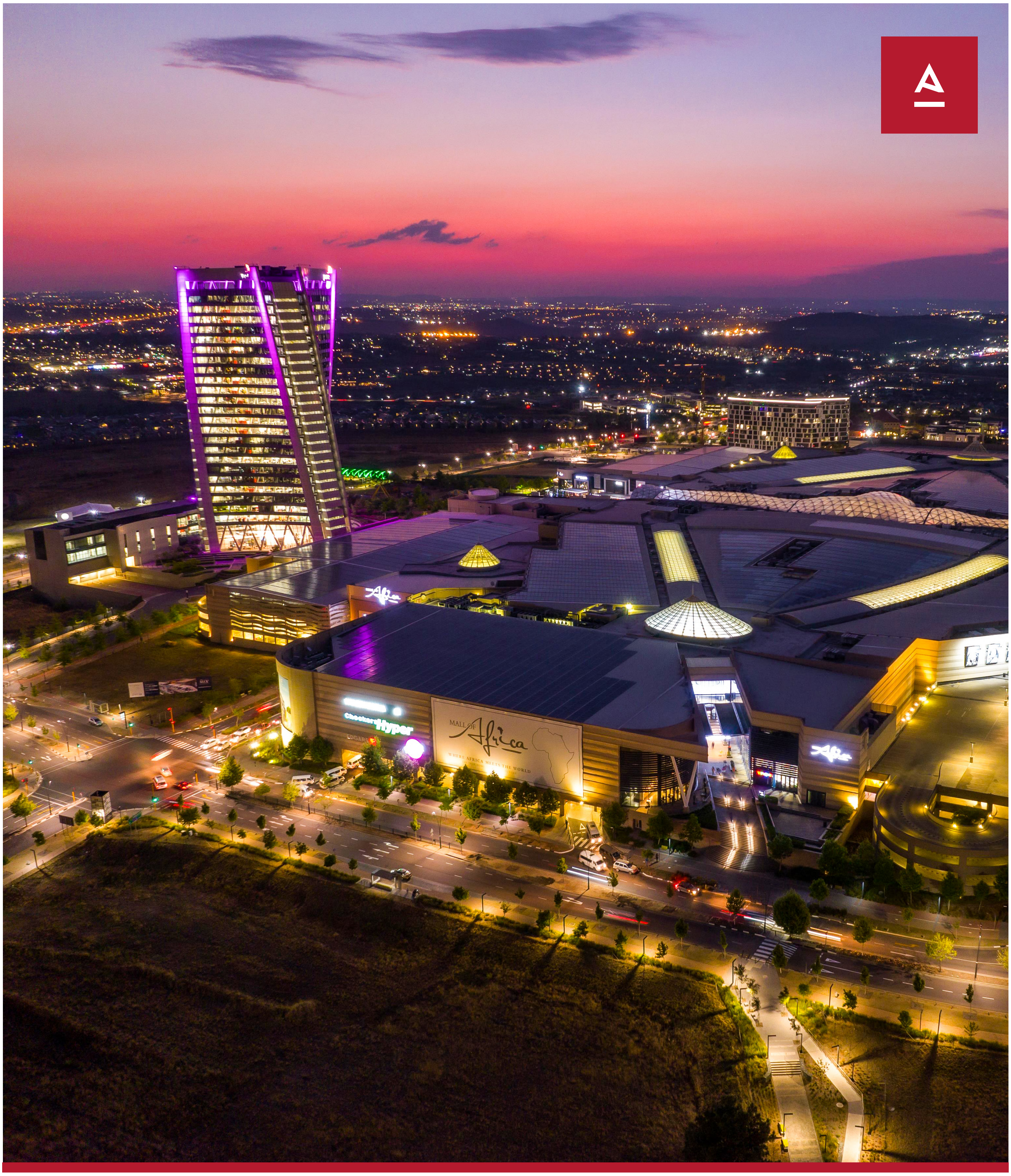


CONDENSED UNAUDITED CONSOLIDATED

INTERIM FINANCIAL RESULTS

for the six months ended 31 December 2021

Performance summary

Distributable income per share
increased by **33.6% to 28.2 cents**, excluding trading profit on the sale of sectional title units of **9.35 cents**

Net asset value per share
increased by **6.8% to R16.83**

Group gearing
improved from **43.3% to 38.0%**

COVID-19 rental discounts
reduced by **84.3% to R8.5 million**

Growth in weighted average trading density
over 12 months of **8.7%**

Developments under construction
in Waterfall City of **59 395m^2**

Commentary

Introduction

Attacq is a South African-based Real Estate Investment Trust (REIT), with a vision to create sustainable value for all stakeholders through a value-based strategy, ensuring a positive impact in our communities and the environment we operate in. Attacq is well-positioned to deliver its purpose to create smart, safe and sustainable community spaces providing remarkable experiences in our managed hubs.

Attacq's strategic approach is to think differently about real estate through our quality hubs. Trends in online shopping and work-from-home continue to change the way customers and clients interact with real estate. Our approach influences the way we shape our real estate precincts, our service offerings and client relationships. Shopping malls are more than just retail spaces – they are retail-experience hubs, and office spaces are increasingly becoming collaboration hubs, providing opportunities for physical interaction and collaboration, in response to the evolution of the office environment. Our logistics and distribution centres continue to be safe, secure urban logistics hubs, fully integrating office and warehouse requirements into a single location. Our integrated thinking is demonstrated in the development of Waterfall City into a smart, safe and sustainable city, where we put people first, embrace business disruptions and through the application of sound environmental, social and governance principles we create value for our stakeholders.

Attacq's portfolio consists of: (1) Waterfall City, comprising its completed real estate portfolio, developments under construction and leasehold land; (2) Rest of South Africa, comprising the remainder of its South African completed real estate portfolio; and (3) Other investments, made up of its investment in MAS Real Estate Inc. (MAS) and its Rest of Africa retail investments.

The Group has restated its prior-period interim financial statements. For more information, refer to the paragraph below titled Restatement of Attacq's prior-period interim financial statements.

Financial overview

As part of the Group's strategy to optimise its capital structure, the objectives of its debt reduction plan were met, with interest bearing debt reducing by R1.6 billion and gearing improving to 38.0% (30 June 2021: 43.3%) from 46.3% at 31 December 2020. Against the backdrop of easing lockdown restrictions and an improved trading environment, the Group's retail-experience hubs performed relatively well, reflected in lower rental discounts and an 8.7% growth in its weighted average trading densities. The general oversupply of office space combined with hybrid working models continued to weigh on the sector. However, utilisation rates by office users improved towards the end of the 2021 calendar year and this trend continued in 2022. Valuations are reflective of an increase in stability in the retail operating environment whilst collaboration hubs have yet to stabilise.

Distributable income

Total distributable income per share increased by 33.6% to 28.2 cents per share (cps) for the six months ended 31 December 2021 (interim period) mainly due to Attacq receiving a dividend from its investment in MAS of R46.1 million. The distributable income of the Group is closely aligned with cash generated from operations, adjusted to reflect recurring income.

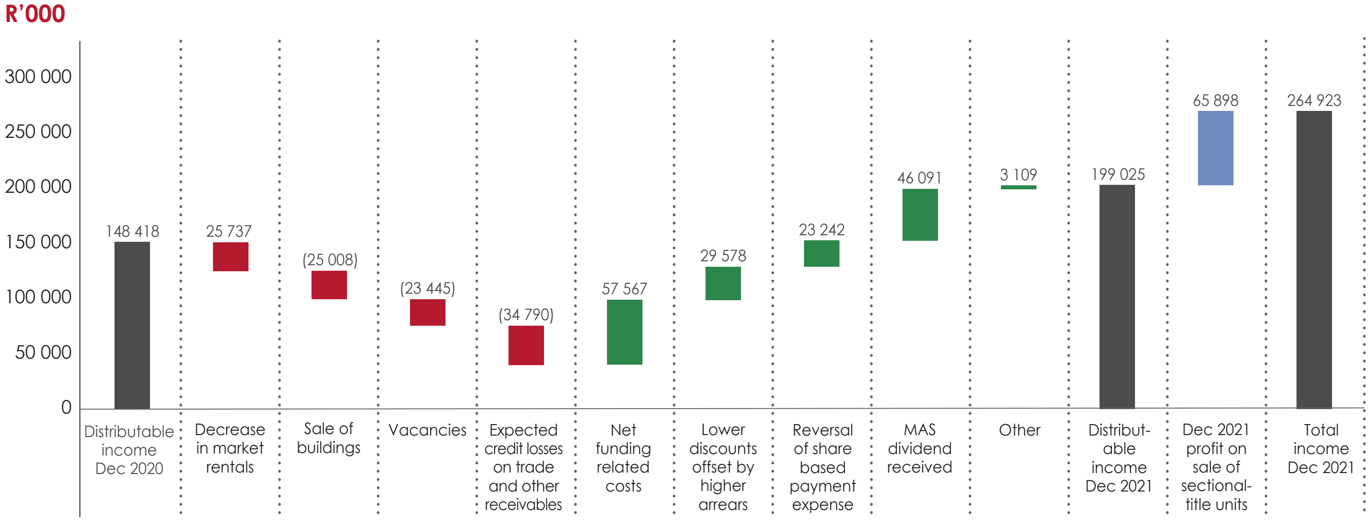
A breakdown of distributable income per focus area is tabled below:

	Dec 2021		Dec 2020		
Distributable income	**R'000**	**cps**	R'000	cps	Change in cps %
Waterfall City	**98 738**	**14.0**	104 519	14.9	(6.0)
Rest of South Africa	**54 165**	**7.7**	62 984	8.9	(13.5)
Other investments	**46 122**	**6.5**	(19 085)	(2.7)	340.7
Total	**199 025**	**28.2**	148 418	21.1	33.6

The distributable income from Waterfall City decreased by 6.0% to 14.0cps (31 December 2020: 14.9cps), due to the disposal of Deloitte head office, an increase in bad debt provisions and higher vacancies, offset by lower COVID-19 rental discounts and lower interest expense as a result of debt reduction. Distributable income from the Rest of South Africa decreased by 13.5% to 7.7cps (31 December 2020: 8.9cps), due to lower income received from Brooklyn Bridge Office Park and the Auditor General of South Africa building, offset by lower rental discounts offered and lower interest expense. The distributable income from Other investments increased from a loss of 2.7cps on 31 December 2020 to a profit of 6.5cps mainly due to Attacq receiving a dividend from its investment in MAS of R46.1 million and the saving of interest from the settlement of all euro debt during the year.

Due to its trading nature, excluded from distributable income is R65.9 million (31 December 2020: R8.1 million) of profit earned on the sale of sectional title units in Waterfall City.

A comparison between the distributable income for the interim period and its prior comparative period is graphically depicted below:



The impact of rental discounts and collections on distributable income is reflected in the table below:

Impact on distributable income	Dec 2021 Total R'000	Dec 2021 Retail R'000	Dec 2021 Non-retail R'000	Dec 2020 Total R'000
Rental discounts	**(8 466)**	**(8 453)**	**(13)**	(53 784)
Bad debt written off	**(552)**	**(552)**	**–**	(2 915)
Expected credit losses (ECL)	**(40 807)**	**(8 109)**	**(32 698)**	(5 926)
Net (increase) reduction in lease receivables through (lower) higher collections	**(9 397)**	**(8 574)**	**(823)**	6 343
Total	**(59 222)**	**(25 688)**	**(33 534)**	(56 282)

Financial performance

Rental income for the Group was in line with the prior comparative period at R1.1 billion. Like-for-like rental income decreased by 1.1% (31 December 2020: growth of 0.8%).

Group property expenses, excluding cost of sales of sectional-title units, increased by 14.8% to R433.5 million (31 December 2020: R377.8 million), mainly due to ECLs on trade and other receivables and unrecoverable municipal charges. Property expenses increased by 4.5% (31 December 2020: decrease of 4.1%) on a like-for-like basis.

Group net profit from property operations, excluding the IFRS adjustment for straight-line leasing and net proceeds from the sale of sectional-title units, decreased by 8.8% to R673.3 million (31 December 2020: R738.2 million). On a like-for-like basis, net operating income decreased by 4.6% (31 December 2020: increase of 3.4%).

Total assets decreased by 4.5% to R21.6 billion (30 June 2021: R22.6 billion) and total liabilities decreased by 15.4% to R9.7 billion (30 June 2021: R11.5 billion), mainly due to the disposal of assets and the utilisation of sale proceeds to reduce interest-bearing debt. The Group's net asset value increased by 6.8% to R11.9 billion (30 June 2021: R11.1 billion) and net asset value per share improved to R16.83 (30 June 2021: R15.75 per share).

Waterfall City and Rest of South Africa's completed real estate portfolio

Our real estate portfolio focuses on smart, safe and sustainable precinct-based hubs and comprises retail-experience hubs, collaboration hubs, logistics hubs and hotels with the quality of the Waterfall City development pipeline providing unique value unlocking opportunities.

Retail-experience hubs

The 12-month weighted average trading density for the total portfolio increased by 8.7% with Mall of Africa increasing by 14.9%, Garden Route Mall increasing by 10.0% and Lynnwood Bridge – Retail increasing by 9.0%.

Overall, the restaurant category showed noticeable signs of recovery, with turnovers returning to more sustainable levels. The electronics category again achieved a marked increase in turnover. Significant turnover growth in the portfolio has been observed where retailers have invested in new generation store formats and upgrades over the past 12 months.

The increasing footcount is evidence of the return of shoppers to our retail-experience hubs. Behavioural analytics show an increase in return shoppers and more store visits per shopper, when compared to previous periods affected by the COVID-19 pandemic.

Collaboration hubs

Attacq offers flexible solutions in terms of space requirements and leases, with a focus on space optimisation, convenience and space-as-a-service. The property and asset management teams continued to engage proactively with individual clients across the entire portfolio in order to listen to and understand their business needs. Whilst hybrid working and space optimisation trends continue, client space enquiries have increased and decision-making times have improved compared to prior periods. More importantly, there has been a marked increase in the utilisation of our collaboration hubs as more businesses returned to the office, with this trend continuing subsequent to interim period end.

Logistics hubs

Due to Waterfall City's prime location within the greater Gauteng area, it continues to provide a modern, safe, clean and scalable logistics park for new green, efficient logistics requirements.

Client support

As tabled below, there has been an 84.3% decrease in rental discounts provided compared to the prior comparative period. Since August 2021 there have been no additional requirements for rental relief.

Rental relief	Dec 2021 Total R'000	Dec 2021 Retail R'000	Dec 2021 Non-retail R'000	Jun 2021 Total R'000	Dec 2020 Total R'000
Discounts	**8 466**	**8 453**	**13**	75 965	53 784
Deferrals	**1 689**	**154**	**1 535**	9 030	10 226
Total relief	**10 155**	**8 607**	**1 548**	84 995	64 010

Property cost-to-income ratio

The increases in normalised cost-to-income ratios are due to decreased market rentals, together with increasing municipal cost and the cost associated with loadshedding. The municipal recovery ratio improved slightly to 89.9% (31 December 2020: 88.0%) benefitting from savings achieved from clean energy generation by photovoltaic systems, offset by municipal expenses not recovered due to vacancies during the interim period.

Property cost-to-income ratio	Standard ratios Dec 2021 %	Standard ratios Dec 2020 %	Normalised ratios* Dec 2021 %	Normalised ratios* Dec 2020 %
Waterfall City				
Net cost-to-income ratio[1]	**28.9**	18.2	**21.3**	19.8
Gross cost-to-income ratio[2]	**43.3**	33.0	**37.1**	34.8
Rest of South Africa				
Net cost-to-income ratio[1]	**20.2**	26.0	**19.4**	19.3
Gross cost-to-income ratio[2]	**38.6**	43.4	**37.9**	37.1

[1] Calculation: (property expenses per income statement + repayment of lease liability interest + repayment of lease liability capital + municipal recoveries)/(rental income per income statement – municipal recoveries)

[2] Calculation: (property expenses per income statement + repayment of lease liability interest + repayment of lease liability capital)/rental income per income statement

* Normalised to exclude material lease cancelation fees, discounts granted and ECLs on trade and other receivables

The Waterfall portfolio's ratios include the land lease rental obligation. The impact of *IFRS 16: Leases* has been excluded for the purpose of this calculation.

Occupancy

The sale/partial disposal of three fully occupied properties, namely the 50.0% interest in the Deloitte head office (21 250m^2), 50.0% of Amrod building (18 969m^2) and 50.0% of Massmart Distribution Centre (25 017 m^2), contributed to the overall occupancy decline from 95.2% at 30 June 2021 to 92.0% at 31 December 2021.

The 11 650m^2 of unoccupied retail-experience hub space relates mainly to Mall of Africa (5 544m^2), MooiRivier Mall (2 578m^2), Brooklyn Mall (1 511m^2) and Eikestad Mall (1 041m^2) and 2 268m^2 relates to the collaboration hub components of Brooklyn Mall, MooiRivier Mall and Eikestad Mall.

The 45 033m^2 unoccupied collaboration hub space mainly relates to Waterfall Circle (24 354m^2), Brooklyn Bridge Office Park (6 908m^2) and Allandale building (5 896m^2).

Subsequent to the interim period-end, 9 493m^2 of the total of 56 683m^2 of vacancies were filled, most of which relate to collaboration hubs.

	Dec 2021				Jun 2021			
Sector occupancy	Waterfall City %	Rest of South Africa %	Total %	Occupied GLA m^2	Waterfall City %	Rest of South Africa %	Total %	Occupied GLA m^2
Retail-experience hubs	95.2	96.9	96.2	298 968	94.1	96.4	95.5	296 548
Collaboration hubs	81.6	85.7	82.7	215 088	93.8	85.5	91.7	256 247
Logistics hubs	100.0	–	100.0	119 872	100.0	–	100.0	163 856
Hotel	100.0	100.0	100.0	20 405	100.0	100.0	100.0	20 405
Period end portfolio occupancy	90.8	94.1	92.0	654 333	96.0	93.6	95.2	737 056
Add: occupied post period end	1.6	1.5	1.4	9 493	1.1	0.3	0.8	6 148
Portfolio occupancy post period end	92.4	95.6	93.4	663 826	97.1	93.9	96.0	743 204

Space management

The portfolio's weighted average lease expiry (WALE) decreased to 5.0 years (30 June 2021: 5.6 years). Leases totalling 44 204m^2 (132 leases) expired during the period, of which 34.6% (or 70.5% based on the number of leases) have been renewed. Expiring gross lettable area (GLA) of 24 354m^2 relates to the vacant Waterfall Circle building and if excluded, the client retention rate improves to 77.0%. Renewed leases were signed at a weighted average negative reversion rate of 8.3% (30 June 2021: 16.5%) and a weighted average lease escalation rate of 6.2% (30 June 2021: 5.5%).

Lease renewals	Expired GLA m^2	Client retention rate %	Gross reversion rate* %	Escalation rate* %
Retail-experience hubs	15 603	79.8	(8.1)	6.2
Collaboration hubs	28 601	9.9	(10.1)	6.3
Portfolio	44 204	34.6	(8.3)	6.2

* Based on renewals of leases that expired during the financial period

Developing Waterfall City

Our focus in developing Waterfall City is on creating a smart, safe and sustainable city.

Newly completed developments

During the interim period, Corporate Campus – Building 6 (3 969m^2) was completed.

Completed developments	Practical completion date	Total GLA (m^2)	Effective GLA (m^2)	Occupancy % based on total GLA	Valuation R'000
Waterfall City – Collaboration hub					
Corporate Campus – Building 6^	Q2 FY22	3 969	1 985	100.0	41 558

^ Attacq has an undivided share in the building of 50.0%

Developments under construction

Developments under construction increased to R459.2 million (30 June 2021: R210.6 million) due to development expenditure and fair value adjustments based on the progress of developments, offset by the value attributable to the completed Corporate Campus – Building 6. The following developments were under construction at 31 December 2021. Attacq's attributable share of the total of 59 395m² GLA is 28 802m².

Developments under construction	Total GLA* (m²)	Effective GLA* (m²)	Pre-let/ pre-sold % based on total GLA	Anticipated practical completion date
Waterfall City – Residential				
Ellipse Waterfall, Cassini tower (185 units)[#]	15 412	3 082	>76.0	Q3 FY23
Waterfall City – Collaboration hub				
Nexus Waterfall – Building 1	7 456	7 456	53.0	Q3 FY22
Waterfall Corporate Campus – Building 7[^]	3 956	1 978	–	Q3 FY22
Waterfall City – Logistics hub				
Cotton On head office and distribution centre[^]	20 786	10 393	100.0	Q3 FY22
Vantage data centre, phase 1[^]	11 785	5 893	100.0	Q4 FY22
Total	**59 395**	**28 802**	**>78.0**	

* Estimated GLA of development, subject to change on final re-measurement post completion
[#] 20.0% effective share; based on number of units of bankable pre-sales; sectional-title units
[^] Attacq has an undivided share in the building of 50.0%

Residential developments

Ellipse Waterfall, located on a prime city gateway site opposite Mall of Africa, is a co-development with Portstone Development Proprietary Limited (Portstone). Ellipse Waterfall will on completion comprise four deluxe high-rise towers: Newton, Kepler, Cassini and Galileo. In excess of 87.0% of units have been sold in the recently completed Newton and Kepler towers (Phase 1), a 50/50 undivided interest with Portstone, comprising 270 units in total, of which 221 units have been transferred and proceeds received. The construction of Phase 2, Cassini tower (185 units) has commenced with over 76.0% of units pre-sold. Attacq's interest in this tower is 20.0%. Phase 3, Galileo tower (± 170 units) is in the early phases of design. The development is targeting a minimum four-star GBCSA (by design and as built) certification.

Attacq has partnered on a 50/50 joint venture with D2E Properties Proprietary Limited to develop the Mix, a multi-story micro apartment offering which will be situated adjacent to Mall of Africa. The Mix was launched on 3 July 2021 and pre-sales of this innovative and affordable development, with apartment prices starting from R999 000, have exceeded R250.0 million.

Pipeline developments

Pipeline developments	Total GLA* (m²)	Effective GLA* (m²)	Pre-let/ pre-sold % based on total GLA	Indicative practical completion date
Waterfall City – Residential				
The Mix[#]	17 560	8 780	>31.0	Q2 FY23
Waterfall City – Logistics hub				
Plumblink distribution centre and head office[^]	14 943	7 471	100.0	Q2 FY23
Total	**32 503**	**16 251**	**>60.0**	

* Estimated GLA of development, subject to change upon final re-measurement post completion
[#] 50.0% effective share; based on number of units of bankable pre-sales; sectional-title units
[^] Attacq has an undivided share in the building of 50.0% and construction has commenced post period end

Logistics hub

Plumblink distribution centre and head office

Attacq entered into a 50/50 co-ownership agreement with Bidvest Property Proprietary Limited (Bidvest) to develop a distribution centre and head office (14 943m^2) for Plumblink, a Bidvest Limited subsidiary. The development commenced post interim period with total development cost estimated at R141.9 million. This development is located on the last remaining site of LP22.

Waterfall Junction

Attacq, through a joint venture between Sanlam Life Insurance Limited (76.43%) and Attacq Waterfall Investment Company Proprietary Limited (AWIC) (23.57%), has access to a further 686 054m^2 of industrial developable bulk. Waterfall Junction is a landmark, smart, safe and sustainable precinct – a prime location for logistics and light industrial clients. It is designed with purpose, place and people in mind and consists of six phases with the infrastructure for Phase 1 (156 000m^2) nearing completion. Attacq has the option to increase its stake in Waterfall Junction to 50.0% by 30 June 2022.

Leasehold land

Leasehold land, encompassing both development rights and infrastructure, relates to the notarial leasehold rights in respect of Waterfall held by AWIC, a 100.0% subsidiary of Attacq. AWIC has until the end of the 2040 to proclaim its leasehold rights to the extent it has not already done so. Proclamation entails the formal government gazetting of leasehold land within a township and is predominantly an administrative process.

At 31 December 2021, the Group had 998 844m^2 (30 June 2021: 1 069 106m^2) of developable rights remaining, comprising of Waterfall City (837 141m^2) and Waterfall Junction (161 703m^2).

Valuations

The investment property value of the South African portfolio increased by 2.2% to R17.4 billion (30 June 2021: R17.0 billion).

Valuations	**Dec 2021 R'000**	Jun 2021 R'000	% change
Waterfall City	**10 195 471**	11 059 614	(7.8)
Rest of South Africa	**6 475 993**	6 587 825	(1.7)
Sub-total	**16 671 464**	17 647 439	(5.5)
Developments under construction	**459 241**	210 593	118.1
Leasehold land	**1 101 478**	1 218 235	(9.6)
Sub-total investment property	**18 232 183**	19 076 267	(4.4)
Less: Held for sale	**(16 339)**	(1 303 665)	(98.7)
IFRS 16 Right-of-use assets	**192 357**	238 636	(19.4)
Total investment property (excluding straight-lining)	**18 408 201**	18 011 238	2.2
Straight-lining lease debtor	**(1 036 366)**	(1 019 441)	1.7
Total investment property (balance sheet)	**17 371 835**	16 991 797	2.2
Waterfall Junction	**108 088**	102 165	5.8
Inventory	**42 005**	216 336	(80.6)

Completed buildings

Property valuations at 31 December 2021 are directors' valuations, using the discounted cash flow (DCF) methodology, except for Cell C Campus which was valued on an income capitalisation methodology. Valuations are supported by external desktop valuations performed by Mills Fitchet Cape Proprietary Limited (Mills Fitchet), Sterling Valuation Specialists Close Corporation (Sterling) and CBRE Excellerate CRES (Pty) Ltd t/a CBRE Excellerate. In June 2021, the valuers of our retail-experience hubs were rotated, but for three properties that were rotated in December 2021.

Discount and capitalisation rates as at 31 December 2021 largely remained unchanged compared to 30 June 2021, with a more positive outlook in the short-term on market rental growth. The net result is a positive fair value adjustment of R208.2 million (31 December 2020: negative R647.2 million). The amount excludes the IFRS adjustment for straight-line leasing.

The largest contributors to the positive fair value adjustment were Mall of Africa (R254.5 million), Lynnwood Bridge – City Lodge (R28.3 million) and PwC Tower (R27.4 million) offset by negative fair value adjustments on Garden Route Mall (R41.6 million), Brooklyn Mall (R47.3 million) and Lynnwood Bridge – Offices (R33.6 million).

The information below is weighted on property values:

Sector	% of total portfolio based on value	Discount rates %	Exit cap rates %	Cap rates %	Average value per GLA R/m²	Like-for-like value change* %
Retail-experience hubs	52.5	12.10	7.28	7.28	28 147	1.7
Collaboration hubs	36.7	12.80	8.53	8.04	23 501	0.8
Logistics hubs	7.4	13.00	8.38	8.00	10 257	0.5
Hotel	3.4	12.77	8.75	8.00	27 896	8.9
Total portfolio	**100.0**	**12.42**	**8.05**	**7.63**	**23 424**	**1.4**

* Compared to 30 June 2021 valuations

Developments under construction

The value of developments under construction at 31 December 2021 is a directors' valuation supported by desktop valuations performed by Mills Fitchet and Sterling, adjusted for costs still to be incurred to final completion.

Leasehold land

The Group carries leasehold land, encompassing both development rights and infrastructure, at fair value. Leasehold land decreased by 9.6% to R1.1 billion (30 June 2021: R1.2 billion) after taking into account leasehold land transferred to developments under construction and/or sold to joint venture partners. On a like for like basis, leasehold land declined by 1.3% or R11.5 million.

The Group has determined fair value with reference to the comparable sales technique, which is in line with international best practice. The output of the comparable sales valuation technique determines the valuation of the leasehold land, being the aggregate of development rights, infrastructure and services, less future cost of servicing and leasehold liabilities. The directors' valuation is supported by an independent desktop valuation of development rights performed by Vallun Properties Proprietary Limited trading as Valquest Property Valuers.

Category	Characteristics	Valuation
Unserviced leasehold land	Unserviced leasehold land with development potential	Land area multiplied by market rate per m² for unserviced land
Partially or fully serviced leasehold land	Leasehold land with section 82 certificates, a small measure of costs to complete	Land/bulk area multiplied by market rate per m² of serviced bulk, reduced by future costs of servicing and leasehold liability

Other investments

Distributable income from Other investments increased to R46.1 million (Jun 2021: loss of R23.3 million) due to a cash dividend of R46.1 million received from MAS on their resumption of dividend payments, and savings in interest expense as a result of the settlement of the euro debt.

Investment in MAS

Attacq holds 46 157 934 shares in MAS representing a 6.5% (30 June 2021: 6.5%) shareholding. The investment in MAS, held in anticipation of capital growth and dividend income, is classified as an investment and valued at a closing share price of R21.03 per share (30 June 2021: R18.18 per share). The resultant carrying value is R970.7 million (30 June 2021: R839.2 million). A dividend of R46.1 million (30 June 2021: Rnil) was received from MAS on 27 September 2021.

Subsequent to period end, MAS declared an interim dividend of 2.96 euro cent per share payable to shareholders on 4 April 2022. MAS has further provided guidance for distributable earnings for the six months to 30 June 2022 of 3.7 euro cents per share. Distributable earnings per share for the 2023 financial year is expected to range from 8.6 euro cents to 9.3 euro cents per share with a target per share for the 2026 financial year ranging from 14.5 euro cents to 15.0 euro cents. The positive guidance in earnings and targets reflect the potential of the successful implementation of MAS' strategy to exit Western Europe and focus solely on the Central and Eastern European property markets.

For further information in respect of MAS' results, refer to the MAS website at www.masrei.com.

Rest of Africa retail investments

At 31 December 2021, the value of the Rest of Africa retail investments was R490.1 million (30 June 2021: R434.9 million). Attacq's strategy, which is aligned with that of its co-shareholder, Hyprop Investments Limited, is to exit these investments by way of an orderly disposal.

The Group's interest in Gruppo Investments Limited (Gruppo) is shown as held for sale on the statement of financial position at 31 December 2021. The disposal of Ikeja City Mall remains subject to conditions precedent, including the raising of funds which has proven difficult given continued US dollar liquidity constraints in Nigeria. Early discussions to dispose of the AttAfrica Limited (AttAfrica) portfolio are underway.

During the six months ended 31 December 2021 no cash interest was received from the Rest of Africa retail investments (30 June 2021: Rnil). Attacq does not have any debt associated with its Rest of Africa retail investments and future disposal proceeds will be utilised at the Group's discretion.

Attacq's Rest of Africa retail investments comprise:

Rest of Africa retail investments	**Dec 2021 R'000**	**%**	Jun 2021 R'000	%
Cash held by AIH International Limited	**38 451**	**7.8**	35 808	8.2
26.9% interest in AttAfrica, which is invested in three retail properties in Ghana	**249 972**	**51.0**	224 895	51.7
25.0% interest in Gruppo, the owner of Ikeja City Mall, Nigeria	**201 677**	**41.2**	174 240	40.1
Total	**490 100**	**100.0**	434 943	100.0

Capital structure

Reallocation of capital

In line with executing on the Group's debt reduction plan to strengthen the balance sheet, proceeds of R850.0 million from the sale of the Deloitte head office (transferred on 17 August 2021) and R444.5 million from the Equites transaction, which includes 50.0% of the Amrod building, 50.0% of the Massmart distribution centre and 50.0% of the Cotton On development (transferred on 29 November 2021), were utilised to reduce interest-bearing borrowings.

During the interim period, Attacq disposed of an undivided half share in the Vantage data centre leasehold rights for a purchase price of R71.6 million. In addition, the Group realised a profit from the sale of sectional title Ellipse Phase 1 units of R65.9 million. Attacq is in the process of selling an undivided half share in the planned Plumblink distribution centre and head office for R16.3 million. The sale is currently classified as a non-current asset held for sale.

Liquidity

At 31 December 2021, the Group had available liquidity of R1.8 billion (30 June 2021: R1.7 billion), comprising unrestricted cash balances of R848.2 million (30 June 2021: R990.7 million), prepaid access facilities of R658.7 million (30 June 2021: R448.0 million) and undrawn committed facilities of R310.0 million (30 June 2021: R310.0 million). Attacq has undrawn development facilities of Rnil (30 June 2021: R160.7 million). Accordingly, the Group has access to adequate facilities and available cash balances to complete developments under construction and pipeline developments.

Interest-bearing borrowings

The Group's debt facilities are spread amongst four South African banks and three South African institutions, with no exposure to bond markets.

In line with the Group's stated debt reduction strategy, total interest-bearing borrowings decreased by 15.4% to R8.6 billion (30 June 2021: R10.2 billion). The decrease is mainly due to settling debt with proceeds received from the sale of the Deloitte head office, the Equites transaction and the transfer of the Ellipse sectional-title units. The Group's remaining euro debt was fully settled in the interim period using proceeds from the sale of MAS shares received during the previous financial year.

Prior to interim period end, the Group successfully refinanced R920.0 million of debt facilities which were scheduled to mature in the 2022 calendar year. Additional facilities totalling R543.3 million are due to mature during the 2022 calendar year, which represents about 6.3% of drawn facilities. R26.0 million of the maturing facilities was settled in February 2022 and the balance of the facilities will be refinanced in due course.

The Group interest cover ratio (ICR) increased to 1.50 times (30 June 2021: 1.41 times), largely due to the reduction in interest-bearing borrowings and the cash dividend from MAS. Gearing, calculated as total interest-bearing debt less unrestricted cash on hand, as a percentage of total assets less total cash on hand and right-of-use assets recognised under *IFRS 16: Leases*, decreased to 38.0% (30 June 2021: 43.3%).

Liquidity and borrowings	Units	Dec 2021	Jun 2021
Unrestricted cash balances	R'000	**848 152**	990 694
Prepaid access facilities	R'000	**658 700**	448 000
Undrawn committed facilities	R'000	**310 000**	310 000
Available liquidity	R'000	**1 816 852**	1 748 694
Undrawn development facilities	R'000	**–**	160 731
Total drawn facilities	R'000	**8 610 210**	10 183 029
Total weighted average loan term	years	**4.0**	3.9
Rand-denominated interest-bearing borrowings			
Drawn facilities	R'000	**8 610 210**	9 844 510
Weighted average loan term	Years	**4.0**	4.0
Euro-denominated interest-bearing borrowings			
Drawn facilities	R'000	**–**	338 519
Weighted average loan term	years	**–**	0.9
Interest cover ratio	times	**1.50**	1.41
Gearing	%	**38.0**	43.3

Cost of debt

The weighted average cost of debt increased to 9.4% (30 June 2021: 8.9%) due to the effect of the settlement of the euro-denominated debt (which had a weighted average interest rate of 3.2%) and the debt related to the disposal of the Deloitte head office (which had a lower interest rate than the weighted average cost of debt and in respect of which related swaps were not settled, resulting in an increase in the hedge percentage), and the additional cost attributable to the repo rate increase of 25.0 basis points.

Debt	Units	Dec 2021	Jun 2021
Total weighted average cost of debt	%	**9.4**	8.9
Weighted average floating interest rate	%	**5.9**	5.6
Premium for hedging	%	**3.5**	3.3
Rand-denominated weighted average cost of debt		**9.4**	9.1
Weighted average floating interest rate	%	**5.9**	5.7
Premium for hedging	%	**3.5**	3.4
Euro-denominated weighted average cost of debt		**n/a**	3.2
Weighted average floating interest rate	%	**n/a**	3.2
Premium for hedging	%	**n/a**	n/a
Total hedged as a percentage of total committed facilities	%	**80.5**	73.8
Total hedged as a percentage of rand-denominated committed facilities	%	**80.5**	76.2
Weighted average rand-denominated hedge term	years	**2.7**	3.0

To mitigate rand-denominated interest rate risk, 80.5% (30 June 2021: 76.2%) of total committed rand-denominated facilities were hedged by way of fixed interest-rate loans or interest-rate swaps. During the interim period no additional swaps were contracted for, however, the reduction in interest bearing debt has resulted in a higher hedging cover ratio. The weighted average rand-denominated hedge term is 2.7 years (30 June 2021: 3.0 years). The overall Group interest rate hedging position is above the minimum Group hedging policy of 70.0%.

Due to higher forward interest rates, a decrease in other financial liabilities of R137.5 million (30 June 2021: decrease of R300.7 million) was recorded on the mark-to-market valuation of interest rate swaps.

Dividend and prospects

The economy is in a recovery phase following the COVID-19 pandemic, however the near-term outlook for the real estate sector remains uncertain given growing inflationary pressures and a rising interest rate cycle, which will affect consumer spend and corporate investment and in turn exert pressure on our clients and on development activity. Our capital structure remains a priority by optimising liquidity and effectively allocating capital. In this current uncertain environment, we are well placed with our precinct focused value-based strategy offering smart, safe and sustainable spaces and we will continue to create sustainable value for all stakeholders ensuring a positive impact in our communities and the environment in which we operate.

The board of directors has elected to take a conservative approach to capital management and has therefore resolved not to declare a dividend for the interim period.

In terms of REIT requirements, a dividend in respect of Attacq's distributable profits for the current financial year will be required by no later than 31 October 2022. The board will consider the declaration of a dividend before 31 October 2022, which dividend, if declared, will be reflective of the Group's performance for financial year ending 30 June 2022.

Management is expecting a distributable income per share of between 46.0 cps and 48.1 cps for the year ending 30 June 2022.

This guidance is based on the following assumptions:

- No material impact on distributable income due to any new acquisitions or disposals
- Forecasted rental income being achieved based on contractual terms and anticipated market-related renewals
- No major changes in vacancy rates
- No material adverse change in the existing COVID-19 lockdown restrictions
- No unforeseen circumstances such as major corporate tenant failures or deterioration of the macro-economic environment

The prospects have not been reviewed or reported on by Attacq's auditors.

The number of shares in issue at 31 December 2021 and the date of this announcement is 751 551 292 ordinary shares of no par value, which includes 46 427 553 treasury shares. Attacq's tax reference number is 9241/038/64/6.

Subsequent events

There are no subsequent events to report.

Commitments

Please refer to developments under construction and pipeline developments for future capital commitments. Future commitments will be funded by banking facilities, cash on hand and proceeds from capital recycling activities.

Issue of shares

During the interim period, no shares were issued.

No change in directors and resignation of company secretary

Directors

There has been no change in directors during the interim period.

Company secretary

Anda Matwa resigned as company secretary on 1 December 2021. Bronwyn Baker has been appointed as the interim company secretary of Attacq with effect from 1 December 2021 until such time as a permanent appointment is made.

Restatement of Attacq's prior-period interim financial statements

Error in classification of derivative instruments between current and non-current

The Group's activities expose it to the financial risks of changes in foreign exchange rates and interest rates, which it manages using derivative financial instruments. The Group's principal derivative financial instruments are interest rate swaps and foreign exchange contracts.

The Group determined the swap classification between current and non-current based on the maturity date of the swaps and not based on payments to be made throughout the period.

Based on the guidance in paragraphs 66 and 69 of *IAS 1 Presentation of Financial Statements,* an asset and a liability should be classified between current and non-current portions. If a financial instrument is not held primarily for the purpose of trading, as is the case with the Group's swaps, the instrument should be presented as current or non-current on the basis of the periodic payments to be made throughout the lifetime of the swaps.

The impact of this error is that the Group has restated the prior-period interim financial statements by reclassifying the current derivative assets and liabilities payable over the next 12 months based on actual interest receivable and payable as follows:

	As reported Unaudited 31 Dec 2020 R'000	Restatement R'000	Restated Unaudited 31 Dec 2020 R'000	As reported Unaudited 31 Dec 2019 R'000	Restatement R'000	Restated Unaudited 31 Dec 2019 R'000
Non-current assets						
Other financial assets	**408 190**	**(18 540)**	**389 650**	389 362	(7 598)	381 764
Total non-current assets	**21 717 103**	**(18 540)**	**21 698 563**	25 354 155	(7 598)	25 346 557
Current assets						
Other financial assets – current	**12 737**	**18 540**	**31 277**	25 295	7 598	32 893
Total current assets	**2 387 841**	**18 540**	**2 406 381**	1 707 100	7 598	1 714 698
Non-current liabilities						
Other financial liabilities	**813 654**	**(335 876)**	**477 778**	288 922	(93 873)	195 049
Total non-current liabilities	**11 666 932**	**(335 876)**	**11 331 056**	10 298 784	(93 873)	10 204 911
Current liabilities						
Other financial liabilities – current	**16 350**	**335 876**	**352 226**	4 919	93 873	98 792
Total current liabilities	**1 365 890**	**335 876**	**1 701 766**	1 693 974	93 873	1 787 847

Error in classification of non-current assets held for sale

The Group has previously classified non-current assets held for sale as current assets in the statement of financial position.

Based on the guidance in paragraphs 54 and 57 of *IAS 1 Presentation of Financial Statements,* items that are sufficiently different in nature or function warrant separate presentation in the statement of financial position. The impact of this error is that the Group has restated prior period consolidated financial statements by reclassifying non-current assets held for sale not as part of current assets but to a separate line item below current assets on the statement of financial position as follows:

	As reported Unaudited 31 Dec 2020 R'000	Restatement R'000	Restated Unaudited 31 Dec 2020 R'000	As reported Unaudited 31 Dec 2019 R'000	Restatement R'000	Restated Unaudited 31 Dec 2019 R'000
Non-current assets held for sale	**678 061**	**(678 061)**	**–**	241 465	(241 465)	–
Total current assets	**2 406 381**	**(678 061)**	**1 728 320**	1 714 698	(241 465)	1 473 233
Non-current assets held for sale	**–**	**678 061**	**678 061**	–	241 465	241 465

Error in classification of amounts under Other Comprehensive Income on the Statement of profit or loss and other comprehensive income

Based on guidance in paragraph 82A Presentation of Financial Statements, the other comprehensive income section shall present separately line items for items that will be reclassified to profit and loss and items that will not be subsequently reclassified to profit and loss. Previously the Group presented all items under the heading "will be reclassified to profit and loss". The effect of this is that line items affected previously shown under "items that will be reclassified to profit and loss" has been corrected under the heading "items that will not be reclassified subsequently to profit and loss".

As part of this reassessment, the treatment of Foreign Exchange Translation Reserve was analysed.

The Group through its investments in Africa and Europe has transactions in foreign currencies that is taken into account in the condensed consolidated financial statements.

Based on the guidance in paragraph 32 and of *IAS 21: The Effects of Changes in Foreign Exchange Rates,* in the financial statements that include the foreign operation and the reporting entity, such exchange differences shall be recognised initially in other comprehensive income and reclassified from equity to profit or loss on disposal of the net investment.

The Group did not initially recognise the exchange difference in other comprehensive income and recognised the movement directly to equity. The impact of this error together with the reclassification of amount to items that will not be reclassified to profit and loss is as follows:

	As reported Unaudited 31 Dec 2020 R'000	Restatement R'000	Restated Unaudited 31 Dec 2020 R'000	As reported Unaudited 31 Dec 2019 R'000	Restatement R'000	Restated Unaudited 31 Dec 2019 R'000
Other comprehensive profit (loss)						
Items that will not be reclassified subsequently to profit or loss						
(Loss)/profit on fair value through other comprehensive income assets	**–**	**(4 874)**	**(4 874)**	–	9 273	9 273
Other comprehensive (loss) profit for the year net of taxation	**–**	**(4 874)**	**(4 874)**	–	9 273	9 273
Items that will be reclassified subsequently to profit or loss						
Exchange differences on translation of foreign operations	**–**	**(126 722)**	**(126 722)**	–	(298 082)	(298 082)
(Loss) profit on fair value through other comprehensive income assets	**(4 874)**	**4 874**	**–**	9 273	(9 273)	–
Other comprehensive profit (loss) for the year net of taxation	**(4 874)**	**(121 848)**	**(126 722)**	9 273	(307 355)	(298 082)

Basis of preparation, changes in accounting policies and change in accounting estimates

The condensed unaudited consolidated interim financial statements for the six months ended 31 December 2021 have been prepared in accordance with IFRS, *IAS 34: Interim Financial Reporting,* the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee and Financial Reporting Pronouncements as issued by the Financial Reporting Standards Council, the JSE Listings Requirements and the requirements of the Companies Act of South Africa. These interim results were compiled under the supervision of R Nana CA(SA), Chief Financial Officer (CFO) of Attacq.

The accounting policies applied in the preparation of the condensed unaudited consolidated interim financial statements are in terms of IFRS and are consistent with the accounting policies applied in the preparation of the previous consolidated annual financial statements for the year ended 30 June 2021, with the exception of the adoption of all the new, revised and amended accounting pronouncements as issued by the International Accounting Standards Board (IASB) which were effective for Attacq from 1 July 2021.

The Group's investment properties are valued internally by the directors at interim reporting periods and externally by independent valuers for year-end reporting. In terms of *IAS 40: Investment Property* and *IFRS 7: Financial Instruments: Disclosures,* the Group's investment properties are measured at fair value and are categorised as level 3 investments. In terms of *IAS 39: Financial Instruments: Recognition and Measurement* and *IFRS 7: Financial Instruments: Disclosure,* the Group's interest rate derivatives are measured at fair value through profit or loss and are categorised as level 2 investments. In terms of *IAS 39: Financial Instruments: Recognition and Measurement,* listed investments are measured at fair value, being the quoted closing price at the reporting date, and are categorised as level 1 investments. Unlisted investments are categorised as level 3 investments. There were no transfers between levels 1, 2 and 3 investments during the period. The valuation methods applied are consistent with those applied in preparing the previous consolidated financial statements.

The condensed interim financial statements have not been audited or reviewed by Attacq's auditors.

On behalf of the board

P Tredoux Chairperson	JR van Niekerk CEO

22 March 2022

Condensed consolidated statement of profit or loss and other comprehensive income

	31 December 2021 R'000	Restated 31 December 2020 R'000	30 June 2021 R'000
Gross revenue	**1 392 384**	1 207 593	2 390 241
Rental income	**1 106 873**	1 115 995	2 206 357
Straight-line lease income adjustment	**21 394**	39 747	132 033
Sale of sectional title units	**264 117**	51 851	51 851
Gross property expenses	**(631 748)**	(421 547)	(802 534)
Property expenses	**(392 722)**	(371 841)	(753 196)
Expected credit losses on trade and other receivables	**(40 807)**	(5 926)	(3 822)
Cost of sales of sectional title units	**(198 219)**	(43 780)	(45 516)
Net profit from property operations	**760 636**	786 046	1 587 707
Other income	**185 059**	152 276	366 686
Realisation of FCTR on foreign operations	**–**	–	895 431
Operating expenses	**(104 470)**	(88 904)	(180 347)
Expected credit losses on loans to associates, suretyships and guarantees	**(789)**	(15 688)	(14 811)
Impairment of investment in associates	**–**	–	(158 462)
Other expenses	**(31 866)**	(165 330)	(169 395)
Operating profit	**808 570**	668 400	2 326 809
Fair value adjustments	**300 714**	(694 522)	(1 233 605)
Investment properties	**168 003**	(704 201)	(1 534 260)
Other financial assets and liabilities / derivative financial liabilities	**132 711**	9 679	300 655
Net income from associates and joint ventures	**306**	75 966	70 698
Investment income	**81 104**	50 362	71 204
Finance costs	**(432 728)**	(502 723)	(994 052)
Profit (loss) before taxation	**757 966**	(402 517)	241 054
Income tax (expense) credit	**(54 178)**	5 161	(86 939)
Profit (loss) for the year	**703 788**	(397 356)	154 115
Attributable to:			
Owners of the holding company	**703 788**	(397 356)	154 115
Other comprehensive profit (loss)			
Items that will not be reclassified subsequently to profit or loss			
Profit (loss) on fair value through other comprehensive income assets	**131 550**	(4 874)	375 689
Taxation relating to components of other comprehensive income	**–**	–	–
Other comprehensive profit (loss) for the year net of taxation	**131 550**	(4 874)	375 689
Items that will be reclassified subsequently to profit or loss			
Exchange differences on translation of foreign operations	**(70 716)**	(126 722)	(123 555)
Taxation relating to components of other comprehensive income	**–**	–	–
Total comprehensive profit (loss) for the year	**764 622**	(528 952)	406 249
Attributable to:			
Owners of the parent	**764 622**	(528 952)	406 249
Earnings (loss) per share			
Basic (cents)	**99.8**	(56.4)	21.9
Diluted (cents)	**98.4**	(56.4)	21.6

Sale of sectional tilte units and Cost of sales

Sale of sectional title units of R264.1 million (31 December 2020: R51.9 million) and Cost of sales of R198.2 million (31 December 2020: R43.8 million) include the sale of 221 Ellipse and two Waterfall Point sectional title units.

Other income

Other income of R185.1 million (31 December 2020: R152.3 million) includes the impact of:

- Profit on disposal of Investment property of R43.1 million (31 December 2020: Rnil) and
- Foreign exchange gains of R122.0 million (31 December 2020: R17.1 million)

Also included in the prior period is the reversal of impairments of the investment in MAS (R92.4 million) and the reversal of expected credit loss on the loan to AttAfrica (R30.8 million).

Expected credit losses on loans to associates, suretyships and guarantees

Expected credit losses decreased to R0.8 million (31 December 2020: R15.7 million). Included for the six months ended 31 December 2020 is the expected credit loss on the loan to Gruppo that was impaired by R10.9 million.

Other expenses

Other expenses of R31.9 million (31 December 2020: R165.3 million) includes forex losses of R1.6 million (31 December 2020: R131.8 million).

Fair value adjustments

	31 December 2021 R'000	31 December 2020 R'000	30 June 2021 R'000
Completed buildings	**196 329**	(673 908)	(1 452 651)
Right-of-use asset	**(9 508)**	(12 996)	(26 409)
Developments under construction	**(3 000)**	6 567	6 583
Waterfall leasehold land	**(15 818)**	(23 864)	(61 783)
Other financial assets and liabilities	**132 711**	9 679	300 655
Total	**300 714**	(694 522)	(1 233 605)

Investment income

	31 December 2021 R'000	31 December 2020 R'000	30 June 2021 R'000
Dividend income	**46 091**	–	–
Loans to associates	**–**	18 106	–
Bank	**12 459**	11 134	30 186
Other interest#	**22 554**	21 122	41 018
Total	**81 104**	50 362	71 204

Other interest relates mainly to interest earned from PwC Waterfall Property Partnership.

Finance cost

	31 December 2021 R'000	31 December 2020 R'000	30 June 2021 R'000
Long-term borrowings	**(264 205)**	(320 079)	(628 854)
Derivative financial labilities	**(158 328)**	(170 035)	(340 203)
Lease liability	**(10 170)**	(12 539)	(24 950)
Other	**(25)**	(70)	(45)
Total	**(432 728)**	(502 723)	(994 052)

Condensed consolidated statement of financial position

	31 December 2021 R'000	Restated 31 December 2020 R'000	30 June 2021 R'000
Assets			
Non-current assets			
Property and equipment	**12 942**	12 282	14 092
Investment properties	**17 371 835**	18 812 170	16 991 797
Per valuation	**18 408 201**	19 868 458	18 011 238
Straight-line lease debtor	**(1 036 366)**	(1 056 288)	(1 019 441)
Straight-line lease debtor	**1 036 366**	1 056 288	1 019 441
Deferred initial lease expenditure	**3 874**	3 632	4 866
Investment in associates and joint ventures	**288 165**	1 370 163	258 229
Other financial assets	**1 335 046**	389 650	1 204 067
Deferred tax assets	**1 553**	54 378	19 806
Total non-current assets	**20 049 781**	21 698 563	19 512 298
Current assets			
Taxation receivable	**1 571**	602	1 557
Trade and other receivables	**179 785**	187 843	149 422
Inventory	**42 005**	152 970	216 336
Loans to associates and joint ventures	**104 397**	307 124	105 520
Other financial assets	**32 005**	31 277	33 453
Cash and cash equivalents	**950 300**	1 048 504	1 092 915
Total current assets	**1 310 063**	1 728 320	1 599 203
Non-current assets held for sale	**218 016**	678 061	1 477 671
Total assets	**21 577 860**	24 104 944	22 589 172
Equity and liabilities			
Equity			
Stated capital	**6 499 090**	6 496 298	6 499 090
Distributable reserves	**4 818 831**	3 285 558	4 104 170
Fair value through other comprehensive income reserve	**512 113**	267 142	380 563
Share-based payment reserve	**89 532**	114 258	107 821
Foreign currency translation reserve	**(54 114)**	908 866	16 602
Equity attributable to owners of the holding company	**11 865 452**	11 072 122	11 108 246
Non-current liabilities			
Long-term borrowings	**8 017 442**	10 608 203	8 714 314
Deferred tax liabilities	**104 843**	9 637	67 927
Other financial liabilities	**170 839**	477 778	247 427
Cash settled share-based payments	**87**	106	205
Lease liability	**175 362**	235 332	228 477
Total non-current liabilities	**8 468 573**	11 331 056	9 258 350
Current liabilities			
Other financial liabilities	**207 836**	352 226	268 749
Lease liability	**24 022**	25 587	22 588
Loans from associates	**4 009**	–	4 661
Taxation payable	**–**	–	2 013
Cash settled share-based payments	**226**	196	358
Trade and other payables	**397 199**	404 213	437 178
Provisions	**17 775**	24 324	18 314
Short-term portion of long-term borrowings	**592 768**	895 220	710 545
Total current liabilities	**1 243 835**	1 701 766	1 464 406
Liabilities associated with non-current assets held for sale	**–**	–	758 170
Total liabilities	**9 712 408**	13 032 822	11 480 926
Total equity and liabilities	**21 577 860**	24 104 944	22 589 172

Investment properties

The movement to R17.4 billion (30 June 2021: R17.0 billion) includes the below:

- A positive fair value adjustment on investment properties of R168.0 million (30 June 2021: negative R1.5 billion)
- Negative right-of-use assets movement of R41.1 million (30 June 2021: positive R3.4 million)
- Capital expenditure of R341.9 million (30 June 2021: R322.8 million)
- Investment properties disposed of and reclassified as non-current assets held for sale of R88.9 million (30 June 2021: R1.2 billion)

Inventory

Inventory decreased to R42.0 million (30 June 2021: R216.3 million) due to the sale of 221 Ellipse and two Waterfall Point sectional title units.

Reconciliation between earnings and headline earnings

	31 December 2021 R'000	31 December 2020 R'000	30 June 2021 R'000
Profit (loss) for the year	**703 788**	(397 356)	154 115
Headline earnings adjustments	**(206 500)**	603 400	701 232
Profit on disposal of Aassociates and other assets	**–**	–	(1 000)
Net profit on disposal of investment property	**(38 191)**	–	–
Net impairment of investment in associates	**–**	(92 443)	66 019
Fair value adjustments	**(168 003)**	704 201	1 534 260
Realisation of FCTR on foreign operations	**–**	–	(895 431)
Net income from associates and joint ventures	**(306)**	(9 131)	(3 863)
Loss on disposal of subsidiary	**–**	773	1 247
Headline earnings	**497 288**	206 044	855 347
Number of shares in issue*	**705 123 739**	704 964 739	705 123 739
Weighted average number of shares in issue*	**705 123 739**	704 355 146	704 690 544
Diluted weighted average number of shares in issue*	**715 114 390**	714 758 020	712 906 309
Headline earnings per share			
Basic (cents)	**70.5**	29.3	121.4
Diluted (cents)	**69.5**	28.8	120.0

* Adjusted for 46 427 553 treasury shares.

Condensed consolidated statement of cash flows

	31 December 2021 R'000	31 December 2020 R'000	30 June 2021 R'000
Net cash generated from operating activities	**366 568**	214 251	340 070
Cash generated from operations	**727 717**	686 227	1 279 545
Interest income	**35 013**	32 368	71 073
Dividend income	**46 091**	–	–
Interest paid	**(441 471)**	(501 298)	(997 682)
Finance costs capitalised	**(782)**	(3 320)	(4 875)
Repurchase of equity-settled share-based payments	**–**	–	(9 440)
Taxation received	**–**	274	1 449
Net cash generated from (utilised in) investing activities	**1 075 066**	(59 480)	1 137 454
Expenditure to maintain operating capacity			
Property and equipment developed	**(504)**	(246)	(4 483)
Property and equipment disposed	**13**	2 047	2 047
Expenditure to expand operating capacity			
Investment properties developed	**(341 930)**	(145 505)	(325 719)
Investment properties disposed	**101 225**	–	–
Proceeds of associates and joint ventures disposed	**–**	–	1 381 845
Other financial assets (advanced) repaid	**(1 039)**	8 677	8 661
Additions to deferred initial lease expenditure	**–**	–	(1 523)
Cash flow relating to non-current assets held for sale	**1 317 301**	75 547	76 626
Net cash (utilised in) generated from financing activities	**(1 588 292)**	121 186	(1 149 502)
Repayment of lease liability	**(10 744)**	(13 062)	(26 720)
Long-term borrowings raised	**–**	548 685	713 666
Long-term borrowings repaid	**(823 048)**	(408 554)	(1 810 549)
Loans to associates and joint ventures advanced	**(1 212)**	(5 883)	(14 699)
Cash flow relating to non-current liabilities held for sale	**(753 288)**	–	–
Other financial liabilities repaid	**–**	–	(11 200)
Total cash movement for the year	**(146 658)**	275 957	328 023
Cash at the beginning of the year	**1 092 915**	772 547	772 547
Forex effect on cash and cash equivalents	**4 043**	–	(7 655)
Cash and cash equivalents at the end of the year	**950 300**	1 048 504	1 092 915

Condensed consolidated statement of changes in equity

	Stated capital R'000	FVOCI reserve R'000	Distributable reserves R'000	Share-based payment reserve R'000	Foreign currency translation reserve R'000	Total equity attributable to owners of the holding company R'000
Balance at 30 June 2020	6 473 103	272 016	3 682 728	118 136	1 035 588	11 581 571
Total comprehensive profit (loss)	–	(4 874)	(397 356)	–	(126 722)	(528 952)
Loss for the year	–	–	(397 356)	–	–	(397 356)
Other comprehensive loss	–	(4 874)	–	–	(126 722)	(131 596)
Issue of shares	23 195	–	–	(23 195)	–	–
Transfer of share-based payment reserve on vesting	–	–	186	(186)	–	–
Recognition of share-based payment reserve	–	–	–	19 503	–	19 503
Balance at 31 December 2020	**6 496 298**	**267 142**	**3 285 558**	**114 258**	**908 866**	**11 072 122**
Total comprehensive profit (loss)	**–**	**380 563**	**551 471**	**–**	**(892 264)**	**39 770**
Profit (loss) for the year	**–**	**–**	**551 471**	**–**	**(895 431)**	**(343 960)**
Other comprehensive profit (loss)	**–**	**380 563**	**–**	**–**	**3 167**	**383 730**
Issue of shares	**2 792**	**–**	**–**	**(2 792)**	**–**	**–**
Transfers between reserves	**–**	**(267 142)**	**267 142**	**–**	**–**	**–**
Repurchase of equity-settled share-based payments	**–**	**–**	**–**	**(14 395)**	**–**	**(14 395)**
Recognition of share-based payment reserve	**–**	**–**	**–**	**10 749**	**–**	**10 749**
Balance at 30 June 2021	**6 499 090**	**380 563**	**4 104 170**	**107 821**	**16 602**	**11 108 246**
Total comprehensive profit (loss)	**–**	**131 550**	**703 788**	**–**	**(70 716)**	**764 622**
Profit (loss) for the year	**–**	**–**	**703 788**	**–**	**–**	**703 788**
Other comprehensive profit (loss)	**–**	**131 550**	**–**	**–**	**(70 716)**	**60 834**
Transfer of share-based payment reserve on vesting	**–**	**–**	**10 873**	**(14 363)**	**–**	**(3 490)**
Recognition of share-based payment reserve	**–**	**–**	**–**	**(3 926)**	**–**	**(3 926)**
Balance at 31 December 2021	**6 499 090**	**512 113**	**4 818 831**	**89 532**	**(54 114)**	**11 865 452**

Condensed segmental analysis

Historically the group reported on four drivers:

- South African Portfolio consisting of Retail, Office and mixed-use, Industrial and Hotel segments
- Developments at Waterfall
- Investment in MAS
- Rest of Africa retail investments

During the prior financial year, the group reduced its shareholding in MAS from 20.8% to 6.5% and reaffirmed its strategy to exit from the Rest of Africa retail investments in an orderly manner. Accordingly, the group will report on the following segments:

- Waterfall City, comprising the results of its completed real estate portfolio, developments under construction and leasehold land.
- Rest of South Africa, comprising the results of the remainder of its South African completed real estate portfolio
- Other investments, comprising the results of its remaining investment in MAS and Rest of Africa retail investments.

The chief operating decision maker, who is responsible for allocating resources and assessing performance of the reportable operating segments, has been identified as the group executive committee. Operating segments reported are based on the group's different investment portfolios.

Condensed segmental analysis

	Rest of South Africa			
	Retail-experience hubs R'000	Collabo-ration hubs R'000	Hotel R'000	Retail-experience hubs R'000
STATEMENT OF FINANCIAL POSITION				
Investment property	4 374 409	1 571 349	258 444	4 177 120
Waterfall developments	–	–	–	–
Developments under construction	–	–	–	–
Leasehold land	–	–	–	–
Straight-line lease debtor	97 642	169 416	8 970	129 775
Investments in associates and joint ventures	36 171	1 971	–	–
Other financial assets	6 243	–	–	513
Loans to associates and joint ventures	–	–	–	–
Trade and other receivables	43 154	8 423	3 760	18 031
Cash and cash equivalents	41 530	17 328	–	58 406
Inventory	–	–	–	–
Non-current assets held for sale	–	–	–	–
Deferred tax assets	–	–	–	–
Other assets	–	2 852	–	–
Total assets	4 599 149	1 771 339	271 174	4 383 845
Long-term borrowings	–	–	–	–
Other financial liabilities	–	–	–	–
Loans from associates	–	–	–	–
Deferred tax liabilities	–	–	–	–
Trade and other payables	116 994	37 854	1 229	69 396
Lease liability	339	6 063	–	37 755
Other liabilities	–	–	–	–
Total liabilities	117 333	43 917	1 229	107 151

	Rest of South Africa			
	Retail-experience hubs R'000	Collabo-ration hubs R'000	Hotel R'000	Retail-experience hubs R'000
STATEMENT OF COMPREHENSIVE INCOME				
Rental income	295 935	116 553	17 543	253 324
Straight-line lease income adjustment	(12 775)	4 054	297	(548)
Sale of sectional title units	–	–	–	–
Property expenses/PM fee income	(118 918)	(43 032)	(3 453)	(116 976)
ECL on trade and other receivables	(2 630)	1 336	(58)	(5 479)
Cost of sales of sectional title units	–	–	–	–
Net profit from property operations	161 612	78 911	14 329	130 321
Other income	–	–	–	–
Operating expenses	(12 334)	(4 412)	(598)	(10 224)
ECL on loans to associates and suretyships	–	–	–	–
Other expenses	–	(5)	–	–
Operating profit (loss)	149 278	74 494	13 731	120 097
Fair value adjustments	(100 989)	(36 236)	28 282	252 207
Net income (loss) from associates	–	–	–	–
Investment income	809	663	508	1 184
Finance costs	–	226	–	(1 360)
Profit (loss) before tax	49 098	39 147	42 521	372 128
Taxation	–	–	–	–
Profit (loss) for the year attributable to owners	49 098	39 147	42 521	372 128

31 December 2021 – NEW REPORTED SEGMENTS								
Waterfall City								
Collabo-ration hubs R'000	Logistics hubs R'000	Hotel R'000	Develop-ments R'000	Head office SA R'000	Total South African portfolio R'000	Head office Global R'000	Other R'000	Total R'000
3 994 760	1 138 457	296 576	–	–	15 811 115	–	–	15 811 115
–	–	–	1 560 720	–	1 560 720	–	–	1 560 720
–	–	–	459 241	–	459 241	–	–	459 241
–	–	–	1 101 478	–	1 101 478	–	–	1 101 478
490 591	123 969	16 003	–	–	1 036 366	–	–	1 036 366
–	–	–	–	50	38 192	–	249 973	288 165
335 963	6 358	31	–	47 241	396 349	–	970 702	1 367 051
–	–	–	103 126	1 271	104 397	–	–	104 397
30 673	(70)	3 835	37 718	34 155	179 679	106	–	179 785
150 440	45 925	6 627	17 053	574 540	911 849	38 451	–	950 300
17 936	–	–	24 069	–	42 005	–	–	42 005
–	16 339	–	–	–	16 339	–	201 677	218 016
–	–	–	–	1 553	1 553	–	–	1 553
–	–	–	–	15 536	18 388	–	–	18 388
5 020 363	1 330 978	323 072	1 742 686	674 345	20 116 951	38 557	1 422 352	21 577 860
–	–	–	–	8 610 210	8 610 210	–	–	8 610 210
–	–	–	–	378 675	378 675	–	–	378 675
–	–	–	–	–	–	–	4 009	4 009
–	–	–	–	104 843	104 843	–	–	104 843
117 857	16 102	9 886	243	27 638	397 199	–	–	397 199
104 619	32 799	10 783	–	7 026	199 384	–	–	199 384
–	–	–	15 059	3 029	18 088	–	–	18 088
222 476	48 901	20 669	15 302	9 131 421	9 708 399	–	4 009	9 712 408

31 December 2021 – NEW REPORTED SEGMENTS								
Waterfall City								
Collabo-ration hubs R'000	Logistics hubs R'000	Hotel R'000	Develop-ments R'000	Head office SA R'000	Total South African portfolio R'000	Head office Global R'000	Other R'000	Total R'000
297 115	98 483	20 499	–	7 421	1 106 873	–	–	1 106 873
22 847	4 337	3 182	–	–	21 394	–	–	21 394
264 117	–	–	–	–	264 117	–	–	264 117
(80 091)	(27 556)	(5 469)	–	2 773	(392 722)	–	–	(392 722)
(33 256)	–	(720)	–	–	(40 807)	–	–	(40 807)
(198 219)	–	–	–	–	(198 219)	–	–	(198 219)
272 513	75 264	17 492	–	10 194	760 636	–	–	760 636
2	43 152	–	–	11 829	54 983	–	130 076	185 059
(16 251)	(3 415)	(646)	–	(56 590)	(104 470)	–	–	(104 470)
(17)	–	–	–	(772)	(789)	–	–	(789)
(4 980)	–	–	(22 077)	(3 180)	(30 242)	–	(1 624)	(31 866)
251 267	115 001	16 846	(22 077)	(38 519)	680 118	–	128 452	808 570
45 792	(2 451)	(1 464)	(17 802)	132 711	300 714	–	–	300 714
–	–	–	–	1 650	1 650	–	(1 344)	306
19 784	466	352	–	11 216	34 982	–	46 122	81 104
(5 508)	(2 154)	(503)	–	(423 197)	(432 496)	(232)	–	(432 728)
311 335	110 862	15 231	(39 879)	(316 139)	584 968	(232)	173 230	757 966
–	–	–	–	(54 178)	(54 178)	–	–	(54 178)
311 335	110 862	15 231	(39 879)	(370 317)	530 790	(232)	173 230	703 788

Condensed segmental analysis continued

	Retail R'000	Office and mixed-use R'000	Industrial R'000
STATEMENT OF FINANCIAL POSITION			
Investment property	8 551 529	5 566 109	1 138 457
Waterfall developments	–	–	–
Developments under construction	–	–	–
Leasehold land	–	–	–
Straight-line lease debtor	227 417	660 007	123 969
Investments in associates and joint ventures	36 172	1 971	–
Other financial assets	6 756	335 963	6 358
Loans to associates and joint ventures	–	–	–
Trade and other receivables	61 185	39 096	(70)
Cash and cash equivalents	99 936	167 768	45 925
Inventory	–	17 936	–
Non-current assets held for sale	–	–	16 339
Deferred tax assets	–	–	–
Other assets	–	2 852	–
Total assets	8 982 995	6 791 702	1 330 978
Long-term borrowings	–	–	–
Other financial liabilities	–	–	–
Loans from associates	–	–	–
Deferred tax liabilities	–	–	–
Trade and other payables	186 390	155 711	16 102
Lease liability	38 094	110 682	32 799
Other liabilities	–	–	–
Total liabilities	224 484	266 393	48 901

	Retail R'000	Office and mixed-use R'000	Industrial R'000
STATEMENT OF COMPREHENSIVE INCOME			
Rental income	549 259	413 668	98 483
Straight-line lease income adjustment	(13 323)	26 901	4 337
Sale of sectional title units	–	264 117	–
Property expenses / PM fee income	(235 894)	(123 123)	(27 556)
ECL on trade and other receivables	(8 109)	(31 920)	–
Cost of sales of sectional title units	–	(198 219)	–
Net profit from property operations	291 933	351 424	75 264
Other income	–	2	43 152
Operating expenses	(22 558)	(20 663)	(3 415)
ECL on loans to associates and suretyships	–	(17)	–
Other expenses	–	(4 985)	–
Operating profit (loss)	269 375	325 761	115 001
Fair value adjustments	151 218	9 556	(1 787)
Net income (loss) from associates	–	–	–
Investment income	1 993	20 447	466
Finance costs	(1 360)	(5 282)	(2 154)
Profit (loss) before tax	421 226	350 482	111 526
Taxation	–	–	–
Profit (loss) for the year attributable to owners	421 226	350 482	111 526

31 December 2021 – PREVIOUSLY REPORTED SEGMENTS

	Hotel R'000	Waterfall develop-ments R'000	Head office SA R'000	Total SA R'000	MAS European R'000	Rest of Africa R'000	Head office Global R'000	Total R'000
	555 020	–	–	15 811 115	–	–	–	15 811 115
	–	1 560 720	–	1 560 720	–	–	–	1 560 720
	–	459 241	–	459 241	–	–	–	459 241
	–	1 101 478	–	1 101 478	–	–	–	1 101 478
	24 973	–	–	1 036 366	–	–	–	1 036 366
	–	–	50	38 193	–	249 972	–	288 165
	31	–	47 241	396 349	970 702	–	–	1 367 051
	–	103 126	1 271	104 397	–	–	–	104 397
	7 595	37 718	34 155	179 679	–	–	106	179 785
	6 627	17 053	574 540	911 849	–	–	38 451	950 300
	–	24 069	–	42 005	–	–	–	42 005
	–	–	–	16 339	–	201 677	–	218 016
	–	–	1 553	1 553	–	–	–	1 553
	–	–	15 536	18 388	–	–	–	18 388
	594 246	1 742 686	674 346	20 116 953	970 702	451 649	38 557	21 577 861
	–	–	8 610 210	8 610 210	–	–	–	8 610 210
	–	–	378 675	378 675	–	–	–	378 675
	–	–	–	–	–	4 009	–	4 009
	–	–	104 843	104 843	–	–	–	104 843
	11 115	243	27 638	397 199	–	–	–	397 199
	10 783	–	7 026	199 384	–	–	–	199 384
	–	15 059	3 029	18 088	–	–	–	18 088
	21 898	15 302	9 131 421	9 708 399	–	4 009	–	9 712 408

31 December 2021 – PREVIOUSLY REPORTED SEGMENTS

	Hotel R'000	Waterfall develop-ments R'000	Head office SA R'000	Total SA R'000	MAS European R'000	Rest of Africa R'000	Head office Global R'000	Total R'000
	38 042	–	7 421	1 106 873	–	–	–	1 106 873
	3 479	–	–	21 394	–	–	–	21 394
	–	–	–	264 117	–	–	–	264 117
	(8 922)	–	2 773	(392 722)	–	–	–	(392 722)
	(778)	–	–	(40 807)	–	–	–	(40 807)
	–	–	–	(198 219)	–	–	–	(198 219)
	31 821	–	10 194	760 636	–	–	–	760 636
	–	–	11 829	54 983	–	130 076	–	185 059
	(1 244)	–	(56 590)	(104 470)	–	–	–	(104 470)
	–	–	(772)	(789)	–	–	–	(789)
	–	(22 077)	(3 180)	(30 242)	–	(1 624)	–	(31 866)
	30 577	(22 077)	(38 519)	680 118	–	128 452	–	808 570
	26 818	(17 802)	132 711	300 714	–	–	–	300 714
	–	–	1 650	1 650	–	(1 344)	–	306
	860	–	11 216	34 982	46 122	–	–	81 104
	(503)	–	(423 197)	(432 496)	–	–	(232)	(432 728)
	57 752	(39 879)	(316 139)	584 968	46 122	127 108	(232)	757 966
	–	–	(54 178)	(54 178)	–	–	–	(54 178)
	57 752	(39 879)	(370 317)	530 790	46 122	127 108	(232)	703 788

Condensed segmental analysis continued

	Retail R'000	Office and mixed-use R'000	Industrial R'000
STATEMENT OF FINANCIAL POSITION			
Investment property	8 502 252	6 911 051	1 474 076
Waterfall developments	–	–	–
Developments under construction	–	–	–
Leasehold land	–	–	–
Straight-line lease debtor	230 977	634 427	175 578
Investments in associates and joint ventures	28 199	978	–
Other financial assets	9 958	336 114	6 631
Loans to associates and joint ventures	–	–	–
Trade and other receivables	56 382	41 925	8 550
Cash and cash equivalents	125 097	315 109	52 028
Inventory	–	32 581	–
Non-current assets held for sale	–	(1)	–
Deferred tax assets	–	–	–
Other assets	–	1 339	–
Total assets	8 952 865	8 273 523	1 716 863
Long-term borrowings	–	–	–
Other financial liabilities	–	5 675	–
Deferred tax liabilities	–	–	–
Trade and other payables	181 772	122 169	21 596
Lease liability	38 656	160 915	50 264
Other liabilities	–	–	–
Total liabilities	220 428	288 759	71 860

	Retail R'000	Office and mixed-use R'000	Industrial R'000
STATEMENT OF COMPREHENSIVE INCOME			
Rental income	519 578	479 986	91 081
Straight-line lease income adjustment	(18 739)	35 191	16 178
Sale of sectional title units	–	51 851	–
Property expenses / PM fee income	(216 806)	(129 269)	(25 198)
ECL on trade and other receivables	(8 025)	1 730	369
Cost of sales of sectional title units	–	(43 780)	–
Net profit from property operations	276 008	395 709	82 430
Other income	16	152	195
Operating expenses	(17 625)	(17 318)	(4 043)
ECL on loans to associates and suretyships	–	–	–
Other expenses	–	–	–
Operating profit (loss)	258 399	378 543	78 582
Fair value adjustments	(339 538)	(315 825)	(22 111)
Net income (loss) from associates	(4 443)	(118)	–
Investment income	2 294	21 481	465
Finance costs	(1 976)	(7 711)	(2 339)
Profit (loss) before tax	(85 264)	76 370	54 597
Taxation	–	–	–
Profit (loss) for the year attributable to owners	(85 264)	76 370	54 597

31 December 2020 – PREVIOUSLY REPORTED SEGMENTS

Hotel R'000	Waterfall develop-ments R'000	Head office SA R'000	Total SA R'000	MAS European R'000	Rest of Africa R'000	Head office Global R'000	Total R'000
338 336	–	–	17 225 715	–	–	–	17 225 715
–	1 586 455	–	1 586 455	–	–	–	1 586 455
–	222 903	–	222 903	–	–	–	222 903
–	1 363 552	–	1 363 552	–	–	–	1 363 552
15 306	–	–	1 056 288	–	–	–	1 056 288
–	–	1 644	30 821	1 339 342	–	–	1 370 163
–	–	68 224	420 927	–	–	–	420 927
–	96 922	4 837	101 759	–	205 365	–	307 124
7 187	47 444	26 339	187 827	–	–	16	187 843
4 285	1 647	502 798	1 000 964	–	–	47 540	1 048 504
–	120 389	–	152 970	–	–	–	152 970
–	–	1	–	499 500	178 561	–	678 061
–	–	54 378	54 378	–	–	–	54 378
–	–	15 177	16 516	–	–	–	16 516
365 114	1 852 857	673 398	21 834 620	1 838 842	383 926	47 556	24 104 944
–	–	10 500 394	10 500 394	–	–	1 003 029	11 503 423
–	–	823 101	828 776	1 228	–	–	830 004
–	–	9 637	9 637	–	–	–	9 637
356	23 797	54 219	403 909	–	–	304	404 213
1 959	–	9 125	260 919	–	–	–	260 919
–	15 365	9 261	24 626	–	–	–	24 626
2 315	39 162	11 405 737	12 028 261	1 228	–	1 003 333	13 032 822

31 December 2020 – PREVIOUSLY REPORTED SEGMENTS

Hotel R'000	Waterfall develop-ments R'000	Head office SA R'000	Total SA R'000	MAS European R'000	Rest of Africa R'000	Head office Global R'000	Total R'000
19 847	–	5 503	1 115 995	–	–	–	1 115 995
7 117	–	–	39 747	–	–	–	39 747
–	–	–	51 851	–	–	–	51 851
(4 691)	–	4 123	(371 841)	–	–	–	(371 841)
–	–	–	(5 926)	–	–	–	(5 926)
–	–	–	(43 780)	–	–	–	(43 780)
22 273	–	9 626	786 046	–	–	–	786 046
–	–	11 541	11 904	106 809	33 563	–	152 276
(903)	–	(49 015)	(88 904)	–	–	–	(88 904)
–	(4 767)	(4)	(4 771)	–	(10 917)	–	(15 688)
–	(22 676)	(10 817)	(33 493)	(11 836)	(120 001)	–	(165 330)
21 370	(27 443)	(38 669)	670 782	94 973	(97 355)	–	668 400
(9 455)	(17 272)	9 679	(694 522)	–	–	–	(694 522)
–	–	867	(3 694)	79 660	–	–	75 966
98	–	7 918	32 256	–	18 106	–	50 362
(95)	–	(474 432)	(486 553)	–	–	(16 170)	(502 723)
11 918	(44 715)	(494 637)	(481 731)	174 633	(79 249)	(16 170)	(402 517)
–	–	5 161	5 161	–	–	–	5 161
11 918	(44 715)	(489 476)	(476 570)	174 633	(79 249)	(16 170)	(397 356)

Condensed segmental analysis continued

	Rest of South Africa			
	Retail-experience hubs R'000	Collabo-ration hubs R'000	Hotel R'000	Retail-experience hubs R'000
STATEMENT OF FINANCIAL POSITION				
Investment property	4 473 971	1 605 305	230 441	3 913 749
Waterfall developments	–	–	–	–
Developments under construction	–	–	–	–
Leasehold land	–	–	–	–
Straight-line lease debtor	110 414	165 362	8 673	130 323
Investments in associates and joint ventures	32 172	1 162	–	–
Other financial assets	6 515	–	–	890
Loans to associates and joint ventures	–	–	–	–
Trade and other receivables	30 844	5 267	371	14 610
Cash and cash equivalents	21 152	48 025	–	29 595
Inventory	–	–	–	–
Non-current assets held for sale	–	–	–	–
Deferred tax assets	–	–	–	–
Other assets	–	3 195	–	–
Total assets	4 675 068	1 828 316	239 485	4 089 167
Long-term borrowings	–	–	–	–
Other financial liabilities	–	–	–	–
Loans from associates	–	–	–	–
Deferred tax liabilities	–	–	–	–
Trade and other payables	107 322	24 002	549	68 511
Liabilities associated with non-current assets held for sale	–	–	–	–
Lease liability	333	6 026	–	30 591
Other liabilities	–	–	–	–
Total liabilities	107 655	30 028	549	99 102

	Rest of South Africa			
	Retail-experience hubs R'000	Collabo-ration hubs R'000	Hotel R'000	Retail-experience hubs R'000
STATEMENT OF COMPREHENSIVE INCOME				
Rental income	554 116	195 826	26 146	485 412
Straight-line lease income adjustment	(1 920)	4 872	7 996	(7 060)
Sale of sectional title units	–	–	–	–
Property expenses/PM fee income	(227 937)	(79 993)	(5 848)	(213 229)
ECL on trade and other receivables	(2 257)	1 670	(1 011)	(87)
Cost of sales of sectional title units	–	–	–	–
Net profit from property operations	322 002	122 375	27 283	265 036
Other income	–	–	–	–
Realisation of FCTR on foreign operations	(34 102)	(10 448)	(1 214)	–
Operating expenses	–	–	–	(6 312)
ECL on loans to associates and suretyships	–	–	–	–
Impairment of investment in associates	–	–	–	–
Other expenses	–	–	–	–
Operating profit (loss)	287 900	111 927	26 069	258 724
Fair value adjustments	(242 415)	(184 388)	(8 040)	(229 146)
Net income (loss) from associates	(470)	(72)	–	–
Investment income	2 113	3 512	17	2 181
Finance costs	–	433	–	(3 884)
Profit (loss) before tax	47 128	(68 588)	18 046	27 875
Taxation	–	–	–	–
Profit (loss) for the year attributable to owners	47 128	(68 588)	18 046	27 875

30 June 2021 – NEW REPORTED SEGMENTS

Waterfall City								
Collabo-ration hubs R'000	Logistics hubs R'000	Hotel R'000	Develop-ments R'000	Head office SA R'000	Total South African portfolio R'000	Head office Global R'000	Other R'000	Total R'000
3 934 690	1 152 861	298 750	–	–	15 609 767	–	–	15 609 767
–	–	–	1 382 030	–	1 382 030	–	–	1 382 030
–	–	–	163 795	–	163 795	–	–	163 795
–	–	–	1 218 235	–	1 218 235	–	–	1 218 235
472 356	119 492	12 821	–	–	1 019 441	–	–	1 019 441
–	–	–	–	–	33 334	–	224 895	258 229
332 450	6 476	5	–	52 032	398 368	–	839 152	1 237 520
–	–	–	102 165	3 355	105 520	–	–	105 520
25 731	6 225	21 885	31 170	13 286	149 389	33	–	149 422
44 287	18 138	273	1 702	893 935	1 057 107	35 808	–	1 092 915
31 765	–	–	184 571	–	216 336	–	–	216 336
845 010	411 602	–	46 816	–	1 303 428	–	174 243	1 477 671
–	–	–	–	19 806	19 806	–	–	19 806
167	–	–	–	17 153	20 515	–	–	20 515
5 686 456	1 714 794	333 734	1 748 454	999 567	21 315 041	35 841	1 238 290	22 589 172
–	–	–	–	9 086 370	9 086 370	338 489	–	9 424 859
–	–	–	–	516 176	516 176	–	–	516 176
–	–	–	–	–	–	–	4 661	4 661
–	–	–	–	67 927	67 927	–	–	67 927
99 433	15 598	6 692	10 117	104 630	436 854	325	–	437 179
–	–	–	–	758 170	758 170	–	–	758 170
145 608	49 461	10 920	–	8 126	251 065	–	–	251 065
–	–	–	15 059	5 831	20 890	–	–	20 890
245 041	65 059	17 612	25 176	10 547 230	11 137 452	338 814	4 661	11 480 927

30 June 2021 – NEW REPORTED SEGMENTS

Waterfall City								
Collabo-ration hubs R'000	Logistics hubs R'000	Hotel R'000	Develop-ments R'000	Head office SA R'000	Total South African portfolio R'000	Head office Global R'000	Other R'000	Total R'000
718 344	190 222	21 469	–	14 822	2 206 357	–	–	2 206 357
84 022	38 814	5 309	–	–	132 033	–	–	132 033
51 851	–	–	–	–	51 851	–	–	51 851
(175 739)	(53 820)	(6 176)	–	9 546	(753 196)	–	–	(753 196)
(4 326)	369	1 820	–	–	(3 822)	–	–	(3 822)
(45 516)	–	–	–	–	(45 516)	–	–	(45 516)
628 636	175 585	22 422	–	24 368	1 587 707	–	–	1 587 707
1 830	419	–	–	22 469	24 718	–	341 968	366 686
–	–	–	–	–	–	–	895 431	895 431
(16 595)	(8 060)	(840)	–	(102 776)	(180 347)	–	–	(180 347)
–	–	–	–	(14 811)	(14 811)	–	–	(14 811)
–	–	–	–	–	–	–	(158 462)	(158 462)
–	–	–	(38 185)	(18 038)	(56 223)	–	(113 172)	(169 395)
613 871	167 944	21 582	(38 185)	(88 788)	1 361 044	–	965 765	2 326 809
(789 712)	(13 516)	(11 843)	(55 200)	300 655	(1 233 605)	–	–	(1 233 605)
–	–	–	–	–	(542)	–	71 240	70 698
38 402	1 039	46	–	22 792	70 102	–	1 102	71 204
(14 520)	(4 662)	(464)	–	(944 202)	(967 299)	(26 753)	–	(994 052)
(151 959)	150 805	9 321	(93 385)	(709 543)	(770 300)	(26 753)	1 038 107	241 054
–	–	–	–	(86 939)	(86 939)	–	–	(86 939)
(151 959)	150 805	9 321	(93 385)	(796 482)	(857 239)	(26 753)	1 038 107	154 115

Annexure A

SA REIT Association Best Practice Recommendations financial ratios

The reconciliation of profit to funds from operation is a non-IFRS financial measure and does not form part of the condensed financial statements for the periods presented.

SA REIT funds from operations (SA REIT FFO)	**Unaudited 31 December 2021 R'000**	Unaudited 31 December 2020 R'000	Unaudited 30 June 2021 R'000
Profit (loss) per IFRS statement of comprehensive loss attributable to the parent	**703 788**	(397 356)	154 115
Adjusted for:			
Accounting/specific adjustments:			
Fair value adjustments to:			
• Investment property	**(168 003)**	704 201	1 534 260
• Debt and equity instruments held at fair value through profit or loss	**(132 711)**	(9 679)	(300 655)
Depreciation of an administrative nature and amortisation of intangible assets	**1 802**	2 665	5 507
Asset impairments and expected credit losses (ECLs) (excluding goodwill) and reversals of impairments and ECLs			
• Net impairment and ECL of associates, other investments and loans	**(10 533)**	(108 754)	(160 708)
• ECL on guarantees	**–**	–	10 367
Deferred tax movement recognised in profit or loss	**55 174**	(5 601)	87 262
Straight-line lease income adjustments	**(21 394)**	(39 747)	(132 033)
Adjustment arising from investing activities:			
Gains and losses on disposal of:			
• Net loss (profit) on disposal of investment property	**(38 191)**	–	–
• Profit from sale of sectional title units	**(65 898)**	(8 071)	(6 335)
• Profit on disposal of other assets	**–**	–	(1 000)
• Loss on disposal of subsidiary	**–**	773	1 247
Foreign exchange and hedging items:			
• Fair value adjustment on derivative financial instruments	**–**	(14 366)	(15 594)
• Realisation on foreign operations	**–**	–	(895 431)
• Foreign exchange gains or losses relating to capital items – realised and unrealised	**(120 361)**	117 249	96 936
Other adjustments:			
Tax from sale of sectional title units	**–**	791	–
Adjustments made for equity-accounted entities#	**3 274**	(20 894)	(15 366)
SA REIT FFO	**206 947**	221 211	362 572
Number of shares outstanding at end of period (net of treasury shares)			
• **Number of shares in issue***	**705 123 739**	704 964 739	705 123 739
SA REIT FFO per share (cents)	**29.3**	31.4	51.4
SA REIT FFO	**206 947**	221 211	362 572

Adjustments made for equity-accounted entities are based on publicly available information

* Adjusted for 46 427 553 treasury shares

SA REIT funds from operations (SA REIT FFO)	**Unaudited 31 December 2021 R'000**	Unaudited 31 December 2020 R'000	Unaudited 30 June 2021 R'000
Company-specific adjustments:			
Non-cash income from associates – MAS and Africa	**1 344**	(54 219)	(54 705)
Non-cash income from associates – South African portfolio	**(4 924)**	(853)	(627)
Provision and reversal of provision for other receivables	**–**	909	909
Depreciation in respect of property operations and amortisation of letting commission and tenant installations	**7 823**	7 098	15 067
Interest on lease liability	**10 170**	12 539	24 950
Rental paid	**(20 768)**	(25 464)	(51 384)
Net non-cash interest adjustment on loans from associates and other	**–**	(17 994)	–
Net reduction (increase) in lease receivables through higher (lower) collections	**(9 397)**	6 343	16 699
Net non-cash property owners association income	**357**	(907)	(6 093)
Lease cancellation fee	**7 474**	(244)	22 733
Distributable income	**199 025**	148 418	330 122
Distributable income per share (cents)	**28.2**	21.1	46.8
Dividends	**–**	–	–
Interim	**–**	–	–
Final	**–**	–	–
Dividend per share (cents)	**–**	–	–
Interim	**–**	–	–
Final	**–**	–	–

SA REIT net asset value (NAV) per share	**Unaudited 31 December 2021 R'000**	Unaudited 31 December 2020 R'000	Unaudited 30 June 2021 R'000
Reported NAV attributable to the parent	**11 865 452**	11 072 122	11 108 246
Adjustments:			
Fair value of derivative financial instruments	**323 125**	759 237	455 833
Deferred tax	**103 290**	(44 741)	48 121
SA REIT NAV	**12 291 867**	11 786 618	11 612 200
Number of shares outstanding at end of period (net of treasury shares)			
Number of shares in issue*	**705 123 739**	704 964 739	705 123 739
Effect of dilutive instruments (options, convertibles and equity interests)	**9 990 651**	10 402 874	8 215 765
Diluted number of shares in issue*	**715 114 390**	715 367 613	713 339 504
SA REIT NAV per share (Rand)	**17.19**	16.48	16.28

* Adjusted for 46 427 553 treasury shares

SA REIT cost-to-income ratio	**Unaudited 31 December 2021 R'000**	Unaudited 31 December 2020 R'000	Unaudited 30 June 2021 R'000
Expenses			
Operating expenses per IFRS income statement (includes municipal expenses)	**433 529**	377 767	757 018
Administrative expenses per IFRS income statement	**104 470**	88 904	180 347
Exclude			
Depreciation expense in relation to property, plant and equipment of an administrative nature and amortisation expense in respect of intangible assets	**(1 802)**	(2 665)	(5 507)
Operating costs	**536 197**	464 006	931 858
Rental income			
Contractual rental income per IFRS income statement (excluding straight-lining)	**846 042**	870 430	1 718 117
Utility and operating recoveries per IFRS income statement	**260 831**	245 565	488 240
Gross rental income	**1 106 873**	1 115 995	2 206 357
SA REIT cost-to-income ratio (%)	**48.4**	41.6	42.2

SA REIT administrative cost-to-income ratio	**Unaudited 31 December 2021 R'000**	Unaudited 31 December 2020 R'000	Unaudited 30 June 2021 R'000
Expenses			
Administrative expenses per IFRS income statement	**104 470**	88 904	180 347
Administrative cost	**104 470**	88 904	180 347
Rental income			
Contractual rental income per IFRS income statement (excluding straight-lining)	**846 042**	870 430	1 718 117
Utility and operating recoveries per IFRS income statement	**260 831**	245 565	488 240
Gross rental income	**1 106 873**	1 115 995	2 206 357
SA REIT administrative cost-to-income ratio (%)	**9.4**	8.0	8.2

SA REIT loan-to-value (LTV)	**Unaudited 31 December 2021 R'000**	Unaudited 31 December 2020 R'000	Unaudited 30 June 2021 R'000
Gross debt	**8 610 210**	11 503 423	10 183 029
Adjustments:			
Cash and cash equivalents	**(848 152)**	(954 378)	(990 694)
Derivative financial instruments	**323 125**	759 237	455 833
Net debt	**8 085 183**	11 308 282	9 648 168
Total assets	**21 577 860**	24 104 944	22 589 172
Adjustments:			
Cash and cash equivalents	**(848 152)**	(954 378)	(990 694)
Derivative financial assets	**(39 510)**	(65 093)	(44 301)
Trade and other receivables	**(179 785)**	(187 843)	(149 422)
Carrying amount of property-related assets	**20 510 413**	22 897 630	21 404 755
SA REIT LTV (%)	**39.4**	49.4	45.1

SA REIT GLA vacancy rate	**Unaudited 31 December 2021 m^2**	Unaudited 31 December 2020 m^2	Unaudited 30 June 2021 R'000
Gross lettable area of vacant space	**56 683**	27 600	37 061
Gross lettable area of total property portfolio	**711 016**	764 740	774 117
SA REIT GLA vacancy rate (%)	**8.0**	3.6	4.8

		Unaudited 31 December 2021			Unaudited 31 December 2020			Unaudited 30 June 2021		
Cost of debt (%)	Notes	**Rand**	**EUR**	**TOTAL**	Rand	EUR	TOTAL	Rand	EUR	TOTAL
Variable interest-rate borrowings										
Floating reference rate plus weighted average margin		**5.9**	**–**	**5.9**	5.7	3.1	5.4	**5.7**	**3.2**	**5.6**
Fixed interest-rate borrowings										
Weighted average fixed rate		**10.5**	**–**	**10.5**	10.7	–	10.7	**10.5**	**–**	**10.5**
Pre-adjusted weighted average cost of debt	A	**6.0**	**–**	**6.0**	6.0	3.1	5.7	**5.8**	**3.2**	**5.7**
Adjustments:										
Impact of interest rate derivatives	B	**3.5**	**–**	**3.5**	3.4	–	3.1	**3.4**	**–**	**3.3**
Impact of cross-currency interest rate swaps	C	**–**	**–**	**–**	–	–	–	**–**	**–**	**–**
Amortised transaction costs imputed into the effective interest rate	D	**0.1**	**–**	**0.1**	0.1	0.1	0.1	**0.1**	**0.1**	**0.1**
All-in weighted average cost of debt	A+B+C+D	**9.6**	**–**	**9.6**	9.5	3.2	9.0	**9.3**	**3.3**	**9.1**

Company information

Independent non-executive directors
P Tredoux (chairperson)
HR El Haimer (lead independent)
TP Leeuw
IN Mkhari
S Shaw-Taylor
AE Swiegers
JHP van der Merwe

Executive directors
JR van Niekerk (CEO)
R Nana (CFO)

Interim company secretary
B Baker

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Transfer secretaries
Computershare Investor Services (Pty) Ltd
Rosebank Towers, 15 Biermann Avenue, Rosebank, 2196
(Private Bag X9000, Saxonwold, 2132)

Sponsor
Java Capital
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Wierda Valley
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