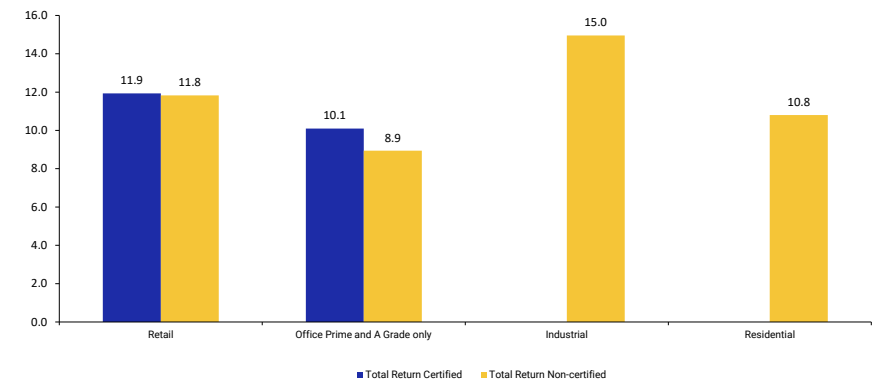


# MSCI South Africa Green Annual Property Index (Unfrozen) (ZAR)

This index measures unlevered total returns of directly held property investments from one valuation to the next. The index tracks performance of property investments, with a total capital value of ZAR 387.7 billion as at December 2024.

## Annual Index Performance

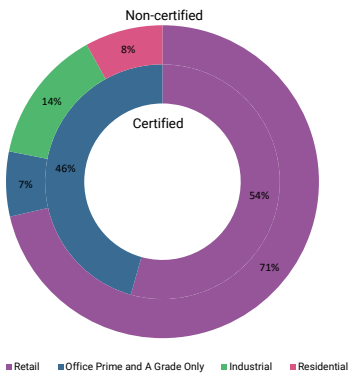
DIRECT PROPERTY RETURNS (ZAR) (DEC 2024)



## Index Transparency

		Retail	Office Prime and A Grade	Industrial	Residential
Capital Value (ZAR m)	Certified <sup>1</sup>	44,523	37,408	-	-
Capital Value (ZAR m)	Non-certified	184,871	17,353	35,830	20,827
Number of properties	Certified <sup>1</sup>	33	122	-	-
Number of properties	Non-certified	351	120	388	314

## Property Sector Weights



## Index Sponsor



## Contributors

Attacq Ltd, Community Property Fund, Growthpoint Properties Limited, Hyprop Investments, MMI Group Limited, Old Mutual Property, Pareto Ltd, Redfine Properties, SA Corporate Real Estate Fund, Liberty Property Portfolio, Cubisold Holdings (Pty) Ltd, Transcend Residential Property Fund

## Index Methodology

The direct property indexes are computed at the building level and exclude properties held indirectly through investment funds, the impact of debt, fund management fees, taxation and cash. Numbers at sector level may not necessarily sum up to the 'Total' values due to rounding. For more details on MSCI's real estate indexes and methodology, please visit [www.msci.com/real-estate](https://www.msci.com/real-estate).

<sup>1</sup>Certified buildings are structures that meet specific sustainability criteria and are awarded recognized credentials for their environmental responsibility and energy efficiency.

## ABOUT MSCI INC.

MSCI is a leading provider of critical decision support tools and services for the global investment community. With over 50 years of expertise in research, data and technology, we power better investment decisions by enabling clients to understand and analyze key drivers of risk and return and confidently build more effective portfolios. We create industry-leading research-enhanced solutions that clients use to gain insight into and improve transparency across the investment process.

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