

Freedom Property Fund Limited
(Incorporated in the Republic of South Africa)
(Registration No. 2012/129186/06)
Share code: FDP
ISIN: ZAE000185260
("Freedom" or "the Company")

Announcement Regarding the Acquisition of AH Plots 25,26,28,29 Lynnwood Road - Katherine Street and Withdrawal of Cautionary Announcement

1. Introduction

Freedom Property Fund stakeholders are hereby advised that Freedom ("the Purchaser") has entered into an acquisition agreement with The Seaside Trust ("the Seller") for the purchase of a 70% interest in Manu Bay which effectively owns the AH Plots 25, 26, 28 & 29 situated off Lynnwood Road, Pretoria for the purchase consideration of R 53 390 000 (Fifty Three million Rand and three hundred and ninety thousand Rand only) excluding VAT (the "Purchaser Price") ("the Acquisition").

The effective date of the Acquisition will be the date of registration of transfer of the property into the name of Freedom, which is expected to be on or about May 2015.

2. Property

The property subject to the Acquisition is the immovable property of the Manu Bay situated at AH Plots 25,26,28,29 Lynnwood Road – Katherine Street, Shere Agricultural Holdings with title deed numbers T47836/95; T7413/2000; T64613/97; T7905/91 ("the Property").

3. Rational for acquisition

The Acquisition is in line with Freedom's strategy around Silver Park, with the Acquisition, being a well-located property within a high growth area, which represents an attractive medium to long term development investment that will enhance the overall quality and value of the portfolio.

4. Conditions Precedent

The Acquisition is subject to the condition precedent that the Purchaser successfully concluding the necessary funding agreements with its own funders, within 30 (thirty) days.

5. Property Specific Information

Location	Pretoria, Gauteng
Sector	Mixed Use Commercial
GLA m ²	38 950
Total Purchase Price	R 53 390 000
Valuation of Property	R 53 390 000

Notes

- 1) The cost of the property is considered to be its fair market value, as determined by the directors of the Company. The directors of the Company are not independent and are not registered as professional valuers or as professional associate valuers in terms of the Property Valuers Act, No 47 of 2000.
- 2) The costs associated with the Acquisition are estimated at R220 000.

3) The weighted average rent per m² is not applicable as the Property is currently vacant land.

6. Forecast Financial Information Of The Acquisition

Due to the Property being vacant land to be used for development in the future, no forecast financial information can be given until such a time that a decision regarding the development are taken.

7. Pro Forma Financial Effects Of the Acquisition

The pro forma effects of the Acquisition on the net asset value and net tangible asset value per linked unit are not significant and have therefore not been disclosed.

8. Consideration for acquisition

The Purchase Price for the Acquisition is R53, 390,000 (Fifty Three million Rand and three hundred and ninety thousand Rand only) excluding VAT (the "Purchase Price").

R13, 650,000 (Thirteen million six hundred and fifty thousand Rand only) of the Purchase Price will be payable in cash on the transfer date, (and the remainder of the Purchase Price, being R39, 740,000 (Thirty nine million seven hundred and forty thousand Rand only), will be payable in Freedom shares on the transfer date.

9. Warranties

The Seller has provided warranties to the Company that are standard to a transaction of this nature.

10. Categorisation

The Acquisition is a Category 2 transaction in terms of the JSE Limited Listings Requirements.

11. Withdrawal of Cautionary Announcement

The cautionary announcement released by Freedom on the 22th of July 2014, renewed on the 2nd of September 2014, 15th of October 2014, 26th of November 2014 and 14th of January 2015 is hereby withdrawn and it is no longer necessary for caution to be exercised when dealing in Freedom shares.

Johannesburg
5 February 2015

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