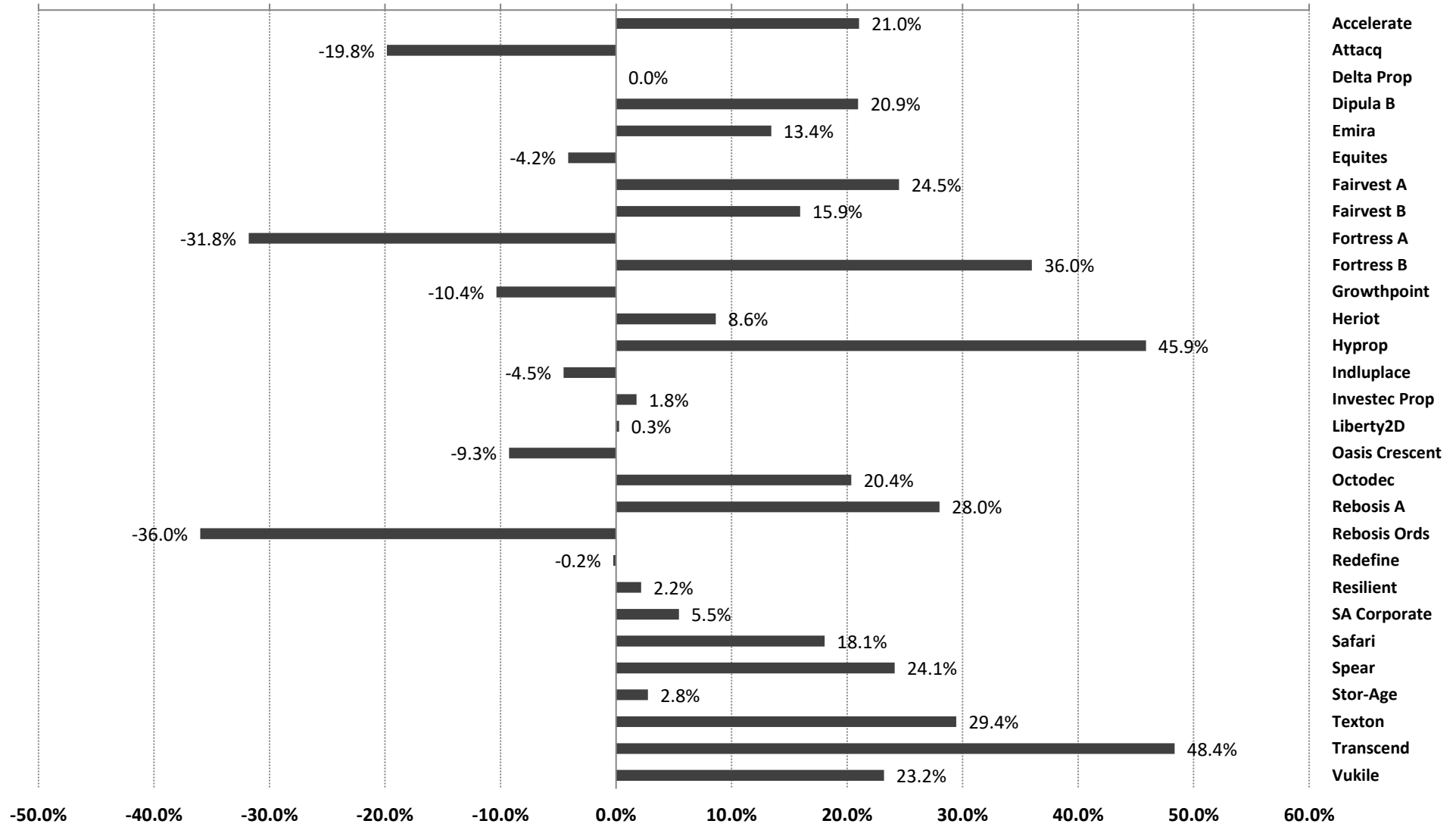
## Year-to-date performance to 31 August 2022



Source: Counterpoint Asset Management

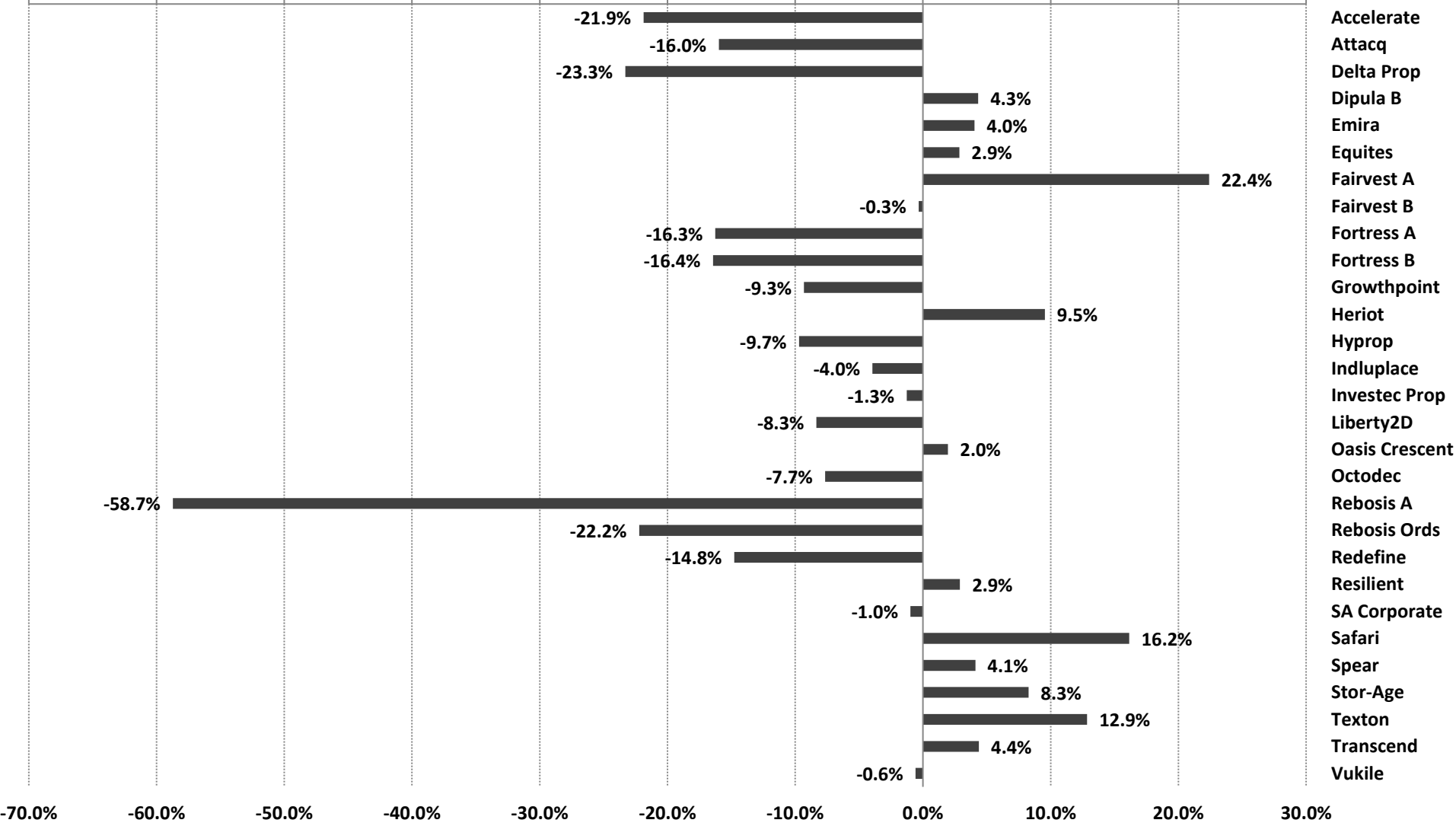


## 12 month performance to 31 August 2022



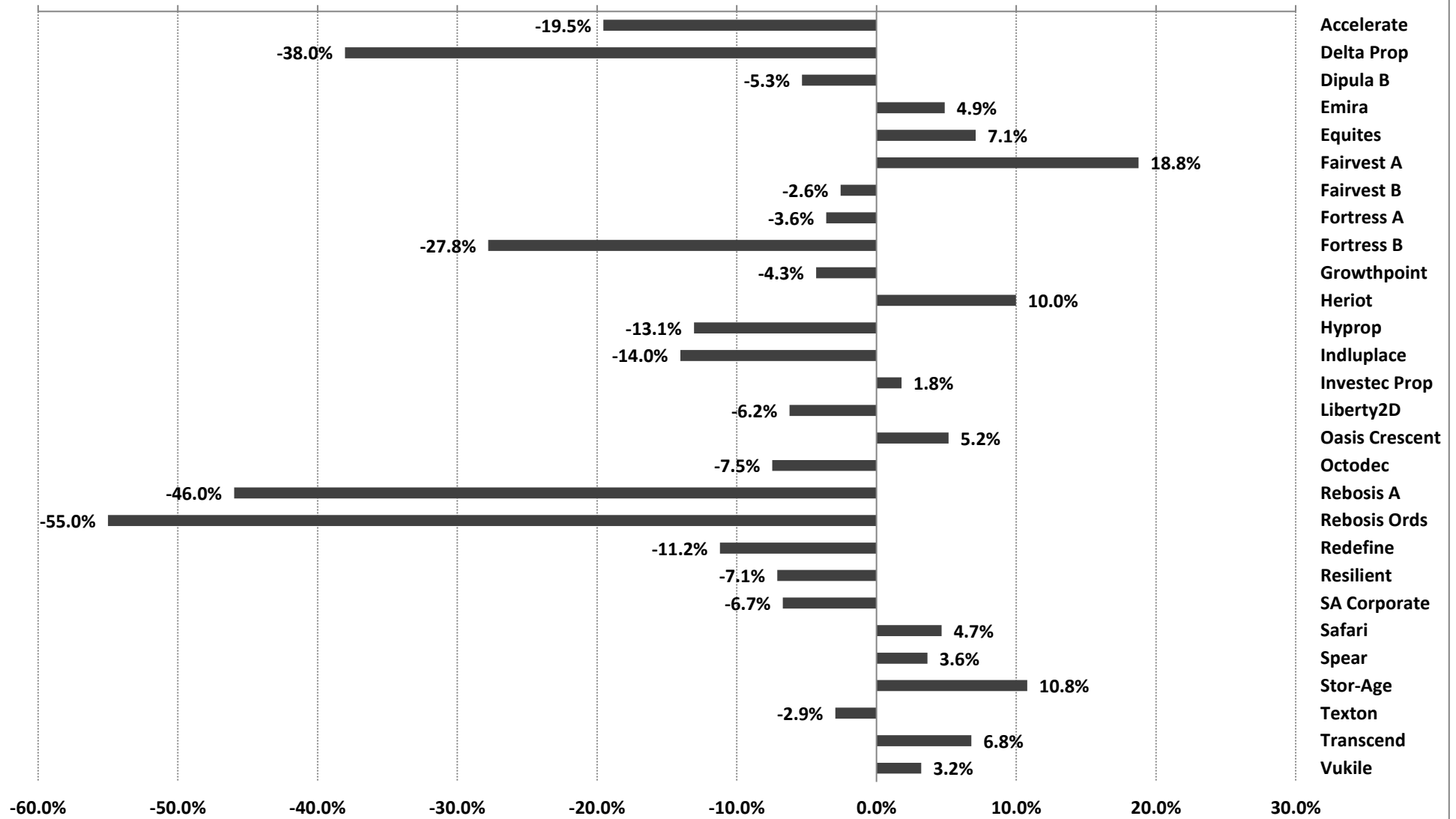
Source: Counterpoint Asset Management

### 3 year annualised performance to 31 August 2022



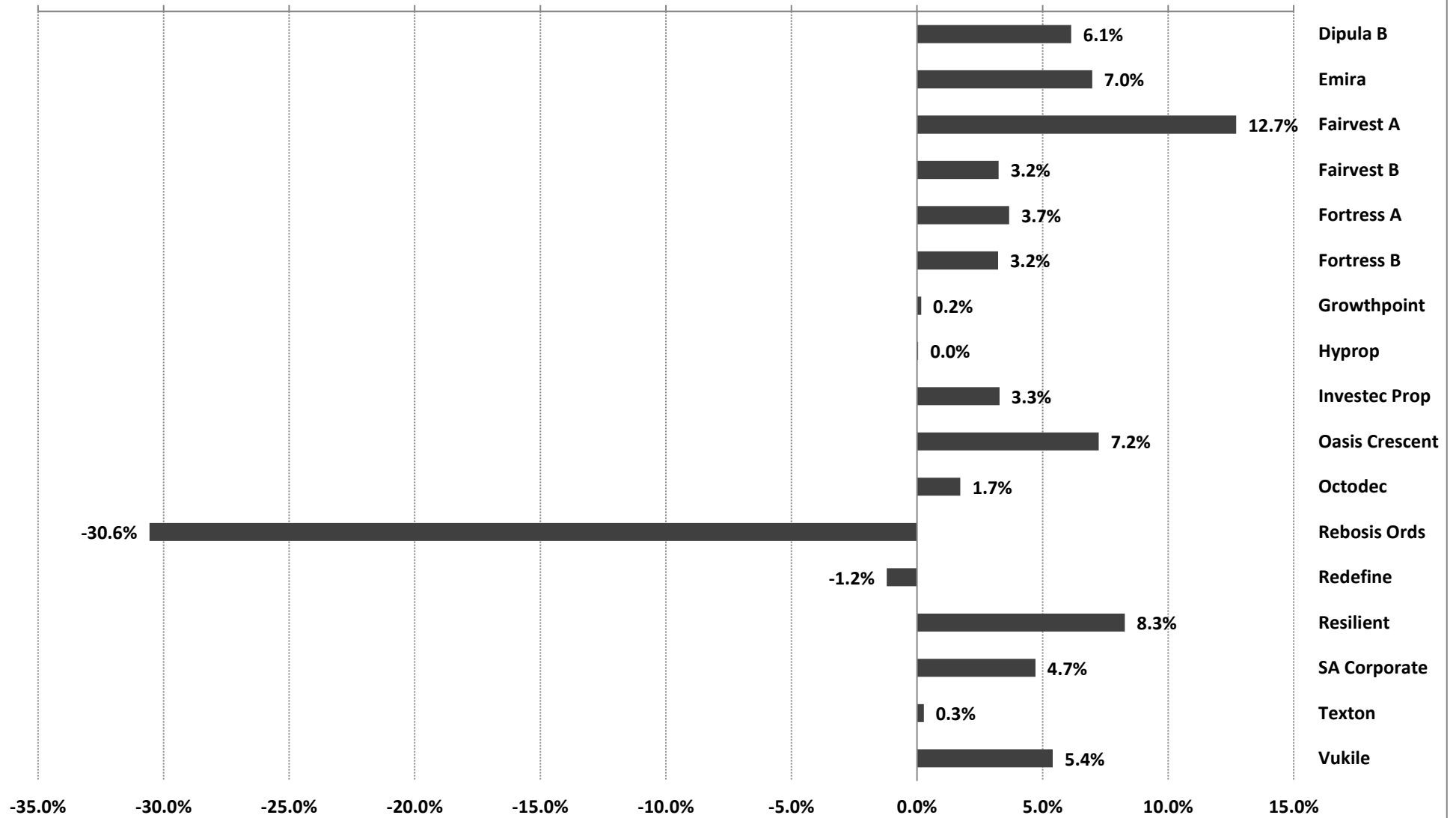
Source: Counterpoint Asset Management

## 5 year annualised performance to 31 August 2022



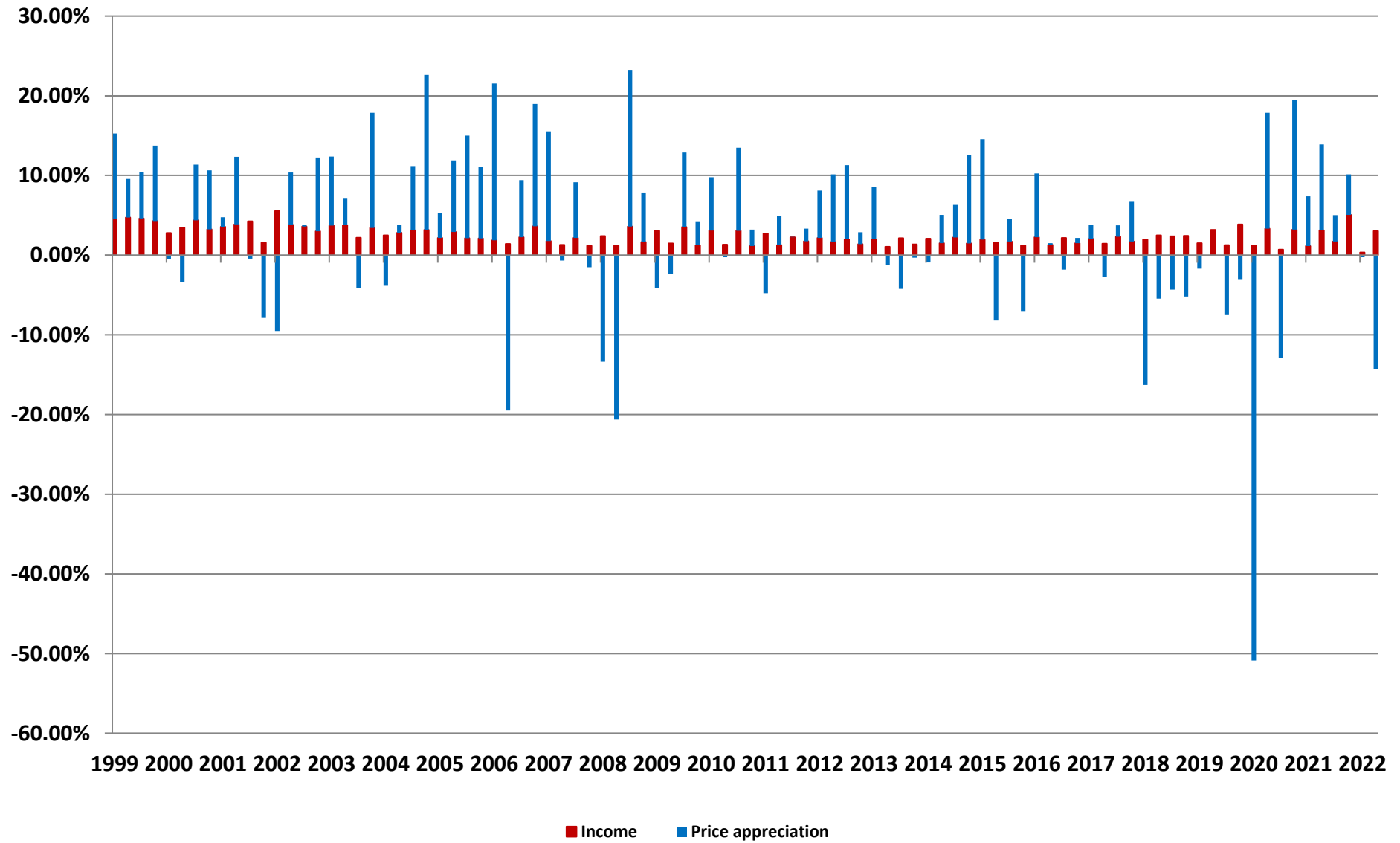
Source: Counterpoint Asset Management

## 10 year annualised performance to 31 August 2022



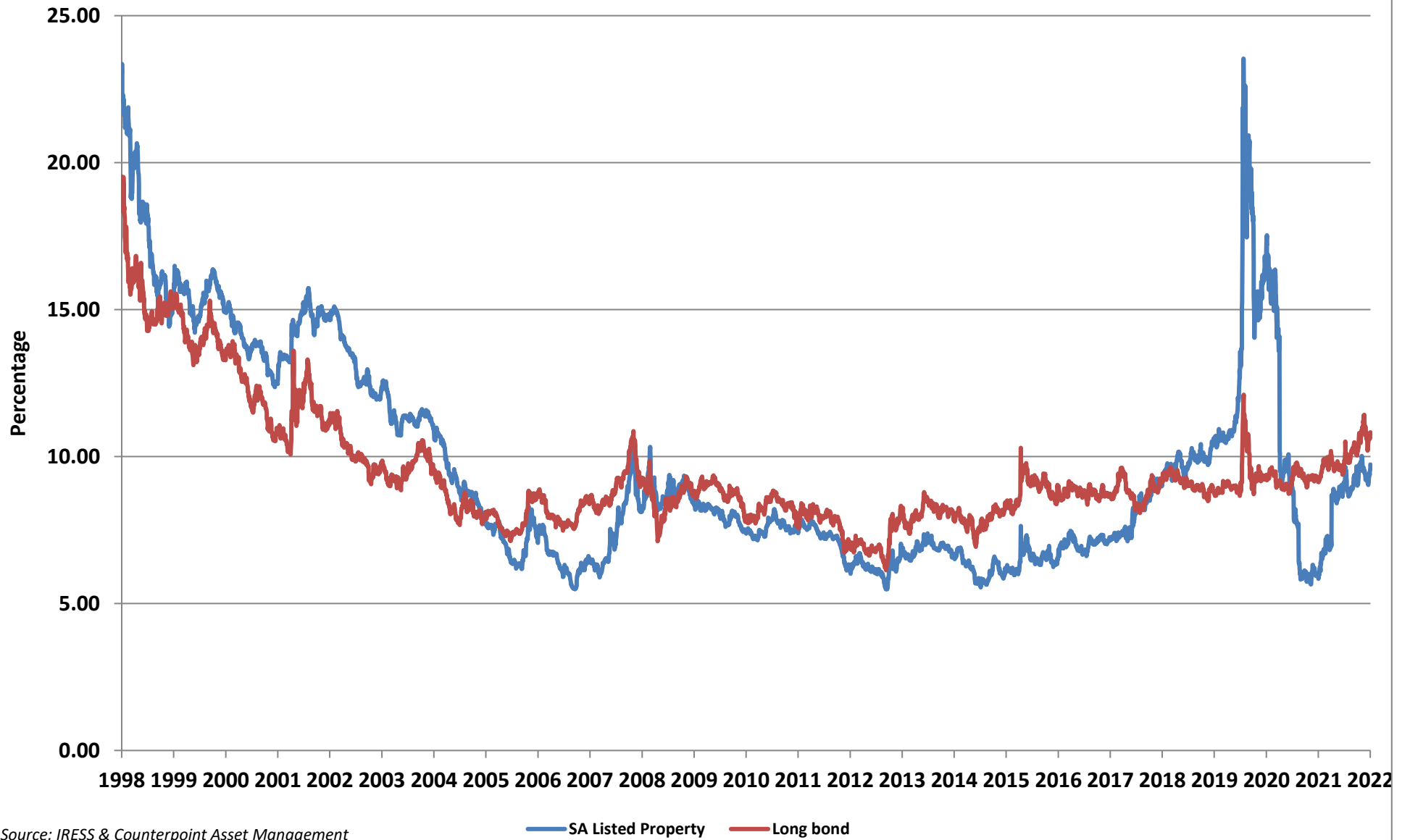
Source: Counterpoint Asset Management

### SA REITs - quarterly return components



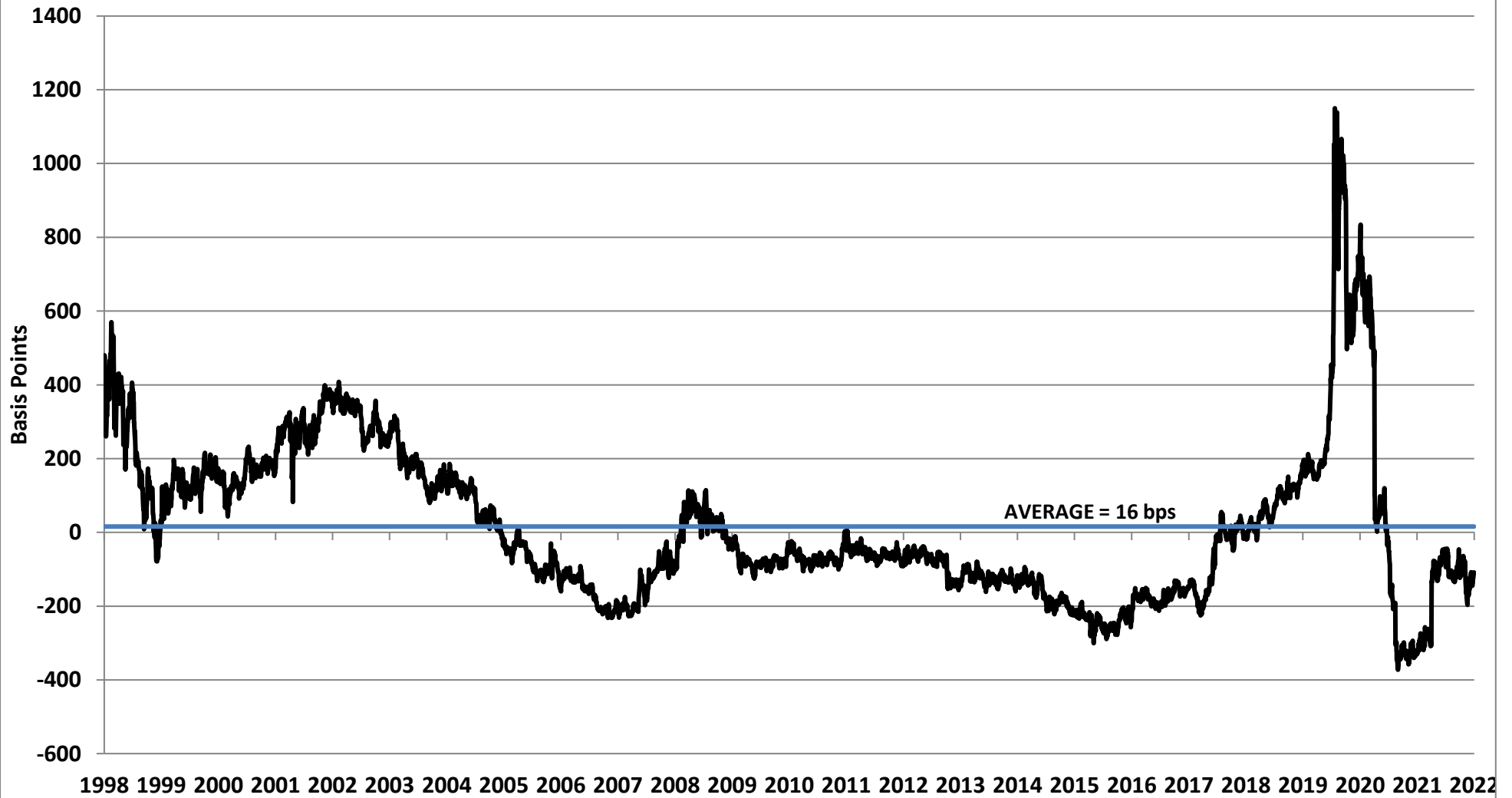
Source: Counterpoint Asset Management

## SA REIT Yields versus Bond Yields



# Yield Differential

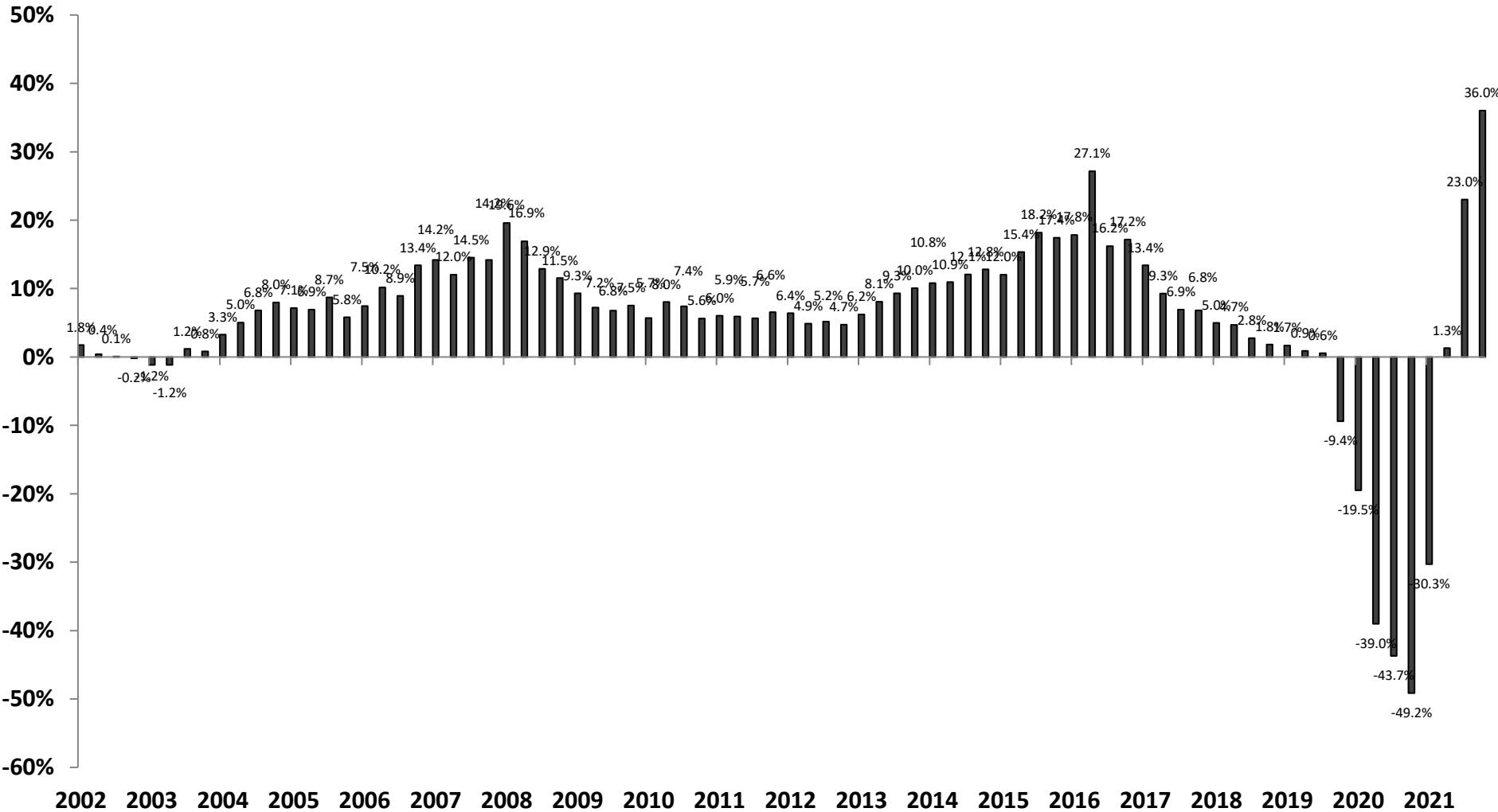
## SA REIT Yield minus Long Bond Yield



Source: IRESS & Counterpoint Asset Management

# SA REITs

## Distribution Growth - Rolling 12 months<sup>1</sup>

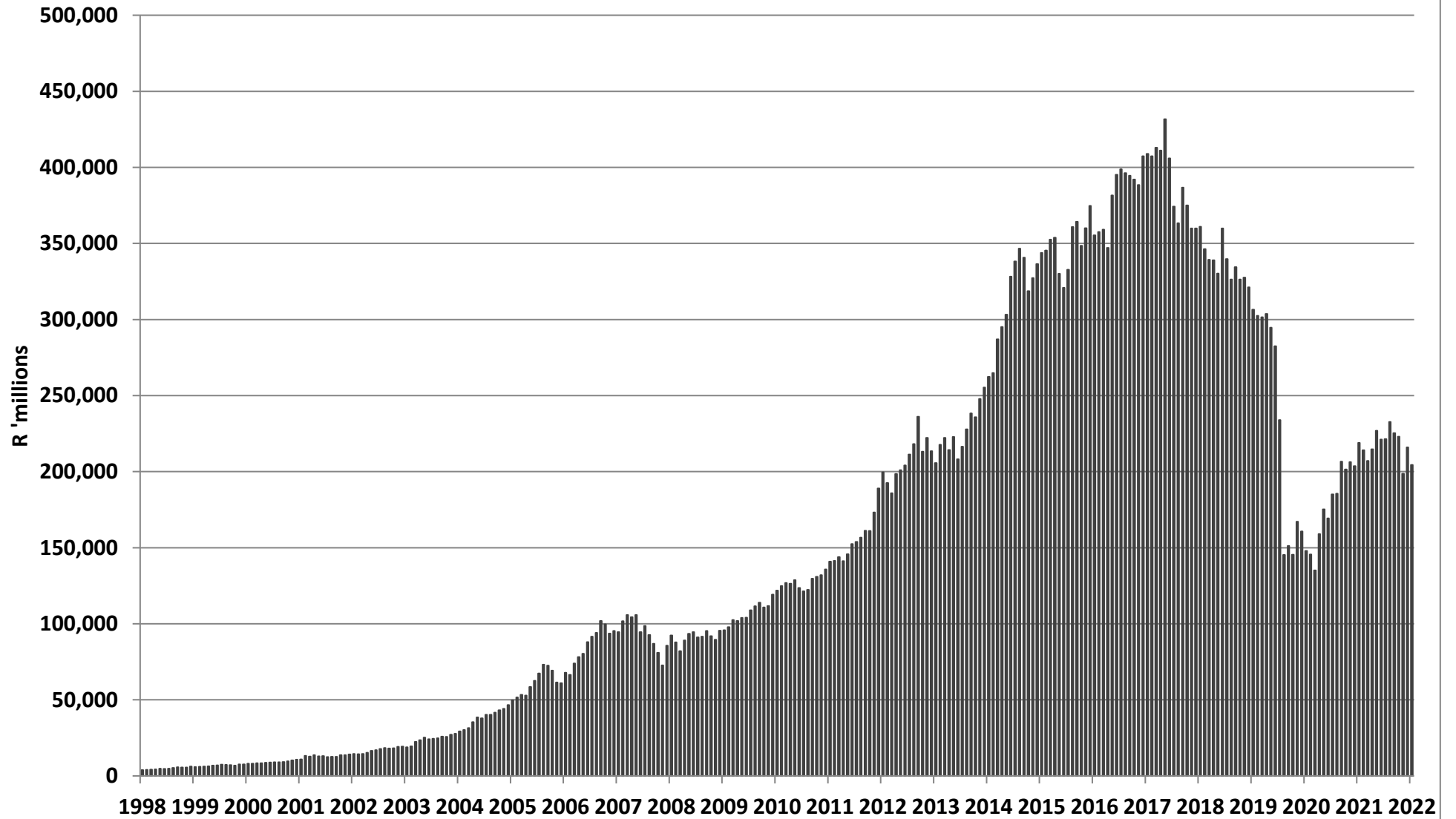


Source: Counterpoint Asset Management

1. Weighted by equity market capitalisation at the end of the period to limit distortions created by significant equity issuance by individual companies

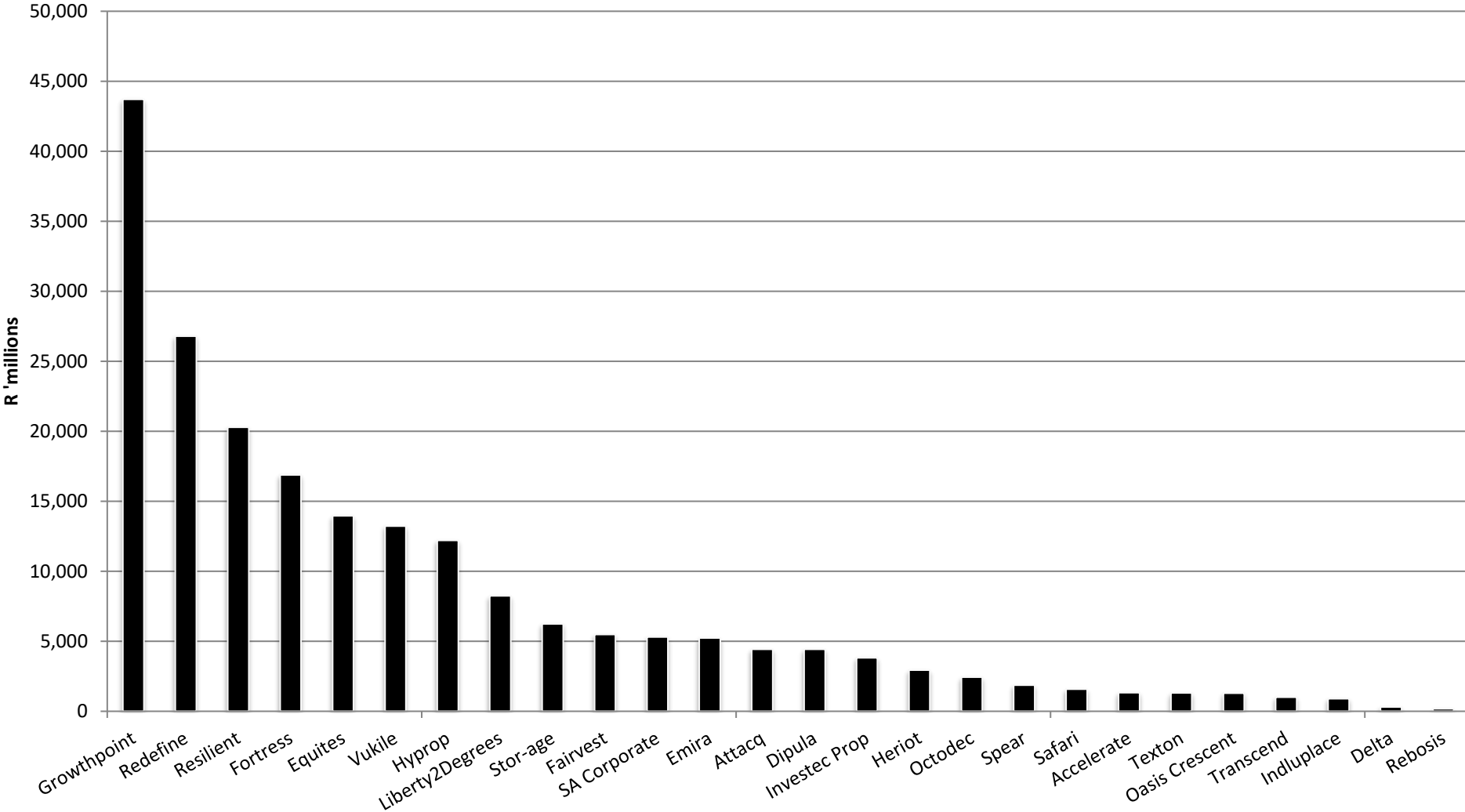


# Market Capitalisation



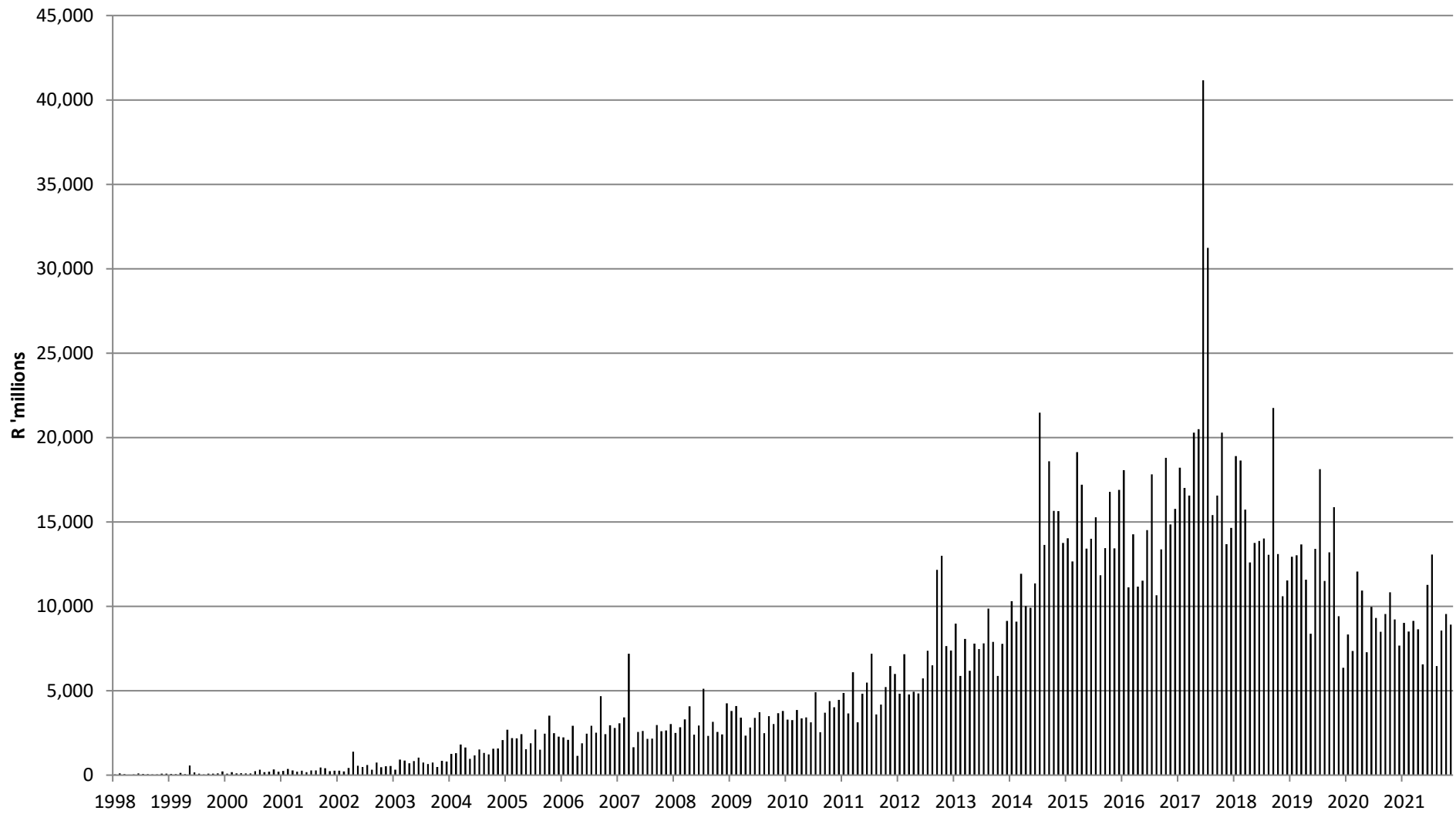
Source: Counterpoint Asset Management

## Market Capitalisation - Publicly Traded SA REITs August 2022



Source: Counterpoint Asset Management

# Monthly value of SA REIT shares traded



Source: IRESS and Counterpoint Asset Management