

Liberty Two Degrees strengthens its regional dominance through the opening of its 22, 000m² retail phase of Midlands Mall

Extended Midlands Mall offers over 200 stores of retail and leisure space

On 15 March 2018, Liberty Two Degrees (“L2D”), a premier retail and South African focused REIT announced the much anticipated launch of phase three of its Liberty Midlands Mall. The mall is co-owned by Liberty Two Degrees and Liberty Group Limited and caters to the greater Pietermaritzburg area and the Kwa-Zulu Natal Midlands.

Anchored by leading national retailers, the mall’s new phase three expansion with a capital investment in excess of R400 million, is adjoining the existing mall and includes a lifestyle centre made up of both retail and leisure components, bringing the total size of the mall to a gross lettable area (GLA) of 78,000m² from 56,000m². The parking area has also been expanded, accommodating over 3,000 vehicles.



Amelia Beattie, CEO of L2D commented ***"We are pleased to have completed the development of Phase 3 of Midlands Mall. This development falls within L2D's broader strategy and is a reflection of our ability to respond and invest appropriately in retail environments to meet customers' needs. In order to maintain our industry leading operational metrics, our focus will remain on finding quality opportunities in South Africa that enhance the growth of our portfolio through our proven track record and industry expertise."***

In its recently published financial results for the full year to 31 December 2017, L2D reported that a further 41,078m² in new tenant deals was concluded across the portfolio in the period.

"Considering the current economic conditions, our letting activities and deal making capabilities give evidence to the quality of the team and strategies implemented across the portfolio, with Midlands Mall being a part of that. The result from the efforts we have made to implement innovative strategies to attract and retain tenants to our properties is one we are most proud." adds Beattie.

The centre will be anchored by a new Checkers store, a substantially bigger Woolworths store which will provide both a larger food component for shoppers and an additional textiles offering. Liberty Midlands Mall has also introduced an array of home décor and furniture stores for the pleasure home-makers. The likes of Mattress King and Leather Gallery have taken their posts in the mall's new retail phase while @Home LivingSpace, Coricraft, Rochester and Volpes are welcomed as new additions to the Pietermaritzburg community.

Since opening its doors in 2003, Liberty Midlands Mall has established itself as the retail destination of choice in the Kwa-Zulu Natal Midlands region. The development of phase three presented an opportunity to enhance the tenant mix. Based on our successful track record of making our malls an attractive and preferred destination in the retail sector, Midlands Mall has experienced further demands for space from both local and international retailers.



The new Phase 3 development further includes a wider tenant mix catering for children through Toy Kingdom, the experiential American teddy bear sensation and Build-A-Bear Workshop Inc. New fashion and food outlets, banking services and several other genres have been included.

Beattie further comments: ***“Providing ‘firsts’ to the Pietermaritzburg market was a major factor when selecting new tenants, alongside the relocating and extending of already in-demand brands. The continued growth of the mall shows that it meets a very real and growing retail need within its catchment area. The idea was to create a totally different feel at Midlands Mall. We wanted to design a retail space that still enhances the existing mall but offers the shopper a totally new and enhanced experience.”***

The performance of L2D's assets remains favorable when compared to industry benchmarks. L2D remains focused on enhancing value and on creating environments that remain industry leading, making the assets within L2D's portfolio, an attractive and preferred destination in the retail sector.



-ENDS-

ENQUIRIES

Liberty Two Degrees
Amelia Beattie (CEO)

+27 (0) 11 448 5500
investors@liberty2degrees.co.za

NOTES TO EDITORS

About Liberty Midlands Mall

Liberty Midlands Mall, located in Pietermaritzburg is the jewel of the KwaZulu-Natal Midlands. With passion and inspiration drawn from the Zulu Kingdom, the mall is draped in African culture and pride. Measuring an impressive 78, 000m² it is the largest and most popular retail destination across the Pietermaritzburg area.

Home to over 200 local and global retail stores, Liberty Midlands Mall offers a unique retail experience by fusing indigenous inspiration with international style through its assorted mix of fashion, food and leisure, attracting millions of shoppers each year. The highly anticipated Phase 3 retail and lifestyle centre was launched on 15 March 2018, further strengthening Liberty Midlands Mall's position in Pietermaritzburg and the KwaZulu-Natal Midlands and increasing its appeal to locals and visitors alike.

Liberty Midlands Mall is owned by Liberty Two Degrees and Liberty Group Limited, and managed by JHI Retail, part of Cushman & Wakefield Excellerate, one of Africa's leading trusted provider of fully integrated, self-delivered property related solutions and services companies.

About Liberty Two Degrees

Liberty Two Degrees is a portfolio created under the Liberty Two Degrees Scheme in terms of the CISCA to afford investors growth in income and capital by investing at fair prices in a balanced spread of immovable properties and related assets permitted by the Trust Deed.

The Liberty Two Degrees Scheme was registered by the Registrar of Collective Investments Schemes on 28 October 2016 and is managed by STANLIB REIT Fund Managers. Liberty Two Degrees acquired an undivided share of the Liberty Property Portfolio immediately prior to the listing.

About Liberty Two Degrees' portfolio

The portfolio is one of South Africa's iconic, predominantly retail property portfolios with interests in assets such as the Sandton City Complex, the Eastgate Complex and Melrose Arch.

The portfolio comprises predominantly retail real-estate assets in South Africa. In Johannesburg, the retail assets are an interest in the Sandton City Complex, the Eastgate Complex and Nelson Mandela Square. Two regional shopping centres; Liberty Midlands Mall in KwaZulu-Natal and Liberty Promenade Mitchells Plain in the Western Cape are also included in the portfolio as well as interests in the mixed-use precinct of Melrose Arch and the newly developed Botshabelo Mall.

The Sandton City Complex is in the economic heartland of the country and showcases some of the most prestigious of international and domestic retailers. The attraction of its long-established iconic presence and the overall quality of the shopping experience make it irreplaceable and confers brand-value and recognition on the portfolio.

Similarly, the Eastgate Complex, with its strong history and recent upgrade, is in a large catchment area with good access. The recently refurbished Nelson Mandela Square is also a destination centre with a good entertainment offering that complements the neighbouring Sandton City Complex. Melrose Arch's office and retail component supports its status as one of the leading mixed-use precincts in Johannesburg's high end Northern Suburbs.

Liberty Midlands Mall and Liberty Promenade Mall are large high-quality centres within regional catchment areas positioned for high growth.

In addition to the offices included in the portfolio's main retail complexes, the portfolio includes select office properties located in key business nodes with blue-chip anchor tenants. These properties include the Standard Bank Centre in Johannesburg, Liberty Centre in Century City Office Park in Cape Town and Liberty Centre in Umhlanga Ridge, Durban. Also included the John Ross Eco-Junction where the Melomed Hospital and other development opportunities provide diversification and higher yield opportunities.