

UNAUDITED SHAREHOLDER INFORMATION

Analysis of Ordinary Shareholders as at 31 March 2021

	Number of shareholdings	% of total shareholdings	Number of shares	% of issued capital
Shareholder Spread				
1 - 1,000	3 362	34.70%	834 284	0.19%
1,001 - 10,000	4 431	45.73%	17 485 025	4.04%
10,001 - 100,000	1 520	15.69%	44 369 384	10.25%
100,001 - 1,000,000	297	3.07%	93 923 810	21.70%
Over 1,000,000	80	0.83%	276 268 640	63.82%
Total	9 690	100.00%	432 881 143	100.00%
Distribution of Shareholders				
Assurance Companies	46	0.47%	13 021 571	3.01%
Close Corporations	55	0.57%	1 060 077	0.24%
Collective Investment Schemes	308	3.18%	178 858 041	41.32%
Custodians	7	0.07%	4 826 489	1.11%
Foundations & Charitable Funds	53	0.55%	5 327 522	1.23%
Hedge Funds	2	0.02%	663 161	0.15%
Insurance Companies	6	0.06%	158 034	0.04%
Investment Partnerships	1	0.01%	143 131	0.03%
Managed Funds	56	0.58%	10 309 745	2.38%
Medical Aid Funds	13	0.13%	2 758 822	0.64%
Organs of State	9	0.09%	6 594 949	1.52%
Private Companies	230	2.37%	28 728 238	6.64%
Public Companies	2	0.02%	386 734	0.09%
Retail Shareholders	6 771	69.88%	45 236 214	10.45%
Retirement Benefit Funds	279	2.88%	98 528 867	22.76%
Scrip Lending	5	0.05%	1 995 228	0.46%
Stockbrokers & Nominees	1 121	11.57%	5 993 014	1.38%
Trusts	726	7.49%	28 291 306	6.54%
Total	9 690	100.00%	432 881 143	100.00%
Shareholder Type				
Non-Public Shareholders	14	0.14%	37 353 885	8.63%
Directors and Associates	14	0.14%	37 353 885	8.63%
Public Shareholders	9 676	99.86%	395 527 258	91.37%
Total	9 690	100.00%	432 881 143	100.00%

UNAUDITED SHAREHOLDER INFORMATION (continued)

	Number of shares	% of issued capital
Fund Managers With A Holding Greater Than 3% of The Issued Shares		
Foord Asset Management	39 675 561	9.17%
Public Investment Corporation	33 319 579	7.70%
Old Mutual Investment Group	32 947 507	7.61%
Stanlib Asset Management	23 717 455	5.48%
Prudential Investment Managers	19 941 751	4.61%
Prescient Investment Management	18 115 064	4.18%
Meago Asset Management	16 513 962	3.81%
Sesfikile Capital	13 739 031	3.17%
Total	197 969 910	45.73%
Beneficial Shareholders With A Holding Greater Than 3% of The Issued Shares		
Old Mutual Group	36 798 528	8.50%
Government Employees Pension Fund	33 990 080	7.85%
Alexander Forbes Investments	23 794 244	5.50%
Nedbank Group	18 213 874	4.21%
Stanlib	18 162 419	4.20%
Prescient	17 447 165	4.03%
Eskom Pension & Provident Fund	16 766 124	3.87%
Castle Rock Investments (Pty) Ltd	14 066 666	3.25%
Total	179 239 100	41.41%
Total number of shareholdings	9 690	
Total number of shares in issue	432 881 143	

SHARE PRICE PERFORMANCE

Opening Price 01 April 2020	R12.45
Closing Price 31 March 2021	R13.10
Closing High for period	R14.50
Closing low for period	R11.90
Number of shares in issue	432 881 143
Volume traded during period	170 745 666
Ratio of volume traded to shares issued (%)	39.44%
Rand value traded during the period	R2 213 818 346
Price/earnings ratio as at 31 March 2021	47.3
Earnings yield as at 31 March 2021	2.1%
Dividend yield as at 31 March 2021	8.1%
Market capitalisation at 31 March 2021	R5.74b

SHAREHOLDERS' DIARY

Annual report posted to shareholders	Friday, 30 July 2021
Notice of AGM posted to shareholders	Friday, 30 July 2021
Annual general meeting	Thursday, 9 September 2021
Interim reporting date	Thursday, 30 September 2021
Publication of interim results and interim dividend announcement	Wednesday, 17 November 2021
Last day to trade	Tuesday, 30 November 2021
Shares trade ex-dividend	Wednesday, 1 December 2021
Record date	Friday, 3 December 2021
Interim dividend paid	Monday, 6 December 2021
Financial year end	Thursday, 31 March 2022
Publication of final results and final dividend announced	Wednesday, 8 June 2022
Last day to trade	Monday, 27 June 2022
Shares trade ex-dividend	Tuesday, 28 June 2022
Record date	Friday, 1 July 2022
Final dividend paid	Monday, 4 July 2022

ANNEXURE: GLOSSARY OF TERMS

“Aus”	Australia
“Big Box”	A reference to multistorey self storage properties owned and developed by Stor-Age
“the board”	The board of directors of Stor-Age Property REIT Limited
“the Company/the Group, we/us/our”	Stor-Age Property REIT Limited, its subsidiaries and its management
“the Companies Act”	South African Companies Act No 71 of 2008, as amended
“CPC”	Certificate of Practical Completion
“EU”	European Union
“GLA”	Gross lettable area, measured in square metres
“IBC”	Inside Back Cover
“JSE”	JSE Limited incorporating the Johannesburg Securities Exchange, the main bourse in South Africa
“JV”	Joint Venture with Moorfield, UK
“King IVTM”	King IV Report on Corporate Governance™ for South Africa, 2016
“The listing date/listing”	Refers to our listing on the JSE on 16 November 2015
“m ² ”	square metre
“Managed Portfolio”	A Portfolio of 12 properties previously managed and operated by Stor-Age (acquired in October 2018)
“NAREIT”	The FTSE EPRA/Nareit Emerging Index is a free-float adjusted, market capitalization-weighted index designed to track the performance of listed real estate companies in emerging countries worldwide. Constituents of the Index are screened on liquidity, size and revenue.
“the period” or “the reporting period”	The 12 months from 1 April 2020 to 31 March 2021
“the previous year”	The year ended 31 March 2020
“REIT”	Real Estate Investment Trust
“SA”	South Africa
“SAPY”	The South African Listed Property index and comprises the top 20 liquid companies, in the Real Estate Investment Trust sector with a primary listing on the Johannesburg Stock Exchange.
“sqf”	square foot
“Stor-Age” or “the Company”	Stor-Age Property REIT Limited, listed on Main Board JSE in the Speciality REIT sector
“the year” or “the year under review”	Refers to our financial year and reporting period, being 1 April 2020 to 31 March 2021. References to other years are specified as being so
“UK”	United Kingdom
“US”	United States of America
Financial definitions	
“IFRS”	International Financial Reporting Standards
“NAV”	Net asset value