GROWTHPOINT
PROPERTIES

CONDENSED UNAUDITED RESULTS
FOR THE SIX MONTHS ENDED 31 DECEMBER 2016

Highlights

95.0 CENTS
6.1% GROWTH
dividend per share

R2.7 BILLION
TOTAL DISTRIBUTABLE INCOME 10% growth HY16 to HY17

5.4%
RSA VACANCIES
down from 5.7% FY16

36.7%
GROUP LTV
Gearing remains below 40%

R120.4 BILLION
Group property assets

27.1%
RSA TOTAL EXPENSE TO INCOME RATIO
Expenses under control 27.2% FY16

Commentary

INTRODUCTION

Growthpoint is the largest South African primary listed REIT with a quality portfolio of 473 directly owned properties in South Africa valued at R77.0 billion, as well as three equity-accounted investments, with our share of properties valued at R12.2 billion of which the V&A Waterfront is the largest at R8.0 billion. Growthpoint acquired a 26.9% stake in London Stock Exchange (AIM)-listed Globalworth Real Estate Investments (Globalworth) during the period, with our share of properties valued at R3.8 billion. In addition, Growthpoint has a 64.3% interest in Growthpoint Properties Australia (GOZ), which owns 59 properties in Australia valued at R31.6 billion.

The company's objective is to grow and nurture a diversified portfolio of quality investment properties, providing accommodation to a wide spectrum of users and delivering sustainable income distributions and capital appreciation, optimised by effective financial structures. Effectively, net property income received by the property portfolios of South Africa (RSA) and GOZ, including interest received, the distributable income received from the equity-accounted and listed investments, less operating costs, interest on debt and normal taxation, is distributed to shareholders bi-annually. Growthpoint's distributions are based on sustainable income generated from rentals.

Growthpoint is included in the JSE ALSI Top 40 Companies Index, with a market capitalisation of R73.3 billion at 31 December 2016 (HY17). Over this period, on average, more than 147.2 million shares traded per month (HY16: 155.4 million). The monthly average value traded was R3.8 billion (HY16: R3.9 billion). This makes Growthpoint the most liquid and tradable way to own commercial property in South Africa.

Excluding the equity-accounted investments, the South African portfolio represents 70.9% of the property portfolio by value and 83.7% by gross lettable area (GLA), and is well diversified in the three major sectors of commercial property, being retail, office and industrial. The bulk of the value of the South African properties is situated in strong economic nodes within the major metropolitan areas.

For the period under review net asset value of the Group increased by 0.7% to 2 495 (FY16: 2 477) cents per share.

GROWTH IN DISTRIBUTIONS

Growthpoint delivered growth in distributions per share for HY17 of 6.1% and has declared an interim dividend of 95.0 cents per share for the six months ended 31 December 2016. This growth is in excess of the guidance given to the market in the FY16 results of between 5.0% and 6.0%.

In Rand terms distributions increased by R244 million or 10.0% to R2 688 million and is supported by a solid performance from the South African portfolio, especially the V&A Waterfront.

The increase in distributions was further enhanced by the investment in GOZ, where a currency hedging strategy led to distributions from GOZ being received at an average rate of R10.79:AUD1 compared to R10.28:AUD1 for HY16.

BASIS OF PREPARATION

The condensed consolidated interim financial statements are prepared in accordance with International Financial Reporting Standard, IAS 34 *Interim Financial Reporting*, the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee and Financial Pronouncements as issued by Financial Reporting Standards Council and the requirements of the Companies Act of South Africa. The accounting policies applied in the preparation of these interim financial statements are in terms of International Financial Reporting Standards and are consistent with those applied in the previous annual financial statements. Mr G Völkel (CA(SA)), Growthpoint's Financial Director, was responsible for supervising the preparation of these condensed consolidated interim financial statements. These condensed consolidated interim financial statements have not been reviewed or audited by Growthpoint's independent external auditors.

GROWTHPOINT PROPERTIES AUSTRALIA (GOZ)

The investment in GOZ has been accounted for in terms of IAS 21 *The Effects of Changes in Foreign Exchange Rates*. The statement of financial position includes 100% of the assets and liabilities of GOZ, converted at the closing exchange rate at HY17 of R9.90:AUD1 (FY16: R11.04:AUD1).

The statement of profit or loss and other comprehensive income also includes 100% of the revenue and expenses of GOZ, which were translated at an average exchange rate of R10.55:AUD1 for HY17 (HY16: R9.84:AUD1).

The resulting foreign currency translation difference is recognised in other comprehensive income. A non-controlling interest was raised for the 35.7% (FY16: 34.5%) not owned by Growthpoint.

A deferred tax liability of R1.9 billion (FY16: R2.1 billion) is included in the statement of financial position. This relates to capital gains tax payable in Australia if Growthpoint were to sell its investment in GOZ. Included in normal tax in the statement of profit or loss and other comprehensive income, is R67 million (HY16: R33 million) that relates to withholding tax paid on the distributions received from GOZ.

V&A WATERFRONT AND OTHER EQUITY-ACCOUNTED INVESTMENTS

The investments in the V&A Waterfront and the other joint ventures have been accounted for in terms of IFRS 11 *Joint Arrangements*. The equity-accounting method was used, whereby the Group's share of the profit or loss and other comprehensive income of these investments were accounted for.

Retail operations at the V&A Waterfront performed well where 17.0% growth in sales was recorded with a contributing factor being the weaker Rand, for the first half of the calendar year, which afforded tourists the opportunity to spend more. Included in the HY17 finance income, is R256 million income from the V&A Waterfront, compared to distributable income for HY16 of R217 million.

NET PROPERTY INCOME

Gross revenue increased by 10.4% for HY17 compared to HY16. The South African operations increased revenues by 5.1% compared to HY16. The GOZ operations increased revenues by 31.7% as a result of the acquisition of the GPT Metro Office Fund (GMF).

The ratio of property expenses to revenue for the Group remained at 21.3% at HY17 (HY16: 21.3%). For RSA the ratio increased to 23.7% from 23.5% at HY16.

Best practice recommendations were issued by the SA REIT Association outlining the need to provide consistent presentation and disclosure of relevant ratios in the SA REIT sector. This will ensure information and definitions are clearly presented, enhancing comparability and consistency across the sector. Below are the Group cost-to-income ratios, set out in three different ways to comply with these best practice recommendations.

	HY17 %	HY16 %
Property cost-to-income ratios		
Gross cost-to-income ratio	**31.19**	31.51
Net cost-to-income ratio	**16.82**	16.49
Cost-to-income ratio based on IFRS reported figures	**21.30**	21.28
Operating cost-to-income ratios		
Gross cost-to-income ratio	**3.52**	3.07
Net cost-to-income ratio	**3.79**	3.26
Cost-to-income ratio based on IFRS reported figures	**3.79**	3.26
Total cost-to-income ratios		
Gross cost-to-income ratio	**34.71**	34.58
Net cost-to-income ratio	**20.82**	19.95
Cost-to-income ratio based on IFRS reported figures	**25.09**	24.55

FAIR VALUE ADJUSTMENTS

The revaluation of properties in South Africa and GOZ resulted in an upward revision of R1.6 billion (1.4%) to R108.7 billion for investment property (including investment properties classified as held for sale). This was mainly due to an increase in future contractual rental. Interest-bearing borrowings and derivatives were fair valued using the swap curve at HY17, resulting in a decrease of R547 million in the overall liability. Losses of R70 million and R287 million were realised on the settlement of interest rate swaps by GOZ and the South African operations respectively.

These fair value adjustments, together with the other non-distributable items such as capital items, non-cash charges, deferred taxation and the net effect of the non-controlling interest's portion of the non-distributable items were transferred to the non-distributable reserve.

FINANCE COSTS

Finance costs increased by 3.0% to R1 254 million (HY16: R1 217 million). These outflows were somewhat negated by the proceeds from the Distribution Re-Investment Plans (DRIPs) offered by Growthpoint. The weighted average interest rate for RSA borrowings was 9.2% (7.6% including Euro debt and AUD and EUR cross currency interest rate swaps (CCIRS)) (HY16: 9.0%). The weighted average maturity of debt remained at 2.7 years (HY16: 2.7 years). Finance costs for GOZ increased by 37.3% from R212 million in HY16 to R291 million in HY17, mainly due to the GMF transaction. The interest cover ratio, whereby the income from the equity-accounted investments and listed investments are included in the operating profit, remained at 3.4 times at HY17 (HY16: 3.4 times).

FINANCE INCOME

Finance income decreased by 4.9% to R311 million (HY16: R327 million).

ACQUISITIONS AND COMMITMENTS

Growthpoint RSA acquired five office properties for R1.2 billion, which included two hospitals worth R1.1 billion for the Healthcare Fund in pursue of Growthpoint's fund management strategy.

Development and capital expenditure for RSA amounting to R1.1 billion (HY16: R1.2 billion) relates to various projects undertaken during the period, of which the Discovery Head Office accounted for R371 million. GOZ acquired six office properties for R5.0 billion (AUD479.4 million) as part of the GMF transaction and incurred development expenditure amounting to R318 million (AUD29.5 million) in respect of an office property development situated at 211 Wellington Road, Mulgrave, Victoria. Other development and capital expenditure for GOZ amounting to R76 million (AUD7.2 million) relates to various projects undertaken during the period.

Growthpoint RSA has commitments outstanding in respect of developments amounting to R1.8 billion (HY16: R1.8 billion) of which the Discovery Head Office (55% share) of R697 million is the largest, followed by the Exxaro Head Office and AECOM in Centurion at R550 million and then Draper on Main at R123 million. Further commitments in respect of property acquisitions amount to R582 million (HY16: R231 million).

GOZ has commitments of R218 million (AUD22.0 million) which includes a commitment to fund the development of 1 Charles Street, Parramatta, New South Wales, for an amount of R59 million (AUD6 million).

Development and capital expenditure at the V&A Waterfront amounted to R312 million (HY16: R266 million) for the period. Growthpoint's share of the V&A Waterfront's commitments outstanding at HY17 amounted to R364 million (HY16: R706 million), which relates to Battery Parkade, Silo number 6 (Radisson Red Hotel), Silo number 3 (residential for sale) and other commitments amounting to R85 million.

ACQUISITION OF GLOBALWORTH

On 20 December 2016, Growthpoint RSA acquired a 26.9% stake in the London Stock Exchange (AIM)-listed Globalworth, which is classified as an associate, for a consideration of R2.7 billion (€186.4 million).

Globalworth owns a EUR1 billion property portfolio consisting of mostly modern A-grade offices, industrial properties, a residential property complex as well as developments. Its portfolio is concentrated in Bucharest and one in Timisoara, Romania and is underpinned by Euro denominated leases with many multinational business brands.

This acquisition was funded by loans of €100.0 million and CCIRS of €86.4 million at a weighted average term of 4.2 years. The Euro-based interest rates are fixed for a weighted average term of 9.9 years at a weighted average all-in cost of 2.6%.

Transaction costs to date have been treated as part of the investment in the associate. A notional bargain purchase of R80 million has been identified as a result of this investment, and is included in equity-accounted investments – net of tax.

The Group's share of the results in Globalworth and its aggregated assets and liabilities are shown below:

	Six months ended 31 December 2016[1] Rm
Assets	17 808
Liabilities	7 463
Revenue	–
Share of profit	80
Percentage held	26.9%

DISPOSALS AND HELD-FOR-SALE ASSETS

Growthpoint RSA disposed of seven properties in the current period (HY16: six) for R259 million (HY16: R626 million) with a collective R85 million (HY16: R27 million) profit on cost achieved. GOZ disposed of five industrial properties for R1.6 billion (AUD151.6 million).

At HY17, four RSA properties (HY16: eight) valued at R968 million (HY16: R394 million) and one Australian property valued at R102 million (AUD10.3 million) were classified as held-for-sale assets.

ARREARS

Total RSA arrears at HY17 amounted to R82.8 million (HY16: R68.2 million) with a provision for bad debts of R34.2 million (HY16: R26.5 million). Total RSA bad debt expenses amounted to R12.0 million (HY16: R7.2 million).

VACANCY LEVELS

At HY17, the total m² of Growthpoint's portfolio and vacancy levels expressed as a percentage of GLA were:

	GLA		Vacancy	
	m²	m²	%	%
	HY17	HY16	**HY17**	HY16
Retail	**1 422 121**	1 408 468	**2.6**	2.5
Office	**1 759 080**	1 804 820	**6.9**	7.6
Industrial	**2 273 094**	2 243 707	**6.0**	4.2
RSA total	**5 454 295**	5 456 995	**5.4**	4.9
V&A Waterfront (50%)	**217 920**	206 497	**1.1**	1.3
GOZ	**1 065 623**	1 085 041	**0.5**	0.8
Total/average %	**6 737 838**	6 748 533	**4.5**	4.1

Vacancies have improved in the office sector, while vacancies across the retail and industrial sectors have increased. Tenant retention remains a priority and is being facilitated through various initiatives including the UNdeposit and SmartMove campaigns, which continue to gain significant traction.

EQUITY RAISED

During the period under review, Growthpoint issued 44.0 million shares and raised R1.1 billion through the DRIP programme. The equity raised from the DRIP was utilised to finance Growthpoint's investment activities.

BORROWINGS AND NET WORKING CAPITAL

At HY17, the consolidated loan-to-value ratio (LTV), measured by dividing the nominal value of interest-bearing borrowings (net of cash) by the fair value of property assets, including investment property held for sale, plus the equity-accounted investments and the listed investments, was 36.7% (HY16: 32.4%). The higher LTV relates directly to the Globalworth investment being debt funded. Growthpoint has consistently applied its policy on fair

[1] *The initial accounting for this acquisition was not completed at the time the condensed financial statements were authorised for issue, and is therefore labelled as pro forma.*

value measurement in respect of long-term interest-bearing loans and derivatives and there has been no change in valuation techniques, nor have there been any transfers between level 1, level 2 and level 3 during the period under review.

Growthpoint has unutilised committed bank facilities in RSA amounting to R3.5 billion and in Australia of R2.9 billion (AUD292 million) which provides assurance that it will be able to meet its short-term commitments which exceeded current assets by R4.6 billion at HY17 (FY16: R1.4 billion).

CHANGE IN DIRECTORATE

There have been no changes in directorate during the period under review.

EVENTS AFTER THE REPORTING PERIOD

In line with IAS 10 *Events after the Reporting Period*, the declaration of the dividend occurred after the end of the reporting period, resulting in a non-adjusting event that is not recognised in the financial statements. The R242 million for linked unitholders for distribution in the statement of financial position (HY17) relates to the NCI's portion of the GOZ distribution.

PROSPECTS

Property and economic fundamentals in RSA remain weak with further weakness anticipated. The contribution to distributable income from both the V&A Waterfront and GOZ is expected to be consistent but the unhedged portion of the GOZ income could be negatively impacted by further ZAR strength. The Globalworth transaction will be accretive to earnings for the second half of FY17. Given the negative outlook for RSA, coupled with the volatility of the ZAR, the Growthpoint Board is of the view that the dividend growth for FY17 will remain similar to that achieved for HY17.

This forecast has not been subject to audit or review by the company's independent external auditors.

INTERIM DIVIDEND WITH THE ELECTION TO REINVEST THE CASH DIVIDEND IN RETURN FOR GROWTHPOINT SHARES

Notice is hereby given of the declaration of the final dividend number 62 of 95.00000 cents per share for the period ended 31 December 2016. Shareholders will be entitled to elect to reinvest the net cash dividend, in return for Growthpoint shares (share alternative), failing which they will receive the net cash dividend in respect of all or part of their shareholdings. The entitlement of shareholders to elect to participate in the share re-investment alternative is subject to the Board, either itself or through a Board sub-committee appointed to set the pricing and terms of the share re-investment alternative, having the discretion to withdraw the entitlement to elect the share re-investment alternative should market conditions warrant such action. A withdrawal of the entitlement to elect the share re-investment alternative would be communicated to shareholders before the publication of the finalisation announcement on Monday, 13 March 2017.

Other information:

- Issued shares at 31 December 2016: 2 802 007 024 ordinary shares of no par value (net of treasury shares).
- Income Tax Reference Number of Growthpoint: 9375/077/71/7.

Shareholders are advised that the dividend meets the requirements of a "qualifying distribution" for the purposes of section 25BB of the Income Tax Act, No. 58 of 1962 (Income Tax Act). The dividends on the shares will be deemed to be taxable dividends for South African tax purposes in terms of section 25BB of the Income Tax Act.

Fractional entitlements to shares

Trading in the Strate environment does not permit fractions and fractional entitlements. Where a shareholder's entitlement to shares in relation to the share re-investment alternative gives rise to a fraction of a new share, such fraction will be rounded down to the nearest whole number, resulting in an allocation of whole shares and a cash payment for the fraction.

Tax implications for South African resident shareholders

Dividends received by or accrued to South African tax residents must be included in the gross income of such shareholders and will not be exempt from the income tax in terms of the exclusion to the general dividend exemption contained in section 10(1)(k)(i)(aa) of the Income Tax Act, because they are dividends distributed by a REIT. These dividends are however exempt from dividend withholding tax (Dividend Tax) in the hands of South African resident shareholders provided that the South African resident shareholders have provided to the Central Securities Depository Participant (CSDP) or broker, as the case may be, in respect of uncertificated shares, or the company, in respect of certificated shares, a DTD(EX) (Dividend Tax: Declaration and undertaking to be made by the beneficial owner of a share) form to prove their status as South African residents.

If resident shareholders have not submitted the abovementioned documentation to confirm their status as South African residents, they are advised to contact their CSDP or broker, as the case may be, to arrange for the documents to be submitted prior to the payment of the dividend.

Tax implications for non-resident shareholders

Dividends received by non-resident shareholders from a REIT will not be taxable as income and instead will be treated as ordinary dividends which are exempt from income tax in terms of the general dividend exemption section 10(1)(k) of the Income Tax Act. Any dividend received by a non-resident from a REIT is subject to Dividend Tax at 20%, unless the rate is reduced in terms of any applicable agreement for the avoidance of double taxation (DTA) between South Africa and the country of residence of the non-resident shareholder. Assuming Dividend Tax will be withheld at a rate of 20%, the net amount due to non-resident shareholders is 76.00000 cents per share. A reduced dividend withholding tax rate in terms of the applicable DTA may only be relied on if the non-resident shareholder has provided the following forms to their CSDP or broker, as the case may be, in respect of uncertificated shares, or the company, in respect of certificated shares:

- a declaration that the dividend is subject to a reduced rate as a result of the application of the DTA; and
- a written undertaking to inform the CSDP broker or the company, as the case may be, should the circumstances affecting the reduced rate change or the beneficial owner cease to be the beneficial owner, both in the form prescribed by the Commissioner of the South African Revenue Services.

If applicable, non-resident shareholders are advised to contact the CSDP, broker or the company, as the case may be, to arrange for the abovementioned documents to be submitted prior to payment of the dividend if such documents have not already been submitted.

Summary of the salient dates relating to the cash dividend and a share alternative are as follows:

Salient dates and times	2017
Circular and form of election posted to shareholders (see note 5)	Friday, 3 March
Last date for Growthpoint to withdraw the entitlement for shareholders to elect to participate in the share re-investment alternative before the publication of the announcement of the share alternative issue price and finalisation information on SENS	Friday, 10 March
Announcement of share re-investment alternative issue price and finalisation information published on SENS	Monday, 13 March
Last day to trade (LDT) cum dividend	Monday, 20 March
Shares to trade ex-dividend	Wednesday, 22 March
Listing of maximum possible number of share alternative shares commences on the JSE	Friday, 24 March
Last day to elect to receive the share alternative (no late forms of election will be accepted) at 12:00 (South African time)	Friday, 24 March
Record date	Friday, 24 March
Announcement of results of cash dividend and share re-investment alternative published on SENS	Monday, 27 March
Cheques posted to certificated shareholders and accounts credited by CSDP or broker to dematerialised shareholders electing the cash alternative on	Monday, 27 March
Share certificates posted to certificated shareholders and accounts credited by CSDP or broker to dematerialised shareholders electing the share re-investment alternative on	Wednesday, 29 March
Adjustment to the maximum number of shares listed on or about	Thursday, 30 March

Notes:

1. Shareholders electing the share re-investment alternative are alerted to the fact that the new shares will be listed on LDT + 3 and that these new shares can only be traded on LDT + 3, due to the fact that settlement of the shares will be three days after record date, which differs from the conventional one day after record date settlement process.
2. Shares may not be dematerialised or rematerialised between commencement of trade on Wednesday, 22 March 2017 and the close of trade on Friday, 24 March 2017.
3. The above dates and times are subject to change. Any changes will be released on SENS and published in the press.
4. The cash dividend or share alternative may have tax implications for resident and non-resident shareholders. Shareholders are therefore encouraged to consult their professional advisers should they be in any doubt as to the appropriate action to take.
5. The distribution of the circular and form of election and the right to elect shares in jurisdictions other than the Republic of South Africa may be restricted by law, and failure to comply with any of these restrictions may constitute a violation of the securities laws of any such jurisdictions. Shareholders' rights to elect shares are not being offered, directly or indirectly, in the United States of America, the United Kingdom, Canada, Australia or Japan unless certain exemptions from the requirements of those jurisdictions are applicable.

By order of the Board

GROWTHPOINT PROPERTIES LIMITED
28 February 2017

DIRECTORS
JF Marais (Chairman), LN Sasse* (Chief Executive Officer), EK de Klerk* (Managing Director), G Völkel* (Financial Director), MG Diliza, PH Fechter, LA Finlay, JC Hayward, HS Herman, SP Mngconkola, R Moonsamy, NBP Nkabinde, FJ Visser
* *Executive*

GROWTHPOINT PROPERTIES LIMITED
(Incorporated in the Republic of South Africa)
(Registration number 1987/004988/06)
A Real Estate Investment Trust, listed on the JSE
Share code: GRT ISIN: ZAE000179420

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SPONSOR
Investec Bank Limited
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100 Grayston Drive, Sandown, Sandton, 2196
PO Box 785700, Sandton, 2146

1 March 2017

Statement of profit or loss and other comprehensive income

For the six months ended 31 December 2016

	Note	Unaudited six months 31 December 2016 Rm	Unaudited six months 31 December 2015 Rm	Audited 12 months 30 June 2016 Rm
Revenue, excluding straight-line lease income adjustment		**5 178**	4 689	9 764
Straight-line lease income adjustment		**40**	88	455
Revenue		**5 218**	4 777	10 219
Property expenses		**(1 103)**	(998)	(2 126)
Net property income		**4 115**	3 779	8 093
Other operating expenses and income		**(196)**	(153)	(308)
Operating profit		**3 919**	3 626	7 785
Fair value adjustments		**1 678**	1 833	409
Equity-accounted investment earnings – net of tax		**68**	7	543
Finance costs		**(1 254)**	(1 217)	(2 466)
Non-cash charges		**(64)**	(70)	(121)
Capital items		**(19)**	(2)	(32)
Finance and other investment income	3	**311**	327	690
Profit before taxation		**4 639**	4 504	6 808
Taxation		**137**	(850)	(841)
Normal taxation (including withholding tax on GOZ distribution)		**(67)**	(37)	(76)
Deferred taxation		**204**	(813)	(765)
Profit after taxation		**4 776**	3 654	5 967
Profit attributable to:				
Equity holders		**4 416**	3 190	5 159
Non-controlling interest (NCI)		**360**	464	808
Other comprehensive income:				
Items that are or may be reclassified to profit or loss:				
Translation of foreign operations		**(1 891)**	2 923	2 282
Total comprehensive income		**2 885**	6 577	8 249
Attributable to:				
Equity holders		**3 154**	5 088	6 653
Non-controlling interest		**(269)**	1 489	1 596

Statement of financial position

As at 31 December 2016

	Unaudited 31 December 2016 Rm	Unaudited 31 December 2015 Rm	Audited 30 June 2016 Rm
ASSETS			
Non-current assets	**120 833**	112 922	113 176
Fair value of investment property for accounting purposes	**105 085**	100 295	100 274
Straight-line lease income adjustment	**2 508**	2 325	2 478
Fair value of property assets	**107 593**	102 620	102 752
Equity-accounted investments	**9 627**	6 223	6 821
Listed investments	**382**	452	440
Intangible assets	**2 412**	2 532	2 461
Equipment	**5**	8	6
Long-term loans granted	**467**	611	589
Derivative assets	**347**	476	107
Current assets	**5 361**	3 400	5 351
Investment property classified as held for sale	**1 070**	394	1 938
Current portion of long-term loans granted	**294**	1	16
Trade and other receivables	**2 970**	2 169	2 496
Cash and cash equivalents	**1 027**	836	901
Total assets	**126 194**	116 322	118 527
EQUITY AND LIABILITIES			
Shareholders' interest	**69 922**	67 799	68 295
Share capital	**43 986**	41 635	42 929
Treasury shares	**(596)**	(603)	(600)
Foreign currency translation reserve	**1 331**	2 970	2 602
Non-distributable reserve	**22 513**	21 353	20 736
Retained income	**2 688**	2 444	2 628
Non-controlling interest	**6 212**	6 008	5 871
Total equity	**76 134**	73 807	74 166
Non-current liabilities	**40 119**	32 796	37 565
Interest-bearing borrowings	**37 404**	29 471	34 089
Derivative liabilities	**537**	898	1 094
Deferred taxation liability	**2 178**	2 427	2 382
Current liabilities	**9 941**	9 719	6 796
Trade and other payables	**2 200**	2 590	2 045
Current portion of non-current financial liabilities	**7 439**	6 860	4 491
Taxation payable	**60**	33	29
Linked unitholders for distribution	**242**	236	231
Total equity and liabilities	**126 194**	116 322	118 527
	Cents	Cents	Cents
Net asset value per share	**2 495**	2 508	2 477
Tangible net asset value per share which excludes intangible assets and deferred tax	**2 487**	2 505	2 474

Statement of cash flows

For the six months ended 31 December 2016

	Unaudited six months 31 December 2016 Rm	Unaudited six months 31 December 2015 Rm	Audited 12 months 30 June 2016 Rm
Cash generated from operations	**3 747**	4 077	7 322
Finance and other investment income	**55**	109	51
Finance costs	**(1 187)**	(1 203)	(2 538)
Taxation paid	**(65)**	(35)	(78)
Capital items	**(19)**	1	(32)
Distribution to shareholders/unitholders	**(2 761)**	(1 446)	(4 073)
Net cash (outflow)/inflow from operating activities	**(230)**	1 503	652
Net cash outflow from investing activities	**(8 764)**	(1 577)	(5 259)
Net cash inflow from financing activities	**9 165**	334	4 948
Net increase in cash and cash equivalents	**171**	260	341
Translation effects on cash and cash equivalents of foreign operation	**(45)**	71	55
Cash and cash equivalents at beginning of period	**901**	505	505
Cash and cash equivalents at end of period	**1 027**	836	901

Statement of changes in equity

For the six months ended 31 December 2016

	Share capital Rm	Treasury shares Rm	Foreign currency translation reserve (FCTR) Rm	Non-distributable reserve (NDR) Rm	Retained income (RI) Rm	Share-holders' interest Rm	Non-controlling interest (NCI) Rm	Total equity Rm
Audited balance at 30 June 2015	41 132	(646)	1 072	20 604	1 207	63 369	4 713	68 082
Total comprehensive income – profit after taxation	–	–	–	–	3 190	3 190	464	3 654
Total comprehensive income – other comprehensive income	–	–	1 898	–	–	1 898	1 025	2 923
Transactions with owners recognised directly in equity:								
Contributions by and distributions to owners								
Shares issued	503	–	–	–	–	503	–	503
Dividends received on treasury shares	–	–	–	–	13	13	–	13
Transfer non-distributable items to NDR	–	–	–	759	(759)	–	–	–
Share-based payment transaction	–	43	–	(10)	–	33	–	33
Dividends declared – NCI	–	–	–	–	–	–	(202)	(202)
Dividends declared	–	–	–	–	(1 207)	(1 207)	–	(1 207)
Changes in ownership interests								
Rights issue and acquisitions – GOZ	–	–	–	–	–	–	8	8
Unaudited balance at 31 December 2015	41 635	(603)	2 970	21 353	2 444	67 799	6 008	73 807
Total comprehensive income – profit after taxation	–	–	–	–	1 969	1 969	344	2 313
Total comprehensive income – other comprehensive income	–	–	(404)	–	–	(404)	(237)	(641)
Transactions with owners recognised directly in equity:								
Contributions by and distributions to owners								
Shares issued	1 294	–	–	–	–	1 294	–	1 294
Dividends received on treasury shares	–	–	–	–	26	26	–	26
Transfer non-distributable items to NDR	–	–	–	(609)	609	–	–	–
Share-based payment transaction	–	3	–	16	–	19	–	19
Transfer to NDR reserves with NCI	–	–	–	(24)	24	–	–	–
Dividends declared – NCI	–	–	–	–	–	–	(237)	(237)
Dividends declared	–	–	–	–	(2 444)	(2 444)	–	(2 444)
Changes in ownership interests								
Rights issue and acquisitions – GOZ	–	–	36	–	–	36	58	94
Acquisition of NCI without a change in control	–	–	–	–	–	–	(65)	(65)
Audited balance at 30 June 2016	42 929	(600)	2 602	20 736	2 628	68 295	5 871	74 166
Total comprehensive income – profit after taxation	**–**	**–**	**–**	**–**	**4 416**	**4 416**	**360**	**4 776**
Total comprehensive income – other comprehensive income	**–**	**–**	**(1 262)**	**–**	**–**	**(1 262)**	**(629)**	**(1 891)**
Transactions with owners recognised directly in equity:								
Contributions by and distributions to owners								
Shares issued	**1 057**	**–**	**–**	**–**	**–**	**1 057**	**–**	**1 057**
Dividends received on treasury shares	**–**	**–**	**–**	**–**	**26**	**26**	**–**	**26**
Transfer non-distributable items to NDR	**–**	**–**	**–**	**1 754**	**(1 754)**	**–**	**–**	**–**
Share-based payment transaction	**–**	**4**	**–**	**23**	**–**	**27**	**–**	**27**
Dividends declared – NCI	**–**	**–**	**–**	**–**	**–**	**–**	**(249)**	**(249)**
Dividends declared	**–**	**–**	**–**	**–**	**(2 628)**	**(2 628)**	**–**	**(2 628)**
Changes in ownership interests								
Rights issue and acquisitions – GOZ	**–**	**–**	**(9)**	**–**	**–**	**(9)**	**859**	**850**
Unaudited balance at 31 December 2016	**43 986**	**(596)**	**1 331**	**22 513**	**2 688**	**69 922**	**6 212**	**76 134**

Segmental analysis

For the six months ended 31 December 2016

	South Africa									
	Retail Rm	Office Rm	Industrial Rm	Total South Africa Rm	Australia Rm	Total as reported Rm	V&A Waterfront Rm	Global-worth[1] Rm	Other joint ventures Rm	Total Rm
Statement of profit or loss and other comprehensive income extracts – 31 December 2016										
Revenue, excluding straight-line lease income adjustment	1 544	1 739	654	3 937	1 241	5 178	349	–	12	5 539
Property expenses	(395)	(395)	(143)	(933)	(170)	(1 103)	(95)	–	(7)	(1 205)
Segment results	1 149	1 344	511	3 004	1 071	4 075	254	–	5	4 334
Material non-cash items										
Fair value adjustment on investment property	540	436	281	1 257	219	1 476	–	–	(7)	1 469
Fair value adjustment on investment property – NCI	–	–	–	–	122	122	–	–	–	122
Total fair value adjustment on total investment property	540	436	281	1 257	341	1 598	–	–	(7)	1 591

	South Africa Rm	Australia Rm	Total as reported Rm	V&A Waterfront Rm	Global-worth[1] Rm	Other joint ventures Rm	Total Rm
Further extracts of statement of profit or loss and other comprehensive income							
Other operating expenses and income	(135)	(61)	(196)	(9)	–	(27)	(232)
Finance costs	(963)	(291)	(1 254)	(10)	–	(2)	(1 266)
Finance and other investment income	308	3	311	22	–	–	333

	South Africa									
	Retail Rm	Office Rm	Industrial Rm	Total South Africa Rm	Australia Rm	Total as reported Rm	V&A Waterfront Rm	Global-worth[1] Rm	Other joint ventures Rm	Total Rm
Statement of financial position extracts at 31 December 2016										
Investment property										
Opening balance 1 July 2016	29 210	32 655	11 887	73 752	30 938	104 690	7 766	–	411	112 867
Acquisitions	–	1 169	12	1 181	5 041	6 222	–	3 813	–	10 035
Developments and capital expenditure	285	584	232	1 101	394	1 495	312	–	46	1 853
Disposals	–	(96)	(163)	(259)	(1 587)	(1 846)	(113)	–	–	(1 959)
Foreign exchange loss	–	–	–	–	(3 496)	(3 496)	–	–	–	(3 496)
Fair value adjustments	540	436	281	1 257	341	1 598	–	–	(7)	1 591
Fair value of total property assets – 31 December 2016	30 035	34 748	12 249	77 032	31 631	108 663	7 965	3 813	450	120 891
Fair value of long-term property assets	30 035	33 782	12 247	76 064	31 529	107 593	7 965	3 813	450	119 821
Investment property classified as held for sale	–	966	2	968	102	1 070	–	–	–	1 070

From 1 July 2016, Growthpoint Business Park was reclassified from being an office building to an industrial building. The comparatives have been restated to reflect this adjustment.

[1] *The initial accounting for this acquisition was not completed at the time the condensed financial statements were authorised for issue, and is therefore labelled as pro forma.*

	South Africa Rm	Australia Rm	Total as reported Rm	V&A Waterfront Rm	Global-worth[1] Rm	Other joint ventures Rm	Total Rm
Further extracts of statement of financial position at 31 December 2016							
Intangible assets	2 412	–	2 412	–	48	–	2 460
Listed investments	382	–	382	–	–	–	382
Trade and other receivables	2 387	583	2 970	222	45	10	3 247
Cash and cash equivalents	653	374	1 027	36	860	9	1 932
Trade and other payables	1 692	508	2 200	(108)	90	(1)	2 181
Financial liabilities	31 548	13 832	45 380	(195)	1 610	(351)	46 444
Nominal value – interest-bearing liabilities	31 383	13 753	45 136	(195)	1 648	(351)	46 238
Fair value adjustments	215	79	294	–	(38)	–	256
Foreign translation differences	(50)	–	(50)	–	–	–	(50)

	South Africa								
	Retail Rm	Office Rm	Industrial Rm	Total South Africa Rm	Australia Rm	Total as reported Rm	V&A Waterfront Rm	Other joint ventures Rm	Total Rm
Statement of profit or loss and other comprehensive income extracts – 31 December 2015									
Revenue, excluding straight-line lease income adjustment	1 437	1 710	600	3 747	942	4 689	294	2	4 985
Property expenses	(357)	(394)	(131)	(882)	(116)	(998)	(83)	(1)	(1 082)
Segment results	1 080	1 316	469	2 865	826	3 691	211	1	3 903
Material non-cash items									
Fair value adjustment on investment property	404	315	190	909	489	1 398	–	6	1 404
Fair value adjustment on investment property – NCI	–	–	–	–	261	261	–	–	261
Total fair value adjustment on total investment property	404	315	190	909	750	1 659	–	6	1 665

	South Africa Rm	Australia Rm	Total as reported Rm	V&A Waterfront Rm	Other joint ventures Rm	Total Rm
Further extracts of statement of profit or loss and other comprehensive income						
Other operating expenses and income	(111)	(42)	(153)	(7)	(1)	(161)
Finance costs	(1 005)	(212)	(1 217)	–	(1)	(1 218)
Finance and other investment income	324	3	327	8	–	335

[1] *The initial accounting for this acquisition was not completed at the time the condensed financial statements were authorised for issue, and is therefore labelled as pro forma.*

Segmental analysis continued

For the six months ended 31 December 2016

	South Africa								
	Retail Rm	Office Rm	Industrial Rm	Total South Africa Rm	Australia Rm	Total as reported Rm	V&A Waterfront Rm	Other joint ventures Rm	Total Rm
Statement of financial position extracts at 30 June 2016									
Investment property									
Opening balance 1 July 2015	28 213	32 299	11 038	71 550	22 024	93 574	6 761	631	100 966
Acquisitions	–	398	442	840	3 410	4 250	–	–	4 250
Developments and capital expenditure	549	1 302	543	2 394	441	2 835	420	27	3 282
Disposals	–	(887)	(242)	(1 129)	–	(1 129)	–	(240)	(1 369)
Foreign exchange loss	–	–	–	–	3 948	3 948	–	–	3 948
Fair value adjustments	448	(457)	106	97	1 115	1 212	585	(7)	1 790
Fair value of total property assets at 30 June 2016	29 210	32 655	11 887	73 752	30 938	104 690	7 766	411	112 867
Fair value of long-term property assets	29 210	32 510	11 768	73 488	29 264	102 752	7 766	411	110 929
Investment property classified as held for sale	–	145	119	264	1 674	1 938	–	–	1 938

	Total South Africa Rm	Australia Rm	Total as reported Rm	V&A Waterfront Rm	Other joint ventures Rm	Total Rm
Further extracts of statement of financial position at 30 June 2016						
Intangible assets	2 461	–	2 461	–	–	2 461
Listed investments	440	–	440	–	–	440
Trade and other receivables	2 008	488	2 496	48	–	2 544
Cash and cash equivalents	121	780	901	28	5	934
Trade and other payables	(1 606)	(439)	(2 045)	(84)	(3)	(2 132)
Financial liabilities	(25 704)	(13 970)	(39 674)	(306)	(404)	(40 384)
Nominal value – interest-bearing liabilities	(24 818)	(13 760)	(38 578)	(306)	(404)	(39 288)
Fair value adjustments	(880)	(210)	(1 090)	–	–	(1 090)
Foreign translation differences	(6)	–	(6)	–	–	(6)

From 1 July 2016, Growthpoint Business Park was reclassified from being an office building to an industrial building. The comparatives have been restated to reflect this adjustment.

Notes

For the six months ended 31 December 2016

	Note	Unaudited six months 31 December 2016 Rm	Unaudited six months 31 December 2015 Rm	Audited 12 months 30 June 2016 Rm
NOTE 1: CALCULATION OF DISTRIBUTABLE EARNINGS				
Operating profit		**3 919**	3 626	7 785
Less: Straight-line lease income adjustment		**(40)**	(88)	(455)
Finance costs		**(1 254)**	(1 217)	(2 466)
Finance and other investment income		**311**	327	690
Dividends received on treasury shares (accounted for in statement of changes in equity)		**26**	13	39
NCI's share of distribution (excluding fair value adjustments)		**(249)**	(202)	(439)
Distributable income from GOZ retained (including NCI)		**–**	–	(79)
Realised foreign exchange gain		**22**	22	(9)
Profit on the sale of Roeland Street Investment (Pty) Ltd (Stor-Age)		**–**	–	51
Antecedent dividend received		**20**	–	31
Taxation (excluding deferred taxation)		**(67)**	(37)	(76)
Distributable earnings		**2 688**	2 444	5 072
Total dividend	4	**2 688**	2 444	5 072
Taxable dividend (interim)		**2 688**	2 444	2 444
Taxable dividend (final)				2 628
		Shares	Shares	Shares
Total shares in issue at the end of period		**2 830 116 406**	2 731 427 532	2 786 093 366
Treasury shares		**(28 109 382)**	(28 565 013)	(28 529 523)
Total shares in issue at the end of period (excluding treasury shares)		**2 802 007 024**	2 702 862 519	2 757 563 843
Weighted average number of shares in issue		**2 779 720 157**	2 697 710 851	2 711 111 433
		Cents	Cents	Cents
NOTE 2: DIVIDEND PER SHARE		**95.0**	89.5	183.8
Six months ended 31 December		**95.0**	89.5	89.5
Six months ended 30 June				94.3
Basic earnings per share	5	**158.86**	118.25	190.29
Diluted earnings per share	5	**158.02**	117.54	189.53
Headline earnings per share	6	**100.12**	59.72	140.57
Diluted headline earnings per share		**99.58**	59.36	140.01
NOTE 3: FINANCE AND OTHER INVESTMENT INCOME		**311**	327	690
– Investment in joint venture – V&A Waterfront		**235**	198	429
– V&A Waterfront development funding interest		**21**	19	50
Total V&A Waterfront income		**256**	217	479
Other finance income		**55**	100	189
Listed investments		**–**	10	22

NOTE 4: DIVIDENDS ON TREASURY SHARES

The interim dividend of R2 688 million (HY16: R2 444 million) included dividends on treasury shares of R26 million (HY16: R13 million). The net interim dividend paid by Growthpoint for accounting purposes is R2 662 million (HY16: R2 431 million).

The final dividend of R2 628 million for FY16 included dividends on treasury shares of R26 million. The net dividend paid was therefore R2 602 million.

NOTE 5: BASIC AND DILUTED EARNINGS PER SHARE

The directors are of the view that the disclosure of earnings per share, while obligatory in terms of IAS 33 *Earnings per Share*, and the JSE Limited Listings Requirements, is not meaningful to investors as the basic profit includes fair value adjustments, as well as other non-distributable items. The calculation of distributable earnings and the dividend per share is more meaningful.

Notes continued

For the six months ended 31 December 2016

NOTE 6: HEADLINE EARNINGS PER SHARE

In terms of Circular 2/2015, issued by SAICA, the fair value adjustment on investment property is added back in the calculation of headline earnings per share. The Circular does not make provision for the fair value adjustment on non-current financial liabilities, accounting adjustments required to account for lease income on a straight-line basis, as well as other non-cash fair value accounting adjustments that do not affect distributable earnings, to be added back.

	Unaudited six months 31 December 2016 Rm	Unaudited six months 31 December 2015 Rm	Audited 12 months 30 June 2016 Rm
Basic profit is reconciled to headline earnings as follows:			
Profit after taxation – attributable to equity holders	4 416	3 190	5 159
Bargain purchase (including equity-accounted investments)	(80)	(2)	(6)
Add back: Net fair value adjustment – investment property	(1 553)	(1 577)	(1 342)
Fair value adjustment, net of straight-line lease income adjustment	(1 424)	(1 310)	(372)
Fair value adjustment (equity-accounted investments)	(7)	(6)	(585)
NCI portion of fair value adjustment	(122)	(261)	(385)
Headline earnings attributable to shareholders	2 783	1 611	3 811

NOTE 7: FINANCIAL INSTRUMENT FAIR VALUE DISCLOSURE

Measurement of fair values

A number of the Group's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities. The Group has an established control framework with respect to the measurement of fair values. This includes a valuation team that has overall responsibility for overseeing all significant fair value measurements, including level 3 fair values, and reports directly to the Financial Director. The valuation team regularly reviews significant unobservable inputs and valuation adjustments. If third-party information, such as broker quotes or pricing services, is used to measure fair values, then the valuation team assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of IFRS, including the level in the fair value hierarchy in which such valuations should be classified. Significant valuation issues are reported to the Group's Audit Committee.

	Carrying amount								
	Held for trading			Designated at fair value			Total		
	Unaudited six months 31 December 2016 Rm	Unaudited six months 31 December 2015 Rm	Audited 12 months 30 June 2016 Rm	Unaudited six months 31 December 2016 Rm	Unaudited six months 31 December 2015 Rm	Audited 12 months 30 June 2016 Rm	Unaudited six months 31 December 2016 Rm	Unaudited six months 31 December 2015 Rm	Audited 12 months 30 June 2016 Rm
Financial assets measured at fair value									
Non-current financial assets									
Listed investments	–	–	–	382	452	440	382	452	440
Long-term loans granted	–	–	–	467	611	589	467	611	589
Derivative assets	347	476	107	–	–	–	347	476	107
Current assets									
Current portion of long-term loans granted	–	–	–	294	1	16	294	1	16
Total financial assets measured at fair value	347	476	107	1 143	1 064	1 045	1 490	1 540	1 152
Financial liabilities measured at fair value									
Non-current financial liabilities									
Interest-bearing borrowings	–	–	–	37 404	29 471	34 089	37 404	29 471	34 089
Derivative liabilities	537	898	1 094	–	–	–	537	898	1 094
Current financial liabilities									
Current portion of interest-bearing borrowings	–	–	–	7 439	6 860	4 491	7 439	6 860	4 491
Total financial liabilities measured at fair value	537	898	1 094	44 843	36 331	38 580	45 380	37 229	39 674

There have been no significant changes in valuation techniques or significant transfers between level 1, level 2 and level 3 during the year under review.

NOTE 7: FINANCIAL INSTRUMENT FAIR VALUE DISCLOSURE

Measurement of fair values

When measuring the fair value of an asset or a liability, the Group uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: inputs other than quoted prices included in level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The following table shows the carrying amounts and fair values of financial assets and financial liabilities, including their levels in the fair value hierarchy for financial instruments measured at fair value.

Fair value								
Level 1			Level 2			Level 3		
Unaudited six months 31 December 2016 Rm	Unaudited six months 31 December 2015 Rm	Audited 12 months 30 June 2016 Rm	Unaudited six months 31 December 2016 Rm	Unaudited six months 31 December 2015 Rm	Audited 12 months 30 June 2016 Rm	Unaudited six months 31 December 2016 Rm	Unaudited six months 31 December 2015 Rm	Audited 12 months 30 June 2016 Rm
–	–	–	–	–	–	382	452	440
–	–	–	–	–	–	467	611	589
–	–	–	347	476	107	–	–	–
–	–	–	–	–	–	294	1	16
–	–	–	347	476	107	1 143	1 064	1 045
–	–	–	37 404	29 471	34 089	–	–	–
–	–	–	537	898	1 094	–	–	–
–	–	–	7 439	6 860	4 491	–	–	–
–	–	–	45 380	37 229	39 674	–	–	–

NOTE 7: FINANCIAL INSTRUMENT FAIR VALUE DISCLOSURE continued

Measurement of fair values continued

The following tables show the valuation techniques used in measuring level 2 and level 3 fair values at 31 December 2016 and 30 June 2016 for financial instruments measured at fair value in the statement of financial position, as well as the significant unobservable inputs used.

Financial instruments measured at fair value

Type	Valuation technique	Unobservable inputs	Inter-relationship between unobservable inputs and fair value measurement
Listed investments	While SESCF is a listed investment, there is an absence of observable trading prices for its shares. As a result, the fair value of the investment, on 31 December 2016, has been determined on the net asset value of SESCF. The net asset value of SESCF includes an independent revaluation of the underlying investment property, which is the significant asset per the statement of financial position. The fair value movement for the year, which comprises the revaluation based on the change in the underlying value of the investment, as well as the exchange rate movement, amounted to R58 million.	Not applicable	The estimated fair value would increase/(decrease) if: ■ increase/(decrease) in the stabilised net operating income; ■ (decrease)/increase in the yield used to calculate the terminal value indication; and ■ (decrease)/increase in the discount rate used to calculate the gross capital value.
Long-term loans granted			
323 Festival Street (Pty) Ltd	Valued by discounting future cash flows using the South African swap curve plus the historic charged credit margin at the dates when the cash flows will take place.	Credit margin: 3.00% (FY16: 3.00%)	Estimated fair value would increase/ (decrease) if the credit margin were lower/ (higher)
Rabie Property Group (Pty) Ltd	Valued by discounting future cash flows using the floating rate that is applicable to this loan.	Not applicable	Not applicable
Acucap Unit Purchase Scheme	Valued by discounting future cash flows using the South African swap curve at the dates when the cash flows will take place.	Not applicable	Not applicable
Interest-bearing borrowings and derivatives			
Interest-bearing borrowings	Valued by discounting future cash flows using the South African swap curve plus an appropriate credit margin at the dates when the cash flows will take place.	Credit margins: 0.45% to 3.60% (FY16: 0.45% to 3.60%)	Estimated fair value would increase/ (decrease) if the credit margin were lower/ (higher)
Derivative assets and liabilities: forward exchange contracts	Valued by discounting future cash flows using the floating rate that is applicable to this loan.	Not applicable	Not applicable
Derivative assets and liabilities: interest rate swaps	Valued by discounting future cash flows using the South African swap curve at the dates when the cash flows will take place.	Not applicable	Not applicable
Derivative assets and liabilities: cross-currency interest rate swaps	Valued by discounting future cash flows using the South African swap curve at the dates when the cash flows will take place.	Not applicable	Not applicable

NOTE 7: FINANCIAL INSTRUMENT FAIR VALUE DISCLOSURE continued

The following table shows a reconciliation from the opening balances to the closing balances for level 3 fair values.

	Opening balance Rm	Gain/(loss) in profit for the year and other comprehensive income Rm	Accrued interest Rm	Acquired/ (disposed) and advanced/ (settled) Rm	Closing balance Rm
31 December 2016					
Listed investments	**440**	**(58)**	**–**	**–**	**382**
Long-term loans granted	**605**	**(4)**	**35**	**125**	**761**
30 June 2016					
Listed investments	452	(12)	–	–	440
Long-term loans granted	612	(1)	16	(22)	605
31 December 2015					
Listed investments	380	72	–	–	452
Long-term loans granted	1 081	(5)	13	(477)	612

The fair value gains and losses are included in the fair value adjustment line in profit or loss.

A 1% decrease in the spread used to determine the fair value of long-term loans would increase the value to R765 million (FY16: R609 million). A 1% increase in the spread would decrease the value to R757 million (FY16: R601 million).

BASTION GRAPHICS

GROWTHPOINT PROPERTIES

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