

29 March 2018

Dear Unitholder

NOTICE OF AGM AND DISTRIBUTION – STANLIB FAHARI I-REIT

We enclose for your attention the Notice of the Annual General Meeting of the STANLIB Fahari I-REIT taking place at The Auditorium, All Saints Cathedral, Kenyatta Avenue, Nairobi, Kenya on Friday, 20 April 2018 at 10:30am. We also enclose a proxy form in case you need to appoint a proxy.

We are also pleased to inform you that in line with the Capital Markets (Real Estate Investment Trusts) (Collective Investment Schemes) Regulations, 2013 (“the Regulations”), STANLIB Kenya Limited in its capacity as the REIT Manager has recommended and the Trustee – the Co-operative Bank of Kenya, has approved a distribution of KShs 135,729,225 (equating to KShs 0.75 per unit) in respect of the STANLIB Fahari I-REIT financial year ended 31 December 2017. This distribution is payable by 30 April 2018 to unitholders on the register of members by close of business 6 April 2018.

The sources of the distribution are as follows:

Sources of distribution	KShs
Net rental/dividend income from wholly owned property companies	184,894,243
Interest income	99,852,345
	284,746,588
Less:	
Fund operating expenses	(135,632,948)
Total potential distributable income	149,113,640
Distribution	135,729,225
Distribution as a % and in compliance with Regulation 71	91%

The movement in net asset value of the REIT prior and post the distribution is as follows:

Net asset value	KShs
Net asset value prior to the distribution	3,666,181,292
Net asset value post the distribution	3,530,452,067
Net asset value per unit prior to the distribution	20.26
Net asset value per unit post the distribution	19.51

The total return of the REIT for the 13 month period ended 31 December 2017 is as follows:

Total return	%
Property income return	7.5
Property capital return	0.9
Total property return	8.4
Interest income return	8.7
Total weighted average return	8.5

On behalf of the Trustee, and the Board of the REIT Manager, we look forward to seeing you at the AGM and thank you for your continued support.

Yours faithfully,


Kenneth Masika
Ag. CEO: STANLIB Fahari I-REIT

CC: Mr Peter Waiyaki – Acting Chairman of STANLIB Kenya Limited
Co-operative Bank of Kenya – Trustee of STANLIB Fahari I-REIT