

PULSE

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GILLWELL TAXI RETAIL PARK IS 90% LET



Izak Petersen, CEO

Due to open in November 2015 nearing completion. Gillwell Taxi Retail Park is set to feature nearly 80% national retailers and is anchored by Game and Shoprite.

The 22,260m² two level shopping centre is being developed for Dipula by Isibonelo Property Services and Eris Property Group, in Buffalo City East London.

The City, which owns the land, has fully endorsed the Gillwell Taxi Retail Park, which opens for trading in November 2015.

Besides being a “tailor-made” retail asset for Dipula and meeting its strategy of acquiring quality shopping centres in targeted areas, Gillwell Taxi Retail Park is also set to play a positive role in the surrounding community. It will formalise the nodes currently widely dispersed retail offering, creating a one-stop modern centre in the heart of the lively East London CBD, complementing and strengthening the node.

Transport in the city will also get a boost thanks to the development of Gillwell Taxi Retail Park as improvements will be made to the road around the centre, enhancing the CBD as a destination even further. The lowest level of the shopping centre will be a formalized taxi rank which has been endorsed by all the local and regional taxi operators and associations.

Izak Petersen, CEO of Dipula, says: “Gillwell is indeed unique in that it integrates public transport and

retail in a manner never before seen in East London,” he says.

In addition, various initiatives are being considered, paying special attention to co-operation between hawkers, taxi associations and the Centre. Taxis will link the centre with commuters routes from various parts of East London and surrounding towns as far away as the former Transkei, Bisho and Queenstown.

The centre is also located within walking distance from many key government departments including the magistrate court. It is also close to the train station, harbour and the Mercedes Benz factory – the largest employer in East London.

Gillwell Taxi Retail Park will also serve the growing student population of nearby educational institutions including the University of Fort Hare, Nelson Mandela Bay Metropolitan University, Unisa and various schools and colleges in and around East London.



MORE LEASING SUCCESSES

Dipula notched up good leasing progress yet again this quarter, improving its portfolio occupancies and attracting several top quality tenants to its portfolio. Leases for over 30,000m² were signed and negotiations are advanced for around 7,000m². This far outstrips the 11,000m² of space vacated during the period.

Adding to the quality of our tenants we secured leases with:

- Barloworld
Malvern
- Net 1 Financial
Bok Street Welkom, Standard Bank
Mafikeng & Ellerines Kuruman
- Chicken Licken
Atlas Road
- Afrigle IT Innovations
289 Granville Road
- OBC
Hammanskraal
- Lifestyle Furniture's
31 & 33 3rd Street Springs
- Build It
Buffalo Corner East London
- City Express
Hammanskraal and Carletonville
- SA Electron
Humcor Alberton

CAPITAL CONVERSION IS SUCCESSFULLY COMPLETED

From 20 July 2015, Dipula introduced a new capital structure, converting from the previous linked unit structures to the simpler ordinary share structure, for both its A and B shares.

Izak Petersen, CEO of Dipula Limited comments: "The new capital structure represents several distinct benefits for Dipula such as aligning the company's capital structure with the internationally recognised REIT structures. It also simplifies the tax and accounting reporting for investors and the company alike and represents best practice".

PORTFOLIO IMPROVING, REVAMPS AND EXTENSIONS

Adding value to its existing assets, Dipula is redeveloping two of its properties east of Johannesburg. Construction on both began in July and is expected to be completed in November 2015.

On Atlas Road in Boksburg, Dipula is undertaking phase 2 of the redevelopment, after securing SARS for phase 1. Phase 2 involves the construction of a Chicken-Licken drive-through as well as the upgrade of 1400m² of office space.

The second project involves the modernisation and extension of Pick n Pay Ivory Park, in Tembisa. In addition to the grocery store expansion, Pick n Pay will also open a brand new liquor store. Given the exceptional trading densities that are being achieved at this store, the improvements are expected to further increase the foot count and add value to the property.



KEY ASSET NOW TRANSFERRED

UMzimkhulu Shopping Centre in KwaZulu-Natal and Corporate Industrial Park in Limpopo both transferred into Dipula's portfolio in June, boosting it with a further R336 million of assets.

The 15,725m² Umzimkhulu Mall is located in rural KwaZulu-Natal. Dipula acquired the popular shopping centre for R193 million. It features 88% national tenants. Umzimkhulu Mall has an average lease period of three years and

average rentals of R107 m². It was acquired at a 10% cap rate with additional bulk which could come in handy to defend against any competing centres.

Corporate Industrial Park in Polokwane, which Dipula acquired for R143 million, comprises 28,125m² of modern industrial units occupied by 58% national tenants. This industrial park is fully-occupied, with an average lease period of 2.5 years. The average rental is R47 m². This was also acquired at a 10% cap rate and with additional bulk.



YEAR END TIMETABLE

Release results: Wednesday, 11 November 2015

Results presentation: Thursday, 12 November 2015

Last date to trade cum dividend: Friday 27 November 2015

Securities trade ex dividend: Monday, 30 November 2015

Record date: Friday, 4 December 2015

Payment date: Monday, 7 December 2015

BROKER LEASING REWARD

Date launched: July 2015

Amount: R100 000

Details: Highest value in deals over a 6 month period

