

UNAUDITED CONSOLIDATED INTERIM FINANCIAL RESULTS

for the 6 months ended 31 August 2024



**AFINE
INVESTMENTS**

INTERIM PERIOD OVERVIEW

DISTRIBUTION

Interim dividend of 20.5 cents per share declared



**MARKET
CAPITALISATION**
5.9% - R 326.4 million

(Aug 2023: R308.2 million)



**PROFIT FROM
OPERATING ACTIVITIES**
8.5% - R 21.9 million

(Aug 2023: R20.2 million)



**INVESTMENT PROPERTY
VALUE**
11.4% - R 397.9 million

(Aug 2023: R 357.2 million)

Aug 2023 restated following a prior period adjustment



COMPANY OVERVIEW

THE COMPANY

Afine Investments Limited

Registration number: 2020/852422/06

JSE share code: ANI

ISIN: ZAE000303947

(Approved as a REIT by the JSE)

Afine is incorporated as a holding company of property entities constituting a portfolio of income generating immovable properties focused primarily in the petroleum sector.

The executive directors are the CEO, Anton Loubser and the Financial Director, JT Loubser, located in Cape Town. The company's website is: www.afineinvestments.com.

SPECIALISED REIT

Afine Investments Limited is a property entity classified as a specialised REIT, managed by its Board, and holds a portfolio of income generating immovable properties focused primarily in the petroleum sector, strategically located in four of South Africa's nine provinces.

Afine was incorporated as a private company on 12 November 2020 under the name "Domanolor Proprietary Limited", which was changed to "Afine Investments Proprietary Limited" on 10 March 2021 and converted to a public company on 11 May 2021.

The Company was incorporated as the holding company for the purpose of listing on the AltX.

PORTFOLIO

10 Petrol Filling Station Properties
Investment property value of circa
R 397.9 million



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COMMENTARY

1. REVIEW OF ACTIVITIES

MAIN BUSINESS AND OPERATIONS

The company is a Johannesburg Stock Exchange (“JSE”) – listed Real Estate Investment Trust (“REIT”) which owns a property portfolio of directly owned properties in petrol filling stations located primarily in the major metropolitan areas of South Africa. There were no major changes herein during the period.

BUSINESS COMBINATIONS

There were no significant changes in business combinations as the portfolio remained unchanged during the 6 months under review.

The interest of the Company in the profits and losses of its joint arrangements are as follows

	Percentage shareholding (%)	
	Unaudited August 2024	Unaudited August 2023
Lizalor Investments (Pty) Ltd	100	100
Thunder Cats Investments 78 (Pty) Ltd	100	100
Clifton Dunes Investments 10 (Pty) Ltd	100	100
Clifton Dunes Investments 79 (Pty) Ltd	100	100
Investment Facility Company Three Three Six (Pty) Ltd	100	100
Coral Lagoon Investments 163 (Pty) Ltd	100	100
Glomor Three (Pty) Ltd	100	100

COMMENTARY

(continued)

A gain or loss arising from a change in fair value is included in net profit or loss for the period in which it arises. Fair values are assessed by the Board annually and are independently valued every three years by external independent professional valuers with appropriate and recognised professional qualifications and recent experience in the location and category of the property being valued. Valuations are done on the open-market value basis and the valuers use either the discounted cash flow method or the capitalisation of net income method or a combination of the methods. Gains or losses arising from changes in the fair values are included in profit or loss for the period in which they arise.

Immediately prior to disposal of investment property, the investment property is revalued to the net sales proceeds and such revaluation is recognised in profit or loss during the period in which it occurs. Investment property is maintained, upgraded, and refurbished, where necessary, in order to preserve and/or to improve the capital value. Maintenance and repairs which neither materially add value to the properties nor prolong their useful lives are recognised in profit or loss.

No additional valuations were performed during the 6 months ended 31 August 2024. There were no indicators for any impairment of the properties.

The operating results and statement of financial position of the company are fully set out in the attached financial results and do not in our opinion require any further comment.

3. GOING CONCERN

The condensed financial results have been prepared on the basis of accounting policies applicable to a going concern. This basis presumes that funds will be available to finance future operations and that the realisation of assets and settlement of liabilities, contingent obligations and commitments will occur in the ordinary course of business. The directors believe that the company has adequate financial resources to continue in operation for the foreseeable future and accordingly the financial statements have been prepared on a going concern basis.

The directors have satisfied themselves that the company is in a sound financial position and that it has access to sufficient resources as well as borrowing facilities to meet its foreseeable cash requirements.

4. EVENTS AFTER REPORTING DATE

The board has declared an interim dividend of 20.5 cents per ordinary share for the six months period to 31 August 2024. The interim dividend be, and is hereby, declared payable on 9 December 2024 to shareholders registered in the books of the company at the close of business day on 6 December 2024.

COMMENTARY

(continued)

EVENTS AFTER REPORTING DATE CONTINUED

All events subsequent to the date of the financial results and for which the applicable financial reporting framework requires adjustment or disclosure have been adjusted or disclosed. The directors are not aware of any matter or circumstance arising since the end of the financial period to the date of this report that could have a material effect on the financial position of the company.

5. CAPITAL STRUCTURE

The authorised share capital comprises 1 000 000 000 ordinary shares with no par value and issued share capital of 72 536 585 ordinary shares. This remained the same as reported in the 6 months period ended 31 August 2023. The Group has no unlisted securities in issue and no treasury shares are held.

6. LIQUIDITY AND SOLVENCY

The Board declares that it has considered the maintenance of solvency and liquidity of the Company and that, in its opinion, the payment of the dividend in December 2024 will not lead to the Company not being able to meet its commitments, in the ordinary course of business.

7. ACQUISITIONS AND DISPOSALS

There were no acquisitions or disposals during the period under review

8. STRATEGY & PROSPECTS

The resilience of the Petrol Filling Station portfolio is underlined by long term leases escalating at fixed rates. Again, demonstrating the quality of this portfolio.

The board is content with Afine's investment strategy and the company will continue to annually invest in one to two well positioned properties within Afine's investment criteria. Each opportunity will be investigated to ascertain the viability and also positioning of the specific site not only within the Group portfolio but also within Afine's long term vision.

Information included in this announcement, including any forward-looking information, has not been reviewed or reported on by the Company's auditors.

9. CHANGES IN DIRECTORATE

There were no changes made to the directorate of Afine during the 6 month period under review.

CONDENSED UNAUDITED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

Figures in Rand	Notes	31 August 2024 Unaudited	31 August 2023 Unaudited	29 February 2024 Audited
Assets				
Non-Current Assets				
Investment properties	2	373 056 445	330 882 544*	371 763 384
Straight line rental accrual	2	24 809 491	26 350 939*	26 102 552
Plant and equipment		-	8 722	-
		397 865 936	357 242 205	397 865 936
Current Assets				
Trade and other receivables		2 183 836	136 145	115 083
Cash and cash equivalents		10 862 707	11 649 447	10 213 129
		13 046 543	11 785 592	10 328 212
Total Assets		410 912 479	369 027 797	408 194 148
Equity and Liabilities				
Equity				
Share capital		40 202 000	40 202 000	40 202 000
Retained income		255 244 961	215 214 955	254 124 687
		295 446 961	255 416 955	294 326 687
Liabilities				
Non-Current Liabilities				
Borrowings		58 689 212	55 844 552	52 985 541
Loans from shareholders		43 410 868	42 008 232	42 195 385
		102 100 080	97 852 784	95 180 926
Current Liabilities				
Trade and other payables		4 249 170	643 516	2 036 883
Provisions		77 000	-	577 500
Borrowings		9 039 268	15 114 542	16 072 152
		13 365 438	15 758 058	18 686 535
Total Liabilities		115 465 518	113 610 842	113 867 461
Total Equity and Liabilities		410 912 479	369 027 797	408 194 148

* The fair value of investment properties has been restated on 31 August 2023 due to a prior period error.

CONDENSED UNAUDITED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

Figures in Rand	Notes	6 months ended 31 August 2024 Unaudited	6 months ended 31 August 2023 Unaudited	12 months ended 29 February 2024 Audited
Revenue from contracts with customers		2 437 341	1 870 113	3 995 514
Lease income		20 192 960	20 714 701*	40 779 305
Fair value adjustment		1 293 061	1 303 034*	41 713 633
Other expenses		(1 996 669)	(3 680 161)	(5 793 284)
Profit from operating activities		21 926 693	20 207 687	80 695 168
Other operating income				
Investment income		5 054	91 427	103 612
Finance costs		(5 941 474)	(5 385 189)	(12 105 123)
Profit for the period		15 990 273	14 913 925	68 693 657
Earnings per share from continuing and discontinuing operations attributable to owners of the parent during the period				
Basic earnings per share**				
Basic earnings per share	4.1	22.04	20.56	94.70
Diluted earnings per share**				
Diluted earnings per share	4.2	22.04	20.56	94.70
Headline earnings per share**				
Headline earnings per share	4.3	20.26	18.76	37.62
Dividends per share***				
Dividends per share		20.50	20.60	41.10

* The lease income and fair value adjustment have been restated.

** Dividends and earnings per share are presented in cents per share.

*** The dividends per share of 20.50 cents relate to the financial year ended February 2024 and which was subsequently paid in June 2024.

CONDENSED UNAUDITED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Share capital	Retained income	Total equity
Balance at 1 March 2023	40 202 000	215 243 567*	255 445 567
Change in equity			
Profit for the period	-	14 913 925	14 913 925
Total comprehensive income for the period	-	14 913 925	14 913 925
Dividend distributions	-	(14 942 537)	(14 942 537)
Balance at 31 August 2023	40 202 000	215 214 955	255 416 955
Balance at 1 September 2023	40 202 000	215 214 955	255 416 955
Change in equity			
Profit for the period	-	53 779 732	53 779 732
Total comprehensive income for the period	-	53 779 732	53 779 732
Dividend distributions	-	(14 870 000)	(14 870 000)
Balance at 29 February 2024	40 202 000	254 124 687	294 326 687
Balance at 1 March 2024	40 202 000	254 124 687	294 326 687
Change in equity			
Profit for the period	-	15 990 273	15 990 273
Total comprehensive income for the period	-	15 990 273	15 990 273
Dividend distributions	-	(14 870 000)	(14 870 000)
Balance at 31 August 2024	40 202 000	255 244 961	295 446 961

* The opening retained earnings as on 1 March 2023 has been restated due to a prior period error.

CONDENSED UNAUDITED CONSOLIDATED STATEMENT OF CASH FLOWS

Figures in Rand	Notes	31 August 2024 Unaudited	31 August 2023 Unaudited	29 February 2024 Audited
Cash flows from operating activities				
Cash generated from operations	3	20 080 453	17 296 447	39 371 572
Interest income		5 054	91 427	103 612
Net cash from operating activities		20 085 507	17 387 874	39 475 184
Cash flows from financing activities				
Repayment of loans from shareholders		(1 159 270)	-	(1 697 377)
Repayments of borrowings		(23 036 222)	(14 574 068)	(34 964 309)
Proceeds from borrowings		22 850 125	17 957 567	38 671 383
Finance costs		(3 220 562)	(4 503 982)	(11 783 809)
Dividends paid		(14 870 000)	(14 942 537)	(29 812 536)
Net cash from financing activities		(19 435 929)	(16 063 020)	(39 586 648)
Total cash and cash equivalents movement for the period		649 578	1 324 854	(111 464)
Cash and cash equivalents at the beginning of the period		10 213 129	10 324 593	10 324 593
Cash and cash equivalents at the end of the period		10 862 707	11 649 447	10 213 129

NOTES TO THE CONDENSED UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS

Figures in Rand	31 August 2024 Unaudited	31 August 2023 Unaudited	29 February 2024 Audited
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1. Basis for preparation

These condensed unaudited consolidated interim financial statements consist of Afine Investments Limited (the "Company" or "Afine") and its subsidiaries (together the "Group") established in the Republic of South Africa, as a Real Estate Investment Trust ("REIT"). The company is listed on the Johannesburg Stock Exchange ("JSE").

The Company is incorporated as a public company. The address of its registered office is Unit 4602, Greenways, Strand, Western Cape, 7140.

The condensed unaudited consolidated interim financial statements have been prepared on a going concern basis, in accordance with International Financial Reporting Standards ("IFRS"), and contain the information required by IAS 34: Interim Financial Reporting, the South African Institute of Chartered Accountants (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 Companies Act of South Africa, 2008, as amended. The accounting policies applied in the preparation of these condensed unaudited consolidated interim financial statements are in terms of IFRS and are consistent with those applied in the previous consolidated annual financial statements.

These condensed unaudited consolidated interim financial statements for the six months ended 31 August 2024 have been prepared under the supervision of JT Loubser, the Financial Director, and have not been audited nor reviewed by the Group's auditors, PKF Pretoria Incorporated.

2. Investment properties

Balances at year end and movements for the year/period

Reconcilliation for the period

Balance at the beginning of the period

At fair value

371 763 384 329 579 510 330 882 544

Carrying amount

371 763 384 329 579 510 330 882 544

Movements for the period

Gains on fair value adjustment

1 293 061 1 303 034 40 880 840

Total movement for the period

1 293 061 1 303 034 40 880 840

Closing balance at the end of the period

At fair value

373 056 445 330 882 544 371 763 384

Carrying amount

373 056 445 330 882 544 371 763 384

Straight-lining of rental income accrual

Balance at the beginning of the period

26 102 552 27 653 973 26 350 939

Movement for the period

(1 293 061) (1 303 034) (248 389)

Balance at the end of the period

24 809 491 26 350 939 26 102 552

NOTES TO THE CONDENSED UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS (continued)

Figures in Rand	31 August 2024 Unaudited	31 August 2023 Unaudited	29 February 2024 Audited
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2. Investment properties (continued)

Valuation techniques used to derive level 3 fair values

The most recent valuation was performed by Appraisal Corporation on 28 February 2022. Valuations are performed using the income approach comprising of the determination of the net rental income for the remaining lease period, discounted to the date of valuation. A capitalisation exit value is further calculated on the estimated market rental reversion at the end of the lease period, discounted to the date of valuation. Gains or losses arising from changes in the fair values are included in profit or loss for the period in which they arise. Investment property is maintained, upgraded, and refurbished, where necessary, in order to preserve and/or to improve the capital value. Maintenance and repairs which neither materially add value to the properties nor prolong their useful lives are recognised in profit or loss.

The significant fair value adjustment during the prior periods resulted mainly from the new lease agreements entered into on 1 April 2021, as well as the appointment of the independent valuator using more updated information on current and future market conditions.

The total fair value of investment properties is R373 056 445 as at 31 August 2024.

There were no significant changes in valuation techniques and inputs since 28 February 2024. The board considered the valuations of investment properties and the portfolio is considered to be fairly valued.

The straight-lining debtor or creditor of lease income is deducted from investment property as the discounted value of future rental cash flows forms part of the valuation methodology of investment property.

NOTES TO THE CONDENSED UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS (continued)

Figures in Rand	31 August 2024 Unaudited	31 August 2023 Unaudited	29 February 2024 Audited
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2. Investment properties (continued)

Information about fair value measurements using significant unobservable inputs (level 3)

	<u>Group Assets</u>
Fair value at at 31 August 2024	
Valuation technique	Income Approach
Unobservable inputs - Discount rates used	12.8% - 14.0%
Unobservable inputs - Capitalisation rates used	9.0% - 11.3%
Fair value at 31 August 2023	
Valuation technique	Income Approach
Unobservable inputs - Discount rates used	11.1% - 15.9%
Unobservable inputs - Capitalisation rates used	8.75% - 10.5%
Fair value at 29 February 2024	
Valuation technique	Income Approach
Unobservable inputs - Discount rates used	12.8% - 14.0%
Unobservable inputs - Capitalisation rates used	9.0% - 11.3%

Fair value sensitivity analysis

The average discount and capitalisation rates used in the property valuation are dependent on a number of factors such as location, condition of improvements, current market conditions, lease covenants and the risk inherent in the property. These rates are assessed for each individual property based on its specific circumstances.

The valuations of investment properties are sensitive to changes in the unobservable inputs used in such valuations. Changes to one of the unobservable inputs, while holding other inputs constant, would have the following effects on the fair value of the investment property in the statement of profit or loss and other comprehensive income:

Increase in discount rates 0.5% change	(8 284 765)	(8 165 318)	(8 284 765)
Decrease in discount rates 0.5 change	8 717 166	8 573 479	8 717 166
Increase in capitalisation rates 0.5% change	(7 209 456)	(5 843 986)	(7 209 456)
Decrease in capitalisation rates 0.5% change	7 925 961	6 433 933	7 925 961

NOTES TO THE CONDENSED UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS (continued)

Figures in Rand	31 August 2024 Unaudited	31 August 2023 Unaudited	29 February 2024 Audited
2. Investment properties (continued)			
Details of property			
2.4.1 Erf 1 Thandekile Township			
IT Division, Mpumalanga, Piet Retief			
Purchase price	96 900	96 900	96 900
Fair value adjustment	57 030 119	45 731 058	57 205 852
Straight-lining of lease income	259 696	137 137	83 963
	57 386 715	45 965 095	57 386 715
A first covering mortgage bond has been registered over Erf 1 Thandekile Township in favour of Investec Bank Limited South Africa to the amount of R20 000 000.			
2.4.2 Stand 15848 and Stand 15851			
Somerset West, Province of Western Cape			
Purchase price	114 000	114 000	114 000
Fair value adjustment	49 856 536	42 423 920	50 028 862
Straight-lining of lease income	50 622	470 824	(121 704)
	50 021 158	43 008 744	50 021 158
A first covering mortgage bond has been registered over Erf 15848 and 15851 Somerset West in favour of Investec Bank Limited South Africa to the amount of R21 000 000.			
2.4.3 Portion 4 of Erf 34 Riverside Park Extension 4 and the remainder of Erf 34 Riverside Park Extension 4			
JT Division, Mpumalanga			
Purchase price	1 366 000	1 366 000	1 366 000
Improvements	7 942 496	7 942 496	7 942 496
Fair value adjustment	43 847 712	38 602 492	43 571 764
Straight-lining of lease income	(156 208)	(620 123)	119 740
	53 000 000	47 290 865	53 000 000
A first covering mortgage bond has been registered over Erf 34 Riverside Park Extension 4 in favour of Investec Bank Limited South Africa to the amount of R8 500 000			
A third covering mortgage bond has been registered over Erf 34 Riverside Park Extension 4 in favour of Investec Bank Limited South Africa to the amount of R600 000			
A fourth covering mortgage bond has been registered over the remaining extent of Erf 34 Riverside Park Extension 4 in favour of Investec Bank Limited South Africa to the amount of R3 900 000.			
2.4.4 Portion 2 of Erf 654 Parkdene Ext 3 Township and Erf 1439 Protea Park Ext 1			
IR Division, Gauteng			
Purchase price	158 000	158 000	158 000
Fair value adjustments	39 442 000	28 842 000	39 442 000
	39 600 000	29 000 000	39 600 000

NOTES TO THE CONDENSED UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS (continued)

Figures in Rand	31 August 2024 Unaudited	31 August 2023 Unaudited	29 February 2024 Audited
2. Investment properties (continued)			
2.4.5 Portion 150 and 151 of Farm Doornpoort			
JR Division, Gauteng			
Purchase price	57 787 694	57 787 694	57 787 694
Fair value adjustments	32 804 704	30 596 476	31 267 629
Straight-lining of lease income	18 407 602	21 189 705	19 944 677
	109 000 000	109 573 875	109 000 000

The service stations have been built as an improvement on the following lease properties:

- Portion 150 of the Farm Doornpoort, measuring 9 157 square meters and 21 877 square meters respectively.
- Portion 151 of the Farm Doornpoort, measuring 18 042 square meters.

The revenue stream received from the rental income has been ceded to Rand Merchant Bank as security for the outstanding facility.

2.4.6 Erf 2490 Witbank Ext 13 Township

JS Division, Mpumalanga			
Purchase price	51 300	51 300	51 300
Fair value adjustments	23 771 658	22 268 125	23 866 874
Straight-lining of lease income	77 332	(166 545)	(17 884)
	23 900 290	22 152 880	23 900 290

2.4.7 Erf 438 Rocky Drift Nelspruit and Portion 112 of Erf 255 Farm Middelviei Randfontein

JS Division, Mpumalanga			
Purchase price	4 839 351	4 839 351	4 839 351
Improvements	12 390 179	12 390 179	12 390 179
Fair value adjustments	41 552 421	36 839 390	41 629 110
Straight-lining of lease income	6 170 449	6 167 731	6 093 760
Capitalised expenditure	5 373	5 373	5 373
	64 957 773	60 242 024	64 957 773

First mortgage bond has been registered over Portion 112 of Farm Middelviei 255 in favour of Nedbank Limited in the total amount of R23 000 000.

First mortgage bond has been registered over the remaining extend of Erf 438 Rocky Drift Township in favour of Nedbank Limited in the total amount of R1 320 000.

NOTES TO THE CONDENSED UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS (continued)

Figures in Rand	31 August 2024 Unaudited	31 August 2023 Unaudited	29 February 2024 Audited
3. Net cash flows from operations			
Profit before taxation	15 990 273	14 913 923	68 693 657
Adjustments for non-cash items:			
Depreciation, amortisation, impairments and reversals of impairments	-	-	34 888
Straight-line rental income adjustment	1 293 061	1 303 034	248 389
Fair value gains	(1 293 061)	(1 303 034)	(41 713 633)
Movements in provisions	(500 500)	(495 000)	82 500
Finance cost	5 941 474	5 385 189	514 590
Investment income	(5 054)	(91 427)	-
Adjust for items which are presented separately:			
Interest income	-	-	(103 612)
Finance costs	-	-	11 783 809
Changes in working capital:			
Trade and other receivables	2 414 277	(19 391)	1 672
Trade and other payables	(3 760 017)	(2 396 847)	(170 688)
	20 080 453	17 296 447	39 371 572

4. Earnings per share

4.1 Basic earnings per share

The earnings and weighted average number of ordinary shares used in the calculation of basic earnings per share are as follows:

Profit for the period attributable to owners of the Company for continuing operations	15 990 273	14 913 925	68 693 657
IAS33 earnings	15 990 273	14 913 925	68 693 657
Weighted average number of ordinary shares used in the calculation of basic earnings per share	72 536 585	72 536 585	72 536 585

NOTES TO THE CONDENSED UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS (continued)

Figures in Rand	31 August 2024 Unaudited	31 August 2023 Unaudited	29 February 2024 Audited
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4. Earnings per share (continued)

4.2 Diluted earnings per share

The earnings used in the calculation of diluted earnings per share are as follows:

Earnings used in the calculation of basic earnings per share for continuing operations	15 990 273	14 913 925	68 693 657
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IAS33 earnings	15 990 273	14 913 925	68 693 657
Weighted average number of ordinary shares used in the calculation of basic earnings per share	72 536 585	72 536 585	72 536 585

4.3 Headline earnings per share

The earnings and weighted average number of ordinary shares used in the calculation of headline earnings per share are as follows:

Profit for the period attributable to owners of the Company for continuing operations	15 990 273	14 913 925	68 693 657
IAS33 earnings	15 990 273	14 913 925	68 693 657
Fair value adjustments	(1 293 061)	(1 303 034)	(41 713 633)
Earnings used in the calculation of headline earnings per share for continuing operations	14 697 212	13 610 891	26 980 024
Weighted average number of ordinary shares used in the calculation of headline earnings per share	72 536 585	72 536 585	72 536 585

5. Segment information

5.1 General information

Factors used to identify the Group's reportable segments, as determined by management that chose to organise the Group around different geographical areas, where certain operating segments have been aggregated together.

Operating segments that have been aggregated together are less than the 10% margin as per IAS34.13 (Quantitative threshold). Each reportable segment derives its revenues mainly from rental income, commissions and reimburse expensive.

5.2 Segment revenues

	Gauteng and North-West	Mpumalanga	Western Cape	Revenue from external customers
Period ended 31 August 2024 Revenue	10 944 745	8 504 155	3 181 401	22 630 301
Period ended 31 August 2023 Revenue	11 971 147	7 566 605	3 047 062	22 584 814
Year ended 29 February 2024 Revenue	21 140 534	17 254 210	6 380 075	44 774 819

NOTES TO THE CONDENSED UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS (continued)

Figures in Rand	31 August 2024 Unaudited	31 August 2023 Unaudited	29 February 2024 Audited
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5. Segment information (continued)

5.3 Other income and expenses

	Finance cost	Fair value adjustments	Interest income	Other expenses
Period ended 31 August 2024				
Gauteng and North-West	(534 734)	1 537 075	-	(166 839)
Mpumalanga	(1 641 648)	(71 689)	-	(399 353)
Western Cape	-	(172 326)	-	(45 896)
Head Office	(3 765 091)	-	5 054	(1 384 581)
Total other income and expenses	(5 941 474)	1 293 061	5 054	(1 996 669)
Period ended 31 August 2023				
Gauteng and North-West	(1 758 169)	(438 893)	83 403	(173 464)
Mpumalanga	(1 165 748)	553 788	-	(709 219)
Western Cape	-	1 188 139	-	(969 129)
Head Office	(2 461 272)	-	8 024	(1 828 349)
Total other income and expenses	(5 385 189)	1 303 034	91 427	(3 680 161)
Year ended 29 February 2024				
Gauteng and North-West	(2 869 735)	13 666 016	83 820	(390 437)
Mpumalanga	(2 281 312)	20 442 675	-	(1 057 517)
Western Cape	-	7 604 942	-	(1 001 720)
Head Office	(6 954 076)	-	19 792	(3 334 610)
Total other income and expenses	(12 105 123)	41 713 633	103 612	(5 793 284)

NOTES TO THE CONDENSED UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS (continued)

Figures in Rand	31 August 2024 Unaudited	31 August 2023 Unaudited	29 February 2024 Audited
5. Segment information (continued)			
5.4 Assets and liabilities			
	Segment profit / (loss) before discontinued operations and tax	Total assets	Total liabilities
Period ended 31 August 2024			
Gauteng and North-West	9 665 885	152 459 737	9 495 488
Mpumalanga	8 505 827	200 201 017	28 372 417
Western Cape	2 963 180	51 105 097	81 623
Head Office	(5 144 619)	7 146 628	77 515 990
Total assets and liabilities	15 990 273	410 912 479	115 465 518
Period ended 31 August 2023			
Gauteng and North-West	9 684 024	145 940 077	29 928 235
Mpumalanga	6 245 425	148 148 776	22 000 422
Western Cape	3 266 073	72 909 077	45 332
Head Office	(4 281 597)	2 029 867	61 636 853
Total assets and liabilities	14 913 925	369 027 797	113 610 842
Year ended 29 February 2024			
Gauteng and North-West	31 454 786	185 795 653	23 656 752
Mpumalanga	34 533 467	170 235 682	20 362 994
Western Cape	12 983 297	51 328 579	51 571
Head Office	(10 277 893)	834 234	69 796 144
Total assets and liabilities	68 693 657	408 194 148	113 867 461

NOTES TO THE CONDENSED UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS (continued)

Figures in Rand	31 August 2024 Unaudited	31 August 2023 Unaudited	29 February 2024 Audited
6. Related parties			
Relationships			
Group Companies			
Ultimate holding company	KSP Offshore Limited		
Holding company	Afine Investments Limited		
Subsidiaries	Lizalor Investments Proprietary Limited Thunder Cats Investments Proprietary Limited Clifton Dunes Investments 10 Proprietary Limited Clifton Dunes Investments 79 Proprietary Limited Investment Facility Company Three Three Six Proprietary Limited Coral Lagoon Investments 163 Proprietary Limited Glomor 3 Proprietary Limited		
Other related parties			
Entity name	Nature of relationship		
Petroland Group (Pty) Ltd	Common Management and shareholder		
KSP Offshore Limited	Shareholder		
Terra Optimus (Pty) Ltd	Shareholder		
Anton Loubser Trust	Ultimate beneficial owner		
Gary du Preez Trust	Ultimate beneficial owner		
Related party balances			
Loans from related parties			
KSP Offshore Limited	43 410 868	42 008 232	42 195 385
Related party transactions			
Management fees paid			
Petroland Group Proprietary Limited	973 080	918 000	1 836 000
Dividend distributions			
KSP Offshore Limited	11 556 144	11 600 155	23 143 999

There were no transactions with related parties during the period under review outside the ordinary course of business.

7. Capital risk management

The Group's and Company's capital comprises of shareholders' equity and interest-bearing borrowings. Capital is actively managed to ensure that the Group and Company are properly capitalised and funded at all times, having regard to its regulatory needs, prudent management and the needs of their stakeholders. The Board has overall responsibility for the establishment and oversight of the Group's and Company's risk management framework. The Audit and Risk Committee is responsible for developing and monitoring the Group's and Company's risk management policies. The Audit Risk Committee reports regularly to the Board on its activities.

The Group and Company have a business planning process that runs on an annual cycle with regular updates to projections. It is through this process, which includes risk and sensitivity analysis of forecasts, that the Group's and Company's capital is managed. Specifically, the Group and Company have adopted the following capital management policies:

NOTES TO THE CONDENSED UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS (continued)

Figures in Rand	31 August 2024 Unaudited	31 August 2023 Unaudited	29 February 2024 Audited
7. Capital risk management (continued)			
- Maintenance of an appropriate level of liquidity at all times. The Group and Company further ensure that they can meet their expected capital and financing needs at all times, having regard to the business plans, forecasts and any strategic initiatives. - Maintenance of an appropriate level of issued shares based on approval from the shareholders and the Board. - Maintenance, as a minimum, of capital sufficient to meet the statutory requirements and such additional capital as management believes is necessary.			
The Group and Company have both qualitative and quantitative risk management procedures to monitor the key risks and sensitivities of the business. This is achieved through scenario analysis and risk assessments. From an understanding of the principal risks, appropriate risk limits and controls are defined. The Group's and Company's capital risk management strategy has remained unchanged from the prior year.			
Loans from related parties	43 410 868	42 008 232	42 195 385
Other financial liabilities	67 728 479	70 959 094	69 057 693
Trade and other payables	4 249 171	643 517	2 036 883
Total borrowings	115 388 518	113 610 843	113 289 961
Cash and cash equivalents	(10 862 707)	(11 649 447)	(10 213 129)
Total borrowings	104 525 811	101 961 396	103 076 832
Equity	255 244 961	215 214 955	254 124 687
Gearing ratio	41%	47%	41%
The loan-to-value ratio is calculated by dividing interest bearing borrowings net of cash on hand by the total value of investment property and is calculated in line with the SA REIT Best Practice guidelines.			
Gross borrowings	115 388 518	113 610 843	113 289 961
Less: Cash and cash equivalents	(10 862 707)	(11 649 447)	(10 213 129)
Net borrowings	104 525 811	101 961 396	103 076 832
Total assets - per Statement of Financial Position	410 912 479	369 027 797	408 194 148
Less: Cash and cash equivalents	(10 862 707)	(11 649 447)	(10 213 129)
Less: Trade and other receivables	(2 183 836)	(136 145)	(115 083)
Carrying amount of property-related assets	397 865 936	357 242 205	397 865 936
SA REIT loan-to-value	26%	29%	26%

NOTES TO THE CONDENSED UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS (continued)

Figures in Rand	31 August 2024 Unaudited	31 August 2023 Unaudited	29 February 2024 Audited
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8. Events after the reporting period

In line with IAS 10 Events after the Reporting Period, the declaration of the interim dividend occurred after the end of the reporting period, resulting in a non-adjusting event that is not recognised in the financial statements. The board approved an interim dividend on 18 November 2024 of 20.50 cents per share for the 6 month period ended 31 August 2024.

The Board is not aware of any matter or circumstance arising since the end of the financial period to the date of this report that could have a material effect on the financial position of the Group.

9. Going concern

The condensed unaudited consolidated interim financial statements have been prepared on the basis of accounting policies applicable to a going concern. This basis presumes that funds will be available to finance future operations and that the realisation of assets and settlement of liabilities, contingent obligations and commitments will occur in the ordinary course of business.

The Board believe that the Group has adequate financial resources to continue in operation for the foreseeable future and accordingly the condensed unaudited consolidated interim financial statements have been prepared on a going concern basis.

The Board have satisfied themselves that the Group is in a sound financial position, has considered the solvency and liquidity of the Group and that it has access to sufficient borrowing facilities to meet its foreseeable cash requirements.

The Board are not aware of any new material changes that may adversely impact the Group. The Board are also not aware of any material non-compliance with statutory or regulatory requirements or of any pending changes to legislation that may affect the Group.

APPENDIX A: PROPERTY PORTFOLIO REVIEW

Information regarding the group's property portfolio:

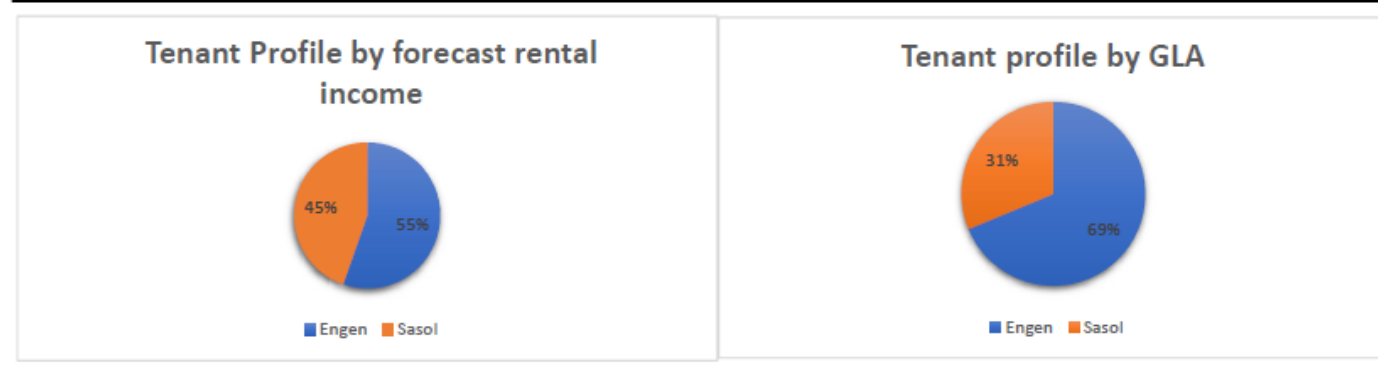
The properties, specific information in respect of each is included in Appendix B, have been valued by the Independent Valuer. A summarised valuation report is set out in Appendix B.

Set out below and based on the property Forecast Information, are the following profiles of the properties referred to in Appendix B.

Tenant	Tenant profile (Note 1)	Sector	Forecast Contracted Rental Income	Tenant profile by GLA
Engen	A	Oil major	55%	69%
Sasol	A	Oil major	45%	31%
Total			100%	100%

Note 1 – "A": large national tenants, large listed tenants, government and major franchisees

No uncontracted or near contracted rental has been included in the property forecast. There are no vacancies.



Details of geographic area, rentable area, material revenue and lease expiry profile are set out below.

The tenant profile geographic area is set out below, based on monthly revenue, noting that the oil major rents out the entire site and thus weighted average rental and escalation per square meter is not disclosed as the information is not meaningful and is not used in this sector.

Province	Percentage	Tenants	Expiry profile	Rentable area (m ²)	Revenue
Gauteng	49%	Engen Platinum One Stop Sasol Parkdene Engen Middelvlei	February 2043 October 2027 December 2038	59 787	1 804 124
Mpumalanga	27%	Sasol Piet Retief Sasol Grassnyers Engen Riverside Sasol Axis Park	December 2030 December 2030 November 2038 December 2030	21 643	1 417 359
Western Cape	21%	Sasol Somerset West	December 2030	3 476	530 234
North West	3%	Sasol Protea Park	March 2029	2 737	20 000
Total	100%			87 643	3 771 717

The lease expiry profiles, based on existing leases, by province, are set out in the table above. All the above leases, totalling a monthly revenue of R3 771 717 over a rentable area of 87 643m² have a lease expiry profile of between November 2023 to December 2029. All the leases are in the petroleum sector.

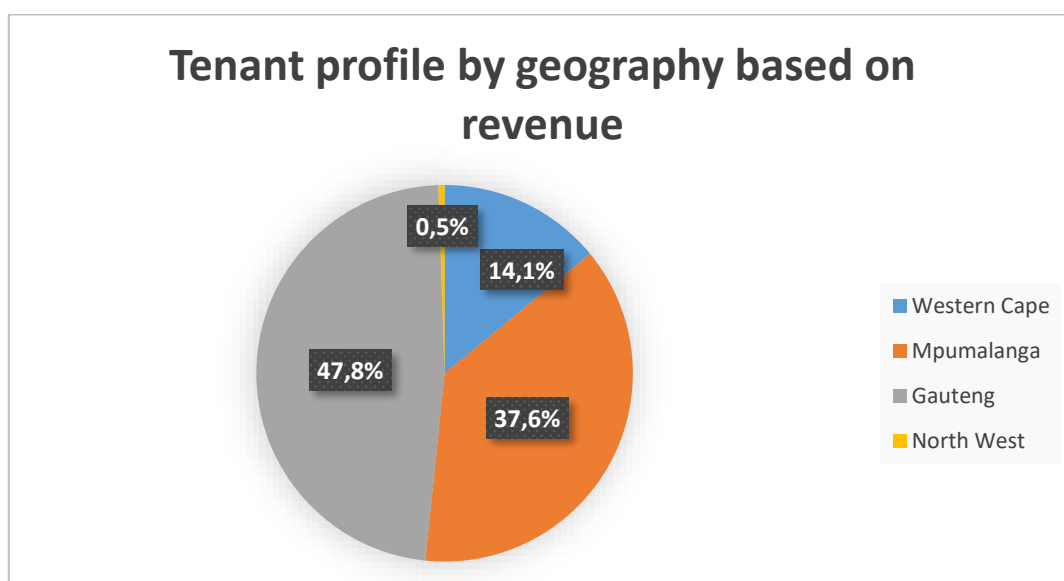
APPENDIX A: PROPERTY PORTFOLIO REVIEW (continued)

A Table setting out the lease expiry profile per annum is set out below.

<i>Lease expiry profile</i>	Total GLA (%)	Total Revenue (%)
Vacant	0,00%	0,00%
February 2025	0,00%	0,00%
February 2026	0,00%	0,00%
February 2027	0,00%	0,00%
February 2028	2,59%	0,27%
February 2029	0,00%	0,00%
February 2030	3,12%	0,53%
February 2031	25,54%	43,77%
February 2032	0,00%	0,00%
February 2033	0,00%	0,00%
February 2034	0,00%	0,00%
February 2035	0,00%	0,00%
February 2036	0,00%	0,00%
February 2037	0,00%	0,00%
February 2038	0,00%	0,00%
February 2039	12,74%	17,21%
February 2040	0,00%	0,00%
February 2041	0,00%	0,00%
February 2042	0,00%	0,00%
February 2043	56,00%	38,22%
Total	100,00%	100,00%

The weighted average rental per square meter by rentable area for the filling station sector is R43,04. It should be noted that this metric is not used in the rental filling stations as they are typically rented based on the volume generated per site, irrespective of the size of the site.

The weighted average rental escalation for the total portfolio, based on existing leases, by rentable area, for the filling station sector is an average of 5%. The Average annualised property yield for the total portfolio is 10,62%



APPENDIX B: PROPERTY PORTFOLIO

Commercial - Gauteng and North West

Property company/name	Property address	Location	Site area (m ²)	Value R
Sasol Parkdene, Johannesburg	Erf 654 Parkdene Extension No.3, IR Division Gauteng	Boksburg	2 274	14 000 000
Sasol Protea Park, Rustenburg	Erf 1439 Protea park Extension No. 1 , IQ Division North West	Rustenburg	2 737	25 600 000
Engen, Doornpoort, Pretoria	Portion 150 and Portion 151 Doorpost No.295, JR Division	Pretoria	49 076	109 000 000
Engen Middelvlei	Portion 112 of Farm Middelvlei 255, IQ Division	Randfontein	8 437	32 800 000

Commercial - Mpumalanga

Property company/name	Property address	Location	Site area (m ²)	Value R
Engen Riverside, Nelspruit	Erf 34 Riverside Park Extension No.4, JT Division Mpumalanga	Nelspruit	2 732	53 000 000
Sasol Piet Retief	Erf 1 Thandekile, IT Division Mpumalanga	Piet Retief	12 334	57 386 715
Sasol Grassnyers, Witbank	Erf 2490 Witbank Extension, No.13, JS Division Mpumalanga	Witbank	2 023	23 900 290
Sasol Axis Park	Remainder Erf 438 Rocky Drift, JT Division	White River	4 554	32 157 773

Commercial - Western Cape

Property company/name	Property address	Location	Site area (m ²)	Value R
Sasol Somerset West	Erven 15848 and 15851 Somerset West	Somerset West	3 476	50 021 158

DISTRIBUTABLE PROFIT FOR THE 6 MONTH PERIOD ENDED 31 AUGUST 2024

A reconciliation of the profit for the 6 month period ended 31 August 2024 is set out below:

Figures in Rand	31-Aug-24
Profit for the period	15 990 273
Distributable profit	14 697 212
Dividend distribution	14 870 000

DIVIDEND DECLARATION

DECLARATION OF A CASH DIVIDEND

Notice is hereby given of the declaration of the gross interim cash dividend of 20.50 cents per share for the six months ended 31 August 2024 (“Cash Dividend”).

SALIENT DATES AND TIMES 2023

	2024
Last day to trade “cum” dividend	Tuesday, 3 December
Shares commence trading “ex” dividend	Wednesday, 4 December
Record Date	Friday, 6 December
Payment date	Monday, 9 December

Notes:

- Shares may not be dematerialised or rematerialised between the commencement of trade on Wednesday, 4 December 2024 and the close of trade on Friday, 6 December 2024 (both days inclusive).
- All times are South African times. The above dates and times are subject to change and any change will be advised on SENS and in the press.

TAX IMPLICATIONS

As the company has REIT status, 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), as amended, (“Income Tax Act”). The dividend on the Shares will be deemed to be a dividend, for South African tax purposes, in terms of section 25BB of the Income Tax Act.

SOUTH AFRICAN TAX RESIDENTS

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 exception, contained in paragraph (aa) of section 10(1)(k)(i) of the Income Tax Act) because it is a dividend distributed by a REIT. The dividend is exempt from dividend withholding tax in the hands of South African tax resident Shareholders, provided that the South African resident Shareholders provide the following forms to the CSDP or broker in respect of uncertificated shares, or to the company, in respect of certificated shares:

DIVIDEND DECLARATION

(continued)

- a) a declaration that the dividend is exempt from dividend tax; and
- b) a written undertaking to inform the CSDP, broker or the company, 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 to arrange for the abovementioned documents to be submitted prior to payment of the dividend, if such documents have not already been submitted.

NON-RESIDENT SHAREHOLDERS

Dividends received by non-resident Shareholders will not be taxable as income and instead will be treated as an ordinary dividend which is exempt from income tax in terms of the general dividend exemption in section 10(1)(k)(i) of the Income Tax Act. It should be noted that up to 31 December 2013 dividends received by non-residents from a REIT were not subject to dividend withholding tax. Since 1 January 2014, any dividend received by a non-resident from a REIT will be subject to dividend withholding tax at 20%, unless the rate is reduced in terms of any applicable agreement for the avoidance of double taxation ("DTA") between South Africa and the country of residence of the shareholder concerned. Assuming dividend withholding tax will be withheld at a rate of 20%, the net dividend amount due to non-resident Shareholders is 16.4 cents per share. A reduced dividend withholding rate in terms of the applicable DTA may only be relied on if the non-resident shareholder has provided the following form to their CSDP or broker in respect of uncertificated shares, or the company, in respect of certificated shares:

- a) a declaration that the dividend is subject to a reduced rate as a result of the application of DTA; and
- b) a written undertaking to inform their CSDP, broker or the company, 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 to arrange for the abovementioned documents to be submitted prior to payment of the dividend, if such documents have not already been submitted.

The company's tax reference number is: 901 493 3296

On behalf of the Board

MJ WATTERS

Chairman

Cape Town

18 November 2024

JT LOUBSER

CEO

CORPORATE INFORMATION

THE COMPANY

Afine Investments Limited
(Incorporated in the Republic of South Africa)
(Registration number 2020/852422/06)
JSE share code: ANI
ISIN: ZAE000303947
(Approved as a REIT by JSE)

REGISTERED OFFICE & POSTAL

Afine Investments Limited
(Registration number 2020/852422/06)
Unit 4602, Greenways, Strand, 7140

WEBSITE

www.afineinvestments.com

COMPANY SECRETARY

S Vosloo

TRANSFER SECRETARY

JSE Investor Services (Pty) Ltd

DESIGNATED ADVISOR

AcaciaCap Advisors (Pty) Ltd

ACCOUNTANTS

Exceed (Cape Town) Inc.

INDEPENDENT AUDITORS

PKF Pretoria Inc.