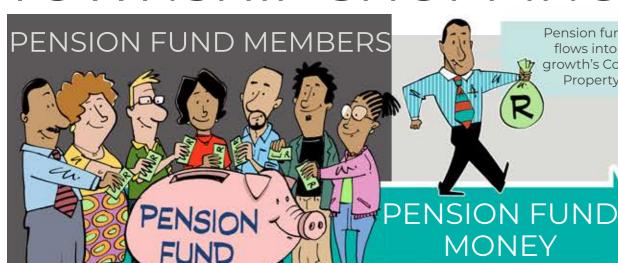
INVESTING IN RURAL AND TOWNSHIP SHOPPING CENTRES

MONEY

FUTUREGROWTH

/ ASSET MANAGEMENT



Pension fund money flows into Futuregrowth's Community Property Fund.

> **FUTUREGROWTH COMMUNITY**

PROPERTY FUND



Both financial and non-financial factors e.g. environmental, social and governance are taken into account when deciding to buy, develop or manage existing properties e.g.:

- spending potential
- Number of shoppers andPotential for capital growth
- Potential rental income
- Proximity of public transport
 - Availability of services in the area



Investing in township and rural shopping centres benefits pension funds and their communities both socially and

Long-term, stable financial returns with low correlation to, and less volatility than, other asset classes.

SOURCES OF RETURNS

- **RENTAL** INCOME
 - CAPITAL GROWTH
 - INDOOR AND OUTDOOR **PROMOTIONS AND** ADVERTISING



ONGOING PROPERTY MANAGEMENT



SOCIAL BENEFITS TO THE COMMUNITY

- Creates employment before and after construction.
- Provides access to key retailers, which has cost, time and social implications.
- Offers a wider choice of stores with higher quality goods and lower prices.

Each centre is

a catalyst for

related

developments

such as:

- Provides services e.g. banking and social grant pay points.
- Stimulates entrepreneurship.
- Reduces transport costs due to close proximity of transport infrastructure.



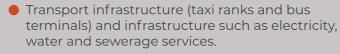
Futuregrowth appoints a specialist asset and property company to handle asset and financial and day to day operational management. This includes the leasing and marketing of the centres and assisting with expansions, refurbishments and the disposal of properties.

COMMUNITY BENEFITS



The Fund also contributes to local education and community development through initiatives such as school academic prize sponsorships for school children, lap desk donations and sporting activities.

RELATED DEVELOPMENTS



- Petrol service stations, additional shopping centres and municipal services.
- Municipal infrastructure through rate payments by the new shopping centre.

