

Brimstone Investment Corporation Limited
(Incorporated in the Republic of South Africa)
Registration number 1995/010442/06
Share Code: BRT ISIN: ZAE000015277
Share Code: BRN ISIN: ZAE000015285
("Brimstone" or the "Company")

Voluntary Quarterly Intrinsic Net Asset Value ("NAV") disclosure

A full analysis of the Intrinsic NAV, together with applicable explanations for the quarter ended 31 March 2019 is set out below.

Summary	Change December 2018 to March 2019	31 March 2019	31 December 2018	31 December 2017	31 December 2016	31 December 2015	31 December 2014
Intrinsic NAV of Brimstone (Rm)	2.2%	3 985.0	3 899.6	4 317.9	5 133.9	4 229.4	4 862.3
Book NAV (Rm)	(3.0)%	2 633.2	2 713.4	2 782.0	2 427.1	2 530.3	3 325.0
Intrinsic NAV per share (cents) ¹	2.2%	1 650.5	1 615.1	1 800.9	2 139.5	1 741.4	1 979.4
Fully diluted Intrinsic NAV per share (cents) ¹	2.2%	1 634.0	1 598.8	1 750.9	2 043.1	1 647.8	1 857.8
Book NAV per share (cents)	(3.0)%	1 090.6	1 123.8	1 160.3	1 011.5	1 044.0	1 356.3
Market price per share (cents)							
Ordinary shares	(11.4)%	930	1 050	1 300	1 299	1 350	1 700
'N' Ordinary shares	(0.4)%	945	949	1 125	1 200	1 270	1 650
Discount to Intrinsic NAV							
Ordinary shares		43.7%	35.0%	27.8%	39.3%	22.5%	14.1%
'N' Ordinary shares		42.7%	41.2%	37.5%	43.9%	27.1%	16.6%

Intrinsic NAV analysis by asset

An analysis of the Intrinsic NAV of Brimstone as at 31 March 2019 is set out below, including the valuation basis of each asset. Where applicable, Intrinsic NAV is net of ring-fenced debt and potential CGT relating to that asset.

Asset	% held	Share price at 31 March 2019	Share price at 31 December 2018	Valuation basis	Gross value (R'000)	Debt (R'000)	CGT (R'000)	March 2019 Intrinsic NAV (R'000)	March 2019 Intrinsic NAV per share (cents)	Gross portfolio weighting	December 2018 Intrinsic NAV (R'000)	December 2018 Intrinsic NAV per share (cents)	Increase / (Decrease)
Oceana	22.9%	77.50	73.88	Market value per share	2 403 051	(955 584)	(231 287)	1 216 180	503.7	27.3%	1 243 065	514.8	(2.2)%
Sea Harvest ²	54.2%	14.20	13.75	Market value per share	2 264 458	-	-	2 264 458	937.9	25.7%	1 898 055	786.1	19.3%
Life Healthcare ⁶	3.4%	26.84	26.40	Market value per share	1 328 521	(1 185 642)	(273 821)	(130 942)	(54.2)	15.1%	1 037 812	429.8	(112.6)%
Equites	7.7%	19.51	19.36	Market value per share	680 832	-	(42 635)	638 196	264.3	7.7%	233 995	96.9	172.7%
Grindrod Shipping	0.3%	72.30	75.36	Market value per share	4 017	-	1 956	13 852	5.7	0.0%	45 262	18.7	(69.4)%
Phuthuma Nathi	7.0%	126.20	135.36	Market value per share	598 004	3	-	598 006	247.7	6.8%	512 221	212.1	16.7%
Stadio & Milpark	5.3%	3.50	3.49	Market value per share & cost	193 069	-	(294)	192 774	79.8	2.2%	192 436	79.7	0.2%
Investment properties	100.0%			Capitalisation rate	206 680	(61 026)	(18 625)	127 029	52.6	2.3%	127 013	52.6	0.0%
FPG Property Fund	9.9%			Book value	148 116	-	(3 427)	144 689	59.9	1.7%	144 689	59.9	0.0%
Lion of Africa	100.0%			Book value	-	-	139 429	139 429	57.7	0.0%	139 429	57.7	0.0%
MTN Zakhele Futhi ⁵	1.5%			Option valuation	37 898	-	5 045	42 943	17.8	0.4%	42 546	17.6	0.9%
Aon Re Africa	18.0%			PE valuation	92 222	-	(18 870)	73 352	30.4	1.0%	64 015	26.5	14.6%
House of Monatic	100.0%			Adjusted book value	27 847	-	-	27 847	11.5	0.3%	27 847	11.5	0.0%
Other investments	Various			Valuation	104 248	-	(13 709)	90 539	37.5	1.2%	100 036	41.4	(9.5)%
Cash / (net debt)	100.0%			Book value	722 622	(2 168 076)	-	(1 453 334)	(601.9)	8.1%	(1 908 780)	(790.6)	(23.9)%
					8 811 585	(4 370 326)	(456 239)	3 985 020	1 650	100.0%	3 899 639	1 615.1	2.2%
Grindrod – BEE ^{3 4}	6.1%	9.46	13.65	Market value per share	438 032	(890 145)	221 263	-	-				
					9 249 616	(5 260 470)	(234 976)	3 985 020	1 650				
Intrinsic NAV per share (cents)					3 650	(1 810)	(189)	1 650					
Fully diluted Intrinsic NAV per share (cents)					3 610	(1 789)	(187)	1 634					

Notes:

1. Based on 241.4 million shares (December 2018: 241.4 million shares) in issue, net of treasury shares as calculated below:

	Number of shares in issue	Fully diluted number of shares
Gross number of shares in issue	259 432 321	259 432 321
Treasury shares (fully diluted number is net of notionally realised shares issued to staff and management share trusts and FSPs)	(17 986 483)	(15 173 318)
	<hr/> 241 445 838	<hr/> 244 259 003
Outstanding in the money share options	-	-
Net shares in issue for INAV purposes	<hr/> 241 445 838	<hr/> 244 259 003

2. No CGT provided on shareholding in Sea Harvest due to potential use of the corporate relief provisions of the Income Tax Act.

3. Due to the limited recourse nature of the Grindrod BEE funding structure, Brimstone's investment is shown at a minimum value of zero.

4. Brimstone now holds a combination of Grindrod Limited and Grindrod Shipping shares. Price shown calculated on a pro forma basis.

5. Valuation of MTN Zakhele Futhi investment treated as an option and was updated by an independent expert as at 31 March 2019.

6. Brimstone has entered into a securities lending arrangement with Nedgroup Securities. At the end of the lending arrangement, Nedgroup Securities will be obligated to return the stock to Brimstone.

The INAV information presented has been prepared on a basis consistent with that used in the integrated report for the year ended 31 December 2018 which is available on the Company's website at www.brimstone.co.za.

The above information is the responsibility of the directors and has not been reviewed or reported on by the Company's auditors.

16 May 2019

Sponsor

Nedbank Corporate and Investment Banking