



FAIRVEST PROPERTY HOLDINGS LIMITED
(Incorporated in the Republic of South Africa)
(Registration number 1998/005011/06)
Share code: FVT ISIN: ZAE00203808
(Approved as a REIT by the JSE)
(“Fairvest”)

ANNOUNCEMENT OF DIVIDEND REINVESTMENT PRICE AND CONFIRMATION OF FINALISATION INFORMATION

REINVESTMENT ALTERNATIVE

Shareholders are referred to Fairvest’s audited summarised consolidated results for the year ended 30 June 2017, as announced on the JSE’s Stock Exchange News Service (“**SENS**”) on 5 September 2017, advising that Fairvest’s board of directors has approved and declared a final gross distribution of 9.38 cents per share for the six-month period ended 30 June 2017, with a reinvestment alternative (“**Reinvestment Alternative**”). Additional information regarding the distribution and the Reinvestment Alternative, including the tax treatment and timetable, was released by Fairvest in a separate SENS announcement on 5 September 2017 (“**Detailed Announcement**”).

In terms of the Reinvestment Alternative, shareholders will be entitled, in respect of all or part of their shareholdings, to elect to reinvest the cash dividend of 9.38 cents per share, in return for Fairvest ordinary shares, failing which they will receive the cash dividend. Further details regarding the Reinvestment Alternative can be found in the circular distributed to Fairvest shareholders on Monday, 18 September 2017 (“**Circular**”).

REINVESTMENT PRICE

Fairvest confirms that the price applicable to shareholders electing the Reinvestment Alternative and recorded in the register on Friday, 6 October 2017 (“**Record Date**”), is R1.90591 per new Fairvest share (“**Reinvestment Price**”).

The Reinvestment Price is equal to a 2.5% discount to the volume weighted average price (“**VWAP**”) of R2.04858 at which Fairvest shares traded on the JSE over the five days prior to the finalisation date of 22 September 2017, less the dividend for the six months ended 30 June 2017 of 9.38 cents per share.

DIVIDEND WITHHOLDING TAX (“DIVIDEND TAX”) IMPLICATIONS

Dividend Tax implications for South African resident shareholders

Dividends received from a Real Estate Investment Trust (“**REIT**”) are exempt from Dividend Tax in the hands of South African resident shareholders provided that the shareholders have provided the requisite documentation, as detailed in paragraph 4 of the Circular. South African resident shareholders, who have submitted the requisite documentation and are exempt from Dividend Tax, will accordingly receive a net dividend of 9.38 cents per share.

Dividend Tax implications for non-resident shareholders

Dividends received from a REIT by a non-resident shareholder are subject to Dividend Tax at 20%, unless the rate is reduced in terms of any applicable agreement for the avoidance of double taxation (“DTA”) between South Africa and the country of residence of the non-resident shareholder. A reduced dividend withholding rate in terms of the applicable DTA may only be relied upon if the non-resident shareholder has provided the requisite documentation as detailed in paragraph 4 of the Circular. Non-resident shareholders who have submitted the requisite documentation, and assuming that a Dividend Tax rate of 20% is applicable, will accordingly receive a net dividend of 7.504 cents per share.

The impact of Dividend Tax on shareholders has been illustrated by way of the example below:

	South African resident shareholders exempt from Dividend Tax	Non-resident shareholder subject to Dividend Tax at 20%
Dividend per share (cents)	9.38000	9.38000
Dividend Tax per share (cents)	(0.00000)	(1.87600)
Total net dividend per share (cents)	9.38000	7.50400
Reinvestment Price (R)	R1.90591	R1.90591
Number of shares issued per 100 shares held (ratio)	4.92153	3.93722

Due to the fact that the cash dividend or Reinvestment Alternative may have tax implications for resident and non-resident shareholders, shareholders are encouraged to consult their professional advisors should they be in any doubt as to the appropriate action to take.

TRADING OF FAIRVEST SHARES

Further to the Detailed Announcement, shareholders electing the Reinvestment Alternative are reminded of the fact that the new shares will be listed on last day to trade (“LDT”) + 3 and that these new shares can only be traded on LDT + 3, being Friday, 6 October 2017, due to the fact that settlement of the shares will occur on Wednesday, 11 October 2017, three business days after Record Date, which differs from the conventional one business day after Record Date settlement process.

Shareholders are reminded that the last day to elect to receive Reinvestment Alternative is 12:00 (South African time) on Friday, 6 October 2017.

The salient dates, timetable and all other information relating to the cash dividend and Reinvestment Alternative disclosed in the Detailed Announcement and Circular remain unchanged.

OTHER INFORMATION:

The distribution of the Circular and/or accompanying documents and the right to elect the Reinvestment Alternative in jurisdictions other than South Africa may be restricted by law and a failure to comply with any of these restrictions may constitute a violation of the securities laws of any such jurisdictions. The shares have not been and will not be registered for the purposes of the election under the securities laws of the United Kingdom, European Economic Area or EEA, Canada, United States of America, Japan or Australia and accordingly are not being offered, sold, taken up, re-sold or delivered directly or indirectly to recipients with registered addresses in such jurisdictions.

- Shares in issue at the date of declaration of the final distribution: 789 836 312
- Fairvest income tax reference number: 9205/066/06/1

22 September 2017

Cape Town

Sponsor

