

Performance gap widens

The returns delivered in first-half 2010 by the 18 counters listed in the JSE's R110-billion real-estate sector range from 50,6% to -6,59%, the latest figures from Cape-based Catalyst Fund Managers show. The sector as a whole shows a total return of 10,57%. Top performer in the period is relatively new player Fortress Income Fund (B units), managed by the Resilient Property Income Fund. The stock has had a remarkable run since listing in October last year. Investors who bought shares at the listing price of 120c have more than doubled their money over the past eight months. The Fortress portfolio offers a high-yielding, split unit structure to cater for varying risk appetites. The B units are a high-risk/high-growth option, while A units cater for more stable, predictable returns. Other top-performing funds include Vukile Property Fund (20,96%), Octodec Investments (18,53%) and Premium Properties (18,06%). Vukile owns a number of shopping centres in lower income areas. A large chunk of the Octodec and Premium portfolios comprises buildings in inner-city Pretoria and Johannesburg. Worst performer for the period is Hospitality Property Fund, who suffered as a result of the slump in global tourism. Paul Duncan, investment manager at Catalyst Fund Managers, says listed property is the best-performing asset class over the past 12 months. In the year to end-June 2010, the SA listed-property index delivered a total return of 26,68%, ahead of the 18,06% returned by the All Share Index over the same time. Cash and bonds lagged with total returns of 8,35% and 9,7% respectively. +27 (0)21 657 5500, catalyst.co.za



HISTORIC PERFORMANCE FOR 2010 – INDIVIDUAL STOCK PERFORMANCE

Total return	Jan.	Feb.	Mar.	Apr.	May	Jun.	YTD
REIT Index	-3,47%	1,07%	3,08%	-0,65%	-5,45%	-0,47%	-5,97%
PUT Index	0,78%	3,14%	4,89%	0,18%	-0,86%	1,53%	9,94%
PLS Index	-0,64%	6,65%	3,89%	2,39%	-2,66%	0,89%	10,71%
SA Listed Property Index (SAPY)	-0,25%	5,75%	4,15%	1,85%	-2,22%	1,06%	10,57%
Capped Property Index (PCAP)	-1,00%	4,74%	3,80%	1,34%	-3,02%	0,37%	6,18%
FORTRESS-B	5,42%	14,29%	-12,00%	13,64%	0,00%	25,00%	50,60%
VUKILE	-4,63%	7,77%	7,66%	1,00%	1,08%	7,08%	20,96%
OCTODEC	2,61%	0,15%	3,12%	6,69%	0,01%	4,83%	18,53%
PREMIUM	0,97%	2,72%	3,74%	6,90%	3,09%	-0,43%	18,06%
SA CORPORATE	5,36%	1,09%	5,57%	3,57%	-2,76%	2,84%	16,47%
GROWTHPOINT	-2,14%	6,28%	5,57%	3,19%	-0,46%	2,44%	15,53%
EMIRA	2,43%	-1,61%	6,58%	2,54%	0,74%	2,05%	13,24%
HYPROP	0,07%	8,96%	3,27%	4,21%	-4,79%	0,97%	12,80%
SYCOM	-1,81%	7,65%	6,72%	-2,85%	0,47%	2,08%	12,40%
RESILIENT	0,38%	5,62%	2,34%	3,98%	-1,06%	0,36%	12,03%
HOSPITALITY-A	2,02%	5,30%	0,06%	-1,96%	4,56%	-1,30%	8,75%
ACUCAP	-1,58%	3,61%	4,24%	3,19%	-2,94%	1,77%	8,34%
PANPROP	0,29%	6,43%	2,46%	1,62%	-3,40%	-0,51%	6,81%
CAPITAL PROPERTY	-1,13%	2,32%	3,60%	0,00%	-2,78%	4,29%	6,26%
REDEFINE	0,14%	8,30%	3,17%	0,77%	-5,65%	-0,83%	5,49%
FORTRESS-A	3,09%	-1,00%	0,00%	-1,01%	2,96%	0,10%	4,12%
FOUNTAINHEAD	-1,59%	6,13%	3,34%	-2,65%	0,65%	-2,50%	3,11%
HOSPITALITY-B	4,17%	5,12%	2,13%	-6,74%	-6,41%	-4,30%	-6,59%

INFORMATION SOURCE AND METHODOLOGY

Data: I-Net Bridge, unless stated otherwise

Calculations and forecast estimates: Catalyst Fund Managers