

Rebosis owns Baywest Mall in Port Elizabeth



## PROPERTY

# The plan to rescue Rebosis

Investors seem to have little faith that measures proposed by embattled BEE company Rebosis will lead to recovery

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● Earlier this week, Rebosis B shares tumbled another 10% to a fresh low of 63c. It means that since November, the debt-ridden property stock has shed no less than 90% of its value – wiping nearly R6bn off its market capitalisation.

Unfortunately, the value destruction hasn't ended there. Investors typically invest in real estate investment trusts (Reits) like Rebosis, in part, for the relatively large dividends they're paid. Only, Rebosis shareholders have now been told that the interim dividend for the six months to February has been "suspended" – the first time a JSE-listed Reit has postponed a dividend.

Though management still plans to pay a dividend in December for the full year ending August, shareholders are likely to receive 75% less than they got for the last full year to August 2018 – about 23c a share instead of 92.83c.

It's been a horrific turn of events for Sisa Ngebulana, the lawyer-turned-developer, who founded and listed Rebosis in May 2011. At the time, it was the JSE's first majority black-owned and managed property company. And, until early 2018, it was one of the JSE's most reliable and consistent dividend payers too.

Under Ngebulana's watch, Rebosis's portfolio ballooned from seven properties worth R3.3bn