


**10** YEARS OF IMPACT

**SAREIT**  
ASSOCIATION

**Chart Book**  
**APRIL 2026**



**The chart book is compiled by  
Ian Anderson  
of Merchant West Investments.**

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Ian has been actively involved in South Africa's listed property sector since 1996 when he was part of the team that launched the Marriott Property Equity Fund. The fund was the first of its kind in South Africa and heralded a period of rapid growth for the sector.

Currently, Ian manages the Nedgroup Investments Property Fund and has done since the fund was launched in July 2010.

He is Head of Listed Property & Portfolio Manager of Merchant West Investments, having previously been the Investment Director at Marriott Asset Management and the Chief Investment Officer at Bridge Fund Managers.

Ian is a CFA and CAIA charter-holder with 30 years of experience in South African and global financial markets.

# Chart Book **A P R I L 2 0 2 6**

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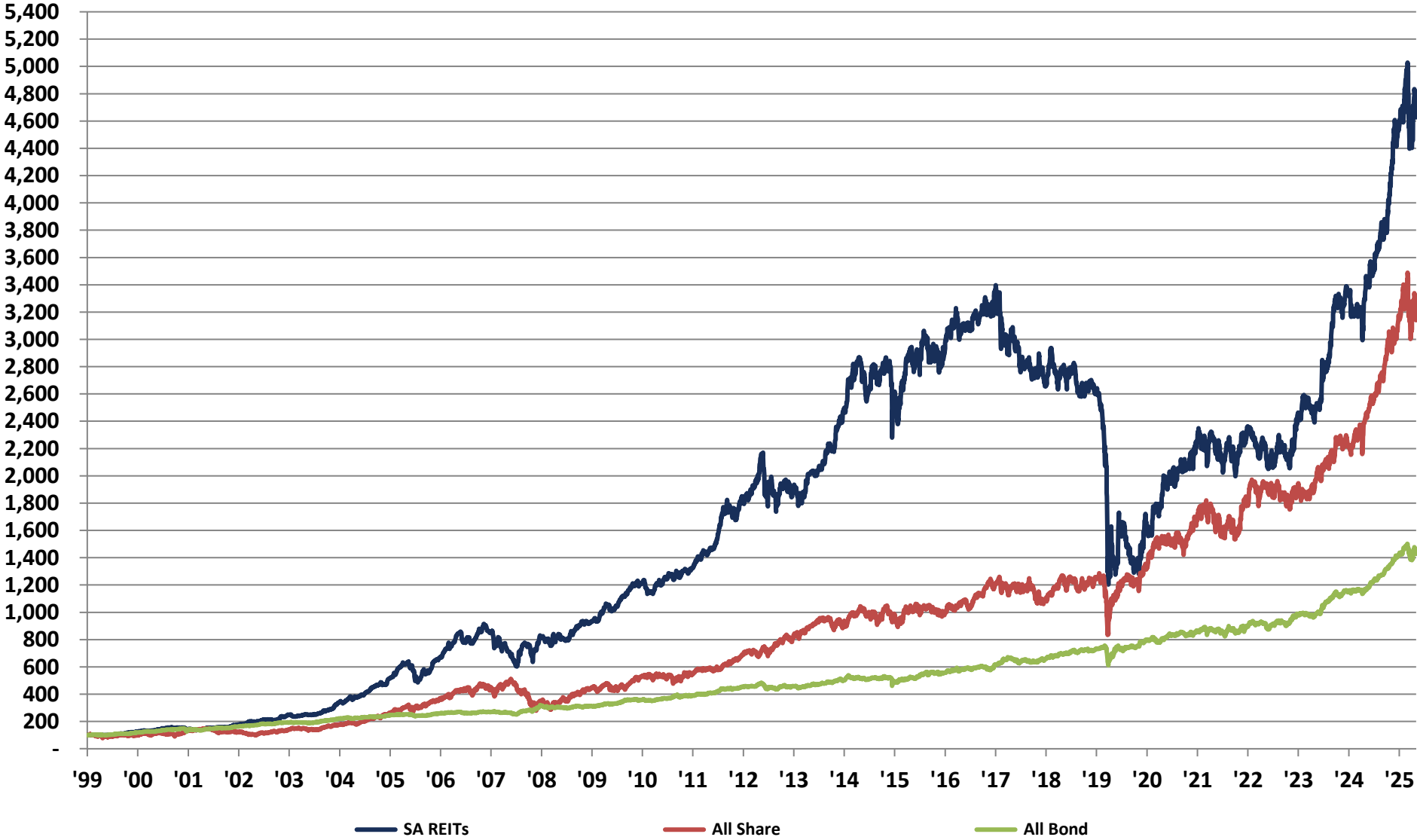
## PERFORMANCE

Period	SA REITs <sup>1</sup>	All Share <sup>2</sup>	All Bond <sup>2</sup>
<b>2016</b>			
Q1	10.2%	3.9%	6.6%
Q2	1.5%	0.4%	4.4%
Q3	0.4%	0.5%	3.4%
Q4	2.2%	-2.1%	0.3%
<b>Year</b>	<b>14.7%</b>	<b>2.6%</b>	<b>15.4%</b>
<b>2017</b>			
Q1	3.8%	3.8%	2.5%
Q2	-1.3%	-0.4%	1.5%
Q3	4.0%	8.9%	3.7%
Q4	6.7%	7.4%	2.2%
<b>Year</b>	<b>13.6%</b>	<b>21.0%</b>	<b>10.2%</b>
<b>2018</b>			
Q1	-14.3%	-6.0%	8.1%
Q2	-3.0%	4.5%	-3.8%
Q3	-1.9%	-2.2%	0.8%
Q4	-2.8%	-4.9%	2.8%
<b>Year</b>	<b>-20.7%</b>	<b>-8.5%</b>	<b>7.7%</b>
<b>2019</b>			
Q1	-0.2%	8.0%	3.8%
Q2	3.1%	3.9%	3.7%
Q3	-6.2%	-4.6%	0.8%
Q4	0.9%	4.6%	1.7%
<b>Year</b>	<b>-2.6%</b>	<b>12.0%</b>	<b>10.3%</b>
<b>2020</b>			
Q1	-49.6%	-21.4%	-8.7%
Q2	17.9%	23.2%	9.9%
Q3	-12.2%	0.7%	1.5%
Q4	19.5%	9.8%	6.7%
<b>Year</b>	<b>-37.8%</b>	<b>7.0%</b>	<b>8.7%</b>
<b>2021</b>			
Q1	7.4%	13.1%	-1.7%
Q2	13.9%	0.0%	6.9%
Q3	5.0%	-0.8%	0.4%
Q4	10.1%	15.1%	2.9%
<b>Year</b>	<b>41.5%</b>	<b>29.2%</b>	<b>8.4%</b>
<b>2022</b>			
Q1	0.1%	3.8%	1.9%
Q2	-11.2%	-11.7%	-3.7%
Q3	-1.5%	-1.9%	0.6%
Q4	15.9%	15.2%	5.6%
<b>Year</b>	<b>1.5%</b>	<b>3.6%</b>	<b>4.2%</b>
<b>2023</b>			
Q1	-7.7%	5.2%	3.4%
Q2	-2.6%	0.7%	-1.5%
Q3	2.4%	-3.5%	-0.4%
Q4	13.5%	6.9%	8.1%
<b>Year</b>	<b>4.5%</b>	<b>9.3%</b>	<b>9.7%</b>
<b>2024</b>			
Q1	2.0%	-2.2%	-1.8%
Q2	8.9%	8.2%	7.5%
Q3	20.6%	9.6%	10.6%
Q4	1.3%	-2.1%	0.4%
<b>Year</b>	<b>35.8%</b>	<b>13.4%</b>	<b>17.2%</b>
<b>2025</b>			
Q1	-4.2%	5.9%	0.7%
Q2	10.3%	10.2%	5.9%
Q3	7.9%	12.9%	6.9%
Q4	21.5%	8.1%	9.0%
<b>Year</b>	<b>38.6%</b>	<b>42.4%</b>	<b>24.2%</b>
<b>2026</b>			
January	0.9%	3.7%	1.9%
February	8.1%	7.0%	1.7%
March	-12.3%	-10.5%	-6.8%
April	5.9%	1.6%	3.3%
<b>Year-to-date</b>	<b>1.2%</b>	<b>1.0%</b>	<b>-0.2%</b>

1) Source = Merchant West Investments (index excludes property developers and non-SA REITs)

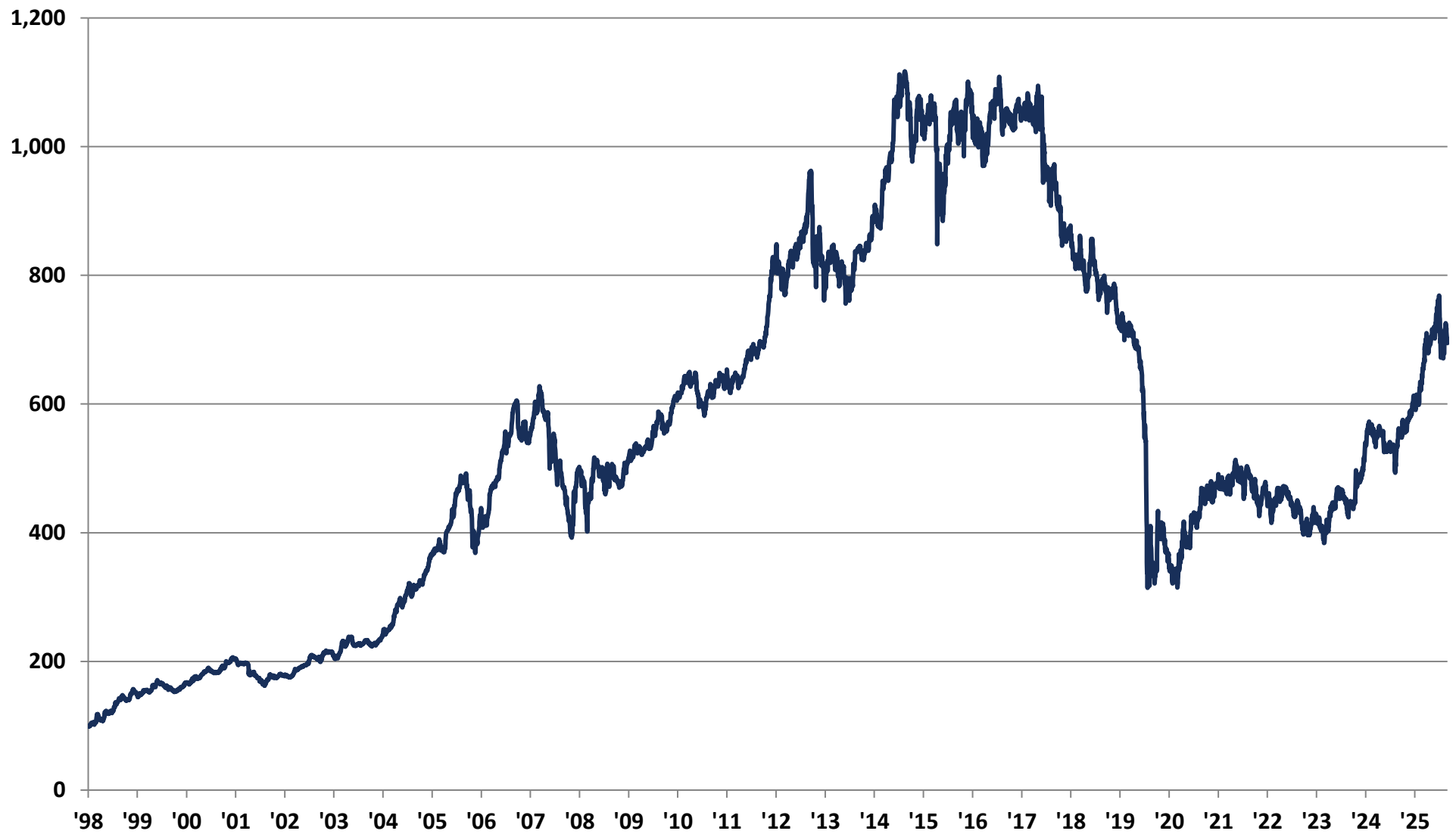
2) Source = IRESS

# Total return indexes



Source: IRESS & Merchant West Investments

### SA REIT Index (price only)



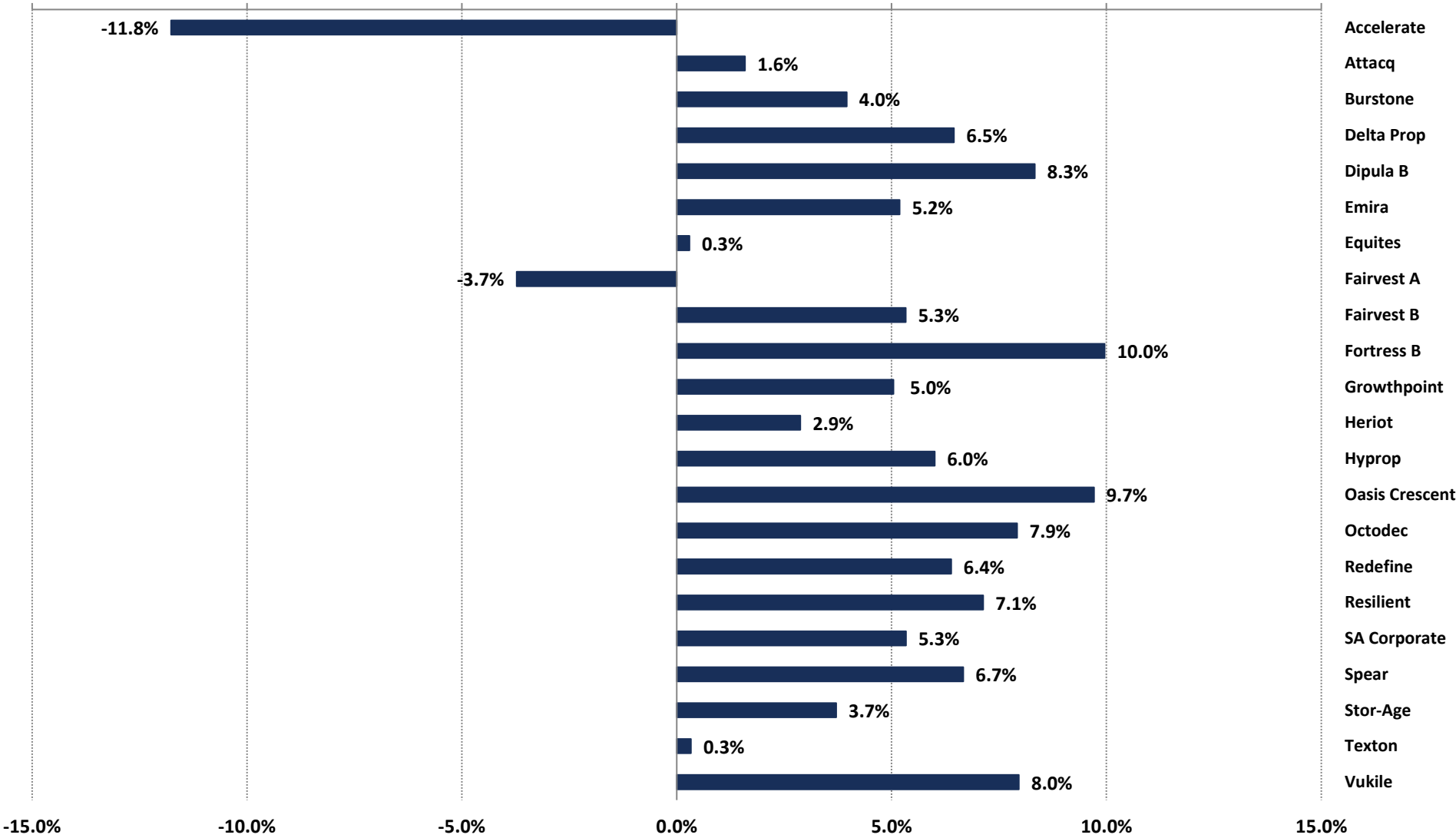
Source: IRESS & Merchant West Investments

## Comparative Total Return Investment Correlation

	SA REITs	FTSE/JSE: All Share	All Bond	FTSE/JSE: Financials	FTSE/JSE: Industrials	FTSE/JSE: Top 40	FTSE/JSE: Small Cap
Data period for upper right : April 2016 - April 2026							
<b>SA REITs</b>	1.00	0.60	0.55	0.74	0.62	0.53	0.80
<b>FTSE/JSE: All Share</b>	0.49	1.00	0.47	0.64	0.61	0.92	0.65
<b>All Bond</b>	0.62	0.66	1.00	0.62	0.47	0.45	0.49
<b>FTSE/JSE: Financials</b>	0.63	0.53	0.63	1.00	0.76	0.66	0.80
<b>FTSE/JSE: Industrials</b>	0.41	0.53	0.35	0.50	1.00	0.65	0.72
<b>FTSE/JSE: Top 40</b>	0.40	0.91	0.58	0.48	0.50	1.00	0.62
<b>FTSE/JSE: Small Cap</b>	0.68	0.52	0.57	0.73	0.49	0.45	1.00
Data period for lower left : April 2021 - April 2026							

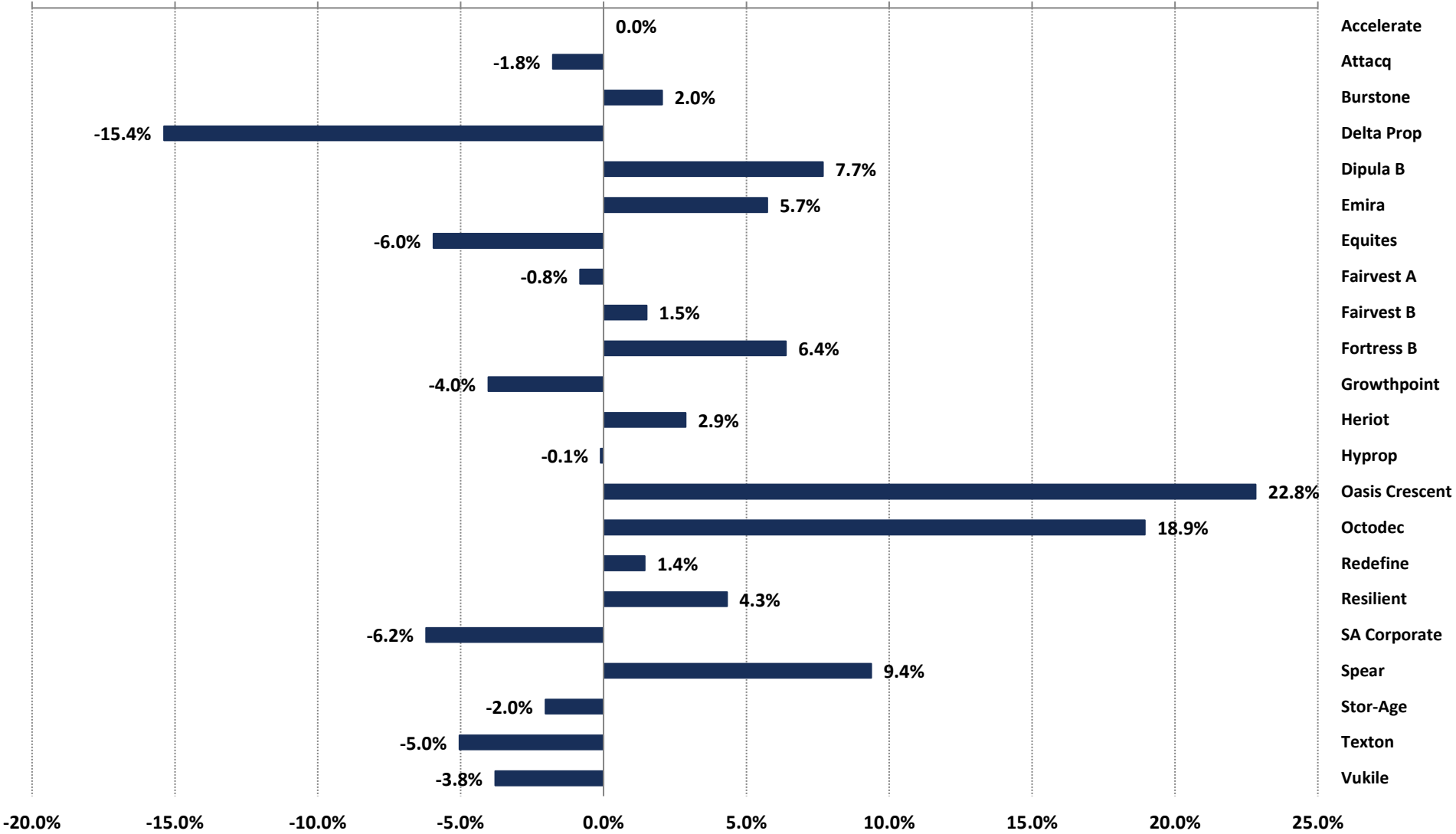
Source: Merchant West Investments

# Monthly performance - April 2026



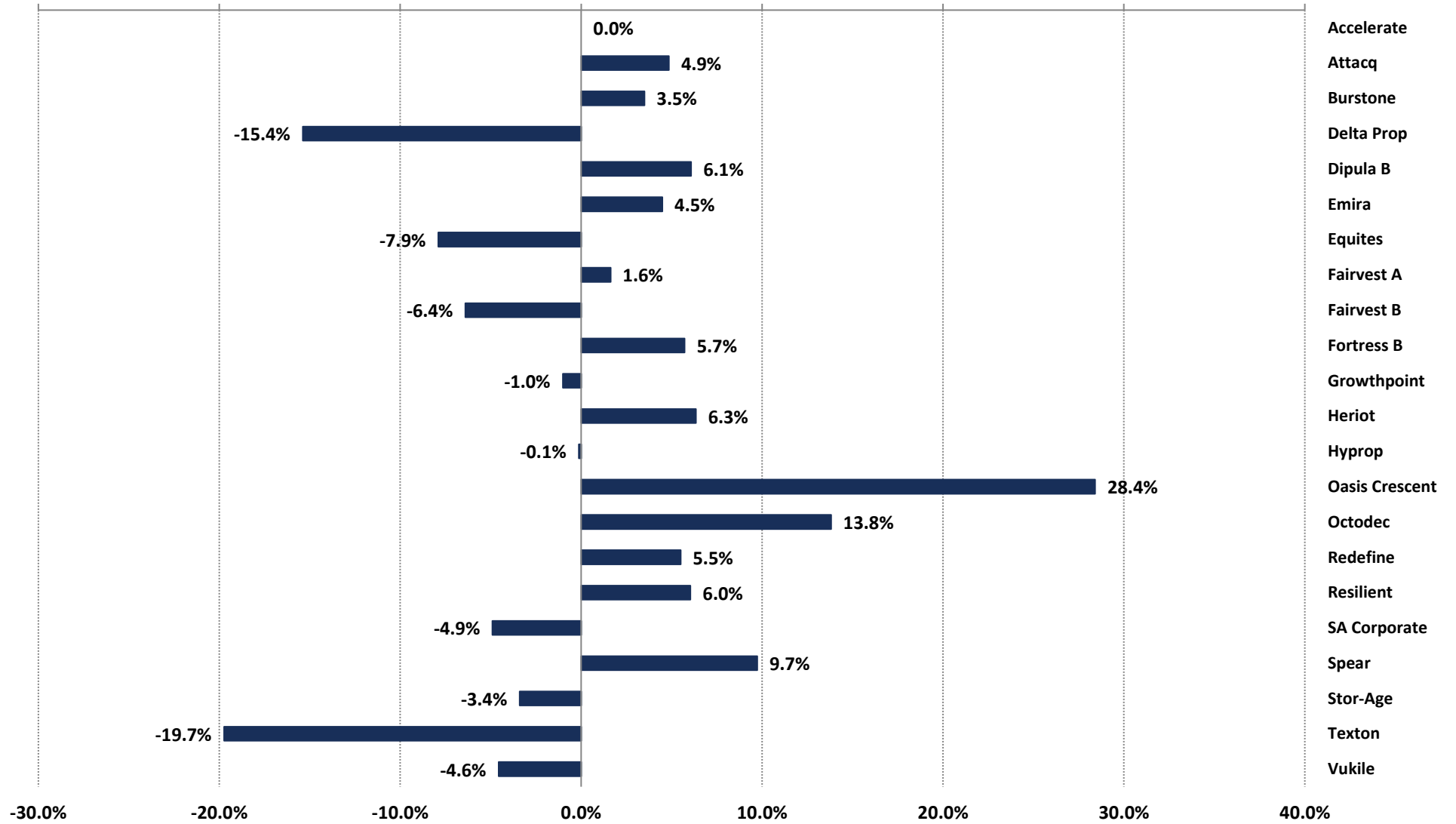
Source: Merchant West Investments

### 3 month performance to 30 April 2026



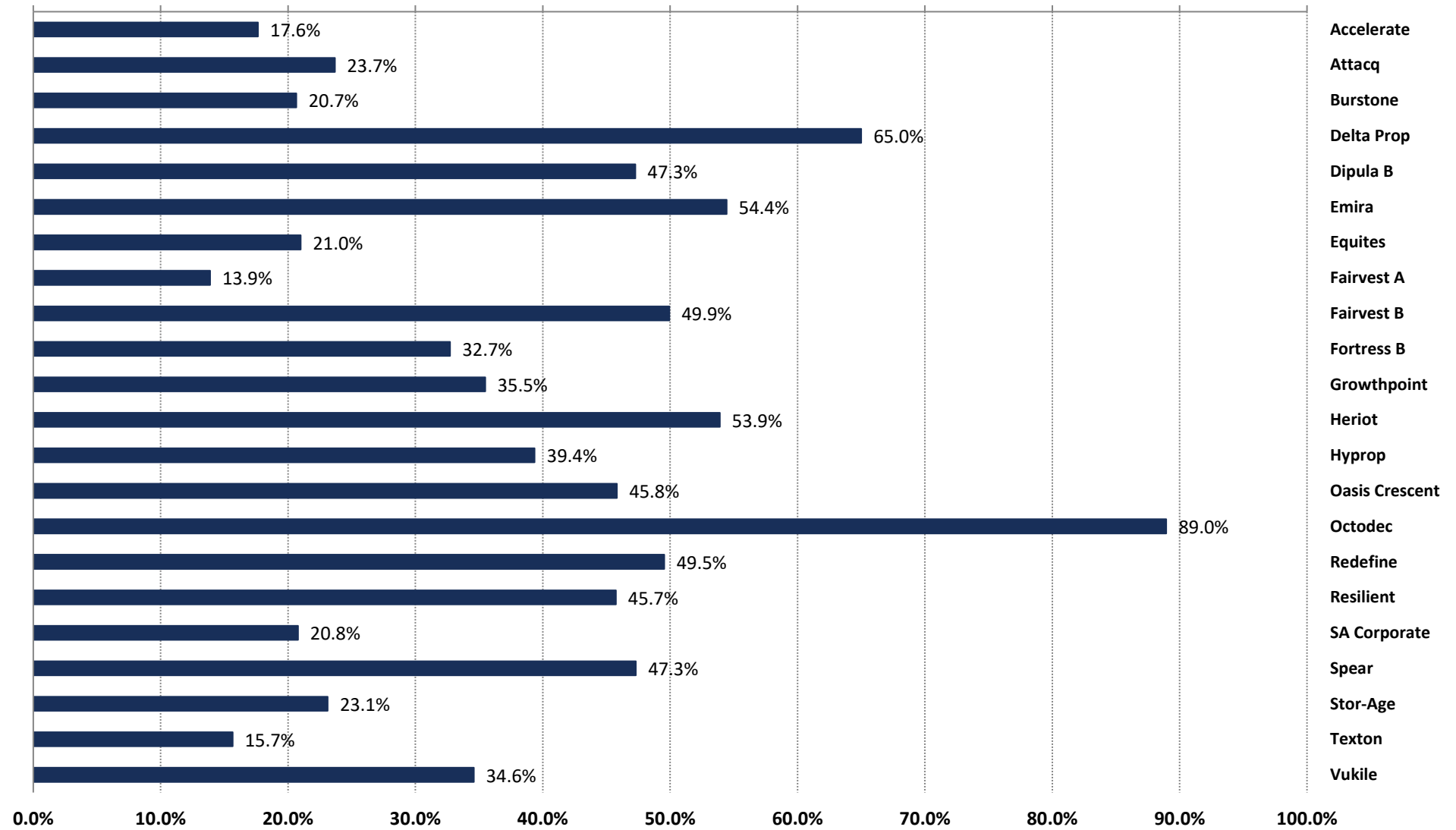
Source: Merchant West Investments

## Year-to-date performance to 30 April 2026



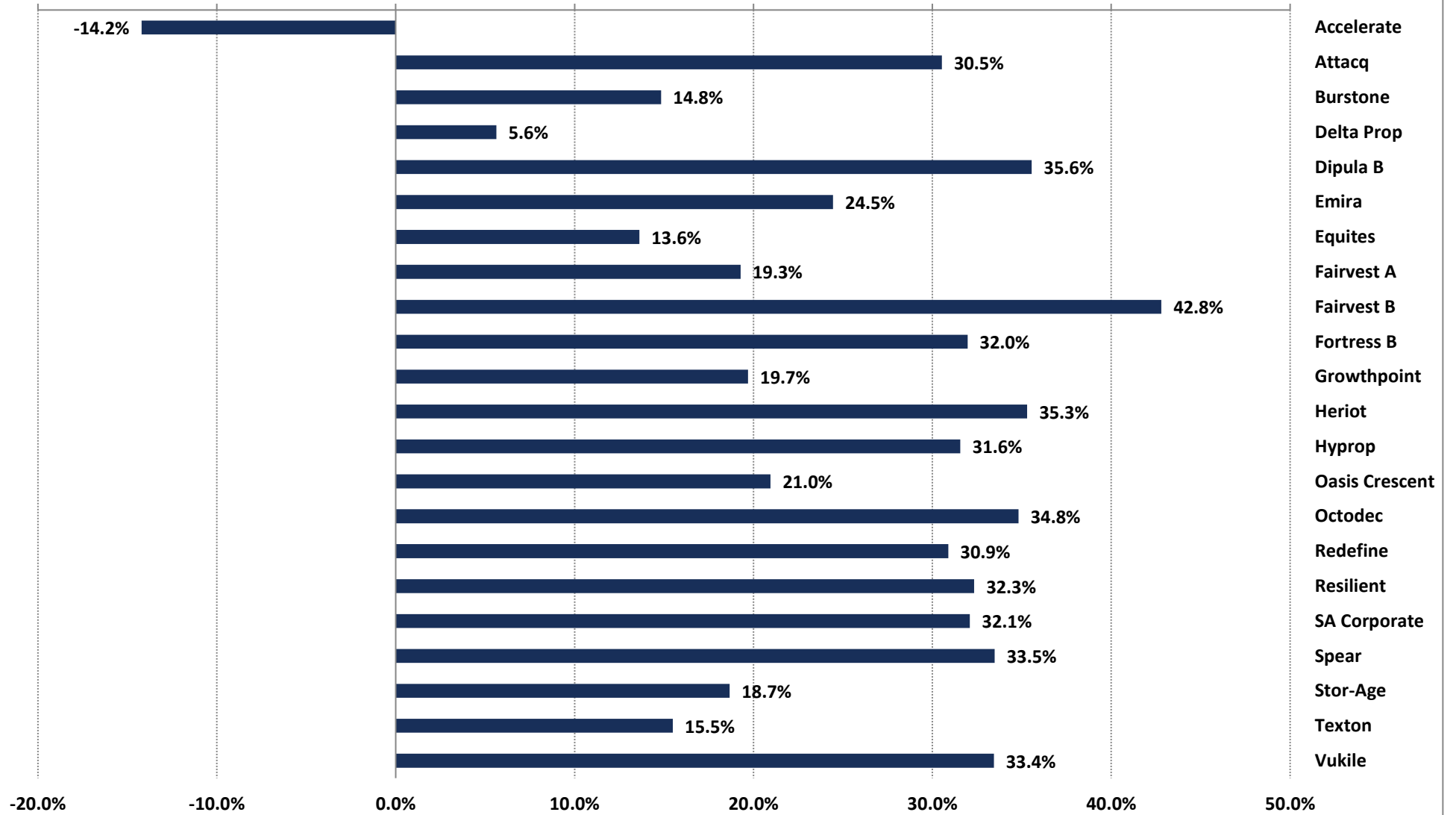
Source: Merchant West Investments

## 12 month performance to 30 April 2026



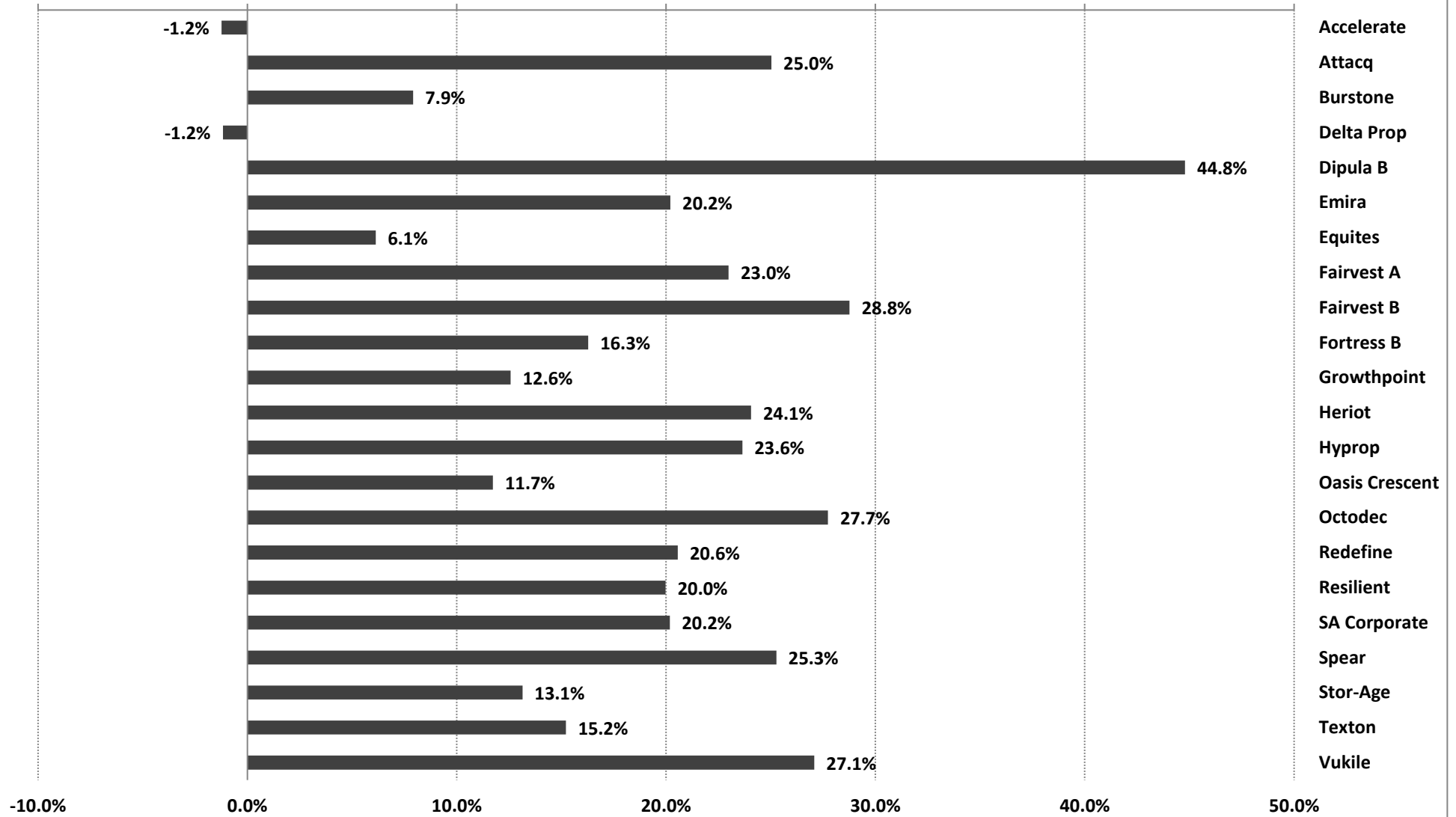
Source: Merchant West Investments

### 3 year annualised performance to 30 April 2026



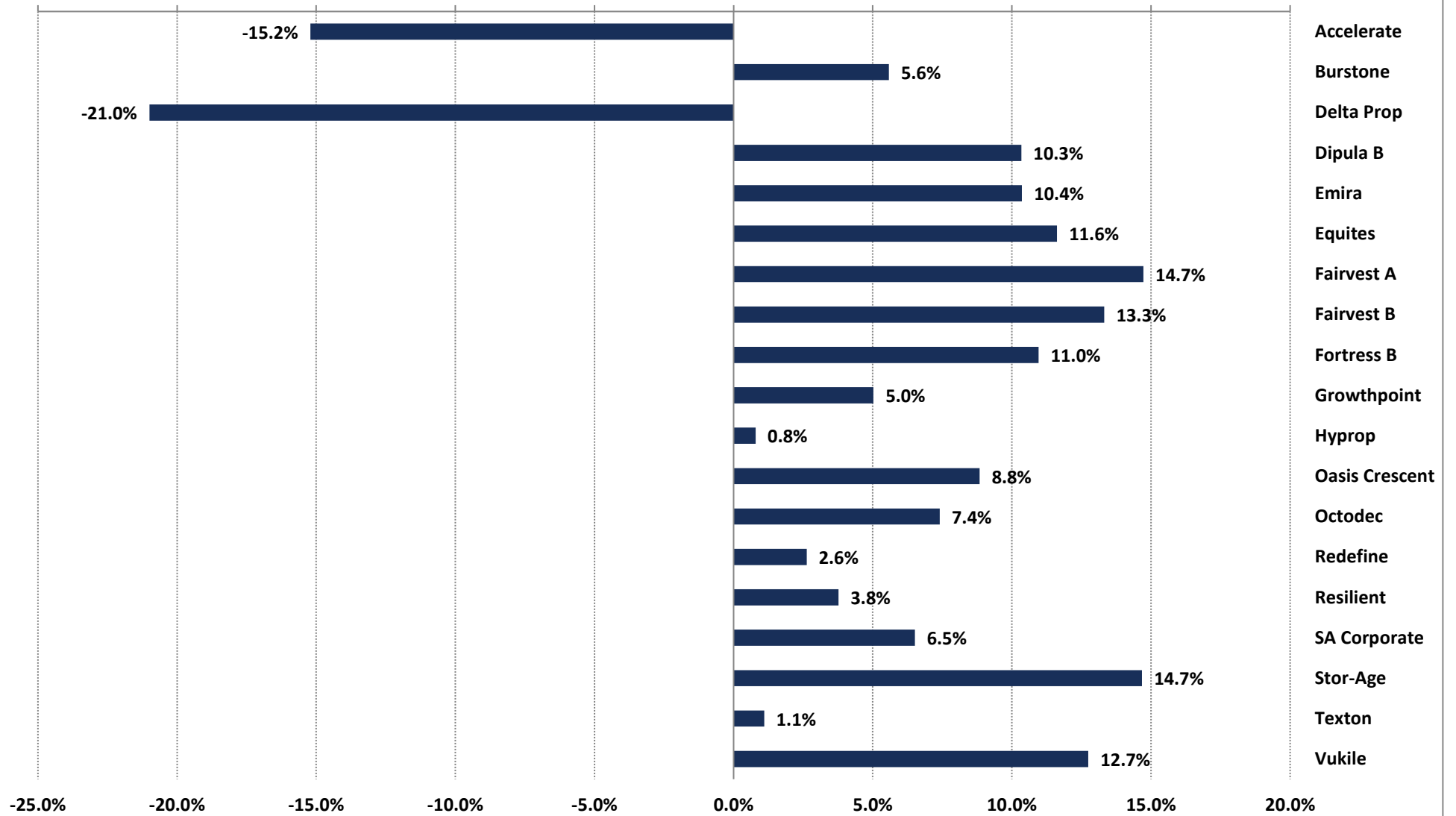
Source: Merchant West Investments

## 5 year annualised performance to 30 April 2026



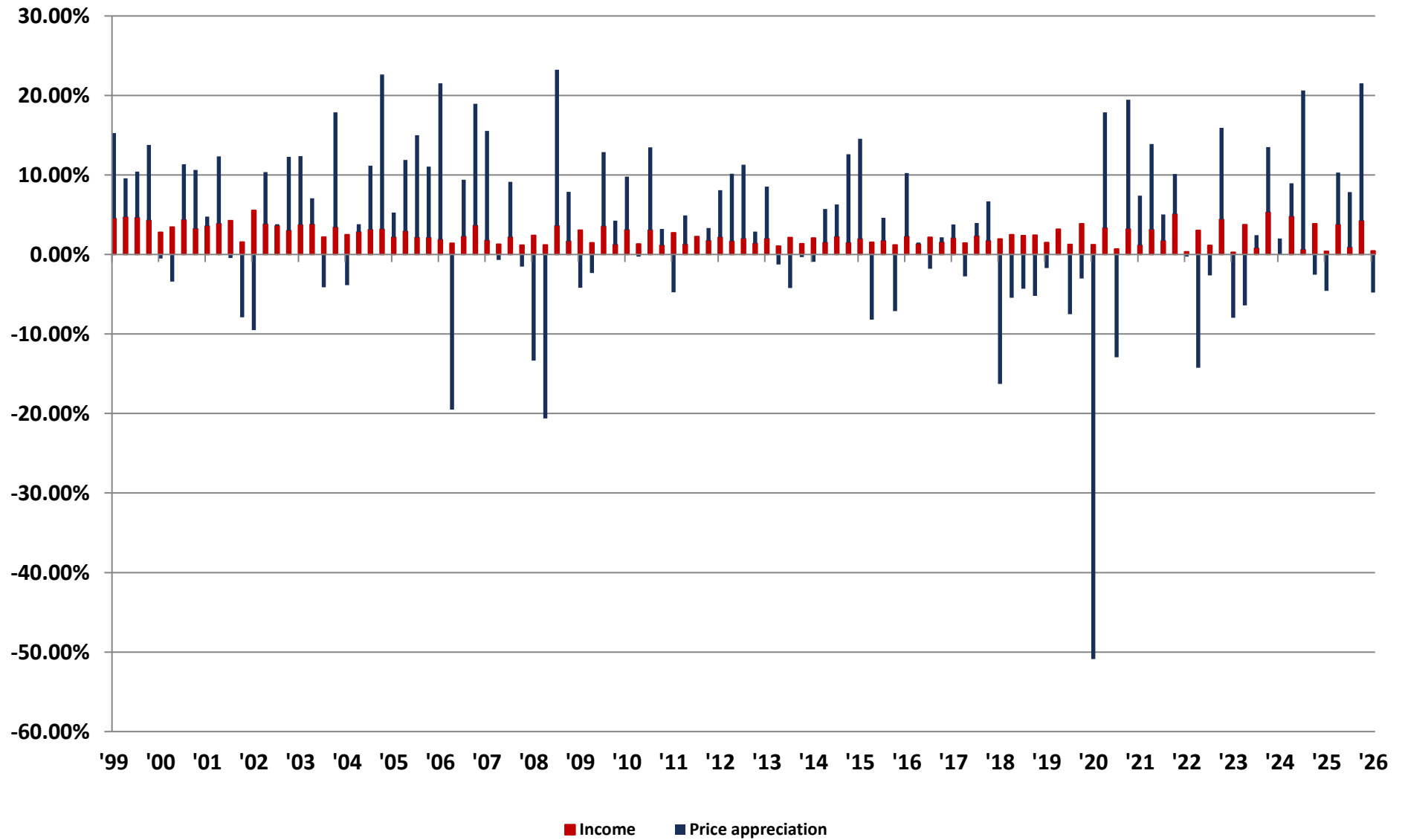
Source: Merchant West Investments

## 10 year annualised performance to 30 April 2026



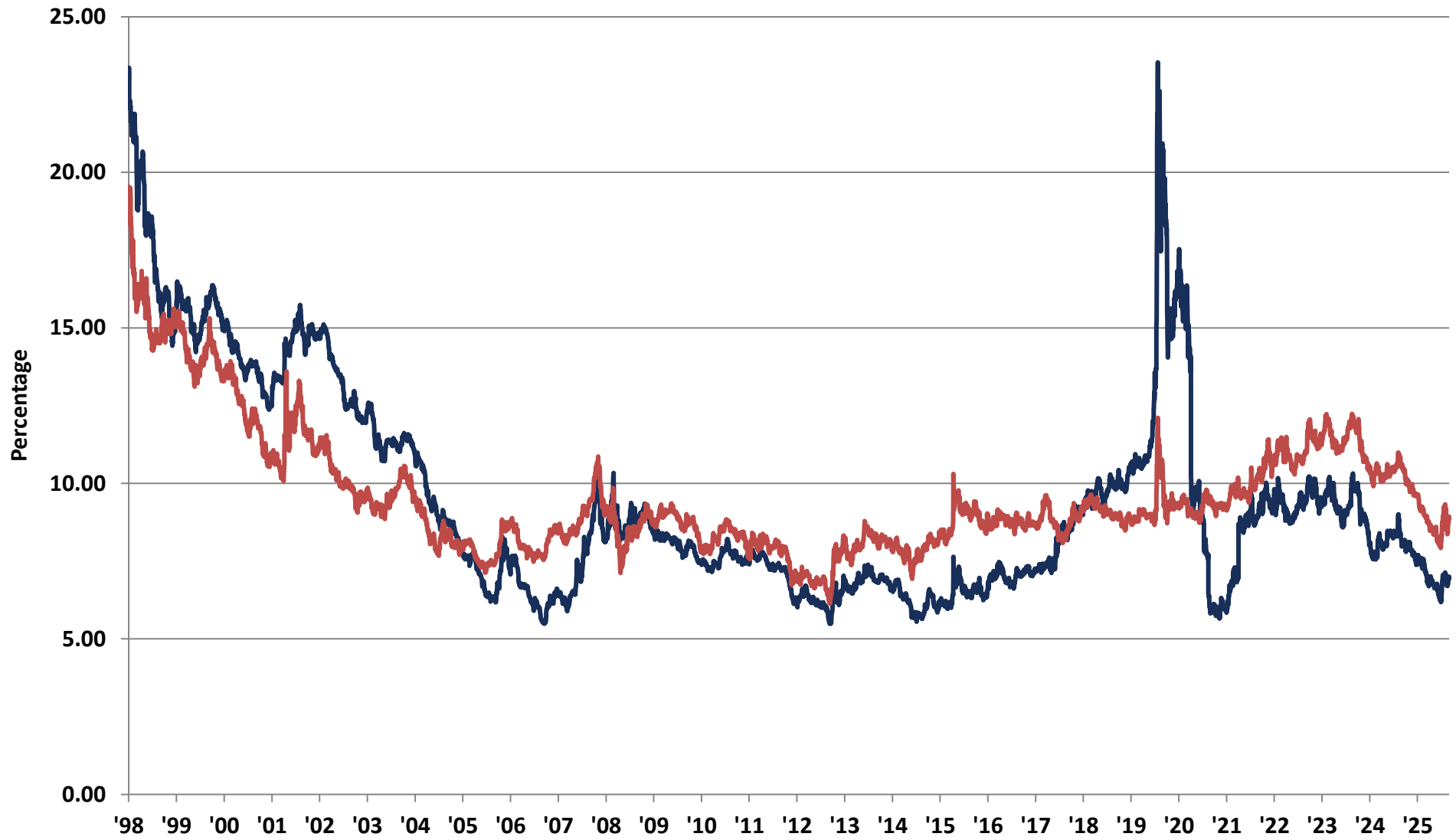
Source: Merchant West Investments

## SA REITs - quarterly return components



Source: Merchant West Investments

# SA REIT Yields versus Bond Yields

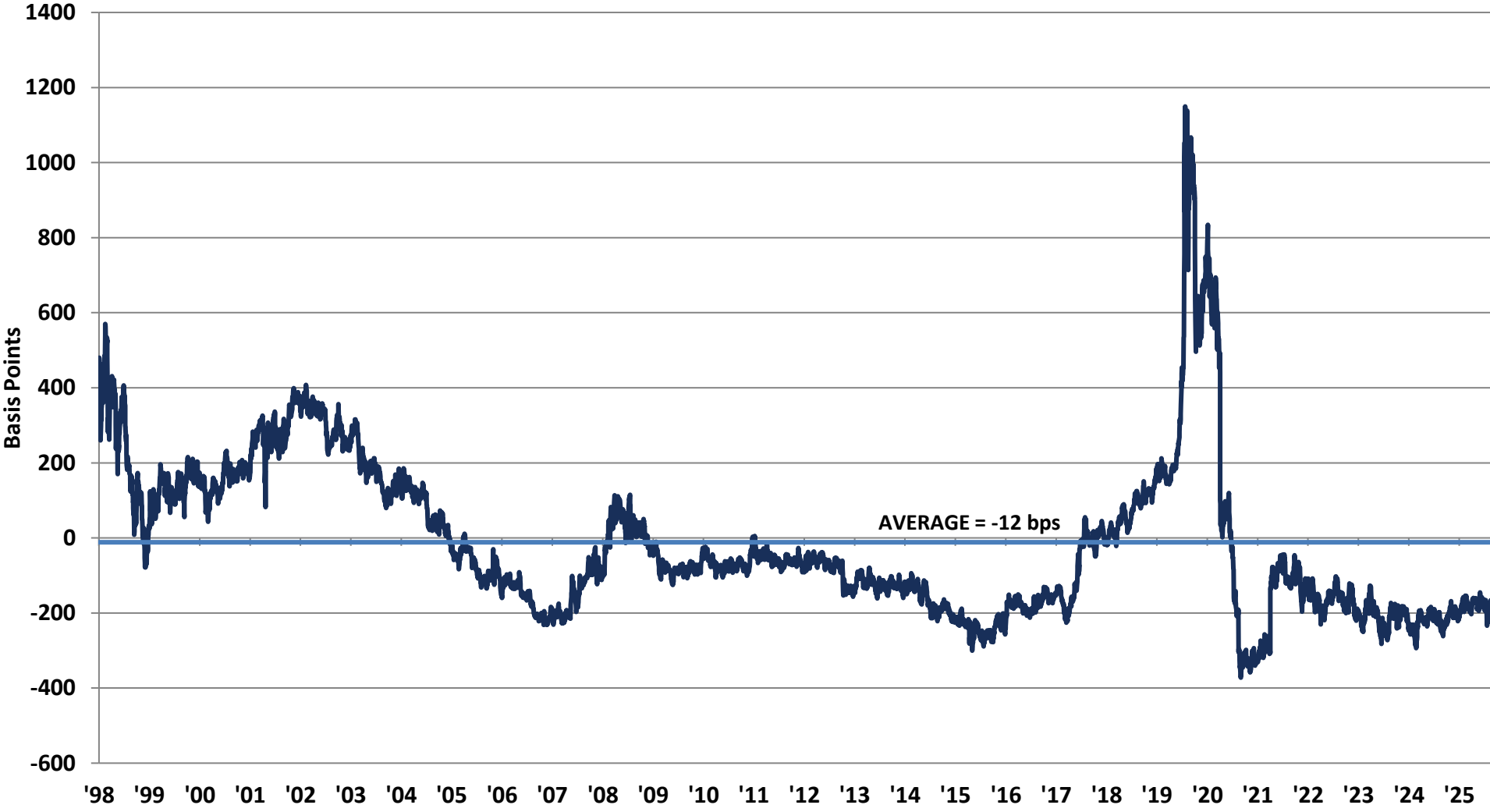


Source: IRESS & Merchant West Investments

— SA Listed Property — Long bond

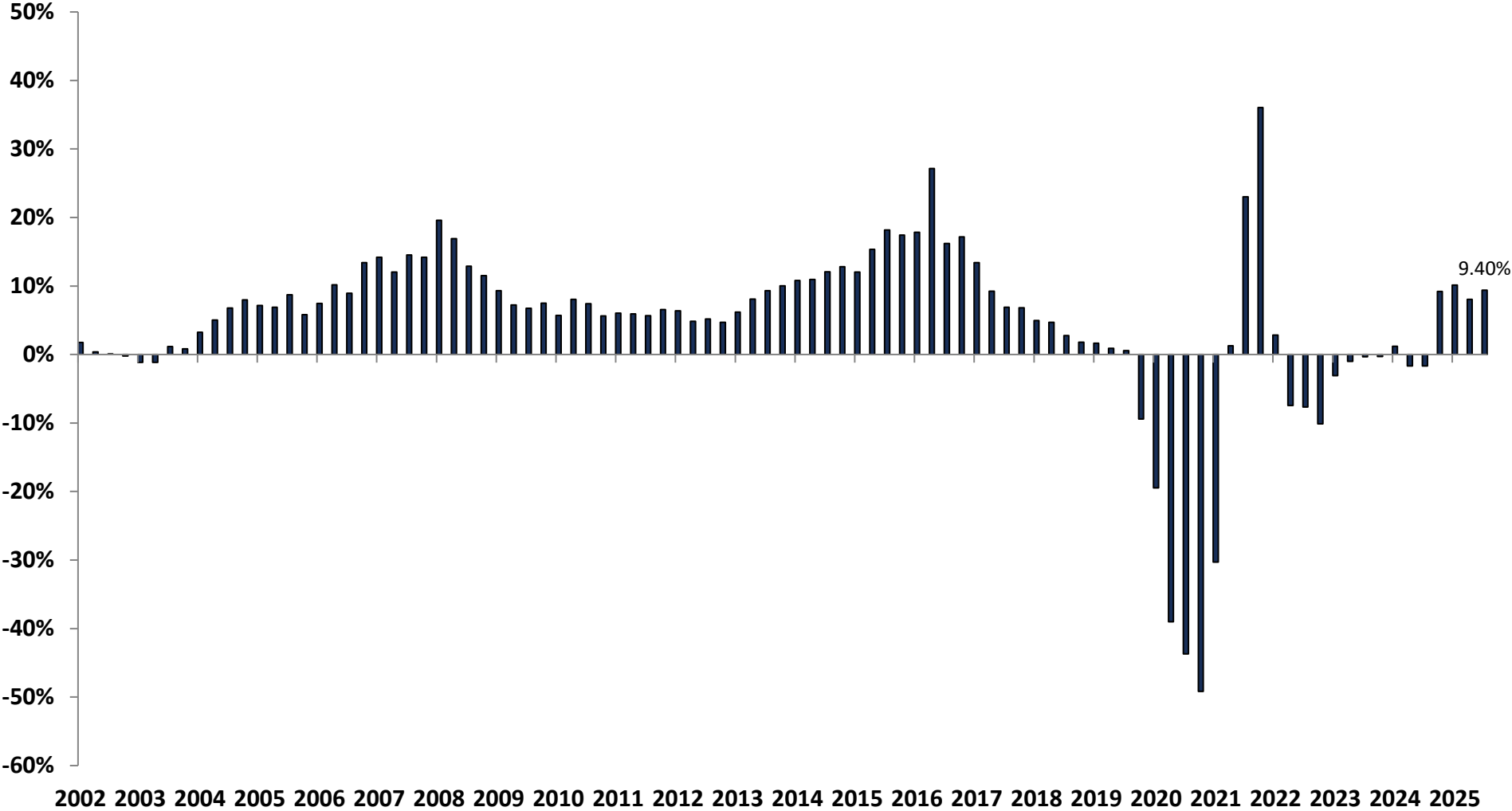
# Yield Differential

## SA REIT Yield minus Long Bond Yield



Source: IRESS & Merchant West Investments

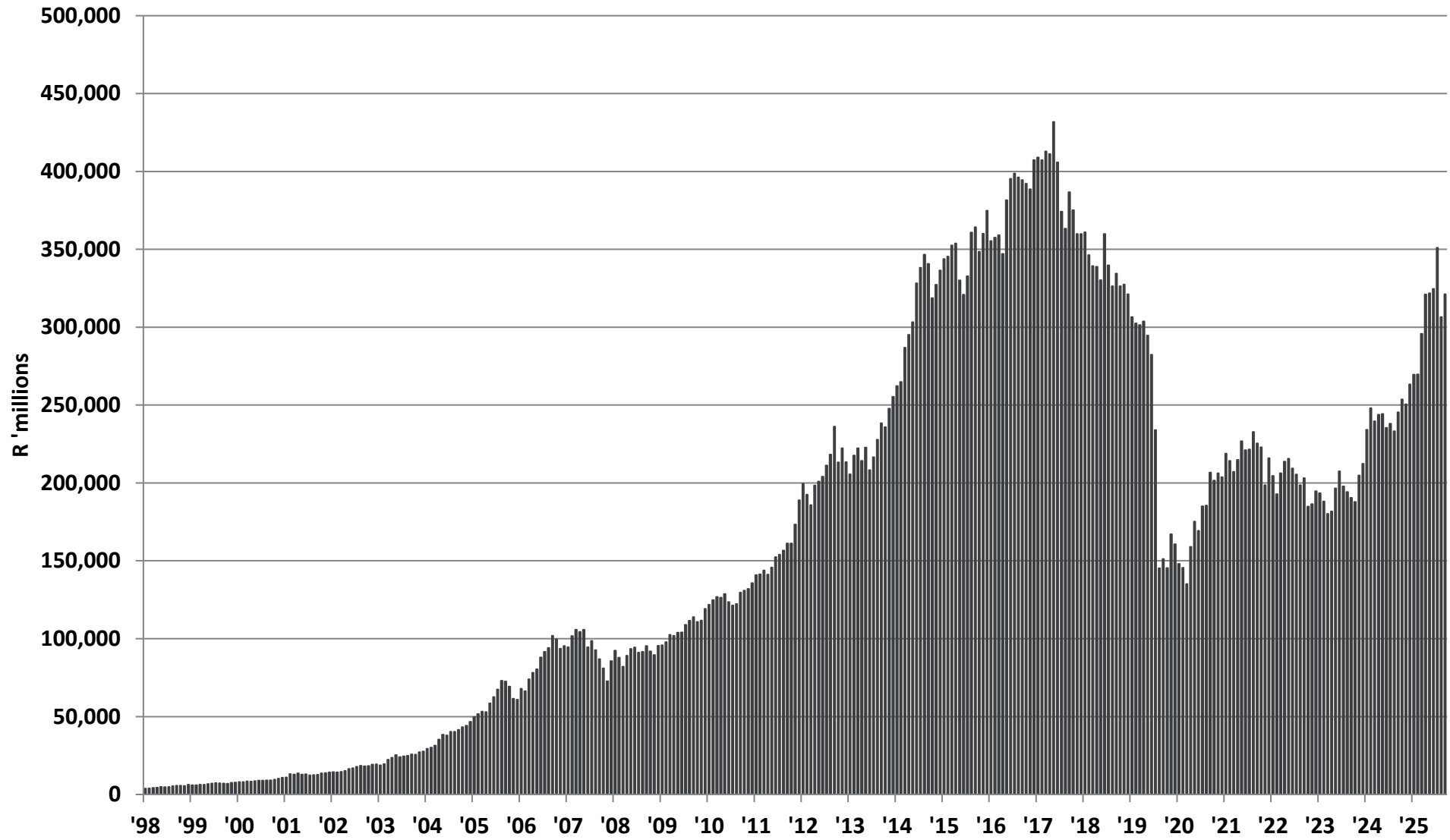
## SA REITs Distribution Growth - Rolling 12 months<sup>1</sup>



Source: Merchant West Investments

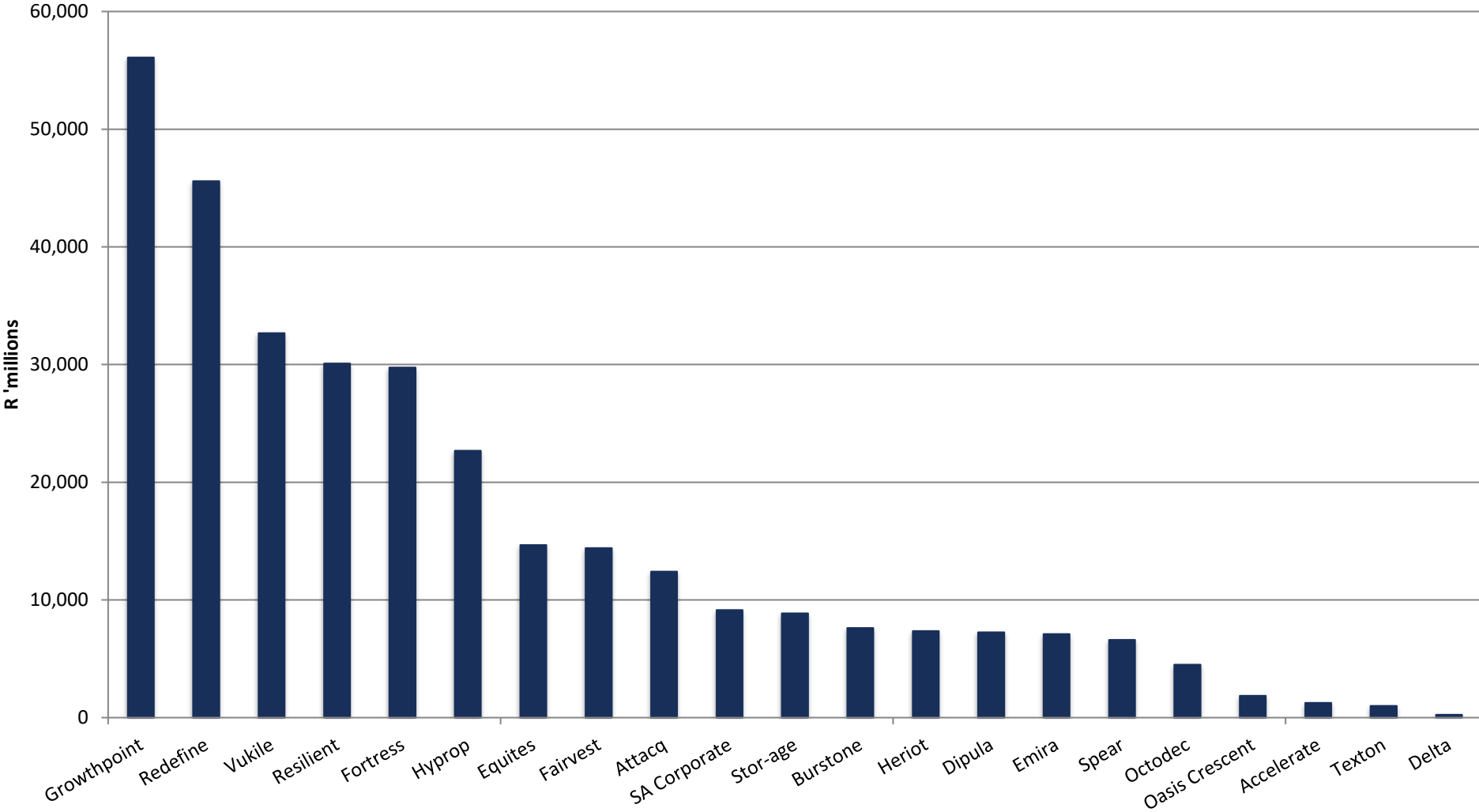
1. Weighted by equity market capitalisation at the end of the period to limit distortions created by significant equity issuance by individual companies

# Market Capitalisation



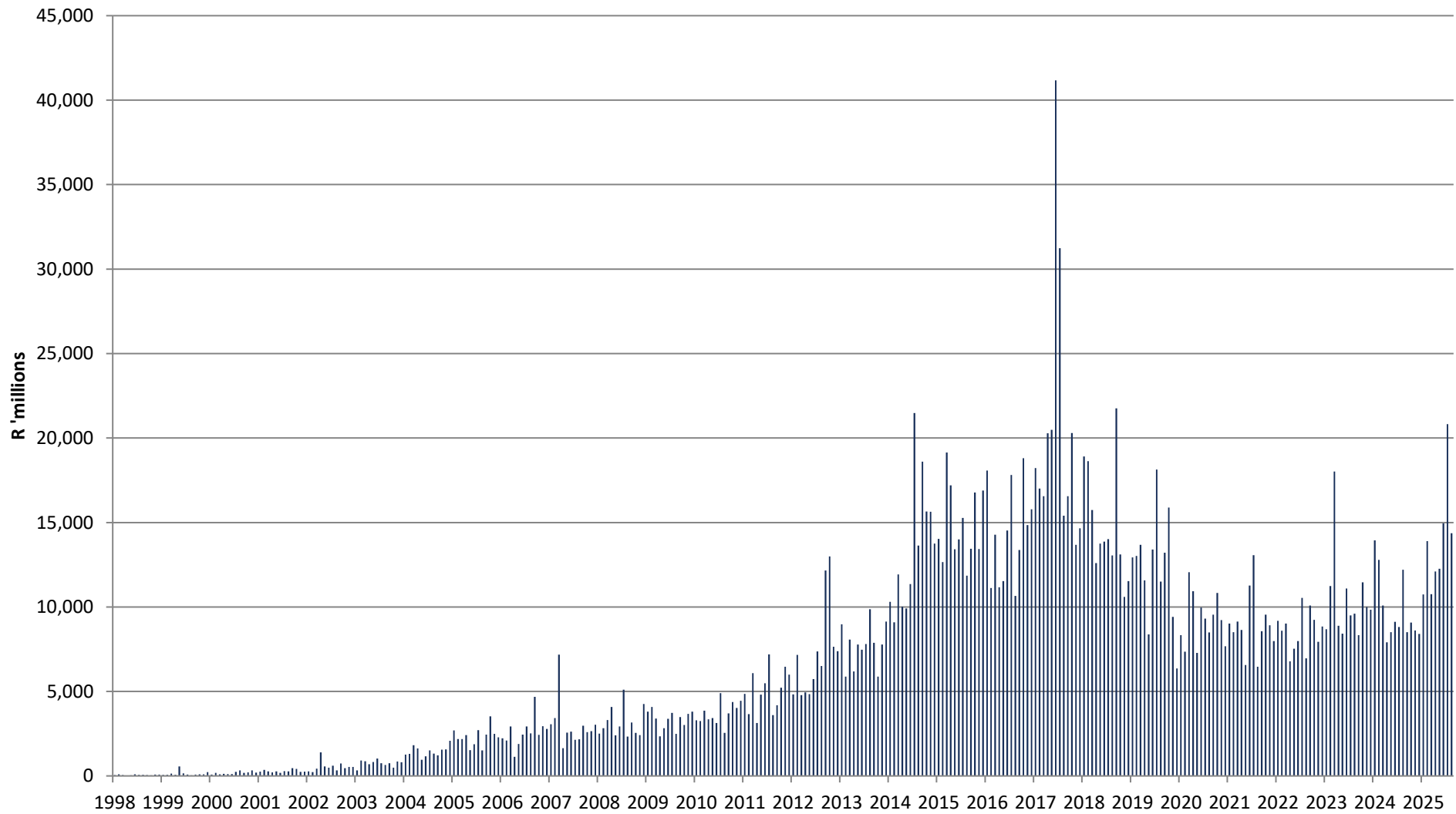
Source: Merchant West Investments

## Market Capitalisation - Publicly Traded SA REITs April 2026



Source: Merchant West Investments

# Monthly value of SA REIT shares traded



Source: IRESS and Merchant West Investments



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