

Oryx Properties Ltd

Oryx Properties is a property loan stock company listed on the NSX, established in 2001 and listed on the NSX in 2002. The Oryx portfolio consists of 32 properties in the retail (64%), industrial (22%), office (10%) & residential (4%) sectors. The most premium properties of the portfolio include the Maerua Mall node, the recently acquired Dunes Mall, and the Gustav Voigts Centre.

Strategy

Oryx seeks to grow its total asset base to NAD4.5 billion by 2025 through acquisitions or development of additional properties, which will provide escalating income streams from quality tenants to secure long-term growth. Geographical and sectoral diversification within Namibia is the rationale underpinning the strategy.

Products and Services

Oryx offers a wide range of properties for leasing in various sectors with its largest constituents being in the retail sector. Maerua Mall, Gustav Voigts Centre, Dunes Mall and Baines being the highlights of the retail portfolio.

A large industrial portfolio supports the portfolio with various blue-chip tenants on long term contracts. The remaining sectors have property listings in mostly Windhoek but some exposure in Walvis Bay, Keetmanshoop, and South Africa. Oryx owns 26% of a balanced portfolio of retail, industrial and offices in Croatia valued at €90 million.

Opportunities

Wholesale & Retail felt the strain of consumer downward substitution, however a 5.0% civil wage adjustment for fiscal year '24/25 should provide some level of relief. The long-term outlook for the Namibian property market has improved as well and may present interesting opportunities at this juncture. Recently Oryx has been awarded a tender to build another property portfolio in the unlisted environment which will provide fee opportunities for Oryx shareholders.

Challenges

High interest rates impact the cost of funding, particularly with further expansion/acquisition ambitions which may need debt funding. The company will benefit from improved consumer spending at later stages in the economic cycle, thus material upside for the retail sector may still be a bit further down the line.

Basic valuation

	Year-end Jun			
	FY '23	FY '24f	FY '25f	FY '26f
Net Rental Income (NAD'm)	235	308	319	329
Changes in property fair value (NAD'm)	100	69	54	51
Operating profit (NAD'm)	358	374	367	373
Profit for the Year (NAD'm)	159	122	108	107
HEPLU (NADc)	116	144	148	151
PE (x)	10.3	8.3	8.1	7.9
DPLU (NADc)	105	104	107	108
DY(%)	8.8	8.7	8.9	9.0
NAV plu (NADc)	2,395	2,229	2,266	2,347
PB (x)	0.5	0.54	0.53	0.51
ROE (%)	25.5	28.5	29.3	28.3

Source: Oryx Financials, Cirrus



Summary data

Share price (NAD)	11.90
12m hi/low (NAD)	12.50/11.00
Shares in issue (m)	114
Market cap (NAD'm)	1,360
Market cap (USD'm)	72.2
Ave daily traded (USD'000)	4.0
Rolled forward PE	8.7
Target price (NAD)	9.5
One-year absolute return (%)	-10.85
Rating	Underweight
Bloomberg	ORY NW

Source: Bloomberg, Cirrus
 All prices correct as of 14 Feb '24

Oryx Properties Representatives



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