

REVIEWED INTERIM RESULTS AND DISTRIBUTION ANNOUNCEMENT

for the six months ended 30 September 2004

■ Maiden interim distribution of 30 cents ■ Well positioned to achieve prospectus forecast ■ MICC support up to 61.7%

ABRIDGED GROUP INCOME STATEMENT

		Reviewed six months ended 30 Sept 2004 R000
Gross property revenue	169 461	
Property expenses	(57 499)	
Net property revenue	111 962	
Administrative expenses	(1 829)	
Operating income before finance costs	110 133	
Finance costs	(48 489)	
Net profit before debenture interest	61 644	
Debenture interest	(61 413)	
Net profit before capital items	231	
Capital items		
Change in fair value of investment properties	21 509	
Net profit before taxation	21 740	
Taxation	(3 311)	
Deferred taxation	(85)	
Deferred Capital Gains Taxation	(3 226)	
Net profit after taxation	18 429	

	R000	cents	Per linked unit
Reconciliation of net profit to headline earnings			
Net profit after taxation	18 429		9.09
<i>Adjusted for:</i>			
Change in fair value of investment properties (net of deferred taxation)	(18 283)		(9.02)
Debenture interest	61 413		30.29
Headline earnings of linked units	61 559		30.36

Total number of linked units in issue at 30 September 2004	202 741 130	
Total number of linked units in issue at 30 November 2004**	205 129 430	30.00

** 2 388 300 linked units were issued on 30 November 2004 for the acquisition of the remaining property, Hillcrest Shopping Centre, announced on 5 October 2004. Vukile has received rental income from this centre from 1 April 2004.

ABRIDGED GROUP CASH FLOW STATEMENT

		Reviewed six months ended 30 Sept 2004 R000
OPERATING ACTIVITIES		
Cash from operating activities	162 468	
Net finance costs	(48 489)	
Net cash flow from operating activities	113 979	
INVESTING ACTIVITIES		
Purchase of investment properties including capitalised transaction costs	1 899 511	
Net purchase of fixed assets	846	
Net cash utilised in investing activities	1 900 357	
FINANCING ACTIVITIES		
Issue of linked units	1 004 125	
Interest bearing borrowings raised	787 691	
Net cash from financing activities	1 791 816	
Increase in cash at bank	5 438	
Cash at bank at the beginning of the period	-	
Cash at bank at the end of the period	5 438	

ABRIDGED GROUP BALANCE SHEET

		Reviewed at 30 Sept 2004 R000
ASSETS		
Non current assets		
Investment properties	1 921 849	
Fixed assets	828	
Current assets		
Trade and other receivables	14 498	
Bank	5 438	
Other current assets	2 764	
Total assets	1 944 549	
EQUITY AND LIABILITIES		
Share capital and reserves		
	7 556	
Non-current liabilities		
Debentures	1 805 876	
Interest bearing borrowings	993 432	
Interest rate swap liability	787 691	
Deferred taxation	21 442	
	3 311	
Current liabilities		
Trade & other payables	131 117	
Tenant deposits	36 117	
Vendor loan	9 578	
Linked unitholders for distribution	23 883	
	61 539	
Total equity and liabilities	1 944 549	
Net asset value per linked unit (cents)		
		4.94

STATEMENT OF CHANGES IN EQUITY

	Share capital R000	Share premium R000	Fair value reserves R000	Retained earnings R000	Total R000
Changes in equity for 2004					
Balance at 1 April 2004	-	-	-	-	-
Issue of linked units	2 027	18 247	-	-	20 274
Issue costs written off against share premium	-	(9 580)	-	-	(9 580)
	2 027	8 667	-	-	10 694
Cash flow hedges	-	-	(21 442)	-	(21 442)
Revaluation of properties (net of deferred tax)	-	-	18 283	(18 283)	-
Profit for the period	-	-	-	18 429	18 429
Dividend distribution	-	-	-	(125)	(125)
Balance at 30 Sept 2004	2 027	8 667	(3 159)	21	7 556

VUKILE PROPERTY FUND LIMITED

(Incorporated in the Republic of South Africa) • (Registration number 2002/027194/06) • **JSE CODE:** VKE • **ISIN:** ZAE000056370 • **Sponsor:** Bridge Capital Services (Pty) Limited, Woodmead, Johannesburg • **Executive directors:** G van Zyl (CEO), MJ Potts (Financial Director). • **Non-executive directors:** AD Botha (Chairman), S Bernic, HSC Bester, KMK Bothongo, PJ Cook, PS Moyanga and M Serebro • **Registered office:** Meersig Building, Constantia Boulevard, Constantia Kloof, 1709. • **Transfer secretaries:** Computershare Investor Services 2004 (Pty) Limited, Marshalltown, Johannesburg. • **Investor and media relations:** Contact Kathy du Plessis on vukile@dpapr.com, or Tel: 011 728-4701.

COMMENTS

1. PREPARATION AND REVIEW OPINION BY THE INDEPENDENT AUDITORS

The financial statements are prepared in accordance with South African Statements of Generally Accepted Accounting Practice (GAAP) and the requirements of the South African Companies Act. The accounting policies are consistent with those applied in the prospectus.

The auditors, Grant Thornton, have reviewed the abridged financial statements. Their unqualified report is available for inspection at the company's registered office.

2. FINANCIAL RESULTS FOR VUKILE

Vukile's net profit before tax and debenture interest amounted to R61.6 million for the six month period ended 30 September 2004. Net property revenue of R112 million was 1.5% higher than the budget for the six month period.

Vukile, in accordance with policy, has resolved to distribute substantially all of its distributable income for the year ending 31 March 2005.

The Board has approved an interim distribution of 30 cents per linked unit for the period from 1 April 2004 to 30 September 2004.

3. PROPOSED ACQUISITION OF MICC PROPERTY INCOME FUND LIMITED ("MICC")

Unitholders are referred to Vukile's previous announcements detailing its intention to acquire the entire issued capital of MICC. The implementation of the transaction will result in Vukile substantially increasing the size of its property portfolio, which will result in operational efficiencies and improved risk diversification for Vukile. The nature, type and geographical fit of Vukile's and MICC's properties are complementary and will create a sound platform for future growth. It should be noted that the acquisition of linked units in MICC will be earnings enhancing for Vukile.

In this regard, a circular to Vukile unitholders was posted on Monday, 29 November detailing the transaction. A Vukile unitholder meeting will be held on Tuesday, 14 December 2004 to approve the transaction. Vukile has obtained irrevocable undertakings from non-related Vukile unitholders holding 58% of Vukile's issued capital to vote in favour of the transaction.

In addition, an offer document to MICC unitholders giving details of Vukile's offer to acquire MICC's issued linked units was also posted on Monday, 29 November 2004. Vukile has obtained support for the offer from MICC unitholders holding +/- 62% of MICC's issued capital. The offer opened on Monday, 29 November 2004 and closes on Friday, 31 December 2004.

Unitholders will be timeously notified of Vukile's progress with respect to this transaction.

4. BORROWINGS

The salient terms of the debt funding are as follows:

	R000
JIBAR based debt	764 166
Prime less 1.5%	75 000
Total	839 166

JIBAR – Johannesburg Interbank Agreed Rate

The debt funding is provided by the debt funders over fixed periods of between three to five years, with interest only to be serviced over the respective funding periods. The terms, conditions and interest rates relating to the debt funding will be reviewed and renegotiated in due course.

5. INTEREST RATE SWAPS

The company has hedged approximately 81% of its interest rate exposure over a three year period as follows:

	Swap 1	Swap 2	Swap 3	Swap 4	Swap 5	Total JIBAR facility
Nominal value (R000)	200 000	200 000	100 000	200 000	64 166	764 166
Swap period	3 years	3 years	2 years	2 years	1 year	
Maturity date	2007/02/16	2007/02/19	2006/05/04	2006/06/18	2005/06/18	

Subsequent to 30 September 2004, additional interest rate swaps have been entered into at favourable rates, increasing the hedge cover to 91% as follows:

	Swap 6	Swap 7	
Nominal value (R000)		100 000	64 166
Swap period		1 year	2 years
Maturity date		2007/06/18	2007/06/18

Average all-in interest rate (fixed & floating)
NACM – Nominal Annual Compounded Monthly

11.15% NACM

6. PROPERTY PORTFOLIO

The property portfolio currently comprises 52 properties with a gross lettable area of 676 901m². The portfolio mix is illustrated in the graphs at the bottom of this page.

7. SHARE CAPITAL AND DEBENTURES

Each linked unit comprises 1 share of one cent (and a share premium of nine cents) linked to one debenture of R4.90. Interest payable on one debenture is 490 times greater than the dividend payable per share.

188 886 578 linked units were issued on date of listing. Additional linked units were issued to finance the acquisition of properties which were transferred subsequent to the listing date as follows:

- 5 002 329 units on 22 July 2004
- 8 852 223 units on 23 August 2004
- 2 388 300 units on 30 November 2004

8. UNITHOLDER PROFILE

	30 Sept 2004
Total number of unitholders	886
Unitholders owning more than 5% of units in issue	4
Percentage of units controlled by the largest unitholder	67.4%

9. PROSPECTS

Given the prevailing positive economic factors in South Africa, Vukile expects the good demand for rental space in its properties to continue. Vukile is well positioned to achieve its earnings forecast for the year ending 31 March 2005, as set out in its prospectus.

10. RELATED PARTY TRANSACTIONS

During the period, the company, in the ordinary course of business, entered into various transactions with related parties. These transactions occurred on terms that are no less favourable than those arranged with third parties.

Company	Nature of expense	At 30 Sept 2004	
		Six months ended 30 Sept 2004	Amounts owing to related parties
		Expenses R000	R000
Sanlam Properties (Pty) Ltd	Asset management fees	3 122	673
Gensec Property Services Ltd	Property management fees/Lease costs	3 042	1 646
Kuper Legh Property Services Group (Pty) Ltd	Property management fees	594	190
MCH Properties (Pty) Ltd	Total listing and property acquisition costs	44 254	4 979
Sanlam Group	Interest due on adjustment account	9 375	9 375

11. PAYMENT OF DEBENTURE INTEREST AND DIVIDEND

Notice is hereby given of a distribution amounting to 30 cents per unit, for the six month period to 30 September 2004. The distribution comprises interest on debentures of 29.94 cents per unit and a dividend of 0.06 cents per unit.

Last date to trade cum distribution	17 December 2004
Linked units trade ex distribution	20 December 2004
Record date for unitholders to participate in the distribution	24 December 2004
Payment of distribution to unitholders	28 December 2004

Linked unit certificates may not be dematerialised or re-materialised between Monday 20 December 2004 and Friday 24 December 2004, both days inclusive.

On behalf of the Board

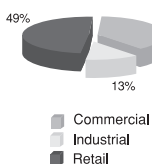
G van Zyl
Chief Executive

MJ Potts
Financial Director

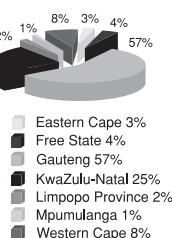
ROODEPOORT
2 December 2004

PROPERTY PORTFOLIO

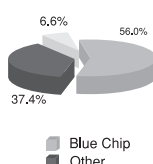
Sectoral Spread



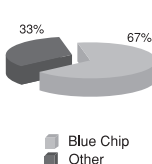
Geographical Spread



Whole Portfolio GLA

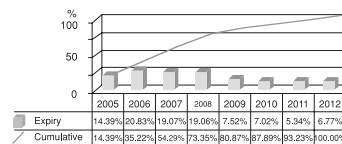


Retail Portfolio GLA



VACANCIES

Lease Expiry Profile



Vacancy Profile

