

**Interim results and distribution declaration for  
the six months ended 31 March 2000**

	<b>Unaudited Six months ended 31 MARCH 2000 R000</b>	<b>Unaudited Six months ended 31 MARCH 1999 R000</b>
<b>Income Statement</b>		
Net rental income from properties	76 899	69 673
Interest received from total funds available	8 630	14 482
	85 529	84 155
Service charge and sundry costs	(3 147)	(2 363)
	82 382	81 792
Net distributable income	82 382	81 792
Net distribution income per unit	14.00	13.90
Interim distribution	14.00	13.90
Units in issue (000)	588 442	588 442
	<b>R000</b>	<b>R000</b>
<b>Balance Sheet</b>		
<i>Capital employed</i>		
Capital and reserves	1 010 937	1 025 986
	1 010 937	1 025 986
<i>Employment of Capital</i>		
Investment in property	949 836	930 801
Net current assets	61 101	95 185
	1 010 937	1 025 986
	1 010 937	1 025 986

## Comments

### 1. Net distributable income

Allan Gray Property Trust's net distributable income for the first six months of the financial year amounts to 14,0 cents per unit, in line with the forecast made in the Annual Report, and 1,5% better than the comparable period last year. The forecast for the full year of 28.0 cents per unit should be achieved.

The underlying property portfolio has shown pleasing net rental growth of 10.1% over the first half of last year and 6,6% over the previous six months. As previously explained to unitholders the lower cash balances coupled with the steep fall in interest rates would cause a decline in interest earnings for this year. The effect of this has been a 1.7 cents per unit decline in interest earned compared with the first half of last year

### 2. Vacancy levels

Vacancy levels by area at 31 March were as follows (percent):

<b>Sector</b>	<b>March 2000</b> %	<b>Sept 1999</b> %
Office Blocks	5.0	6.1
Retail	3.4	3.7
Industrial	0.3	1.3
Other	0.0	0.0
<b>Total</b>	<b>3.1</b>	<b>3.7</b>

By value the vacancies also equate to 3 % of potential rental income, a decrease from 4% at the end of September 1999.

### 3. Changes to the portfolio

Outstanding capital commitments at 31 March 2000 are R51,3 million leaving a free capital balance of R19,9 million.

The major new capital projects are:

Centurion Centre :

a R4,8 million reconfiguration and refurbishment project at an anticipated 13,4% initial yield.

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

Agreement has been reached for the sale of the premises occupied by Elliot International in Springfield Park, Durban for a net price of R5,0 million. This compares with a cost of R4,5 million and the September 1999 valuation of R4,7 million. Transfer should occur before year end.

Various other sales are under consideration in the ongoing strategy of improving the quality of the portfolio.

#### **4. Pending litigation**

Unitholders were advised that the legal proceedings brought against, amongst others, Allan Gray Property Trust Management Limited by a joint undivided property owner of two of the properties previously forming part of the Mainpro portfolio were dismissed with costs. The applicants had intimated that they intended to seek leave to appeal the judgements. No such leave was ultimately sought and the matter is now closed.

#### **5. Distribution announcement**

Notice is hereby given of distribution no. 34 of 14,0 cents per unit for the six months ended 31 March 2000. The distribution will be payable to unitholders registered at the close of business on Friday, 12 May 2000. On 26 May distributions will, where applicable, be electronically transferred to unitholders' bank accounts. In the absence of suitable mandates in this regard, distribution cheques, post-dated to 26 May 2000 will be posted to unitholders on 19 May 2000.

#### **By order of the Board**

Allan Gray Property Trust Management Limited

(Reg No 1983/003324/06)

#### **Transfer Secretaries**

Mercantile Registrars Limited  
11 Diagonal Street  
Johannesburg  
2001  
26 April 2000

Directors: WJC Mitchell (Chairman), JD Rainier (Managing Director), B Azizollahoff, DM Nurek, WT Fairhead, M Herdman, S Shaw-Taylor, WM Kirchmann, GGL Leissner