

Listed property performers

New Europe Property Investments (Nepi) was again among the top listed property performers and Emira Property Fund's share price gained 2% after the fund reported distribution growth of 3,5% for the six months ended December 2012. Although this was significantly lower than the sector average, it beat analyst expectations.

The fund's vacancy rate dropped from 10,2% as at 30 June 2012 to 7,8% as a result of new leases signed in the office and retail portfolio and the sale of non-core properties.

Emira also reported a drop in the weighted average cost of debt from 9,3% to 8,9%.

Emira's office portfolio net property income declined by 9,1% as a result of negative reversions on new leases and rising vacancies, as well as an increase in municipal expenses. This is offset by the positive growth of its industrial and retail portfolios.

Fortress Income Fund has reported distribution growth of 10,9% for the six months ended December 2012, resulting in growth of 5% for the A units and 44,6% for the B units. Its management expects a similar level of distribution growth for the 12 months to June 2013. A further 10 properties were disposed of in the period under review, and a 50% undivided interest was acquired in the Flamwood Walk in Klerksdorp for R62,5 million. The company also increased its investments in Capital Property Fund, Nepi and Resilient Property Income Fund, and established a position in Rockcastle Global Real Estate Company, which listed on the Stock Exchange of Mauritius and the Alternative Exchange of the JSE Securities Exchange in 2012.

Arrowhead Properties announced quarterly interest distributions of 15 cents per A-linked unit and 12,1 cents per B-linked unit.

The 9,8% sequential growth in the B-linked unit distribution suggests the company is on track to meet its 2013 forecasts of 10% growth.