

COMMERCIAL PROPERTY REPORT

August 2014

This report highlights property transactions with a value of more than R5million that have occurred since January 2012 and should be viewed in conjunction with the Property section in www.co.za which carries all the transactions in a spatial environment.

SA Revealed has taken every care in compiling information and material for this report, but will not be held responsible for any loss, damage or inconvenience caused as a result of any inaccuracy or error contained in this report

OVERVIEW OF REPORT AND WEBSITE

This COMMERCIAL PROPERTY REPORT and the PROPERTY section of the SA Revealed website www.co.za should be used in conjunction, and provides a comprehensive view of the Commercial Property environment in South Africa

EVERYTHING IN THE REPORT CAN BE EXAMINED IN DETAIL ON THE WEBSITE

The website is updated by the fifth of every month and the report is published by the tenth of the month. The updates are governed by the feed date of the transactions from the Deeds Office

The segmentation of location ("Node") and buyer ("Owner") are reflected in the Report and can be viewed by selection on the Website

Large Transactions and Large Bonds – These sections of the website focus on data from January 2013, where the property owner is a non-person, and the purchase or bond value is greater than R5million. The detail of the individual transactions can be seen on the map on the, whilst aggregation allows for the information to be reflected in the report. Filters can be used to view the data on the website. We have not removed related transactions (eg. portfolio consolidation within related companies) and this could have an impact on overall number

Listed Property – This section covers all properties owned by listed property companies

Cadastral – This layer shows the property boundaries of properties in the country, described by the property description. By searching for a property in this section, the property can be identified and Google aerial photography, and Street View can be used to view the property. We will shortly link ownership information to this section

Investment Heat Map – There are three levels of information shown as hexagon layers. The layers open at different zoom levels. The full view of South Africa shows the large hexagons of around 288km² in area, the medium hexagons show an area of around 6.5km², and the small hexagon layer an area of 1.6km². Each hexagon carries a ranking in accordance with the relative level of investment in that hexagon (1 being the highest level)

1 August 2014 Summary

The data reflects transactions over R5million that were processed through the Deeds Office from January 2012, showing transactions for the month of August 2014, the cumulative position for the current year, and the full view for 2012.

1.1 High Activity Areas

The following are the highlights for August 2014:

Top areas over past 14 months (based on small hexagon layer - the Hexagon ID is shown below and can be Searched on the map):

Description	ID	Investment
Johannesburg - Central Sandton	633121	7,509,113
Pretoria - Central Pretoria CBD	656149	2,335,995
Johannesburg - Fourways	638807	2,270,148
Port Elizabeth - Bay West area in Port Elizabeth	16133	2,260,000
Ekurhuleni - Bedfordview	627417	1,763,500
Pretoria - Eastern Pretoria CBD	656151	1,684,343
Johannesburg - North Western Sandton	633119	1,472,912
Johannesburg - CBD/Braamfontein	625980	1,293,229
Cape Town - East Cape Town CBD and Woodstock	16169	1,255,909
Johannesburg - Parktown	630265	1,208,180

1.2 Owner Segment

The transactional activity is broken into the following Owner segments (Rand Mill):

Owner Segment	2012		2013		2014		August 2014	
COMMERCIAL	41,223	54.0%	51,751	53.4%	34,813	46.9%	3,902	60.0%
LISTED PROP COMP	14,117	18.5%	20,106	20.7%	21,860	29.4%	1,204	18.5%
TRUST	10,193	13.3%	11,705	12.1%	8,153	11.0%	977	15.0%
EMERGING PORTFOLIO	550	0.7%	2,555	2.6%	4,467	6.0%	51	0.8%
GOVERNMENT	4,640	6.1%	5,820	6.0%	2,311	3.1%	106	1.6%
RESIDENTIAL DEVELOPMENT	1,103	1.4%	1,677	1.7%	1,007	1.4%	84	1.3%
BANK	2,779	3.6%	2,300	2.4%	612	0.8%	14	0.2%
MINES	1,257	1.6%	769	0.8%	392	0.5%	2	0.0%
CHURCH/EDUCATION	332	0.4%	97	0.1%	390	0.5%	154	2.4%
INVESTMENT	154	0.2%	134	0.1%	205	0.3%	0	0.0%
STUDENT ACCOMMODATION	24	0.0%	65	0.1%	37	0.1%	6	0.1%
Total	76,372		96,979		74,247		6,500	

Table 1: 2014 Transactions by Owner Segment

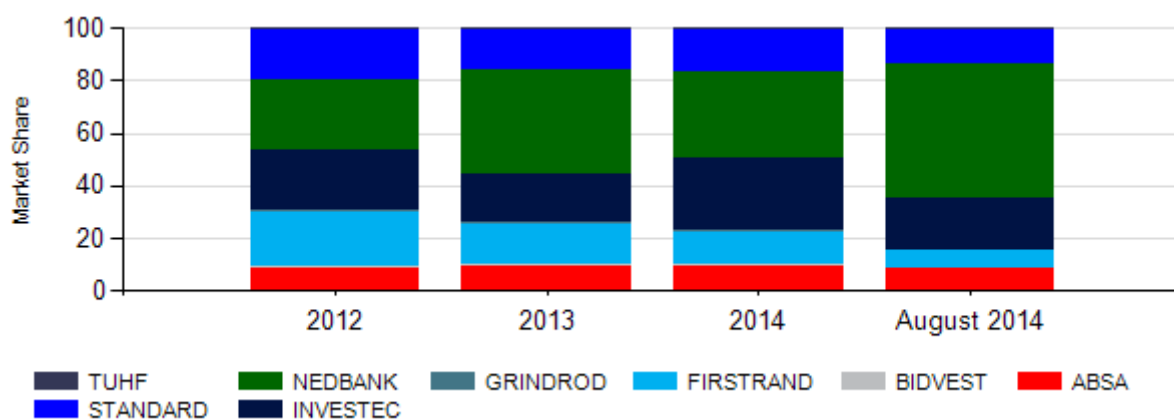
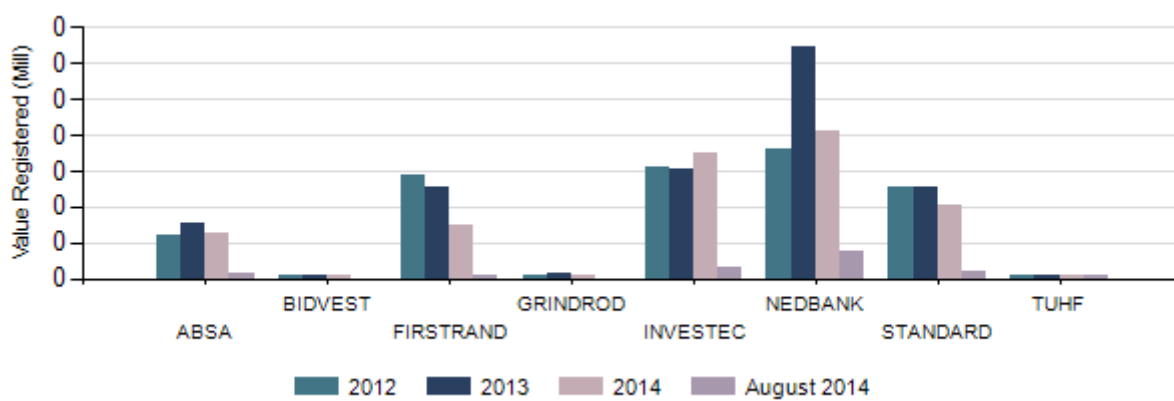
Over time, as the companies are being researched and classified into the appropriate owner segments, the Commercial Segment will reduce and the Second Tier and Residential Development segments will increase.

1.3 Market Share

The bonds taken out for the period, in terms of values (Rand Mill) and volumes:

1.3.1 Value

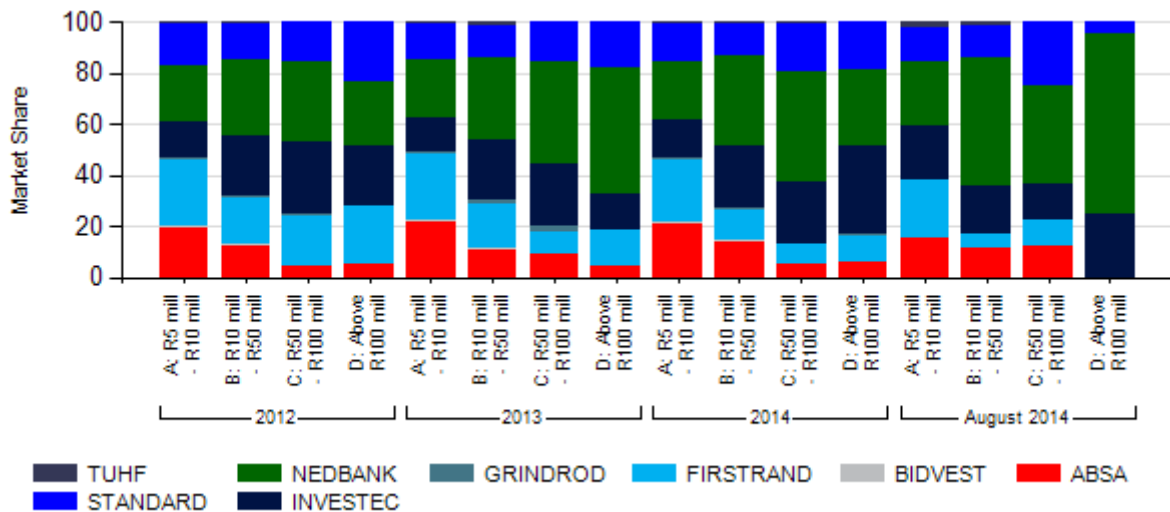
	2012	2013	2014	August 2014
ABSA	6,048	7,826	6,279	629
BIDVEST	56	44	138	0
FIRSTRAND	14,378	12,623	7,546	491
GRINDROD	131	726	346	0
INVESTEC	15,580	15,198	17,367	1,459
NEDBANK	18,125	32,408	20,443	3,731
STANDARD	12,841	12,867	10,236	940
TUHF	179	398	233	51
Total	67,338	82,090	62,588	7,301



1.3.1 Value (Continued)

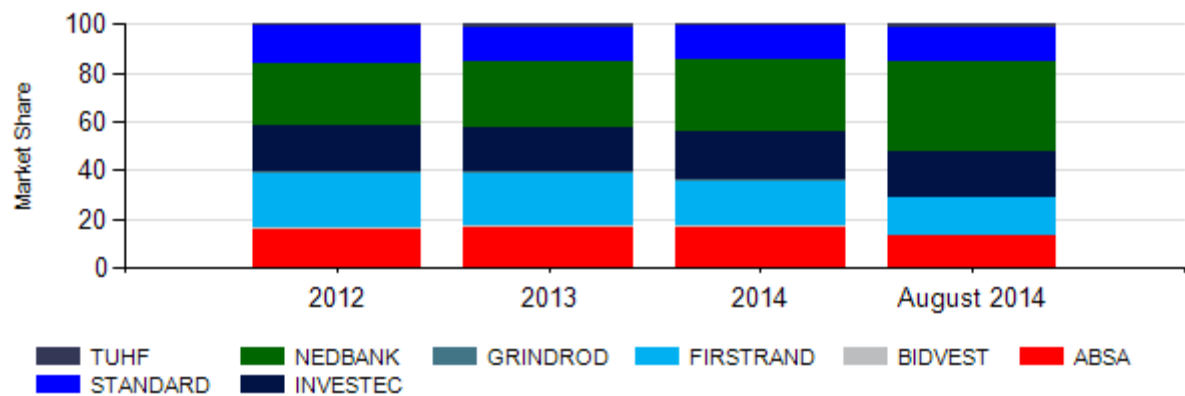
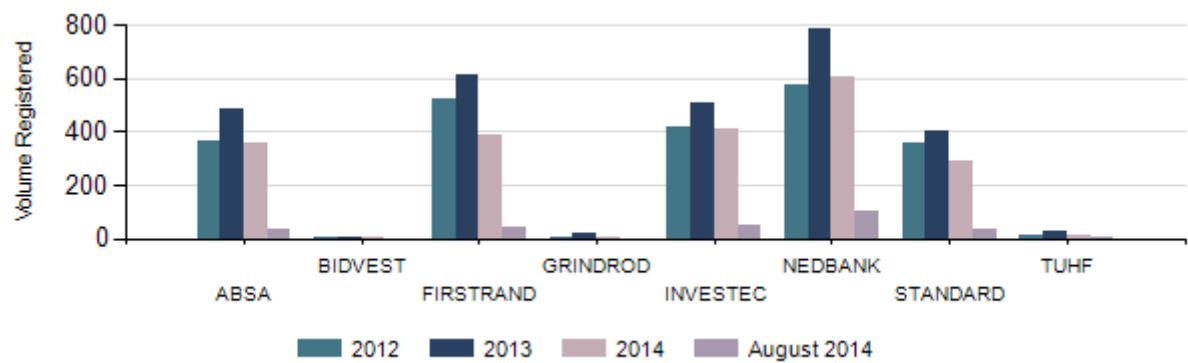
The following table shows the bond values (Rand Mill) for the different bond sizes:

	Bond Year	ABSA	BIDVEST	FIRSTRAND	GRINDROD	INVESTEC	NEDBANK	STANDARD	TUHF
A: R5 mill - R10 mill	2012	1,540	18	2,073	32	1,091	1,751	1,309	23
	2013	2,102	14	2,493	40	1,276	2,206	1,346	53
	2014	1,505	16	1,758	13	989	1,636	1,002	68
	August 2014	132	0	202	0	181	218	121	17
B: R10 mill - R50 mill	2012	2,478	38	3,711	40	4,723	5,871	2,861	156
	2013	2,819	30	4,346	404	5,846	7,980	3,248	345
	2014	2,683	122	2,271	73	4,653	6,608	2,409	110
	August 2014	307	0	134	0	492	1,297	330	34
C: R50 mill - R100 mill	2012	392	0	1,839	59	2,594	2,930	1,443	0
	2013	1,285	0	1,159	282	3,312	5,500	2,077	0
	2014	510	0	714	0	2,269	4,023	1,814	55
	August 2014	190	0	155	0	217	582	383	0
D: Above R100 mill	2012	1,638	0	6,755	0	7,172	7,573	7,228	0
	2013	1,620	0	4,625	0	4,764	16,722	6,196	0
	2014	1,581	0	2,803	260	9,456	8,176	5,011	0
	August 2014	0	0	0	0	569	1,634	106	0



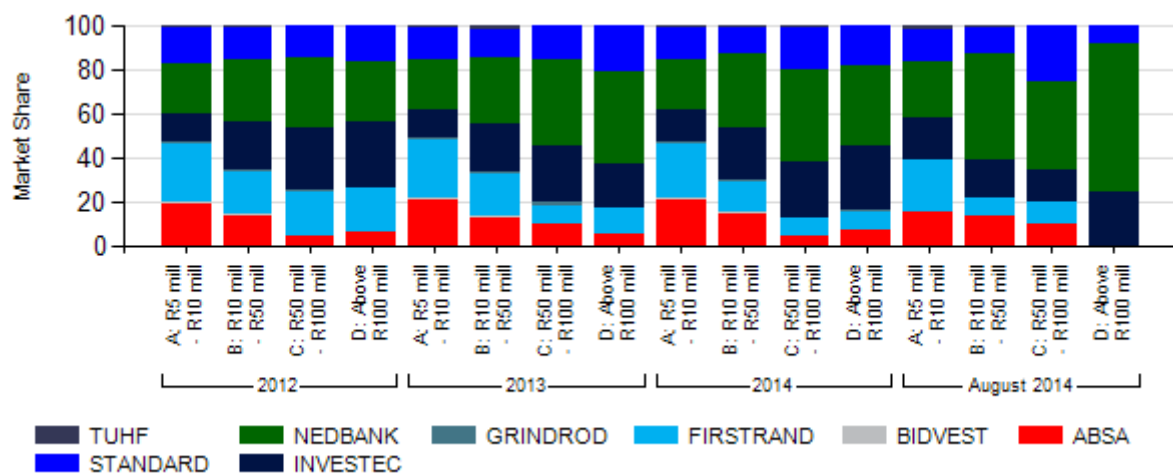
1.3.2 Volume

	2012	2013	2014	August 2014
ABSA	364	483	358	36
BIDVEST	3	3	8	0
FIRSTRAND	525	610	385	41
GRINDROD	9	23	7	0
INVESTEC	418	505	409	50
NEDBANK	578	782	603	101
STANDARD	360	400	290	37
TUHF	12	26	16	3
Total	2,269	2,832	2,076	268



1.3.1 Value (Continued)

	Bond Year	ABSA	BIDVEST	FIRSTRAND	GRINDROD	INVESTEC	NEDBANK	STANDARD	TUHF
A: R5 mill - R10 mill	2012	218	2	298	5	150	247	189	3
	2013	300	2	354	5	179	310	194	8
	2014	213	3	245	2	144	226	143	10
	August 2014	19	0	30	0	24	32	18	2
B: R10 mill - R50 mill	2012	133	1	178	3	199	260	134	9
	2013	158	1	227	14	253	349	152	18
	2014	131	5	121	4	201	285	103	5
	August 2014	15	0	9	0	20	53	13	1
C: R50 mill - R100 mill	2012	6	0	26	1	36	40	19	0
	2013	18	0	15	4	48	72	28	0
	2014	6	0	10	0	31	52	24	1
	August 2014	2	0	2	0	3	8	5	0
D: Above R100 mill	2012	7	0	23	0	33	31	18	0
	2013	7	0	14	0	25	51	26	0
	2014	8	0	9	1	33	40	20	0
	August 2014	0	0	0	0	3	8	1	0



1.4 Highest Transactions and Bonds

Nationally, the top 10 transactions were:

Rank	Purchase Price	Buyer	Seller	Erf Key	Suburb	Node
1	788,110,550	REDEFINE PROP LTD	115 WEST STREET TRUST	SANDOWN-532-00000	SANDOWN	JOHANNESBURG - SANDTON
2	456,000,000	SOMNIPOINT PTY LTD	DIRECT-SHELF 14 PTY LTD	PRETORIA-2909-00001	PRETORIA CENTRAL	PRETORIA - CBD
3	143,341,466	ACCELERATE PROP FUND LTD	ORTHOTOUCH LTD	WILRO PARK-2627-00000	PRINCESS AH	JOHANNESBURG - WEST
				WILRO PARK-2628-00000	WILRO PARK	JOHANNESBURG - WEST
		ORTHOTOUCH LTD	ORTHOTOUCH LTD	WILRO PARK-2627-00000	PRINCESS AH	JOHANNESBURG - WEST
				WILRO PARK-2628-00000	WILRO PARK	JOHANNESBURG - WEST
4	127,094,242	CAPE PENINSULA UNIVERSITY OF TECHNOLOGY	CAPE SUITES PTY LTD	CAPE TOWN-116978-00000	ZONNEBLOEM	CAPE TOWN - CENTRAL
5	120,000,000	REFLECT-ALL 1025 CC	THISTLEDOWN PROP NO 6 PTY LTD	CRAMERVIEW-7-00000	CRAMERVIEW	
				CRAMERVIEW-9-00000	CRAMERVIEW	
6	75,000,000	EQUITES PROP FUND LTD	TRADEFIRM 150 PTY LTD	PAROW-23468-00000	PAROW INDUSTRIA	CAPE TOWN - VOORTREKKER ROAD
7	68,400,000	FUTURE INDEFINITE INV 180 PTY LTD	AT VELOCITY LOGISTICS LTD	IR-63-00096	MEADOWBROOK	
8	66,826,800	TONGAAT HULETT DEVELOPMENTS PROPRIETARY LIMITED	TONGAAT-HULETT LTD	FU-1560-00043		DURBAN - NORTH
				FU-1560-00418		DURBAN - NORTH
				FU-1560-00419		DURBAN - NORTH
9	61,308,000	HALOCURE PTY LTD	RIBBOKHOEK BOERDERY	LQ-638-00000		
			RIBBOKHOEK BOERDERY TRUST	LQ-398-00000		
				LQ-398-00005		
				LQ-637-00001		
10	58,974,904	ACCELERATE PROP FUND LTD	ZEPHAN PROP PTY LTD	WILRO PARK-2627-00000	PRINCESS AH	JOHANNESBURG - WEST
				WILRO PARK-2628-00000	WILRO PARK	JOHANNESBURG - WEST
		ORTHOTOUCH LTD	ZEPHAN PROP PTY LTD	WILRO PARK-2627-00000	PRINCESS AH	JOHANNESBURG - WEST
				WILRO PARK-2628-00000	WILRO PARK	JOHANNESBURG - WEST

The top 10 bonds were:

Rank	Bond Amount	Buyer	Bank	Erf Key	Suburb	Node
1	500,000,000		NEDBANK	CONSTANTIA~13828~00000		CAPE TOWN - SOUTHERN SUBURBS
2	300,000,000	DONCON PTY LTD	NEDBANK	HEIDEDAL~28799~00000		
3	300,000,000	NEMATEX PTY LTD	INVESTEC	KURUMAN~5660~00000		
4	200,000,000		NEDBANK	MONTAGUE GARDENS~6271~00000	CENTURY CITY	CAPE TOWN - TABLE VIEW
	200,000,000	CAPE THEME PARKS PTY LTD	NEDBANK	MONTAGUE GARDENS~6271~00000	CENTURY CITY	CAPE TOWN - TABLE VIEW
	200,000,000	JOSDEL PROP NO 136 PTY LTD	NEDBANK	MONTAGUE GARDENS~6271~00000	CENTURY CITY	CAPE TOWN - TABLE VIEW
5	177,000,000		NEDBANK	CAPE TOWN~14109~00000	UNIVERSITY ESTATE	CAPE TOWN - CENTRAL
	177,000,000	UPPER EAST SIDE HOTEL PTY LTD	NEDBANK	CAPE TOWN~14109~00000	UNIVERSITY ESTATE	CAPE TOWN - CENTRAL
6	150,000,000	BALWIN PROP PTY LTD	INVESTEC	GREENSTONE HILL~1834~00000	GREENSTONE HILL	JOHANNESBURG - LINBRO PARK/GREENSTONE
7	130,000,000	J T ROSS PROP PTY LTD	NEDBANK	GLEN ERASMIA~1316~00000	WITFONTEIN	EKURHULENI - KEMPTON PARK
				GLEN ERASMIA~2249~00000	WITFONTEIN	EKURHULENI - KEMPTON PARK
8	127,600,000	OTK LTD	OTHER BANK	HARRISMITH~914~00000	HARRISMITH CENTRAL	
9	126,000,000	TUFFSAN 89 INVESTMENT HOLDINGS PTY LTD	OTHER BANK	PRETORIA~2861~00000	PRETORIA CENTRAL	PRETORIA - CBD
10	119,000,000	Q TIQUE 79 PTY LTD	INVESTEC	BOITEKONG~16914~00000		
				KOSTER~934~00000		
				KQ~415~00012	NORTHAM	
				NYLSTROOM~2973~00000		
				RODEON~676~00000		
				RUSTENBURG~2282~00000	RUSTENBURG EXT 9	
				RUSTENBURG~2288~00000	RUSTENBURG EXT 9	

2 Geographic Spread

2.1 Municipal Spread

2.1.1 Transactions

The geographic spread (R Million) is:

Municipality	Principal Town	2012		2013		2014		August 2014	
CITY OF JOHANNESBURG	JOHANNESBURG	15,379	20.1%	20,292	20.9%	22,761	30.7%	1,977	30.4%
CITY OF CAPE TOWN	CAPE TOWN	11,871	15.5%	12,764	13.2%	11,941	16.1%	1,370	21.1%
EKURHULENI	GERMISTON	6,558	8.6%	7,688	7.9%	6,296	8.5%	317	4.9%
ETHEKWINI	DURBAN	8,177	10.7%	8,638	8.9%	5,695	7.7%	400	6.2%
CITY OF TSHWANE	PRETORIA	8,178	10.7%	12,951	13.4%	5,288	7.1%	665	10.2%
MBOMBELA	NELSPRUIT	796	1.0%	1,777	1.8%	1,063	1.4%	44	0.7%
THE MSUNDUZI	PIETERMARITZBURG	562	0.7%	1,143	1.2%	977	1.3%	42	0.6%
DRAKENSTEIN	PAARL	615	0.8%	609	0.6%	896	1.2%	39	0.6%
NELSON MANDELA BAY	PORT ELIZABETH	913	1.2%	1,403	1.4%	816	1.1%	84	1.3%
EMFULENI	VANDERBIJL PARK	175	0.2%	356	0.4%	719	1.0%	15	0.2%
STELLENBOSCH	STELLENBOSCH	1,347	1.8%	875	0.9%	697	0.9%	63	1.0%
BUFFALO CITY	EAST LONDON	822	1.1%	539	0.6%	621	0.8%	40	0.6%
CITY OF MATLOSANA	KLERKSDORP	150	0.2%	161	0.2%	619	0.8%	19	0.3%
STEVE TSHWETE	MIDDELBURG	288	0.4%	240	0.2%	597	0.8%	48	0.7%
THEEWATERSKLOOF	CALEDON	196	0.3%	177	0.2%	473	0.6%	28	0.4%
MATJHABENG	WELKOM	477	0.6%	363	0.4%	471	0.6%	7	0.1%
KWADUKUZA	STANGER	518	0.7%	526	0.5%	392	0.5%	50	0.8%
UMHLATHUZE	RICHARDS BAY	353	0.5%	241	0.2%	385	0.5%	7	0.1%
LEPHALALE	ELLISRAS	275	0.4%	378	0.4%	383	0.5%	78	1.2%
EMALAHLENI	WITBANK	924	1.2%	263	0.3%	376	0.5%	32	0.5%
OTHER		17,797	23.3%	25,594	26.4%	12,782	17.2%	1,176	18.1%
		76,372		96,979		74,247		6,500	

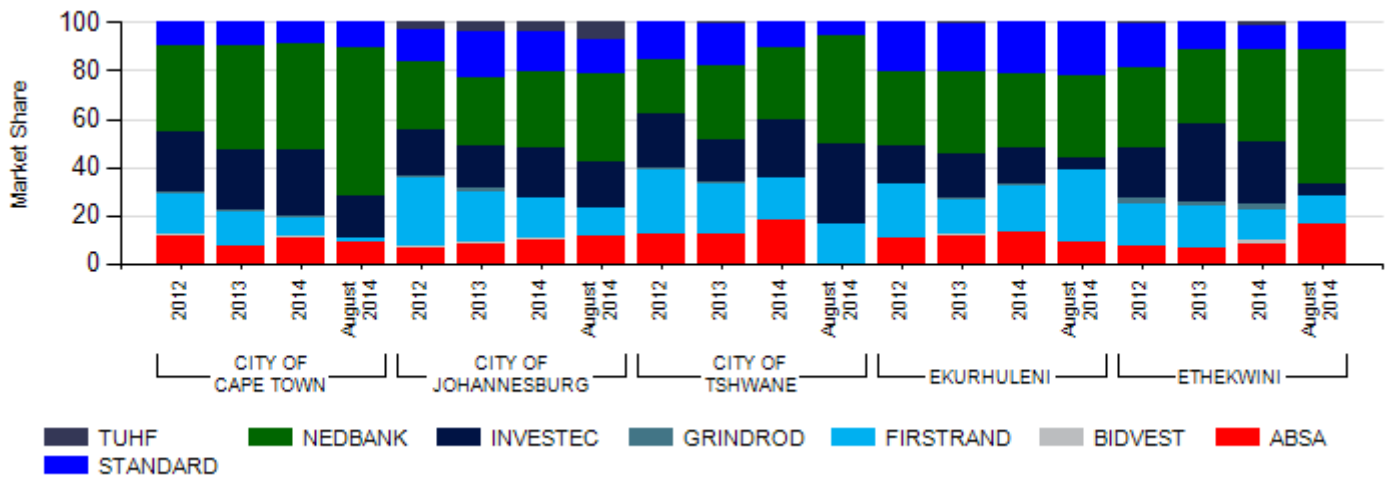
2.1.2 Bonds

The bond activity (R Million) is:

Municipality	2012		2013		2014		August 2014	
CITY OF JOHANNESBURG	16,611	24.6%	16,704	20.4%	12,626	20.3%	1,207	16.8%
CITY OF CAPE TOWN	11,160	16.5%	10,582	12.9%	11,164	18.0%	2,290	31.8%
EKURHULENI	5,825	8.6%	5,719	7.0%	9,458	15.2%	771	10.7%
CITY OF TSHWANE	5,858	8.7%	8,630	10.5%	4,849	7.8%	384	5.3%
ETHEKWINI	4,885	7.2%	7,140	8.7%	4,047	6.5%	319	4.4%
NELSON MANDELA BAY	808	1.2%	3,916	4.8%	1,487	2.4%	32	0.4%
KWADUKUZA	244	0.4%	413	0.5%	1,046	1.7%	61	0.8%
BUFFALO CITY	715	1.1%	816	1.0%	1,021	1.6%	85	1.2%
THE MSUNDUZI	235	0.3%	804	1.0%	911	1.5%	122	1.7%
STELLENBOSCH	663	1.0%	1,604	2.0%	863	1.4%	86	1.2%
MANGAUNG	1,402	2.1%	716	0.9%	748	1.2%	320	4.5%
STEVE TSHWETE	315	0.5%	400	0.5%	668	1.1%	52	0.7%
MBOMBELA	836	1.2%	1,034	1.3%	644	1.0%	90	1.3%
GEORGE	95	0.1%	270	0.3%	641	1.0%	12	0.2%
GA-SEGONYANA	50	0.1%	28	0.0%	621	1.0%	306	4.3%
EMFULENI	532	0.8%	1,753	2.1%	445	0.7%	0	0.0%
MOGALE CITY	200	0.3%	308	0.4%	427	0.7%	5	0.1%
UMHLATHUZE	363	0.5%	287	0.4%	293	0.5%	0	0.0%
LOCAL MUNICIPALITY OF MADIBENG	108	0.2%	400	0.5%	289	0.5%	0	0.0%
OTHER	16,629	24.6%	20,407	24.9%	9,818	15.8%	1,049	14.6%
	67,534		81,931		62,066		7,191	

The Market Share for the top municipalities are:

Municipality		ABSA	BIDVEST	FIRSTSTRAND	GRINDROD	INVESTEC	NEDBANK	STANDARD	TUHF
CITY OF CAPE TOWN	2012	4.6%	0.1%	15.9%	0.0%	36.8%	36.7%	5.9%	0.0%
	2013	4.6%	0.0%	10.6%	0.0%	21.2%	50.1%	13.4%	0.0%
	2014	6.3%	0.2%	4.0%	0.0%	24.5%	48.1%	16.8%	0.0%
	August 2014	3.0%	0.0%	0.3%	0.0%	9.5%	76.5%	10.7%	0.0%
CITY OF JOHANNESBURG	2012	4.4%	0.3%	28.1%	0.1%	17.7%	29.6%	18.8%	1.0%
	2013	5.7%	0.1%	15.0%	1.9%	11.0%	38.8%	25.8%	1.8%
	2014	5.8%	0.5%	6.6%	0.0%	34.4%	31.3%	19.8%	1.5%
	August 2014	13.1%	0.0%	3.3%	0.0%	23.2%	45.1%	11.0%	4.3%
CITY OF TSHWANE	2012	15.9%	0.0%	29.8%	1.0%	14.7%	19.8%	18.8%	0.0%
	2013	2.9%	0.0%	5.5%	0.8%	16.5%	53.0%	20.9%	0.4%
	2014	16.5%	0.0%	11.1%	0.0%	38.1%	25.1%	9.1%	0.0%
	August 2014	0.0%	0.0%	6.3%	0.0%	42.2%	49.0%	2.6%	0.0%
EKURHULENI	2012	3.9%	0.0%	28.0%	0.0%	26.1%	23.7%	18.4%	0.0%
	2013	8.2%	0.5%	9.3%	1.2%	23.9%	44.1%	12.5%	0.3%
	2014	6.8%	0.0%	21.2%	2.7%	25.4%	21.8%	22.0%	0.0%
	August 2014	12.5%	0.0%	28.0%	0.0%	0.8%	36.9%	21.8%	0.0%
ETHEKWINI	2012	4.5%	0.0%	14.5%	0.7%	32.0%	30.9%	17.1%	0.1%
	2013	2.8%	0.0%	17.6%	1.1%	35.1%	34.1%	9.3%	0.0%
	2014	4.0%	1.3%	9.3%	1.2%	26.3%	48.1%	8.8%	1.0%
	August 2014	11.5%	0.0%	3.5%	0.0%	6.4%	42.7%	36.0%	0.0%

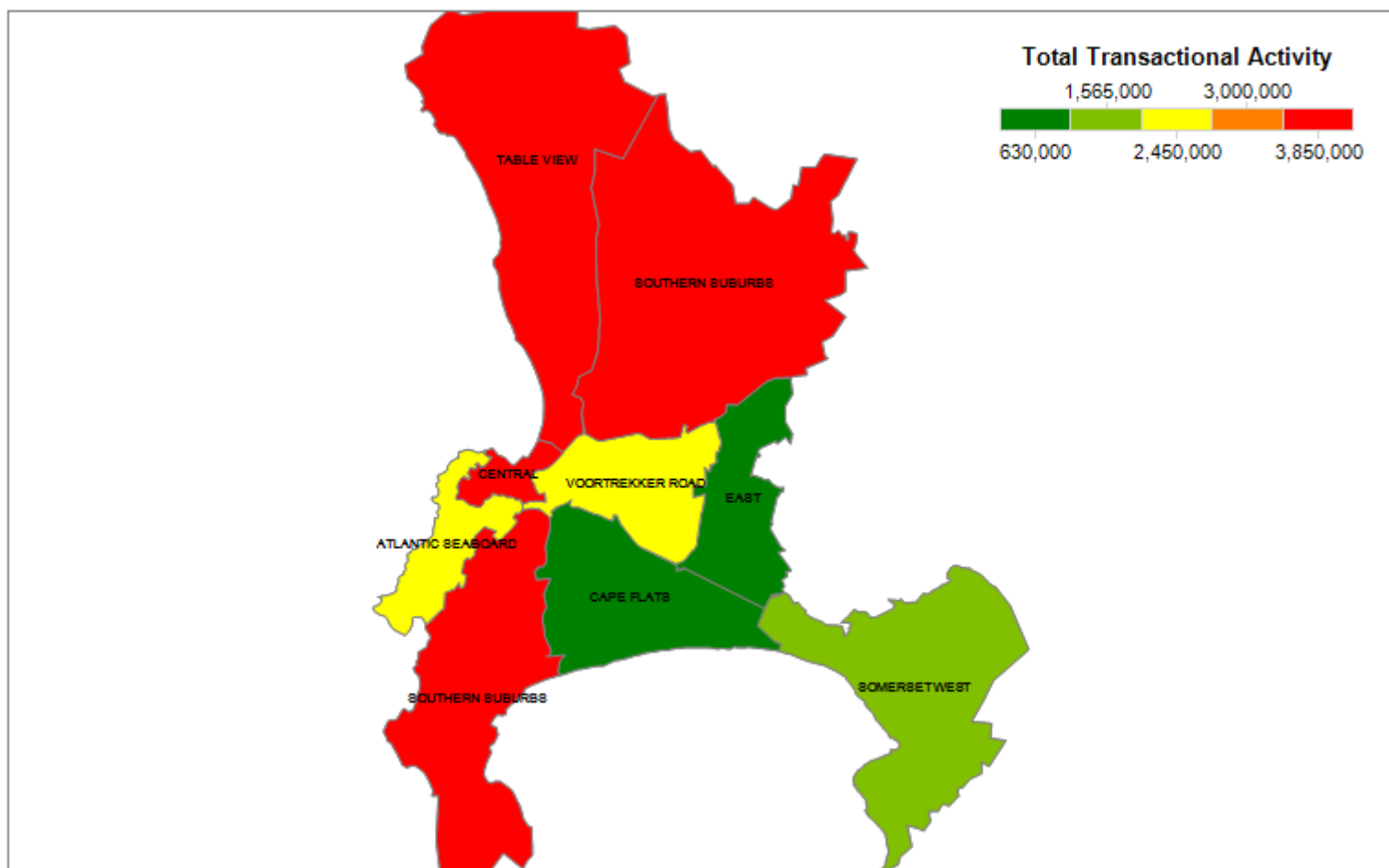


2.2 Nodes within Municipalities

A breakdown of the nodes within the major cities highlights the areas of strong activity:

2.2.1 City of Cape Town

Cape Town Nodes (Last 12 Months)



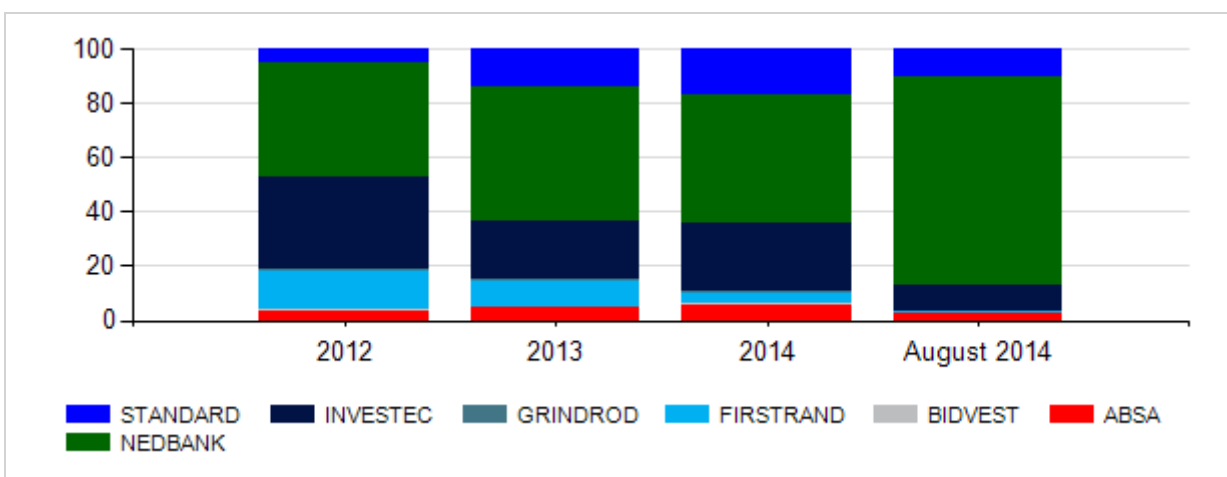
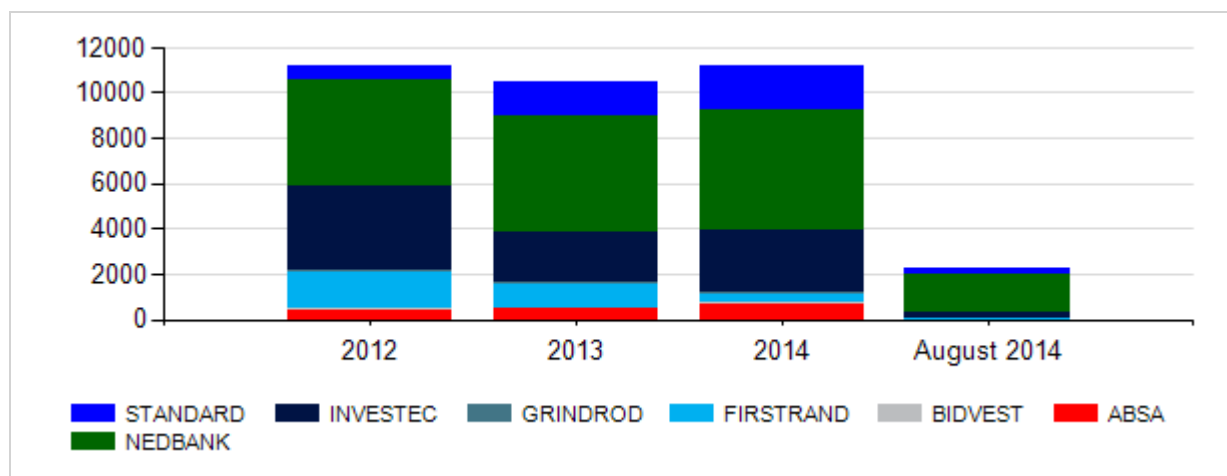
The transactional activity (R Million) is as follows:

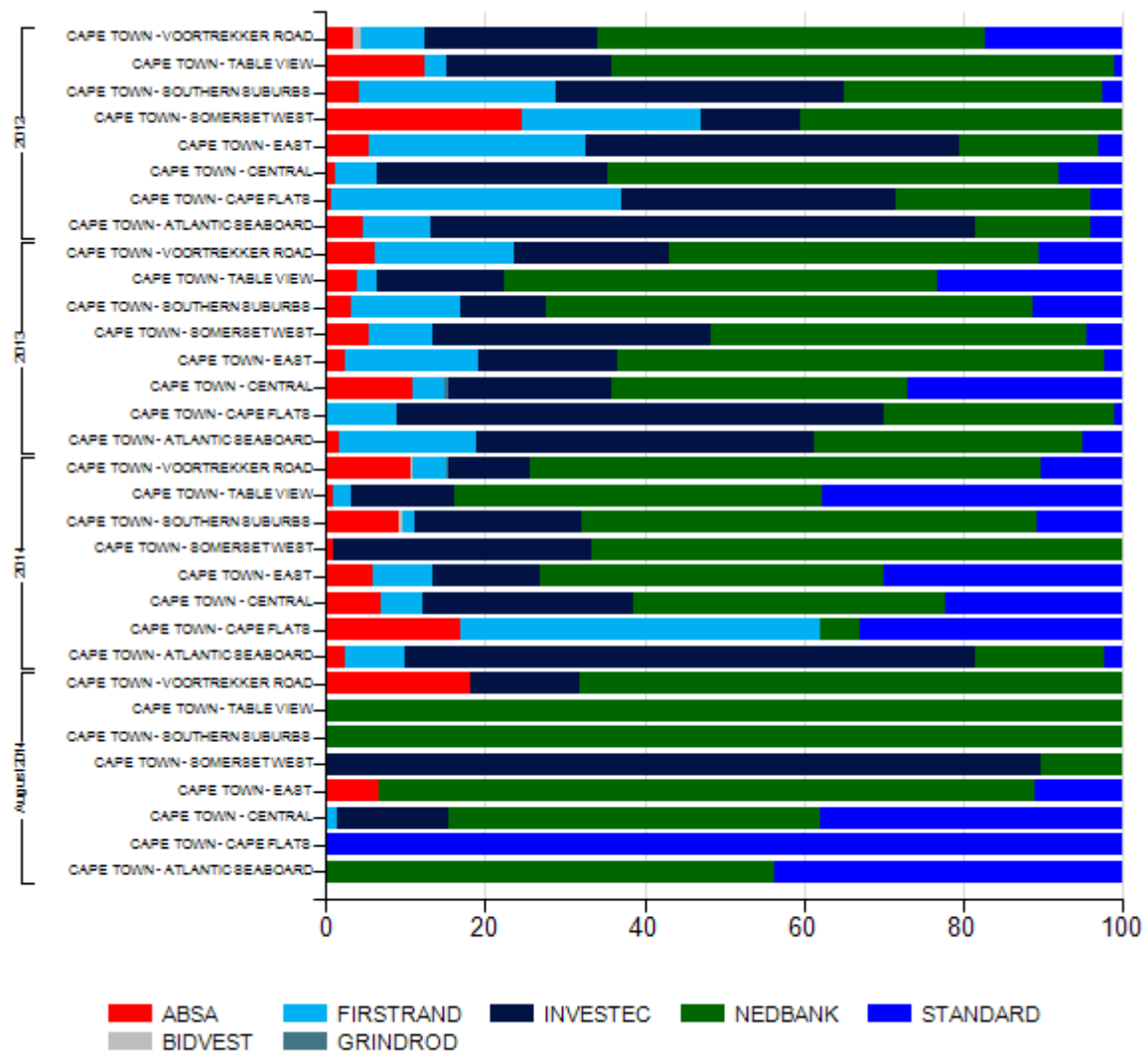
Node	2012		2013		2014		August 2014	
CAPE TOWN - CENTRAL	2,862	24.1%	2,795	21.9%	3,436	28.8%	260	19.0%
CAPE TOWN - SOUTHERN SUBURBS	2,963	25.0%	2,893	22.7%	2,167	18.1%	334	24.4%
CAPE TOWN - TABLE VIEW	1,037	8.7%	2,438	19.1%	1,737	14.5%	92	6.7%
CAPE TOWN - VOORTREKKER ROAD	1,523	12.8%	1,483	11.6%	1,693	14.2%	322	23.5%
CAPE TOWN - ATLANTIC SEABOARD	1,557	13.1%	1,557	12.2%	1,626	13.6%	210	15.3%
CAPE TOWN - SOMERSET WEST	521	4.4%	724	5.7%	644	5.4%	87	6.3%
CAPE TOWN - EAST	526	4.4%	525	4.1%	404	3.4%	15	1.1%
CAPE TOWN - CAPE FLATS	882	7.4%	349	2.7%	234	2.0%	50	3.6%
Total	11,871		12,764		11,941		1,370	

The bond activity (R Million) is as follows:

Node	2012		2013		2014		August 2014	
CAPE TOWN - SOUTHERN SUBURBS	2,895	26.0%	2,983	28.5%	3,346	30.0%	903	39.7%
CAPE TOWN - CENTRAL	3,252	29.2%	1,687	16.1%	2,263	20.3%	474	20.8%
CAPE TOWN - TABLE VIEW	1,150	10.3%	1,994	19.0%	1,655	14.8%	244	10.7%
CAPE TOWN - VOORTREKKER ROAD	1,073	9.6%	1,392	13.3%	1,257	11.3%	383	16.8%
CAPE TOWN - ATLANTIC SEABOARD	1,081	9.7%	966	9.2%	1,148	10.3%	32	1.4%
CAPE TOWN - EAST	502	4.5%	452	4.3%	641	5.7%	91	4.0%
CAPE TOWN - SOMERSET WEST	268	2.4%	491	4.7%	634	5.7%	108	4.7%
CAPE TOWN - CAPE FLATS	927	8.3%	510	4.9%	206	1.8%	40	1.8%
Total	11,148		10,475		11,150		2,275	

The Market Share is as follows:





The top 10 transactions which occurred in August 2014 are:

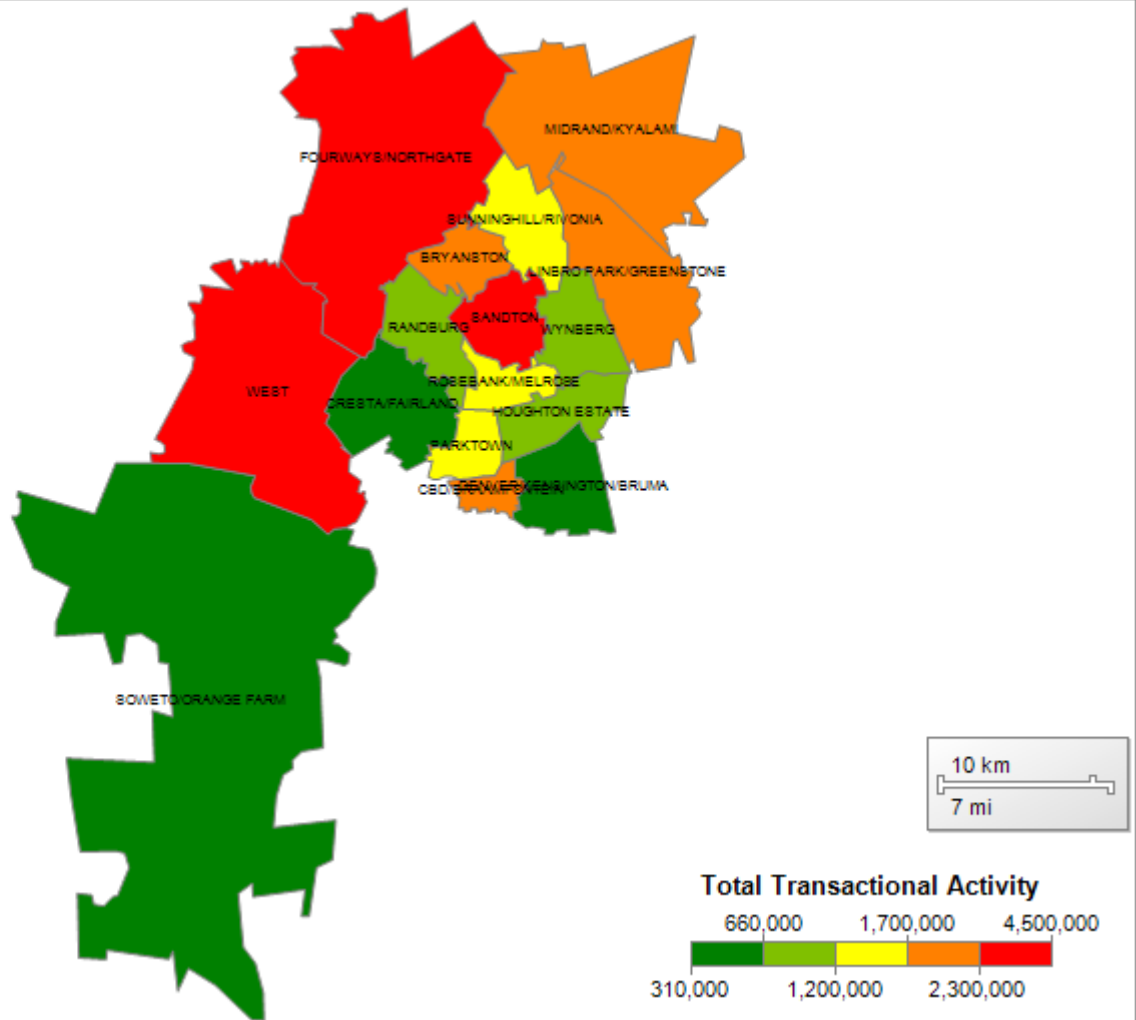
Rank	Purchase Price	Buyer	Seller	Erf Key	Suburb	Node
1	127,094,242	CAPE PENINSULA UNIVERSITY OF TECHNOLOGY	CAPE SUITES PTY LTD	CAPE TOWN-116978-00000	ZONNEBLOEM	CAPE TOWN - CENTRAL
2	75,000,000	EQUITES PROP FUND LTD	TRADEFIRM 150 PTY LTD	PAROW-23468-00000	PAROW INDUSTRIA	CAPE TOWN - VOORTREKKER ROAD
3	56,500,000	ARROWHEAD PROP LTD	PRECIOUS PROSPECT TRADING 50 PTY LTD	GOODWOOD-17719-00000	TOWNSEND ESTATE	CAPE TOWN - VOORTREKKER ROAD
4	50,000,000	KILDYSART PROP TRUST	KAP TEXTILE HOLDINGS S A LTD	CAPE TOWN-173730-00000	PRIMROSE PARK	CAPE TOWN - CAPE FLATS
5	50,000,000	TOKAI TRUST	DREYERS DAL FARMS PTY LTD	CONSTANTIA-13828-00000		CAPE TOWN - SOUTHERN SUBURBS
6	50,000,000	EQUITES PROP FUND LTD	GAMLAN INV PTY LTD	BELLVILLE-31292-00000	ROSENPARK	CAPE TOWN - SOUTHERN SUBURBS
7	46,219,146	GAMLAN INV PTY LTD	LA FAMIGLIA TRUST	BELLVILLE-31292-00000	ROSENPARK	CAPE TOWN - SOUTHERN SUBURBS
8	42,500,000	COYS PROP PTY LTD	LIVINGSTONE RICHARD JOHN	BANTRY BAY-881-00000	BANTRY BAY	CAPE TOWN - ATLANTIC SEABOARD
9	34,800,000	EQUITES PROP FUND LTD	DREAMFAIR PROP 35 PTY LTD	CAPE TOWN-174490-00000		CAPE TOWN - SOUTHERN SUBURBS
10	32,500,035	H P F PROP PTY LTD	MEBESA INV C C	GREEN POINT-1976-00000	MOUILLE POINT	CAPE TOWN - ATLANTIC SEABOARD

The top 10 mortgages registered in August 2014 are:

Rank	Bond Amount	Buyer	Bank	Erf Key	Suburb	Node
1	200,000,000	CAPE THEME PARKS PTY LTD	NEDBANK	MONTAGUE GARDENS-6271-00000	CENTURY CITY	CAPE TOWN - TABLE VIEW
	200,000,000	JOSDEL PROP NO 136 PTY LTD	NEDBANK	MONTAGUE GARDENS-6271-00000	CENTURY CITY	CAPE TOWN - TABLE VIEW
2	177,000,000	UPPER EAST SIDE HOTEL PTY LTD	NEDBANK	CAPE TOWN-14109-00000	UNIVERSITY ESTATE	CAPE TOWN - CENTRAL
3	110,000,000	GROMAT PTY LTD	NEDBANK	CAPE TOWN-64430-00000	KENILWORTH	CAPE TOWN - SOUTHERN SUBURBS
4	106,500,000	NEW LINE INV 101 PTY LTD	STANDARD	ROGGEBAAI-132-00000	CAPE TOWN CENTRE	CAPE TOWN - CENTRAL
	106,500,000	WAVELENGTHS 215 PTY LTD	STANDARD	ROGGEBAAI-132-00000	CAPE TOWN CENTRE	CAPE TOWN - CENTRAL
5	90,000,000	GAMLAN INV PTY LTD	NEDBANK	BELLVILLE-35221-00000	ROSENPARK	CAPE TOWN - SOUTHERN SUBURBS
6	85,000,000	BALWIN PROP PTY LTD	INVESTEC	STELLENBOSCH RD-794-00129		CAPE TOWN - SOMERSET WEST
7	75,000,000	SOUTHERN PALACE INV 184 PTY LTD	NEDBANK	BRACKENFELL-2586-00000	WELGELEE	CAPE TOWN - EAST
	75,000,000	VINTAGE AFRICA INV 713 PTY LTD	NEDBANK	BELLVILLE-39212-00000	TYGER VALLEY	CAPE TOWN - SOUTHERN SUBURBS
8	75,000,000	EQUITES PROP FUND LTD	NEDBANK	PAROW-23468-00000	PAROW INDUSTRIA	CAPE TOWN - VOORTREKKER ROAD
9	75,000,000	MEGA PARK INV C C	NEDBANK	BELLVILLE-40247-00000	BELLVILLE SOUTH INDUSTRIAL	CAPE TOWN - VOORTREKKER ROAD
10	71,700,000	GAMLAN INV PTY LTD	NEDBANK	KRAAIFONTEIN-11500-00000	BONNIE BROOK	CAPE TOWN - SOUTHERN SUBURBS
				KRAAIFONTEIN-49-00000	BONNIE BROOK	CAPE TOWN - SOUTHERN SUBURBS

2.1.2 City of Johannesburg

Johannesburg Nodes (Last 12 Months)



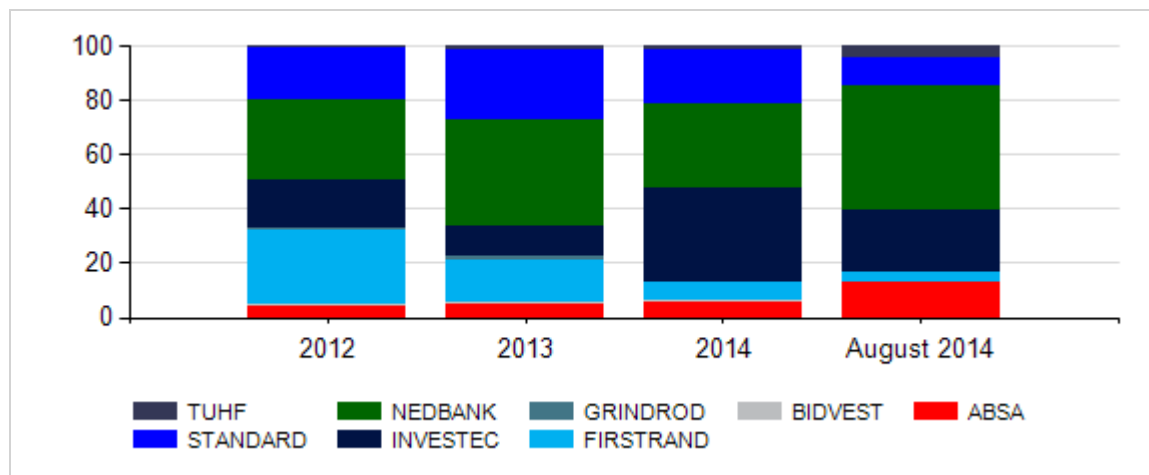
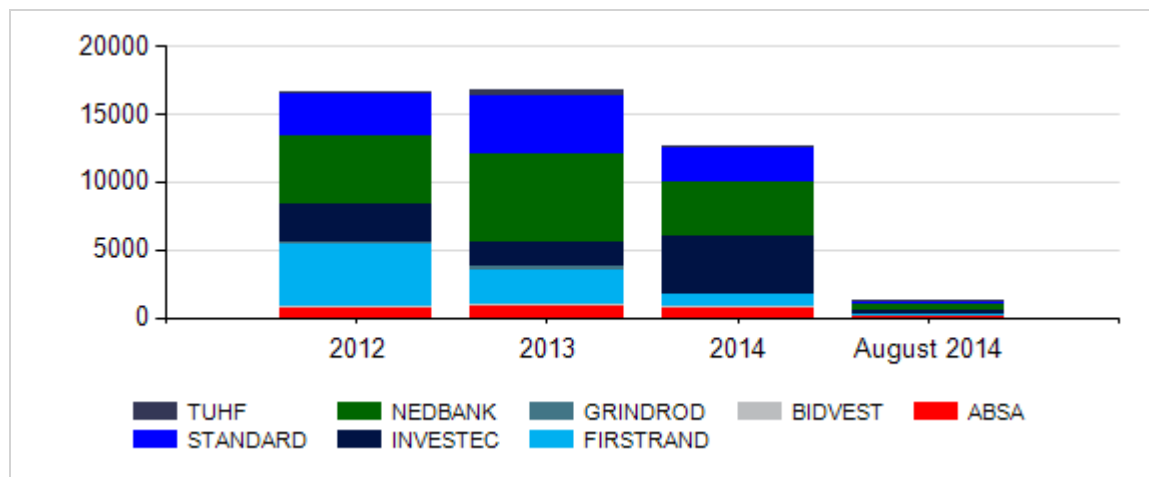
The transactional activity (R Million) is as follows:

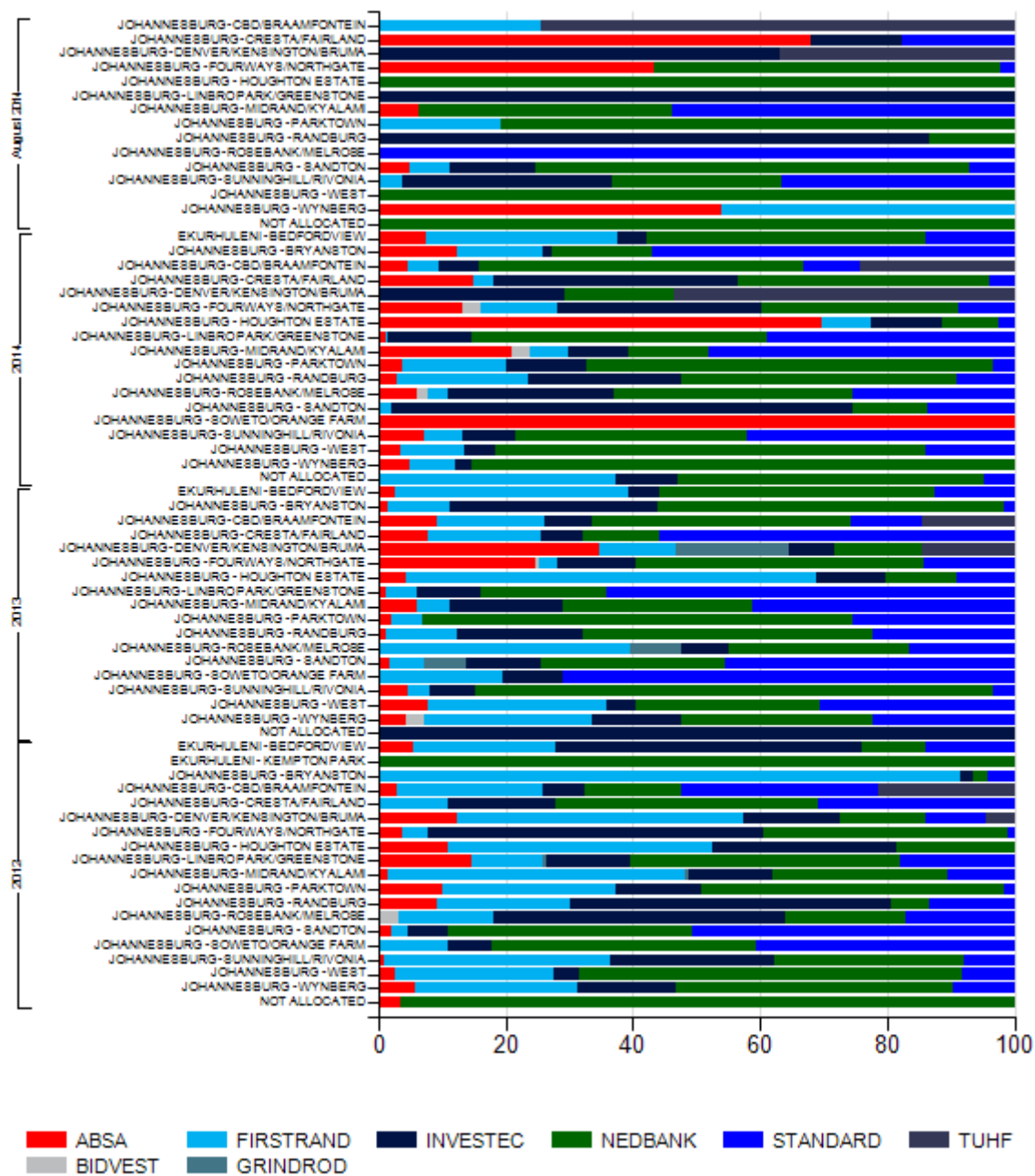
Node	2012		2013		2014		August 2014	
JOHANNESBURG - SANDTON	1,671	10.9%	2,757	13.6%	3,650	16.0%	1,037	52.4%
JOHANNESBURG - FOURWAYS/NORTHGATE	769	5.0%	1,420	7.0%	3,326	14.6%	82	4.2%
JOHANNESBURG - WEST	638	4.2%	1,315	6.5%	1,732	7.6%	121	6.1%
JOHANNESBURG - LINBRO PARK/GREENSTONE	968	6.3%	767	3.8%	1,657	7.3%	0	0.0%
JOHANNESBURG - CBD/BRAAMFONTEIN	1,219	7.9%	1,669	8.2%	1,465	6.4%	57	2.9%
JOHANNESBURG - BRYANSTON	872	5.7%	829	4.1%	1,330	5.8%	133	6.7%
JOHANNESBURG - SUNNINGHILL/RIVONIA	1,112	7.2%	731	3.6%	1,329	5.8%	35	1.8%
JOHANNESBURG - MIDRAND/KYALAMI	1,033	6.7%	2,012	9.9%	1,292	5.7%	76	3.8%
JOHANNESBURG - PARKTOWN	712	4.6%	440	2.2%	1,284	5.6%	10	0.5%
JOHANNESBURG - ROSEBANK/MELROSE	2,497	16.2%	2,200	10.8%	1,195	5.3%	24	1.2%
EKURHULENI - BEDFORDVIEW	1,444	9.4%	1,792	8.8%	1,006	4.4%	140	7.1%
JOHANNESBURG - WYNBERG	439	2.9%	317	1.6%	976	4.3%	27	1.4%
JOHANNESBURG - HOUGHTON ESTATE	474	3.1%	459	2.3%	594	2.6%	7	0.3%
JOHANNESBURG - RANDBURG	646	4.2%	2,347	11.6%	498	2.2%	36	1.8%
JOHANNESBURG - SOWETO/ORANGE FARM	292	1.9%	263	1.3%	491	2.2%	5	0.3%
JOHANNESBURG - DENVER/KENSINGTON/BRUMA	275	1.8%	213	1.1%	447	2.0%	24	1.2%
NOT ALLOCATED	57	0.4%	475	2.3%	283	1.2%	80	4.0%
JOHANNESBURG - CRESTA/FAIRLAND	262	1.7%	286	1.4%	206	0.9%	82	4.1%
Total	15,379		20,292		22,761		1,977	

The bond activity (R Million) is as follows:

Node	2012		2013		2014		August 2014	
JOHANNESBURG - SANDTON	2,805	16.9%	2,375	14.2%	4,189	33.3%	126	10.5%
JOHANNESBURG - LINBRO PARK/GREENSTONE	2,679	16.2%	1,472	8.8%	1,604	12.7%	150	12.5%
JOHANNESBURG - FOURWAYS/NORTHGATE	1,001	6.0%	1,475	8.8%	1,060	8.4%	231	19.3%
JOHANNESBURG - ROSEBANK/MELROSE	1,453	8.8%	1,650	9.9%	953	7.6%	7	0.6%
JOHANNESBURG - SUNNINGHILL/RIVONIA	523	3.2%	2,227	13.4%	697	5.5%	136	11.4%
JOHANNESBURG - CBD/BRAAMFONTEIN	720	4.3%	1,926	11.6%	566	4.5%	59	4.9%
NOT ALLOCATED	415	2.5%	40	0.2%	484	3.8%	152	12.7%
JOHANNESBURG - MIDRAND/KYALAMI	801	4.8%	947	5.7%	458	3.6%	93	7.8%
JOHANNESBURG - WEST	704	4.2%	402	2.4%	454	3.6%	60	5.0%
JOHANNESBURG - BRYANSTON	2,736	16.5%	857	5.1%	393	3.1%	0	0.0%
JOHANNESBURG - WYNBERG	266	1.6%	179	1.1%	328	2.6%	13	1.1%
JOHANNESBURG - RANDBURG	329	2.0%	384	2.3%	326	2.6%	52	4.3%
EKURHULENI - BEDFORDVIEW	819	4.9%	803	4.8%	264	2.1%	0	0.0%
JOHANNESBURG - CRESTA/FAIRLAND	229	1.4%	208	1.2%	253	2.0%	56	4.7%
JOHANNESBURG - HOUGHTON ESTATE	145	0.9%	575	3.4%	234	1.9%	12	1.0%
JOHANNESBURG - PARKTOWN	317	1.9%	288	1.7%	214	1.7%	31	2.6%
JOHANNESBURG - DENVER/KENSINGTON/BRUMA	265	1.6%	158	0.9%	99	0.8%	19	1.6%
JOHANNESBURG - SOWETO/ORANGE FARM	365	2.2%	701	4.2%	18	0.1%	0	0.0%
EKURHULENI - KEMPTON PARK	8	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	16,580		16,667		12,594		1,197	

The Market Share is as follows:





The top 10 transaction in August 2014 are:

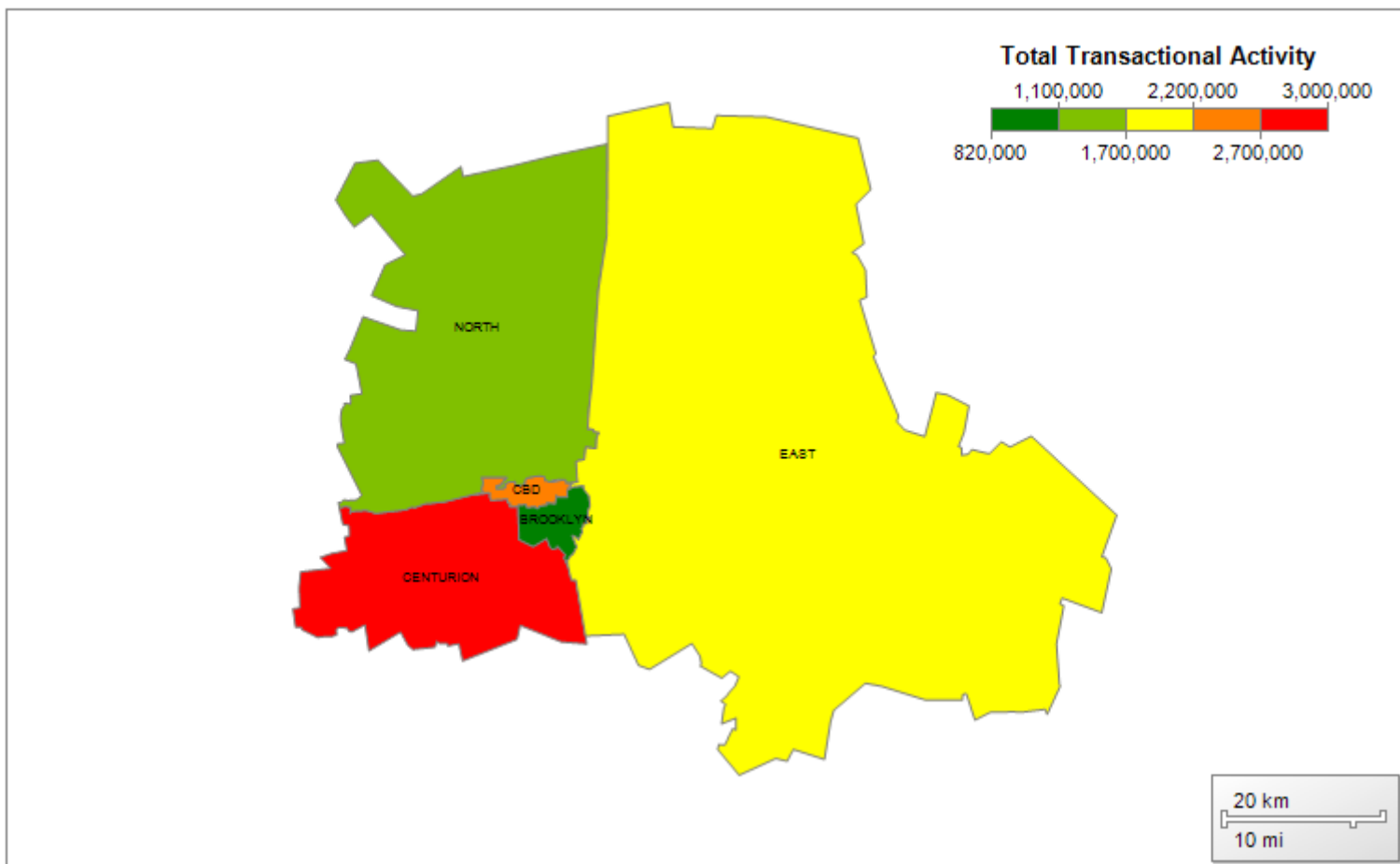
Rank	Purchase Price	Buyer	Seller	Erf Key	Suburb	Node
1	788,110,550	REDEFINE PROP LTD	115 WEST STREET TRUST	SANDOWN-532-00000	SANDOWN	JOHANNESBURG - SANDTON
2	143,341,466	ACCELERATE PROP FUND LTD	ORTHOTOUCH LTD	WILRO PARK-2627-00000	PRINCESS AH	JOHANNESBURG - WEST
				WILRO PARK-2628-00000	WILRO PARK	JOHANNESBURG - WEST
		ORTHOTOUCH LTD	ORTHOTOUCH LTD	WILRO PARK-2627-00000	PRINCESS AH	JOHANNESBURG - WEST
				WILRO PARK-2628-00000	WILRO PARK	JOHANNESBURG - WEST
3	120,000,000	REFLECT-ALL 1025 CC	THISTLEDOWN PROP NO 6 PTY LTD	CRAMERVIE-7-00000	CRAMERVIE	
				CRAMERVIE-9-00000	CRAMERVIE	
4	58,974,904	ACCELERATE PROP FUND LTD	ZEPHAN PROP PTY LTD	WILRO PARK-2627-00000	PRINCESS AH	JOHANNESBURG - WEST
				WILRO PARK-2628-00000	WILRO PARK	JOHANNESBURG - WEST
		ORTHOTOUCH LTD	ZEPHAN PROP PTY LTD	WILRO PARK-2627-00000	PRINCESS AH	JOHANNESBURG - WEST
				WILRO PARK-2628-00000	WILRO PARK	JOHANNESBURG - WEST
5	57,000,000	CAPITAL PROPFUND 1 PTY LTD	CAPITAL PROP TRUST	BRYANSTON-38-00000	BRYANSTON	JOHANNESBURG - BRYANSTON
				BRYANSTON-38-00001	BRYANSTON	JOHANNESBURG - BRYANSTON
6	44,800,000	CAPITAL PROPFUND PTY LTD	A B S A BANK LTD	CITY DEEP-130-00000	CITY DEEP	EKURHULENI - BEDFORDVIEW
7	40,000,000	M J S FAMILY TRUST	BUZBY TRUST	BRYANSTON-1024-00000		JOHANNESBURG - BRYANSTON
8	37,000,000	AMRICHPROP 19 PROP PTY LTD	L CORRO SHOPPING CENTRE PTY LTD	NORTHCLIFF-3819-00000	NORTHCLIFF	JOHANNESBURG - CRESTA/FAIRLAND
9	36,713,455	VUNANI PROP INV FUND LTD	T Q & A PROP PTY LTD	SELBY-544-00000	SELBY	EKURHULENI - BEDFORDVIEW
				SELBY-545-00000	SELBY	EKURHULENI - BEDFORDVIEW
10	35,000,000	ORION CONSTRUCTION LTD	AEVUM DEVELOPMENTS CC	SANDHURST-17-00008	SANDHURST	JOHANNESBURG - SANDTON

The top 10 bonds registered in August 2014 are:

Rank	Bond Amount	Buyer	Bank	Erf Key	Suburb	Node
1	150,000,000	BALWIN PROP PTY LTD	INVESTEC	GREENSTONE HILL-1834-00000	GREENSTONE HILL	JOHANNESBURG - LINBRO PARK/GREENSTONE
2	107,700,000	REFLECT-ALL 1025 CC	NEDBANK	BRYANSTON-4832-00000	BRYANSTON	JOHANNESBURG - BRYANSTON
				CRAMERVIE-7-00000	CRAMERVIE	
				CRAMERVIE-9-00000	CRAMERVIE	
		THISTLEDOWN PROP NO 6 PTY LTD	NEDBANK	CRAMERVIE-8-00001	CRAMERVIE	
3	100,000,000	AMDEC RESIDENTIAL DEVELOPMENTS PTY LTD	ABSA	JR-407-00559		JOHANNESBURG - FOURWAYS/NORTHGATE
4	81,500,000	TANGMERE INV CORP PTY LTD	NEDBANK	MAGALIESSIG-484-00000	MAGALIESSIG	JOHANNESBURG - FOURWAYS/NORTHGATE
5	54,000,000	REDEFINE PROP LTD	NEDBANK	SANDOWN-532-00000	SANDOWN	JOHANNESBURG - SANDTON
6	50,000,000	LEOGEM PROP PROJECTS PTY LTD	STANDARD	JR-405-01684		JOHANNESBURG - MIDRAND/KYALAMI
7	45,000,000	OBJET LIVING PTY LTD	INVESTEC	EDENBURG PTA-20-00000	EDENBURG	JOHANNESBURG - SUNNINGHILL/RIVONIA
8	45,000,000	NETWATER PROP PTY LTD	INVESTEC	FERNDAL-2123-00000	FERNDAL	JOHANNESBURG - RANDBURG
9	38,100,000	AMRICHPROP 19 PROP PTY LTD	ABSA	NORTHCLIFF-3819-00000	NORTHCLIFF	JOHANNESBURG - CRESTA/FAIRLAND
10	37,900,000	ZOTOS PROJECTS PTY LTD	NEDBANK	WILLAWAY-200-00000		JOHANNESBURG - MIDRAND/KYALAMI

2.1.3 City of Tshwane

City of Tshwane Nodes (Last 12 Months)



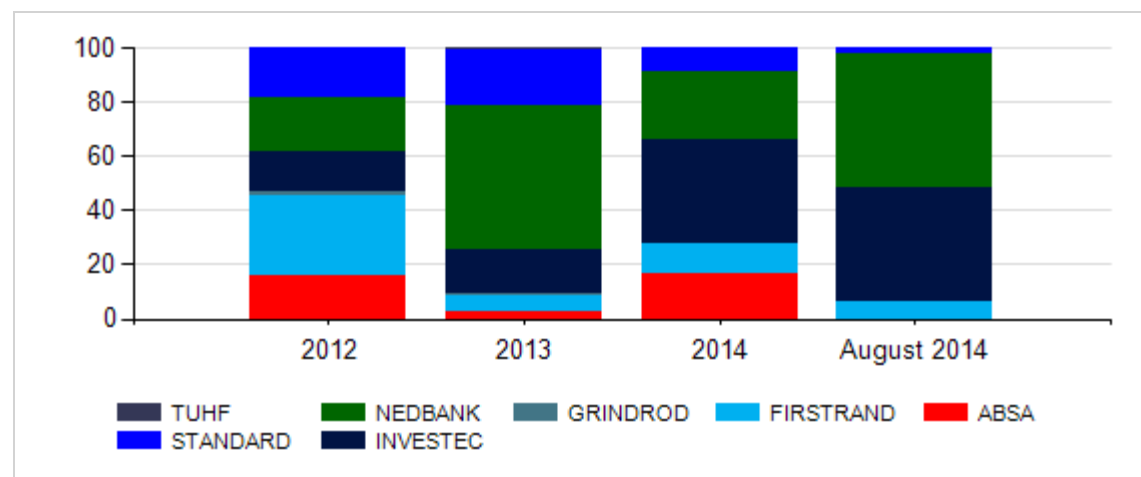
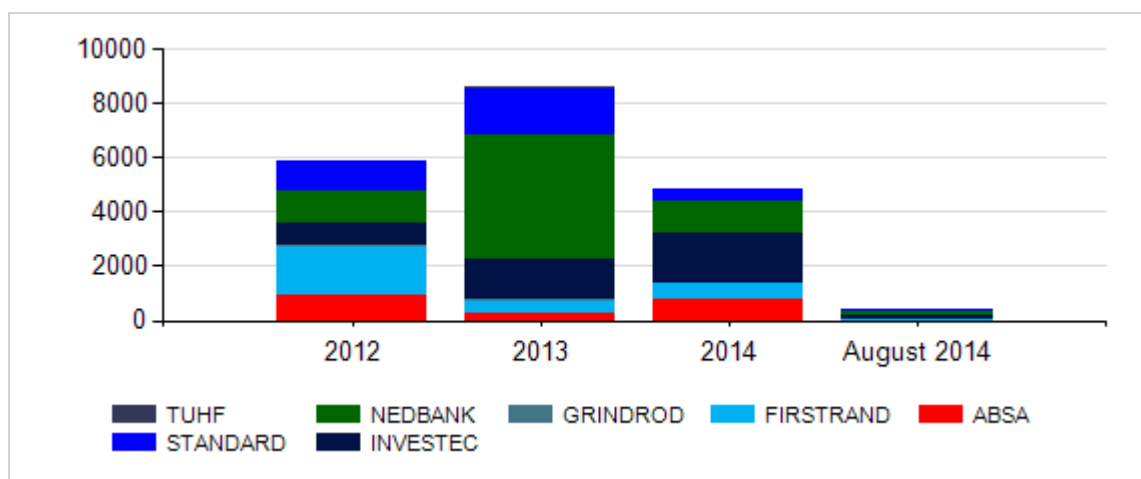
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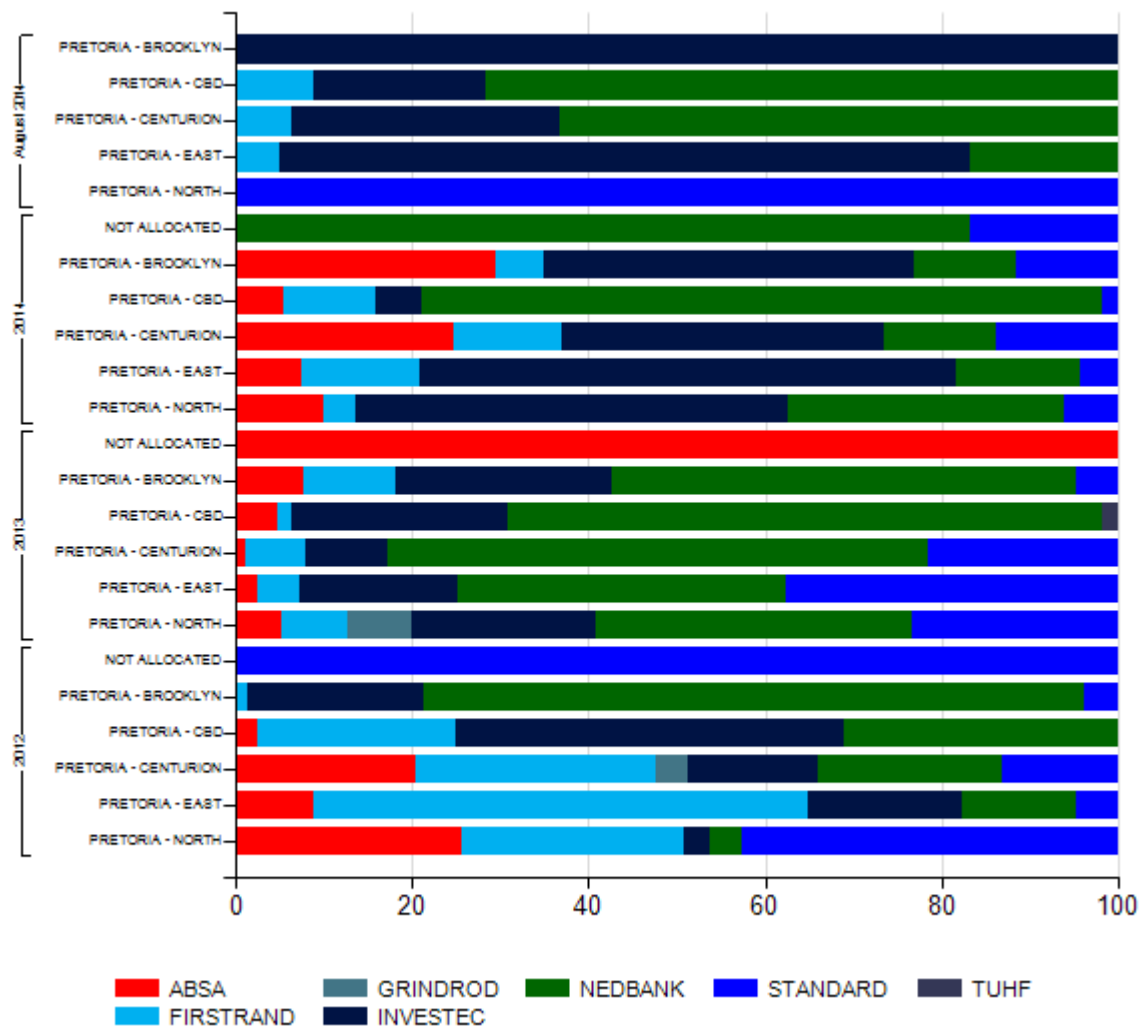
Node	2012		2013		2014		August 2014	
PRETORIA - CENTURION	2,212	27.0%	3,037	23.5%	1,774	33.5%	51	7.6%
PRETORIA - EAST	3,709	45.4%	2,127	16.4%	1,381	26.1%	13	1.9%
PRETORIA - NORTH	884	10.8%	1,401	10.8%	1,011	19.1%	66	9.9%
PRETORIA - CBD	875	10.7%	4,023	31.1%	730	13.8%	491	73.7%
PRETORIA - BROOKLYN	430	5.3%	2,005	15.5%	348	6.6%	45	6.8%
NOT ALLOCATED	68	0.8%	357	2.8%	44	0.8%	0	0.0%
Total	8,178		12,951		5,288		665	

The bond activity (R Million) is as follows:

Node	2012		2013		2014		August 2014	
PRETORIA - CENTURION	1,642	28.1%	3,369	39.1%	2,352	48.6%	155	40.4%
PRETORIA - EAST	1,255	21.5%	2,198	25.5%	1,067	22.0%	102	26.6%
PRETORIA - CBD	536	9.2%	1,654	19.2%	757	15.6%	102	26.6%
PRETORIA - NORTH	1,843	31.5%	961	11.1%	412	8.5%	10	2.6%
PRETORIA - BROOKLYN	555	9.5%	431	5.0%	217	4.5%	15	3.9%
NOT ALLOCATED	19	0.3%	7	0.1%	36	0.7%	0	0.0%
Total	5,850		8,620		4,841		384	

The Market Share is as follows:





The top 10 transactions in August 2014:

Rank	Purchase Price	Buyer	Seller	Erf Key	Suburb	Node
1	456,000,000	SOMNIPOINT PTY LTD	DIRECT-SHELF 14 PTY LTD	PRETORIA-2909-00001	PRETORIA CENTRAL	PRETORIA - CBD
2	45,000,000	STATE OF THE GOVERNMENT OF THE ISLAMIC REPUBLIC OF IRAN	STEENEKOPPIE LANDGOED PTY LTD	WATERKLOOF PTA-1211-00003	WATERKLOOF	PRETORIA - BROOKLYN
3	26,961,867	COSMOPOLITAN PROJECTS TSHWANE PTY LTD	STABILO INV PTY LTD	JR-317-00060		PRETORIA - NORTH
				JR-317-00113		PRETORIA - NORTH
				JR-317-00114		PRETORIA - NORTH
				JR-317-00184		PRETORIA - NORTH
4	25,393,500	MIDCITY INV PTY LTD	ZARGOSCENE INV PTY LTD	SUNNYSIDE PTA-1445-00000		PRETORIA - CBD
5	19,500,000	MALLAZVIS PROP HOLDINGS PTY LTD	LOE PROP PTY LTD	JR-381-00144		PRETORIA - CENTURION
6	12,768,000	COMMERCIAL PROP PROJECTS WILLOWS CC	TELKOM S A LTD	JR-324-00209	MONTANA TUINE	PRETORIA - NORTH
				JR-324-00211	MONTANA TUINE	PRETORIA - NORTH
7	11,000,000	SOUND TRADE 2001 CC	SOETDORING TRUST	JR-290-00048		PRETORIA - EAST
				JR-290-00050		PRETORIA - EAST
				JR-290-00051		PRETORIA - EAST
				JR-290-00052		PRETORIA - EAST
				JR-290-00053		PRETORIA - EAST
				JR-290-00054		PRETORIA - EAST
8	11,000,000	RITNAND BALVED EDUCATION FOUNDATION	PRETORIA HINDU SOCIETY	JR-350-00005	ERASMIA	PRETORIA - CENTURION
9	10,830,000	GLEN BARRY TROUCHET TRUST	YENI PROP PTY LTD	KOEDOESPOORT-49-00000	KOEDOESPOORT INDUSTRIAL	PRETORIA - NORTH
				KOEDOESPOORT-50-00000	KOEDOESPOORT INDUSTRIAL	PRETORIA - NORTH
10	9,120,000	WARREN RYAN BRETT FAMILY TRUST	SWANEPOEL FAMILY TRUST	SUNNYSIDE PTA-1407-00000		PRETORIA - CBD

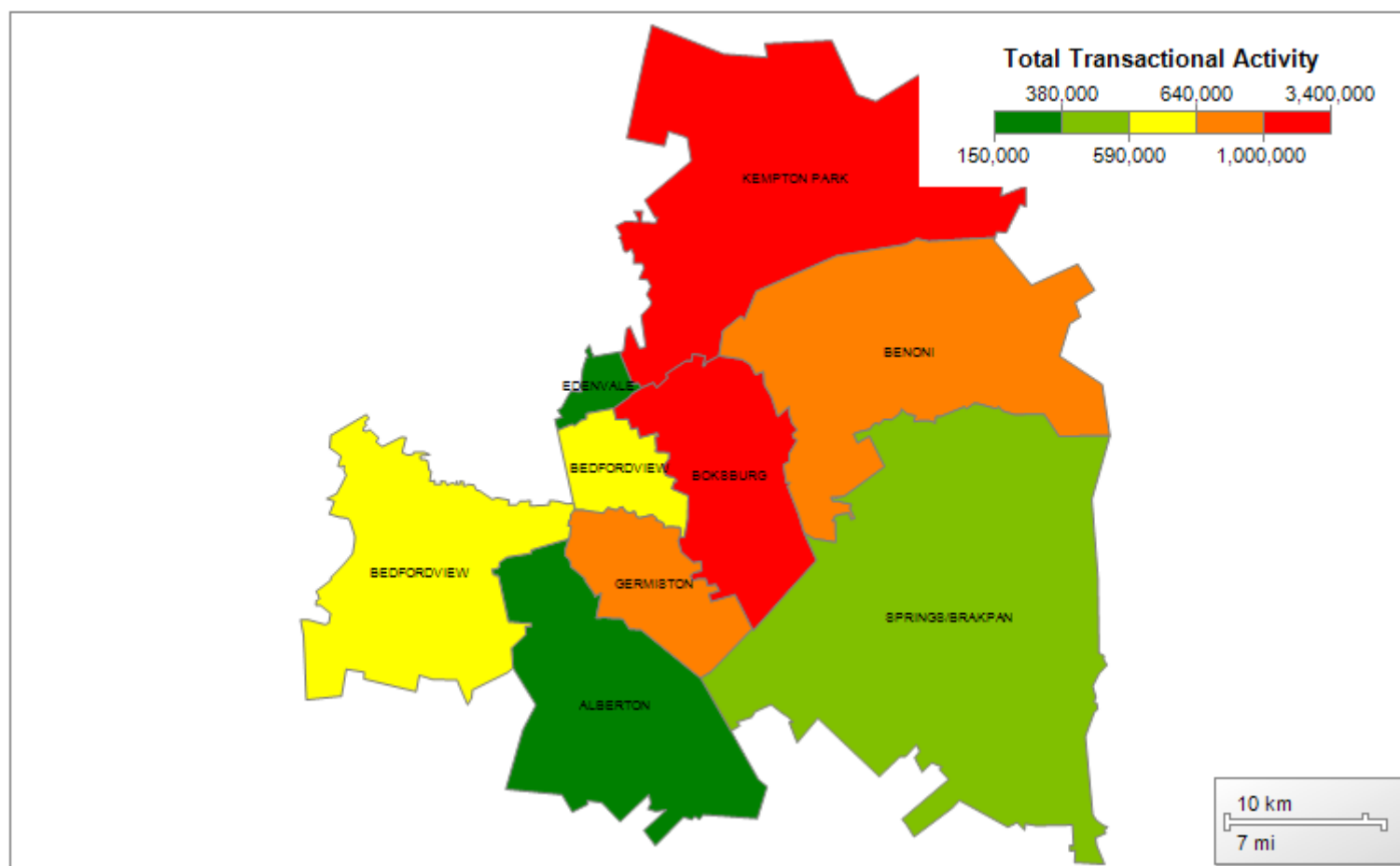
The top 10 bonds registered in August 2014 were:

Rank	Bond Amount	Buyer	Bank	Erf Key	Suburb	Node
1	126,000,000	TUFFSAN 89 INVESTMENT HOLDINGS PTY LTD	OTHER BANK	PRETORIA-2861-00000	PRETORIA CENTRAL	PRETORIA - CBD
2	100,000,000	R H M TRADING PTY LTD	OTHER BANK	KOSMOSDAL-901-00000	KOSMOSDAL	PRETORIA - CENTURION
				KOSMOSDAL-902-00000	KOSMOSDAL	PRETORIA - CENTURION
				KOSMOSDAL-905-00000	KOSMOSDAL	PRETORIA - CENTURION
				KOSMOSDAL-906-00000	KOSMOSDAL	PRETORIA - CENTURION
				KOSMOSDAL-907-00000	KOSMOSDAL	PRETORIA - CENTURION
				KOSMOSDAL-908-00000	KOSMOSDAL	PRETORIA - CENTURION
				KOSMOSDAL-979-00000	KOSMOSDAL	PRETORIA - CENTURION
3	80,000,000	CENTURY PROP DEVELOPMENTS PTY LTD	INVESTEC	THE HILLS-356-00000	THE HILLS	PRETORIA - EAST
4	40,000,000	CUBILOGIX INV PTY LTD	NEDBANK	DIE HOEWES-779-00000		PRETORIA - CENTURION
				DIE HOEWES-842-00000		PRETORIA - CENTURION
				DIE HOEWES-859-00000		PRETORIA - CENTURION
		EGAN PROP GROUP PTY LTD	NEDBANK	DIE HOEWES-779-00000		PRETORIA - CENTURION
				DIE HOEWES-842-00000		PRETORIA - CENTURION
				DIE HOEWES-859-00000		PRETORIA - CENTURION
		LUVON INV PTY LTD	NEDBANK	DIE HOEWES-779-00000		PRETORIA - CENTURION
				DIE HOEWES-842-00000		PRETORIA - CENTURION
				DIE HOEWES-859-00000		PRETORIA - CENTURION
		RAPFUND INV PTY LTD	NEDBANK	DIE HOEWES-779-00000		PRETORIA - CENTURION
				DIE HOEWES-842-00000		PRETORIA - CENTURION
				DIE HOEWES-859-00000		PRETORIA - CENTURION
5	40,000,000	CUBILOGIX INV PTY LTD	NEDBANK	DIE HOEWES-779-00000		PRETORIA - CENTURION
				DIE HOEWES-842-00000		PRETORIA - CENTURION
				DIE HOEWES-859-00000		PRETORIA - CENTURION
		EGAN PROP GROUP PTY LTD	NEDBANK	DIE HOEWES-779-00000		PRETORIA - CENTURION

				DIE HOEWES-842-00000		PRETORIA - CENTURION
				DIE HOEWES-859-00000		PRETORIA - CENTURION
				DIE HOEWES-779-00000		PRETORIA - CENTURION
		LUVON INV PTY LTD	NEDBANK	DIE HOEWES-842-00000		PRETORIA - CENTURION
				DIE HOEWES-859-00000		PRETORIA - CENTURION
				DIE HOEWES-779-00000		PRETORIA - CENTURION
		RAPFUND INV PTY LTD	NEDBANK	DIE HOEWES-842-00000		PRETORIA - CENTURION
				DIE HOEWES-859-00000		PRETORIA - CENTURION
				DIE HOEWES-779-00000		PRETORIA - CENTURION
6	34,000,000	ANCHORPROPS 156 PTY LTD	NEDBANK	HATFIELD-681-00001	HATFIELD	PRETORIA - CBD
7	23,000,000	THAMALAKANE INV PTY LTD	OTHER BANK	EKANDUSTRIA-170-00000	EKANDUSTRIA	PRETORIA - EAST
8	20,000,000	ZONED EARTH DEVELOPMENT CO PTY LTD	INVESTEC	LOUWLARDIA-1784-00000	CANDLEWOODS COUNTRY ESTATE	PRETORIA - CENTURION
9	20,000,000	ZONED EARTH DEVELOPMENT CO PTY LTD	INVESTEC	LOUWLARDIA-1784-00000	CANDLEWOODS COUNTRY ESTATE	PRETORIA - CENTURION
10	20,000,000	MIDCITY INV PTY LTD	INVESTEC	SUNNYSIDE PTA-1445-00000		PRETORIA - CBD
		ZARGOSCENE INV PTY LTD	INVESTEC	SUNNYSIDE PTA-1445-00000		PRETORIA - CBD

2.1.4 Ekurhuleni Municipality

Ekurhuleni Nodes (Last 12 Months)



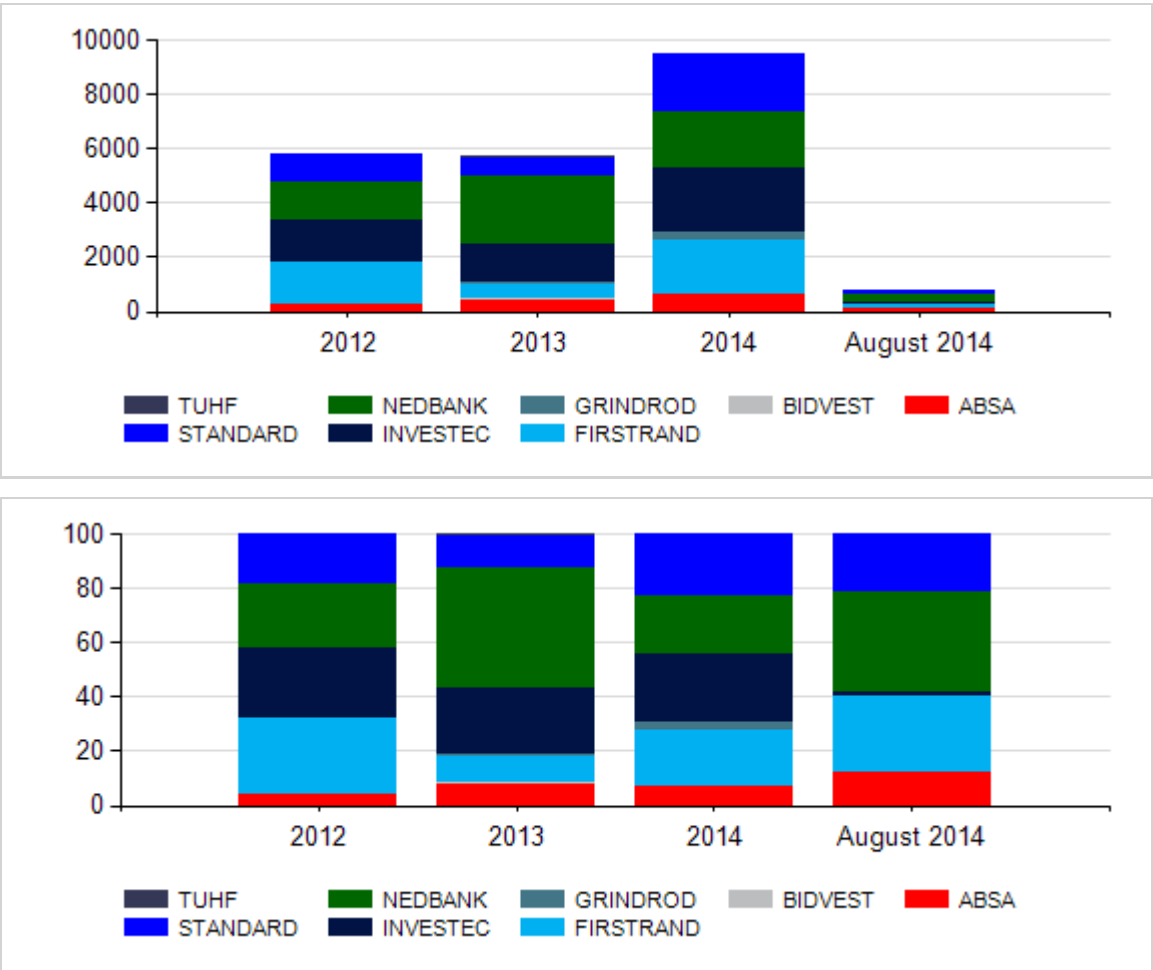
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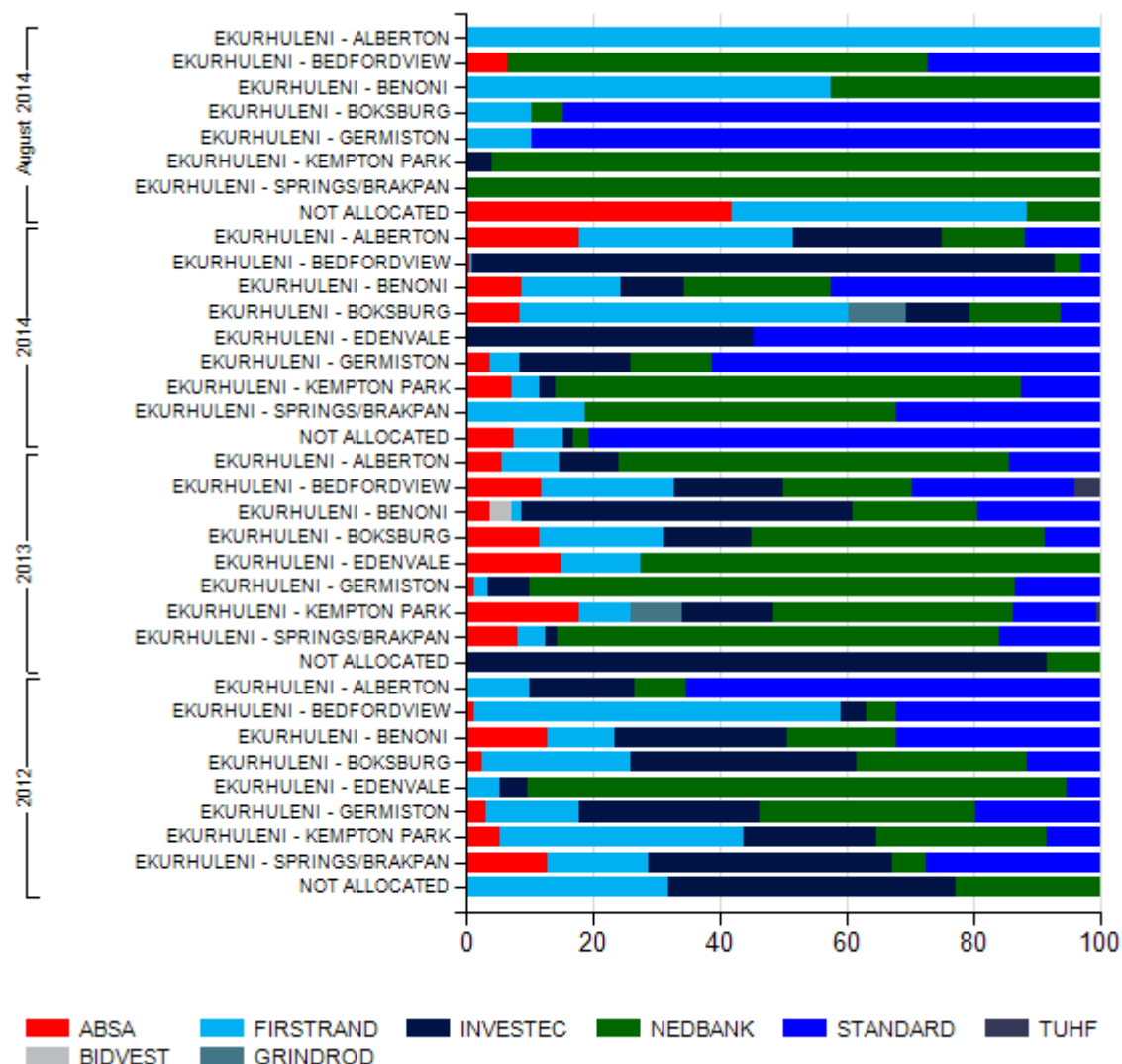
Node	2012		2013		2014		August 2014	
EKURHULENI - BOKSBURG	1,851	28.2%	2,604	33.9%	2,811	44.6%	119	37.4%
EKURHULENI - KEMPTON PARK	927	14.1%	919	12.0%	887	14.1%	66	20.9%
EKURHULENI - BENONI	527	8.0%	399	5.2%	733	11.6%	20	6.2%
EKURHULENI - GERMISTON	678	10.3%	986	12.8%	584	9.3%	0	0.0%
EKURHULENI - BEDFORDVIEW	563	8.6%	484	6.3%	446	7.1%	7	2.2%
EKURHULENI - SPRINGS/BRAKPAN	1,137	17.3%	501	6.5%	343	5.4%	8	2.4%
NOT ALLOCATED	168	2.6%	269	3.5%	188	3.0%	98	30.9%
EKURHULENI - ALBERTON	691	10.5%	1,383	18.0%	179	2.8%	0	0.0%
EKURHULENI - EDENVALE	15	0.2%	143	1.9%	125	2.0%	0	0.0%
Total	6,558		7,688		6,296		317	

The bond activity (R Million) is as follows:

Node	2012		2013		2014		August 2014	
EKURHULENI - BOKSBURG	2,517	43.5%	1,520	26.7%	2,871	30.3%	97	12.6%
EKURHULENI - BEDFORDVIEW	828	14.3%	244	4.3%	1,929	20.3%	92	12.0%
EKURHULENI - KEMPTON PARK	938	16.2%	813	14.3%	1,578	16.6%	143	18.6%
NOT ALLOCATED	22	0.4%	459	8.0%	1,310	13.8%	215	28.0%
EKURHULENI - BENONI	517	8.9%	865	15.2%	790	8.3%	118	15.4%
EKURHULENI - ALBERTON	150	2.6%	735	12.9%	530	5.6%	30	3.9%
EKURHULENI - GERMISTON	529	9.1%	697	12.2%	337	3.6%	67	8.7%
EKURHULENI - SPRINGS/BRAKPAN	156	2.7%	330	5.8%	127	1.3%	5	0.7%
EKURHULENI - EDENVALE	135	2.3%	40	0.7%	11	0.1%	0	0.0%
Total	5,792		5,703		9,483		767	

The Market Share is as follows:





The top 10 transactions in August 2014 were:

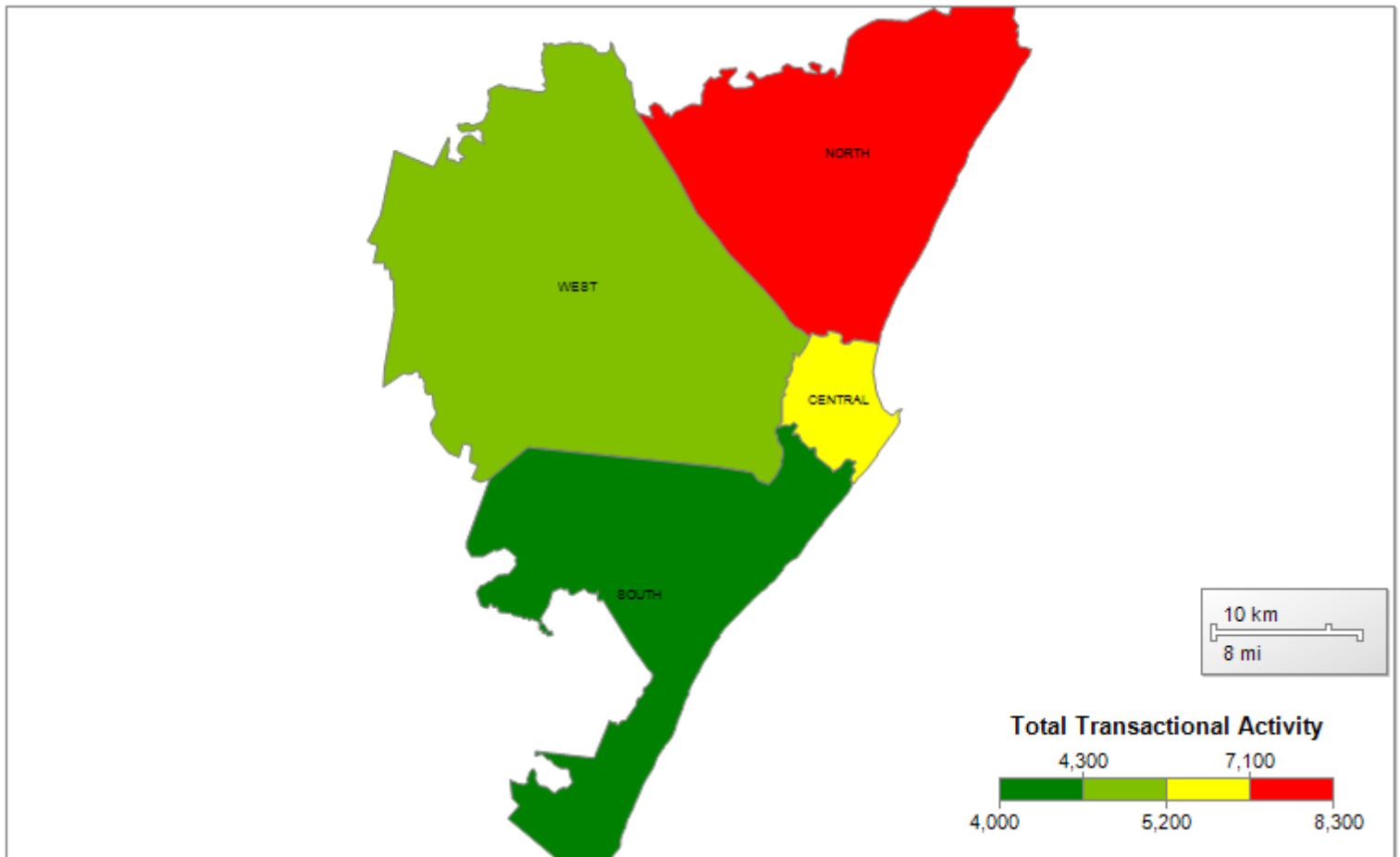
Rank	Purchase Price	Buyer	Seller	Erf Key	Suburb	Node	Title Deed No
1	68,400,000	FUTURE INDEFINITE INV 180 PTY LTD	AT VELOCITY LOGISTICS LTD	IR-63-00096	MEADOWBROOK		T57920/2014
2	45,000,000	MONDOCLOX PTY LTD	EDEN FURNITURE LTD	HUGHES-229-00002	HUGHES	EKURHULENI - BOKSBURG	T23598/2014
3	39,000,000	ERGO MINING PTY LTD	ANGLOGOLD ASHANTI LTD	IR-117-00283	SA LAND & EXPLORATION	EKURHULENI - SPRINGS/BRAKPAN	T48742/2014
4	39,000,000	ERGO MINING PTY LTD	ANGLOGOLD ASHANTI LTD	IR-132-00000	MAPLETON AH OPEN SPACE	EKURHULENI - SPRINGS/BRAKPAN	T56720/2014
5	26,500,000	TRENJIL INV PTY LTD	KERLO TRUST	MEADOWDALE-21-00000	MEADOWDALE	EKURHULENI - BOKSBURG	T28235/2014
6	20,553,443	J T ROSS PROP PTY LTD	PLUMBAGO PARK PTY LTD	GLEN ERASMIA-2249-00000	WITFONTEIN	EKURHULENI - KEMPTON PARK	T56330/2014
7	20,000,000	NORTHERN LIGHTS TRADING 172 PTY LTD	KAP MANUFACTURING PTY LTD	IR-5-00249			T61274/2014
8	17,100,000	DEMPSEY FAMILY TRUST	WHITE WATERLOO INV 900 CC	COMET-471-00000	EAST RAND PROPRIETARY MINES	EKURHULENI - BOKSBURG	T26982/2014
				COMET-472-00000	COMET	EKURHULENI - BOKSBURG	T26982/2014
				COMET-473-00000	COMET	EKURHULENI - BOKSBURG	T26982/2014
				COMET-474-00000	COMET	EKURHULENI - BOKSBURG	T26982/2014
				COMET-475-00000	COMET	EKURHULENI - BOKSBURG	T26982/2014
				COMET-476-00000	COMET	EKURHULENI - BOKSBURG	T26982/2014
				COMET-477-00000	COMET	EKURHULENI - BOKSBURG	T26982/2014
				COMET-478-00000	COMET	EKURHULENI - BOKSBURG	T26982/2014
				COMET-479-00000	COMET	EKURHULENI - BOKSBURG	T26982/2014
				COMET-480-00000	COMET	EKURHULENI - BOKSBURG	T26982/2014
		MORE PROPERTIES ON TITLE DEED					
9	13,008,996	SABIRITE PTY LTD	CENTRAL PROP DEVELOPMENT JOHANNESBURG PTY LTD	CHLOORKOP-5483-00000		EKURHULENI - KEMPTON PARK	T57646/2014
				CHLOORKOP-5484-00000		EKURHULENI - KEMPTON PARK	T57646/2014
				CHLOORKOP-5493-00000		EKURHULENI - KEMPTON PARK	T57646/2014
				CHLOORKOP-5494-00000		EKURHULENI - KEMPTON PARK	T57646/2014
				CHLOORKOP-5495-00000		EKURHULENI - KEMPTON PARK	T57646/2014
				CHLOORKOP-5496-00000		EKURHULENI - KEMPTON PARK	T57646/2014
				CHLOORKOP-5497-00000		EKURHULENI - KEMPTON PARK	T57646/2014
10	12,000,000	EKURHULENI METROPOLITAN MUNICIPALITY	J R CHOEU PROP TEMBISA CC	EHLANZENI-123-00000	EHLANZENI	EKURHULENI - KEMPTON PARK	T54793/2014

The top 10 bonds registered in August 2014 were:

Rank	Bond Amount	Buyer	Bank	Erf Key	Suburb	Node
1	130,000,000	J T ROSS PROP PTY LTD	NEDBANK	GLEN ERASMIA-1316-00000	WITFONTEIN	EKURHULENI - KEMPTON PARK
				GLEN ERASMIA-2249-00000	WITFONTEIN	EKURHULENI - KEMPTON PARK
2	100,000,000		FIRSTRAND	IR-12-00149		
		A E C I LTD	FIRSTRAND	IR-12-00149		
3	90,000,000	FUTURE INDEFINITE INV 180 PTY LTD	ABSA	IR-63-00096	MEADOWBROOK	
4	61,000,000		NEDBANK	PRIMROSE-2544-00001	PRIMROSE	EKURHULENI - BEDFORDVIEW
		REFLECT-ALL 1025 CC	NEDBANK	PRIMROSE-2544-00001	PRIMROSE	EKURHULENI - BEDFORDVIEW
5	60,000,000	COSMOPOLITAN PROJECTS JOHANNESBURG PTY LTD	STANDARD	WINDMILL PARK-8147-00000		EKURHULENI - BOKSBURG
6	60,000,000	ANGLO OPERATIONS LTD	STANDARD	WADEVILLE-405-00000	WADEVILLE	EKURHULENI - GERMISTON
		COPALCOR PTY LTD	STANDARD	WADEVILLE-36-00000	WADEVILLE	EKURHULENI - GERMISTON
				WADEVILLE-405-00000	WADEVILLE	EKURHULENI - GERMISTON
				WADEVILLE-41-00000	WADEVILLE	EKURHULENI - GERMISTON
				WADEVILLE-43-00000	WADEVILLE	EKURHULENI - GERMISTON
				WADEVILLE-533-00000	WADEVILLE	EKURHULENI - GERMISTON
7	55,000,000	471 CHURCH STREET PTY LTD	FIRSTRAND	POMONA-3072-00000		EKURHULENI - BENONI
8	30,000,000	ANCHOR PARK INV 48 PTY LTD	FIRSTRAND	ALRODE-688-00000	ALRODE	EKURHULENI - ALBERTON
9	30,000,000	ALTIVEX 735 PTY LTD	NEDBANK	THE STEWARDS-519-00000		EKURHULENI - BENONI
10	25,500,000	CLASSIC CROWN PROP 186 CC	OTHER BANK	IR-165-00075	DUNNOTTAR	EKURHULENI - SPRINGS/BRAKPAN
				IR-165-00076		EKURHULENI - SPRINGS/BRAKPAN
				IR-169-00010	NIGEL CENTRAL	EKURHULENI - SPRINGS/BRAKPAN
				IR-169-00029		EKURHULENI - SPRINGS/BRAKPAN

2.1.5 Ethekwini Municipality

Ethekwini Nodes (Last 12 Months)



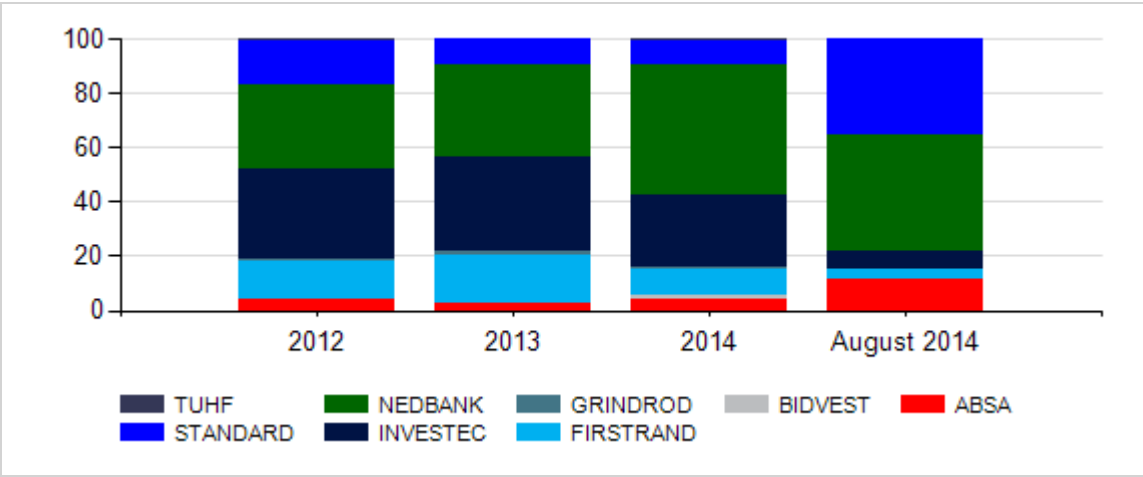
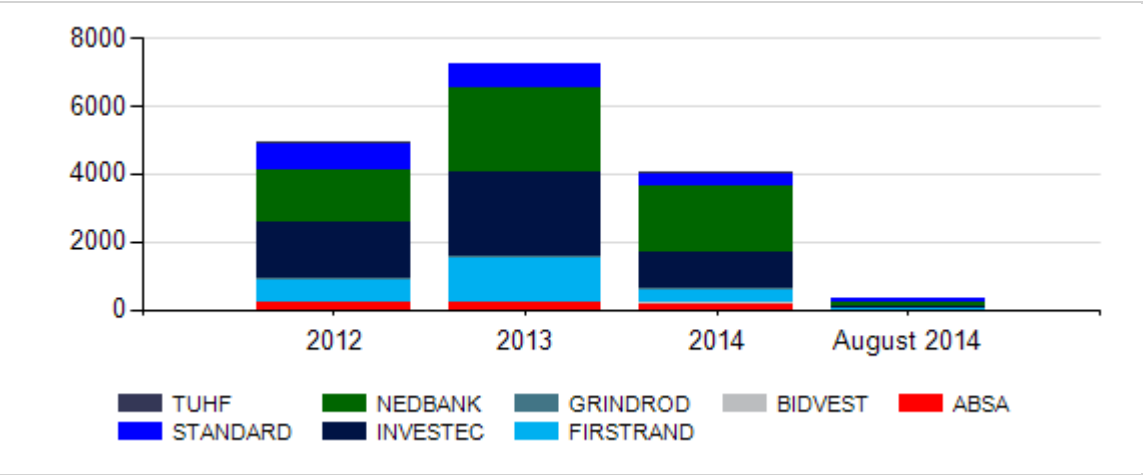
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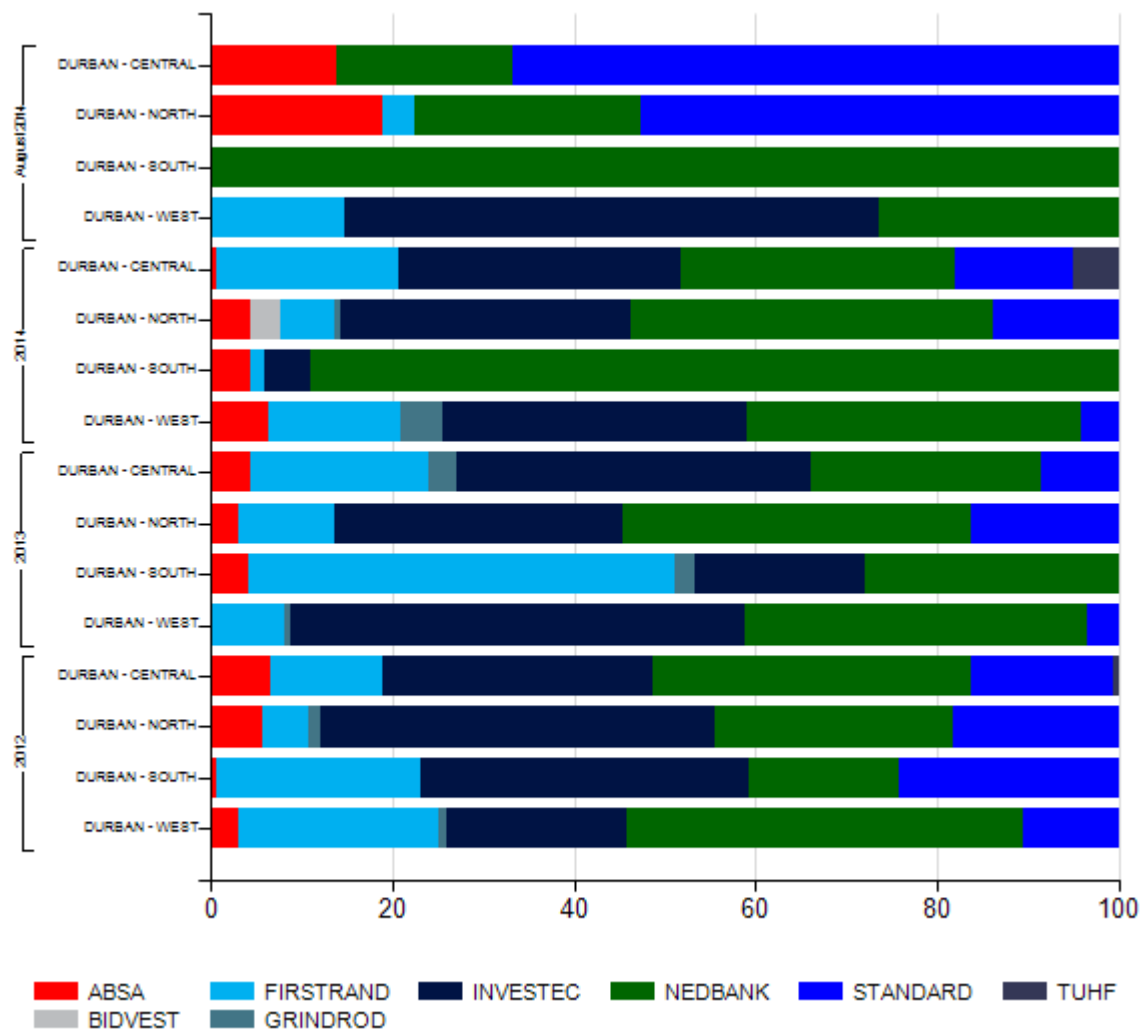
Node	2012		2013		2014		August 2014	
DURBAN - NORTH	2,453	30.0%	3,602	41.7%	2,052	36.0%	173	43.3%
DURBAN - SOUTH	1,633	20.0%	912	10.6%	1,406	24.7%	60	14.9%
DURBAN - WEST	1,703	20.8%	1,706	19.8%	1,133	19.9%	77	19.2%
DURBAN - CENTRAL	2,382	29.1%	2,377	27.5%	1,104	19.4%	90	22.5%
NOT ALLOCATED	6	0.1%	40	0.5%	0	0.0%	0	0.0%
Total	8,177		8,638		5,695		400	

The bond activity (R Million) is as follows:

Node	2012		2013		2014		August 2014	
DURBAN - NORTH	1,680	33.9%	3,145	43.7%	1,559	38.6%	169	53.5%
DURBAN - SOUTH	781	15.8%	1,210	16.8%	869	21.5%	77	24.4%
DURBAN - WEST	1,289	26.0%	1,547	21.5%	830	20.5%	34	10.8%
DURBAN - CENTRAL	1,202	24.3%	1,303	18.1%	785	19.4%	36	11.4%
Total	4,952		7,205		4,043		316	

The Market Share is as follows:





The top 10 transfers in August 2014 were:

Rank	Purchase Price	Buyer	Seller	Erf Key	Suburb	Node	Title Deed No
1	66,826,800	TONGAAT HULETT DEVELOPMENTS PROPRIETARY LIMITED	TONGAAT-HULETT LTD	FU-1560-00043		DURBAN - NORTH	T25478/2014
				FU-1560-00418		DURBAN - NORTH	T25478/2014
				FU-1560-00419		DURBAN - NORTH	T25478/2014
2	43,100,000	CAPITAL PROPFUND 1 PROPRIETARY LIMITED	CAPITAL PROPERTY TRUST-TRUSTEES	WESTVILLE-3725-00000	BEVERLEY HILLS	DURBAN - WEST	T25069/2014
				WESTVILLE-3726-00000	BEVERLEY HILLS	DURBAN - WEST	T25069/2014
3	40,500,000	HENQUE 2042 CC	ADJUMIX PTY LTD	DURBAN-10638-00007	DURBAN CENTRAL	DURBAN - CENTRAL	ST3172/2011
4	37,500,000	MTHEMBU TISSUE CONVERTING (PTY) LTD	BREVITY TRADE 50 PTY LTD	PHOENIX INDUSTRIAL PARK-133-00000	PHOENIX INDUSTRIAL	DURBAN - NORTH	ST26407/2014
5	26,000,000	1290 PROPERTY INVESTMENTS PROPRIETARY LIMITED	GO 4 TILES PTY LTD	MOBENI-2609-00000	MOBENI WEST	DURBAN - SOUTH	T27352/2014
				MOBENI-2610-00000	MOBENI WEST	DURBAN - SOUTH	T27352/2014
6	25,000,000	BIDVEST PROPERTIES PROPRIETARY LIMITED	PINETOWN AUTO SPARES CC	DURBAN-11188-00000	SOUTH BEACH	DURBAN - CENTRAL	T27168/2014
				DURBAN-11189-00000	SOUTH BEACH	DURBAN - CENTRAL	T27168/2014
				DURBAN-11190-00000	SOUTH BEACH	DURBAN - CENTRAL	T27168/2014
				DURBAN-11191-00000	SOUTH BEACH	DURBAN - CENTRAL	T27168/2014
				DURBAN-11192-00000	SOUTH BEACH	DURBAN - CENTRAL	T27168/2014
7	21,000,000	HECTOWELL INVESTMENTS (PTY) LTD	JADWAT YUSUF MOOSA	ISIPINGO-2255-00011	ISIPINGO RAIL	DURBAN - SOUTH	T26163/2014
8	19,380,000	WBHO CONSTRUCTION PROPRIETARY LIMITED	REAL PROP HOLDINGS CC	GLEN ANIL-157-00000	GLEN ANIL	DURBAN - NORTH	T22493/2014
9	15,162,000	AURAM RESTAURANTS COMPANY PROPRIETARY LIMITED	A & M HIRSCH FAMILY TRUST-TRUSTEES	FT-957-01384		DURBAN - WEST	T26375/2014
10	11,500,000	WAVELENGTHS 135 PROPRIETARY LIMITED	BRUCE LIN FAMILY TRUST-TRUSTEES	SPRINGFIELD NATAL-391-00087	UMGENI BUSINESS PARK	DURBAN - CENTRAL	T26590/2014

The top 10 bonds in August 2014 were:

Rank	Bond Amount	Buyer	Bank	Erf Key	Suburb	Node
1	89,200,000	SOLVISTA INV PTY LTD	STANDARD	PHOENIX INDUSTRIAL PARK-111-00000	PHOENIX INDUSTRIAL	DURBAN - NORTH
2	26,549,250	MTHEMBU TISSUE CONVERTING (PTY) LTD	ABSA	PHOENIX INDUSTRIAL PARK-133-00000	PHOENIX INDUSTRIAL	DURBAN - NORTH
3	24,000,000	WAVELENGTHS 135 PROPRIETARY LIMITED	STANDARD	SPRINGFIELD NATAL-391-00087	UMGENI BUSINESS PARK	DURBAN - CENTRAL
				SPRINGFIELD NATAL-391-00117	UMGENI BUSINESS PARK	DURBAN - CENTRAL
4	20,800,000	1290 PROPERTY INVESTMENTS PROPRIETARY LIMITED	NEDBANK	MOBENI-2609-00000	MOBENI WEST	DURBAN - SOUTH
				MOBENI-2610-00000	MOBENI WEST	DURBAN - SOUTH
5	20,000,000	HERRIDGE-HULETT PROP PTY LTD	INVESTEC	NEW GERMANY-138-00000	MOUNTAIN RIDGE	DURBAN - WEST
6	12,000,000	I W WAREHOUSE PTY LTD	NEDBANK	ISIPINGO-2275-00000	PROSPECTON INDUSTRIAL	DURBAN - SOUTH
7	7,800,000	TSEKOS PROPERTIES PTY LTD	OTHER BANK	DURBAN-9322-00000	UMBILO INDUSTRIAL	DURBAN - CENTRAL
				DURBAN-9323-00000	UMBILO INDUSTRIAL	DURBAN - CENTRAL
				DURBAN-9324-00000	UMBILO INDUSTRIAL	DURBAN - CENTRAL
				DURBAN-9325-00000	UMBILO INDUSTRIAL	DURBAN - CENTRAL
				DURBAN-9326-00000	UMBILO INDUSTRIAL	DURBAN - CENTRAL
				DURBAN-9327-00000	UMBILO INDUSTRIAL	DURBAN - CENTRAL
8	7,800,000	TSEKOS PROPERTIES PTY LTD	OTHER BANK	DURBAN-9328-00000	UMBILO INDUSTRIAL	DURBAN - CENTRAL
				DURBAN-9322-00000	UMBILO INDUSTRIAL	DURBAN - CENTRAL
				DURBAN-9323-00000	UMBILO INDUSTRIAL	DURBAN - CENTRAL
				DURBAN-9324-00000	UMBILO INDUSTRIAL	DURBAN - CENTRAL
				DURBAN-9325-00000	UMBILO INDUSTRIAL	DURBAN - CENTRAL
				DURBAN-9326-00000	UMBILO INDUSTRIAL	DURBAN - CENTRAL
9	7,000,000	MORNING TIDE INVESTMENTS 227 PROPRIETARY LIMITED	NEDBANK	DURBAN NORTH-1939-00000	DURBAN NORTH	DURBAN - NORTH
10	6,992,000	ZAHIL INV PTY LTD	OTHER BANK	DURBAN-1301-00011	WINDERMERE	DURBAN - CENTRAL

3 OWNER SEGMENT ANALYSIS

3.1 Listed Companies

Listed Company	2012		2013		2014		August 2014	
CAPITAL PROPERTY FUND	554	3.9%	0	0.0%	7,062	32.3%	145	12.0%
ACCELERATE	0	0.0%	0	0.0%	5,092	23.3%	43	3.6%
REDEFINE PROPERTIES	2,141	15.2%	1,533	7.6%	1,610	7.4%	788	65.5%
INVESTEC PROPERTY FUND	844	6.0%	1,880	9.4%	1,507	6.9%	34	2.8%
GROWTHPOINT PROPERTY	551	3.9%	727	3.6%	1,501	6.9%	5	0.4%
DELTA PROPERTY FUND	1,396	9.9%	3,075	15.3%	1,289	5.9%	0	0.0%
FORTRESS INCOME FUND	0	0.0%	770	3.8%	934	4.3%	15	1.3%
VUNANI PROPERTY FUND	452	3.2%	0	0.0%	718	3.3%	53	4.4%
ARROWHEAD PROPERTIES	736	5.2%	647	3.2%	602	2.8%	57	4.7%
FAIRVEST PROPERTY HOLDINGS	0	0.0%	0	0.0%	232	1.1%	0	0.0%
ANNUITY PROPERTIES	445	3.1%	1,048	5.2%	182	0.8%	0	0.0%
DIPULA INCOME FUND	0	0.0%	1,096	5.4%	165	0.8%	0	0.0%
FOUNTAINHEAD PROPERTY TRUST	1,520	10.8%	0	0.0%	159	0.7%	0	0.0%
VUKILE PROPERTY FUND	1,270	9.0%	1,204	6.0%	135	0.6%	0	0.0%
INGENUITY PROPERTY INVESTMENT	0	0.0%	939	4.7%	114	0.5%	0	0.0%
SYNERGY INCOME FUND	1,281	9.1%	0	0.0%	0	0.0%	0	0.0%
VIVIDEND INCOME FUND	774	5.5%	638	3.2%	0	0.0%	0	0.0%
REBOSIS PROPERTY FUND	519	3.7%	1,611	8.0%	0	0.0%	0	0.0%
ASCENSION PROP	273	1.9%	1,385	6.9%	0	0.0%	0	0.0%
SYCOM PROPERTY FUND	271	1.9%	0	0.0%	0	0.0%	0	0.0%
TOWER	0	0.0%	767	3.8%	0	0.0%	0	0.0%
HOSPITALITY FUND	0	0.0%	443	2.2%	0	0.0%	42	3.5%
PUTPROP	0	0.0%	0	0.0%	0	0.0%	22	1.8%
OTHER	1,091	7.7%	2,343	11.7%	558	2.6%	0	0.0%
Total	14,117		20,106		21,860		1,204	

The top 10 transactions were as follows:

Rank	Purchase Price	Buyer	Seller	Ert Key	Suburb	Node
1	788,110,550	REDEFINE PROP LTD	115 WEST STREET TRUST	SANDOWN-532-00000	SANDOWN	JOHANNESBURG - SANDTON
2	143,341,466	ACCELERATE PROP FUND LTD	ORTHOTOUCH LTD	WILRO PARK-2627-00000	PRINCESS AH	JOHANNESBURG - WEST
				WILRO PARK-2628-00000	WILRO PARK	JOHANNESBURG - WEST
3	58,974,904	ACCELERATE PROP FUND LTD	ZEPHAN PROP PTY LTD	WILRO PARK-2627-00000	PRINCESS AH	JOHANNESBURG - WEST
				WILRO PARK-2628-00000	WILRO PARK	JOHANNESBURG - WEST
4	57,000,000	CAPITAL PROPFUND 1 PTY LTD	CAPITAL PROP TRUST	BRYANSTON-38-00000	BRYANSTON	JOHANNESBURG - BRYANSTON
				BRYANSTON-38-00001	BRYANSTON	JOHANNESBURG - BRYANSTON
5	56,500,000	ARROWHEAD PROP LTD	PRECIOUS PROSPECT TRADING 50 PTY LTD	GOODWOOD-17719-00000	TOWNSEND ESTATE	CAPE TOWN - VOORTREKKER ROAD
6	44,800,000	CAPITAL PROPFUND PTY LTD	A B S A BANK LTD	CITY DEEP-130-00000	CITY DEEP	EKURHULENI - BEDFORDVIEW
7	43,100,000	CAPITAL PROPFUND 1 PROPRIETARY LIMITED	CAPITAL PROPERTY TRUST- TRUSTEES	WESTVILLE-3725-00000	BEVERLEY HILLS	DURBAN - WEST
				WESTVILLE-3726-00000	BEVERLEY HILLS	DURBAN - WEST
8	36,713,455	VUNANI PROP INV FUND LTD	T Q & A PROP PTY LTD	SELBY-544-00000	SELBY	EKURHULENI - BEDFORDVIEW
				SELBY-545-00000	SELBY	EKURHULENI - BEDFORDVIEW
9	32,500,035	H P F PROP PTY LTD	MEBESA INV C C	GREEN POINT-1976-00000	MOUILLE POINT	CAPE TOWN - ATLANTIC SEABOARD
10	27,863,903	INVESTEC PROP FUND LTD	BELLE VUE LA RIDGE PTY LTD	BRYANSTON-5611-00000		JOHANNESBURG - BRYANSTON

3.2 Emerging Portfolio Companies

Company Name	2012		2013		2014		August 2014	
LEAF PROPERTY FUND	0	0.0%	337	13.2%	1,376	30.8%	0	0.0%
ORTHOTOUCH	269	48.9%	578	22.6%	1,345	30.1%	43	84.0%
ZENDAI DEVELOPMENT (SOUTH AFRICA)	0	0.0%	0	0.0%	573	12.8%	0	0.0%
IMBALI PROPS 21	0	0.0%	0	0.0%	477	10.7%	0	0.0%
REIT INVESTMENTS	0	0.0%	26	1.0%	416	9.3%	0	0.0%
FPG HOLDINGS	90	16.4%	0	0.0%	94	2.1%	0	0.0%
NVEST PROPERTIES	54	9.9%	39	1.5%	57	1.3%	0	0.0%
MILE INVESTMENTS 225	0	0.0%	78	3.0%	34	0.8%	0	0.0%
ROELAND STREET INVESTMENTS	43	7.8%	618	24.2%	30	0.7%	0	0.0%
AMRICHPROP 2 PROPERTIES	32	5.8%	0	0.0%	22	0.5%	0	0.0%
J POST INVESTMENTS	22	3.9%	135	5.3%	13	0.3%	0	0.0%
ROBS INVESTMENT HOLDINGS	0	0.0%	49	1.9%	10	0.2%	0	0.0%
JAY REDDY PROPERTY INVESTMENTS	7	1.4%	21	0.8%	8	0.2%	8	16.0%
XTRASPACE PROPERTIES	17	3.1%	73	2.8%	6	0.1%	0	0.0%
AMCO PROPERTIES	0	0.0%	0	0.0%	6	0.1%	0	0.0%
LAW'S STORES	8	1.4%	31	1.2%	0	0.0%	0	0.0%
AMPHORIA	8	1.4%	20	0.8%	0	0.0%	0	0.0%
SILVER LEAF PROPERTY FUND	0	0.0%	407	15.9%	0	0.0%	0	0.0%
STONEBRIDGE PROPERTIES	0	0.0%	44	1.7%	0	0.0%	0	0.0%
EFSTRATIOU PROPERTIES	0	0.0%	30	1.2%	0	0.0%	0	0.0%
OTHER	0	0.0%	72	2.8%	0	0.0%	0	0.0%
Total	550		2,555		4,467		51	

The top transactions were as follows:

Rank	Purchase Price	Buyer	Seller	Erf Key	Suburb	Node
1	143,341,466	ORTHOTOUCH	ORTHOTOUCH LTD	WILRO PARK-2627-00000	PRINCESS AH	JOHANNESBURG - WEST
				WILRO PARK-2628-00000	WILRO PARK	JOHANNESBURG - WEST
2	58,974,904	ORTHOTOUCH	ZEPHAN PROP PTY LTD	WILRO PARK-2627-00000	PRINCESS AH	JOHANNESBURG - WEST
				WILRO PARK-2628-00000	WILRO PARK	JOHANNESBURG - WEST
3	8,200,000	JAY REDDY PROPERTY INVESTMENTS	TONGAAT HULETT DEVELOPMENTS PROPRIETARY LIMITED	UMHLANGA ROCKS-3434-00009	SOMERSET PARK	DURBAN - NORTH
				UMHLANGA ROCKS-3434-00180	SOMERSET PARK	DURBAN - NORTH
				UMHLANGA ROCKS-3434-00183	SOMERSET PARK	DURBAN - NORTH

3.3 Residential Development Companies

Company Name	2012		2013		2014		August 2014	
INTERNATIONAL HOUSING SOLUTIONS RESIDENTIAL PARTNERS 1 (RF)	0	0.0%	0	0.0%	294	29.2%	28	33.6%
COSMOPOLITAN PROJECTS JOHANNESBURG	164	14.9%	59	3.5%	143	14.2%	0	0.0%
BALWIN PROPERTIES	102	9.2%	30	1.8%	84	8.3%	0	0.0%
ZOTEC DEVELOPMENTS	20	1.8%	132	7.9%	69	6.9%	0	0.0%
COSMOPOLITAN PROJECTS TSHWANE	71	6.4%	0	0.0%	67	6.6%	27	32.2%
S A W H F S A RENTAL 3 TRUST	0	0.0%	150	9.0%	66	6.6%	0	0.0%
PULSE URBAN PROPERTIES	0	0.0%	161	9.6%	51	5.1%	0	0.0%
BENGAVISTA	0	0.0%	0	0.0%	38	3.8%	0	0.0%
JIKA PROPERTIES	165	15.0%	98	5.8%	37	3.7%	19	22.8%
JOZI HOUSING	0	0.0%	0	0.0%	33	3.2%	0	0.0%
WINDMILL PARK ESTATES	0	0.0%	0	0.0%	30	3.0%	0	0.0%
DOTCOM TRADING 849	0	0.0%	0	0.0%	22	2.2%	0	0.0%
NATION HOUSING	14	1.3%	0	0.0%	14	1.4%	0	0.0%
CENTRAL PROPERTY DEVELOPMENT JOHANNESBURG	35	3.2%	0	0.0%	14	1.4%	0	0.0%
M7 KONSTRUKSIE	0	0.0%	0	0.0%	10	0.9%	10	11.4%
FIRST METRO HOUSING COMPANY	11	1.0%	317	18.9%	0	0.0%	0	0.0%
CENTURY PROPERTY DEVELOPMENTS	127	11.5%	108	6.4%	0	0.0%	0	0.0%
EVERGREEN PROPERTY INVESTMENTS	0	0.0%	92	5.5%	0	0.0%	0	0.0%
CULVERWELL CONSERVATION COMPANY	0	0.0%	87	5.2%	0	0.0%	0	0.0%
SUMMERCON HOLDCO	0	0.0%	63	3.7%	0	0.0%	0	0.0%
STREET SPIRIT TRADING 175	0	0.0%	53	3.2%	0	0.0%	0	0.0%
SERVCON HOUSING SOLUTIONS	13	1.2%	51	3.0%	0	0.0%	0	0.0%
JORDI PROPERTIES	0	0.0%	30	1.8%	0	0.0%	0	0.0%
VESTISAT	0	0.0%	28	1.7%	0	0.0%	0	0.0%
S A W H F S A RENTAL 4 TRUST	158	14.3%	0	0.0%	0	0.0%	0	0.0%
SAWHF S A RENTAL 3 TRUST	113	10.3%	0	0.0%	0	0.0%	0	0.0%
SPACE SECURITISATION	52	4.8%	0	0.0%	0	0.0%	0	0.0%
MELTOWN INVESTMENTS	19	1.7%	0	0.0%	0	0.0%	0	0.0%
MNANDI PROPERTY DEVELOPMENT	18	1.6%	0	0.0%	0	0.0%	0	0.0%
OTHER	21	1.9%	219	13.1%	35	3.5%	0	0.0%
Total	1,103		1,677		1,007		84	

The top transactions were as follows:

Rank	Purchase Price	Buyer	Seller	Erf Key	Suburb	Node
1	28,086,725	INTERNATIONAL HOUSING SOLUTIONS RESIDENTIAL PARTNERS 1 (RF)	BALWIN PROP PTY LTD	STELLENBOSCH RD-794-00128	STRAND GOLF CLUB	CAPE TOWN - SOMERSET WEST
		MORE PROPERTIES ON TITLE DEED				
2	26,961,867	COSMOPOLITAN PROJECTS TSHWANE	STABILO INV PTY LTD	JR-317-00060		PRETORIA - NORTH
				JR-317-00113		PRETORIA - NORTH
				JR-317-00114		PRETORIA - NORTH
				JR-317-00184		PRETORIA - NORTH
3	19,095,000	JIKA PROPERTIES	S M H LAND DEVELOPMENT PTY LTD	CITY & SUBURBAN-1149-00000	CITY AND SUBURBAN	JOHANNESBURG - CBD/BRAAMFONTEIN
				CITY & SUBURBAN-26-00000	CITY AND SUBURBAN	JOHANNESBURG - CBD/BRAAMFONTEIN
				CITY & SUBURBAN-27-00000	CITY AND SUBURBAN	JOHANNESBURG - CBD/BRAAMFONTEIN
				CITY & SUBURBAN-31-00000	CITY AND SUBURBAN	JOHANNESBURG - CBD/BRAAMFONTEIN
			S M H LAND DEVELOPMENTS PTY LTD	CITY & SUBURBAN-32-00000	CITY AND SUBURBAN	JOHANNESBURG - CBD/BRAAMFONTEIN
4	9,500,000	M7 KONSTRUKSIE	EBENEZER BELEGGINGS TRUST	KRAAIFONTEIN-11-00000	JOOSTENBERG	CAPE TOWN - SOUTHERN SUBURBS

3.4 Investment Institutions

Company Name	2012		2013		2014	
LIBERTY GROUP	0	0.0%	29	21.7%	146	71.2%
OLD MUTUAL LIFE ASSURANCE COMPANY (SOUTH AFRICA)	139	90.0%	0	0.0%	49	24.1%
SANLAM LIFE INSURANCE	15	10.0%	31	22.8%	10	4.7%
MOMENTUM PROPERTY INVESTMENTS	0	0.0%	62	46.1%	0	0.0%
METROPOLITAN LIFE	0	0.0%	13	9.3%	0	0.0%
Total	154		134		205	

Transactions in August 2014.

Rank	Purchase Price	Buyer	Seller	Erf Key	Suburb	Node
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3.4.2 Banks

Buyer Name	2012		2013		2014		August 2014	
FIRSTRAND BANK LTD	223	8.0%	897	39.0%	435	71.2%	0	0.0%
A B S A BANK LTD	237	8.5%	736	32.0%	114	18.7%	0	0.0%
INVESTEC BANK LTD	75	2.7%	0	0.0%	31	5.0%	0	0.0%
STANDARD BANK PROP PTY LTD	83	3.0%	97	4.2%	18	2.9%	0	0.0%
NEDBANK LTD	153	5.5%	109	4.7%	14	2.3%	14	100.0%
FIRSTRAND BANK LIMITED	614	22.1%	319	13.9%	0	0.0%	0	0.0%
NEDBANK LIMITED	29	1.0%	95	4.1%	0	0.0%	0	0.0%
FINBOND MUTUAL BANK	32	1.2%	24	1.0%	0	0.0%	0	0.0%
STANDARD BANK OF SOUTH AFRICA LIMITED	0	0.0%	16	0.7%	0	0.0%	0	0.0%
ABSA BANK LTD	571	20.5%	6	0.3%	0	0.0%	0	0.0%
STANDARD BANK OF SOUTH AFRICA LTD	711	25.6%	1	0.0%	0	0.0%	0	0.0%
MERCANTILE BANK LTD	29	1.0%	0	0.0%	0	0.0%	0	0.0%
IND & COMMERCIAL BANK OF CHINA	16	0.6%	0	0.0%	0	0.0%	0	0.0%
DEVON BANK TRUST	6	0.2%	0	0.0%	0	0.0%	0	0.0%
Total	2,779		2,300		612		14	

The top bank transaction in August 2014 were:

Rank	Purchase Price	Buyer	Seller	Erf Key	Suburb	Node
1	14,000,000	NEDBANK LTD	ST JOHN TRUST	CONSTANTIA-4618-00000	SWAANSWYK ROAD	CAPE TOWN - SOUTHERN SUBURBS

1.

3.5 Mines

Buyer Name	2012		2013		2014		August 2014	
XSTRATA SOUTH AFRICA PTY LTD	0	0.0%	140	18.2%	117	29.9%	0	0.0%
GLENCORE OPERATIONS SOUTH AFRICA PTY LTD	0	0.0%	0	0.0%	85	21.7%	0	0.0%
MUHANGA MINES PTY LTD	21	1.7%	0	0.0%	46	11.8%	0	0.0%
EXXARO COAL PTY LTD	0	0.0%	66	8.6%	27	6.9%	0	0.0%
INNOVATIVE MINING PRODUCTS PTY LTD	0	0.0%	0	0.0%	25	6.4%	0	0.0%
DUIKER MINING PTY LTD	0	0.0%	61	7.9%	22	5.5%	0	0.0%
ERGO MINING PTY LTD	0	0.0%	19	2.4%	20	5.2%	2	100.0%
MAXGEM MINING CC	0	0.0%	0	0.0%	16	4.1%	0	0.0%
ZONNEBLOEM COAL PTY LTD	0	0.0%	0	0.0%	15	3.8%	0	0.0%
TSHIPI E NTLE MANGANESE MINING PTY LTD	0	0.0%	0	0.0%	12	3.2%	0	0.0%
OPTIMUM COAL MINE PTY LTD	0	0.0%	0	0.0%	6	1.5%	0	0.0%
ANGLO AMERICAN INYOSI COAL PTY LTD	948	75.4%	0	0.0%	0	0.0%	0	0.0%
MODIKWA PLATINUM MINE PTY LTD	35	2.8%	0	0.0%	0	0.0%	0	0.0%
NOKENG FLUORSPAR MINE PTY LTD	30	2.4%	0	0.0%	0	0.0%	0	0.0%
GRAVELOTTE IRON ORE COMPANY PTY LTD	29	2.3%	0	0.0%	0	0.0%	0	0.0%
UMSIMBITHI MINING PTY LTD	29	2.3%	0	0.0%	0	0.0%	0	0.0%
SISHEN IRON ORE COMPANY PTY LTD	28	2.2%	45	5.9%	0	0.0%	0	0.0%
STUART COAL PTY LTD	18	1.4%	0	0.0%	0	0.0%	0	0.0%
MAFUBE COAL MINING PTY LTD	18	1.4%	0	0.0%	0	0.0%	0	0.0%
B H P BILLITON ENERGY COAL SOUTH AFRICA LTD	17	1.4%	0	0.0%	0	0.0%	0	0.0%
KALAHARI GOLDRIDGE MINING COMPANY LTD	11	0.9%	0	0.0%	0	0.0%	0	0.0%
HULA MINERAL PROCESSING PTY LTD	11	0.9%	0	0.0%	0	0.0%	0	0.0%
KEATON MINING PTY LTD	10	0.8%	0	0.0%	0	0.0%	0	0.0%
LEPELLE INDUSTRIAL & MINING SUPPLIES CC	8	0.6%	0	0.0%	0	0.0%	0	0.0%
SPRINGBOKLAAGTE MINING PTY LTD	7	0.5%	0	0.0%	0	0.0%	0	0.0%
TSHEDZA MINING RESOURCES PTY LTD	0	0.0%	67	8.8%	0	0.0%	0	0.0%
UNIVERSAL COAL DEV 1 PTY LTD	0	0.0%	42	5.4%	0	0.0%	0	0.0%
MSOBO COAL PTY LTD	0	0.0%	39	5.1%	0	0.0%	0	0.0%
RUSTENBURG PLATINUM MINES LTD	0	0.0%	38	4.9%	0	0.0%	0	0.0%
SISHEN IRON ORE CO PTY LTD	0	0.0%	38	4.9%	0	0.0%	0	0.0%
RUSTENBURG CHROME MINE HOLDINGS PTY LTD	0	0.0%	26	3.4%	0	0.0%	0	0.0%
ZOETVELD MINING & PROSPECTING PTY LTD	0	0.0%	22	2.9%	0	0.0%	0	0.0%
EYETHU COAL PTY LTD	0	0.0%	21	2.7%	0	0.0%	0	0.0%
VAALBULT MINING CO PTY LTD	0	0.0%	20	2.6%	0	0.0%	0	0.0%
MALTON MINING & ENGINEERING SERVICES PTY LTD	0	0.0%	20	2.6%	0	0.0%	0	0.0%
OTHER	38	3.0%	106	13.8%	0	0.0%	0	0.0%
Total	1,257		769		392		2	

The top transactions in August 2014 were:

Rank	Purchase Price	Buyer	Seller	Erf Key	Suburb	Node
1	39,000,000	ERGO MINING PTY LTD	ANGLOGOLD ASHANTI LTD	IR-117-00283	SA LAND & EXPLORATION	EKURHULENI - SPRINGS/BRAKPAN
2	39,000,000	ERGO MINING PTY LTD	ANGLOGOLD ASHANTI LTD	IR-132-00000	MAPLETON AH OPEN SPACE	EKURHULENI - SPRINGS/BRAKPAN
				IR-276-00005		

3.6 Government

The government spend in the different municipalities were:

Municipality	Principal Town	2012		2013		2014		August 2014	
CITY OF JOHANNESBURG	JOHANNESBURG	81	1.7%	122	2.1%	427	18.5%	6	5.4%
CITY OF TSHWANE	PRETORIA	1,846	39.8%	635	10.9%	375	16.2%	45	42.3%
CITY OF CAPE TOWN	CAPE TOWN	196	4.2%	216	3.7%	133	5.7%	6	5.6%
LOCAL MUNICIPALITY OF MADIBENG	BRITS	0	0.0%	0	0.0%	131	5.7%	0	0.0%
UMHLATHUZE	RICHARDS BAY	0	0.0%	0	0.0%	103	4.4%	0	0.0%
NELSON MANDELA BAY	PORT ELIZABETH	0	0.0%	94	1.6%	100	4.3%	0	0.0%
ABAQULUSI	VRYHEID	49	1.0%	0	0.0%	93	4.0%	8	7.6%
RAMOTSHERE MOILOA	ZEERUST	0	0.0%	0	0.0%	77	3.3%	0	0.0%
EMAKHAZENI	BELFAST	0	0.0%	0	0.0%	76	3.3%	0	0.0%
THE MSUNDUZI	PIETERMARITZBURG	0	0.0%	0	0.0%	74	3.2%	0	0.0%
STEVE TSHWETE	MIDDELBURG	63	1.3%	0	0.0%	63	2.7%	0	0.0%
TLOKWE CITY COUNCIL	POTCHEFSTROOM	0	0.0%	0	0.0%	51	2.2%	0	0.0%
EDUMBE	PAULPIETERSBURG	0	0.0%	0	0.0%	43	1.9%	0	0.0%
UMTSHEZI	ESCOURT	0	0.0%	0	0.0%	40	1.7%	0	0.0%
MAFIKENG	MAFIKENG	0	0.0%	385	6.6%	37	1.6%	0	0.0%
NKOMAZI	NKOMAZI	409	8.8%	0	0.0%	0	0.0%	0	0.0%
EMNAMBITHI/LADYSMITH	LADYSMITH	120	2.6%	0	0.0%	0	0.0%	0	0.0%
INXUBA YETHEMBA	CRADOCK	110	2.4%	0	0.0%	0	0.0%	0	0.0%
MANGAUNG	BLOEMFONTEIN	99	2.1%	0	0.0%	0	0.0%	0	0.0%
ETHEKWINI	DURBAN	63	1.4%	0	0.0%	0	0.0%	0	0.0%
UMZUMBE	UMZINTO	56	1.2%	0	0.0%	0	0.0%	0	0.0%
KWADUKUZA	STANGER	55	1.2%	0	0.0%	0	0.0%	0	0.0%
EMALAHLENI	WITBANK	52	1.1%	0	0.0%	0	0.0%	9	8.0%
BELA-BELA	BELA BELA	51	1.1%	0	0.0%	0	0.0%	0	0.0%
BLUE CRANE ROUTE	SOMERSET EAST	46	1.0%	0	0.0%	0	0.0%	0	0.0%
BUSHBUCKRIDGE	BUSHBUCKRIDGE	0	0.0%	904	15.5%	0	0.0%	0	0.0%
POLOKWANE	POLOKWANE	0	0.0%	409	7.0%	0	0.0%	0	0.0%
		0	0.0%	233	4.0%	0	0.0%	0	0.0%
UPHONGOLO	PONGOLA	0	0.0%	171	2.9%	0	0.0%	0	0.0%
MARULENG	HOEDSPRUIT	0	0.0%	161	2.8%	0	0.0%	0	0.0%
RUSTENBURG	RUSTENBURG	0	0.0%	127	2.2%	0	0.0%	0	0.0%
PHUMELELA	VREDE	0	0.0%	104	1.8%	0	0.0%	0	0.0%
MSUKALIGWA	ERMELO	0	0.0%	91	1.6%	0	0.0%	0	0.0%
KAGISANO/MOLOPO		0	0.0%	89	1.5%	0	0.0%	6	5.4%
GEORGE	GEORGE	0	0.0%	83	1.4%	0	0.0%	0	0.0%
EKURHULENI	GERMISTON	0	0.0%	0	0.0%	0	0.0%	12	11.3%
JOE MOROLONG		0	0.0%	0	0.0%	0	0.0%	10	9.5%
//KHARA HAIS	UPINGTON	0	0.0%	0	0.0%	0	0.0%	5	4.9%
OTHER		1,346	29.0%	1,997	34.3%	488	21.1%	0	0.0%
Total		4,640		5,820		2,311		106	

The main transactions were:

Rank	Purchase Price	Buyer	Seller	Erf Key	Suburb	Node
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5 DIRECTORS

5.1 Director Value

Director Value identifies those directors that have the greatest involvement in property via their directorships.

The band is defined by the proportional value of the properties that the director is involved in (property value divided by number of directors in the property owning company). The aim is to identify the most important directors in terms of ownership and activity.

There are 25344 directors involved in companies with their proportional property value exceeding R5 000 000. Of these 3934 directors were involved in purchasing properties during the last 12 months and 464 during the last month.

Band	Total	2014 YTD	August 2014
A: Greater than R1bill	39	35	12
B: Between R500 and R1bill	102	67	35
C: Between R110 and R500mill	968	505	114
D: Between R50 and R110mill	1,177	359	39
E: Between R11mill and R50mill	10,416	1,446	137
F: Less than R11mill	12,642	1,522	127
	25,344	3,934	464

5.2 Director Activity

Director Activity is an indication of the level of recent property purchases that directors are involved in the property market, in relation to their total property holding.

- High Activity - the director is involved in transactions during the year where the property value is more than 80% of the total property value of the portfolio
- Medium Activity – the director is involved in transactions during the year where the property value is 50 – 80% of the total property value of the portfolio
- Normal Activity - the director is involved in transactions during the year where the property value is less than 50% of the total property value of the portfolio

The number of directors active in purchases which were processed in the deeds office during the last month, in terms of Activity and Value levels, are:

Band	A: HIGH (NEWCOMERS)	B: MEDIUM	C: LOW (ESTABLISHED)	Total
A: Greater than R1bill			12	12
B: Between R500 and R1bill	1	1	33	35
C: Between R110 and R500mill	11	13	90	114
D: Between R50 and R110mill	2	5	32	39
E: Between R11mill and R50mill	18	26	93	137
F: Less than R11mill	69	27	31	127
Total	101	72	291	464

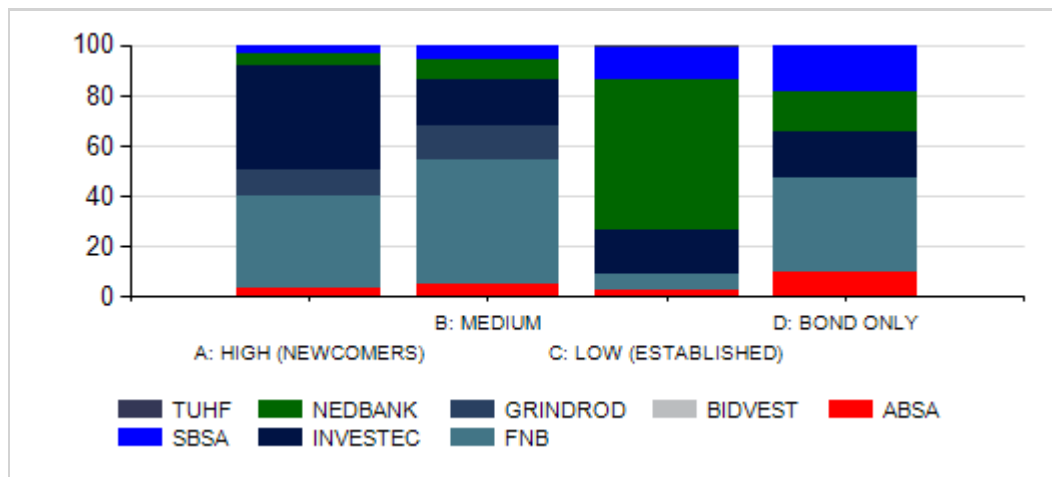
5.3 Bonds

The aim of the bond section is to create a segmentation that allows the mortgage funders to understand the market in terms of the directors of the borrowing companies.

The bonds granted during the last month in the various segments (R million) are:

Band	A: HIGH (NEWCOMERS)	B: MEDIUM	C: LOW (ESTABLISHED)	D: BOND ONLY	Total
A: Greater than R1bill		0	541,255,405	0	541,255,405
B: Between R500 and R1bill	537,170,000	537,170,000	454,661,366	45,414,000	1,574,415,366
C: Between R110 and R500mill	534,100,000	179,806,481	1,065,775,826	523,409,930	2,303,092,237
D: Between R50 and R110mill	0	111,666,666	327,974,913	127,451,211	567,092,790
E: Between R11mill and R50mill	66,427,679	49,823,925	485,378,325	622,161,211	1,223,791,140
F: Less than R11mill	139,558,624	63,007,139	37,279,386	612,814,636	852,659,785
G: Bond only				2,500,000	2,500,000
Total	1,277,256,303	941,474,211	2,912,325,221	1,933,750,988	7,064,806,723

The market shares during the last month in the segments are:



5.3.1 Lending in terms of Director Activity

The lending (in Rmillions) to the market for the last 12 months relative to the activity levels of the directors are:

SEGMENT	ABSA		INVESTEC		NEDBANK		FNB		SBSA		TUHF		GRINDROD		BIDVEST	
A: HIGH	418	7%	1,451	8%	1,179	4%	1,073	11%	671	6%	0	0%	228	38%	0	0%
B: MEDIUM	651	11%	2,993	16%	2,700	10%	1,030	10%	1,286	11%	29	9%	130	22%	0	0%
C: LOW	1,778	31%	8,807	48%	16,129	60%	4,097	42%	4,903	44%	124	39%	55	9%	50	37%
D: BOND ONLY	2,886	50%	5,013	27%	6,660	25%	3,668	37%	4,373	39%	161	51%	184	31%	83	63%
	5,733		18,265		26,668		9,868		11,232		313		597		133	

5.3.2 Lending in terms of Director Value

The lending (in Rmillions) to the market for the last 12 months relative to the activity levels of the directors are:

BAND	ABSA		INVESTEC		NEDBANK		FNB		SBSA		TUHF		GRINDROD		BIDVEST	
A: Greater than R1bill	83	1%	467	3%	1,176	4%	799	8%	854	8%	0	0%	0	0%	0	0%
B: Between R500 and R1bill	193	3%	3,046	17%	3,215	12%	1,637	17%	1,806	16%	0	0%	260	44%	0	0%
C: Between R110 and R500mill	1,327	23%	6,372	35%	9,600	36%	1,223	12%	3,142	28%	30	10%	92	15%	16	12%
D: Between R50 and R110mill	526	9%	2,613	14%	3,544	13%	440	4%	1,374	12%	43	14%	18	3%	21	16%
E: Between R11mill and R50mill	1,888	33%	3,721	20%	5,924	22%	3,054	31%	2,522	22%	179	57%	46	8%	33	25%
F: Less than R11mill	1,645	29%	2,027	11%	3,138	12%	2,675	27%	1,504	13%	61	20%	182	30%	63	48%
G: Bond only	72	1%	19	0%	73	0%	40	0%	30	0%	0	0%	0	0%	0	0%
	5,733		18,265		26,668		9,868		11,232		313		597		133	

5.3.3 Top Directors

The tables below seeks to identify the top property directors in the country. This is derived by aggregating the values they are involved in through directorships in property owning companies. The tables below are the top 10 directors in the database, but not duplicating directors for the same company (ie only giving one director per company).

Table 1 - Overall

Table 2 - Most Recent 12 Months

Table 3 - August 2014

Surname	Firstname	Proportional Value	Full Value	Most Prominent Company
MORESTAT CORPORATE SERVICES		2,924,453,091	28,643,385,553	SIGN AND SEAL TRADING 154
DE LANGE	ANDRIES	2,812,709,721	8,879,856,492	MONYETLA PROPERTY HOLDINGS
OBERHOLZER	JAN JACOBUS	2,807,018,929	2,884,341,679	EAST RAND HOME SALES
BORNMAN	ABRAHAM ALBERTUS	2,755,362,069	8,266,086,282	PANHOLD
PICK	INGE FRANCES	2,410,367,386	7,231,102,159	SIPAN I
STUHLER	BARRY LESTER	2,366,053,019	5,283,731,487	PANHOLD
WAINER	MARC	2,092,018,886	22,772,941,110	ELLWAIN INVESTMENTS
KONIG	ANDREW JOSEPH	2,080,160,484	22,731,701,314	REDEFINE PROPERTIES
RICE	DAVID HUW	2,080,160,484	22,731,701,314	APEXHI PROPERTIES
TEIXEIRA	ANDREW EDWARD	1,981,808,218	4,616,693,803	IFOUR PROPERTIES S A

Table 1 – Overall Director Value

Surname	Firstname	Proportional Value	Full Value	Most Prominent Company	Bond
BORNMAN	ABRAHAM ALBERTUS	1,233,517,538	3,700,552,615	PANHOLD	112,045,453
CRUYWAGEN	GERT CHRISTIAAN	476,162,011	5,237,782,124	ACCELERATE PROPERTY FUND	0
DE LANGE	ANDRIES	1,239,352,913	3,723,894,115	MONYETLA PROPERTY HOLDINGS	352,628,787
GEORGIU	MICHAEL NICOLAS	482,697,973	5,244,318,086	FIRST MILLION DEVELOPMENT	0
HOOKE	GARETH PHILLIP	505,127,944	1,027,655,888	RAIGRIN INVESTMENTS	564,970,000
KYRIAKIDES	DEMETRIOS	476,162,011	5,237,782,124	ACCELERATE PROPERTY FUND	0
MBOWENI	TITO TITUS	476,162,011	5,237,782,124	ACCELERATE PROPERTY FUND	0
MORESTAT CORPORATE SERVICES		495,982,222	4,113,334,441	SIGN AND SEAL TRADING 154	66,741,125
NOBRE	RUI MIGUEL RODRIGUES	512,093,791	1,055,519,276	DUNROSE INVESTMENTS 82	592,770,000
PICK	INGE FRANCES	1,233,517,538	3,700,552,615	SIPAN I	112,045,453

Table 2 – Most Recent 12 Months

Surname	Firstname	Proportional Value	Full Value	Most Prominent Company	Bond
DE JONGH	HENDRIK ALBERTYN	118,227,209	236,454,418	SAPPI PROPERTY COMPANY	0
GILLIS	ARTHUR GAVIN	174,664,972	174,664,972	ALTIVEX 325	300,000,000
HOOKE	GARETH PHILLIP	497,327,944	994,655,888	CLIFTON DUNES INVESTMENTS 93	537,170,000
MORESTAT CORPORATE SERVICES		98,614,915	399,461,650	SIGN AND SEAL TRADING 154	11,057,143
MOWATT	COLIN MAXWELL	136,416,010	472,908,836	PULPLINK PROPERTY INVESTMENTS	0
NOBRE	RUI MIGUEL RODRIGUES	497,327,944	994,655,888	RAIDEN INVESTMENTS	537,170,000
SCHAPER	BERNITA	178,866,480	536,599,441	FORTRESS INCOME 1	83,333,333
SERFONTEIN	WILLEM JAKOB	178,866,480	536,599,441	RACEWAY PROPERTY OWNERS ASSOCIATION	83,333,333
STEVENS	MARK WALTER	178,866,480	536,599,441	SAKHISIZWE INVESTMENT HOLDINGS	83,333,333
WILLIAMS-JONES	DAVID GERALD	245,714,893	245,714,893	WONDERWALL INVESTMENTS 28	91,112,733

Table 3 – August 2014

METHODOLOGY

Three databases have been combined to create this unique view of the property market, namely:

- Deeds Office - Which shows all property transactions that have been registered in the Deeds Office
- CIPC - Company Registration data showing directorships linked to all property owning companies in the Deeds data
- Cadastral - Each property can be linked to the cadastral database which provides the exact spatial location of the property

Data is updated weekly, collated and propagated monthly.

In phase 1, we are looking at transactions greater than R5million.

There will be three forms of delivery:

Snap Report – Weekly – a summary of significant or interesting transactions that occurred – each Thursday

Detailed Report – Monthly – a detailed analysis of transactions that occurred in the month – 10 working days after month end

Website – spatially enabled web site that will enable the user to perform interactive on line analysis of commercial data.

We have segmented the database into a number of segments:

- Owner Segment
- Spatial - Municipality or Node
- Property Type
- Director Relevance
- Bond Activity

The data is populated into a relational database that allows us to cut and dice the data into intelligent segments.

