<table>
<thead>
<tr>
<th>Registered Name of Portfolio</th>
<th>Liberty Two Degrees</th>
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<tbody>
<tr>
<td>Registration Number</td>
<td>374</td>
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</table>

**Manager**

STANLIB REIT Fund Managers (RF) Proprietary Limited  
(Registration number 2007/029492/07)  
Liberty Life Centre  
1 Ameshoff Street  
Braamfontein  
Johannesburg, 2001  
(P.O Box 10499, Johannesburg, 2000)

**Trustee**

RMB Trustee Services, a division of FirstRand Bank Limited  
(Registration number 1929/001225/06)  
Mezzanine Floor  
No 3 First Place  
Bank City  
Cnr Jeppe and Simmonds Street  
Johannesburg, 2001  
(P.O Box 786273, Sandton, 2146)

**Investment Objective**

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 objective of the portfolio is to offer members of the public and institutions an opportunity to acquire participatory interests in a portfolio of qualifying assets and at the same time have the expectation of a growing income and the security and conservation of the purchasing power of their capital, as well as sharing in any long-term capital growth resulting from the increase in the value of such portfolio.

**Summary of the Investment Policy**

The investment policy of Liberty Two Degrees is aimed at achieving the primary objective of affording investors growth in income and capital by investing at fair prices in a balanced spread of the following assets:

- immovable property in the Republic of South Africa (including undivided shares or other interests therein or leasehold in respect thereof);
- securities of holding companies or fixed property companies, which will indirectly or directly own immovable properties;
- liquid assets and other qualifying assets determined by the Registrar in terms of section 47(2) of the CISCA; or
- immovable property in a foreign country and property shares or participatory interests in a collective investment scheme in property in a foreign country, in accordance with the provisions of section 49 of the CISCA.
Liberty Two Degrees’ major risks are listed below. This list is not exhaustive. Further details relating to the impact of and mitigants employed in respect of the risks listed below are set out in Annexure 20 of the Pre-Listing Statement:

- Increased utility costs (e.g. electricity, municipal rates and levies).
- Disruption of water and electricity supply.
- Major tenant defaults.
- Adverse economic climate leading to increased vacancies.
- Tenant concentration risk or overexposure to certain tenants.
- A high concentration of leases expiring at the same time.
- Lack of sectoral diversification of the portfolio.
- Security/terrorism threats.
- Underperformance of property managers could lead to poor performance of the portfolio.
- Underperformance by property developers and contractors.
- Destruction of investment property and other assets.
- Acquisitions might not contribute positively to portfolio returns.
- Non-compliance with REIT legislation.
- Non-compliance with laws and regulations.
- Co-owner relationships.
- Loss of key staff.
- General supplier outsourcing risk.
- Oversupply of retail malls.

Fees and charges
The Manager, in payment for the services it provides, is entitled to a fee payable by the Trust. This fee is calculated in terms of a formula set out in the Trust Deed concluded between the Manager and the Trustee.

The Manager will receive a monthly management fee of 1/12th of 0.4% of the enterprise value (being the sum of the market capitalisation of the Trust and all debt in the Trust). In addition, Liberty Two Degrees will pay (or the Manager will recover if the Manager pays) the Trustees fees and certain specified costs, the details of which are available on request.

Portfolio launch date: Tuesday, 6 December 2016
Portfolio classification: Real Estate Investment Trust or REIT
Portfolio size (number of units): 908,443,335 units
Distribution: An interim distribution of 30.00 cents per unit was declared for the six months ended 30 June 2017 and was paid to unitholders on 18 September 2017.

Total Expense Ratio (TER): TER for the nine month period ended 30 September 2017 = 0.34%
Note that the above TER is calculated based on total expenses for the nine month reporting period ended 30 September 2017. The calculated TER grossed up for 12 months represents the Annualised TER and has been calculated as 0.45%.

Performance of the portfolio: The portfolio has performed substantially in line with the forecast provided in the Pre-Listing Statement. Liberty Group Limited exercised its put option, with effect from 1 July 2017, and sold to Liberty Two Degrees a further R2.5 billion worth of undivided shares in the properties that it co-owns with Liberty Two Degrees. The portfolio listed at a forward yield of 6.5%. Based on the unit price of R8.84 at 30 September 2017 the forward yield at that date was 7.35%. The unit price at 30 September 2017 has decreased by 9.3% compared to the unit price at the previous quarter end (R9.75).
### Portfolio valuation

The total portfolio net asset value is R8.89 billion at 30 September 2017. This is represented by investment properties of R8.70 billion and net current assets of R0.19 billion (mainly cash held in a money market account).

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<th>Asset allocation (%)</th>
<th>Property (predominantly retail property) approximately 98%</th>
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<tr>
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<td>Cash approximately 2%</td>
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<tr>
<td>Region: South Africa</td>
<td>100%</td>
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Property name and % undivided shares held by Liberty Two Degrees:
- Sandton City Complex (23.25%)
- Eastgate Shopping Centre (31%)
- Melrose Arch (7.75%)
- Liberty Promenade Shopping Centre (31%)
- Liberty Midlands Mall (31%)
- Nelson Mandela Square (31%)
- Botshabelo Mall (21.7%)
- John Ross Eco Junction - Business (31%)
- John Ross Eco Junction - Melomed Hospital (21.7%)
- Liberty Centre Head Office (31%) - Western Cape
- Liberty Centre Head Office (31%) - Kwa-Zulu Natal
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- Liberty Centre Head Office (31%) - Kwa-Zulu Natal
- Standard Bank Centre (15.5%)

### Details of publication of prices

The JSE granted Liberty Two Degrees a listing of all of its issued units on the JSE in the “Diversified REITs” sector of the Main Board of the JSE under the abbreviated name: “Liberty2D”, JSE code: L2D and ISIN: ZAE000230553 with effect from the commencement of trade on Tuesday, 6 December 2016.

### Disclosures

- Collective investment schemes are generally medium to long-term investments.
- The value of participatory interests or the investment may go down as well as up and past performance is not necessarily a guide to future performance.
- Collective investment schemes are traded on an exchange at offered prices and can engage in borrowing.
- Liberty Two Degrees and the Manager are not obliged to redeem units.
- A schedule of fees and charges and maximum commissions is available on request from the management company.
- STANLIB REIT Fund Managers does not provide any guarantee either with respect to the capital or the return of a portfolio.
- STANLIB REIT Fund Managers has a right to close the portfolio to new investors in order to manage it more efficiently in accordance with its mandate.
- STANLIB REIT Fund Managers does not provide any guarantee either with respect to capital or the return of the Fund. Collective Investment Schemes are not investments in insurance policies with an insurer and therefore cooling-off periods do not apply. The directors or employees of STANLIB REIT Fund Managers may be invested in the fund.
- The investor understands that the legal and tax environment is continually changing and that STANLIB REIT Fund Managers cannot be held responsible for any changes to the law which might have an effect on their investment, and which do not exist at the time their investment is made.
- STANLIB REIT Fund Managers (RF) Proprietary Limited is a registered Collective Investment Scheme Manager.
- This document is a Minimum Disclosure Document (MDD) in terms of the Advertising, Marketing and Information Disclosure Requirements for Collective Investment Schemes published by the Financial Services Board. MDD issue date 30 September 2017.
Additional information: Please note that any updated version of this MDD will be made available on Liberty Two Degrees’ website (www.liberty2degrees.co.za). If you require further details on Liberty Two Degrees, including where to obtain brochures, annual and half-yearly reports, please email investors@liberty2degrees.co.za or call (011) 448 5500 or visit www.liberty2degrees.co.za