

AUDITED GROUP RESULTS AND DECLARATION OF THE FINAL DISTRIBUTION FOR THE YEAR ENDED 31 MARCH 2009

CONDENSED INCOME STATEMENT

	Audited year to 31 Mar 2009 (R'000)	Audited year to 31 Mar 2008 (R'000)
Revenue	437,666	390,007
Rental income	389,821	389,821
Straight-line rental income accrual	(4,997)	(6,252)
Dividend income	11,668	6,516
Expenses	92,117	88,705
Administrative expenditure	1,257	1,161
Auditors' remuneration	767	935
Property management Fees	14,558	13,002
Property expenses	56,132	52,517
Service charge	19,403	21,990
Operating income	345,549	301,302
Net finance cost	43,157	40,231
Net income before fair value adjustments	302,392	261,071
Realised deficit / surplus on disposal of investment property	(8)	22,949
Unrealised (deficit) / surplus on evolution of investment rate swap	(33,543)	6,372
Straight-line rental income accrual	4,997	6,252
Unrealised surplus on evolution of investment property	79,991	833,038
Unrealised (deficit) / surplus on evolution of investment in securities	(44,240)	101,941
Net income before taxation	308,633	1,231,763
Taxation	(1,513)	6,662
Earnings	310,146	1,238,425
Number of units in issue ('000)	205,107	205,107
Number of weighted average units in issue ('000)	205,107	196,703
Diluted earnings per unit - cents	151.21	397.27
Earnings per unit - cents	151.21	622.79

RECONCILIATION OF EARNINGS, HEADLINE EARNINGS AND DISTRIBUTABLE EARNINGS

	Audited year to 31 Mar 2009 (R'000)	Audited year to 31 Mar 2008 (R'000)
Earnings	310,146	1,238,425
Realised deficit / surplus on disposal of investment property	64	22,949
Unrealised surplus on evolution of investment property	(79,991)	(833,038)
Unrealised deficit / surplus on evolution of investment in securities	44,240	(101,941)
Straight-line rental income accrual	(4,997)	(6,252)
Taxation	-	6,662
Headline earnings	270,362	267,233
Straight-line rental income accrual	4,997	6,252
Unrealised deficit / surplus on evolution of investment rate swap	33,543	(6,372)
Distribution clawback	-	9,333
Taxation	(1,513)	-
Distributable earnings	307,389	276,736
Headline earnings per unit - cents	133.82	130.43
Weighted average headline earnings per unit - cents	133.82	136.00
Distribution per unit - cents	149.87	134.92
Distributions per unit		
No. 45 of 64.15 cents per unit	-	131,376
No. 46 of 70.77 cents per unit	-	145,160
No. 47 of 70.63 cents per unit	144,868	-
No. 48 of 79.24 cents per unit	162,521	-
307,389	276,736	

CONDENSED BALANCE SHEET

	Audited year to 31 Mar 2009 (R'000)	Audited year to 31 Mar 2008 (R'000)
ASSETS		
Non-current assets		
Investment property	4,576,339	4,426,016
Investment property under development	96,990	72,162
Investment in securities	316,012	360,252
Total non-current assets	4,969,241	4,858,430
Current assets		
Rental and other receivables	33,766	32,373
Other financial assets	-	11,136
Dividend receivable	6,350	6,516
Cash and cash balances	139,815	108,838
Total current assets	179,931	158,863
Total assets	5,149,172	5,017,293
UNIT HOLDERS' FUNDS AND LIABILITIES		
Unit holder's funds		
Unit holder's capital	1,661,838	1,661,838
Non-distributable reserves	2,592,031	2,592,174
Total capital and reserves	4,254,759	4,254,012
Non-current liabilities		
Unsecured borrowings	685,879	562,087
Total non-current liabilities	685,879	562,087
Current liabilities		
Trade and other payables	43,375	51,382
Taxation payable	231	6,662
Other financial liabilities	22,407	-
Unit holders distribution	162,521	145,160
Total current liabilities	228,534	203,204
Total liabilities	914,413	765,291
Total unit holder's funds and liabilities	5,149,172	5,017,293
Net asset value per unit - cents	2,074	2,073
Weighted average net asset value per unit - cents	2,074	2,162

CONDENSED STATEMENT OF CHANGES IN CAPITAL AND RESERVES

	Capital (R'000)	Non-distributable reserve (R'000)	Retained earnings (R'000)	Total (R'000)
Balance as at 31 March 2007	1,281,486	1,632,136	-	2,913,622
Units issued	382,084	-	-	382,084
Units issue cost	(1,742)	-	-	(1,742)
Paid-up distribution	-	9,333	9,333	18,666
Dividends received	-	1,225,041	1,225,041	2,450,082
Transfer to non-distributable reserve	-	957,638	(957,638)	-
Unit holders distribution	-	(276,736)	(276,736)	(553,472)
Balance as at 31 March 2008	1,661,828	2,590,174	-	4,252,002
Earnings	-	310,146	310,146	620,292
Transfer to non-distributable reserve	-	2,757	(2,757)	-
Unit holders distribution	-	(307,389)	(307,389)	(614,778)
Balance as at 31 March 2009	1,661,828	2,592,931	-	4,254,759

CONDENSED CASH FLOW STATEMENT

	Audited year to 31 Mar 2009 (R'000)	Audited year to 31 Mar 2008 (R'000)
Cash generated from operating activities	344,146	300,750
Cash generated from operating activities	16,167	18,992
Interest paid	(62,157)	(63,315)
Dividends received	11,814	-
Net cash inflow from investing activities	(290,026)	(241,830)
Taxation paid	(4,918)	(13,239)
Net cash inflow from operating activities	10,044	1,360
Cash flows from investing activities	(102,859)	(254,030)
Acquisition of investment and development property	-	(258,313)
Proceeds on disposal of investment property	-	96,657
Net cash inflow from investing activities	(102,859)	(161,656)
Cash flows from financing activities	380,132	380,132
Increase in issued capital	323,792	323,792
Increase in borrowings	56,340	-
Net cash inflow from financing activities	380,132	323,792
Net increase in cash and cash equivalents	387,317	60
Cash and cash equivalents at the beginning of the year	108,838	108,838
Cash and cash equivalents at the end of the year	139,815	108,838

NOTES

1. ACCOUNTING POLICIES

This audited report complies with IAS 34 - Interim Financial Reporting, Schedule 4 of the South African Companies Act, the disclosure requirements of the JSE Limited's Listings Requirements and the Collective Investment Schemes Control Act of 2002. The audited report has been prepared using accounting policies that comply with International Financial Reporting Standards. The accounting policies are consistent with those applied in the financial statements for the prior year.

2. PRIMARY OPERATIONAL SEGMENTS FOR THE YEAR ENDED 31 MARCH 2009

	Rental (R'000)	Office (R'000)	Fund (R'000)	Total (R'000)
Rental income	241,770	189,225	-	430,995
Straight-line rental income accrual	699	14,290	-	14,989
Dividend income	11,668	-	-	11,668
Total revenue	252,739	203,515	-	456,254
Expenditure	42,951	27,800	21,366	92,117
Net finance cost	4833	(726)	42,710	46,717
Net operating income	210,621	157,847	(66,022)	302,446
Fair value adjustments	-	-	6,241	6,241
Taxation	-	-	1,513	1,513
Earnings	210,621	157,847	6,241	374,709
Investment and development property	2,579,938	2,143,291	-	4,723,229
Investment in securities	-	-	-	-
Current assets	13,591	18,979	149,363	179,931
Total assets	2,593,529	2,161,570	149,363	4,904,462
Unsecured borrowings	-	-	685,879	685,879
Current liabilities	5,726	27,258	110,829	143,813
Unit holders distribution	-	-	162,521	162,521
Total liabilities	5,726	27,258	859,229	992,213
Total capital and reserves	2,587,803	2,134,312	63,134	4,745,249

3. PRIMARY OPERATIONAL SEGMENTS FOR THE YEAR ENDED 31 MARCH 2008

	Rental (R'000)	Office (R'000)	Fund (R'000)	Total (R'000)
Rental income	218,973	170,850	-	389,823
Straight-line rental income accrual	15,476	(21,728)	-	(6,252)
Dividend income	6,516	-	-	6,516
Total revenue	240,965	149,122	-	390,087
Expenditure	37,860	28,271	22,574	88,705
Net finance cost	(904)	(2,313)	41,448	40,231
Net operating income	204,099	121,366	(66,022)	269,443
Fair value adjustments	-	-	970,552	970,552
Taxation	-	-	6,662	6,662
Earnings	204,099	121,366	977,214	1,302,679
Investment property	2,563,016	1,935,162	-	4,498,178
Investment in securities	360,252	-	-	360,252
Current assets	15,846	22,249	120,768	158,863
Total assets	2,939,124	1,957,411	120,768	5,017,293
Unsecured borrowings	-	-	562,087	562,087
Current liabilities	10,411	29,714	179,199	319,324
Unit holders distribution	-	-	145,160	145,160
Total liabilities	10,411	29,714	886,446	926,671
Total capital and reserves	2,928,713	1,927,697	34,322	4,890,732

4. MAJOR PROFIT GENERATING PROPERTIES

	Rental Income (R'000)	%	Net Income (R'000)	%
Sonnet Mall (100% undivided share)	43,834	14.8%	52,752	14.3%
Vaal Mall (77.8% undivided share)	53,994	12.5%	44,692	12.1%
Harwood Office Park*	52,134	12.1%	46,830	12.7%
The Woodlands Office Park*	50,953	11.9%	42,224	11.5%
Other Properties	210,280	48.5%	181,970	49.4%
Total	430,995	100.0%	368,468	100.0%

*Properties contributing more than 10% to Rental Income

5. BASIS OF PREPARATION AND AUDIT OPINION

The independent auditors, Deloitte & Touche, have issued their opinion on the Group financial statements for the year ended 31 March 2009. The audit was conducted in accordance with International Standards on Auditing. They have issued an unmodified audit opinion. A copy of their audit report is available for inspection at the Fund's registered offices. These audited financial statements have been derived from the Group financial statements and are consistent in all material respects with the Group financial statements.

COMMENTARY

1. REVIEW OF RESULTS AND OPERATIONS

The board of SPiA is pleased to announce an increase in distribution for the year ended 31 March 2009 of 11.1% over that of the prior year. Seen together with a 3.4% growth in the value of the property portfolio, these results demonstrate how strongly the financial performance of the Group has been supported by the economic climate, relative to many other property markets in both developed and emerging economies.

2. PORTFOLIO ACTIVITIES

The major activity in the retail portfolio over the last 12 months has been the installation of back-up generators at Vaal Mall, Sonnet Mall and Harf Mall. Integrated Building Management Systems (IBMS) have been installed at the same time to improve efficiency in energy use and reduce power consumption.

In the office portfolio, activity centred around the Veld Estates development in the 114,000m² Woodlands Office Park. Veld Estates comprises 19,842m² of new office space, with the initial phase of 12,030m² completed and handed over at the end of May 2009. It has been fully lettable by Deloitte & Touche. Negotiations are in progress to let the remaining 7,804m², which is due for completion by July 2009.

3. BORROWINGS

Sycom has an approved facility of R950 million. The facility is subject to renewal in November 2014. At 31 March 2009, R606 million of this facility had been utilised, with 87% of borrowings subject to interest rate swaps, as tabulated below. The weighted average borrowing cost is 10.68%.

Type	Maturity Date	Effective Rate	Value R'000	% of total
SWAP	1 June 2009	9.56%	100,000	14.6%
SWAP	1 June 2011	9.67%	100,000	14.6%
SWAP	1 June 2012	9.24%	100,000	14.6%
SWAP	17 Mar 2014	11.94%	200,000	29.2%
SWAP	9 April 2014	11.63%	100,000	14.6%
			600,000	87.5%
floating	25 November 2014	10.50%	85,819	12.5%
			685,819	100.0%

4. PROPERTY PORTFOLIO EVALUATION

Sycom's property portfolio, excluding Southgate Mall and Value Mart, was independently valued by Quadrant Properties at 31 March 2009, as set out in the table below. The Southgate properties were revalued by One Focus Property Consultants. Increased net rental income compensated for higher capitalisation rates, and the result was a 3.4% increase in the overall value of the portfolio.

Property	Cap Rate 2009	Market Value - Net Operating Income	Value 2009	Cons Lettable Area (% of Property)	Value Net of Reserve
Fourways Crossing	8.75%	333,250	47,231	14,111	14,111
Sonnet Mall	8.25%	689,000	64,531	21,354	21,354
Road Mall	9.00%	329,000	36,255	13,010	13,010
NI City Cape Town	8.50%	378,840	64,795	19,960	19,960
Vaal Mall	8.50%	580,058	49,219	17,130	17,130
Southgate Value Mart	10.00%	196,626	60,010	20,236	20,236
TOTAL		2,529,739	350,066	15,843	15,843
Woodlands Office Park	9.00%	642,480	95,068	16,885	16,885
Harwood Office Park	9.00%	528,000	36,888	14,814	14,814
Adcock Chambers	9.75%	110,800	7,143	1,512	1,512
Riverside Office Park	10.00%	103,300	10,649	8,761	8,761
Georgetown Crescent	9.75%	84,400	6,132	1,371	1,371
Discovery House	8.75%	333,300	23,256	4,805	4,805
1755 House, Cape Town	8.75%	253,000	10,653	14,060	14,060
OFFICES					