

Audited results and distribution declaration for the twelve months ended 30 September 2000

Income statement for the periods ended	12 months 30 September 2000 R000	12 months 30 September 1999 R000
Revenue/Turnover	200 910	184 169
Operating expenses	(48 210)	(48 837)
Operating profit	152 700	135 332
Financing income	17 360	29 432
Profit before exceptional items	170 060	164 764
Exceptional items	1 713	(9 106)
- (Loss) on disposal of fixed property company	0	(9 936)
-Profit on disposal of fixed properties	1 713	830
Net profit for the year	171 773	155 658
Number of units in issue	588 442 336	588 442 336
Earnings per unit (cents)	29.19	26.45
Headline earnings per unit (cents)	29.19	26.45
Distributions per unit (cents)	28.90	28.00
-interim paid	14.00	13.90
-final declared	14.90	14.10
Balance Sheet as at	30 September 2000 R000	30 September 1999 R000
ASSETS		
Non-current assets		
Investment properties, plant and equipment	963 009	938 821
Total non-current assets	963 009	938 821
Current assets	167 093	183 308
Trade and other receivables	21 133	26 138
Cash resources	145 960	157 170
TOTAL ASSETS	1 130 102	1 122 129
LIABILITIES		
Current liabilities	118 659	112 400
Trade and other payables	18 240	18 307
Provision for maintenance	12 741	11 123
Distributions payable	87 678	82 970
Unitholders' funds	1 011 443	1 009 729
TOTAL LIABILITIES AND UNITHOLDERS' FUNDS	1 130 102	1 122 129

Cash flow statement for the periods ended	12 months September 2000 R000	12 months September 1999 R000
Cash flow from operating activities		
Cash generated by operations	159 423	133 951
Interest received	17 360	29 432
Distributions paid	(165 352)	(158 742)
	11 431	4 641
Cash flow from investing activities		
Proceeds from disposal of fixed property	7 430	26 468
Proceeds from disposal of fixed property companies	0	2 988
Additions to fixed property	(30 071)	(45 940)
	(22 641)	(16 484)
Net decrease in cash and cash equivalents	(11 210)	(11 843)
Cash and cash equivalents at the beginning of the period	157 170	169 013
Cash and cash equivalents at the end of the period	145 960	157 170

Statement of changes in unitholder's funds	September 2000 R	September 1999 R
Non-distributable reserves		
Balance at beginning of period	109 171	118 277
(Loss) on sale of fixed property companies	0	(9 936)
Profit on sale of properties held by fixed property companies	1 713	830
Balance at end of period	110 884	109 171
Distributable reserves		
Balance at beginning of period	16	16
Profit for the period	171 773	155 658
Transfer to non-distributable reserves	(1 713)	(830)
Transfer from non-distributable reserves	0	9 936
Distributions paid	(170 060)	(164 764)
Balance at end of period	16	16
Distributions		
Interim paid	82 382	81 794
Final declared	87 678	82 970
	170 060	164 764

Comments

1 Net distributable income

Allan Gray Property Trust's net distributable income for the financial year amounted to 28,9 cents per unit, an increase of 3 percent over last year's earnings of 28,0 cents. This result is an improvement on the forecast of flat earnings made in the annual report.

Net property income after allowing for sales and new capital spent increased by 15 percent over last year. In the last six months of the year distributable income of 14,9 cents per unit was 6,4 percent better than the corresponding period 1999. The lower cash balances coupled with lower interest rates caused a decline in interest earnings of 2,3 cents per unit for the full year.

2 Vacancy levels

Vacancy levels in terms of rentable area at 30 September were as follows (percent):

Sector	2000	1999
Office Blocks	6	6
Retail	4	3
Industrial	0	1
Other	0	0
Total	4	4

By value the vacancies also equate to 4 percent of potential rental income. This is slightly higher than the 3 percent level at mid-year.

Half of the office vacancies remain at Melhof in Braamfontein, but only amount to a quarter of the vacancies by value in this category. Prospects for letting this space are poor. Delmat House in Westville has a vacancy of 27 percent or about a quarter of the total by value. This space is anticipated to be let late in the year.

In the retail sector the vacancies remain concentrated at Northmead Mall and Bruma Boardwalk. Centurion Centre also suffered a vacancy following the John Orrs' liquidation. However, this space has been relet and will contribute to income from 2001.

3. Changes to the portfolio

During the year the following properties were sold:

Name of Property	Location	Sector	Net Price R000	percent of valuation	Book Value R000	Capital Profit R000
Elliot Afrovan	Durban	Industrial	5 000	106	4 493	507
SAPS	Johannesburg	Specialised	2 300	133	1 000	1 206
Total						1 713

Capital commitments at year end were R38,925 million leaving a free capital balance of R21,746 million.

The major new capital projects under way are:

Bedford Gardens Hospital:	a R25,7 million extension to the hospital. A twenty year lease is in place at an initial 12% yield with 11% per annum escalations;
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Kenilworth Centre

a further R21,3 million extension adding structured parking and additional retail elements at an anticipated 11,5% initial yield. This further builds on the successful repositioning of the centre that has seen a significant increase in the number of shoppers and sales densities

These projects are earnings enhancing with initial yields above current interest rates.

4. Sectoral Spread

The portfolio, as valued by Rode and Associates cc at 30 September 2000, comprises the following:

Sector	R million	cents/unit	2000	Forward EY	1999
Office Blocks	320	54	26%	13.3%	26%
Retail	726	123	59%	14.5%	56%
Industrial	92	16	8%	15.7%	8%
Other	63	11	5%	12.9%	4%
Total Property	1 201	204	98%	14.2%	94%
Cash Resources	22	4	2%		6%
	1 223	208	100%		100%

The valuation is four percent higher than that of last year. The market rating of the property portfolio in terms of the forward earnings yield has remained constant at 14,2 percent.

5. Year 2000 Compliance

No problems occurred with the advent of the year 2000.

6. Prospects

Budgeted net rental growth of the underlying property portfolio shows an increase of approximately 9 percent. Interest income will however again be lower as cash funds are invested in properties. Should the budget expectations be met, the distribution for the year to September 2001 will be approximately 31 cents per unit.

Distribution announcement

Notice is hereby given of distribution no. 35 of 14,9 cents per unit for the six months ended 30 September 2000. The distribution will be payable to unitholders registered at the close of business on Friday, 10 November 2000. On 24 November distributions will, where applicable, be electronically transferred to unitholders' bank account. In the absence of suitable mandates in this regard, distribution cheques, post-dated to 24 November 2000 will be posted to unitholders on 17 November 2000.

By order of the Board

Allan Gray Property Trust Management Limited
(Reg No 1983/003324/06)

25 October 2000

Transfer Secretaries Mercantile Registrars Limited 11 Diagonal Street Johannesburg 2001	Secretary and registered office Domayne Property Managers (Proprietary) Limited 5 th Floor, 15 Baker Street, Rosebank Johannesburg, 2196 (PO Box 1455 Saxonwold, 2132)
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