NOTICE OF INTENTION TO ENTER INTO A RELATED PARTY TRANSACTION

Acquisition

1. The Company gives notice that it has entered into an agreement to acquire Plots 2551, 2552, 2558, 2559 and 2560, Extension 9, Gaborone ("the Enterprise") from Italswana Construction Company (Proprietary) Limited ("ICC"), owned by Real Estate Financiere SA and Chobe Financial Corporation, who are both major shareholders in the Company thereby (i) making this acquisition a related party transaction and, therefore, (ii) requiring approval by resolution of the unitholders of the Company. Since Real Estate Financiere SA and Chobe Financial Corporation are related parties in this transaction, they are not entitled to vote.

2. The Enterprise comprises the letting enterprise, known as the ICC Flats, which consists of the renting of residential accommodation in 26 variously sized flats with parking facilities and use of common amenities being a swimming pool and landscaped garden. The independent value of the letting enterprise as at 6 November 2014 is P42 million. A recent independent valuation of the letting enterprise, dated 18 March 2015, is P46 million.

3. The directors propose to acquire the Enterprise for P42 million, representing a discount of 9% to the most recent valuation. The purchase price is to be discharged by the assumption of a loan owing by ICC to First National Bank of Botswana Limited, in an amount of approximately P13 million as at the last practicable date, and the balance in cash payable on the closing date.

4. The acquisition will enable the Company to participate in the residential segment of the property market in Botswana, which segment currently delivers high yields in comparison to other sectors in the property market, and provides opportunity to rebalance the Company’s property portfolio, by exposure to the residential segment of the property market. This should result in a sustained improvement in the performance of the Company.

5. There exists a large portion of land on the ICC Flats properties, which is not developed. The Company intends to demolish one old block of 6 residential units, and then on that land and the undeveloped portion, develop an additional 45 residential flats and ancillary services. On completion of development, the net rentals anticipated to be achieved for all the 65 residential flats, based on past experience, are anticipated to yield a return of 9.4% on capital, being the purchase consideration and build costs.

6. The Competition Authority has confirmed that notification to it and approval by it of the acquisition is not required.

7. The impact of this acquisition on the net assets of the Company is not material (3% being recognised as material in terms of the Listing Requirements of the Botswana Stock Exchange). The acquisition is expected to increase the profit from operations before fair value adjustments of the Company by 9%.

Annual General Meeting and Circular

8. The resolution approving the acquisition will be proposed at the Annual General Meeting convened for 21 May 2015. A circular explaining further detail of the acquisition is being dispatched to unitholders along with the annual report.

By Order of the Board

Legal Advisor

Sponsoring Broker