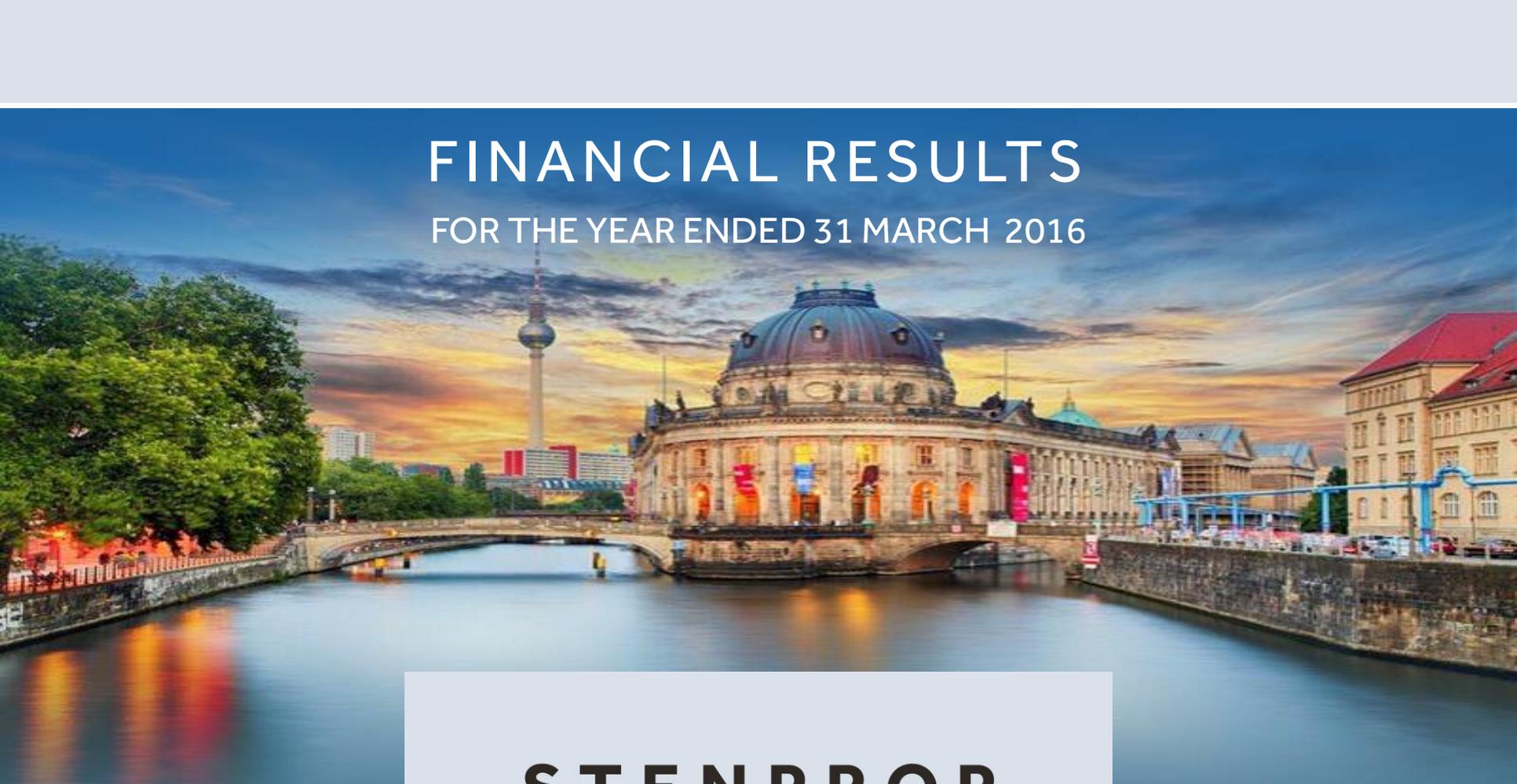


FINANCIAL RESULTS

FOR THE YEAR ENDED 31 MARCH 2016



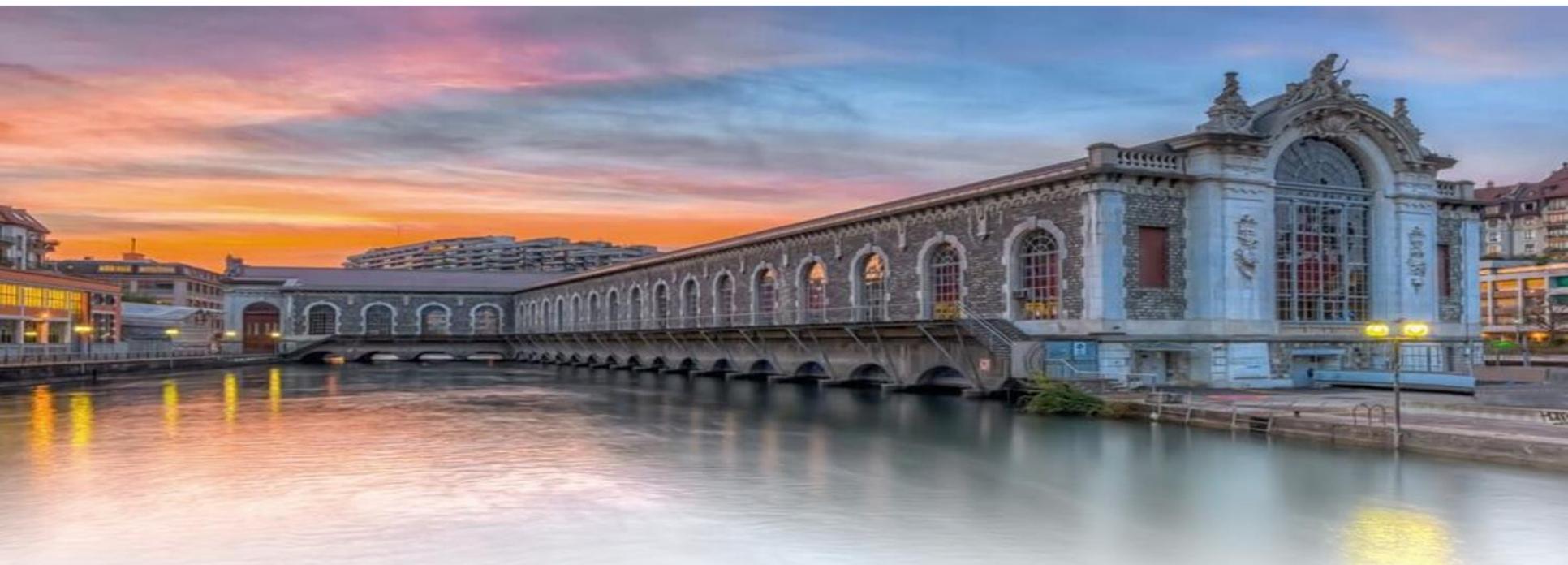
STENPROP

SUSTAINABLE BALANCED GROWTH

SP



“To enhance and protect shareholder value by delivering sustainable growth in earnings, distributions and net asset value through the active asset management of a carefully selected, high quality, low risk portfolio of European property assets”



GROWTH IN EARNINGS AND DISTRIBUTIONS OF AT LEAST 1.5% PER ANNUM OVER THE NEXT THREE YEARS, WHILST MAINTAINING THE QUALITY OF THE PORTFOLIO AND THE LONG TERM SUSTAINABILITY OF EARNINGS

Stenprop is forecasting growth of 1.5% per annum over the next three years from active management of the existing portfolio. Additional growth of 0.5% to 1% is achievable if capital can be raised for acquisitions at pricing levels which deliver enhanced earnings from targeted acquisitions

Asset Management

- Actively working the portfolio to secure rental growth and value enhancement, through exploiting opportunities for new lettings, lease renewals, rent reviews, refurbishments and repositioning of assets

Debt Management

- Optimising terms of debt, including interest rates, maturity terms and covenants, whilst minimising capital repayments

Preserving and recycling capital

- Continuous monitoring of the portfolio for early identification of mature and non-core assets which can be recycled into new assets to preserve and enhance earnings

Acquisitions

- Targeted and selective approach to acquisitions which deliver enhancing and sustainable earnings, whilst preserving the high quality of the portfolio

Capital raising

- Raising capital for acquisitions where market conditions are favourable and enable shares to be issued at levels which enhance earnings

Liquidity

- Exploring opportunities to improve the liquidity of the shares, including a limited programme of share buy-backs when shares trade significantly below NAV

€	Effective date of the Stenprop Transaction 1 April 2014	Completion date of the Stenprop Transaction 2 October 2014	Pro-forma FY 15	FY16
Diluted Adjusted EPRA EPS		9.80 cents	9.81 cents	10.41 cents +6%
Dividend per share	-	-	8.40 cents*	8.90 cents +6%
Dividend pay-out ratio	-	-	86%	86%
EPRA NAV per share	1.37 cents	1.46 cents	1.65 cents	1.67 cents
LTV	56.7%	54.6%	53.8%	51.6%
Effective weighted average cost of debt**		2.3%	2.45%	2.53%***
Duration to expiry (years)		2.18	2.20	2.20
Amortisation (€ million)	-	€9.8 m	€9.8 m	€6.2 m

+22%

* Annualised

** After swap unwind

*** Includes negative rates in Switzerland and Germany where applicable

Market Data

As at 8 June 2016

Share price	R25.8	€1.54
Shares in issue (m)	283.0	
Market cap	R7.3b	€435m
EUR:ZAR exchange rate	16.8	

Trading Volumes – 3 June 2016 ('000)

Shares traded	1 Month	3 Months	12 Months
High	850	1,614	2,073
Low	8	-	-
Median	28	32	73
Average	117	164	182

Shareholdings

Total Shareholders	3,185
Directors and employee holdings	4.26%
Largest Shareholder (Peregrine)	6.41%
Holding Bermuda register	73.4%
Holding SA register	26.6%

Listing

- Dual primary listing on BSX and Main Board of the JSE
- Included in SAPY Index in December 2015
- JSE Ticker: STP
- Share Registrar: Computershare
- For information on dealings on the BSX contact Neil Marais: administration@stenpropci.com

STENPROP

FINANCIAL RESULTS



SP

10.41 cents

Diluted adjusted
EPRA earnings
per share

4.7c final dividend

4.2c interim dividend

8.9c 2016 dividend

EPRA NAV

€1.67
per share

6.1%

Increase on the
pro forma
diluted adjusted
EPRA EPS
at 31 March 2015

6%

Increase of
Dividend
Per share

Increase in
like for like
property values

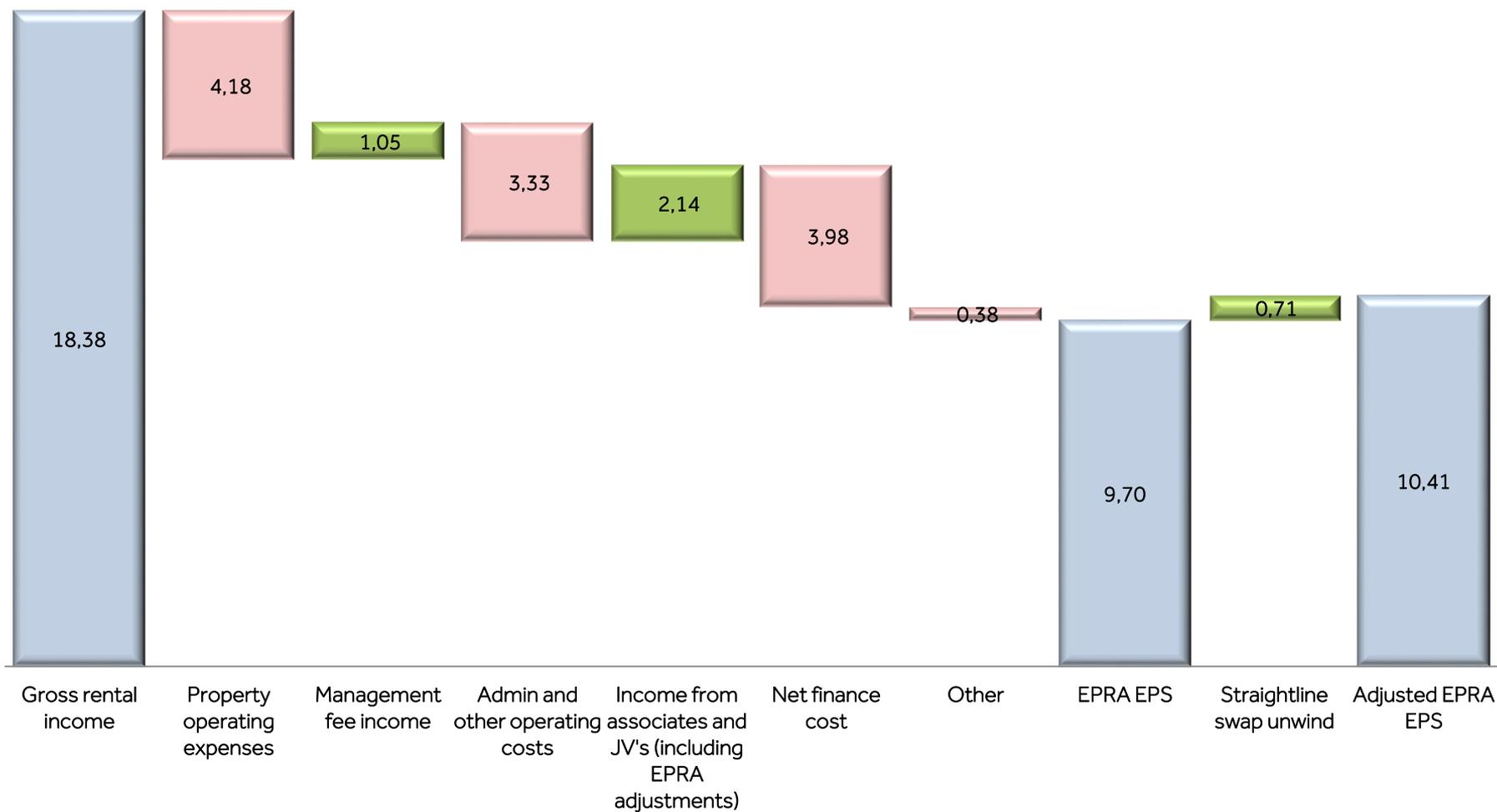
€31m

	Year ended 31 March 2016 €m	Pro Forma Year ended 31 March 2015 €m
Net rental income	39.6	34.0
Management fee income	2.9	1.7*
Operating costs	(9.3)	(7.8)
Net operating income	33.3	28.0
Income from Investment in associates/joint ventures (excl. fair value gains)	6.0	4.8
Net finance costs	(11.1)	(10.3)
EPRA adjustments and other items	0.9	2.0
Pro forma adjusted EPRA earnings	29.0	24.5
Diluted Adjusted EPRA EPS	10.41 cents	9.81 cents
Adjusted EPRA Earnings Yield		
Current share price (€1.54)	6.8%	6.4%
EPRA NAV (€1.67)	6.2%	5.9%

* Management fee income for 6 months from date of listing (€3.4m annualised)

EPRA EARNINGS PER SHARE (CENTS)

STENPROP



Cents per share





Property/Portfolio	Percentage Ownership	Market Value 31 March 2016 (million)	Market Value 31 March 2015 (million)	Change %
United Kingdom - £				
Euston House	100%	£ 76.5	£ 68.9	11.1%
Pilgrim Street	100%	£ 82.5	£ 78.1	5.6%
Hollandbay Portfolio	100%	£ 7.7	£ 7.7	0.1%
ApexHi Portfolio*	100%	£ 24.9	£ 24.9	0.0%
Trafalgar Court	100%	£ 62.5	£ 61.4	1.8%
UK Sub-Total		£ 254.1	£241.0	5.5%
Switzerland - CHF				
Kantone Portfolio	100%	F 91.1	F 95.0	(3.2%)
Polo Portfolio	100%	F 43.5	F 43.6	(0.2%)
Other Swiss Properties	100%	F 35.7	F 36.4	(1.9%)
Swiss Sub-Total		F 170.3	F175.0	(2.7%)
Germany - €				
Bikemax Portfolio	100%	€ 25.1	€ 25.1	-
Aldi Portfolio	100%	€ 32.5	€ 30.0	8.3%
Bleichenhof	94.9%	€ 123.7	€119.9	3.2%
Neukölln	100%	€ 17.2	€ 16.7	3.0%
Germany Sub-Total		€ 198.5	€191.7	3.5%
Acquisitions - €				
Hermann Quartier	100%	€ 22.9	€ 22.7	0.9%
Victoria Centre	100%	€ 31.2	€ 22.0	42.1%
Jointly Controlled Entities				
Nova Eventis	28.4%	€ 265.0	€275.0	(3.6%)
Care Homes Portfolio	100%	€ 34.2	€ 33.4	2.4%
Argyll Street	50%	£ 81.7	£ 75.0	8.9%

* Excludes Volex - sold in Jan 2016 for £5.4 million (31 Mar 2015 £5.0 million)

Property/Portfolio	Property Value €m	Loan Value €	Loan to Value	Contracted interest rate	Effective Interest rate	Weighted average duration to expiry (years)
United Kingdom	321.5	(135.7)	42.2%	3.11%	3.11%	3.67
Switzerland ¹	155.7	(87.1)	55.9%	2.77%	1.97%	1.00
Germany ¹	252.6	(146.1)	57.8%	2.09%	2.02%	1.83
On balance sheet total	729.8	(368.8)	50.5%	2.63%	2.42%	2.33
Off balance sheet debt						
Argyll Street (50%)	103.4	(47.4)	45.8%	2.97%	2.97%	4.14
Nova Eventis (28.4%)	265.0	(156.2)	58.9%	4.14%	3.72%	0.32
Care Homes Portfolio (100%)	34.2	(23.5)	68.07	2.61%	1.53%	2.36
Portfolio Total	891.0	(460.2)				
Less minority interests	(6.3)	4.3				
Portfolio Total (excluding minorities)	884.7	(455.8)	51.6%	2.80%	2.53%	2.21

1. Interest rates include negative rates where applicable. At 31 March 2016 approximately 0.75% in Switzerland and 0.14% in Germany

* Hollanday and ApexHi portfolios refinanced on 26 May 2016

STENPROP

ASSET MANAGEMENT

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Vollex Unit

Leigh

- Sold for £5.37m in January 2016, relative to valuation of £4.95m
- Small over-rented industrial unit with limited future prospects due to age and location of the building
- Took advantage of strong market conditions to sell at over 8% higher than valuation

Nova Eventis

Leipzig

- Large 200 tenant shopping centre near Leipzig
- Stenprop ownership 28%
- Currently marketing for sale

Berlin Residential Shareholding

- Stenprop acquired shares on an opportunistic basis for €5.4m in Feb 2015
- Listed on the Frankfurt Stock Exchange July 2015
- Stenprop anticipate receiving approximately €7 million to show a gain on sale of 30%
- Currently this asset does not contribute EPRA earnings to Stenprop

Swiss Portfolio

- A number of properties in the Swiss portfolio will be considered for sale where future earnings potential has matured

New Purchases

- Stenprop expects to utilise the sale proceeds of any disposals to acquire assets which fit within Stenprop's strategy
- New acquisitions should show an earnings enhancing return on equity of at least 8% after costs and gearing of 50%
- Currently targeting logistics and distribution centres in the UK and daily needs focused retail centres in Germany in locations showing growth

Euston House

London

- Outgoing tenant was paying a rent of approximately £424k p.a. (£38 psf)
- We comprehensively refurbished the fourth floor to a modern standard costing £1.4 million
- New tenant has taken a lease until July 2022
- The annual rent is £690k p.a. (£58.5 psf) with the tenant paying half rent until August 2017
- The letting at these levels is partly the reason for the value of the building increasing from £73.5m at September 2015 to £75.6m in the latest valuation

Victoria Centre

Berlin

- Purchased in November 2015 for €22 million
- Following the purchase we re-negotiated a lease with one of the anchor tenants on a short lease
- In return for a rent reduction we agreed a new 18 year lease with fixed escalations
- The re-gearing of a new long term lease was one of the driving factors behind the increase in value to €31.2 million (42%) at 31 March 2016

Nova Eventis
Leipzig

- An extensive re-letting and lease extension program has been underway over the past few years
- This program coincides with the 10 year anniversary of the centre's reopening in which many of the leases were first agreed
- The success of the re-letting and lease extension program ensures a long-term, sustainable and secured future income stream
- More than 61% of all leases have been extended or newly signed during the past 30 months, 70% of which were with existing tenants in the centre
- 63% of extended leases with existing tenants remained at the same or a higher rental level. Other leases signed at reduced but sustainable levels
- Almost fully let with an occupancy level of 96.4%
- If a suitable price is not achieved during the marketing process and we elect to keep the centre we are now in a position to refinance it on an interest rate which is likely to be 50% lower than the current fixed rate

Pilgrim Street London

- March 2016 rent review process has been initiated
- Average rental level for the property is £41.70 psf
- Slight rental increase expected, depending on outcome of certain technical issues in the rent review provisions of the lease

Trafalgar Court Guernsey

- Outstanding July 2014 rent review underway
- We are optimistic of increasing rent by approximately £50k - £100k p.a. representing a 2 – 3% increase

Bleichenhof Hamburg

- Prime core Hamburg city centre property
- Opportunity to re-position the rear of the property into higher quality retail
- €8 million is held in escrow account to fund the works and currently earns no income
- Anticipated rental increase from the works of approximately €600k p.a., with a commensurate increase in value also expected

Lugano Switzerland

- Currently vacant
- We are in advanced discussions with a tenant to take a new 20 year lease over the entire building at a rent of CHF1.3m p.a.
- We will be required to contribute CHF2.5m toward a comprehensive refurbishment of the building and rent will commence in October 2017
- Following execution of this lease and completion of the refurbishment, the value of the building should increase significantly

Swiss Portfolio

- Loans expire March 2017
- Average all in rate including negative rates is 2.77% p.a.
- Current amortisation payments of CHF 4 million p.a.
- Refinance expected at current indicative all in rates of 1.5% with no capital repayments

Bleichenhof Hamburg

- Loan expires 31 December 2016
- All in rate of 1.9% per annum
- All surplus cash is swept by bank to fund development
- We intend to extend this debt on similar terms for a further 2 - 3 years while the development is completed

Nova Eventis Leipzig

- Loan expires July 2016
- All in rate of 4% per annum plus 3% amortisation
- Secured an extension of the loan for the duration of the sales process
- If a suitable price is not achieved and the property is held, refinancing the property at an all in rate of circa 2% with no amortisation will substantially enhance earnings

Argyll Street, London



Pilgrim Street, London



Euston House, London



Trafalgar Court, Guernsey



Nova Eventis, Leipzig

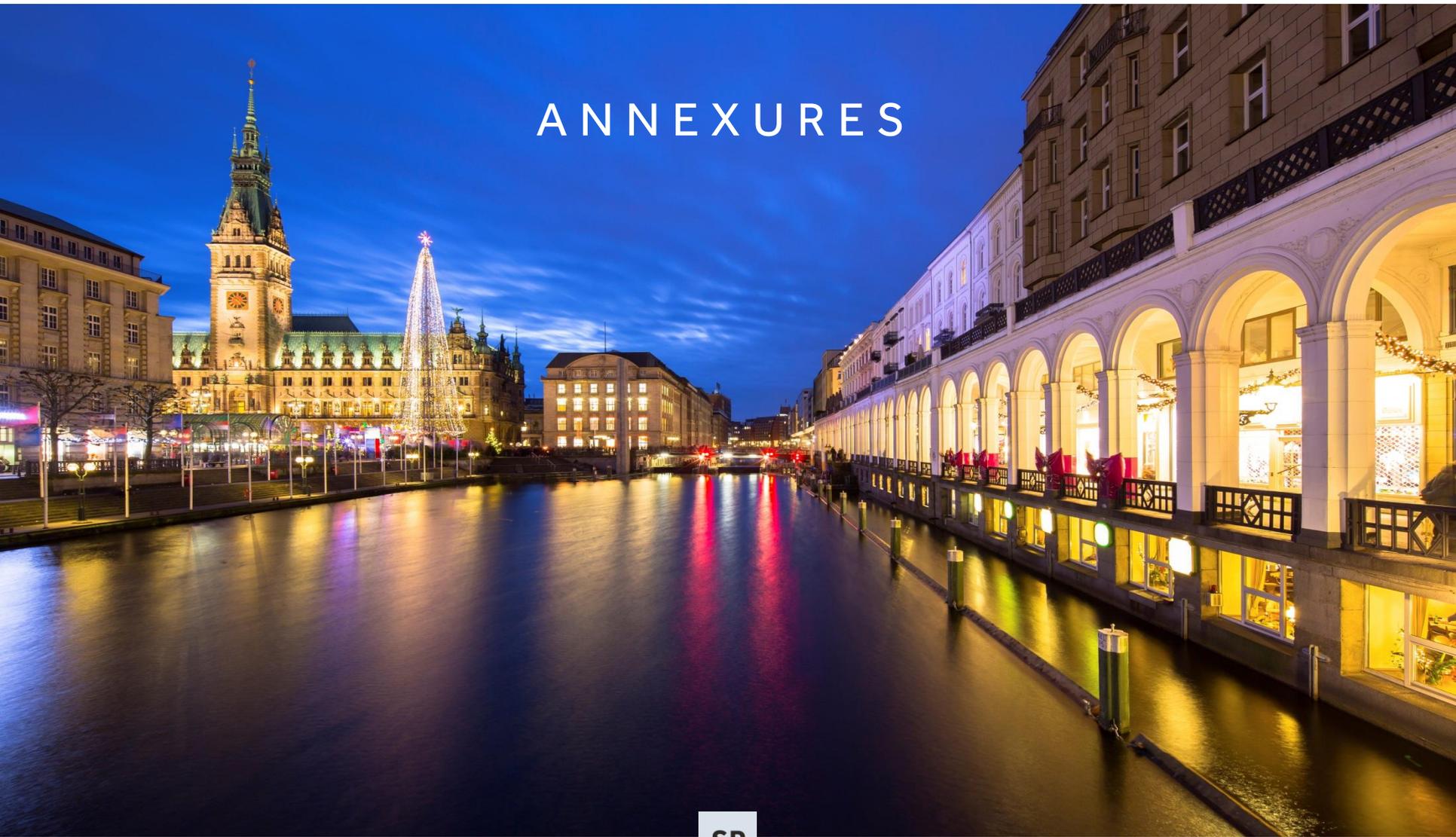


Bleichenhof, Hamburg



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ANNEXURES



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€891m*

UNITED KINGDOM

GLA 66,510m²

€373m

VALUE: 42%

GERMANY

GLA 138,764m²

€362m

VALUE: 41%

SWITZERLAND

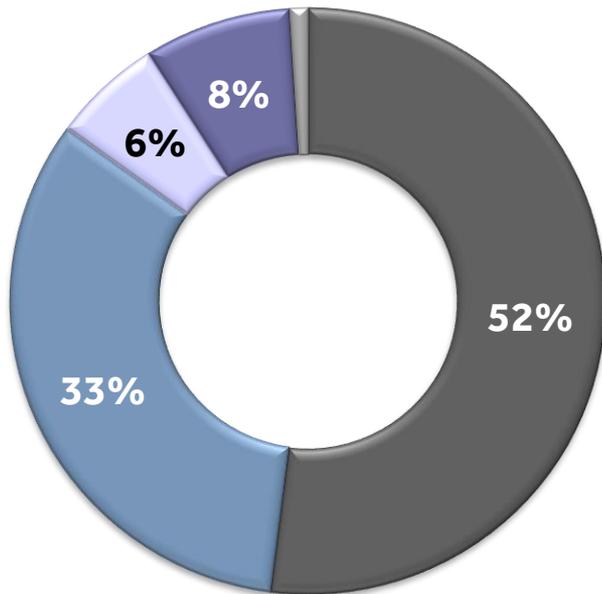
GLA 48,799m²

€156m

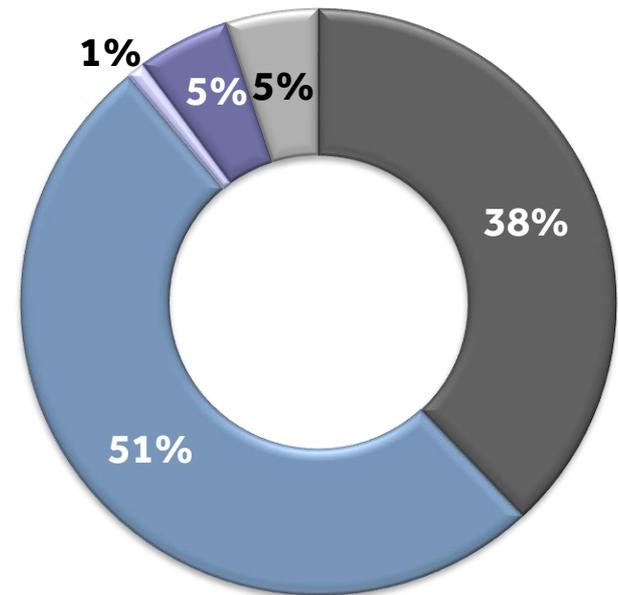
VALUE: 17%

** Includes Stenprop's share of Joint Ventures and Associates*

BY LETTABLE AREA



BY RENTAL INCOME



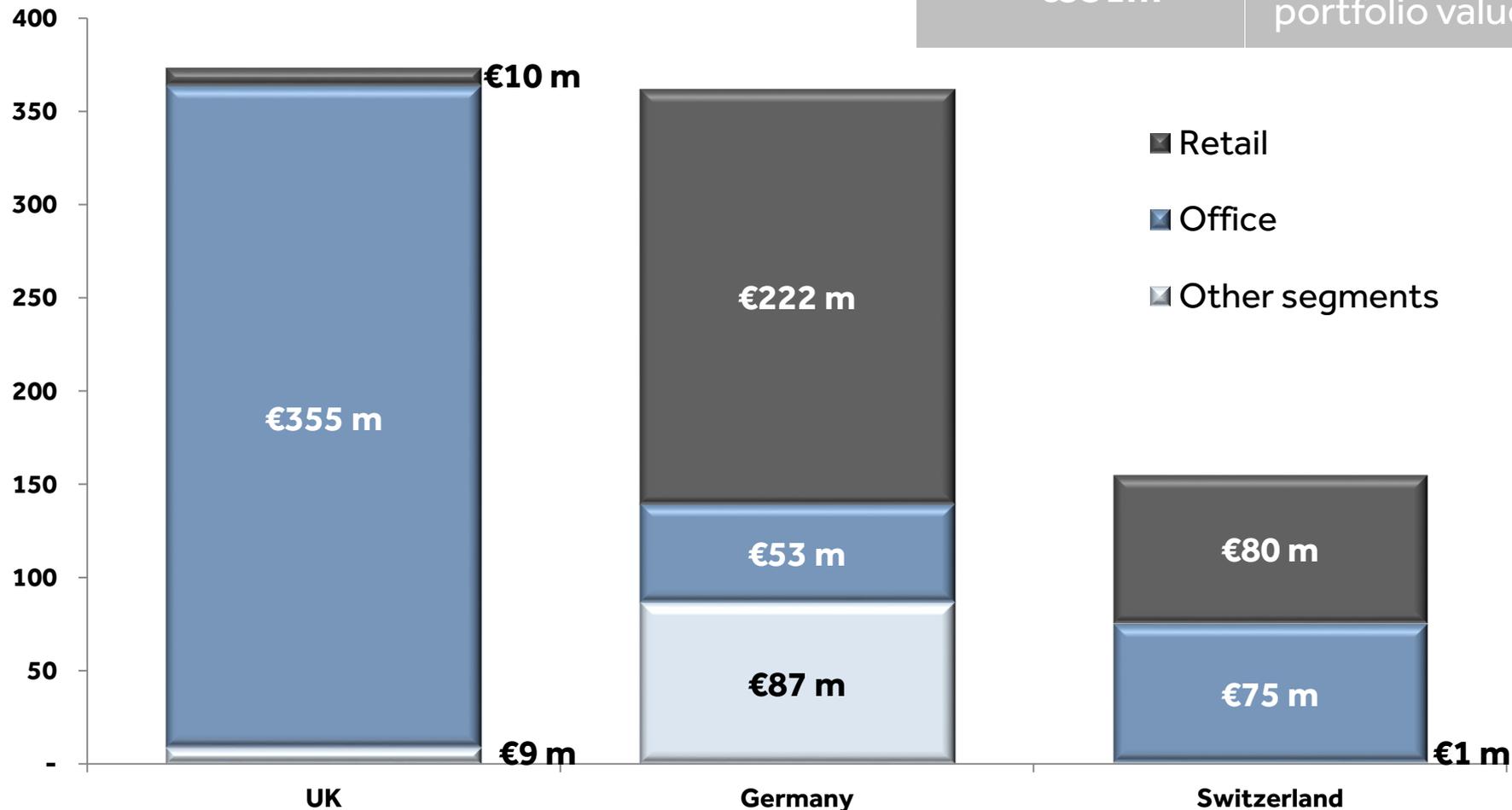
- Retail
- Office
- Industrial
- Nursing homes
- Other

Note: Total lettable area excludes space for parking

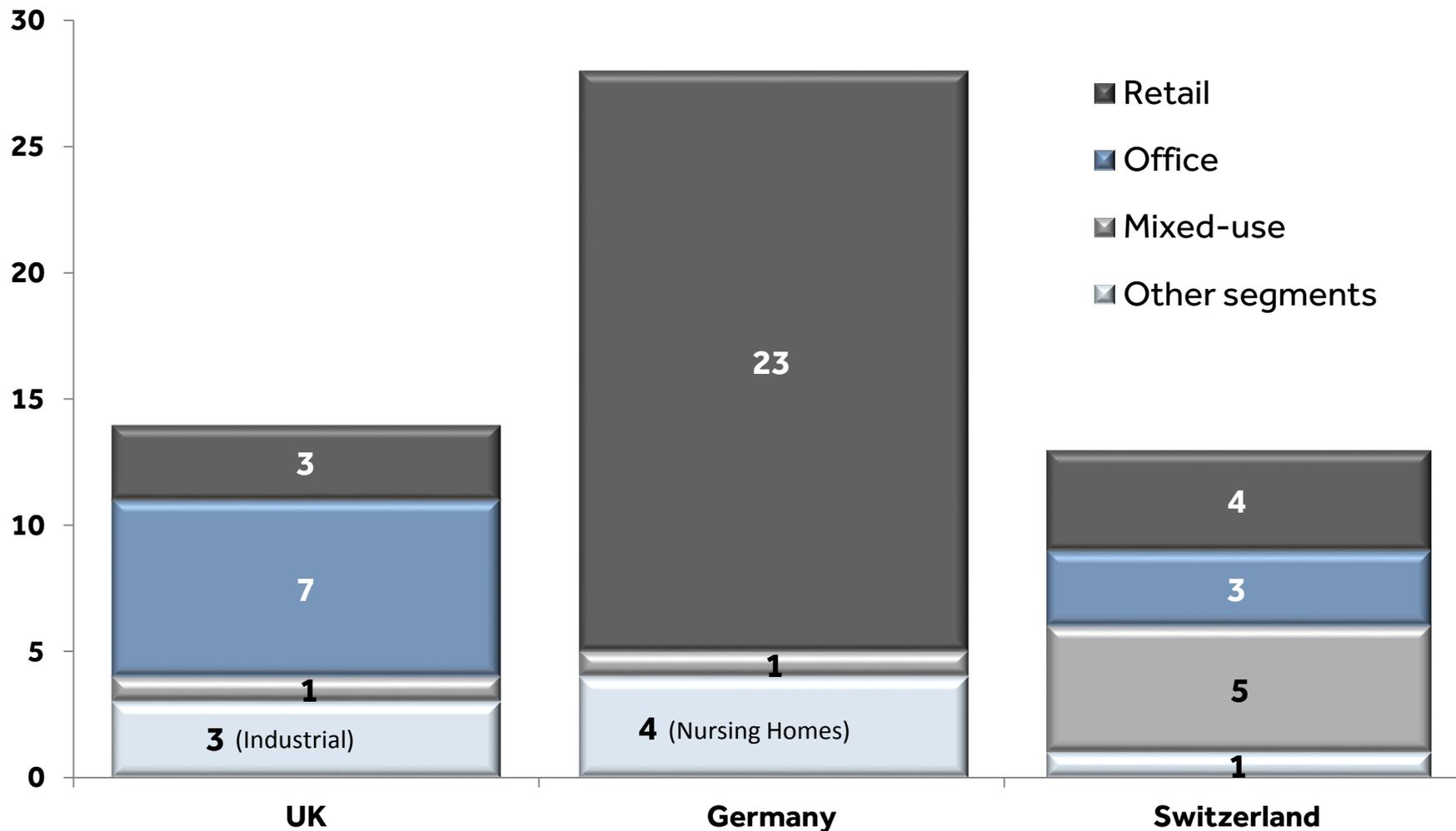
Value of top 6 investments = €531m

6 investments comprise 60% of the total portfolio value

Property Value €m



Properties



Gross Lettable Area (GLA)		Retail	Office	Other
▪ UK	▪ 66,510 m ²	▪ 7,678 m ²	▪ 44,519 m ²	▪ 14,313 m ²
▪ Germany	▪ 138,764 m ²	▪ 103,063 m ²	▪ 15,120 m ²	▪ 20,581 m ²
▪ Switzerland	▪ 48,799 m ²	▪ 24,548 m ²	▪ 23,042 m ²	▪ 1,209 m ²

Rental and Vacancy	Retail	Office	Other	
▪ Weighted average rental per annum	€207/m ²	€148/m ²	€322/m ²	€169/m ²
▪ Vacancy	5%	7%	3%	1%

Total of **442**
tenants

	Number of tenants	Annual rental income
UK	28	40%
Germany	288	44%
Switzerland	126	16%

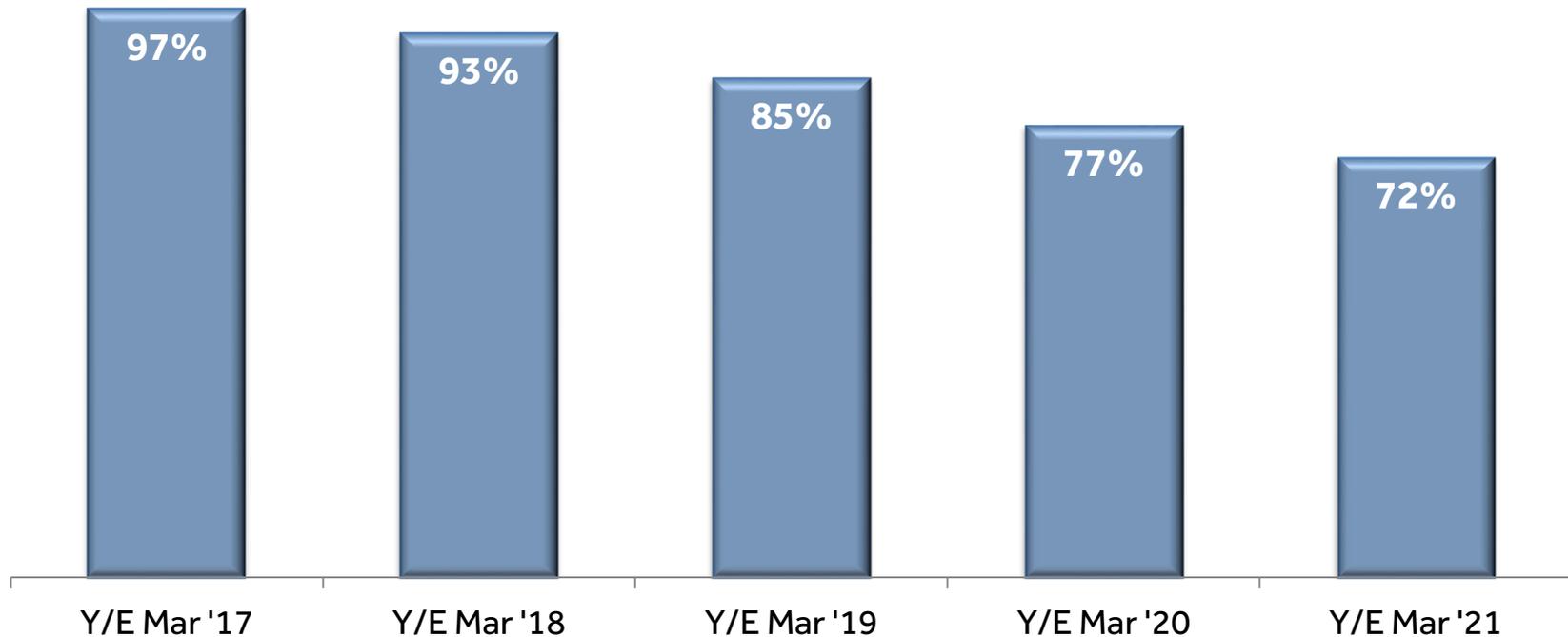
Rental from top
15 tenants = **47%**

- 15 tenants contribute approximately 47% of the total portfolio gross rental
- The Weighted Average Unexpired Lease Term (WAULT) of the top 15 tenants is 8.1 years

Tenant		Location	% of rental income
Northern Trust (Gsy) Ltd	Trafalgar Court	Guernsey	7.48%
British Land City Offices Ltd	Pilgrim Street	London	5.37%
Bechtel Ltd	Pilgrim Street	London	4.98%
Apcoa Autoparking GmbH	Bleichenhoff	Hamburg	4.74%
Aldi	Consists of 14 properties	Germany	4.11%
Bike + Outdoor Co	Consists of 5 properties	Germany	2.96%
Learning Tree International Ltd	Euston House	London	2.88%
Close Brothers Properties Guernsey Ltd	Trafalgar Court	Guernsey	2.56%
Top Tip, Division der Coop Basel	Polo - Altendorf	Switzerland	2.33%
Network Rail	Euston House	London	2.14%
Lipomed AG	Polo - Arlesheim	Switzerland	1.74%
Diako – Soziale Einrichtungen GmbH	Kappeln – Care Home	Germany	1.54%
Kaufland	Victoria Centre	Berlin	1.50%
Thames Water Utilities Limited	GGP1 Portfolio	UK	1.49%
Compagnie Financière Michelin SA	Kantone - Granges-Paccot	Switzerland	1.44%

Weighted Average Unexpired Lease Term (WAULT)
to lease break options: currently 6.7 years

Proportion of current annual rental received



Note: Excludes Stenprop's share of joint ventures and associates.

Property/Portfolio	Ownership	Loan Value (€m)	Property Value (€m)	Gearing (LTV)
UK				
Euston House	100%	(34.8)	96.8	36%
Pilgrim Street	100%	(46.9)	104.4	45%
Hollandbay Portfolio	100%	(5.4)	9.7	56%
ApexHi Portfolio	100%	(10.6)	31.5	34%
Trafalgar Court	100%	(38.0)	79.1	48%
UK Sub-Total		(135.7)	321.5	42%
SWISS				
Kantone Portfolio	100%	(46.8)	83.2	56%
Polo Portfolio	100%	(22.6)	39.8	57%
Other Suisse Properties	100%	(17.6)	32.7	54%
Swiss Sub-Total		(87.0)	155.7	56%
Germany				
Bikemax Portfolio	100%	(15.1)	25.1	60%
Aldi Portfolio	100%	(15.7)	32.5	48%
Bleichenhof	94.90%	(84.9)	123.7	69%
Neukölln	100%	(9.0)	17.2	52%
Hermann Quartier	100%	(11.1)	22.9	48%
Victoria Centre	100%	(10.3)	31.2	33%
Germany Sub-Total		(146.1)	252.6	58%
Associates and joint ventures				
Argyll Street ¹	50%	(23.7)	51.7	46%
Nova Eventis ²	28.42%	(44.4)	75.3	59%
Care Homes Portfolio	100%	(23.2)	34.2	68%
Portfolio Total		(460.1)	891.0	52%

GBP:EUR exchange rate of 1.27 and a CHF:EUR exchange rate of 0.91

1. Stenprop's effective interest = 50%, total property value is £81.7million

2. Stenprop's effective interest = 28.42%, total property value is €265 million

DEBT SUMMARY

STENPROP

Property/Portfolio	Property Value (Local currency)	Loan Value (Local Currency)	Gearing (LTV)	Margin	Swap (fixed rate)	Negative interest rate impact	All in rate	Annual interest expense	Amortisation per annum	Loan Maturity
UK - €m										
Euston House	76.5	(27.5)	36%	1.40%	1.62%	-	3.02%	(0.8)	-	08 May 2020
Pilgrim Street	82.5	(37.1)	45%	1.40%	1.50%	-	2.90%	(1.1)	-	29 May 2020
Hollandbay Portfolio ¹	7.7	(4.3)	56%	2.10%	0.60%	-	2.70%	(0.1)	-	24 April 2016
ApexHi Portfolio ¹	24.9	(8.4)	34%	2.50%	1.22%	-	3.72%	(0.3)	-	22 Dec 2016
Trafalgar Court	62.5	(30.0)	48%	2.00%	1.35%	-	3.35%	(1.0)	-	23 Mar 2020
Argyll Street (50%) ²	40.9	(18.8)	46%	1.40%	1.57%	-	2.97%	(0.6)	-	20 May 2020
UK Sub-Total	295.0	(126.0)	43%				3.09%	(3.9)	-	
Swiss - CHFm										
Kantone Portfolio	91.0	(51.2)	56%	1.05%	0.70%	0.75%	2.50%	(1.3)	(2.2)	31 Mar 2017
Polo Portfolio	43.6	(24.7)	57%	1.15%	0.73%	0.75%	2.63%	(0.6)	(1.0)	31 Mar 2017
Other Swiss Properties	35.7	(19.3)	54%	1.29%	1.63%	0.75%	3.67%	(0.7)	(0.8)	31 Mar 2017
Swiss Sub-Total	170.3	(95.2)	56%				2.77%	(2.6)	(4.0)	
Germany - €m										
Bikemax Portfolio	25.1	(15.1)	60%	1.65%	1.07%	0.13%	2.84%	(0.4)	(0.4)	31 Dec 2017
Aldi Portfolio	32.5	(15.7)	48%	1.85%	0.83%	0.13%	2.81%	(0.5)	(0.4)	30 Apr 2018
Hermann Quartier ³	22.9	(11.1)	48%	1.13%	0.29%		1.42%	(0.2)	-	30 Jun 2020
Victoria Centre ³	31.2	(10.3)	33%	1.28%	0.08%		1.36%	(0.1)	-	31 Aug 2020
Bleichenhof (94.9%) ^{2,3}	117.4	(80.6)	69%				1.90%	(1.5)	-	31 Dec 2016
Nova Eventis (28.40%) ²	75.3	(44.4)	59%	3.20%	0.80%	0.14%	4.14%	(1.9)	(1.5)	24 Jul 2016
Care Homes Portfolio ²	34.2	(23.2)	68%				2.61%	(0.6)	(0.1)	31 Mar 2018
Neukölln	17.2	(9.0)	52%	2.50%	0.48%		2.98%	(0.3)	-	31 Dec 2021
Germany Sub-Total	355.8	(209.4)	59%				2.58%	(5.4)	(2.5)	

1. Refinanced on 26 May 2016 for 5 years at an all in rate of 3.46% p.a.

2. Stenprop's effective interest shown

3. Fixed rate loan

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FORWARD-LOOKING STATEMENTS

Certain statements made in this document constitute forward-looking statements. Forward-looking statements can be identified by the use of words such as “may”, “will”, “should”, “predict”, “assurance”, “aim”, “hope”, “risk”, “expect”, “intend”, “estimate”, “anticipate”, “believe”, “plan”, “seek”, “continue” or other similar expressions that are predictive or indicative of future events. All statements other than statements of historical facts included in this document, including, without limitation, those regarding the Company’s expectations, intentions and beliefs concerning, amongst other things, the Company’s results of operations, financial position, growth strategy, prospects, dividend policy and the industries in which the Company operates, are forward-looking statements. By their nature, such forward-looking statements involve known and unknown risks, uncertainties and other factors, many of which are outside the control of the Company and its Directors, which may cause the actual results, performance, achievements, cash flows, dividends of the Company or industry results to be materially different from any future results, performance or achievements expressed or implied by such forward looking statements. As such, forward-looking statements are no guarantee of future performance.

Such forward-looking statements are based on numerous assumptions regarding the Company’s present and future business strategies and the environment in which the Company will operate in the future. Among the important factors that could cause the Company’s actual results, performance or achievements to differ materially from those in the forward-looking statements include, among others, economic conditions in the relevant markets of the world, market position of the Company or its subsidiaries, earnings, financial position, cash flows, return on capital and operating margins, political uncertainty, the actions of competitors, activities by governmental authorities such as changes in taxation or regulation, changing business or other market conditions and general economic conditions and such other risk factors identified in the “Risk Factors” section of this document. Forward-looking statements should, therefore, be construed in light of such risk factors and undue reliance should not be placed on forward-looking statements. These forward-looking statements speak only as of the date of this document and are not intended to give assurance as to future results.

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STENPROP LTD
KINGSWAY HOUSE,
HAVILLAND STREET,
ST. PETER PORT, GY1 2QE,
GUERNSEY, CHANNEL ISLANDS

T: +44 (0) 1481 740 571
www.stenprop.com
info@stenprop.com

