



RDC

ICC

PAM

RDC PROPERTIES LIMITED

THE YEAR 2000

Presented by:
G.Giachetti
M.Hadebe

5/17/2016

REALESTATE GROUP



RDC PROPERTIES LIMITED

Our Presentation

- ◆ Highlights of the year
- ◆ Summary of results 2000
- ◆ Prospects for 2001 and beyond
- ◆ Drinks

2



HIGHLIGHTS OF THE YEAR 2000

→ **IMPROVEMENT OF THE PORTFOLIO:**

→ EXTENSIVE REFURBISHMENT OF THE OLDEST PROPERTY

→ **NEW OFFICE DEVELOPMENT:**

→ COMPLETION OF PHASE ONE OF THE JV DEVELOPMENT WITH CITIZEN GROUP

→ **DIVERSIFICATION:**

→ FURTHER IN THE INDUSTRIAL SECTOR

→ LOCATION - DEVELOPMENT IN MADAGASCAR

→ ACQUISITION OF A TOURISM RELATED INCOME STREAM

RDC PROPERTIES LIMITED

HIGHLIGHTS OF THE YEAR 2000

→ **DIVERSIFICATION:** FURTHER IN THE INDUSTRIAL SECTOR



4

RDC PROPERTIES LIMITED

HIGHLIGHTS OF THE YEAR 2000

→ **DIVERSIFICATION:** LOCATION - DEVELOPMENT IN MADAGASCAR



5

RDC PROPERTIES LIMITED

HIGHLIGHTS OF THE YEAR 2000

TANA WATERFRONT - ARTIST IMPRESSION



6

RDC PROPERTIES LIMITED

HIGHLIGHTS OF THE YEAR 2000

→ **DIVERSIFICATION:** TOURISM RELATED INCOME STREAM



7



RDC PROPERTIES LIMITED

HIGHLIGHTS OF THE YEAR 2000

→ **NEW OFFICE DEVELOPMENT: COMPLETION OF PHASE ONE OF THE JV DEVELOPMENT WITH CITIZEN GROUP**



8

RDC PROPERTIES LIMITED

HIGHLIGHTS OF THE YEAR 2000

IMPROVEMENT OF THE PORTFOLIO: REFURBISHMENT OF
THE OLDEST PROPERTY - now MEBALA CENTER



9

RDC PROPERTIES LIMITED

SUMMARY OF THE HIGHLIGHTS OF THE YEAR 2000

- **THE PROPERTY PORTFOLIO HAS NEVER BEEN AS DIVERSIFIED BOTH IN TERMS OF INDUSTRY SECTOR AND LOCATION.**
- **THE PORTFOLIO IS IMPROVING WITH THE REFURBISHMENT OF OLD BUILDINGS, NEW ACQUISITIONS AND NEW DEVELOPMENTS BOTH IN BOTSWANA AND MADAGASCAR**

10



Summary of results 2000

- ◆ **PROPERTY PORTFOLIO VALUE NOW AT**
P 98,145,000 up 14%
(MADAGASCAR, THOLO and MEBALA CENTER AT COSTS)
- ◆ **PROFIT BEFORE INTEREST AND TAXATION.**
P 7,473,000 Up 7,3%
(DESPITE THE LOSS OF REVENUE FROM HARWARE HOUSE - APPROX 10%)
- ◆ **TURNOVER :**
P 11,138,000 Up 2,3%
- ◆ **EARNINGS PER WEIGHTED NUMBER OF LINKED UNITS**
THEBE 26,43 Up 5%
(DESPITE THE INCREASE OF ISSUED UNITS)

5/17/2016

11

Prospects for 2001 and beyond

- ◆ **Continue to improve our portfolio by either refurbishing, disposing of older properties and developing new properties.**
- ◆ **Continue the diversification both in terms location and industry sectors.**
 - ❏ minimise the company exposure to the Pula.
 - ❏ reduce the sectoral risks.
- ◆ **Improve communication with the market.**
- ◆ **Take advantage of the investments carried out in year 2000...**
 - see 2001 projections
 - see 10 years IRR (on present portfolio)

RDC PROPERTIES LIMITED

Prospects for 2001 and beyond

Take advantage of the investments carried out in year 2000... PROJECTIONS 2001

PROJECTED 2001	Actual 2000			Actual 2000		
	MID 2001	Actual 2000		END 2001	Actual 2000	
TURNOVER	6,794,549	5,326,439	28%	13,817,989	11,137,661	24%
INTEREST	1,392,405	800,210	74%	2,980,649	1,633,870	82%
NET PROFIT	3,823,870	3,592,299	6%	8,051,177	7,473,667	8%

- ◆ Substantial increase in rental income. 2001
- ◆ Increase in interest payable. 2001
- ◆ Income from Madagascar 2002
- ◆ Income from KML 2002

Prospects for 2001 and beyond

Take advantage of the investments carried out in year 2000... IRR SUMMARY

RDC PROPERTIES LIMITED				
Review of property portfolio performance vs share price				
ASSUMPTIONS				
Escalation		8.20%		
Inflation		7.90%		
Starting year		2001		
Starting rent	P13,818,000		2001	
NAV		2.83		
IRR analysis			IRR analysis	
Assuming terminal value at 17,5%			NO terminal value	
Share price	20yrs	10yrs	20yrs	10yrs
1.15	35.51%	31.99%	35.12%	30.86%
1.20	34.46%	30.73%	34.03%	29.56%
1.40	30.96%	26.45%	30.39%	25.11%
1.60	28.27%	26.05%	27.57%	21.58%
1.80	26.12%	25.30%	20.25%	18.67%
2.00	24.35%	23.41%	17.90%	16.21%
2.20	22.86%	21.81%	15.88%	14.10%
2.40	21.58%	20.44%	14.12%	12.26%
2.60	20.46%	19.23%	12.56%	10.63%
2.80	19.70%	18.42%	11.51%	9.52%

In summary...

- ◆ THE YEAR 2000 HAS BEEN A VERY EXCITING YEAR FOR US
- ◆ PROSPECT FOR THE YEARS TO COME ARE POSITIVE
- ◆ **RDC PROPERTIES LIMITED continues to benefit from the Group's activities and expertise :**
 - Direct control on construction quality and costs - ICC
 - Development expertise
accounting and administration - PAM

THANK YOU



RDC ICC PAM

