



RESIDENTIAL | RETAIL | INDUSTRIAL | REST OF AFRICA

UNAUDITED CONDENSED  
CONSOLIDATED INTERIM  
FINANCIAL STATEMENTS  
**FOR THE SIX MONTHS  
ENDED 30 JUNE 2025**





# OVERVIEW

## PORTFOLIO PERFORMANCE

**TOTAL NET PROPERTY INCOME ("NPI")**  
increased by **3.0%** to **R756.6 million**  
(2024 H1: R734.5 million)

**TOTAL LIKE-FOR-LIKE NPI increased by  
4.9% to R718.1 million**  
(2024 H1: R684.4 million)

**TRADITIONAL PORTFOLIO VACANCY**  
% of gross lettable area ("GLA")  
**1.5%** (31 December 2024: 1.5%)

**RESIDENTIAL PORTFOLIO VACANCY**  
% of total units  
2025 H1 average **4.1%** (2024 H1: 4.6%)  
At 30 June 2025 **3.3%** (31 December 2024: 4.1%)

## CAPITAL STRUCTURE

**LOAN-TO-VALUE ("LTV")<sup>1</sup> of 40.3%**  
(31 December 2024: 42.0%)  
<sup>1</sup> Net debt LTV excluding derivatives, which if included would be 40.4%  
(31 December 2024: 42.0%)

**WEIGHTED AVERAGE COST<sup>2</sup> of funding of  
9.0%** (31 December 2024: 9.6%)  
Post 30 June 2025, improved to **8.9%**

<sup>2</sup> This relates to the weighted average cost of funding exclusive of swaps.

**EFFECTIVE FIXED DEBT of 58.5%**  
(31 December 2024: 60.4%)  
Post 30 June 2025, improved to **66.9%**

**WEIGHTED AVERAGE SWAP TENOR of  
1.5 years** (31 December 2024: 1.4 years)  
Post 30 June 2025, improved to  
**3.1 years**

## DISTRIBUTION

### DISTRIBUTION PER SHARE

**Increase of 7.5% in distribution per share to 13.01 cps at 92.5% payout ratio**

(2024 H1: 12.11 cps at 90% payout ratio)

### DISTRIBUTABLE INCOME PER SHARE

**Increase per share of 4.6% to 14.07 cps** (2024 H1: 13.46 cps)

## PROPERTY ACTIVITIES

Property disposals transferred, contracted and still to transfer for the period 1 January to 30 June 2025

**R953.2 million**

Transferred to 30 June 2025: R379.7 million;  
Contracted not yet transferred: R573.5 million, of which R194.2 million has transferred after 30 June 2025

**Includes RESIDENTIAL APARTMENT SALES of:**

Transferred 245 units for R112.8 million;  
Contracted still to transfer 534 units for R261.6 million

**ASSETS UNDER MANAGEMENT OF  
R19.1 billion**

(31 December 2024: R19.4 billion)

## COMMENTARY

### INTRODUCTION

SA Corporate Real Estate Limited ("SA Corporate" or "the Company") is a JSE-listed Real Estate Investment Trust ("REIT") and together with all its subsidiaries ("the Group") owns a focused portfolio of quality industrial, retail and residential buildings located primarily in the major metropolitan areas of South Africa with a secondary node in Zambia. As at 30 June 2025, the property portfolio consisted of 250 properties, with 1 655 326m<sup>2</sup> of GLA, valued at R17.7 billion, and exposure to direct and listed property valued at R1.8 billion in Zambia.

### STRATEGY PERFORMANCE UPDATE

For the six months ended 30 June 2025, the Group delivered results in line with guidance, reporting year-on-year distributable income growth per share of 4.6%. Like-for-like revenue and NPI increased by 5.8% and 4.9%, respectively, compared to the prior period, while vacancies declined from 3.4% to 3.0% over the same period. This strong performance validates the Group's strategic focus on delivering value to shareholders through the creation of a defensive, diversified portfolio comprising:

- (i) A "best-in-class" residential portfolio that is focused on inner city precincts and suburban estates, that delivers affordable, well-managed rental housing, offering a safe and secure environment enhanced by amenities, for a superior lifestyle;
- (ii) A robust retail portfolio specialising in convenience-oriented shopping centres with a focus on essential retail; and
- (iii) A quality logistics portfolio that is invested in high-demand, strategic locations able to support supply chain resilience and e-commerce growth at competitively priced rentals.

The Group's investment in residential property is underpinned by the global case for the sector. The value drivers are not only short-term rental escalation, but also include stable occupancy, resilient income streams, and low return volatility. MSCI's global index shows that residential property has been the second-best performing property class globally since 2001, after industrial, with lower volatility than both industrial and retail. Yet, in South Africa, residential remains under-represented, accounting for less than 2% of the REIT sector, compared to 21% of global investment property by value. In the US, residential REITs delivered circa 10% compound annual growth rate ("CAGR") in total shareholder returns over the past decade, outperforming bonds (7–8% CAGR) and REITs focused on offices (7.5% CAGR) and retail (6.5% CAGR).

The Group's residential exposure offers a unique opportunity to unlock value by selling non-core apartments individually into the retail market. These disposals generate gains derived from the premium that homeowners are willing to pay over the investment property carrying values reflected in SA Corporate's accounts. The current sales pipeline over the next three years comprises more than 3 000 units valued at *circa* R1.4 billion. To date, realised gains have exceeded 60% relative to cost and 20% relative to book value.

The Group's Residential<sup>1</sup> portfolio produced a financial and operational performance that corroborates the assertion of residential property being a defensive, low volatility asset class capable of delivering returns above inflation. For the six-months ended 30 June 2025, the portfolio<sup>1</sup> reported year-on-year like-for-like revenue and NPI growth of 5.4% and 5.2% respectively. Growth was driven primarily by an increase in student rentals in the non-metro properties, broader residential rental escalations, and improved retail letting, renewals, and vacancy reversions. Despite this above-inflation growth, the residential portfolio's results were negatively impacted by two factors:

- Municipal rates increases imposed by the City of Johannesburg on sectional title properties due to a rates policy change, which reduced like-for-like NPI growth by 1.5%.
- The reversal of historic utility accruals of R10.7 million in the prior year increased the 2024 NPI. Without this, the growth in NPI in the current period would have been 2.7% higher.

<sup>1</sup> Residential portfolio includes exposure to inner city retail primarily on the ground level of mixed use properties

## COMMENTARY CONTINUED

In SA Corporate's retail portfolio, year-on-year like-for-like revenue and NPI grew by 6.7% and 4.8% respectively, compared to the prior reporting period. Vacancies were further reduced to 2.6% at 30 June 2025, from 2.8% in the prior period. This commendable set of results is attributed to management's continued efforts to recalibrate the tenant mix and strengthen anchor tenants across the centres. National tenants now comprise 70% of total GLA in the retail portfolio while convenience retail represents 63.5% of GLA. As at 30 June 2025, trading densities increased by 4.6% on a twelve-month rolling basis. This compares favourably with MSCI data, which reports overall trading density growth of 3.5% in the retail sector over the same period. The Group has experienced particularly strong trading density growth in the Grocery (5.6%), Fast Food (8.0%), Sportswear (13.6%), and Liquor Store (15.1%) trading categories. The redevelopment of Montana Crossing is now complete, with the introduction of Checkers Fresh X, Checkers Liquor and Petshop Science as anchor tenants replacing Pick n Pay. The Group anticipates a 30% uplift in the rental income of Montana Crossing for the 2026 financial year as a result.

Further redevelopments are planned at:

- Town Square, where Clicks will be expanded by an additional 180m<sup>2</sup>.
- Cambridge Crossing, where the underperforming sports bar will be replaced with a 560m<sup>2</sup> upmarket independent pharmacy, expected to enhance foot traffic around the centre.
- Coachmans Crossing, where the underperforming supermarket is being replaced with Berliner Deli (butchery and liquor store) and a Mugg & Bean.
- Springfield, where Shoprite will be replacing the Pick n Pay store which was underperforming.

All redevelopments are expected to be completed by Q4-2025.

The industrial portfolio continues to deliver robust results, reporting zero vacancies at 30 June 2025 and like-for-like revenue and NPI growth of 3.8% and 4.0% respectively, compared to the prior reporting period. Renewal reversions continue to trend strongly positive, with lease renewal reversions in the range of 2.6% to 6.9% achieved across 14 064m<sup>2</sup> of space up for renewal. Management is also in the process of negotiating an early renewal of a 42 144m<sup>2</sup> lease, extending the lease term to 2030. Redevelopment has been planned at 5 Westgate Place, Westmead and Suffert Street, Pinetown for circa R40 million.

The Zambian joint venture ("JV") delivered distributable income growth of 8.9% in USD terms, supported by the elimination of the 16% property revenue tax on Acacia Park and Jacaranda Mall rental income, following their transfer into the Real Estate Investments Zambia plc ("REIZ") REIT structure. The Group expects to transfer East Park Mall, its flagship Zambian property, into REIZ in Q4-2025. This will unlock additional shareholder value through the elimination of approximately USD 1 million in annual rental revenue taxes that would otherwise have been payable.

## COMMENTARY CONTINUED

### **SA REIT FUNDS FROM OPERATIONS**

Funds from operations ("FFO"), as defined by the SA REIT Association ("SA REIT"), generated for the six months to June 2025 was R369.4 million (June 2024: R338.4 million). Total SA REIT FFO per share for the period amounted to 14.24 cps, up 4.6% relative to 13.62 cps in June 2024 and 3.3% greater than that for the second half of 2024.

### **NET PROPERTY INCOME**

Total property revenue for the period amounted to R1 456.3 million (June 2024: R1 459.6 million) with the like-for-like portfolio, excluding disposals, developments and acquisitions during 2024 and 2025, amounting to R1 367.9 million (June 2024: R1 292.9 million).

NPI increased by 3.0% or R22.1 million from R734.5 million to R756.6 million, with the like-for-like portfolio recording growth of 4.9%. The uplift in NPI was primarily driven by the stronger performance of the like-for-like portfolio, partially offset by reduced contributions attributable to properties that were sold or classified as held for sale.

Total property expenses increased to R717.9 million (June 2024: R686.2 million). Like-for-like property expenses increased by 6.8% with municipal expenses increasing by 8.8% and controllable property expenses increasing by 4.5%.

The overall distributable income from the Zambian JV for the period increased by 7.2% to R30.8 million (June 2024: R28.7 million). The increase in distributable income from the Zambian JV was partially offset by the appreciation of the ZAR with the USD/ZAR average conversion rate reducing by 1.8%.

### **NET FINANCE COST**

Net finance cost incurred for the period, excluding the impact of IFRS 16, increased by 1.7% to R363.0 million (June 2024: R356.9 million). Finance costs capitalised to investment properties for the period amounted to R2.1 million (June 2024: R4.8 million). Consequently, net finance cost before the capitalisation of interest amounted to R365.1 million (June 2024: R361.7 million).

The increase in net finance costs relative to the comparative period, was largely driven by slightly higher average borrowings in H2-2024 and a higher weighted average fixed rate on swaps, reflecting the higher incremental cost of replacing swaps entered into prior to the rate hiking cycle. These impacts were partially offset by R659.1 million of debt repayments in the latter part of H1-2025 and the effects of interest rate cuts, with JIBAR decreasing on average by 86 basis points ("bps") compared to the prior period. The benefit of these repayments will be more pronounced in H2-2025 due to the timing of the repayments.

### **PROPERTY VALUATIONS**

The Group's independently valued property portfolio, excluding properties held in the Zambian JV, decreased by R241.3million to R17.7 billion in the six months to 30 June 2025 (December 2024: R18.0 billion). The like-for-like portfolio held for the six months to 30 June 2025 increased by R64.7 million to R16.0 billion. The decrease in the property portfolio was largely driven by net disposals of R378.7 million.

## COMMENTARY CONTINUED

On a clean growth basis, valuations have increased by 0.6% for the six months to 30 June 2025 in respect of the combined Traditional and Residential portfolios. In the interest of ensuring independence, SA Corporate appointed a new valuer whose first valuation of the portfolio was at 30 June 2025. Whilst the valuation of the Residential portfolio has resulted in a 4.0% clean growth in the residential portfolio value since 31 December 2024, the new valuer's more conservative assumptions applied to the valuation of the Traditional portfolio has resulted in a clean growth decrease of 1.7% compared with the portfolio valuation prepared by the previous valuer as at 31 December 2024. This decrease is not as a result of a deterioration in the quality of the Traditional portfolio but rather a consequence of the more prudent valuation assumptions applied by the new valuer. Applying these more prudent assumptions to the Traditional portfolio at 31 December 2024, the valuation by the new valuer reflects clean growth of 3.9% over the six-month period.

Following a number of years of conservative residential capitalisation rate assumptions which resulted in flat growth, despite consistent and resilient NPI performance over the years, the Residential portfolio recorded a clean growth of 4.0% in the six months to 30 June 2025. This performance was driven by sustained low vacancies year-on-year, supported by a continued high demand for high quality affordable rental accommodation. Given this strong occupancy profile and the resilience of the tenant base, residential valuations within the portfolio are expected to trend upward in the future, considering that in South Africa, the multifamily sector is gaining traction as a resilient, purpose-built asset class. While still in the early stages of institutionalisation, this sector is underpinned by strong fundamentals such as high occupancy rates and stable rental collections, with growing institutional interest. Globally, leading real estate transaction advisors rank multifamily as a preferred real estate asset class in 2025. Reflecting this trend, investor appetite for multifamily is steadily strengthening in South Africa, positioning it as an increasingly attractive and defensive component of the property market.

The valuation of the Zambian portfolio increased to USD 102.9 million from USD 100.7 million, a gain of USD 2.2 million (clean growth of 2.2%). Despite the clean growth increase, an appreciation of the ZAR to USD decreased the value of the portfolio by 2.9%.

The discount and capitalisation rates applied in the valuations are discussed in detail in the investment property section in note 4.

### NET ASSET VALUE

The Net Asset Value ("NAV") per share as per the Unaudited Condensed Consolidated Interim Statement of Financial Position decreased by 2.3% from 443 cps to 433 cps. This decrease reflects the dilution from the issuance of new shares, the proceeds of which were utilised for the settlement of debt; the appreciation of the ZAR against the US Dollar resulting in foreign exchange movements for the Zambian JV and fair value changes on interest rate swap derivatives.

The Group intends to reduce gearing through property disposals.

The SA REIT defined NAV is calculated as NAV per the Unaudited Condensed Consolidated Interim Statement of Financial Position, less goodwill and intangible assets, deferred taxation and any interim dividend declared and still to be paid in respect of the reporting period. The SA REIT NAV per share was 416 cps as at 30 June 2025 (December 2024: 428 cps).

## COMMENTARY CONTINUED

### PROPERTY PORTFOLIO

The table below reflects the pipeline of disposals which includes both properties that meet the definition of held for sale and those that do not meet the IFRS criteria.

#### Transferred disposals:

Property	Transfer date	Gross selling price (Rm)	Region	Sector
Empire Gardens, Johannesburg	Mar 25	19.5	Gauteng	Residential
No. One Eloff, Johannesburg	Mar 25	42.0	Gauteng	Residential
Pomegranate, Johannesburg	Mar 25	8.2	Gauteng	Residential
Vilakazi, Johannesburg	Mar 25	1.1	Gauteng	Residential
Danina, Johannesburg	Apr 25	10.8	Gauteng	Inner City Retail
320 Bree Street, Johannesburg	Jun 25	8.0	Gauteng	Residential
Balnagask, Johannesburg	Jun 25	46.7	Gauteng	Residential
Bree Street Retail, Johannesburg	Jun 25	14.9	Gauteng	Inner City Retail
Geraldine Court, Johannesburg	Jun 25	14.0	Gauteng	Residential
Monsmeg, Johannesburg	Jun 25	9.0	Gauteng	Residential
Northways, Johannesburg	Jun 25	8.9	Gauteng	Residential
Park Mews, Johannesburg	Jun 25	10.5	Gauteng	Residential
The Sentinel, Johannesburg	Jun 25	73.3	Gauteng	Residential
Residential apartments	Jan 25 – Jun 25	112.8	Gauteng	Residential
<b>Total</b>		<b>379.7</b>		

#### Contracted and unconditional disposals:

Property	Expected transfer date	Gross selling price (Rm)	Region	Sector
Fair care section of La Vie Nouvelle, Johannesburg <sup>(1)</sup>	Jul 25	28.0	Gauteng	Residential
Sue Mark Court, Johannesburg <sup>(1)</sup>	Jul 25	10.4	Gauteng	Residential
Midhill Gardens, Johannesburg <sup>(1)</sup>	Jul 25	21.5	Gauteng	Residential
Sefton Court, Johannesburg <sup>(1)</sup>	Jul 25	12.5	Gauteng	Residential
Arvin Court, Johannesburg <sup>(1)</sup>	Jul 25	2.8	Gauteng	Residential
Forest Road Design and Décor Centre 1, Johannesburg <sup>(1)</sup>	Aug 25	50.0	Gauteng	Retail
Beacon Royal, Johannesburg <sup>(1)</sup>	Aug 25	4.0	Gauteng	Residential
Multi Glass, Johannesburg	Sept 25	3.6	Gauteng	Inner City Retail
Curzon Court, Johannesburg	Oct 25	6.4	Gauteng	Residential
Sewick Court, Johannesburg	Oct 25	5.7	Gauteng	Residential
Morgenster, Johannesburg	Oct 25	8.7	Gauteng	Residential
Portion of 11 Winkel Street, Jet Park	Dec 25	30.0	Gauteng	Industrial
Chapel Court, Johannesburg Inner City	Dec 25	38.0	Gauteng	Inner City Retail
Residential apartments <sup>(2)</sup>	Jul 25 – Oct 25	98.2	Gauteng	Residential
<b>Total</b>		<b>319.8</b>		

<sup>(1)</sup> Transferred subsequent to 30 June 2025.

<sup>(2)</sup> R65.0 million has transferred subsequent to 30 June 2025.

## COMMENTARY CONTINUED

### Contracted and conditional disposals:

Property	Expected transfer date	Gross selling price (Rm)	Region	Sector
Residential apartments	Jul 25 – Nov 25	163.4	Gauteng	Residential
Hotel at Cullinan Jewel Shopping Centre, Pretoria	Sept 25	2.7	Gauteng	Retail
Kings Ransom, Johannesburg	Dec 25	87.6	Gauteng	Residential
<b>Total</b>		<b>253.7</b>		

The Group's total contracted and transferred disposal pipeline from 1 January to 30 June 2025 of R953.2 million was sold at a 7.7% premium to the last valuation.

The Group's strategic disposal programme continues to progress in line with its portfolio refinement objectives.

The disposal programme is largely in respect of the ex-Indluplace residential properties but does include two traditional portfolio properties being:

- (i) The sale of the industrial property located at 11 Winkel Street, Jet Park, which was concluded for R30 million, at a premium of 5% to the last valuation. This disposal aligns with the Group's ongoing strategy to optimise the industrial portfolio by focusing on high-quality logistics assets in established industrial nodes. Transfer of this property is expected to be finalised in Q4-2025.
- (ii) The sale of the retail centre Forest Road Design and Décor Centre which transferred in August 2025.

The residential disposal programme has two components being:

- (i) Non-core largely inner city high rise residential properties, the disposal of which has accelerated meaningfully in 2025, advancing the exit of a total of R266.9 million, with a further R79.2 million transferring post-period end. An additional R150.1 million in transfers is expected in Q4-2025.
- (ii) Unlocking value through the sale of apartments to the retail market. This continues to gain momentum in the eight-month period to 31 August 2025, 860 residential apartments have been contracted for sale. Of these, 381 apartments totalling R177.8 million, have been successfully transferred. The sale of residential apartments to the retail market was contracted at an average exit yield of 8.3%, 33.4% above the last valuation and 73.0% above the acquisition cost attributed to them from the Indluplace merger. With an established sales platform and a strong pipeline, the Group is on track to realise a value unlock in excess of R500 million, being the gain between the sales proceeds and the base cost arising from the Indluplace acquisition.

### VACANCIES

Sector	Vacancy as % of GLA			Vacancy as % of rental income		
	30 Jun 2025	31 Dec 2024	30 Jun 2024	30 Jun 2025	31 Dec 2024	30 Jun 2024
<b>Traditional portfolio</b>						
Industrial	–	–	–	–	–	–
Retail	2.6	2.4	2.8	2.0	1.9	1.9
Commercial	9.1	8.7	8.5	7.2	6.0	5.6
<b>Portfolio total</b>	<b>1.5</b>	<b>1.5</b>	<b>1.6</b>	<b>1.6</b>	<b>1.5</b>	<b>1.5</b>
<b>Afico portfolio</b>						
Retail/Commercial	3.0	6.1	6.0	4.7	7.5	7.1
Residential <sup>(1)</sup>	3.3	4.1	4.0	3.2	3.6	4.0
<b>Rest of Africa portfolio</b>						
East Park Mall	3.4	2.4	2.7	4.0	2.8	3.8
REIZ	16.4	26.2	7.7	16.6	22.5	5.6
<b>Portfolio total</b>	<b>11.0</b>	<b>16.2</b>	<b>4.2</b>	<b>10.6</b>	<b>12.2</b>	<b>4.2</b>

<sup>(1)</sup> Vacancy calculated on number of units.

## COMMENTARY CONTINUED

There are no vacancies in the industrial portfolio driven by high demand for logistic warehousing facilities situated in well-established logistic hubs and transport routes.

Vacancies in the retail portfolio increased marginally in the first half of 2025. This was largely due to three apparel tenants vacating and two banks downsizing at Umlazi Mega City totalling 1 251m<sup>2</sup>, a pharmacy and ABSA downsizing at Hayfields (350m<sup>2</sup>), a liquor store and barber at Cambridge Crossing (194m<sup>2</sup>) and a general store at The Oaks Shopping Centre (157m<sup>2</sup>). Various tenants were secured in the period to contain vacancies. A butchery took occupation at Montana Crossing (497m<sup>2</sup>), a stationery tenant at NorthPark Mall (262m<sup>2</sup>) and a beauty spa tenant at Forest Road Design and Décor Centre (183m<sup>2</sup>).

Vacancies in the residential portfolio ended the period at 3.3% as at 30 June 2025, reflecting a continuation of the strong performance achieved in recent periods. Residential vacancies were recorded at 3.7%, with the student portfolio achieving an exceptionally low 2.0%. Within the residential portfolio, suburban properties outperformed with vacancies of 3.2%, compared to a very respectable 4.5% in the inner city. The improvement in the overall vacancy rate was supported by non-core property disposals, largely in the inner city, as certain of these properties carried elevated retail vacancies.

This strong residential performance reflects management's focus on building and maintaining a "best in class" portfolio. By combining a quality product offering with excellent customer service, the residential portfolio continues to invest strategically in capital projects that enhance lifestyle and security features. These initiatives, together with well-timed promotional campaigns and active tenant engagement, have contributed to the sustained strength in occupancy across the portfolio.

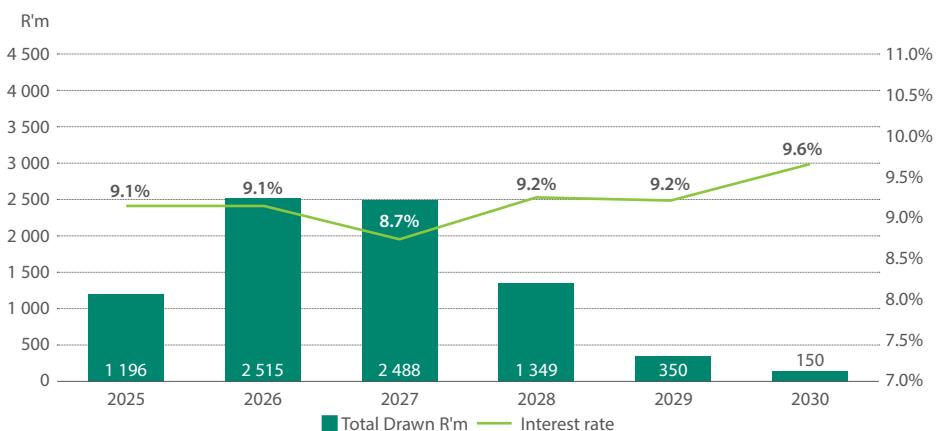
In the Rest of Africa portfolio, total vacancies at East Park Mall increased to 3.4% (from 2.7% at 30 June 2024), primarily due to 2 314m<sup>2</sup> of space vacated by a motor dealership, a wholesale electrical goods retailer, and an importer/exporter of furniture equipment. This space has, however, subsequently been let to a restaurateur, a wholesale goods trader and FNB, with tenancy expected to commence in Q4-2025.

Across the broader REIZ portfolio, vacancies rose from 7.7% at 30 June 2024 to 16.4% at 30 June 2025, largely due to 21 867m<sup>2</sup> of space placed under redevelopment at Arcades Shopping Centre in H2-2024. The redevelopment was undertaken to accommodate new line shops and to introduce Pick n Pay as an anchor tenant. As of 30 June 2025, a total of 5 259m<sup>2</sup> remains under redevelopment, with completion anticipated in Q4-2025. Additionally, 3 200m<sup>2</sup> of space at REIZ's industrial portfolio property, Eureka Park, was vacant. Of this, 2 000m<sup>2</sup> has since been let to a national motor dealership, with occupation expected in September 2025.

## COMMENTARY CONTINUED

### BORROWINGS

The debt maturity profile as at 30 June 2025 is detailed below.



Total debt drawn amounted to R8 047.5 million, a decrease of R684.4 million from R8 731.9 million at 31 December 2024, whilst net debt amounted to R7 760.1 million (December 2024: R8 213.0 million). The decrease in drawn debt is largely attributable to debt repaid during the six months to June 2025. The USD loan decreased by R25.3 million due to the appreciation of the ZAR/USD exchange rate from R18.71 in December 2024 to R17.78 in June 2025. The weighted average tenor of debt as at 30 June 2025 has increased to 1.9 years.

During the period, the Group successfully concluded the refinance of its USD facility, as well as the refinance of R1 057.5 million local long-term borrowing facilities expiring in 2025, with a reduction in debt margin of 11 bps. Subsequent to 30 June 2025, the Group has successfully concluded the refinance of the Residential portfolio debt amounting to R2 080.0 million reducing the debt margins of these facilities by 22 bps. Post this refinance, the Group has R729.6 million of short-term borrowing facilities which are in the process of being refinanced.

The Group's weighted average cost of debt was 9.0% both excluding and including interest rate swaps (December 2024: 9.6% and 9.3%). The weighted average swap margin moved unfavourably, transitioning from a net inflow position of 30 bps at 31 December 2024 to a net outflow of 1 bp, while the weighted average debt margin declined from 2.0% in December 2024 to 1.9% in June 2025. Although JIBAR fell by 86 bps since December 2024, and the weighted average debt margin reduced by 11 bps due to improved terms on refinanced facilities, the benefit was muted as the Group locked in new swaps at incrementally higher fixed costs, replacing older agreements entered into before the rate hiking cycle. In addition, the full benefit of rate cuts and margin reductions has not yet been realised, as both the second rate cut of 2025 and the refinancing at lower margins only took place in May 2025.

## COMMENTARY CONTINUED

The annualised amortised transaction costs imputed into the effective interest rate amounted to 0.1%, resulting in an all-in weighted average cost of debt of 9.1%. The Group entered into R250.0 million of new ZAR swap agreements as well as a USD 27.0 million swap at a tenor of 3 years during the first six months of the year.

As at 30 June 2025, 58.5% of total drawn debt (December 2024: 60.4%) was fixed through swaps, with an average tenor of 1.5 years on the variable debt. Post period-end, this position was improved to 66.9% and 3.1 years, respectively through the conclusion of an additional R600 million new swap at a tenor of 4 years, as well as R2 325.0 million of existing swaps blended-and-extended to 4- and 5-year tenors at improved fixed rates, representing reductions of 28 to 45 bps compared to their previous fixed levels.

The Group's net interest cover ratio ("ICR") remained at 2.0 times (December 2024: 2.0 times) while the net debt LTV improved to 40.3% as at 30 June 2025 in comparison to 42.0% at 31 December 2024, due to the reduction of debt, with a total of R659.1 million of debt being repaid in the first six months. Post 30 June 2025, a further R146.6 million of debt was repaid, bringing the total debt repaid to R805.7 million. This excludes the fair value liability on interest rate swap derivatives of R24.5 million (December 2024: R5.7 million).

### Key lender covenants

At 30 June 2025, the Group was in compliance with all lender covenants applicable to the period.

Description	Covenant requirement as at 30 June 2025	Unaudited six months ended 30 June 2025	Unaudited six months ended 30 June 2024	Audited year ended 31 December 2024
LTV	50.0%	43.4%	43.6%	46.1%
ICR <sup>(1)</sup>	1.8x	1.85x	1.8x	1.8x

<sup>(1)</sup> Gross ICR.

The lender LTV has improved by 270 bps to 43.4% from 31 December 2024. Cash on hand, including committed undrawn facilities, excluding tenant deposits as at 30 June 2025, amounted to R287.4 million (December 2024: R518.9 million).

The Group continued its deleveraging activities, with R659.1 million of debt repaid up to 30 June 2025. The Corporate and Transactional ICR covenants are aligned to this deleveraging trajectory, being 1.80x and 1.65x respectively until 30 June 2025, increasing to 1.85x and 1.70x until 31 December 2025, to 1.95x and 1.75x until 30 June 2026 and thereafter to 2.00x and 1.75x.

## COMMENTARY CONTINUED

### OUTLOOK

The residential portfolio delivered a strong performance for the six months ended 30 June 2025, which is expected to be sustained for the remainder of the financial year. The portfolio continues to benefit from positive rental growth and low vacancy levels.

Momentum in apartment sales is anticipated to build further as the Group strengthens its sales channel capacity. The Group's strategy is to increase its exposure to suburban estates with its inner city residential portfolio being restricted to the five precincts in which it is currently dominant.

In the retail portfolio, vacancies are expected to remain low at levels consistent with those reported for the first half of the year, supported by positive lease renewal reversions and average rental escalations of 6.0%, comfortably above prevailing inflation.

The industrial portfolio is anticipated to have negligible vacancies for the remainder of the year. Renewal reversions on leases expiring in the second half are projected to be positive, with escalations averaging 6.0%, also well ahead of inflation.

Distributable income per share growth for the year ending 31 December 2025 is estimated at between 4.0% and 5.0% and distribution per share growth at between 7% and 8%.

Any forecast financial information contained in this announcement has not been reviewed and reported on by the Company's auditors.

### DISTRIBUTION

The Company is committed to a distribution policy that aligns the investment thesis of REIT investors by withholding a portion of distributable income to fund defensive and recurring capital expenditure that does not generate additional income or enhance property values. Historically, 10% of distributable income has been retained for this purpose. As noted earlier, the Group's residential business provides the opportunity to dispose of non-core apartments in the retail market at substantial gains to book value. By applying these gains to offset the withholding, the Company can prudently distribute a portion of realised gains to investors while reducing the tax inefficiency that would otherwise arise. In light of this, the Board of Directors ("the Board") has increased the payout ratio to 92.5% and approved a distribution of R341.7 million for the period ended 30 June 2025 (June 2024: R304.6 million), equivalent to 13.01 cents per share (30 June 2024: 12.11 cents per share).

## DISTRIBUTION STATEMENT

R 000	Unaudited six months ended 30 June 2025	Unaudited six months ended 30 June 2024	Unaudited year ended 31 December 2024
<b>DISTRIBUTABLE INCOME</b>			
Rent (excluding straight-line rental adjustment)	1 047 331	1 028 506	2 064 496
Net property expenses	(290 726)	(293 990)	(578 352)
Property expenses	(717 900)	(686 201)	(1 419 419)
Recovery of property expenses	427 174	392 211	841 067
<b>Net property income</b>	<b>756 605</b>	<b>734 516</b>	<b>1 486 144</b>
Profit from JVs	30 795	28 724	59 749
Taxation on distributable income	(1 979)	(3 999)	(7 110)
<b>Net finance cost</b>	<b>(363 021)</b>	<b>(356 875)</b>	<b>(728 401)</b>
Interest expense	(389 264)	(375 060)	(760 668)
Interest income	26 243	18 185	32 267
Distribution-related expenses	(61 180)	(63 967)	(129 469)
Antecedent distribution <sup>(1)</sup>	8 133	—	—
<b>Distributable income</b>	<b>369 353</b>	<b>338 399</b>	<b>680 913</b>
<b>Distributable income</b>			
Distributable income for the six months ended June	369 353	338 399	680 913
Distributable income for the six months ended December	—	—	342 514
Shares in issue ('000)	2 625 248	2 514 732	2 514 732
Distributable income per share ("DIPS") (cents)	14.07	13.46	27.08
Interim DIPS (cents)	14.07	13.46	13.46
Final DIPS (cents)	—	—	13.62
Distributable income retained	27 702	33 840	68 091
Distribution	341 651	304 559	612 822
Distribution per share ("DPS") (cents)	13.01	12.11	24.37
Interim DPS (cents)	13.01	12.11	12.11
Final DPS (cents)	—	—	12.26

<sup>(1)</sup> During the first half of the financial period, the Group issued shares that gave rise to the antecedent adjustment. This adjustment is made to avoid diluting the returns of shareholders prior to the new issue of shares.

# UNAUDITED CONDENSED CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

R 000	<b>Unaudited six months ended 30 June 2025</b>	<b>Unaudited six months ended 30 June 2024</b>	<b>Audited year ended 31 December 2024</b>
<b>Assets</b>			
<b>Non-current assets</b>	<b>18 601 355</b>	18 975 824	18 525 698
Investment property			
- Investment property	<b>16 986 386</b>	17 435 650	16 858 828
- Rental receivable - straight-line rental adjustment	<b>16 618 696</b>	17 049 274	16 500 409
- Letting commissions and tenant installations	<b>356 604</b>	368 927	342 728
	<b>11 086</b>	17 449	15 691
Investment in JVs			
Property, plant and equipment	<b>1 364 707</b>	1 340 152	1 455 440
Intangible assets and goodwill	<b>60 765</b>	43 110	62 026
Right-of-use assets	<b>81 904</b>	81 906	81 904
Other financial assets	<b>51 091</b>	32 600	34 130
Swap derivatives	<b>44 222</b>	32 363	21 811
Deferred taxation	-	7 764	1 753
	<b>12 280</b>	2 279	9 806
<b>Current assets</b>	<b>973 793</b>	728 215	1 191 854
Inventories	<b>755</b>	-	388
Letting commission and tenant installations	<b>20 749</b>	15 799	16 449
Other financial assets	<b>16 050</b>	19 328	22 289
Swap derivatives	<b>3 016</b>	36 008	7 397
Trade and other receivables	<b>401 780</b>	378 491	424 571
Prepayments	<b>43 628</b>	40 407	-
Rental receivable - straight-line rental adjustment	<b>28 075</b>	23 651	55 544
Taxation receivable	<b>3 564</b>	2 350	2 215
Cash and cash equivalents	<b>456 176</b>	212 181	663 001
Non-current assets held for sale	<b>697 697</b>	453 843	1 044 342
<b>Total assets</b>	<b>20 272 845</b>	20 157 882	20 761 894
<b>Equity and liabilities</b>			
<b>Equity</b>			
Share capital and reserves	<b>11 364 438</b>	11 152 157	11 161 400
<b>Liabilities</b>			
<b>Non-current liabilities</b>			
Interest-bearing borrowings	<b>6 300 282</b>	6 343 945	5 408 526
Lease liabilities	<b>6 229 656</b>	6 311 270	5 364 573
Swap derivatives	<b>50 362</b>	30 501	36 058
	<b>20 264</b>	2 174	7 895
<b>Current liabilities</b>	<b>2 608 125</b>	2 661 780	4 191 968
Interest-bearing borrowings	<b>1 854 071</b>	1 957 866	3 413 296
Lease liabilities	<b>10 578</b>	12 179	9 291
Swap derivatives	<b>7 282</b>	-	6 945
Taxation payable	-	1 598	1 549
Trade and other payables	<b>736 194</b>	690 137	760 887
<b>Total liabilities</b>	<b>8 908 407</b>	9 005 725	9 600 494
<b>Total equity and liabilities</b>	<b>20 272 845</b>	20 157 882	20 761 894

## UNAUDITED CONDENSED CONSOLIDATED INTERIM STATEMENT OF COMPREHENSIVE INCOME

R 000	<b>Unaudited six months ended 30 June 2025</b>	<b>Unaudited six months ended 30 June 2024</b>	<b>Audited year ended 31 December 2024</b>
Revenue	1 456 275	1 459 637	2 940 965
Expected credit losses	(14 992)	(17 143)	(29 078)
Fair value gain on investment property <sup>(1)</sup>	47 890	39 675	16 504
Operating expenses	(776 838)	(745 853)	(1 521 244)
<b>Operating profit</b>	<b>712 335</b>	736 316	1 407 147
Other loss	–	–	(2 163)
Foreign exchange adjustments	24 986	9 588	(5 012)
Fair value loss on swap derivatives	(18 269)	(16 514)	(63 067)
Capital loss on disposal of assets <sup>(2)</sup>	(27 392)	(4 797)	(15 520)
Profit from JVs <sup>(3)</sup>	50 029	43 229	55 254
Interest income	26 249	18 190	32 279
Interest expense	(391 113)	(376 679)	(763 805)
<b>Profit before taxation</b>	<b>376 825</b>	409 333	645 113
Taxation income/(expense)	495	(3 698)	717
<b>Profit after taxation for the period</b>	<b>377 320</b>	405 635	645 830
<b>Other comprehensive income:</b>			
<b>Items that may be reclassified to profit or loss after taxation:</b>			
Foreign exchange adjustments on investment in JVs <sup>(4)</sup>	(137 064)	25 255	93 473
<b>Total comprehensive income for the period</b>	<b>240 256</b>	430 890	739 303
Basic earnings per share (cents)	<b>14.90</b>	16.33	25.98
Diluted earnings per share (cents)	<b>14.71</b>	16.23	25.66

<sup>(1)</sup> Fair value gain on investment property for the six months ended June 2025 of R15.5 million (2024: R61.2 million) and fair value gain on held for sale property of R32.4 million (2024: R21.5 million loss). Fair value gain on investment property for the December 2024 period of R16.5 million comprises fair value adjustments on investment property of R84.8 million, and a fair value loss on held for sale property of R68.3 million. Refer to note 5.

<sup>(2)</sup> Included in capital loss on disposal of assets are sales of investment property, property, plant and equipment and subsidiaries. Refer to note 8 for details on disposal of subsidiaries during the period.

<sup>(3)</sup> Included in profit from JVs for the six month period ended June 2025 is R19.2 million (2024: R14.5 million) due to the fair value adjustment of properties and R 30.8 million (2024: R28.7 million) relating to distributable income. Included in the December 2024 profit from JVs is R4.5 million relating to the fair value adjustment of properties and R 59.7 million relating to the distributable income.

<sup>(4)</sup> The foreign exchange adjustment on investment in JVs is a loss in the current year compared to the gain recognised in prior year, due to the strengthening of the Rand against the USD in the current period. The closing exchange rate at December 2024 was R18.71 / USD, compared to R17.78 / USD at 30 June 2025.

## UNAUDITED CONDENSED CONSOLIDATED INTERIM STATEMENT OF CHANGES IN EQUITY CONTINUED

R 000	Share capital	Non-distributable reserves	Distributable reserves	Total equity
<b>Shareholders' equity at 1 January 2024</b>	<b>9 126 100</b>	<b>1 135 083</b>	<b>773 717</b>	<b>11 034 900</b>
<b>Total comprehensive income for the year</b>	<b>–</b>	<b>–</b>	<b>739 303</b>	<b>739 303</b>
Profit for the year	–	–	645 830	645 830
Foreign exchange adjustments on investment in JVs	–	–	93 473	93 473
Treasury shares repurchased	(29 643)	–	–	(29 643)
Share based payment reserve	15 193	2 820	–	18 013
Fair value loss on swap derivatives	–	(63 067)	63 067	–
Fair value gain on investment property	–	16 504	(16 504)	–
Non-distributable adjustments on investment in JVs	–	(4 417)	4 417	–
Capital loss on disposal of Investment property, Property, plant and equipment and subsidiaries	–	(4 495)	4 495	–
Foreign exchange loss on capital loan	–	(15 520)	15 520	–
Straight-line rental adjustment	–	44 944	(44 944)	–
Depreciation	–	(18 238)	18 238	–
Non-distributable expenses	–	(9 614)	9 614	–
<b>Distributions attributable to shareholders</b>	<b>9 111 650</b>	<b>1 084 000</b>	<b>1 566 923</b>	<b>11 762 573</b>
			(601 173)	(601 173)
<b>Shareholders' equity at 31 December 2024</b>	<b>9 111 650</b>	<b>1 084 000</b>	<b>965 750</b>	<b>11 161 400</b>
<b>Total comprehensive income for the year</b>	<b>–</b>	<b>–</b>	<b>240 256</b>	<b>240 256</b>
Profit for the year	–	–	377 320	377 320
Foreign exchange adjustments on investment in JVs	–	–	(137 064)	(137 064)
Treasury shares repurchased	(36 108)	–	–	(36 108)
Share based payment reserve	15 007	(495)	–	14 512
Fair value loss on swap derivatives	–	(18 269)	18 269	–
Fair value gain on investment property	–	47 890	(47 890)	–
Non-distributable adjustments on investment in JVs	–	19 234	(19 234)	–
Capital loss on disposal of Investment property, Property, plant and equipment and subsidiaries	–	(27 392)	27 392	–
Foreign exchange gain on capital loan	–	25 069	(25 069)	–
Straight-line rental adjustment	–	(13 923)	13 923	–
Issue of shares <sup>(1)</sup>	299 501	–	–	299 501
Depreciation	–	(10 436)	10 436	–
Non-distributable expenses	–	(6 071)	6 071	–
<b>Distributions attributable to shareholders</b>	<b>9 390 050</b>	<b>1 099 607</b>	<b>1 189 904</b>	<b>11 679 561</b>
			(315 123)	(315 123)
<b>Shareholders' equity at 30 June 2025</b>	<b>9 390 050</b>	<b>1 099 607</b>	<b>874 781</b>	<b>11 364 438</b>

<sup>(1)</sup> The Group issued 55 970 149 ordinary shares at R2.68 cents per share on 31 March 2025, and on 29 April 2025 a further 54 545 455 ordinary shares at R2.75 cents per share. The amount reflecting in the statement of changes in equity is net of transaction costs.

## UNAUDITED CONDENSED CONSOLIDATED INTERIM STATEMENT OF CASH FLOWS

R 000	<b>Unaudited six months ended 30 June 2025</b>	<b>Unaudited six months ended 30 June 2024</b>	<b>Audited year ended 31 December 2024</b>
Operating profit before working capital changes	727 016	704 763	1 428 370
Working capital changes	(85 725)	(57 235)	14 499
Cash generated from operations	641 291	647 528	1 442 869
Operating activity changes	(697 491)	(661 436)	(1 358 210)
Interest received	20 041	15 062	84 410
Interest paid	(400 829)	(375 339)	(601 173)
Taxation paid	(1 580)	(4 551)	(831 631)
Distributions paid	(315 123)	(296 608)	(9 816)
Net cash (used in)/from operating activities	(56 200)	(13 908)	84 659
Net cash from/(used in) investing activities	252 946	(69 707)	(200 196)
Net cash (used in)/from financing activities	(403 571)	100 769	583 511
Payment on lease liabilities	(7 821)	(6 488)	(14 097)
Proceeds from interest-bearing borrowings	–	759 200	1 845 178
Repayment of interest-bearing borrowings	(659 143)	(622 300)	(1 217 927)
Proceeds from issue of shares	299 501	–	–
Purchase of treasury shares	(36 108)	(29 643)	(29 643)
Total cash and cash equivalents movement for the period	(206 825)	17 154	467 974
Cash and cash equivalents at the beginning of the period	663 001	195 027	195 027
<b>Total cash and cash equivalents at the end of the period</b>	<b>456 176</b>	212 181	663 001

# NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL RESULTS for the six months ended 30 June 2025

## 1. BASIS OF PREPARATION

The Condensed Consolidated Interim Financial Statements are prepared in accordance with IFRS Accounting Standards, IAS 34 Interim Financial Reporting, the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee and Financial Pronouncements as issued by the Financial Reporting Standards Council, the JSE Listings Requirements and the Companies Act 71 of 2008 ("Companies Act"). The accounting policies applied in the preparation of these interim financial statements are in terms of IFRS Accounting Standards and are consistent with those applied in the previous consolidated annual financial statements and corresponding interim reporting period.

These Condensed Consolidated Interim Financial Statements for the six months ended 30 June 2025 have been prepared under the supervision of SY Moodley CA(SA), the Group's Chief Financial Officer, and have neither been audited nor reviewed by the Group's auditors, PricewaterhouseCoopers Inc.

## 2. RECONCILIATION OF PROFIT AFTER TAXATION TO HEADLINE EARNINGS

	Unaudited six months ended 30 June 2025		Unaudited six months ended 30 June 2024		Audited year ended 31 December 2024	
	R 000	cps	R 000	cps	R 000	cps
<b>Profit after taxation attributable to shareholders <sup>(1)</sup></b>	<b>377 320</b>	<b>14.90</b>	405 635	16.33	645 830	25.98
Adjustments for:						
Capital loss on disposal of Investment property, Property, plant and equipment and subsidiaries	27 392		4 797		15 520	
Fair value gain on investment property	(47 890)		(39 675)		(16 504)	
Fair value (gain)/loss on investment property in JVs	(19 234)		(14 505)		4 495	
<b>Headline earnings <sup>(1)</sup></b>	<b>337 588</b>	<b>13.33</b>	356 252	14.34	649 341	26.12
<b>Diluted Headline earnings <sup>(2)</sup></b>	<b>337 588</b>	<b>13.16</b>	356 252	14.26	649 341	25.80

<sup>(1)</sup> Calculated on the weighted average number of shares outstanding, net of treasury shares. During the period, 110 515 604 ordinary shares were issued.

<sup>(2)</sup> Calculated on the weighted average number of shares outstanding, net of treasury shares after adjusting for the effect of dilution of the potential treasury shares to be issued upon vesting. During the period, 110 515 604 ordinary shares were issued.

## NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL RESULTS *for the six months ended 30 June 2025*

### 3. JUNE 2025 INFORMATION ON REPORTABLE SEGMENTS

R 000	Industrial	Retail	Commercial	Residential	Corporate	Group
<b>Revenue</b>	<b>208 918</b>	<b>537 867</b>	<b>22 104</b>	<b>687 386</b>	–	<b>1 456 275</b>
Rental income (excluding straight-line rental adjustment and recoveries)	165 020	318 498	11 108	552 704	–	1 047 330
<b>Net property expenses</b>	<b>(14 051)</b>	<b>(36 171)</b>	<b>(3 971)</b>	<b>(236 532)</b>	–	<b>(290 725)</b>
Operating expenses (excluding group expenses)	(58 725)	(262 014)	(14 502)	(363 360)	–	(698 601)
Property expenses	(10 865)	(69 036)	(6 847)	(79 112)	–	(165 860)
Municipal expenses	(45 752)	(176 797)	(7 069)	(169 552)	–	(399 170)
Property management fees	(2 108)	(16 181)	(586)	(114 696)	–	(133 571)
Recovery of property expenses	44 534	230 807	11 113	136 414	–	422 868
Expected credit losses	140	(4 964)	(582)	(9 586)	–	(14 992)
<b>Net property income</b>	<b>150 969</b>	<b>282 327</b>	<b>7 137</b>	<b>316 172</b>	–	<b>756 605</b>
Straight-line rental adjustment	(636)	(11 438)	(117)	(1 732)	–	(13 923)
Interest income	–	–	–	–	26 249	26 249
Interest expense	–	–	–	–	(391 113)	(391 113)
Profit from JVs	–	–	–	–	30 795	30 795
Foreign exchange adjustments	–	–	–	–	24 986	24 986
Group expenses	–	–	–	–	(78 237)	(78 237)
Capital loss on disposal of assets	–	–	–	–	(27 392)	(27 392)
<b>Fair value (loss)/gain on investment property</b>	<b>(28 295)</b>	<b>(183 721)</b>	<b>7 831</b>	<b>252 075</b>	–	<b>47 890</b>
Investment property	(28 931)	(195 159)	7 714	250 343	–	33 967
Straight-line rental adjustment	636	11 438	117	1 732	–	13 923
Fair value profit from JVs	–	–	–	–	19 234	19 234
Fair value loss on swap derivatives	–	–	–	–	(18 269)	(18 269)
Taxation	–	–	–	–	495	495
<b>Profit/(loss) after taxation</b>	<b>122 038</b>	<b>87 168</b>	<b>14 851</b>	<b>566 515</b>	<b>(413 252)</b>	<b>377 320</b>
Other comprehensive income, net of taxation	–	–	–	–	<b>(137 064)</b>	<b>(137 064)</b>
<b>Total comprehensive income/(loss)</b>	<b>122 038</b>	<b>87 168</b>	<b>14 851</b>	<b>566 515</b>	<b>(550 316)</b>	<b>240 256</b>
R 000	Industrial	Retail	Commercial	Residential	Corporate	Group
Reconciliation						
Operating expenses per segment	(58 725)	(262 014)	(14 502)	(363 360)	–	(698 601)
Group expenses per segment	–	–	–	–	(78 237)	(78 237)
<b>Total operating expenses per statement of comprehensive income</b>	<b>(58 725)</b>	<b>(262 014)</b>	<b>(14 502)</b>	<b>(363 360)</b>	<b>(78 237)</b>	<b>(776 838)</b>

## NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL RESULTS for the six months ended 30 June 2025

### 3. JUNE 2025 INFORMATION ON REPORTABLE SEGMENTS CONTINUED

R 000	Industrial	Retail	Commercial	Residential	Corporate	Group
<b>Investment property at fair value <sup>(1)</sup></b>	<b>3 312 200</b>	<b>6 933 200</b>	<b>216 955</b>	<b>7 238 442</b>	–	<b>17 700 797</b>
<b>Non-current assets</b>	<b>3 204 103</b>	<b>6 588 008</b>	<b>215 622</b>	<b>6 610 963</b>	–	<b>16 618 696</b>
At valuation	3 282 200	6 830 900	216 955	6 609 080	–	16 939 135
Straight-line rental adjustment	(78 097)	(292 292)	(1 333)	(12 957)	–	(384 679)
Under development	–	49 400	–	14 840	–	64 240
<b>Current asset</b>	<b>30 000</b>	<b>53 171</b>	–	<b>614 526</b>	–	<b>697 697</b>
Classified as held for sale at valuation	30 000	52 900	–	614 522	–	697 422
Letting commissions and tenant installations	–	271	–	4	–	275
<b>Other assets</b>	<b>157 460</b>	<b>518 983</b>	<b>23 810</b>	<b>534 774</b>	<b>1 721 425</b>	<b>2 956 452</b>
<b>Total assets</b>	<b>3 391 563</b>	<b>7 160 162</b>	<b>239 432</b>	<b>7 760 263</b>	<b>1 721 425</b>	<b>20 272 845</b>
<b>Total liabilities</b>	<b>60 907</b>	<b>237 613</b>	<b>12 151</b>	<b>1 478 857</b>	<b>7 118 879</b>	<b>8 908 407</b>
<b>Acquisitions and improvements</b>	<b>10 260</b>	<b>41 825</b>	<b>3 586</b>	<b>45 066</b>	–	<b>100 737</b>
<b>Segment growth rates(%)</b>						
Rental income (including straight-line rental adjustment)	2.1	3.5	4.4	0.8	–	1.8
Property expenses	2.2	13.1	12.1	(1.6)	–	4.0
Recovery of property expenses	1.1	12.7	15.5	2.0	–	7.8
Net property income	1.8	2.1	4.8	4.2	–	3.0

<sup>(1)</sup> Excludes straight-line rental assets

## NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL RESULTS for the six months ended 30 June 2025

### 4. FAIR VALUE MEASUREMENT

Fair value for financial instruments and investment property:

IFRS 13 requires that an entity discloses for each class of financial instruments and investment property measured at fair value, the level in the fair value hierarchy into which the fair value measurements are categorised in their entirety. The fair value hierarchy reflects the significance of the inputs used in making fair value measurements. The level in the fair value hierarchy within which the fair value measurement is categorised in its entirety shall be determined on the basis of the lowest level input that is significant to the fair value measurement in its entirety.

The fair value hierarchy has the following levels:

**Level 1** fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities.

**Level 2** fair value measurements are those derived from inputs, other quoted prices included within level 1, that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

**Level 3** fair value measurements are those derived from valuation techniques that include inputs for the assets or liabilities that are not based on observable market data i.e. unobservable inputs.

There have been no transfers between level 1, level 2 and level 3 during the period under review.

Unaudited six months ending 30 June 2025			
R 000	Fair value	Level 2	Level 3
<b>Assets</b>			
<b>Non-current assets</b>			
Investment property	16 618 696	-	16 618 696
<b>Current assets</b>			
Properties classified as held for sale	697 697	-	697 697
Swap derivatives	3 016	3 016	-
<b>Total assets measured at fair value</b>	<b>17 319 409</b>	<b>3 016</b>	<b>17 316 393</b>
<b>Non-current liabilities</b>			
Swap derivatives	20 264	20 264	-
<b>Current liabilities</b>			
Swap derivatives	7 282	7 282	-
<b>Total liabilities measured at fair value</b>	<b>27 546</b>	<b>27 546</b>	<b>-</b>

#### Details of valuation techniques

The valuation techniques used in measuring fair values at 30 June 2025 for financial instruments and investment property measured at fair value in the statement of financial position, as well as the significant unobservable inputs used are disclosed below. There have been no significant changes in valuation techniques and inputs since 31 December 2024.

#### Investment property

Independent external valuers (Spectrum Valuations and Asset Solutions and Yield Enhancement Solutions) were appointed to conduct the Group's June 2025 property valuations. The Group provided the valuers with property and other information required for valuation of the properties. Among other inputs, the independent valuers

## NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL RESULTS *for the six months ended 30 June 2025*

### 4. FAIR VALUE MEASUREMENT *CONTINUED*

applied current market-related assumptions to the risks in rental streams of the properties. Once the valuations had been completed by the independent valuers, they were reviewed internally and approved by the board of directors. The valuers are registered valuers in terms of Section 19 of the Property Valuers Professional Act (Act No 47 of 2000).

The independent valuers' details are as follows:

Spectrum Valuations and Asset Solutions, B. Ncube, NDip (Prop Val), MRICS, Professional Valuer.

Yield Enhancement Solutions, R. Collins, Professional Valuer.

Unobservable Inputs as considered in June 2025 valuation report						
	Retail	Industrial	Commercial	Residential	REIZ Zambia	Zambia - Traditional
Expected market rental growth rate	5.52%	5.14%	5.16%	2.00%	2.50%	3.00%
Occupancy rate	94.00%	98.50%	99.00%	95.00%	95.00%	98.00%
Vacancy periods	0 - 2 months	0 - 2 months	2 - 4 months	0 month	1 - 3 months	1 - 3 months
Rent free periods (downtime)	0 - 3 months	0 - 1 month	0 - 4 months	0 month	0 - 1 month	0 - 1 month
Discount rates	13.00% - 16.50%	13.50% - 16.00%	14.75% - 16.00%	N/A	12.50%-13.50%	12.00%-13.00%
Capitalisation ("Cap") rates	8.00% - 11.50%	8.75% - 11.00%	9.50% - 10.75%	9.00% - 12.00%	7.85%-10.50%	6.85%-9.50%
Exit capitalisation rate range	8.25% - 12.00%	8.75% - 11.50%	10.00% - 13.25%	N/A	7.00%-9.00%	6.85%-8.25%
Expected expense growth - municipal	6.50%	6.50%	6.50%	6.00%	5.50%	6.00%
Expected expense growth - controllable	6.13%	6.40%	6.17%	6.00%	6.15%	6.50%
Valuation method	Discounted cashflow	Discounted cashflow	Discounted cashflow	Capitalisation of net income earnings	Discounted cashflow	Discounted cashflow

#### Valuation methodology

The valuation of all non-residential revenue producing investment property is calculated by determining future contractual and market related net income streams excluding corporate costs, as well as a terminal realisation value for the property and discounting this income stream to calculate a net present value. This is performed over a ten year (2024: five year) period in order to reasonably revert all cash flow to a market-related rate. The terminal value (residual value) is calculated by capitalising the eleventh (2024: sixth) year's net revenue and discounting this value to present. The discount rate is determined as a forward yield rate (cap rate) and a risk is added to it (as related to the nature and contracts of the property) and forward growth rate associated with the cash flow as related to the market. There are reasonable market observable transactions to support the cap rate, growth rate and risk considerations as applied. South African Property Owners' Association ("SAPOA") also publishes data tables on which these assumptions may be benchmarked. Adjustments are made to the present value calculated, to adjust for immediate capital expenditure requirements, as would be reasonably considered between a willing buyer and a willing seller.

Residential property is not subject to long-term leases, and as such, discounted cash flows cannot be applied to value this sector. The valuation is determined by capitalising expected net income streams, excluding corporate costs.

The fair value of investment property was approved on 14 August 2025 by the Board.

## NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL RESULTS *for the six months ended 30 June 2025*

### 4. FAIR VALUE MEASUREMENT *CONTINUED*

#### Sensitivity of fair values to changes in unobservable inputs

Valuations of investment property are sensitive to changes in inputs used in determining fair value. The table below illustrates the sensitivity in fair value to changes in unobservable inputs, whilst holding the other inputs constant.

Investment property June 2025	Cap rate		
	(1.0%) R 000	Current R 000	1.0% R 000
Discount rate			
(0.5%)	20 211 337	18 102 997	16 261 657
Current	19 721 418	17 700 798	15 937 376
0.5%	19 267 316	17 327 197	15 600 776

Investment property June 2024	Cap rate		
	(1.0%) R 000	Current R 000	1.0% R 000
Discount rate			
(0.5%)	19 588 937	18 301 962	16 718 554
Current	19 968 474	17 895 611	16 211 728
0.5%	19 200 864	17 706 163	16 351 400

Investment property December 2024	Cap rate		
	(1.0%) R 000	Current R 000	1.0% R 000
Discount rate			
(0.5%)	19 676 129	18 131 259	16 738 149
Current	19 438 534	17 942 842	16 543 810
0.5%	19 214 855	17 729 370	16 288 959

A 100 bps increase or decrease in growth rates represents management's reasonable assessment of the possible change in market rates which will have the following impact on the investment property value:

Sector	Growth rate 2025			
	Weighted growth rate	(1.0%) R 000	Current R 000	1.0% R 000
Industrial	5.14%	3 263 700	3 312 200	3 360 700
Retail	5.52%	6 767 900	6 933 200	7 038 700
Commercial <sup>(1)</sup>	5.16%	245 500	251 700	257 900
Residential	-	-	-	-

A 100 bps increase or decrease in vacancy rates represents management's reasonable assessment of the possible change in market rates which will have the following impact on the investment property value:

Sector	Vacancy rate 2025			
	Weighted vacancy rate	(1.0%) R 000	Current R 000	1.0% R 000
Industrial	2.52%	3 361 900	3 312 200	3 262 500
Retail	2.79%	7 042 400	6 933 200	6 763 800
Commercial <sup>(1)</sup>	4.33%	258 200	251 700	245 200
Residential	3.75%	7 277 290	7 238 441	7 133 185

<sup>(1)</sup> Including owner-occupied property at fair value.

## NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL RESULTS *for the six months ended 30 June 2025*

### 4. FAIR VALUE MEASUREMENT *CONTINUED*

The swap derivatives are valued based on the discounted cash flow method. Future cash flows are estimated based on forward exchange and contracted interest rates and, where these are not contracted, from observable yield curves at the end of the reporting period, and discounted at a rate that reflects the credit risk. Investment in JVs is valued at the ownership of the underlying JVs net asset value.

### 5. INVESTMENT PROPERTY

The table below analyses the movement of investment property for the period under review.

R 000	Unaudited six months ended 30 June 2025	Unaudited six months ended 30 June 2024	Audited year ended 31 December 2024
<b>Investment property (excluding straight lining adjustment)</b>			
Carrying value at beginning of the period	<b>16 500 409</b>	16 935 296	16 935 296
Acquisitions and improvements	<b>95 879</b>	157 882	321 225
Disposals	(1 447)	–	(68 000)
Fair value adjustment	<b>15 523</b>	61 157	84 807
Transfer from/(to) property, plant and equipment <sup>(1)</sup>	<b>381</b>	(225)	(9 509)
Transferred to Investment property classified as held for sale	(49 354)	(133 586)	(792 160)
Transferred from Investment property classified as held for sale	<b>57 305</b>	28 750	28 750
Carrying value at the end of the period	<b>16 618 696</b>	17 049 274	16 500 409
<b>Investment property classified as held for sale</b>			
Carrying value at beginning of the period	<b>1 044 342</b>	424 681	424 681
Improvements	<b>6 354</b>	–	4 740
Disposals	(376 666)	(48 772)	(81 195)
Fair value adjustment	<b>32 407</b>	(21 482)	(68 303)
Utilised	–	(6 019)	–
Transferred from Investment property	<b>49 354</b>	133 586	792 160
Transferred to Investment property	(57 305)	(28 750)	(28 750)
Letting commissions and tenant installations	<b>94</b>	(8)	86
Straight lining adjustment	(883)	607	923
Carrying value at the end of the period	<b>697 697</b>	453 843	1 044 342

<sup>(1)</sup> This relates to the transfer of owner-occupied buildings.

## NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL RESULTS *for the six months ended 30 June 2025*

### 6. CAPITAL COMMITMENTS AND CONTINGENT LIABILITIES

The Group had capital commitments of R39.4 million as at 30 June 2025 (December 2024: R113.8 million).

The contingent liabilities comprise guarantees issued on behalf of and in favour of the following party:

R 000	Unaudited six months ended 30 June 2025	Unaudited six months ended 30 June 2024	Audited year ended 31 December 2024
<b>Guarantees</b>			
Graduare Property Development Limited <sup>(1)</sup>	<b>215 976</b>	221 297	227 345
<b>Total</b>	<b>215 976</b>	221 297	227 345

<sup>(1)</sup> The guarantee covers the JV partner's share of the bank debt in Graduare Property Development Limited, Zambia, and is secured by the JV partner's 50% shareholding in the joint venture. Graduare Mauritius Limited is the joint venture company, owned 50% by SA Corporate and 50% by the JV partner, and it in turn owns Graduare Property Development Limited. The guarantee is denominated in USD and translated at the closing rate of USD: R17.78 (2024: R18.21) and will reduce as Zambia's sovereign risk improves and is further secured by the underlying property.

### 7. GOING CONCERN

The directors have assessed the Group's ability to continue as a going concern at 30 June 2025, based on the solvency and liquidity criteria as set out in the Companies Act.

At 30 June 2025, the Group had a positive net asset value with total assets exceeding total liabilities by R11.4 billion (2024: R11.2 billion). The Group's current liabilities exceeded its current assets by R936.6 million due to the short-term portion of long-term borrowings falling due in the next 12 months. The Group has available cash of R287.4 million (December 2024: R518.9 million in cash and unutilised facilities). The Group had a total of R1 813.5 million of short-term debt at 30 June 2025. Post 30 June 2025, the Group successfully refinanced debt amounting to R2 080.0 million, reducing the short-term portion of debt to R729.6 million. Additionally, it has agreed terms for the refinancing of R1 541.8 million in debt, with tenors ranging from three to five years, and is subject to the finalisation of legal agreements. This would result in the majority of the short-term debt having been refinanced, with lenders having also confirmed their appetite to refinance the remaining portion of short-term debt, with terms still to be agreed.

In assessing going concern, the directors considered expected cash flows, including anticipated proceeds from disinvestments, development funding requirements, and the progress of refinancing negotiations. While not all facilities have been contractually finalised, the Board believes it is probable that the necessary funding will be secured. Accordingly, the Board has a reasonable expectation that the Group has adequate resources to continue in operational existence for the foreseeable future, post the declaration of the distribution. On this basis, it is appropriate to adopt the going concern basis in preparing the condensed consolidated interim financial results.

With consideration to the above, a decision was taken to declare 92.5% of the Group's distributable income as a dividend. The directors have also assessed the forecasted loan covenants such as the loan-to-value and interest cover ratios.

## NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL RESULTS *for the six months ended 30 June 2025*

### 8. DISPOSAL OF SUBSIDIARIES

During the period, the Group disposed of several properties held through subsidiaries, in line with the Group's strategy to disinvest in non-core assets. In line with this strategy, the Group disposed of 100% of its interest in the following subsidiaries to parties outside of the Group:

- Afhco Consortium 2 Proprietary Limited
- Siemwright Proprietary Limited
- Afhco JCO holdings Proprietary Limited
- Aloegate Properties Proprietary Limited
- Anchor Towers Property Investments Proprietary Limited
- Unlocked Properties 21 Proprietary Limited
- Buffshelfco 7 Proprietary Limited
- First Residential Project Proprietary Limited
- K2023272803 (South Africa) Proprietary Limited
- K2023272790 (South Africa) Proprietary Limited
- K2023272827 (South Africa) Proprietary Limited
- K2023272850 (South Africa) Proprietary Limited

A summary of the net assets disposed is as follows:

	Unaudited six months ended 30 June 2025 R 000
R 000	
<b>Assets</b>	
Investment property	228 495
Trade and other receivables	33 984
<b>Total Assets</b>	<b>262 479</b>
<b>Liabilities</b>	
Trade and other payables	(832)
<b>Total Liabilities</b>	<b>(832)</b>
<b>Net assets disposed</b>	<b>261 647</b>
<b>Total consideration</b>	<b>247 604</b>
Cash received net of selling costs <sup>(1)</sup>	202 467
Vendor loan advanced	45 137
<b>Loss on disposal <sup>(2)</sup></b>	<b>14 043</b>

<sup>(1)</sup> The cash received is included in investing activities in the statement of cash flows.

<sup>(2)</sup> The loss on disposal is included in unaudited condensed consolidated interim statement of comprehensive income during the period as part of capital loss on disposal of assets.

## NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL RESULTS *for the six months ended 30 June 2025*

### 9. EVENTS AFTER THE REPORTING PERIOD

Post 30 June 2025, the Group concluded an additional R600 million 4-year swap and blended-and-extended R2 325.0 million of existing swaps to 4- and 5-year tenors at improved fixed rates. In addition, the Group refinanced debt amounting to R2 080.0 million at 3- and 4-year tenors and improved margins by 22bps compared to rates in respect of the previous facilities.

Properties valued at R194.2 million were disposed of, largely comprising residential assets situated in Hillbrow and the inner city of Johannesburg, in line with the strategy of disposing of non-core properties.

The Group declared a distribution of 13.01 cents per share (June 2024: 12.11 cents per share) on 18 September 2025.

## DISTRIBUTIONS

### PAYMENT OF DISTRIBUTION AND IMPORTANT DATES

Notice is hereby given of the declaration of distribution number 20 in respect of the income distribution period 1 January 2025 to 30 June 2025. The payment amounts to 13.01407 cps (June 2024: 12.11103 cps). The source of the distribution comprises mainly of net income from property rentals. Please refer to the Unaudited Condensed Consolidated Interim Statement of Comprehensive Income for further details. 2 625 247 699 of the Company's shares are in issue at the date of this distribution declaration and the Company's income tax reference number is 9179743191.

Last date to trade cum distribution	Tuesday, 14 October 2025
Shares will trade ex-distribution	Wednesday, 15 October 2025
Record date to participate in the distribution	Friday, 17 October 2025
Payment of distribution	Monday, 20 October 2025

Share certificates may not be dematerialised or rematerialised between Wednesday, 15 October 2025 and Friday, 17 October 2025.

### TAX IMPLICATIONS

As SA Corporate has REIT status, shareholders are advised that the distribution meets the requirements of a "qualifying distribution" for the purposes of section 25BB of the Income Tax Act, No 58 of 1962 ("Income Tax Act"). The distribution on SA Corporate shares will be deemed to be dividends, for South African tax purposes, in terms of section 25BB of the Income Tax Act. The distributions received by or accrued to South African tax residents must be included in the gross income of such shareholder and are not exempt from income tax (in terms of the exclusion to the general dividend exemption, contained in paragraph (aa) of section 10(1)(k)(i) of the Income Tax Act) because they are dividends distributed by a REIT, with the effect that the distribution is taxable in the hands of the shareholder.

These distributions are, however, exempt from dividend withholding tax in the hands of South African tax resident shareholders, provided that the South African resident shareholders have provided the following forms to their Central Securities Depository Participant ("CSDP") or broker, as the case may be, in respect of uncertificated shares, or the transfer secretaries, in respect of certificated shares:

- (a) a declaration that the distribution is exempt from dividends tax; and
- (b) a written undertaking to inform the CSDP, broker or the transfer secretaries, as the case may be, should the circumstances affecting the exemption change or the beneficial owner ceases to be the beneficial owner, both in the form prescribed by the Commissioner for the South African Revenue Service.

SA Corporate shareholders are advised to contact the CSDP, broker or transfer secretaries, as the case may be, to arrange for the above-mentioned documents to be submitted prior to payment of the distribution, if such documents have not already been submitted.

## DISTRIBUTIONS CONTINUED

### Notice to non-resident shareholders

Distributions received by non-resident shareholders will not be taxable as income and instead will be treated as ordinary dividends which are exempt from income tax in terms of the general dividend exemption in section 10(1)(k)(i) of the Income Tax Act. Distributions received by a non-resident from a REIT are subject to dividend withholding tax at 20%, unless the rate is reduced in terms of any applicable agreement for the avoidance of double taxation ("DTA") between South Africa and the country of residence of the shareholder.

Assuming dividend withholding tax will be withheld at a rate of 20%, the net dividend amount due to non-resident shareholders is 10.41126 cps. A reduced dividend withholding rate, in terms of the applicable DTA, may only be relied on if the non-resident shareholder has provided the following forms to the CSDP or broker, as the case may be, in respect of uncertificated shares, or the transfer secretaries, in respect of certificated shares.

- (a) a declaration that the dividend is subject to a reduced rate as a result of the application of a DTA; and
- (b) a written undertaking to inform the CSDP, broker or the transfer secretaries, as the case may be, should the circumstances affecting the reduced rate change or the beneficial owner ceases to be the beneficial owner, both in the form prescribed by the Commissioner for the South African Revenue Service.

Non-resident shareholders are advised to contact the CSDP, broker or the transfer secretaries, as the case may be, to arrange for the above-mentioned documents to be submitted prior to payment of the distribution if such documents have not already been submitted, if applicable.

Johannesburg

18 September 2025

**Sponsor:** Nedbank Corporate and Investment Banking, a division of Nedbank Limited

# ANNEXURE TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL RESULTS for the six months ended 30 June 2025

## SA REIT BPR<sup>(1)</sup> REPORTING

R 000	Unaudited six months ended 30 June 2025	Unaudited six months ended 30 June 2024	Unaudited year ended 31 December 2024
<b>SA REIT funds from operations ("SA REIT FFO")</b>			
<b>Profit after taxation attributable to shareholders</b>	<b>377 320</b>	<b>405 635</b>	<b>645 830</b>
Adjusted for:			
<b>Accounting/specific adjustments:</b>	<b>(18 423)</b>	<b>(62 276)</b>	<b>15 146</b>
Fair value adjustments to:			
Investment property	(47 890)	(39 675)	(16 504)
Investment property in JVs	(19 234)	(14 505)	4 495
Swap derivatives	18 269	16 514	63 067
Depreciation of property, plant and equipment and amortisation of intangible assets	5 040	4 015	8 027
Non-distributable expenses	12 764	9 690	9 090
Non-distributable taxation income	(2 474)	(301)	(7 822)
Reversal of IFRS 16 lease expense adjustment	(6 333)	(5 892)	(14 097)
IFRS 16 Depreciation on lease assets	5 396	5 097	10 212
IFRS 16 Interest on lease liabilities	2 116	1 701	3 622
Straight-lining operating lease adjustment	13 923	(38 920)	(44 944)
<b>Adjustments arising from investing activities:</b>	<b>27 392</b>	<b>4 797</b>	<b>15 520</b>
Loss on disposal of investment property, Property, plant and equipment and subsidiaries	27 392	4 797	15 520
<b>Foreign exchange items:</b>	<b>(25 069)</b>	<b>(9 757)</b>	<b>4 417</b>
Foreign exchange gains relating to capital items realised and unrealised	(25 069)	(9 757)	4 417
<b>Antecedent distribution</b>	<b>8 133</b>	<b>–</b>	<b>–</b>
<b>SA REIT FFO:</b>	<b>369 353</b>	<b>338 399</b>	<b>680 913</b>
Number of shares in issue at end of period (net of treasury shares) (000)	2 592 902	2 484 166	2 484 979
<b>SA REIT FFO per share (cents)</b>	<b>14.24</b>	13.62	<b>27.40</b>
<b>Company-specific adjustments to SA REIT FFO cents per share<sup>(2)</sup></b>	<b>(1.23)</b>	<b>(1.51)</b>	<b>(3.03)</b>
<b>Distribution per share (cents)</b>	<b>13.01</b>	<b>12.11</b>	<b>24.37</b>

<sup>(1)</sup> Best practice recommendations

<sup>(2)</sup> The adjustment is primarily in relation to the 7.5% (2024: 10%) retained distribution with the balance relating to the impact of the treasury shares.

## ANNEXURE TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL RESULTS for the six months ended 30 June 2025

### SA REIT BPR REPORTING CONTINUED

R 000	<b>Unaudited six months ended 30 June 2025</b>	<b>Unaudited six months ended 30 June 2024</b>	<b>Unaudited year ended 31 December 2024</b>
<b>Reconciliation of SA REIT FFO to cash generated from operations</b>			
<b>SA REIT FFO</b>	<b>369 353</b>	<b>338 399</b>	<b>680 913</b>
<b>Adjustments:</b>			
Interest received	(26 249)	(18 190)	(32 279)
Interest expense	391 113	376 732	763 805
Amortisation of letting commissions and tenant installations	8 807	9 219	18 703
Non-cash movement in JVs	(30 795)	(28 724)	(59 749)
Taxation expense	1 979	3 999	7 105
Non-distributable expenses	(8 548)	(5 499)	1 385
Other non-cash items	29 490	28 827	48 487
Antecedent distribution	(8 133)	–	–
<b>Working capital changes:</b>			
Increase in trade and other receivables	(60 794)	(41 477)	(50 727)
(Decrease)/ increase in trade and other payables	(24 563)	(15 758)	65 536
Increase in inventory	(369)	–	(310)
<b>Cash generated from operations</b>	<b>641 291</b>	<b>647 528</b>	<b>1 442 869</b>
<b>SA REIT Net Asset Value ("SA REIT NAV")</b>			
<b>Reported NAV attributable to the parent</b>	<b>11 364 438</b>	<b>11 152 157</b>	<b>11 161 400</b>
<b>Adjustments:</b>			
Dividend declared	(341 651) <sup>(1)</sup>	(304 560) <sup>(1)</sup>	(308 262) <sup>(2)</sup>
Goodwill and intangible assets	(81 904)	(81 906)	(81 904)
Deferred taxation	(12 280)	(2 279)	(9 806)
<b>SA REIT NAV</b>	<b>10 928 603</b>	<b>10 763 412</b>	<b>10 761 428</b>
<b>Shares outstanding</b>	<b>2 625 248</b>	<b>2 514 732</b>	<b>2 514 732</b>
<b>Diluted number of shares in issue (000)</b>	<b>2 625 248</b>	<b>2 514 732</b>	<b>2 514 732</b>
<b>SA REIT NAV per share (cents)</b>	<b>416.29</b>	<b>428.01</b>	<b>427.94</b>

<sup>(1)</sup> H1 dividend declared in the reporting period.

<sup>(2)</sup> H2 dividend declared in the period ended 31 December 2024.

## ANNEXURE TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL RESULTS for the six months ended 30 June 2025

### SA REIT BPR REPORTING CONTINUED

R 000	Unaudited six months ended <b>30 June 2025</b>	Unaudited six months ended <b>30 June 2024</b>	Unaudited year ended 31 December <b>2024</b>
<b>SA REIT cost-to-income ratio</b>			
<b>Expenses:</b>			
Operating expenses per IFRS income statement (includes municipal expenses) <sup>(1)</sup>	712 096	685 844	1 407 993
Administrative expenses per IFRS income statement <sup>(2)</sup>	70 959	69 825	127 339
<b>Exclude:</b>			
Depreciation expense in relation to property, plant and equipment of an administrative nature and amortisation expense in respect of intangible assets	(10 436)	(9 114)	(18 238)
<b>Operating costs</b>	<b>772 619</b>	<b>746 555</b>	<b>1 517 094</b>
<b>Rental income:</b>			
Contractual rental income per IFRS income statement (excluding straight-lining)	1 047 330	1 028 506	2 064 417
Utility and operating recoveries per IFRS income statement	422 868	392 211	831 604
<b>Gross rental income</b>	<b>1 470 198</b>	<b>1 420 717</b>	<b>2 896 021</b>
<b>SA REIT cost-to-income ratio</b>	<b>52.6%</b>	<b>52.6%</b>	<b>52.4%</b>
<b>Excluding recoveries</b>			
Operating costs	289 228	293 633	576 389
Contractual rental income per IFRS income statement (excluding straight-lining)	1 047 330	1 028 506	2 064 417
<b>SA Corporate cost-to-income ratio<sup>(3)</sup></b>	<b>27.6%</b>	<b>28.5%</b>	<b>27.9%</b>
<hr/>			
<b>SA REIT administrative cost-to-income ratio</b>			
<b>Expenses:</b>			
Administrative expenses as per IFRS income statement <sup>(2)</sup>	70 959	69 825	127 339
<b>Rental income:</b>			
Contractual rental income per IFRS income statement (excluding straight-lining)	1 047 330	1 028 506	2 064 417
Utility and operating recoveries per IFRS income statement	422 868	392 211	831 604
<b>Gross rental income</b>	<b>1 470 198</b>	<b>1 420 717</b>	<b>2 896 021</b>
<b>SA REIT administrative cost-to-income ratio</b>	<b>4.8%</b>	<b>4.9%</b>	<b>4.4%</b>

<sup>(1)</sup> Includes expected credit loss.

<sup>(2)</sup> Excludes audit fees.

<sup>(3)</sup> SA Corporate measures cost-to-income, net of recoveries.

## ANNEXURE TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL RESULTS for the six months ended 30 June 2025

### SA REIT BPR REPORTING CONTINUED

	Unaudited six months ended 30 June 2025	Unaudited six months ended 30 June 2024	Unaudited year ended 31 December 2024
<b>SA REIT GLA vacancy rate</b>			
GLA of vacant space (m <sup>2</sup> )	11 251	11 770	10 746
GLA of total property portfolio (m <sup>2</sup> )	729 446	739 815	736 157
<b>SA REIT GLA vacancy rate <sup>(1)</sup></b>	<b>1.5%</b>	<b>1.6%</b>	<b>1.5%</b>
<b>Cost of debt</b>			
<b>Variable interest-rate borrowings:</b>			
Floating reference rate plus weighted average margin	9.0%	10.2%	9.6%
<b>Pre-adjusted weighted average cost of debt</b>	<b>9.0%</b>	<b>10.2%</b>	<b>9.6%</b>
<b>Adjustments:</b>			
Impact of interest rate derivatives	0.0%	(0.9%)	(0.3%)
Amortised transaction costs imputed into the effective interest rate	0.1%	0.1%	0.1%
<b>All-in weighted average cost of debt</b>	<b>9.1%</b>	<b>9.4%</b>	<b>9.4%</b>

<sup>(1)</sup> Excludes the Residential portfolio which is based on units.

## ANNEXURE TO THE UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL RESULTS for the six months ended 30 June 2025

### SA REIT BPR REPORTING CONTINUED

	Unaudited six months ended 30 June 2025	Unaudited six months ended 30 June 2024	Unaudited year ended 31 December 2024
<b>SA REIT LTV</b>			
Gross debt <sup>(1)</sup>	8 047 512	8 225 382	8 731 921
<b>Less:</b> Net cash and cash equivalents	(287 362)	(102 078)	(518 929)
Total cash and cash equivalents	(456 176)	(212 181)	(663 001)
<b>Less:</b> Government grant maintenance reserve amount	500	500	479
<b>Less:</b> Tenant deposit accounts	168 314	109 603	143 593
<b>Less:</b>			
Interest rate swap derivatives	24 530	(41 598)	5 690
<b>Net debt</b>	<b>7 784 680</b>	<b>8 081 706</b>	<b>8 218 682</b>
Total assets per unaudited condensed consolidated interim statement of financial position	20 272 845	20 157 882	20 761 894
<b>Less:</b>			
Cash and cash equivalents	(456 176)	(212 181)	(663 001)
Interest rate swap derivatives	(3 016)	(43 772)	(9 150)
Intangible assets and goodwill	(81 904)	(81 906)	(81 904)
Deferred taxation	(12 280)	(2 279)	(9 806)
Trade and other receivables <sup>(2)</sup>	(445 408)	(418 898)	(424 571)
Taxation receivable	(3 564)	(2 350)	(2 215)
Inventories	(755)	–	(388)
<b>Carrying amount of property-related assets</b>	<b>19 269 742</b>	<b>19 396 496</b>	<b>19 570 859</b>
<b>SA REIT LTV</b>	<b>40.4%</b>	<b>41.7%</b>	<b>42.0%</b>

<sup>(1)</sup> Excludes accrued interest.

<sup>(2)</sup> Adjusted for net debt raising costs.

## DIRECTORATE AND STATUTORY INFORMATION

SA Corporate Real Estate Limited  
 (Incorporated in the Republic of South Africa)  
 (Registration number 2015/015578/06)  
 Approved as a REIT by the JSE  
 Share code: SAC  
 ISIN code: ZAE000203238  
 (SA Corporate or the Company)

### Sponsor

Nedbank Corporate and Investment Banking, a division  
 of Nedbank Limited  
 135 Rivonia Road  
 Sandton  
 2196

### Directors

GJ Heron (Chairman)  
 N Ford-Hoon(Fok)(Lead Independent Director)  
 TR Mackey (Chief Executive Officer)\*  
 SY Moodley (Chief Financial Officer)\*  
 JA Finn (*appointed 11 February 2025*)  
 SS Mafoyane  
 OR Mosethi  
 EM Hendricks (*retired 5 June 2025*)  
 MA Moloto (*retired 5 June 2025*)  
 SJ Mojalefa (Head of Corporate Finance)\* (*resigned 5 June 2025 as director*)  
 NNN Radebe (Chief Operating Officer)\* (*resigned 5 June 2025 as director*)

\* Executive

### Registered office

GreenPark Corner, 16th Floor  
 Corner Lower Road and West Road South  
 Morningside  
 Johannesburg  
 2196  
 Tel: 010 020 2530

### Registered auditors

PricewaterhouseCoopers Inc.  
 5 Silo Square  
 V&A Waterfront  
 Cape Town  
 8002

### Company secretary

J Grové  
 GreenPark Corner, 16th Floor  
 Corner Lower Road and West Road South  
 Morningside  
 Johannesburg  
 2196  
 Tel: 010 020 2530

### Transfer secretaries

Computershare Investor Services (Pty) Ltd  
 Rosebank Towers  
 15 Biermann Avenue  
 Rosebank  
 2196

