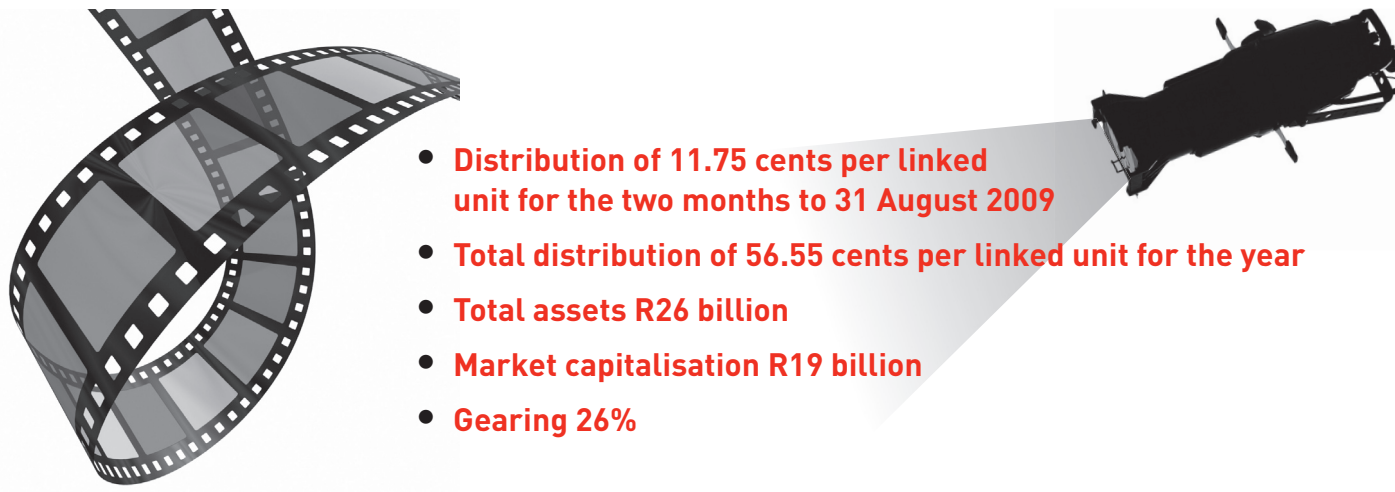


AUDITED RESULTS

for the year ended 31 August 2009



- **Distribution of 11.75 cents per linked unit for the two months to 31 August 2009**
- **Total distribution of 56.55 cents per linked unit for the year**
- **Total assets R26 billion**
- **Market capitalisation R19 billion**
- **Gearing 26%**

CONSOLIDATED INCOME STATEMENT

	AUDITED 31 August 2009 R'000	AUDITED 31 August 2008 R'000
REVENUE		
Property portfolio	770 139	566 856
Contractual rental income	741 620	539 303
Straight-line rental income accrual	28 519	27 553
Listed security portfolio	308 203	332 396
Property trading income	39 089	23 638
Fee income	14 328	4 091
Total revenue	1 131 759	926 981
Operating costs	(130 413)	(106 324)
Administration costs	(92 863)	(60 283)
BEE transaction costs	–	(44 000)
Net operating income	908 483	716 374
Changes in fair values of properties and listed securities	(389 841)	(176 538)
Interest in associates	(3 938)	(7 407)
Income from operations	514 704	532 429
Interest paid	(350 129)	(281 796)
Interest received	79 079	48 983
Income before debenture interest	243 654	299 616
Debenture interest	(711 354)	(495 157)
Loss before taxation	(467 700)	(195 541)
Taxation	176 949	43 282
Loss for the year	(290 751)	(152 259)
Attributable to:		
Redefine shareholders	(288 104)	(157 864)
Minorities	(2 647)	5 605
	(290 751)	(152 259)
Reconciliation of loss, headline loss and distributable earnings		
Loss for the year attributable to Redefine shareholders	(288 104)	(157 864)
Changes in fair values of properties (net of deferred taxation)	205 028	(175 776)
Changes in fair value of properties	380 619	(228 143)
Deferred taxation	(175 591)	52 367
Capital gains taxation	–	1 197
Headline loss attributable to shareholders	(83 076)	(332 443)
Debenture interest	711 354	495 157
Headline earnings attributable to linked unitholders	628 278	162 714
Changes in fair values of listed securities and financial instruments (net of deferred taxation)	7 864	335 261
Changes in fair values of listed securities and financial instruments	9 222	404 681
Deferred taxation	(1 358)	(69 420)
Deferred taxation rate change	–	(27 426)
Straight-line rental income accrual	(28 519)	(27 553)
Foreign exchange gain	(7 244)	(1 681)
Fair value adjustment of associates and minorities	(9 181)	9 842
Impairment of loans receivable	14 930	–
July income from ApexHi and Madison	105 226	–
BEE transaction costs	–	44 000
Distributable earnings	711 354	495 157
Quarter ended 30 November	116 111	108 150
Quarter ended 28 February	123 256	123 256
Four months ended 30 June 2009 (2008: quarter ended 31 May)	160 769	125 043
Two months ended 31 August 2009 (2008: quarter ended 31 August)	311 218	138 708
Total distributions	711 354	495 157
Actual number of linked units in issue ('000)	2 648 662*	893 161*
Weighted number of linked units in issue ('000)	1 042 258*	856 002*
Earnings per linked unit (cents)	40.61	39.40
Headline earnings per linked unit (cents)	60.31	19.01
Distribution per linked unit (cents)	56.55	56.63

*Excludes 5 876 770 treasury units.

CONSOLIDATED CASH FLOW STATEMENT

	AUDITED 31 August 2009 R'000	AUDITED 31 August 2008 R'000
Net cash outflow from operating activities		
Cash generated from operations	1 034 422	680 727
Net financing costs	(271 050)	(234 494)
Linked unit distributions paid	(1 002 916)	(475 542)
Payments to minorities	(280)	–
Taxation paid	–	(48 761)
Net cash outflow from operating activities	(239 824)	(78 070)
Net cash inflow(outflow) from investing activities	480 928	(856 072)
Net cash (outflow)/inflow from financing activities	(288 145)	969 708
Net movement in cash and cash equivalents	(47 041)	35 566
Cash and cash equivalents at the beginning of year	158 195	122 629
Cash and cash equivalents at end of year	111 154	158 195

SEGMENTAL ANALYSIS

	Office R'000	Retail R'000	Industrial R'000	Total R'000
Year ended 31 August 2009				
Revenue (excluding straight-line rental income accrual)	363 556	222 502	155 562	741 620
Straight-line rental accrual	8 051	30 163	(9 695)	28 519
Revenue	371 607	252 665	145 867	770 139
Operating costs	(68 053)	(38 465)	(23 895)	(130 413)
Net property income*	303 554	214 200	121 972	639 726
Non-current assets				
– Investment property	8 066 451	7 535 407	2 632 918	18 234 776
Year ended 31 August 2008				
Revenue (excluding straight-line rental income accrual)	288 818	161 590	88 895	539 303
Straight-line rental accrual	(3 912)	14 053	17 412	27 553
Revenue	284 906	175 643	106 307	566 856
Operating costs	(55 319)	(41 280)	(9 725)	(106 324)
Net property income	229 587	134 363	96 582	460 532
Non-current assets				
– Investment property	2 933 700	1 595 128	1 235 700	5 764 528

*Includes ApexHi net property income for August 2009 only.

CONSOLIDATED BALANCE SHEET

	AUDITED 31 August 2009 R'000	AUDITED 31 August 2008 R'000
ASSETS		
Non-current assets	25 129 646	10 065 443
Investment property	18 234 776	5 896 688
Fair value of property portfolio for accounting purposes	17 555 250	5 538 362
Straight-line rental income accrual	546 475	226 166
Property under development	133 051	132 160
Listed securities portfolio	2 807 448	3 906 307
Goodwill and intangibles	3 258 326	–
Interest in associates	201 387	140 227
Loans receivable	560 600	65 248
Interest rate swaps	–	6 514
Guarantees fee receivable	36 040	19 865
Property, plant and equipment	31 069	30 594
Current assets	640 129	634 381
Properties held for trading	186 908	197 265
Listed securities held for trading	9 316	105 385
Trade and other receivables	211 996	64 637
Guarantee fees receivable	20 127	–
Listed security income	100 628	108 899
Cash and cash equivalents	111 154	158 195
Non-current assets held for sale	173 200	17 585
Total assets	25 942 975	10 717 409
EQUITY AND LIABILITIES		
Equity	13 200 268	4 404 397
Share capital and premium	11 602 835	2 088 943
Reserves	1 594 332	2 309 748
Capital and reserves attributable to equity holders	13 197 167	4 398 691
Minority interest	3 101	5 706
Non-current liabilities	12 036 910	5 972 087
Debenture capital	4 767 591	1 607 689
Interest-bearing liabilities	5 460 099	3 572 250
Interest rate swaps	46 210	16 823
Financial guarantee contracts	9 838	15 774
Deferred taxation	1 753 172	759 551
Current liabilities	705 797	340 925
Trade and other payables	374 271	95 773
Interest-bearing liabilities	20 308	106 444
Linked unitholders for distribution	311 218	138 708
Total equity and liabilities	25 942 975	10 717 409
The group's share in associate's post-acquisition reserves	12 757	16 695
Net asset value per linked unit (excluding deferred taxation) (cents)	744.57	758.17

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	AUDITED 31 August 2009 R'000	AUDITED 31 August 2008 R'000
Balance at beginning of year	4 404 397	4 107 996
Issue of shares	9 514 815	448 000
Issue expenses written off	(923)	(1 272)
Loss for the year attributable to Redefine shareholders	(290 751)	(152 259)
Effect of acquiring controlling interest in ApexHi	(427 054)	–
Revaluation of property, plant and equipment (net of deferred taxation)	549	1 831
Foreign currency translation reserve	(807)	–
Transactions with minorities	42	101
Total equity	13 200 268	4 404 397

Basis of preparation – The annual financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS), JSE Limited Listings Requirements and the requirements of the South African Companies Act. This report has been prepared in terms of IAS 34 – "Interim Financial Reporting". The accounting policies used are consistent with those applied in the annual financial statements for the year ended 31 August 2008.

The group previously provided deferred taxation on the fair value adjustment of investment properties at the income taxation rate. In the current year, deferred taxation has been provided on the fair value adjustment of the land and building portions at the capital gains and income taxation rates, respectively. As this is a change in accounting estimate, the cumulative reduction to deferred taxation in the current year amounted to R96.5 million.

Audit opinion – The independent auditors, PKF (Jhb) Inc, have audited these results. Their unqualified opinion is available for inspection at the company's registered office.

COMMENTARY

Introduction

Following the merger of Redefine with ApexHi Properties Limited ("ApexHi") and Madison Property Fund Managers Limited ("Madison"), Redefine is one of the largest listed South African property companies with a diversified portfolio comprising 403 properties valued at R18.2 billion and a R2.8 billion portfolio of South African and international listed investments. Redefine's standing in the property sector is reflected by its inclusion post-merger in the Global Property Research (GPR) 250 Index and the Mid Cap segment of the MSCI Global Standard Index.

Redefine is internally managed by a proven team of entrepreneurial and experienced property and financial professionals who are committed to achieving sustained growth in distributions for unitholders.

Financial results

Redefine has declared a distribution of 11.75 cents per linked unit for the two months ended 31 August 2009. The distribution for this period represents the consolidated earnings of Redefine, incorporating ApexHi and Madison.

On 30 July 2009, Redefine unitholders were advised that all conditions for the merger between Redefine, ApexHi and Madison had been fulfilled. In terms of the scheme, the effective date of the merger was 1 July 2009. However, as all conditions precedent were only fulfilled on 30 July 2009, income earned by ApexHi and Madison for July 2009 has not been consolidated. Redefine has accounted for this income, amounting to R105 million, by reducing the cost of its investments in ApexHi and Madison and has included the income in its final distribution for the year ended 31 August 2009. The results of ApexHi and Madison have been consolidated with effect from 1 August 2009 as this is the date of the business combination.

The revised listing particulars issued in March 2009 ("RLP") forecast a total distribution of 62.21 cents per linked unit for the year to 31 August 2009. This comprised a distribution of 50.50 cents for the 10 months to 30 June 2009 for Redefine pre-merger, and 11.71 cents per linked unit for the two months to 31 August 2009 for Redefine post-merger. The total of 44.80 cents distributed for the 10 months ended 30 June 2009 was lower than the forecast of 50.50 cents, primarily due to reduced distributions from the listed portfolio and lower profits from property trading. The distribution of 11.75 cents per linked unit for the two months ended 31 August 2009 is marginally higher than the forecast of 11.71 cents and, together with the distribution of 44.80 cents for the 10 months to 30 June 2009, results in a total distribution of 56.55 cents per linked unit for the year ended 31 August 2009, a marginal decrease on the total distribution of 56.63 cents for the previous year.

Changes in fair values

The ApexHi property portfolio was valued on 31 July 2009 and the resulting increase in value of R820 million was accounted for pre-acquisition.

The year-end revaluation of investment properties resulted in a decrease in valuation of R380 million and R10 million relates to changes in fair value of listed securities and interest rate swaps.

Listed securities portfolio

The listed securities portfolio valued at R2.8 billion constituted 13.3% of Redefine's investment in property and listed securities at 31 August 2009. The listed securities portfolio in 2008 included Redefine's interest in ApexHi which was eliminated as a result of the merger.

Redefine increased its strategic stake in Hyprop Investments Limited ("Hyprop") to 33.3% during the year under review and owns 26.4% of Oryx Properties Limited, listed in Namibia and 3.2% of Sycom Property Fund.

Redefine's offshore listed investments comprise 28.6% of Cref Plc and 10.6% of Wichford Plc. Subsequent to year-end, the stake in Wichford Plc was increased to 19.2% at a cost of R197.6 million.

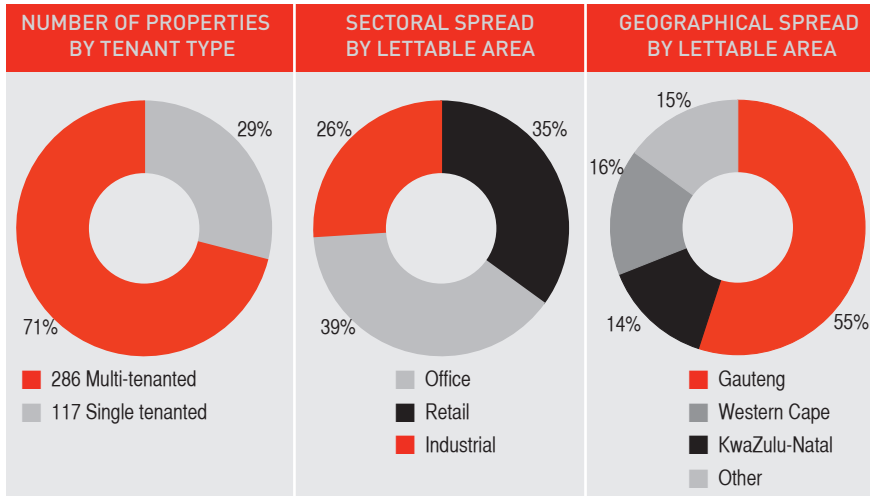
Listed securities held for trading comprise units in SA Corporate Real Estate Fund which were disposed of subsequent to year-end.

Agreement with Hyprop

Hyprop's asset and property management agreement with Madison expires on 31 December 2009. Agreement has been reached in terms of which Redefine will provide consultancy services to Hyprop for an initial period of 18 months at a fee of R1.5 million per month. The agreement is subject to the approval of Hyprop unitholders.

Property portfolio

At 31 August 2009, the property portfolio comprised 403 properties with a total gross lettable area ("GLA") of 3.6 million m² valued at R18.2 billion. The substantial increase in the size of the portfolio is a consequence of the merger with ApexHi. All of the properties were valued in July and August 2009. The major portion of the portfolio was valued by independent external valuers and properties, constituting 9% of the portfolio, with a value of less than R20 million each were valued by the directors.



At 31 August 2009 8.5% of the total GLA was vacant, made up of office 10.8%, industrial 7.2% and retail 6.9%.

Developments

At 31 August 2009, Redefine had five projects at various stages of development with an estimated cost to completion of R205 million and land valued at R180 million for future development.

Trading

Redefine's trading portfolio consists of 13 300 m² of commercial sectional title space to be sold in Buchanan, an industrial property called Newmarket Junction and a 50% joint venture interest in Oasis retirement village which has 46 unsold units.

There has been an increase in interest in recent months from potential purchasers in Buchanan and Oasis. An agreement has been concluded for the disposal of Newmarket Junction which is subject to conditions which must be fulfilled by no later than 30 November 2009.

Associates

Redefine's interest in associates consists of 34% of Corovest Fund Managers Limited ("Corovest"), the asset manager of Cref Plc and Wichford Plc and 49% in each of two Enterprise Development Initiatives, Dipula Property Investment Trust and Mergence Africa Property Investment Trust.

Borrowings

At year-end, borrowings of R5.5 billion represented 26% of the value of the property and listed securities portfolios. The current all inclusive interest rate is 9.3% and the interest rates are fixed on 87.7% of borrowings for an average period of six years.

Contingencies

At year-end, Redefine had the following contingencies:

- guarantees for R200 million and suretyships of R119 million for loans to BEE entities;
- guarantees for liabilities of joint ventures limited to R30.8 million; and
- guarantee to a vendor of Corovest to a maximum of £2.68 million.

Business combinations

On 1 August 2009, the company acquired all of the A, B and C linked units in ApexHi it did not already own and all of the linked units in Madison.

The acquired businesses contributed revenues of R145.2 million and net profit after tax of R162.2 million, including the effect of fair value adjustments, to the group for the period 1 August to 31 August 2009. These amounts have been calculated using the group's accounting policies together with consequential tax effects.

If the acquisition had occurred on 1 September 2008, the contribution to group revenue and net profit after tax would have been R1.77 billion and R691 million, respectively.

Purchase consideration:

- Cash paid
- Fair value of linked units issued
- Direct costs relating to the acquisition

Total purchase consideration

The fair value of linked units issued was based on the published linked unit price of Redefine on 14 August 2009, the day prior to that on which the new linked units commenced trading on the JSE Limited.

The carrying amount of the assets and liabilities of ApexHi and Madison at 1 August 2009 were as follows:

	R'000
Investment properties	12 675 038
Cash and cash equivalents (net of costs of acquisition)	794 562
Listed securities portfolio	148 224
Investment in associate	62 657
Intangibles	11 863
Trade and other receivables	702 383
Deferred taxation	(1 243 355)
Interest-bearing liabilities	(2 119 261)
Trade and other payables	(742 971)
Acquirees' carrying amount at acquisition	10 289 140
Goodwill	3 248 835
	13 537 975
Cost of ApexHi linked units already owned by Redefine	(863 259)
Purchase consideration settled by issue of linked units	12 674 716

The business combination has been accounted for using provisional figures in terms of IFRS 3 – "Business Combinations". The excess of the purchase price over the acquirees' net assets has been reflected as goodwill. A detailed assessment of the assets, liabilities and contingent liabilities acquired will be completed during the 2010 financial year and the required adjustments will be processed. It is expected that the main adjustments will relate to intangible assets acquired and the corresponding deferred taxation effects.

Linked units and liquidity

With effect from 7 August 2009, Redefine issued 1.755 billion linked units to fund the acquisition of ApexHi and Madison which increased the number of linked units in issue to 2.654 billion units of which 333.8 million were traded on the JSE Limited in August 2009. In total, 717.8 million linked units traded during the year under review, equivalent to 68% of the weighted number of linked units in issue.

Prospects

The management of Redefine, ApexHi and Madison has been successfully integrated which will result in efficiencies and synergies. The property management model is being re-evaluated which could result in additional economies. Savings in property management and administrative expenses and in interest on borrowings may take longer to realise than was originally anticipated and, together with the effects of the global economic recession, the distribution per linked unit for the year ending 31 August 2010 is expected to be below the forecast of 74.67 cents contained in the RLP.

The Board anticipates that the total distribution for the year ending 31 August 2010 will be between 68 cents and 71 cents per linked unit, an increase of between 20% and 25% on the distribution for 2009. This forecast has not been reviewed or reported on by the group's auditors.

Interest distribution

Unitholders are advised that interest distribution number 38 of 11.75 cents per linked unit has been declared for the two months ended 31 August 2009. The distribution will be payable to Redefine linked unitholders in accordance with the abbreviated timetable set out below:

	2009
Last day to trade "cum" interest distribution	Friday, 13 November
Linked units "ex" interest distribution	Monday, 16 November
Record date	Friday, 20 November
Payment date	Monday, 23 November

There may be no dematerialisation or rematerialisation of linked units between Monday, 16 November 2009 and Friday, 20 November 2009, both days inclusive.

On behalf of the board

D Gihwala

Chairman