ANNUAL RESULTS 2020

CELEBRATING 5 YEARS ON THE JSE

INDLUPLACE

DWELLING ON RESIDENTIAL

INDLUPLACE PROPERTIES LIMITED
(Incorporated in the Republic of South Africa)
(Registration number: 2013/226082/06)
JSE share code: ILU ISIN: ZAE000201125
(Approved as a REIT by the JSE)
("**Indluplace**" or "**the company**")

Dividend of 44,02 cents per share after introducing a 75% pay-out ratio

LTV of 34,7%

SUMMARISED CONSOLIDATED AUDITED ANNUAL RESULTS FOR THE YEAR ENDED 30 SEPTEMBER 2020

NATURE OF BUSINESS

Indluplace is a proud South African property investor owning a portfolio primarily focused on the affordable end of the residential rental market. The company was listed on the Main Board of the JSE in June 2015 and currently owns a portfolio of 9 668 residential units and 18 870m^2 of associated retail space. The portfolio is valued at R3,8 billion. By utilising specialist outsourced property managers for the different portfolios, Indluplace ensures that its portfolio remains professionally managed to provide positive investment returns, while providing value for money accommodation and service to all its tenants. Indluplace is mindful of the increasing role and impact of Environmental, Social, and Governance (ESG) on sustainability as well as the societal impact of an investment in the company.

COVID-19 PANDEMIC

The effects of the pandemic and subsequent lockdown regulations had a significant financial impact on the Group for the last 6 months of the year and is expected to continue to negatively impact the Group beyond the reporting period. Some notable impacts to the business:

- The Group implemented a COVID-19 response strategy to ensure that all its properties were safe for the use by tenants and staff.
- The Group provided COVID-19 relief in the form of rent remissions and rent deferrals to the value of R4,4 million to assist tenants during the lockdown period.
- The Group's collections fell to a low of 77% in May 2020 before it started to recover to 93,9% as at September 2020.
- Tenant arrears increased significantly during the period of the pandemic but due to strong operational controls, were significantly reduced by the end of the reporting period.
- Tenant turnover increased in the last quarter of the reporting period with a resultant increase in vacancies and increased unit refurbishment costs.
- The payment of an interim dividend was delayed to the end of the year. This, combined with implementing a dividend pay-out ratio that will meet the minimum distribution requirements in terms of the JSE Listings Requirements, was necessary to ensure that the Group remains adequately capitalised.

Notwithstanding the negative impact of the above on our business, the diverse nature of the portfolio and the defensive nature of the residential sector enabled management to navigate the Group through these challenges.

SUMMARISED

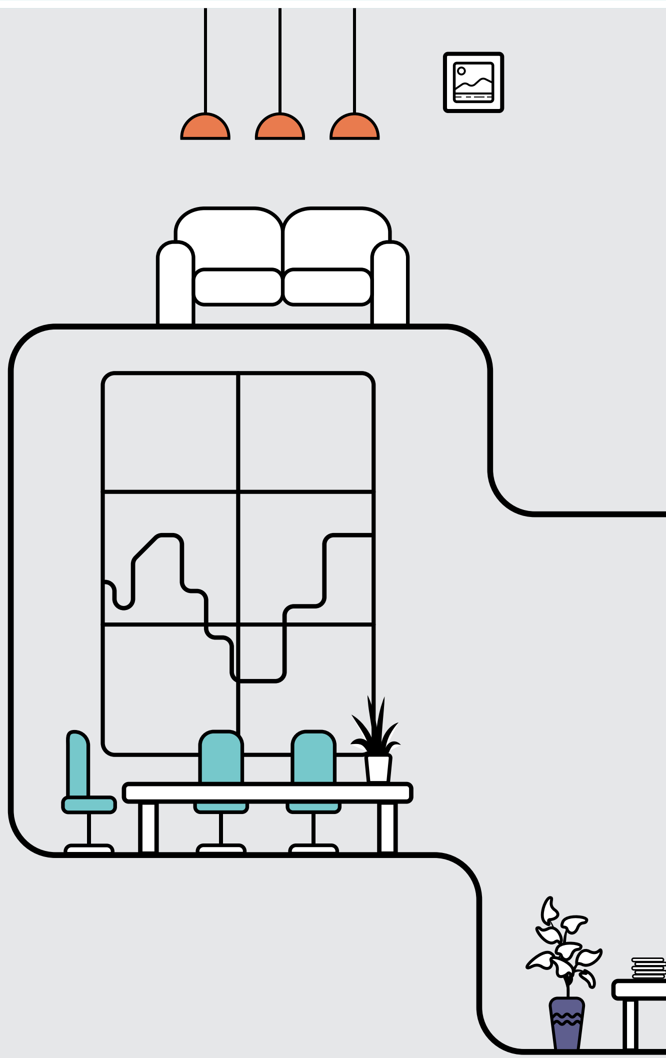
DISTRIBUTABLE INCOME ANALYSIS

FOR THE YEAR ENDED

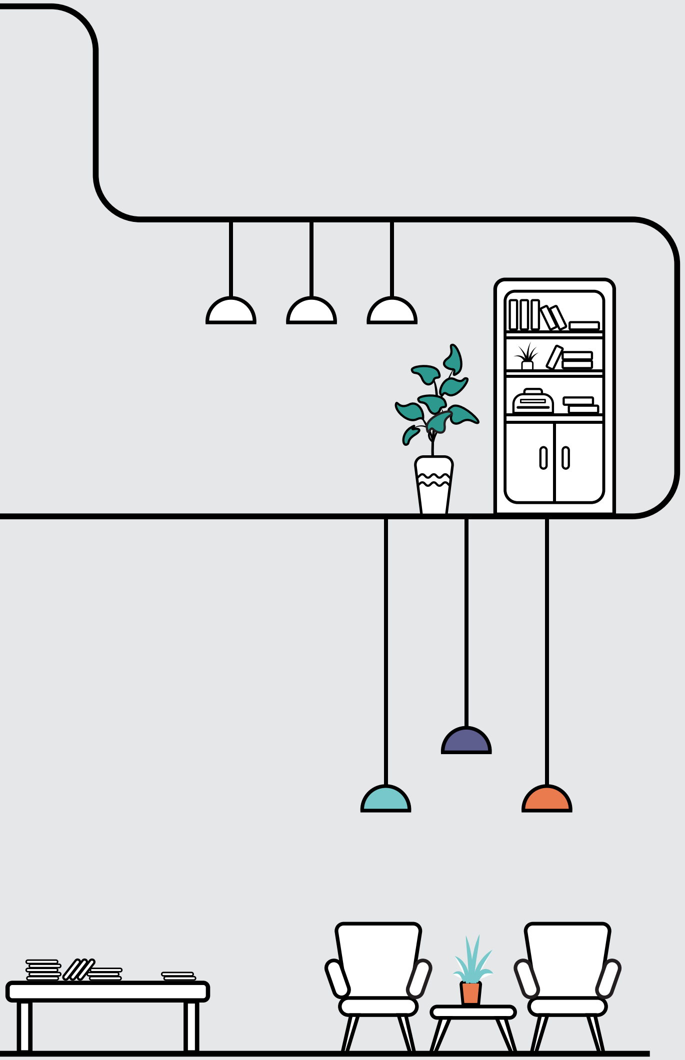
R	30 SEPTEMBER 2020	30 SEPTEMBER 2019
Contractual rental income	527 333 172	546 461 872
Net property expenses	(211 775 617)	(164 215 698)
Net property income	**315 557 555**	**382 246 174**
DISTRIBUTABLE INCOME		
Amount available for distribution (pre taxation)	**170 549 659**	**251 469 915**
DISTRIBUTED FOR THE HALF YEAR ENDED:		
6 months ended - 31 March	**-***	**120 477 201**
6 months ended - 30 September	**140 567 201**	**130 992 714**
Amount declared for the half year ended 30 September	**140 567 201**	**(251 469 915)**
DIVIDEND FOR THE SIX MONTHS ENDED:	**CENTS**	
6 months ended - 31 March	**-**	**37,49077**
6 months ended - 30 September	**44,01572**	**40,76304**
Dividend for the year ended	**44,01572**	**78,25381**
Property expense ratio - Net (%)	40,16	30,05
Net asset value per share (cents)	768,65	903,04
SHARES USED IN CALCULATION OF THE DIVIDEND FOR THE SIX MONTHS ENDED:		
31 March	319 356 799	321 351 669^
30 September	319 356 799	321 351 669^

^ - per IFRS 2, 22 440 285 shares used to part fund the October 2017 acquisition have been excluded from the number of shares in issue.

* In light of the COVID-19 pandemic, the board resolved to defer the decision to pay the dividend for the first half of the year.



COMMENTARY



REVENUE

Contractual rental income decreased from R546,5 million at 30 September 2019 to R527,3 million at 30 September 2020. The decrease relates to increased vacancies in the portfolio which occured mainly in the second half of the year. Rent deferrals of R4,4 million were granted to tenants who were directly impacted by the lockdown, the bulk of which were rebilled over the year. The improved letting at Highveld when compared to the prior year partly offset the above. Vacancies increased as tenants who were unable to pay amounts owing vacated their premises once the lockdown level was lowered in June and were further exacerbated with changes in August.

PROPERTY PORTFOLIO

		30 SEPTEMBER 2020	30 SEPTEMBER 2019
Residential (including student units)	Buildings	147	165
	Units	9 668	9 917
	Vacancy (%)	11,3%	7,3%
Retail	GLA – m^2	18 870	20 538
	Vacancy (%)	12,3%	4,3%

Residential unit spread	%
JHB suburbs	43
JHB Inner city	36
Pretoria/Midrand	10
Emalahleni	5
Vanderbijlpark	5
Durban	0
Bloemfontein	1
Total	**100**

Residential unit category	%
Rooms	6
Bachelors	16
One bed	20
Two bed	47
Three bed	9
Other	2
Total	**100**

The residential vacancy rate of 11,3% at the end of September 2020 was mainly due to the increased tenant churn as a result of tenants being unable to pay their rentals and vacating their premises during the last quarter. The historical churn of about 3% increased to over 5% over the last quarter. This was somewhat counter balanced by increased letting to new tenants.

PROPERTY EXPENSES

Property expenses have increased from R273,5 million to R330,3 million, as a result of higher than inflationary municipal cost increases ranging between 6% and 14% combined with additional costs associated with COVID-19 during the second half of the year. Included are additional allowances for expected credit loss and increased repairs and maintenance related to the increased tenant churn.

The net expense ratio is up 10% when compared to the prior year as a result of the lower contractual rental income combined with the increased property expenses.

ADMINISTRATION COSTS

Administration costs have increased from R19,8 million at 30 September 2019 to R30,1 million at 30 September 2020, as a result of an increased staff complement, which increased from 4 to 11 over the current financial year. The increased team has proven invaluable with the outbreak of the COVID-19 pandemic.

FINANCE INCOME

	30 SEPTEMBER 2020	30 SEPTEMBER 2019
Interest on Share Purchase and Option Scheme	10 464 746	18 604 858
Interest received	5 682 472	4 036 730
Total	**16 147 218**	**22 641 588**

Finance income has decreased from R22,6 million to R16,1 million for the year ended 30 September 2020 as a result of the decreased interest received in terms of the Share Purchase and Option Scheme.

FINANCE CHARGES

	30 SEPTEMBER 2020	30 SEPTEMBER 2019
Interest paid on secured financial liabilities and swaps	130 691 983	131 486 159
Interest charge on cash balances and municipal accounts	359 294	2 212 711
Total	**131 051 277**	**133 698 870**

While Indluplace did not pay a dividend for the first half of the year, the benefit of interest earned on cash placed in the company's revolving access facilities, was somewhat offset by the lower interest rates in the current financial year.

TAXATION

The Board felt it prudent to implement a pay-out ratio that will meet the minimum distribution requirements of 75% of distributable earnings in terms of the JSE Listings Requirements.

As a result of the reduced dividend pay-out ratio implemented, Indluplace has had to provide for R13,1 million of current income tax, offset by R32 million of deferred tax, both at the corporate income tax rate of 28%.

DEFERRED TAX

As a result of the implementation of the pay-out ratio on our distributions, a deferred tax asset had to be raised to account for the future tax consequences of this event.

INVESTMENT PROPERTY

Indluplace is in the process of disposing of 24 properties for R80,4 million. The decrease in investment property is mainly attributable to the decrease in property valuations.

TRADE AND OTHER RECEIVABLES

Trade and other receivables decreased from R123,3 million at 30 September 2019 to R104,3 million. Net trade receivables of R4,8 million are included in the 30 September 2020 balance. The other receivables amount includes R48,3 million of cash, held by the company's property managers in their trust accounts. The balance is made up of municipal deposits and the interest element relating to the loans to participants of the Indluplace Share Purchase and Option Scheme. The Group applies the IFRS 9 simplified approach to measuring expected credit loss allowance using a lifetime expected credit loss allowance for trade receivables.

CASH AND CASH EQUIVALENTS

Cash and cash equivalents increased from R16,5 million at 30 September 2019 to R55,9 million at 30 September 2020. At 30 September 2020, Indluplace was able to draw down on R150 million in terms of its access facilities.

SECURED FINANCIAL LIABILITIES AND DERIVATIVE INSTRUMENTS

Secured financial liabilities reduced from R1,48 billion to R1,44 billion. Cash of R150 million has been placed in the access facilities.

SECURED FINANCIAL LIABILITIES

		AMOUNT			RATE	
BANK	**EXPIRY**	**RCF**	**TERM**	**TOTAL**	**RCF**	**TERM**
ABSA	5 October 2022		302 142 857	**302 142 857**		JIBAR + 2,20%
Investec	5 October 2022		302 142 857	**302 142 857**		JIBAR + 2,20%
ABSA	16 November 2023	100 000 000	321 428 571	**421 428 571**	Prime - 0,9%	JIBAR + 2,40%
Investec	16 November 2023	50 000 000	171 428 571	**221 428 571**	Prime - 1,0%	JIBAR + 2,30%
ABSA	16 November 2024		85 714 286	**85 714 286**		JIBAR + 2,55%
Investec	16 November 2024		85 714 286	**85 714 286**		JIBAR + 2,40%
ABSA	16 November 2025		85 714 286	**85 714 286**		JIBAR + 2,70%
Investec	16 November 2025		85 714 286	**85 714 286**		JIBAR + 2,50%
Total facilities		**150 000 000**	**1 440 000 000**	**1 590 000 000**		
Drawn at year end		**-**	**1 440 000 000**	**1 440 000 000**		
Available		**150 000 000**	**-**	**150 000 000**		

SWAPS	**MATURITY**	**NOTIONAL**	**FIXED RATE**
ABSA	7 October 2024	275 025 021	7,07%
Investec	7 October 2024	275 025 021	7,07%
ABSA	7 October 2024	28 484 987	7,13%
Investec	7 October 2024	28 484 987	7,13%
ABSA	7 October 2024	144 979 382	7,68%
Investec	7 October 2024	144 979 382	7,68%
ABSA	7 January 2025	50 000 000	6,55%
Investec	7 January 2025	50 000 000	6,55%

TRADE AND OTHER PAYABLES

Trade and other payables increased from R76,6 million at 30 September 2019 to R107,1 million at 30 September 2020. Trade payables and accruals of R41,6 million, prepayment of tenant rentals of R18,1 million, tax liability of R13,9 million and deposits from tenants amounting to R33,3 million are included in the aforesaid balance.

CHANGE IN DIRECTORATE

Greg Kinross resigned from the board with effect from 13 November 2019 to take up a non-executive directorship with Arrowhead Properties Limited.

PROSPECTS

The continued state of the South Africa's economic environment exacerbated by the impact of COVID-19 related restrictions will continue to pose major challenges to many businesses. The rental residential sector is not immune to these challenges but the portfolio and management teams have proven to be resilient and able to manage substantial challenges. Assuming that the worst of the pandemic is behind us, the recovery is likely to take a number of years. While we have seen our tenants under financial pressure with the resultant sharp increase in tenant turnover, overall collections remained relatively high. We have been encouraged by the very good letting performance over the last few months at current rental levels. This shows that our rental offering represents good value for money and that we will be able to hold our own in attracting quality tenants despite a very competitive market. Although we do not expect major rental reversions, it will be difficult to achieve growth in rentals in the short to medium term.

We have recently renewed our facilities with our lenders to achieve a more evenly spread renewal profile, with the first renewal at the end of 2023. We are now focusing on further improving our product and service offerings. We will achieve this by accelerating our capex programme to ensure that our units continue to offer value for money and will dispose of those properties that no longer fit our strategy. Improving the service offering will focus on building greater internal capacity to provide better communication and service to our tenants.

The company's balance sheet and cash generation remains strong and the demand for it's diverse, value-for-money units high. While the environment is unpredictable we expect the portfolio to maintain the 2020 performance in the coming year.

This forecast has not been reviewed or reported on by the company's auditors. Given the nature of its business, Indluplace uses dividend per share as its key performance measure as it is considered to be a more relevant performance measure than earnings or headline earnings per share.

ANNUAL GENERAL MEETING

Indluplace's annual report for the year ended 30 September 2020, containing a notice of annual general meeting and incorporating the audited annual financial statements for the year ended 30 September 2020, will be distributed in due course.

Payment of dividend for the year ended 30 September 2020

The board has declared a gross dividend of 44,01572 cents per share (dividend number 15) for the year ended 30 September 2020, in accordance with the timetable set out below:

Last date to trade cum dividend	Monday, 14 December 2020
Shares trade ex-dividend	Tuesday, 15 December 2020
Record date	Friday, 18 December 2020
Payment date	Monday, 21 December 2020

Shares may not be dematerialised or rematerialized between Tuesday, 15 December 2020 and Friday, 18 December 2020, both days inclusive.

Payment of the dividend will be made to shareholders on Monday, 21 December 2020. In respect of dematerialised shares, the dividend will be transferred to the Central Securities Depository Participant (CSDP)/broker accounts on Monday, 21 December 2020. Certificated shareholders' dividend payment will be deposited on or about Monday, 21 December 2020.

TAX TREATMENT OF DIVIDEND

In accordance with Indluplace's status as a REIT, shareholders are advised that the dividend 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 shares will be deemed to be a dividend, for South African tax purposes, in terms of section 25BB of the Income Tax Act.

The dividend received by or accrued to South African tax residents must be included in the gross income of such shareholders and will not be 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. This dividend is, however, exempt from dividends withholding tax in the hands of South African tax resident shareholders, provided that the South African resident shareholders furnished the following forms to their CSDP or broker, as the case may be, in respect of uncertificated shares, or the company, in respect of certificated shares:

a) a declaration that the dividend is exempt from dividends tax; and

b) a written undertaking to inform the CSDP, broker or the company, as the case may be, should the circumstances affecting the exemption change or the beneficial owner cease to be the beneficial owner,

both in the form prescribed by the Commissioner for the South African Revenue Service. Shareholders are advised to contact their CSDP, broker or the company, as the case may be, to arrange for the abovementioned documents to be submitted prior to payment of the dividend, if such documents have not already been submitted.

Dividends 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. Any dividend received by a non-resident from a REIT is subject to dividends 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 shareholders. Assuming dividend withholding tax will be withheld at a rate of 20%, the net dividend amount due to non-resident shareholders is 35,21258 cents per share. A reduced dividend withholding rate in terms of the applicable DTA, may only be relied on if the non-resident shareholders have provided the following forms to their CSDP or broker, as the case may be, in respect of uncertificated shareholders, or the company, in respect of certificated shareholders:

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 their CSDP, broker or the company, as the case may be, should the circumstances affecting the reduced rate change or the beneficial owner cease 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 their CSDP, broker or the company, as the case may be, to arrange for the abovementioned documents to be submitted prior to payment of the dividend if such documents have not already been submitted, if applicable.

Shares in issue at the date of declaration of this dividend: 341 797 084

Indluplace's income tax reference number: 9390/649/177

DIVIDEND DECLARATION AFTER REPORTING DATE

In line with IAS 10 Events after the Reporting Period, the declaration of the dividend occurred after the end of the reporting period, resulting in a non–adjusting event which is not recognised in the financial statements.

LITIGATION STATEMENT

There are no legal or arbitration proceedings, including any proceedings that are pending or threatened, of which Indluplace is aware, that may have or have had in the recent past, being the previous 12 months, a material effect on the group's financial position.

BASIS OF PREPARATION

These summarised consolidated audited annual financial statements for the year ended 30 September 2020 ("**summarised results**") have been prepared in accordance with the requirements of International Financial Reporting Standards, the SAICA Financial Reporting Guides as issued by the Financial Practices Committee as issued by the Financial Reporting Standard Council, IAS 34: Interim Financial Reporting, the JSE Listings Requirements and the requirements of the South African Companies Act, No.71 of 2008. The accounting policies applied in the preparation of these summarised results are consistent with those of the previous annual financial statements. These summarised results have been prepared under the supervision of Terry Kaplan CA (SA), Indluplace's Financial Director.

These summarised results have been extracted from audited annual financial statements but are not audited. The directors take full responsibility for the preparation of the summarised results and for ensuring that the financial information has been correctly extracted from the underlying audited annual financial statements. The auditors, BDO South Africa have issued an unqualified opinion on the annual financial statements for the year ended 30 September 2020 and a copy of the audit opinion, together with the underlying audited annual financial statements are available for inspection at the company's registered office, and available on the company's website at https://www.indluplace.co.za/downloads/2020/results/indluplace-afs-2020.pdf

CONSOLIDATED STATEMENT OF

COMPREHENSIVE INCOME

FOR THE YEAR ENDED 30 SEPTEMBER 2020

R	2020	2019
PROPERTY PORTFOLIO REVENUE		
Contractual rental income	527 333 172	546 461 872
Recoveries	118 544 581	109 255 594
Straight line rental income accrual	(2 866 418)	(173 296)
Total revenue	**643 011 335**	**655 544 170**
Operating costs	(330 320 198)	(273 471 292)
Administration costs	(30 103 836)	(19 718 977)
Net operating profit	**282 587 301**	**362 353 901**
Changes in fair values	(495 206 645)	(306 929 139)
(Loss) / profit from operations	**(212 619 344)**	**55 424 762**
Net finance charges	(114 904 060)	(111 057 282)
Finance charges	(131 051 277)	(133 698 870)
Finance income	16 147 217	22 641 588
Loss before taxation	**(327 523 404)**	**(55 632 520)**
Taxation	19 088 748	-
Total comprehensive loss for the year	**(308 434 656)**	**(55 632 520)**
RECONCILIATION OF EARNINGS, HEADLINE EARNINGS AND DISTRIBUTABLE EARNINGS		
Loss for the year attributable to equity holders	(308 434 656)	(55 632 520)
Change in fair value of properties	360 381 908	175 373 747
Headline profit attributable to equity holders	**51 947 252**	**119 741 227**
Number of shares in issue at year end	319 356 799	321 351 671
Number of shares in issue used for the calculation of distribution per share	319 356 799	321 351 671
Weighted average number of shares in issue used for the calculation of earnings and headline earnings per share	319 716 078	320 854 752
Weighted average number of shares in issue used for the calculation of diluted earnings and diluted headline earnings per share	320 885 689	320 854 752
Basic loss per share (cents)	(96,47)	(17,34)
Diluted loss per share (cents)	(96,12)	(17,34)
Headline earnings per share (cents)	16,25	37,32
Diluted headline earnings per share (cents)	16,19	37,32
Dividends per share (cents)	44,01572	78,25381

CONDENSED CONSOLIDATED STATEMENT OF

FINANCIAL POSITION

FOR THE YEAR ENDED 30 SEPTEMBER 2020

R / AUDITED	2020	2019
ASSETS		
Non-current assets	**3 853 033 397**	**4 266 212 371**
Investment property	3 764 722 708	4 156 761 452
Fair value of investment property	3 761 738 064	4 150 910 390
Straight line rental income accrual	2 984 644	5 851 062
Computer software	43 839	86 002
Loans to participants of Indluplace Share Purchase and Option Scheme	56 058 496	109 364 917
Deferred tax assets	32 208 354	-
Current assets	**226 657 651**	**184 613 227**
Trade and other receivables	104 292 479	123 365 327
Property loan receivable	50 439 905	44 767 070
Cash and cash equivalents	55 945 626	16 480 830
Loans to participant of Indluplace Share Purchase and Option Scheme	15 979 641	-
Non-current assets held for sale	**43 202 500**	**18 245 000**
Total assets	**4 122 893 548**	**4 469 070 598**
EQUITY AND LIABILITIES		
Shareholders' interest	**2 454 750 973**	**2 901 930 111**
Stated capital	3 043 299 444	3 051 853 350
Share based payment reserve	20 795 600	19 993 467
Reserves	(609 344 071)	(169 916 706)
Other non-current liabilities	**1 397 965 055**	**1 340 525 535**
Secured financial liabilities	1 289 947 320	1 330 005 758
Derivative instruments	108 017 735	10 519 777
Current liabilities	**270 177 520**	**226 614 952**
Trade and other payables	107 057 915	76 614 952
Secured financial liabilities	150 000 000	150 000 000
Taxation payable	13 119 605	-
Total equity and liabilities	**4 122 893 548**	**4 469 070 598**
Number of shares in issue	319 356 799	321 351 671
Net asset value per ordinary share (cents)	768,65	903,04

STATEMENT OF

CHANGES IN EQUITY

FOR THE YEAR ENDED 30 SEPTEMBER 2020

R	STATED CAPITAL	(ACCUMULATED LOSS)/ RETAINED EARNINGS	SHARE BASED PAYMENT RESERVE	TOTAL
GROUP				
Balance at 30 September 2018	**3 033 167 513**	**162 938 161**	**19 993 467**	**3 216 099 141**
Issue of shares	18 685 837	-	-	18 685 837
Total comprehensive loss for the year	-	(55 632 520)	-	(55 632 520)
Dividends	-	(277 222 347)	-	(277 222 347)
Balance at 30 September 2019	**3 051 853 350**	**(169 916 706)**	**19 993 467**	**2 901 930 111**
Total comprehensive loss for the year	-	(308 434 656)	-	(308 434 656)
Share buy-backs	(8 553 906)	-	-	(8 553 906)
Share based payments	-	-	802 133	802 133
Dividends	-	(130 992 709)	-	(130 992 709)
Balance at 30 September 2020	**3 043 299 444**	**(609 344 071)**	**20 795 600**	**2 454 750 973**

CONSOLIDATED STATEMENT OF

CASH FLOWS

FOR THE YEAR ENDED 30 SEPTEMBER 2020

R / AUDITED	2020	2019
Net cash generated / (utilised) from operating activities	**84 357 735**	**(68 232 185)**
Cash generated from operations	330 254 505	320 047 444
Dividends paid	(130 992 710)	(277 222 347)
Finance charges paid	(131 051 277)	(133 698 870)
Finance income received	16 147 217	22 641 588
Net cash generated / (utilised) in investing activities	**3 811 232**	**(108 368 315)**
Net acquisition of investment property	(33 620 001)	(142 561 985)
Acquisition of computer software	(21 711)	(34 154)
Proceeds from sale of properties	37 452 944	34 227 824
Net cash (utilised) / generated from financing activities	**(48 704 171)**	**192 794 923**
Net proceeds from share issue	-	(314 158)
Proceeeds from secured financial liabilities	-	193 109 081
Share buy back	(8 553 930)	-
Repayment of secured financial liabilities	(40 150 241)	-
Net movement in cash and cash equivalents	**39 464 796**	**16 194 423**
Cash and cash equivalents at the beginning of the year	16 480 830	286 407
Cash and cash equivalents at the end of the year	**55 945 626**	**16 480 830**

CONSOLIDATED

SEGMENTAL ANALYSIS

Indluplace has four reportable segments based on the geographic split of the portfolio which are the entity's strategic business segments. For each strategic business segment, the entity's executive directors review internal management reports on a monthly basis. All segments are located in South Africa. There are no single major tenants. The following summary describes the operations for each of the entity's reportable segments.

R	GAUTENG	FREE STATE	MPUMALANGA	KWAZULU NATAL	TOTAL
YEAR ENDED SEPTEMBER 2020					
PROPERTY PORTFOLIO REVENUE					
Contractual rental income and recoveries	609 247 109	3 556 615	29 901 852	3 172 177	645 877 753
Straight line rental income accrual	(2 866 418)	-	-	-	(2 866 418)
Total revenue	**606 380 691**	**3 556 615**	**29 901 852**	**3 172 177**	**643 011 335**
Operating costs	(315 105 542)	(1 139 165)	(11 920 393)	(2 155 097)	(330 320 197)
Net property income	**291 275 149**	**2 417 450**	**17 981 459**	**1 017 080**	**312 691 138**
Administration costs					(30 103 836)
Net operating income					**282 587 301**
Changes in fair values					(495 206 645)
Loss from operations					**(212 619 344)**
Net finance charges					**(114 904 060)**
Finance charges					(131 051 277)
Finance income					16 147 217
Loss before taxation					**(327 523 404)**
Taxation					19 088 748
Total comprehensive loss for the year					**(308 434 656)**
Reportable segment assets	3 697 687 729	24 201 232	224 129 332	14 387 388	3 960 405 681
Corporate segment assets	-	-	-	-	162 487 868
Reportable segment liabilities	(246 219 480)	(634 089)	(5 881 886)	(4 322 461)	(257 057 916)
Corporate segment liabilities	-	-	-	-	(1 411 084 660)
	3 451 468 250	**23 567 143**	**218 247 446**	**10 064 927**	**2 454 750 973**

R	GAUTENG	FREE STATE	MPUMALANGA	KWAZULU NATAL	TOTAL
YEAR ENDED SEPTEMBER 2019					
PROPERTY PORTFOLIO REVENUE					
Contractual rental income and recoveries	630 671 985	3 419 816	14 189 757	7 435 908	655 717 466
Straight line rental income accrual	(173 296)	-	-	-	(173 296)
Total revenue	**630 498 689**	**3 419 816**	**14 189 757**	**7 435 908**	**655 544 170**
Operating costs	(260 388 636)	(1 125 872)	(8 186 870)	(3 769 914)	(273 471 292)
Net property income	**370 110 053**	**2 293 944**	**6 002 887**	**3 665 994**	**382 072 878**
Administration costs					(19 718 977)
Net operating income					**362 353 901**
Changes in fair value					(306 929 139)
Profit from operations					**55 424 762**
Net finance charges					**(111 057 282)**
Finance charges					(133 698 870)
Finance income					22 641 588
Loss before taxation					**(55 632 520)**
Taxation					-
Total comprehensive loss for the year					**(55 632 520)**
Reportable segment assets	3 968 972 757	28 054 017	253 585 985	47 759 019	4 298 371 778
Corporate segment assets	-	-	-	-	170 698 820
Reportable segment liabilities	(69 893 854)	(89 857)	(5 655 985)	(975 257)	(76 614 953)
Corporate segment liabilities	-	-	-	-	(1 490 525 534)
	3 899 078 903	**27 964 160**	**247 930 000**	**46 783 762**	**2 901 930 111**

R	2020	2019
RECONCILIATION OF COMPREHENSIVE INCOME TO DISTRIBUTABLE EARNINGS		
Headline profit attributable to equity holders	(308 434 656)	(55 632 520)
Change in fair value of derivative instruments	97 497 958	13 393 668
Change in fair value of properties	360 381 908	175 373 747
Change in fair value of shareholder loans	37 326 780	118 161 724
Straight line rental income accrual	2 866 418	173 296
Deferred tax expense	(32 208 354)	-
Current tax expense	13 119 605	-
Amount avaliable for distribution	**170 549 659**	**251 469 915**
RECONCILIATION OF AMOUNT AVAILABLE FOR DISTRIBUTION FOR THE SIX MONTHS		
Amounts available for distribution to shareholders	170 549 659	251 469 915
75% payout ratio - 25% withheld	(29 982 458)	-
6 month ended - 31 March	-	(120 477 201)
6 month ended - 30 September	-	-
Amount available for distribution for the six months ended:	**140 567 201**	**130 992 714**
Dividends per share	44,01572	78,25381

By order of the Board
18 November 2020

Directors T Adler (Chairperson)*, C Abrams*^, C de Wit (CEO), T Kaplan (FD), G Harris (COO), S Noik*, A Rehman*^ (Lead independent director), N Tetyana.*^

* Non–executive, ^ Independent. All directors are South African.

Registered office 3rd Floor, 1 Sturdee Avenue, Rosebank, Johannesburg 2076. PO Box 685, Melrose Arch, 2076. **Transfer secretaries** Computershare Investor Services Proprietary Limited
Sponsor Java Capital **Company secretary** CIS Company Secretaries Proprietary Limited **Website** www.indluplace.co.za