

**Announcement of Periodic Review: Moody's announces completion of a periodic review of ratings of Redefine Properties Limited**

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02 Jun 2020

London, 02 June 2020 -- Moody's Investors Service ("Moody's") has completed a periodic review of the ratings of Redefine Properties Limited and other ratings that are associated with the same analytical unit. The review was conducted through a portfolio review in which Moody's reassessed the appropriateness of the ratings in the context of the relevant principal methodology(ies), recent developments, and a comparison of the financial and operating profile to similarly rated peers. The review did not involve a rating committee. Since 1 January 2019, Moody's practice has been to issue a press release following each periodic review to announce its completion.

This publication does not announce a credit rating action and is not an indication of whether or not a credit rating action is likely in the near future. Credit ratings and outlook/review status cannot be changed in a portfolio review and hence are not impacted by this announcement. For any credit ratings referenced in this publication, please see the ratings tab on the issuer/entity page on [www.moody's.com](http://www.moody's.com) for the most updated credit rating action information and rating history.

Key rating considerations are summarized below.

Redefine's Ba1/Aa2.za long-term issuer ratings are underpinned by its (1) strong market position and sizeable property portfolio; (2) stable rental income, supported by low vacancy rates; and (3) well-diversified property portfolio across key sectors in office, industrial and retail, with local and offshore property exposures in South Africa, the United Kingdom, Poland and Australia.

The rating is however constrained by (1) the portfolio's predominant exposure to South Africa; (2) a weak economic environment in South Africa, leading to pressure on rent as well as consumer spending; (3) the low level of unencumbered assets/gross assets (39.5%) as of 31 August 2019.

This document summarizes Moody's view as of the publication date and will not be updated until the next periodic review announcement, which will incorporate material changes in credit circumstances (if any) during the intervening period.

The principal methodology used for this review was REITs and Other Commercial Real Estate Firms published in September 2018. Please see the Rating Methodologies page on [www.moody's.com](http://www.moody's.com) for a copy of this methodology.

This announcement applies only to EU rated and EU endorsed ratings. Non EU rated and non EU endorsed ratings may be referenced above to the extent necessary, if they are part of the same analytical unit.

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