

GROWTHPOINT
PROPERTIES



GROUP AND
COMPANY
ANNUAL
FINANCIAL
STATEMENTS
2 0 2 4
for the year ended 30 June



At a glance

Our performance in FY24

511 (FY23: 535)

Physical property assets

**R174.7bn
(FY23: R179.8bn)**

Group property asset value

REIT

Largest South African primary listed on the JSE

**7 645 473
(FY23: 7 980 810)**

Square metres of lettable space

Diversified

Sectors

Retail, Office, Logistics and Industrial, Healthcare,
Student Accommodation, Trading and Development

Geographies

South Africa, rest of Africa, Australia, Poland,
Romania and United Kingdom

Income streams

Property income, funds management, equity
returns and trading and development

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ABOUT THESE REPORTS

In preparing these reports, we have endeavoured to present a holistic and integrated representation of the organisation's performance and its long-term sustainability. This report aims to inform our stakeholders about the objectives and strategies, as well as its performance with regard to financial, human and environmental issues.

Growthpoint's investor reporting consists of the following:



Integrated annual report (IAR)



Audited Group and company annual financial statements (AFS)



Annual general meeting (AGM) notice



Environmental, social and governance (ESG) report

The IAR incorporates an overview of our organisation and its key strategic matters, performance and governance. The IAR should be read in conjunction with the AFS, which together provide a comprehensive overview of our organisation.

The statutory AFS are prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board (IFRS), the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee, the Financial Reporting Pronouncements as issued by the Financial Reporting Council, the Johannesburg Stock Exchange (JSE) Listings Requirements and the requirements of the Companies Act 2008, as amended.

The booklet containing the AGM notice also includes the summarised audited AFS for 30 June 2024 (FY24), relevant extracts from the IAR supporting the notice, and the report to shareholders by the Social, Ethics and Transformation Committee.

The ESG report contains additional information relating to environmental, social and governance elements.

PREPARATION OF GROUP AND COMPANY ANNUAL FINANCIAL STATEMENTS

The preparation of the Group and company annual financial statements has been supervised by Gerald Völkel CA(SA), Growthpoint's Financial Director and have been audited by Ernst & Young Inc. in compliance with section 30 of the Companies Act 2008, as amended. These Group and company annual financial statements are published on 11 September 2024.

The complete audited annual financial statements of the Group and company for the financial year ended 30 June 2024 may be obtained:

- From the transfer secretaries, JSE Investor Services (Pty) Ltd, One Exchange Square, 2 Gwen Lane, Sandown, Sandton, 2196
- From the company's website at www.growthpoint.co.za
- By request from the company



G Völkel CA(SA)

Group Financial Director

10 September 2024

Sandton

CERTIFICATE BY COMPANY SECRETARY

In terms of section 88(2)(e) of the Companies Act 2008, as amended (the Act), I hereby certify that the Group and company has filed the required returns and notices in terms of the Act in respect of the financial year ended 30 June 2024 and that, to the best of my knowledge and belief, all such returns and notices are true, correct and up to date.



WJH de Koker

Company Secretary

10 September 2024

Sandton

REPORT OF THE AUDIT COMMITTEE

The activities of the Audit Committee (the committee) are determined by its terms of reference. The committee considers that it has adequately performed its functions in terms of its mandate, the King IV Report on Corporate Governance™* for South Africa 2016, and the Companies Act, No 71 of 2008, as amended.

The committee carried out its duties by reviewing the following:

- Internal audit plans and reports
- Financial management reports
- Dashboard reflecting key financial, property and operational information/indicators
- Financial management reports from subsidiaries and associate companies
- Annual returns and tax status reports
- External audit reports
- Risk Management Committee minutes
- Tax governance report
- Off-balance sheet items
- IT risk related to financial reporting

Additional key focus areas considered by the committee in the current financial year included:

- Items to consider for reporting as a result of the JSE proactive monitoring report
- The appropriateness of expertise and resources of financial management
- The appropriateness of the terms of reference of the committee

Nothing has come to the committee's attention indicating that the Group and company's system of internal financial controls is not effective and does not provide reasonable assurance that the financial records may be relied upon for the preparation of the Group and company annual financial statements.

Furthermore, the committee is satisfied:

- With the independence of the external auditor, including the provision of non-audit services and compliance with the Group and company policy in this regard. The external auditor attended all meetings of the committee. The committee has nominated Ernst & Young Inc. for approval at the annual general meeting as the external auditor for the 2025 financial year and Raakhee Kalain as the designated auditor
- In the assessment of the suitability of reappointment of the auditor, the audit committee considered:
 - The latest results (including related remedial action plan) of an inspection performed by IRBA
 - Any new inspection results of an inspection performed by IRBA, between the date of appointment of the auditor and the date of signature of the audit report on the annual financial statements
 - A summary, of the ongoing communication related to monitoring and remediation referred to in paragraph 46 of ISQM 1
 - A summary of any legal or disciplinary proceedings completed or pending, as determined by the audit firm's head of risk (or a similar senior person within the firm tasked with the responsibility of risk management) within the past five years
- With the terms, nature, scope, quality and proposed fee of the external auditor for the year ended 30 June 2024
- With the Group and company annual financial statements and the accounting policies utilised, as well as the significant matters considered in the preparation thereof, and have recommended the Group and company annual financial statements for approval to the Board
- With the Group and company's continuing viability as a going concern, which it has reported to the Board for its deliberation
- That it has considered the findings of the JSE's report on proactive monitoring of financial statements
- That the Group and company's Financial Director was appropriately qualified and had the necessary expertise and experience to carry out his duties
- With the independence and effectiveness of the Head of Internal Audit and the arrangements for internal audit
- With the effectiveness of collaboration between the external auditor and internal audit
- That it has afforded both external and internal audit access to the committee without other invitees being present
- With the integrity of the integrated annual report and that it addresses all material issues and presents fairly the integrated performance of the organisation

No concerns or complaints were received from within or outside the Group and company relating to accounting practices and internal financial controls, and the content or auditing of the Group and company's annual financial statements.

The committee assesses its performance on an annual basis to determine whether it has delivered on its mandate and continuously enhanced its contribution to the Board. The assessment takes the form of a questionnaire, which is independently completed by each member of the committee. The composition of the self-assessment questionnaire was the responsibility of the Company Secretary.



M Hamman
Audit Committee Chairman

10 September 2024
Sandton

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DIRECTORS' REPORT

The directors are pleased to present their 36th annual report that forms part of the Group and company annual financial statements for the year ended 30 June 2024.

Main business and operations

Growthpoint is the largest South African (SA) primary JSE-listed REIT with a quality portfolio of 511 (FY23: 535) properties across three major business units:

- Directly held – SA portfolio
- Third party fund management business – Growthpoint Investment Partners (GIP)
- Offshore investments – offshore portfolio

The SA business, representing 56.2% (FY23: 52.9%) of the total property assets, is diversified across Retail, Office, Logistics and Industrial, and Trading and Development (T&D) sectors, and is located in economic nodes in the major metropolitan areas. It also includes a 50% investment in the V&A Waterfront (V&A), which is a mixed-use precinct in Cape Town. The T&D sector develops commercial property for our own balance sheet as well as for third parties.

GIP, our alternative real estate co-investment funds management business, representing 3.1% of the total property assets (FY23: 2.8%) and comprises:

- Growthpoint Healthcare Property Holdings (RF) Limited (GHPH)
- Growthpoint Student Accommodation Holdings (RF) Limited (GSAH)
- Lango Real Estate Limited (Lango)

GIP has assets under management of R18.0bn (FY23: R17.9bn).

The offshore portfolio, representing 40.7% (FY23: 44.3%) of total property assets, consists of:

- ASX-listed Australian business, Growthpoint Properties Australia Limited (GOZ), diversified across the logistics, industrial and office sectors, as well as a funds management business, Fortius Property Investment Management Australia Limited
- LSE and JSE-listed Capital & Regional plc (C&R), which owns needs-based community shopping centres in the United Kingdom
- LSE AIM-listed Globalworth Real Estate Investments Limited (GWI), which owns office and mixed-use properties in Poland and Romania

Board composition

As at the date of issue of this report, Growthpoint had a unitary Board comprising 11 directors in total, three Executive Directors and eight Independent Non-executive Directors.

Olive Chauke resigned as Executive Director of Human Resources effective 9 October 2023 and remained with the company until 31 May 2024. Growthpoint thanks Olive for her dedicated service to the company during the past six years and wishes her well in her future endeavours.

The Board has carried out a formal skills profiling and assessment of the Non-executive and Executive Directors on the Board and considers its current composition to be suited to the business.

The Board has a Board-level gender diversification target for female representation. Currently, the two female directors represent 18% of the total number of directors.

The Board Charter includes a policy statement on racial diversification, in terms of which the Board strives to meet legislated and/or regulated employment equity targets applicable from time to time at Board level.

Financial results

	2024	2023	Year-on-year movement	Year-on-year % change
GROUP				
Net property income (excluding straight-line lease income adjustment) (Rm)	9 957	9 858	99	1.0
Dividends per share (cents)	117.1	130.1	(13.0)	(10.0)
Interim dividend (six months ended 31 December) (cents)	58.8	64.3	(5.5)	(8.6)
Final dividend (six months ended 30 June) (cents)	58.3	65.8	(7.5)	(11.4)
Investment property at fair value (Rm)	137 458	140 340	(2 882)	(2.1)
Investment property held for trading and development (Rm)	291	442	(151)	(34.2)
COMPANY				
Net property income (excluding straight-line lease income adjustment) (Rm)	2 905	2 853	52	1.8
Dividends per share (cents)	117.1	130.1	(13.0)	(10.0)
Interim dividend (six months ended 31 December) (cents)	58.8	64.3	(5.5)	(8.6)
Final dividend (six months ended 30 June) (cents)	58.3	65.8	(7.5)	(11.4)
Investment property at fair value (Rm)	35 320	33 731	1 589	4.7
Investment property held for trading and development (Rm)	399	442	(43)	(9.7)

The interim dividend has been declared from distributable earnings. In line with IAS 10 *Events after the Reporting Period*, the declaration of the final dividend will occur after the end of the reporting period, resulting in a non-adjusting event that is not recognised in the annual financial statements. The dividends meet the requirements of a REIT "qualifying distribution" for purposes of section 25BB of the Income Tax Act, No 58 of 1962, as amended.

Directors

Growthpoint's Group Financial Director was assessed by the Audit Committee (as is done annually) to be appropriately qualified and experienced for the position.

The Board recommends M Hamman, FM Berkeley, KP Lebina, CD Raphiri and AH Sangqu as members of the Audit Committee on the basis that they are the Board members who possess the requisite qualifications and appropriate expertise for this committee.

The directors appointed by the Board, who are to retire at the AGM to be held on 26 November 2024, but hold themselves available for election as directors, as designated, are:

- Mr M Hamman
- Mr CD Raphiri

Going concern

The annual financial statements of the Group and company were prepared on a going-concern basis. The Board is satisfied that the Group and company have adequate resources and facilities to continue trading for the foreseeable future based on a formal review of the results, forecasts and assessing available resources.

Refer to note 28 for further information.

Directors' report (continued)

Approval of Group and company annual financial statements

The Group and company annual financial statements of Growthpoint Properties Limited, as described in the first paragraph of this statement, were approved by the Board of Directors on 10 September 2024 and are signed by:



LN Sasse

Group Chief Executive Officer

Authorised Director
10 September 2024
Sandton



R Gasant

Chairman

Authorised Director
10 September 2024
Sandton

CEO AND FD RESPONSIBILITY STATEMENT PURSUANT TO PARAGRAPH 3.84(K) OF THE JSE LISTINGS REQUIREMENTS

Each of the directors, whose names are stated below, hereby confirms that:

- The Group and company annual financial statements set out on pages 14 to 139 fairly present in all material respects the financial position, financial performance and cash flows of the issuer in terms of IFRS
- To the best of our knowledge and belief, no facts have been omitted or untrue statements made that would make the Group and company annual financial statements false or misleading
- Internal financial controls have been put in place to ensure that material information relating to the issuer and its consolidated subsidiaries has been provided to effectively prepare the financial statements of the issuer
- The internal financial controls are adequate and effective and can be relied upon in compiling the annual financial statements, having fulfilled our role and function as Executive Directors with primary responsibility for implementation and execution of controls
- Where we are not satisfied, we have disclosed to the Audit Committee and the auditors any deficiencies in design and operational effectiveness of the internal financial controls and have remediated the deficiencies
- We are not aware of any fraud involving directors



LN Sasse

Group Chief Executive Officer

Authorised Director
10 September 2024
Sandton



G Völkel CA(SA)

Group Financial Director

Authorised Director
10 September 2024
Sandton

REIT RATIOS

For the year ended 30 June 2024

The second edition of the SA REIT Association's best practice recommendations was issued in November 2019, outlining the need to provide consistent presentation and disclosure of relevant ratios in the SA REIT sector. This ensures information and definitions are clearly presented, enhancing comparability and consistency across the sector.

	Notes	2024 Rm	2023 Rm
SA REIT funds from operations (SA REIT FFO)			
Profit attributable to the owners of the company	SOCI	1 269	2 356
Adjusted for:			
Accounting/specific adjustments		5 105	3 090
Net investment property revaluation	4.1	3 915	4 028
Debt and equity instruments held at fair value through profit or loss	4.1	2 029	(1 054)
Depreciation and amortisation of intangible assets	4.3	20	27
Impairment of goodwill or the recognition of a bargain purchase gain	4.2	326	111
Asset impairments (excluding goodwill) and reversals of impairment	4.2	16	5
Deferred tax movement recognised in profit or loss	22.1.1	(1 285)	(172)
Straight-lining operating lease adjustment	SOCI	129	44
Capital costs incurred	4.2	12	58
Adjustments to dividends from equity interests held	8.3	(57)	43
Adjustments arising from investing activities		(55)	(122)
Gains on disposal of equipment	4.2	(7)	(15)
Trading and Development revenue*	1	(11)	(11)
Profit on the sale of property held for trading and development*		(37)	(96)
Foreign exchange and hedging items		580	1 249
Fair value adjustments on derivative financial instruments employed solely for hedging purposes	4.1	542	1 216
Foreign exchange losses relating to capital items – realised and unrealised	4.1	38	33
Other adjustments		(2 445)	(1 548)
Adjustments made for equity-accounted entities	8.2	(49)	13
Non-controlling interests in respect of the above adjustments	SOCE	(1 004)	(1 052)
Non-controlling interests in respect of the above adjustments – plus not distributable	SOCI	(1 392)	(529)
Antecedent earnings adjustment		-	20
SA REIT FFO (Rm)		4 454	5 025
Number of shares outstanding at end of period (net of treasury shares)		3 386 900 576	3 380 482 632
SA REIT FFO per share (cents)			
Interim SA REIT FFO per share (cents)		64.8	79.0
Final SA REIT FFO per share (cents)		66.7	69.6
Company-specific adjustments to SA REIT FFO (Rm)			
Increase in staff incentive scheme cost	4.3	25	15
Trading profit and development fees earned*		51	96
Profit on the sale of GHPH shares to GIPF		-	26
Profit on the sale of GHPH Manco		-	42
Amortisation of tenant incentive add-back (GOZ FFO)	7.3	488	470
Distributable income from GOZ retained (including NCI portion)	18	(425)	(406)
Distributable income from C&R retained (including NCI portion)	18	(12)	(69)
Overdistribution/(distributable income) from GHPH retained (including NCI portion)	18	(3)	(29)
Distributable income from GSAH retained (including NCI portion)	18	29	(31)
Tax on distributable income retained	22.1.1	206	224
Distributable income (Rm)		4 813	5 363
Distributable income per share (DIPS) (cents)			
First half year (cents)		71.2	77.9
Second half year (cents)		70.7	79.7

* Trading profit and development fees earned relate to Trading and Development revenue of R306.0m (FY23: R107.0m) and Cost of Trading and Development property sold of R258.0m (FY23: R9.0m), both disclosed on the face of the Statement of profit or loss and other comprehensive income.

REIT ratios (continued)

For the year ended 30 June 2024

	Notes	2024 Rm	2023 Rm
SA REIT net asset value (SA REIT NAV) (Group)			
Reported NAV attributable to the parent	SOFP	68 267	71 911
Adjustments		633	1 194
Dividend to be declared (58.3cps (FY23: 65.8cps))		(1 975)	(2 224)
Fair value of certain derivative financial instruments	19.2	(785)	(857)
Goodwill and intangible assets	12	(571)	(977)
Net deferred tax	22.2.3	3 964	5 252
SA REIT NAV		68 900	73 105
Shares outstanding			
		2024 Number of shares	2023 Number of shares
Number of shares in issue at period end (net of treasury shares)	6.1	3 386 900 576	3 380 482 632
Diluted effect of share options granted to employees	6.3	24 183 010	18 171 636
Dilutive number of shares in issue		3 411 083 586	3 398 654 268
SA REIT NAV per share (R)		20.20	21.51
SA REIT cost-to-income ratio			
Expenses			
Operating expenses per IFRS income statement (includes municipal expenses)*		6 151	5 641
Administrative expenses per IFRS income statement	3	1 127	931
<i>Excluding: Depreciation expense in relation to property, plant and equipment of an administrative nature and amortisation expense in respect of intangible assets</i>			
Operating costs*		7 278	6 572
Rental income			
Contractual rental income per IFRS income statement (excluding straight-lining)*	1	14 224	13 677
Utility and operating recoveries per IFRS income statement	2	1 836	1 724
Gross rental income*		16 060	15 401
SA REIT cost-to-income ratio*		45.3%	42.7%
SA REIT administrative cost-to-income ratio			
Expenses			
Administrative expenses as per IFRS income statement	3	1 127	931
Administrative costs		1 127	931
Rental income			
Contractual rental income per IFRS income statement (excluding straight-lining)*	1	14 224	13 677
Utility and operating recoveries per IFRS income statement	2	1 836	1 724
Gross rental income*		16 060	15 401
SA REIT administrative cost-to-income ratio		7.0%	6.0%

* In the prior year the SA REIT cost-to-income ratio included Trading and Development revenue and cost of Trading and Development property sold. The comparative figures have been restated to exclude these line items as this will provide better information about the cost-to-income ratio for the Group's rental operations.

	2024 GLA m ²	2023 GLA m ²
SA REIT GLA vacancy rate		
Gross lettable area of vacant space	637 163	752 598
Gross lettable area of total property portfolio	7 645 473	7 980 810
SA REIT GLA vacancy rate	8.3%	9.4%

Cost of debt	ZAR %	AUD %	EUR %	USD %	GBP %
2024					
Variable interest rate borrowings					
Floating reference rate plus weighted average margin	10.1	–	6.2	7.6	–
Fixed interest rate borrowings					
Weighted average fixed rate	–	–	–	–	–
Pre-adjusted weighted average cost of debt	10.1	–	6.2	7.6	–
Adjustments:					
Impact of interest rate derivatives	(0.4)	–	(1.8)	–	–
Impact of cross-currency interest rate swaps	(0.1)	4.6	–	(2.1)	6.5
Amortised transaction costs imputed in the effective interest rate	–	–	0.1	–	–
All-in weighted average cost of debt	9.6	4.6	4.5	5.5	6.5
	ZAR %	AUD %	EUR %	USD %	GBP %
2023					
Variable interest rate borrowings					
Floating reference rate plus weighted average margin	8.7	–	5.7	6.6	–
Fixed interest rate borrowings					
Weighted average fixed rate	9.9	–	–	–	–
Pre-adjusted weighted average cost of debt	8.8	–	5.7	6.6	–
Adjustments:					
Impact of interest rate derivatives	0.2	–	(1.0)	–	–
Impact of cross-currency interest rate swaps	0.1	3.8	–	0.1	–
Amortised transaction costs imputed in the effective interest rate	–	–	0.1	0.1	–
All-in weighted average cost of debt	9.1	3.8	4.8	6.8	–

SA REIT loan to value (Group)	Notes	2024 Rm	2023 Rm
Gross debt	19	70 466	69 814
Less:			
Cash and cash equivalents	14	(1 905)	(3 519)
Derivative financial instruments	19.2	(739)	(521)
Net debt		67 822	65 774
Total assets per statement of financial position	SOFP	165 737	171 976
Less:			
Cash and cash equivalents	14	(1 905)	(3 519)
Derivative financial assets	19.2	(1 374)	(1 971)
Goodwill and intangible assets	12	(571)	(977)
Trade and other receivables	15	(1 589)	(1 581)
Carrying amount of property-related assets		160 298	163 928
SA REIT loan to value (SA REIT LTV)		42.3%	40.1%

INDEPENDENT AUDITOR'S REPORT

Report on the Audit of the Consolidated and Separate Financial Statements

Opinion

We have audited the consolidated and separate financial statements of Growthpoint Properties Limited, and its subsidiaries ('the Group') and company set out on pages 14 to 121, which comprise of the consolidated and separate statements of financial position as at 30 June 2024, and the consolidated and separate statements of profit or loss and other comprehensive income, the consolidated and separate statements of changes in equity and the consolidated and separate statements of cash flows for the year then ended, and notes to the consolidated and separate financial statements, including material accounting policy information and the property portfolio summary.

In our opinion, the consolidated and separate financial statements present fairly, in all material respects, the consolidated and separate financial position of the Group and company as at 30 June 2024, and its consolidated and separate financial performance and consolidated and separate cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board and the requirements of the Companies Act of South Africa.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated and Separate Financial Statements section of our report. We are independent of the Group and company in accordance with the Independent Regulatory Board for Auditors' Code of Professional Conduct for Registered Auditors (IRBA Code) and other independence requirements applicable to performing audits of financial statements of the Group and company and in South Africa. We have fulfilled our other ethical responsibilities in accordance with the IRBA Code and in accordance with other ethical requirements applicable to performing audits of the Group and company and in South Africa. The IRBA Code is consistent with the corresponding sections of the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards). We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated and separate financial statements of the current period. These matters were addressed in the context of our audit of the consolidated and separate financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the Auditor's Responsibilities for the Audit of the Consolidated and Separate Financial Statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated and separate financial statements. The results of our audit procedures, including the procedures performed to address the matter below, provide the basis for our audit opinion on the accompanying consolidated and separate financial statements.

The Key Audit Matter applies equally to the audit of the consolidated and separate financial statements.

Key Audit Matter	How the matter was addressed in the audit
Valuation of investment properties Investment property (including those classified as held for sale are measured at fair value in accordance with IAS 40 – Investment Property, and IFRS 13 – Fair Value Measurement). The related disclosures are detailed in the Consolidated and Separate Annual Financial Statements within Note 4 (Fair value adjustments, capital items and other charges), Note 7 (Property assets), Note 26.4 (Valuation techniques and significant unobservable inputs), the Fair value accounting of property assets within Estimates and judgements contained within the Significant accounting policies, and the Property portfolio section.	<p>Our audit procedures included, amongst others, the following:</p> <p>We engaged with management to obtain a detailed understanding of their internal process for determining the fair value of investment property, and performed walkthroughs of the processes.</p> <p>We evaluated the competence, independence, and experience of management's external independent appraisers with reference to their qualifications and industry experience.</p> <p>We evaluated the competence and experience of management's internal independent appraisers with reference to their qualifications and industry experience.</p>

Key Audit Matter	How the matter was addressed in the audit
<p>Representing a substantial portion of the entity's total assets, the investment property portfolio, which includes retail, office, industrial, healthcare, and student accommodation properties, remains a significant focus of our audit. For the 2024 financial year, the portfolio's contribution to total assets is approximately 83% (R137bn).</p> <p>The valuation of investment property remains a key audit matter considering its inherently judgmental nature and its significance to the financial statements as a whole. Specialist expertise is required to value investment property and requires the application of significant judgement in relation to the assumptions used as inputs to the valuations, which are particularly sensitive to the prevailing macroeconomic conditions.</p> <p>This year, macroeconomic factors such as high inflation, high interest rates and geopolitical instability, have introduced additional layers of judgement being applied by management's external and internal appraisers relating to the assumptions used in the valuation of investment property, thus necessitating significant auditor attention.</p> <p>Evaluating the application of judgement of the valuation methodologies and assumptions applied by management's external and internal appraisers with reference to the numerous investment properties required significant audit effort and the support of our EY valuation specialists given the number of properties of different category, location and grade with different lease agreements which we needed to consider.</p> <p>Key areas of judgement requiring significant auditor attention and support from our EY property valuation specialists include:</p> <ul style="list-style-type: none"> ▪ The selection of capitalisation rates and discount rates, which are informed by market data and necessitate judgement based on the specific characteristics such as location, category and grade of each property. ▪ The determination of vacancy rates and estimated rental value (ERV), which are influenced by property-specific factors <ul style="list-style-type: none"> – The ERV, especially considering the latest lease agreements and renewals, as well as our discussions with management and reliance on our valuation specialists to validate the ERV projections within the cash flow forecasts. – The assumptions regarding vacancy rates, with particular regard to the expected duration before securing new leases in the current market environment. 	<p>We assessed that the valuation techniques and methodologies applied by management and their external and internal appraisers are consistent with generally accepted property valuation techniques in the real estate market and IFRS Accounting Standards as issued by the International Accounting Standards Board.</p> <p>For a sample of investment properties, with the support of our EY valuation specialists who have experience and understanding of the markets, we assessed the methodologies and assumptions applied in determining the fair value of investment properties by management and the external and internal appraisers. This included:</p> <ul style="list-style-type: none"> ▪ Assessing the category, location and grade of a property by comparing the data to corroborating evidence, with the support of our valuation specialists. These inform the selection of the appropriate capitalisation rates and discount rates to apply from the latest Rode and/or South African Property Owners Association ("SAPOA") reports, against the outcome of current valuations; ▪ Agreeing the capitalisation rates, discount rates and the vacancy rates applied by management in the valuations to the latest Rode and/or SAPOA reports; ▪ Evaluating the assumptions used in arriving at the budget that forms the basis of the forecasted ERV per property against market related rental data. For vacancy rates, we considered the reasonability of management's estimate in relation to market vacancy data. We also considered market information from lease renewals, and the extent of rental reversions observed; ▪ Assessing the reasonability of the fair value of investment properties at year end by performing independent recalculations, using independent data, and comparing the outcome to the values determined by management <p>We evaluated the appropriateness of the disclosures in terms of the requirements of IAS 40, Investment Property and IFRS 13 Fair Value Measurement which includes evaluating the sensitivity of the assumptions on the fair value of the investment property.</p>

Other Information

The directors are responsible for the other information. The other information comprises the information included in the 152-page document titled "Growthpoint Group and Company Annual Financial Statements 2024", which includes the Certificate by Company Secretary, Report of the Audit Committee and the Directors' report, as required by the Companies Act of South Africa. The other information does not include the consolidated or the separate financial statements and our auditor's report thereon.

Independent auditor's report (continued)

For the year ended 30 June 2024

Our opinion on the consolidated and separate financial statements does not cover the other information and we do not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the consolidated and separate financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated and separate financial statements, or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Consolidated and Separate Financial Statements

The directors are responsible for the preparation and fair presentation of the consolidated and separate financial statements in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board and the requirements of the Companies Act of South Africa, and for such internal control as the directors determine is necessary to enable the preparation of consolidated and separate financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated and separate financial statements, the directors are responsible for assessing the Group and company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group and company or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Consolidated and Separate Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated and separate financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated and separate financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated and separate financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group and company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group and company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated and separate financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and/or the company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated and separate financial statements, including the disclosures, and whether the consolidated and separate financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated and separate financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the consolidated and separate financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

In terms of the IRBA Rule published in Government Gazette Number 39475 dated 4 December 2015, we report that Ernst & Young Inc. has been the auditor of Growthpoint Properties Limited for 5 years.

Ernst & Young Inc.

Ernst & Young Inc.

Director: Jane Fitton CA(SA)

Registered Auditor

10 September 2024

102 Rivonia Road

Sandton

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the year ended 30 June 2024

	Notes	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Revenue, excluding straight-line lease income adjustment*	1	14 224	13 677	4 206	4 027
Straight-line lease income adjustment	4.1	(129)	(44)	55	11
Trading and Development revenue*	1	306	107	303	96
Total revenue		14 401	13 740	4 564	4 134
Property-related expenses*	2	(4 322)	(3 959)	(1 346)	(1 279)
Expected credit losses (ECL) on trade receivables	15.1	7	42	-	18
Cost of Trading and Development property sold*		(258)	(9)	(258)	(9)
Net property income		9 828	9 814	2 960	2 864
Other administrative and operating overheads	3	(1 127)	(931)	(261)	(211)
Operating profit		8 701	8 883	2 699	2 653
Equity-accounted investment profit – net of tax		1 209	1 048	-	-
Non-distributable income	8.2	49	(13)		
Dividends/interest received from equity-accounted investments	8.2	1 160	1 061		
Fair value adjustments, capital items and other charges	4	(5 964)	(3 817)	(964)	(1 624)
Expected credit losses on intercompany assets	11.2			(1 317)	78
Finance and other investment income	5.1 5.2	251	309	4 562	4 553
Finance expense	5.3	(5 308)	(4 356)	(3 423)	(2 672)
(Loss)/profit before taxation		(1 111)	2 067	1 557	2 988
Taxation	22.1.1	988	(240)	880	563
(Loss)/profit for the year		(123)	1 827	2 437	3 551
Other comprehensive income – net of tax					
Items that may subsequently be reclassified to profit or loss					
Translation of foreign operations		(1 284)	5 052		
Total comprehensive (loss)/profit for the year		(1 407)	6 879	2 437	3 551
(Loss)/profit attributable to:		(123)	1 827		
Owners of the company		1 269	2 356		
Non-controlling interests		(1 392)	(529)		
Total comprehensive (loss)/profit attributable to:		(1 407)	6 879		
Owners of the company		483	5 456		
Non-controlling interests		(1 890)	1 423		
	Notes	Cents	Cents		
Basic earnings per share	6.1	37.49	69.24		
Diluted earnings per share	6.1	37.22	68.87		

* In the prior year the Trading and Development revenue and cost of Trading and Development property sold were aggregated under the revenue, excluding straight-line lease income adjustment and property expenses respectively. The line items have been disaggregated to provide more information about the revenue and associated expenses for the Group's Trading and Development segment.

STATEMENT OF FINANCIAL POSITION

As at 30 June 2024

	Notes	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Assets					
Cash and cash equivalents	14	1 905	3 519	111	1 327
Trade and other receivables	15	1 589	1 581	635	859
Taxation receivable		88	163	84	147
Investment property classified as held for sale	7.5	580	18	332	–
Property held for trading and development	7.6	291	442	399	442
Derivative assets	19.2	1 374	1 971	417	592
Listed investments	9	1 661	1 576	–	–
Fair value of property assets		136 878	140 322	34 988	33 731
Investment property	7.1	130 154	133 444	33 232	32 120
Straight-line lease income adjustment	7.2	3 485	3 660	1 389	1 334
Tenant incentives	7.3	1 655	1 486	338	256
Right-of-use assets	7.4	1 584	1 732	29	21
Long-term loans granted	13	3 113	3 235	3 113	3 235
Investments in associates and joint ventures	8	16 381	16 471	8 278	7 307
Investment in subsidiaries	11.1			37 520	39 608
Unlisted investments	10	1 079	1 561	1 029	1 511
Equipment		120	111	–	–
Intercompany assets	11.2			13 884	14 221
Intangible assets	12	571	977	–	–
Deferred tax assets	22.2	107	29	–	–
Total assets		165 737	171 976	100 790	102 980
Liabilities and equity					
Liabilities					
Trade and other payables	23	3 646	3 623	1 824	1 819
Taxation payable		68	89	–	–
Derivative liabilities	19.2	635	1 450	575	1 437
Interest-bearing borrowings	19	70 261	68 180	33 938	32 462
Lease liability	20	1 988	2 101	29	21
Deferred tax liability	22.2	4 071	5 281	1 762	2 741
Total liabilities		80 669	80 724	38 128	38 480
Equity					
Shareholders' interests		68 267	71 911	62 662	64 500
Share capital	16 17	52 915	52 861	53 550	53 550
Retained income		5 983	5 393	5 983	5 393
Other reserves		9 369	13 657	3 129	5 557
Non-controlling interest	18	16 801	19 341	–	–
Total liabilities and equity		165 737	171 976	100 790	102 980

STATEMENT OF CHANGES IN EQUITY

For the year ended 30 June 2024

GROUP	Attributable to owners of the company					
	Share capital net of treasury shares Rm	Non-distributable reserve (NDR)				Other fair value adjustments and non-distributable items Rm
		Foreign currency translation reserve (FCTR) Rm	Amortisation of intangible assets Rm	Bargain purchase Rm	Fair value adjustment on investment property Rm	
Balance at 30 June 2022	53 195	5 187	400	892	12 286	(5 670)
Total comprehensive income						
Profit after taxation	–	–	–	–	–	–
Other comprehensive income	–	3 100	–	–	–	–
Transactions with owners recognised directly in equity						
Contributions by and distributions to owners						
Transfer non-distributable items to NDR	–	–	–	–	–	–
Share buy-back – South Africa	(401)	–	–	–	–	–
Share-based payment transactions	67	–	–	–	–	–
Dividends declared	–	–	–	–	–	–
Changes in ownership interest						
Shares issued to NCI – C&R	–	–	–	–	–	–
Shares issued to NCI – GOZ	–	–	–	–	–	–
Acquisition of subsidiary with NCI	–	–	–	–	–	–
Share buy-back – GOZ	–	–	–	–	–	–
Change of ownership – GPHH	–	–	–	–	–	–
Shares issued to NCI – GSAH	–	–	–	–	–	–
Balance at 30 June 2023	52 861	8 287	380	892	8 214	(4 249)
Total comprehensive income						
Loss after taxation	–	–	–	–	–	–
Other comprehensive income	–	(786)	–	–	–	–
Transactions with owners recognised directly in equity						
Contributions by and distributions to owners						
Transfer non-distributable items to NDR	–	–	(14)	–	(4 044)	371
Share-based payment transactions	54	–	–	–	–	67
Dividends declared	–	–	–	–	–	–
Changes in ownership interest						
Acquisition of NCI – GPHH*	–	–	–	–	–	–
Change of ownership – GSAH	–	–	–	–	–	(4)
Shares issued to NCI – C&R	–	–	–	–	–	(55)
Balance at 30 June 2024	52 915	7 501	366	892	4 170	(3 870)

* In the current year, GPHH acquired the remaining 49% shareholding in K2019084863 (South Africa) (Pty) Ltd for a consideration of R112.0m, settled by way of R44.0m cash and R68.0m trade and other receivable owing to GPHH by the sellers of the company.

Dividend per share

Attributable to owners of the company								
Non-distributable reserve (NDR)			Total other reserves Rm	Retained earnings Rm	Shareholders' interest Rm	Non- controlling interest (NCI) Rm	Total equity Rm	
Share-based payments reserve Rm	Reserves with NCI Rm	Fair value adjustment on listed investments Rm						
127	(12)	95	13 305	4 712	71 212	18 934	90 146	
-	-	-	-	2 356	2 356	(529)	1 827	
-	-	-	3 100	-	3 100	1 952	5 052	
(5)	-	(87)	(2 763)	2 763	-	-	-	
-	-	-	-	-	(401)	-	(401)	
15	-	-	15	-	82	-	82	
-	-	-	-	(4 458)	(4 458)	(1 052)	(5 510)	
-	-	-	-	-	-	5	5	
-	-	-	-	-	-	-	-	
-	-	-	-	-	-	(699)	(699)	
-	-	-	-	13	13	487	500	
-	-	-	-	7	7	243	250	
137	(12)	8	13 657	5 393	71 911	19 341	91 252	
-	-	-	-	1 269	1 269	(1 392)	(123)	
-	-	-	(786)	-	(786)	(498)	(1 284)	
-	-	143	(3 544)	3 544	-	-	-	
34	-	-	101	-	155	-	155	
-	-	-	-	(4 223)	(4 223)	(1 004)	(5 227)	
-	-	-	-	-	-	(112)	(112)	
-	-	-	(4)	-	(4)	384	380	
-	-	-	(55)	-	(55)	82	27	
171	(12)	151	9 369	5 983	68 267	16 801	85 068	

2024
Cents2023
Cents

117.1

130.1

Statement of changes in equity (continued)

For the year ended 30 June 2024

COMPANY	Attributable to owners of the company					
	Share capital net of treasury shares Rm	Non-distributable reserve (NDR)				Other fair value adjustments and non-distributable items Rm
		Foreign currency translation reserve (FCTR) Rm	Amortisation of intangible assets Rm	Bargain purchase Rm	Fair value adjustment on investment property Rm	
Balance at 30 June 2022	53 543	–	1 536	–	6 336	(7 813)
Total comprehensive income	–	–	–	–	–	–
Profit after taxation	–	–	–	–	–	–
Other comprehensive income	–	–	–	–	–	–
Transactions with owners recognised directly in equity						
Contributions by and distributions to owners						
Transfer non-distributable items to NDR	7	–	–	–	228	617
Dividends declared	–	–	–	–	–	–
Balance at 30 June 2023	53 550	–	1 536	–	6 564	(7 196)
Total comprehensive income	–	–	–	–	–	–
Profit after taxation	–	–	–	–	–	–
Other comprehensive income	–	–	–	–	–	–
Transactions with owners recognised directly in equity						
Contributions by and distributions to owners						
Transfer non-distributable items to NDR	–	–	–	–	949	(3 377)
Dividends declared	–	–	–	–	–	–
Balance at 30 June 2024	53 550	–	1 536	–	7 513	(10 573)

Attributable to owners of the company						
Non-distributable reserve (NDR)			Fair value adjustment on listed investments Rm	Total other reserves Rm	Retained earnings Rm	Shareholders' interest Rm
Share-based payments reserve Rm	Reserves with NCI Rm					
-	-	6 281		6 340	5 567	65 450
-	-	-		-	3 551	3 551
-	-	-		-	-	-
-	-	(1 628)		(783)	776	-
-	-	-		-	(4 501)	(4 501)
-	-	4 653		5 557	5 393	64 500
-	-	-		-	2 437	2 437
-	-	-		-	-	-
-	-	-		(2 428)	2 428	-
-	-	-		-	(4 275)	(4 275)
-	-	4 653		3 129	5 983	62 662

STATEMENT OF CASH FLOWS

For the year ended 30 June 2024

	Notes	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Cash flows from operating activities					
Cash received from tenants		14 854	15 190	4 514	4 316
Cash paid to suppliers and employees		(5 791)	(4 471)	(907)	(1 212)
Cash generated from operating activities		9 063	10 719	3 607	3 104
Interest paid	5.4	(4 314)	(4 174)	(2 511)	(2 074)
Interest received		926	656	949	703
Dividends received		123	282	3 513	3 592
Taxation paid		(244)	(391)	(36)	(110)
Investment in property held for trading and development		(114)	(174)	(154)	(174)
Disposal of property held for trading and development	7.6	295	340	295	340
Distributions paid to shareholders		(5 227)	(5 510)	(4 275)	(4 501)
Net cash generated from operating activities		508	1 748	1 388	880
Cash flows from investing activities					
Investments in:		(5 478)	(6 263)	(2 101)	(1 716)
Investment property		(5 408)	(5 084)	(1 313)	(1 170)
Business combinations – Fortius (net of cash acquired)		–	(585)	–	–
Equipment		(60)	(48)	–	–
Unlisted investment		(10)	(514)	(10)	(514)
Long-term loans	13	–	(32)	–	(32)
Subsidiaries	11.1	–	–	(778)	–
Loan repayments by Group companies	11.2	–	–	1 093	2 360
Loans advanced to Group companies	11.2	–	–	(3 356)	(3 200)
Proceeds from:		1 329	3 939	539	314
Disposal of investment property	7.1	1 309	3 048	537	309
Disposal of investment property held for sale	7.5	18	881	–	–
Disposal of unlisted investments	10.2	2	2	2	2
Disposal of equity-accounted investments	8.2	–	1	–	–
Repayment of long-term loans granted		–	7	–	3
Net cash utilised in investing activities		(4 149)	(2 324)	(3 825)	(2 242)
Cash flows from financing activities					
Proceeds from:		7 037	13 821	5 730	3 550
Borrowings raised	19.1	6 630	13 066	5 730	3 550
Shares issued to NCI - GSAH		380	250	–	–
Shares issued to NCI – C&R		27	5	–	–
Shares issued to NCI – GHPH		–	500	–	–
Acquisition of NCI – GHPH		(44)	–	–	–
Repayments of borrowings	19.1	(4 872)	(12 011)	(4 507)	(2 152)
Share buy-back – SA		–	(401)	–	–
Share buy-back – GOZ		–	(699)	–	–
Repayment of lease liability		(30)	(28)	(2)	(3)
Net cash generated from financing activities		2 091	682	1 221	1 395
Effect of exchange rate changes on cash and cash equivalents					
		(64)	572	–	–
(Decrease)/increase in cash and cash equivalents		(1 614)	678	(1 216)	33
Cash and cash equivalents at beginning of year		3 519	2 841	1 327	1 294
Cash and cash equivalents at end of year		1 905	3 519	111	1 327

SEGMENTAL ANALYSIS

For the year ended 30 June 2024

The Group determines and presents operating segments based on the information provided internally to the Executive Management Committee (Exco), the Group's operating decision-making forum. The Group comprises 11 segments, namely Retail, Office, Logistics and Industrial, Trading and Development, V&A Waterfront, Healthcare (GHPH), Student Accommodation (GSAH), Lango, GWI, GOZ and C&R. All operating segments' operating results are reviewed regularly by the Exco to make decisions about resources to be allocated to the segment and to assess its performance, for which discrete financial information is available.

In addition to the main reportable segments, the Group includes a geographical analysis of investment property and net property income, excluding straight-line lease income adjustment for South Africa, excluding the V&A Waterfront, Australia and the United Kingdom. The Group also includes a geographical analysis of dividends and interest received from equity-accounted investments (V&A Waterfront and Central and Eastern Europe) and unlisted investments (Lango).

Segments	Geographical segment	Brief description of segment
South African properties		
Retail	South Africa	The Growthpoint Retail portfolio consists of 37 (FY23: 39) properties in South Africa, comprising shopping centres, with the balance being standalone, single-tenanted properties. It includes regional, community, neighbourhood, retail warehouses and speciality centres.
Office	South Africa	The Growthpoint Office portfolio consists of 151 (FY23: 155) properties in South Africa, which include high-rise and low-rise offices, office parks, office warehouses, vacant land, as well as mixed-use properties comprising both office and retail.
Logistics and Industrial	South Africa	The Growthpoint Logistics and Industrial portfolio consists of 157 (FY23: 168) properties in South Africa, which include warehousing, logistics and industrial parks, motor-related outlets, low and high-grade logistics and industrial, high-tech logistics and industrial, telecommunication assets, land zoned for developments, vacant land and mini, midi and maxi units.
Trading and Development	South Africa	The Growthpoint Trading and Development portfolio consists of nine (FY23: seven) properties.
V&A Waterfront	South Africa	The V&A Waterfront is a 123-hectare mixed-use property development situated in and around the historic Victoria and Alfred basin, which formed Cape Town's original harbour. Its properties include retail, office, fishing, logistics and industrial, hotel and residential as well as undeveloped bulk.
Growthpoint Investment Partners (GIP)		
GHPH	South Africa	The Growthpoint Healthcare portfolio consists of seven hospitals, a pharmaceutical warehouse facility, and one medical chamber building (FY23: eight).
GSAH	South Africa	The Growthpoint Student Accommodation portfolio consists of 14 (FY23: 11) purpose-built student accommodation properties situated in Johannesburg, Pretoria, Durban and Cape Town.
Lango	Rest of Africa	The Lango portfolio consists of eight commercial properties and three plots of land across selected cities on the African continent.
Offshore		
GOZ	Australia	The GOZ portfolio consists of 57 (FY23: 58) properties, which include both logistics, industrial and office properties, all situated in Australia.
C&R	United Kingdom	The C&R portfolio consists of six (FY23: five) properties that are community-based shopping centres, all situated in the United Kingdom.
GWI	Central and Eastern Europe	The GWI portfolio consists of 59 (FY23: 72) standing properties in Poland and Romania, mostly modern A-grade office properties, logistics and industrial properties, as well as a residential property complex.

Segmental analysis (continued)

For the year ended 30 June 2024

	30 June 2024 South Africa						
	Retail segment 100% Rm	Office segment 100% Rm	Logistics and Industrial segment 100% Rm	Trading and Development segment 100% Rm	SA head office 100% Rm	V&A Waterfront segment 50% Rm	Total SA reported Rm
Material profit or loss disclosures							
Revenue excluding straight-line lease adjustment	3 237	3 125	1 598	355	–	–	8 315
Property-related expenses (including ECL and cost of Trading and Development property sold)	(1 046)	(1 094)	(394)	(281)	–	–	(2 815)
Net property income	2 191	2 031	1 204	74	–	–	5 500
Other administrative and operating overheads	–	–	–	(55)	(394)	–	(449)
Equity-accounted investment profit – non-distributable profit	–	–	–	–	–	970	970
Equity-accounted investment profit – dividends/interest received	–	–	–	–	–	775	775
Fair value adjustment on investment property	223	318	454	–	–	–	995
Fair value adjustments other than investment property	–	–	–	–	(324)	–	(324)
Capital items and non-cash charges	–	–	–	–	(42)	–	(42)
Finance and other investment income	–	–	–	–	115	–	115
Finance expense	–	–	–	–	(3 747)	–	(3 747)
Consolidated profit/(loss) before taxation	2 414	2 349	1 658	19	(4 392)	1 745	3 793

30 June 2023
South Africa

	Retail segment 100% Rm	Office segment 100% Rm	Logistics and Industrial segment 100% Rm	Trading and Development segment 100% Rm	SA head office 100% Rm	V&A Waterfront segment 50% Rm	Total SA reported Rm
Material profit or loss disclosures							
Revenue excluding straight-line lease adjustment	3 210	3 119	1 558	137	–	–	8 024
Property-related expenses (including ECL and cost of Trading and Development property sold)	(1 026)	(1 070)	(391)	(9)	–	–	(2 496)
Net property income	2 184	2 049	1 167	128	–	–	5 528
Other administrative and operating overheads	–	–	–	(37)	(348)	–	(385)
Equity-accounted investment profit – non-distributable profit	–	(1)	–	–	–	744	743
Equity-accounted investment profit – dividends/interest received	–	–	–	–	–	688	688
Fair value adjustment on investment property	563	(228)	356	–	–	–	691
Fair value adjustments other than investment property	–	–	–	–	19	–	19
Capital items and non-cash charges	–	–	–	–	(29)	–	(29)
Finance and other investment income	–	–	–	–	187	–	187
Finance expense	–	–	–	–	(3 015)	–	(3 015)
Consolidated profit/(loss) before taxation	2 747	1 820	1 523	91	(3 186)	1 432	4 427

Segmental analysis (continued)

For the year ended 30 June 2024

30 June 2024
South Africa

	Retail segment 100% Rm	Office segment 100% Rm	Logistics and Industrial segment 100% Rm	Trading and Development segment 100% Rm	SA head office 100% Rm	V&A Waterfront segment 50% Rm	Total SA reported Rm
Assets							
Cash and cash equivalents	-	-	-	-	175	-	175
Trade and other receivables	-	-	-	-	1 088	-	1 088
Taxation receivable	-	-	-	-	88	-	88
Investment property classified as held for sale	254	99	227	-	-	-	580
Investment property held for trading and development	-	-	-	291	-	-	291
Derivative assets	-	-	-	-	773	-	773
Fair value of property assets	25 320	26 403	13 250	406	-	-	65 379
Investment property	25 219	25 872	13 185	406	-	-	64 682
Tenant incentives	71	527	54	-	-	-	652
Right-of-use assets	30	4	11	-	-	-	45
Long-term loans granted	-	-	-	-	3 113	-	3 113
Investments in associates and joint ventures	-	-	-	-	36	7 494	7 530
Unlisted investments	-	-	-	-	72	-	72
Equipment	-	-	-	-	8	-	8
Intangible assets	-	-	-	-	483	-	483
Total assets	25 574	26 502	13 477	697	5 836	7 494	79 580
Total property assets	25 574	26 502	13 477	697	-	11 470	77 720
Liabilities							
Trade and other payables	-	-	-	-	2 106	-	2 106
Derivative liabilities	-	-	-	-	598	-	598
Interest-bearing borrowings	-	-	-	-	40 713	-	40 713
Lease liability	-	-	-	-	46	-	46
Deferred tax liability	-	-	-	-	3 950	-	3 950
Total liabilities	-	-	-	-	47 413	-	47 413
Other disclosures							
Transfers between segments	-	(235)	(115)	350	-	-	-
Acquisitions	-	7	9	-	-	-	16
Development and capital expenditure	677	475	814	163	-	-	2 129

30 June 2023
South Africa

	Retail segment 100% Rm	Office segment 100% Rm	Logistics and Industrial segment 100% Rm	Trading and Development segment 100% Rm	SA head office 100% Rm	V&A Waterfront segment 50% Rm	Total SA reported Rm
Assets							
Cash and cash equivalents	–	–	–	–	1 518	–	1 518
Trade and other receivables	–	–	–	–	927	–	927
Taxation receivable	–	–	–	–	163	–	163
Investment property classified as held for sale	–	–	18	–	–	–	18
Investment property held for trading and development	–	–	–	442	–	–	442
Derivative assets	–	–	–	–	1 200	–	1 200
Fair value of property assets	25 180	25 841	12 584	–	27	–	63 632
Investment property	25 062	25 494	12 556	–	–	–	63 112
Tenant incentives	81	347	28	–	27	–	483
Right-of-use assets	37	–	–	–	–	–	37
Long-term loans granted	–	–	–	–	3 235	–	3 235
Investments in associates and joint ventures	–	–	–	–	35	6 524	6 559
Unlisted investments	–	–	–	–	62	–	62
Equipment	–	–	–	–	7	–	7
Intangible assets	–	–	–	–	490	–	490
Total assets	25 180	25 841	12 602	442	7 664	6 524	78 253
Total property assets	25 180	25 841	12 602	442	27	10 064	74 156
Liabilities							
Trade and other payables	–	–	–	–	1 929	–	1 929
Derivative liabilities	–	–	–	–	1 450	–	1 450
Interest-bearing borrowings	–	–	–	–	40 357	–	40 357
Lease liability	–	–	–	–	37	–	37
Deferred tax liability	–	–	–	–	5 127	–	5 127
Total liabilities	–	–	–	–	48 900	–	48 900
Other disclosures							
Transfers between segments	–	(76)	(144)	76	–	–	(144)
Acquisitions	–	–	218	32	–	–	250
Development and capital expenditure	398	379	603	142	–	–	1 522

Segmental analysis (continued)

For the year ended 30 June 2024

30 June 2024 Growthpoint Investment Partners (GIP)

	Dividends received GHPH 39.1% Rm	Dividends received GSAH 20.9% Rm	Dividends received Lango segment 18.4% Rm	GIP fund manager Rm	Total GIP income Rm	GHPH segment Rm	GSAH segment Rm	Conso- lidation Rm	Total GIP reported Rm
Material profit or loss disclosures									
Revenue excluding straight-line lease adjustment	-	-	-	-	-	465	409	-	874
Asset management fee income	-	-	-	84	84	-	-	(84)	-
Property-related expenses (including ECL and cost of Trading and Development property sold)	-	-	-	-	-	(72)	(180)	-	(252)
Net property income	-	-	-	84	84	393	229	(84)	622
Other administrative and operating overheads	-	-	-	(27)	(27)	(13)	(11)	-	(51)
Asset management fee expense	-	-	-	-	-	(42)	(42)	84	-
Equity-accounted investment profit – dividends/interest received	-	-	-	24	24	-	-	-	24
Fair value adjustment on investment property	-	-	-	-	-	287	(38)	-	249
Fair value adjustments other than investment property	-	-	-	-	-	(2)	2	-	-
Capital items and non-cash charges	-	-	-	-	-	(16)	-	-	(16)
Finance and other investment income	105	15	-	-	120	9	12	(120)	21
Finance expense	-	-	-	-	-	(102)	(103)	-	(205)
Consolidated profit before taxation	105	15	-	81	201	514	49	(120)	644

30 June 2023

Growthpoint Investment Partners (GIP)

	Dividends received GHPH 39.1% Rm	Dividends received GSAH 14.3% Rm	Dividends received Lango segment 18.4% Rm	GIP fund manager Rm	Total GIP income Rm	GHPH segment Rm	GSAH segment Rm	Consoli- dation Rm	Total GIP reported Rm
Material profit or loss disclosures									
Revenue excluding straight-line lease adjustment	-	-	-	-	-	451	379	-	830
Asset management fee income	-	-	-	98	98	-	-	(98)	-
Property-related expenses (including ECL and cost of Trading and Development property sold)	-	-	-	-	-	(78)	(141)	-	(219)
Net property income	-	-	-	98	98	373	238	(98)	611
Other administrative and operating overheads	-	-	-	(24)	(24)	(7)	(7)	-	(38)
Asset management fee expense	-	-	-	-	-	(44)	(33)	77	-
Equity-accounted investment profit – dividends/interest received	-	-	-	-	-	-	-	21	21
Fair value adjustment on investment property	-	-	-	-	-	97	44	-	141
Fair value adjustments other than investment property	-	-	-	-	-	-	3	-	3
Finance and other investment income	121	22	3	-	146	6	8	(143)	17
Finance expense	-	-	-	-	-	(94)	(58)	-	(152)
Consolidated profit before taxation	121	22	3	74	220	331	195	(143)	603

Segmental analysis (continued)

For the year ended 30 June 2024

30 June 2024 Growthpoint Investment Partners (GIP)

	Invest- ment GHPH 39.1% Rm	Invest- ment GSAH 20.9% Rm	Invest- ment Lango segment 18.4% Rm	GIP fund manager Rm	Total GIP income Rm	GHPH segment Rm	GSAH segment Rm	Conso- lidation Rm	Total GIP reported Rm
Assets									
Cash and cash equivalents	-	-	-	-	-	177	114	-	291
Trade and other receivables	-	-	-	-	-	34	39	-	73
Fair value of property assets	-	-	-	-	-	4 053	3 559	-	7 612
Investment property	-	-	-	-	-	4 037	3 559	-	7 596
Tenant incentives	-	-	-	-	-	16	-	-	16
Investments in associates and joint ventures	-	-	-	10	10	-	-	-	10
Investment in subsidiaries	766	490	-	-	1 256	-	-	(1 256)	-
Unlisted investments	-	-	957	-	957	-	-	-	957
Equipment	-	-	-	-	-	-	2	-	2
Total assets	766	490	957	10	2 223	4 264	3 714	(1 256)	8 945
Total property assets*	-	-	10 427	-	10 427	4 053	3 559	-	18 039
Liabilities									
Trade and other payables	-	-	-	-	-	35	103	-	138
Interest-bearing borrowings	-	-	-	-	-	861	1 172	-	2 033
Deferred tax liability	-	-	-	-	-	-	121	-	121
Total liabilities	-	-	-	-	-	896	1 396	-	2 292
Other disclosures									
Transfers between segments	-	-	-	-	-	-	-	-	-
Acquisitions	-	-	-	-	-	106	531	-	637
Development and capital expenditure	-	-	-	-	-	11	349	-	360

* 100% of Lango's properties are included because Growthpoint co-manages these assets through its holding in Lango Real Estate Management Limited.

30 June 2023
Growthpoint Investment Partners (GIP)

	Investment GHPH 39.1% Rm	Investment GSAH 14.3% Rm	Invest- ment Lango segment 18.4% Rm	GIP fund manager Rm	Total GIP income Rm	GHPH segment Rm	GSAH segment Rm	Consoli- dation Rm	Total GIP reported Rm
Assets									
Cash and cash equivalents	-	-	-	-	-	79	125	-	204
Trade and other receivables	-	-	-	-	-	46	81	-	127
Derivative assets	-	-	-	-	-	-	10	-	10
Fair value of property assets	-	-	-	-	-	3 668	2 717	-	6 385
Investment property	-	-	-	-	-	3 633	2 717	-	6 350
Tenant incentives	-	-	-	-	-	35	-	-	35
Investments in associates and joint ventures	-	-	-	9	9	-	-	-	9
Investment in subsidiaries	766	240	-	-	1 006	-	-	(1 006)	-
Unlisted investments	-	-	1 449	-	1 449	-	-	-	1 449
Equipment	-	-	-	-	-	-	3	-	3
Total assets	766	240	1 449	9	2 464	3 793	2 936	(1 006)	8 187
Total property assets	-	-	11 520	-	11 520	3 668	2 717	-	17 905
Liabilities									
Trade and other payables	-	-	-	-	-	29	132	-	161
Interest-bearing borrowings	-	-	-	-	-	935	927	(935)	927
Lease liability	-	-	-	-	-	-	1	-	1
Deferred tax liability	-	-	-	-	-	-	117	-	117
Total liabilities	-	-	-	-	-	964	1 177	(935)	1 206
Other disclosures									
Transfers between segments	-	-	-	-	-	144	-	-	144
Acquisitions	-	-	-	-	-	-	49	-	49
Development and capital expenditure	-	-	-	-	-	7	392	-	399

* 100% of Lango's properties are included because Growthpoint co-manages these assets through its holding in Lango Real Estate Management Limited.

Segmental analysis (continued)

For the year ended 30 June 2024

30 June 2024
Offshore

	Distribution received GOZ 100% Rm	Dividends received C&R 100% Rm	GWI segment 29.5% Rm	Total offshore Rm	GOZ segment Rm	C&R segment Rm	Consoli- dation Rm	Total offshore reported Rm	Total Group reported Rm
Material profit or loss disclosures									
Revenue excluding straight-line lease adjustment	-	-	-	-	3 734	1 511	-	5 245	14 434
Asset management fee income	-	-	-	-	96	-	-	96	96
Property-related expenses (including ECL and cost of Trading and Development property sold)	-	-	-	-	(688)	(818)	-	(1 506)	(4 573)
Net property income	-	-	-	-	3 142	693	-	3 835	9 957
Other administrative and operating overheads	-	-	-	-	(424)	(203)	-	(627)	(1 127)
Equity-accounted investment profit – non-distributable profit	-	-	(921)	(921)	-	-	-	(921)	49
Equity-accounted investment profit – dividends/interest received	-	-	361	361	-	-	-	361	1 160
Fair value adjustment on investment property	-	-	-	-	(5 053)	(235)	-	(5 288)	(4 044)
Fair value adjustments other than investment property	-	-	-	-	(873)	(460)	-	(1 333)	(1 657)
Capital items and non-cash charges	-	-	-	-	(341)	7	-	(334)	(392)
Finance and other investment income	1 063	178	-	1 241	99	16	(1 241)	115	251
Finance expense	-	-	-	-	(1 125)	(231)	-	(1 356)	(5 308)
Consolidated profit/(loss) before taxation	1 063	178	(560)	681	(4 575)	(413)	(1 241)	(5 548)	(1 111)

30 June 2023
Offshore

	Distribution received GOZ 100% Rm	Dividends received C&R 100% Rm	GWI segment 29.5% Rm	Total offshore Rm	GOZ segment Rm	C&R segment Rm	Consoli- dation Rm	Total offshore reported Rm	Total Group reported Rm
Material profit or loss disclosures									
Revenue excluding straight-line lease adjustment	–	–	–	–	3 745	1 090	–	4 835	13 689
Asset management fee income	–	–	–	–	95	–	–	95	95
Property-related expenses (including ECL and cost of Trading and Development property sold)	–	–	–	–	(661)	(550)	–	(1 211)	(3 926)
Net property income	–	–	–	–	3 179	540	–	3 719	9 858
Other administrative and operating overheads	–	–	–	–	(410)	(98)	–	(508)	(931)
Equity-accounted investment profit – non-distributable profit	–	–	(756)	(756)	–	–	–	(756)	(13)
Equity-accounted investment profit – dividends/interest received	–	–	352	352	–	–	–	352	1 061
Fair value adjustment on investment property	–	–	–	–	(4 538)	(366)	–	(4 904)	(4 072)
Fair value adjustments other than investment property	–	–	–	–	339	51	–	390	412
Capital items and non-cash charges	–	–	–	–	(140)	(32)	–	(172)	(201)
Finance and other investment income	1 047	104	–	1 151	101	4	(1 151)	105	309
Finance expense	–	–	–	–	(986)	(203)	–	(1 189)	(4 356)
Consolidated profit/(loss) before taxation	1 047	104	(404)	747	(2 455)	(104)	(1 151)	(2 963)	2 067

Segmental analysis (continued)

For the year ended 30 June 2024

30 June 2024
Offshore

	Investment GOZ 100% Rm	Investment C&R 100% Rm	GIW segment 29.5% Rm	Total offshore Rm	GOZ segment Rm	C&R segment Rm	Consoli- dation Rm	Total offshore reported Rm	Total Group reported Rm
Assets									
Cash and cash equivalents	-	-	-	-	512	927	-	1 439	1 905
Trade and other receivables	-	-	-	-	194	234	-	428	1 589
Taxation receivable	-	-	-	-	-	-	-	-	88
Investment property classified as held for sale	-	-	-	-	-	-	-	-	580
Investment property held for trading and development	-	-	-	-	-	-	-	-	291
Derivative assets	-	-	-	-	566	35	-	601	1 374
Listed investments	-	-	-	-	1 661	-	-	1 661	1 661
Fair value of property assets	-	-	-	-	54 697	9 190	-	63 887	136 878
Investment property	-	-	-	-	52 689	8 672	-	61 361	133 639
Tenant incentives	-	-	-	-	907	80	-	987	1 655
Right-of-use assets	-	-	-	-	1 101	438	-	1 539	1 584
Long-term loans granted	-	-	-	-	-	-	-	-	3 113
Investments in associates and joint ventures	-	-	8 841	8 841	-	-	-	8 841	16 381
Investment in subsidiaries	9 594	4 232	-	13 826	-	-	(13 826)	-	-
Unlisted investments	-	-	-	-	50	-	-	50	1 079
Equipment	-	-	-	-	27	83	-	110	120
Intangible assets	-	-	-	-	88	-	-	88	571
Deferred tax assets	-	-	-	-	38	69	-	107	107
Total assets	9 594	4 232	8 841	22 667	57 833	10 538	(13 826)	77 212	165 737
Total property assets	-	-	15 070	15 070	54 697	9 190	-	78 957	174 716
Liabilities									
Trade and other payables	-	-	-	-	803	599	-	1 402	3 646
Derivative liabilities	-	-	-	-	37	-	-	37	635
Tax payable	-	-	-	-	68	-	-	68	68
Interest-bearing borrowings	-	-	-	-	23 301	4 214	-	27 515	70 261
Lease liability	-	-	-	-	1 295	647	-	1 942	1 988
Deferred tax liability	-	-	-	-	-	-	-	-	4 071
Total liabilities	-	-	-	-	25 504	5 460	-	30 964	80 669
Other disclosures									
Transfers between segments	-	-	-	-	-	-	-	-	-
Acquisitions	-	-	-	-	-	1 032	-	1 032	1 685
Development and capital expenditure	-	-	-	-	378	236	-	614	3 103

30 June 2023

Offshore

	Investment GOZ 100% Rm	Investment C&R 100% Rm	GWI segment 29.5% Rm	Total offshore Rm	GOZ segment Rm	C&R segment Rm	Consoli- dation Rm	Total offshore reported Rm	Total Group reported Rm
Assets									
Cash and cash equivalents	-	-	-	-	620	1 177	-	1 797	3 519
Trade and other receivables	-	-	-	-	205	322	-	527	1 581
Taxation receivable	-	-	-	-	-	-	-	-	163
Investment property classified as held for sale	-	-	-	-	-	-	-	-	18
Investment property held for trading and development	-	-	-	-	-	-	-	-	442
Derivative assets	-	-	-	-	724	37	-	761	1 971
Listed investments	-	-	-	-	1 576	-	-	1 576	1 576
Fair value of property assets	-	-	-	-	61 760	8 545	-	70 305	140 322
Investment property	-	-	-	-	59 676	7 966	-	67 642	137 104
Tenant incentives	-	-	-	-	904	64	-	968	1 486
Right-of-use assets	-	-	-	-	1 180	515	-	1 695	1 732
Long-term loans granted	-	-	-	-	-	-	-	-	3 235
Investments in associates and joint ventures	-	-	9 903	9 903	-	-	-	9 903	16 471
Investment in subsidiaries	9 594	3 563	-	13 157	-	-	(13 157)	-	-
Unlisted investments	-	-	-	-	50	-	-	50	1 561
Equipment	-	-	-	-	35	66	-	101	111
Intangible assets	-	-	-	-	487	-	-	487	977
Deferred tax assets	-	-	-	-	-	29	-	29	29
Total assets	9 594	3 563	9 903	23 060	65 457	10 176	(13 157)	85 536	171 976
Total property assets	-	-	17 432	17 432	61 760	8 545	-	87 737	179 798
Liabilities									
Trade and other payables	-	-	-	-	863	670	-	1 533	3 623
Derivative liabilities	-	-	-	-	-	-	-	-	1 450
Tax payable	-	-	-	-	89	-	-	89	89
Interest-bearing borrowings	-	-	-	-	23 293	3 603	-	26 896	68 180
Lease liability	-	-	-	-	1 343	720	-	2 063	2 101
Deferred tax liability	-	-	-	-	37	-	-	37	5 281
Total liabilities	-	-	-	-	25 625	4 993	-	30 618	80 724
Other disclosures									
Transfers between segments	-	-	-	-	-	-	-	-	-
Acquisitions	-	-	-	-	2 033	-	-	2 033	2 332
Development and capital expenditure	-	-	-	-	336	270	-	606	2 527

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

For the year ended 30 June 2024

1. Revenue, excluding straight-line lease income adjustment*

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Revenue from contracts with tenants				
Total contracted rental income	11 164	10 871	3 289	3 225
Assessment rates recovered	863	858	413	417
Contracted operating cost recoveries	1 279	1 008	281	271
Electricity-related recoveries	152	17	95	8
Turnover rental	93	74	35	29
Non-contractual revenue				
Casual parking	199	176	19	20
Property management income	61	68	–	–
Investment management fee income	96	95	–	–
Other income [#]	317	510	74	57
	14 224	13 677	4 206	4 027
Trading and Development				
Disposals of properties held for trading and development	295	96	295	85
Development fees earned	11	11	8	11
	306	107	303	96
	14 530	13 784	4 509	4 123

[#] Other income includes court space rentals, insurance income, interest received from tenants in arrears, and lease surrender fees.

2. Property-related expenses*

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Electricity and water recoverable charges	432	285	71	6
Cost	2 268	2 009	950	844
Recovery	(1 836)	(1 724)	(879)	(838)
Assessment rates	1 291	1 306	544	574
Bad debts written off	–	63	–	23
Cleaning	257	207	79	75
Consulting fees	8	6	58	54
Insurance	83	71	34	30
Letting commissions	2	58	55	69
Other property expenses [^]	876	725	84	65
Property management expenses	175	165	172	148
Repairs and maintenance	401	327	108	95
Salaries, bonuses and other employee-related costs	442	439	–	–
Security	355	307	141	140
	4 322	3 959	1 346	1 279

[^] Other property expenses include gardening expenses, general expenses, legal expenses, levies, parking management fees, professional fees and C&R Snozone expenses.

3. Other administrative and operating overheads

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Administration costs	341	281	68	40
Auditor's remuneration	42	33	21	19
Audit and assurance services	42	31	21	17
Non-audit assurance services	–	2	–	2
Directors' fees	13	13	13	16
Legal fees	8	5	6	2
Management fees	–	–	148	132
Other fund expenses	14	8	5	2
Salaries, bonuses and other employee-related costs	709	591	–	–
	1 127	931	261	211

* In the prior year the Trading and Development revenue and cost of Trading and Development property sold were aggregated under the revenue, excluding straight-line lease income adjustment and property expenses respectively. The line items have been disaggregated to provide more information about the revenue and associated expenses for the Group's Trading and Development segment.

4. Fair value adjustments, capital items and other charges

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
4.1 Fair value adjustments				
Net investment property revaluation	(3 915)	(4 028)	894	217
Fair value adjustment on investment property	(4 039)	(4 065)	950	230
Fair value adjustment on the right-of-use assets	(5)	(7)	(1)	(2)
Straight-line lease income adjustment	129	44	(55)	(11)
Instruments held at fair value through profit or loss	(2 029)	1 054	(2 668)	(1 060)
Foreign exchange (losses)/gains on non-derivative items	(233)	498	(52)	(18)
Listed investments	143	(87)	-	-
Long-term loans granted	(123)	(236)	(123)	(247)
Investment in associates and joint ventures	-	-	971	744
Investment in subsidiaries	-	-	(2 866)	(1 628)
Unlisted investments	(490)	79	(490)	79
Unrealised (losses)/gains on interest-bearing borrowings	(1 326)	800	(108)	10
Fair value adjustments on derivative financial instruments employed solely for hedging purposes	(542)	(1 216)	22	(1 184)
Realised and unrealised (losses)/gains on derivatives (including distributable foreign exchange losses of R38.0m (FY23: R33.0m))	(542)	(1 216)	22	(1 184)
Interest on derivatives	914	574	793	397
	(5 572)	(3 616)	(959)	(1 630)
4.2 Capital items				
Impairment of non-financial assets	(16)	(5)	-	-
Impairment of goodwill	(326)	(111)	-	-
Profit on the sale of capital assets	7	15	-	32
Capital costs incurred	(12)	(58)	(5)	(26)
	(347)	(159)	(5)	6
4.3 Non-cash charges				
Amortisation of intangible assets	(20)	(27)	-	-
Increase in staff incentive scheme cost	(25)	(15)	-	-
	(45)	(42)	-	-
Total fair value adjustments, capital items and other charges	(5 964)	(3 817)	(964)	(1 624)

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

5. Net finance expense and other investment income

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
5.1 Investment income				
FVTPL				
Dividends from listed investments*	99	104	–	–
Dividends from unlisted investments*	–	3	–	3
Dividends from subsidiaries	–	–	2 450	2 542
Foreign REIT distributions from GOZ	–	–	1 063	1 047
	99	107	3 513	3 592
* In the prior year dividends from listed and unlisted investments were aggregated. The comparative figures have been disaggregated to provide more information.				
5.2 Finance income				
Effective interest method				
Other	5	31	–	–
Subsidiaries and controlled trust	–	–	141	111
FVTPL				
Joint ventures and associates	–	–	799	709
Money market funds	147	171	109	141
	152	202	1 049	961
Total finance and investment income	251	309	4 562	4 553
5.3 Finance expense				
Effective interest method				
Interest on financial liabilities	3	–	71	71
Interest on lease liabilities	84	89	2	2
FVTPL				
Interest on financial liabilities	5 292	4 306	3 386	2 617
Less: Borrowing cost capitalised to investment property developments (at prime less 1.0%)	(71)	(39)	(36)	(18)
Total finance expense	5 308	4 356	3 423	2 672
5.4 Reconciliation of interest paid				
Recognised in profit or loss as finance expense	5 308	4 356	3 423	2 672
Recognised in profit or loss as realised interest on derivatives	(914)	(574)	(793)	(397)
(Decrease)/increase in accrued interest	(80)	392	(119)	(201)
Total interest paid	4 314	4 174	2 511	2 074
Interest cover ratio (ICR) (times)	2.41	2.85	2.76	3.28

ICR for Growthpoint is based on the operating profit excluding straight-line lease income adjustment plus the investment income from investments and equity-accounted investments divided by the finance costs, after deducting finance income from banks and long-term loans granted. ICR for the company disclosed is based on the same formula as Group and includes the South African consolidated Group.

6. Basic and headline earnings per share GROUP

6.1 Summary of earnings per share (EPS), headline earnings per share (HEPS), and distributable income per share (DIPS)

	Earnings attributable		Weighted average number of shares		Cents per share	
	2024 Rm	2023 Rm	2024	2023	2024	2023
Total operations						
EPS Basic	1 269	2 356	3 385 244 604	3 402 743 839	37.49	69.24
EPS Diluted	1 269	2 356	3 409 427 614	3 420 915 475	37.22	68.87
HEPS Basic	3 428	5 091	3 385 244 604	3 402 743 839	101.26	149.61
HEPS Diluted	3 428	5 091	3 409 427 614	3 420 915 475	100.54	148.82

	Earnings attributable		Actual number of shares		Cents per share	
	2024 Rm	2023 Rm	2024	2023	2024	2023
DIPS	4 813	5 363	3 386 900 576	3 380 482 632	141.90	157.60

6.2 Reconciliation between basic earnings, diluted earnings and headline earnings

	SOCl#*		Total gross and net	
	2024 Rm	2023 Rm	2024 Rm	2023 Rm
Profit for the year			1 269	2 356
Adjustments				
Impairment of non-financial assets	(5 964)	(3 817)	16	–
Impairment of goodwill	(5 964)	(3 817)	326	111
Loss on disposal of subsidiary	49	(13)	146	–
Profit on the sale of capital assets	(5 964)	(3 817)	(7)	–
Fair value adjustments on investment property			1 678	2 624
Net investment property revaluation	(5 964)	(3 817)	3 915	4 028
Fair value adjustments: investments in associates and joint ventures	49	(13)	(552)	316
NCI portion of fair value adjustments	(5 964)	(3 817)	(1 685)	(1 720)
Headline basic and diluted earnings			3 428	5 091

Statement of profit or loss and comprehensive income.

* The fair value adjustment on investment property and NCI portions are included in the "Fair value adjustment, capital items and other charges" line item on the face of the statement of profit or loss and other comprehensive income, which total (R5 964m) (FY23: (R3 817m)) in note 4. The fair value adjustment for equity-accounted investments is included in the "Non-distributable income" line on the face of the SOCl, which total R49m (FY23: (R13m)) in note 8.2.

6.3 Reconciliation of weighted average number of shares

	2024	2023
Weighted average number of shares	3 385 244 604	3 402 743 839
Number of shares as at 1 July	3 430 787 066	3 430 787 066
Shares issued during the year	–	–
Effect of treasury shares held	(45 542 462)	(28 043 227)
Diluted effect of share options granted to employees	24 183 010	18 171 636
Diluted average number of shares	3 409 427 614	3 420 915 475

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

7. Property assets

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
7.1 Fair value of property assets				
Opening fair value of property assets	137 104	131 691	33 454	31 458
Additions at cost				
Acquisitions	1 685	2 300	5	1 333
Development expenditure	1 682	943	735	364
Capital expenditure	1 307	1 442	407	454
Disposal at fair value	(1 309)	(3 022)	(537)	(309)
Transferred from/(to) investment property classified as held for sale	(580)	(18)	(332)	–
Transferred from/(to) investment property held for trading and development	7	(76)	(61)	(76)
Gross fair value adjustments	(4 039)	(4 060)	950	230
Foreign currency translation	(2 218)	7 904	–	–
Less: Straight-line lease income adjustment	(3 485)	(3 660)	(1 389)	(1 334)
Fair value of investment property for accounting purposes	130 154	133 444	33 232	32 120
Straight-line lease income adjustment	3 485	3 660	1 389	1 334
Closing fair value of property assets	133 639	137 104	34 621	33 454
Cost	129 469	128 878	27 108	27 872
Cumulative fair value surplus	4 170	8 226	7 513	5 582
7.2 Straight-line lease income adjustment				
Opening balance	3 660	3 565	1 334	1 323
Current year movement	(129)	(44)	55	11
Foreign currency translation	(46)	139	–	–
Closing balance	3 485	3 660	1 389	1 334
7.3 Tenant incentives				
Opening balance	1 486	1 470	256	225
Additions	934	591	166	106
Amortisation (including GOZ R488.3m (FY23: R469.8m))	(716)	(624)	(84)	(75)
Disposal at fair value	–	(64)	–	–
Impairment	(16)	–	–	–
Foreign currency translation	(33)	113	–	–
Closing balance	1 655	1 486	338	256
7.4 Right-of-use assets				
Opening balance	1 732	1 551	21	23
Additions	3	25	–	–
Depreciation	(104)	(49)	–	–
Fair value adjustments	(5)	(7)	(1)	(2)
Foreign currency translation	(55)	214	–	–
Adjustment for re-assessment of the lease liability	13	(2)	9	–
Closing balance	1 584	1 732	29	21

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
7.5 Investment property classified as held for sale				
Opening fair value of property assets	18	866	–	–
Transferred from investment property	580	18	332	–
Gross fair value adjustment on investment property classified as held for sale	–	(1)	–	–
Disposal at fair value	(18)	(881)	–	–
Foreign currency translation	–	16	–	–
Closing fair value of property assets	580	18	332	–
Cost	483	12	244	–
Cumulative fair value surplus	97	6	88	–

The investment properties classified as property held for sale are properties that the Directors have acquired or developed and decided that they will be recovered through sale rather than through use as part of the trading and development strategy, and meet the requirements of the accounting standards.

GROUP

The opening balance relates to one South African property in the Logistics and Industrial sector, which was disposed of for R18.0m during the year.

Sales agreements have been entered into for a further six South African properties, one in the Retail sector with a fair value of R253.9m, two in the Office sector with a fair value of R98.8m, and three in the Logistics and Industrial sector with a fair value of R227.7m. No Australian or United Kingdom properties were classified as held for sale as at FY24.

COMPANY

Sales agreements have been entered into for a further two South African properties, one in the Office sector with a fair value of R78.0m, and one in the Retail sector with a fair value of R253.9m.

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
7.6 Property held for trading and development				
Opening value of property assets	442	453	442	453
Acquisitions	–	32	–	32
Development expenditure	101	142	141	142
Transferred (to)/from investment property	(7)	76	61	76
Interest capitalised	13	–	13	–
Profit on the sale of property held for trading and development	37	79	37	79
Disposals	(295)	(340)	(295)	(340)
Closing value of property assets	291	442	399	442

The properties classified as held for trading and development are properties that the Directors have acquired or developed to be sold as part of the trading and development strategy.

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

7. Property assets (continued)

7.7 Capital commitments

GROUP

	2024			2023		
	Within 12 months Rm	More than 12 months Rm	Total Rm	Within 12 months Rm	More than 12 months Rm	Total Rm
South Africa	1 759	–	1 759	1 174	645	1 819
GOZ	–	346	346	24	493	517
C&R	27	–	27	186	–	186
V&A Waterfront	240	1 475	1 715	197	93	290
	2 026	1 821	3 847	1 581	1 231	2 812

COMPANY

	2024			2023		
	Within 12 months Rm	More than 12 months Rm	Total Rm	Within 12 months Rm	More than 12 months Rm	Total Rm
South Africa	883	–	883	710	–	710

7.8 Minimum contracted rental

Minimum contracted rental income

The Group and company lease a number of retail, office and logistics and industrial properties under operating leases. Leases typically run for a period of three to five years for the South African portfolio. The leases for GOZ and C&R, on average, run for a period of eight to 10 years and six to seven years, respectively.

GROUP

2024

Undiscounted contracted rental amounts receivable at year end

	Less than one year	Between one and five years	More than five years	Total
South Africa	8 502	18 222	13 017	39 741
Australia (GOZ)	3 197	8 951	11 024	23 172
United Kingdom (C&R)	578	1 099	635	2 312
	12 277	28 272	24 676	65 225

2023

Undiscounted contracted rental amounts receivable at year end

	Less than one year	Between one and five years	More than five years	Total
South Africa	7 789	16 573	9 030	33 392
Australia (GOZ)	3 312	9 683	12 598	25 593
United Kingdom (C&R)	381	711	2 072	3 164
	11 482	26 967	23 700	62 149

COMPANY**2024****Undiscounted contracted rental amounts receivable at year end**

	Less than one year	Between one and five years	More than five years	Total
South Africa	3 824	8 534	3 497	15 855

2023**Undiscounted contracted rental amounts receivable at year end**

	Less than one year	Between one and five years	More than five years	Total
South Africa	3 415	6 552	2 095	12 062

8. Investments in associates and joint ventures

The Group has material investments in the V&A Waterfront and GWI.

The V&A Waterfront is the owner of the developed and undeveloped land, which is held to earn rental income and for capital appreciation. GWI is a London Stock Exchange (AIM)-listed real estate company that focuses primarily on the commercial real estate market in Romania and Poland.

Growthpoint owns 50% of Ferguson Place RF (Pty) Ltd and 37.5% Lango Real Estate Management Limited (Lango Manco), both of which are considered immaterial to the Group.

8.1 The investments in associates and joint ventures consist of the following:

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
V&A Waterfront – joint venture	7 494	6 524	8 268	7 298
GWI – associate	8 841	9 903	–	–
Ferguson Place	36	35	–	–
Lango Manco	10	9	10	9
Closing balance	16 381	16 471	8 278	7 307

8.2 Reconciliation of investments in associates and joint ventures

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Opening balance	16 471	14 585	7 307	6 554
Acquisitions	–	195	–	9
Scrip dividends	363	–	–	–
Equity-accounted investment profit – net of tax:				
Non-distributable income	49	(13)	–	–
Dividends/interest received from equity-accounted investments	1 160	1 061	–	–
Interest/dividends received from equity-accounted investments	(1 160)	(1 061)	–	–
Disposal of investment	–	(1)	–	–
Fair value adjustments	–	–	971	744
Foreign currency translation	(502)	1 705	–	–
Closing balance	16 381	16 471	8 278	7 307

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

8. Investments in associates and joint ventures (continued)

8.3 Summarised financial information for material joint ventures and associates

	V&A Waterfront joint venture		GWI associate	
	2024 Rm	2023 Rm	2024 Rm	2023 Rm
Primary place of business	South Africa	South Africa	Romania and Poland	Romania and Poland
Proportion of ownership interest	50.0%	50.0%	29.5%	29.5%
Fair value of investment	No quoted market price	No quoted market price	3 738	4 337
Fair value of investment per share	No quoted market price	No quoted market price	EUR 2.44	EUR 3.03

Statement of financial position	V&A Waterfront joint venture		GWI associate	
	2024 Rm	2023 Rm	2024 Rm	2023 Rm
ASSETS				
Non-current assets				
Closing fair value of property assets	22 940	20 128	51 039	59 091
Other assets	1 395	668	2 087	2 067
Current assets				
Other current assets (excluding cash and cash equivalents)	228	130	1 308	3 259
Cash and cash equivalents	400	617	4 100	2 687
Total assets	24 963	21 543	58 534	67 104
EQUITY AND LIABILITIES				
Equity				
Owners' equity	4 988	3 048	29 942	33 598
Shareholders' debentures	10 000	10 000	–	–
Total shareholders'/unitholders' interest	14 988	13 048	29 942	33 598
Total equity	14 988	13 048	29 942	33 598
Non-current liabilities				
Non-current financial liabilities (excluding trade and other payables and provisions)	1 956	1 113	24 847	29 048
Deferred tax liability	948	337	2 377	2 861
Shareholders' loans	6 218	6 444	–	–
Current liabilities				
Trade and other payables (including current loan account with Growthpoint)	577	304	743	918
Financial liabilities (excluding trade and other payables and provisions)	248	212	620	669
Other current liabilities	28	85	5	10
Total liabilities	9 975	8 495	28 592	33 506
Total equity and liabilities	24 963	21 543	58 534	67 104
Growthpoint's share in total shareholders'/unitholders' interest (at respective ownership percentage)	7 494	6 524	8 841	9 903

Statement of comprehensive income	V&A Waterfront joint venture		GWI associate	
	2024 Rm	2023 Rm	2024 Rm	2023 Rm
Total revenue	2 677	2 196	4 986	4 503
Property-related expenses	(871)	(796)	(2 040)	(1 829)
Net property income	1 806	1 400	2 946	2 674
Fair value adjustments, capital items and other charges	2 549	1 515	(2 516)	(3 733)
Loss on the disposal of subsidiary	–	–	(146)	–
Equity-accounted investment profit – net of tax	24	21	(278)	71
Finance and other investment income	31	53	253	367
Finance expense	(84)	(37)	(1 570)	(986)
Other administrative and operating overheads	(226)	(239)	(354)	(279)
Profit/(loss) from continued operations	4 100	2 713	(1 665)	(1 886)
Taxation	(611)	(337)	(246)	504
Post-tax profit/(loss) from continued operations	3 489	2 376	(1 911)	(1 382)
Other comprehensive income	–	–	–	(100)
Total comprehensive income/(loss)	3 489	2 376	(1 911)	(1 482)
Non-controlling interest	–	–	–	23
Equity-accounted profit/(loss) before interest paid to unitholders	3 489	2 376	(1 911)	(1 459)
Interest paid to unitholders	(1 550)	(1 377)	–	–
Total equity-accounted profit/(loss)	1 939	999	(1 911)	(1 459)
Growthpoint's share in equity-accounted interest	970	743	(921)	(755)
Interest received by Growthpoint	775	688	–	–
Dividends received by Growthpoint	–	–	361	352

The SA REIT distributable income includes R304.0m scrip dividend income from GWI (FY23: R395.4m), based on a dividend of EUR21.0cps for FY24 (FY23: EUR29.0cps). Per IAS 10, the GWI dividend was declared after the reporting period, making it a non-adjusting event not recognised in the annual financial statements. The Group and company annual financial statements reflect dividends declared for the six months ended 30 June and 31 December. For SA REIT distributable income purposes, an adjustment of R57.0m (FY23: R43.0m) is made to correctly reflect the total dividends relating to the year ended 30 June 2024.

The financial year end of the V&A Waterfront is 31 March, while GWI is 31 December. The financial information as at 30 June is, however, used in applying the equity method.

8.4 Summarised financial information for immaterial associates and joint ventures

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Loss from continued operations	–	(1)	–	–
Loss after tax from continued operations	–	(1)	–	–
Total comprehensive loss	–	(1)	–	–
Dividends received	24	21	–	–

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

9. Listed investments

The Group has a listed investment in Dexus Industria REIT (DXI).

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Opening balance	1 576	1 489	–	–
Fair value adjustments	143	(87)	–	–
Foreign currency translation	(58)	174	–	–
Closing balance	1 661	1 576	–	–

10. Unlisted investments

During the year, Growthpoint invested R9.6m into REdimension Capital (Pty) Ltd, an investment firm at the intersection of real estate, technology and sustainability. Growthpoint disposed of 0.03% of its shareholding in Lango to Lango management during the year for USD0.1m (R2.1m).

10.1 The unlisted investments consist of the following:

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Lango	957	1 449	957	1 449
REdimension Capital (Pty) Ltd	10	–	10	–
Refuel Properties (Pty) Ltd (Workshop 17)	42	42	42	42
The SA SME Fund Limited	20	20	20	20
Co-investments in Fortius Funds	50	50	–	–
	1 079	1 561	1 029	1 511

10.2 Reconciliation of unlisted investments

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Opening balance	1 561	921	1 511	920
Acquisitions	10	553	10	514
Disposals	(2)	(2)	(2)	(2)
Foreign currency translation	–	10	–	–
Fair value adjustments	(490)	79	(490)	79
Closing balance	1 079	1 561	1 029	1 511

11. Investment in subsidiaries and intercompany assets COMPANY

	2024 Rm	2023 Rm
The investment in subsidiaries and intercompany assets consist of the following:		
Listed investments	14 955	18 289
Investment in GOZ	12 644	16 811
Investment in C&R	2 311	1 478
Unlisted investments	22 565	21 319
South African subsidiaries	22 565	21 319
Total investment in subsidiaries	37 520	39 608
Intercompany assets	13 884	14 221
Total investment in subsidiaries and intercompany assets	51 404	53 829
11.1 Reconciliation of investment in subsidiaries		
Opening balance	39 608	41 236
Investments in subsidiaries	778	–
C&R Open Offer	528	–
GSAH	250	–
Fair value adjustment	(2 866)	(1 628)
Closing balance	37 520	39 608
11.2 Reconciliation of intercompany assets		
Opening balance	14 221	14 897
Accrued interest	99	(10)
Foreign exchange losses	(57)	–
Movement in allowance for ECL	(1 317)	78
Other non-cash movements*	–	(1 154)
Repayment of loans	(1 093)	(2 360)
Loans advanced to Group companies	3 356	3 200
Working capital cash flows	(1 325)	(430)
Closing balance	13 884	14 221

* Mainly relates to a property that was sold to the company by a subsidiary of the Group.

The company holds its equity-accounted investment in GWI and its associated interest-bearing borrowings through a wholly owned subsidiary, Growthpoint Properties International (Pty) Ltd (GPI). The movement in the current year allowance for ECL mainly relates to GWI's equity-accounting loss of R921.0m (note 8.3) and fair value losses on the interest-bearing borrowings in GPI. Information about the company's exposure to credit risks and impairment losses for intercompany assets is included in note 27.1.

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

11. Investment in subsidiaries (continued)

COMPANY (continued)

Subsidiary	Country of incorporation	Percentage held 2024	Percentage held 2023
1 Roger Dyason (Pty) Ltd	South Africa	100	100
Acucap Properties Ltd	South Africa	100	100
Burg Brother Investments (Pty) Ltd	South Africa	100	100
Capital & Regional plc	United Kingdom	68.9	62.4
Changing Tides 5 (Pty) Ltd	South Africa	100	100
Fairy Glen Properties (Pty) Ltd	South Africa	100	100
Fourways Crossing Retail Centre (Pty) Ltd	South Africa	100	100
G Properties One (Pty) Ltd	South Africa	100	100
G Properties Two (Pty) Ltd	South Africa	100	100
Growthpoint ABQ (Pty) Ltd	South Africa	100	100
Growthpoint Healthcare Management <i>en commandite</i> Partnership	South Africa	85	85
Growthpoint Healthcare Property Holdings (RF) Limited	South Africa	39.1	39.1
Growthpoint Healthcare Property Management Company (Pty) Ltd	South Africa	100	100
Growthpoint Management Services (Pty) Ltd	South Africa	100	100
Growthpoint Properties Australia Limited*	Australia	63.7	63.7
Growthpoint Properties Australia Trust*	Australia	63.7	63.7
Growthpoint Properties International (Pty) Ltd	South Africa	100	100
Growthpoint Properties UK HoldCo 1 Limited	United Kingdom	100	100
Growthpoint Properties UK HoldCo 2 Limited	United Kingdom	100	100
Growthpoint Properties UK HoldCo 3 Limited	United Kingdom	100	100
Growthpoint Properties UK HoldCo 4 Limited	United Kingdom	100	100
Growthpoint Properties UK HoldCo 5 Limited	United Kingdom	100	100
Growthpoint Properties UK HoldCo 6 Limited	United Kingdom	100	100
Growthpoint Properties UK HoldCo 7 Limited	United Kingdom	100	100
Growthpoint Properties UK HoldCo 8 Limited	United Kingdom	100	100
Growthpoint Properties UK HoldCo 9 Limited	United Kingdom	100	100
Growthpoint Properties UK HoldCo 10 Limited	United Kingdom	100	100
Growthpoint Securitisation Warehouse Trust**	South Africa	100	100
Growthpoint Student Accommodation Management <i>en commandite</i> Partnership	South Africa	100	100
Growthpoint Student Accommodation Holdings (RF) Limited	South Africa	20.9	14.3
Growthpoint Telecommunication Infrastructure (Pty) Ltd	South Africa	80	80
Growthpoint TPG (Pty) Ltd	South Africa	100	100
GRT Bloekom Properties (Pty) Ltd	South Africa	100	100
K2019084863 (South Africa) (Pty) Ltd	South Africa	100	51
Metboard Properties Limited	South Africa	100	100
New Heights 344 (Pty) Limited	South Africa	100	100
Okahao Properties (Pty) Ltd	South Africa	100	100
Oxford 144 Property Investments (Pty) Ltd	South Africa	100	100
Paramount Property Fund Limited	South Africa	100	100
Pin Mill (Pty) Ltd	South Africa	100	100
Silverhorn Properties (Pty) Ltd	South Africa	100	100
Skillfull 82 (Pty) Ltd	South Africa	100	100
Tyger Hills Office Park (Pty) Ltd	South Africa	100	100

* Together being a stapled group.

** Growthpoint Properties Limited is the beneficial owner of Growthpoint Securitisation Warehouse Trust.

All the investments in subsidiaries are recorded at fair value.

Although the Group owns less than 50% of shares in GHPH and GSAH and has less than half of their voting power on a GSAH Board level, management has determined that the Group controls the entities by virtue of an agreement with its other shareholders.

The constitutional documents of GHPH allow for the appointment of a maximum of seven directors, including Executive and Non-executive Directors. The Board ultimately makes all decisions relating to the relevant activities of GHPH. Growthpoint has the right to appoint four directors to the Board. Growthpoint therefore, through its Board representation, has the ability to affect the variable returns it is exposed to in GHPH, i.e. dividend income and property and asset management fees, and therefore controls GHPH in terms of IFRS 10 *Consolidated Financial Statements*.

Growthpoint does not have the ability to appoint the majority of the directors to the Board of GSAH. The shareholders of GSAH, however, agreed that all decisions relating to the relevant activities of GSAH are to be taken by the Investment Committee controlled by Growthpoint. Growthpoint therefore has the ability to affect the variable returns it is exposed to in GSAH, i.e. dividend income and asset management fees, and therefore controls GSAH in terms of IFRS 10 *Consolidated Financial Statements*.

12. Intangible assets GROUP

	Goodwill Rm	Rights to manage property Rm	Software Rm	Total Rm
Cost	3 909	1 634	62	5 605
Opening balance	3 909	1 634	62	5 605
Accumulated amortisation and impairment losses	(3 394)	(1 614)	(26)	(5 034)
Opening balance	(3 056)	(1 552)	(20)	(4 628)
Impairment of goodwill	(326)	–	–	(326)
Remeasurement of performance fee liability	–	(46)	–	(46)
Amortisation for the year	–	(14)	(6)	(20)
Foreign currency translation	(12)	(2)	–	(14)
Closing balance at 30 June 2024	515	20	36	571
Cost	3 909	1 634	62	5 605
Opening balance	3 426	1 513	62	5 001
Acquisition of Fortius Funds Management (Pty) Ltd	483	121	–	604
Accumulated amortisation and impairment losses	(3 056)	(1 552)	(20)	(4 628)
Opening balance	(2 978)	(1 513)	(14)	(4 505)
Impairment of goodwill	(111)	–	–	(111)
Remeasurement of performance fee liability	–	(33)	–	(33)
Amortisation for the year	–	(21)	(6)	(27)
Foreign currency translation	33	15	–	48
Closing balance at 30 June 2023	853	82	42	977

Carrying amount of goodwill allocated to the different cash-generating units is as follows:

	Initial goodwill	Foreign currency translation	Accumulated impairment loss recognised	Goodwill 2024 Rm
Growthpoint Management Services (Pty) Ltd (note 12.1)	3 426	–	(2 978)	448
Growthpoint Australia Limited (note 12.2)	483	21	(437)	67
Carrying value at 30 June 2024	3 909	21	(3 415)	515

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

12. Intangible assets (continued)

12.1 Goodwill – Growthpoint Management Services (Pty) Ltd

For the purpose of impairment testing, goodwill is allocated to the Group's historical management services entity. This represents the property administration and management business within the Group where goodwill allocated is monitored for internal management purposes.

The recoverable amount of the cash-generating unit was based on its value in use. It was determined that the recoverable amount was higher than the carrying amount and therefore no impairment loss was recognised. The recoverable amount was calculated by discounting the future cash flows generated from the continuing use of the unit and was based on past experience and the following key assumptions:

- (a) The management contract will continue on similar terms to the agreement that was in place before the acquisition transaction, which had the following terms:
 - Asset management fee was calculated at 0.50% of the enterprise value
 - Enterprise value was measured by taking the sum of the market value of external debt plus market capitalisation
- (b) Letting commission on new deals was calculated at 100% of recommended South African Property Owners Association (SAPOA) tariffs, while letting commission on renewals was calculated at 50% of recommended SAPOA tariffs
- (c) Collection fees range from 1% to 4% of cash collected on a property-by-property basis
- (d) Salaries are in respect of functions that relate to property management
- (e) Operating expenditure was based on discussions with the previous property managers and after consideration of historic costs, which included rental of premises, IT systems and support, marketing and other expenses necessary for operating a listed company
- (f) A discount rate of 9.6% (FY23: 9.2%) was applied in determining the recoverable amount of the unit. The discount rate was estimated based on the Group's weighted average cost of debt

There are no expected significant changes to the assumptions.

The discounted cash flow was performed over the weighted average lease period of 4.0 years (FY23: 3.6 years).

The amortisation is recognised as a non-cash item and is excluded from the shareholders' distribution calculation.

The remaining amortisation period of the rights to manage the property is seven years.

The difference between the recoverable amount and carrying amount, including allocated goodwill, is as follows:

	2024 Rm	2023 Rm
Growthpoint Management Services (Pty) Ltd	820	1 031

12.2 Goodwill – GOZ Funds Management (Fortius)

Goodwill was attributed to the GOZ funds management business as a single CGU.

The carrying amount of assets attributable to the funds management CGU comprised goodwill of R68.4m (AUD5.6m) (FY23: R514.6m (AUD41.0m)), management rights base fees of R19.3m (AUD1.6m) (FY23: R33.9m (AUD2.7m)), and other net working capital of Rnil (FY23: R33.0m (AUD3.1m)), totalling R87.7m (AUD7.2m) (FY23: R587.5m (AUD46.8m)).

The recoverable value of the funds management CGU was a value-in-use assessment of the five-year forecast of cash flows expected to be generated from the CGU and a Gordon Growth Model perpetuity growth rate discounted to net present value.

The recoverable amount assessed of R87.7m (AUD7.2m) (FY23: R477.0m (AUD38.0m)) was lower than the carrying amount of R413.8m (AUD33.8m) (FY23: R587.5m (AUD46.8m)), therefore an impairment of R326.1m (AUD26.6m) (FY23: R110.5m (AUD8.8m)) was recognised at FY24. This impairment primarily resulted from an increase in the risk-free rate within the discount rate and changed economic conditions affecting the funds management sector since acquisition.

Components of impairment recognised

	2024 Rm	2023 Rm
Impairment from goodwill	326	111
Impairment management rights – performance fee intangibles	46	33
Corresponding reduction to business combination variable consideration – performance fees and associated deferred tax liabilities	(46)	(33)
Net impairment	326	111
Cumulative net impairment	437	111

Key valuation assumptions

The key assumptions used by management in the estimation of the recoverable amount are set out below:

Key valuation assumption	Description	Input value		Impact on value in use	
		2024	2023	Increase in the input	Decrease in the input
Discount rate	The rate of return used to discount forecast cash flows into present value. The rate is determined with regard to market evidence, comprising the prevailing risk-free rate and a typical risk premium for a funds management business	12.8%	12.5%	Decrease	Increase
Perpetuity growth rate	The perpetuity growth rate is incorporated into the Gordon Growth Model formula to estimate the terminal value. The rate is based on the Reserve Bank of Australia's long-term target inflation range	2.5%	2.5%	Increase	Decrease

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

13. Long-term loans granted

Summary of loan balances

			Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Opening balance			3 235	3 313	3 235	3 306
Accrued interest			402	355	402	354
Advanced during the year			–	32	–	32
Fair value adjustments			(123)	(236)	(123)	(247)
Repaid during the year			(401)	(214)	(401)	(210)
Write-off			–	(15)	–	–
Closing balance			3 113	3 235	3 113	3 235
Portion repayable within the next 12 months			–	–	–	–
Portion repayable after the next 12 months			3 113	3 235	3 113	3 235
There were no fair value adjustments attributable to changes in the credit risk of the financial asset.						
The long-term loans granted were advanced to the following entities:						
Entity	Interest rate	Latest repayment date	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
V&A Waterfront (Pty) Ltd	Prime + 2.0%	30 September 2026	3 109	3 199	3 109	3 199
Lango Real Estate Management Limited	Bank of England (BoE) base rate + 2.5%	No fixed repayment date	4	11	4	11
Other immaterial loans advanced	Prime to prime + 2%	Repaid during the year	–	25	–	25
			3 113	3 235	3 113	3 235

Significant terms and conditions

- V&A Waterfront** ■ The unsecured loan is used for the development and construction at the V&A Waterfront
- Lango Real Estate Management Limited (Lango Manco)** ■ Lango Manco purchased a number of its own shares from the company on loan account, which are held as treasury shares in Lango Manco. A loan on similar terms was advanced to Royal Bafokeng Automotive (Pty) Ltd for the purchase of Lango Manco shares. The loans are repayable as and when dividends or distributions are paid by Lango Manco

14. Cash and cash equivalents

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Unrestricted cash and cash equivalents	1 330	2 011	111	427
Money market funds	468	1 036	–	900
Other short-term deposits	–	315	–	–
Restricted cash	107	157	–	–
	1 905	3 519	111	1 327

The restricted cash relates mainly to a GOZ obligation for tenant incentives at 1 Charles Street, Parramatta, New South Wales and restricted security deposits held in rent accounts for C&R.

At year end, the Group and company's cash were invested with counterparties that have a high percentage tier-one capital and strong credit ratings assigned by international credit-rating agencies, the breakdown of which is as follows:

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Aaa/AAA	512	620	–	–
Aa3/AA	927	1 177	–	–
Ba2/BB-	466	1 722	111	1 327
Closing balance	1 905	3 519	111	1 327

The cash is held in the following currencies:

	Equivalent foreign currency (ZAR, AUD, GBP)		Functional currency	
	Group 2024 m	Group 2023 m	Group 2024 Rm	Group 2023 Rm
GROUP				
SA Rand	466	1 722	466	1 722
Australian Dollar	42	49	512	620
Pound Sterling	40	49	927	1 177
			1 905	3 519

The company holds cash in ZAR.

Cash and cash equivalents disclosed on the statement of financial position include investments in money market funds, being short-term, highly liquid investments with maturities of three months or less. Money market funds are classified as cash equivalents, as these funds are held to meet short-term cash requirements, are highly liquid investments, and are readily convertible to known amounts of cash which are subject to an insignificant risk of changes in value. The underlying instruments in the money market funds are mainly (> 85%) issued credit papers and call accounts of four of South Africa's largest banks, all of which had a Moody's short-term national rating of P1(ZA) at FY24 (FY23: P1(ZA)).

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

15. Trade and other receivables

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Rental debtors	291	348	32	42
Expected credit losses	(97)	(171)	(28)	(40)
Pre-paid expenses	195	189	12	16
Deferred expenditure	1	78	1	37
Sundry debtors	731	737	358	536
Loan to joint venture – V&A Waterfront	101	100	101	100
Accrued recoveries	349	295	159	156
Value added tax (VAT) receivable	18	5	–	12
	1 589	1 581	635	859

15.1 Movements in the loss allowance in respect of rental debtors

The movement in the loss allowance in respect of rental debtors during the year was as follows:

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Opening balance	(171)	(199)	(40)	(58)
Bad debts written off	46	–	12	–
Expected credit losses on trade receivables	7	42	–	18
Foreign currency translation	21	(14)	–	–
Closing balance	(97)	(171)	(28)	(40)

15.2 Credit and market risks and impairment losses

Information about the Group and company's exposure to credit and market risks and impairment losses for trade receivables is included in note 27.1.

16. Ordinary share capital

	Number of shares		Amount	
	2024	2023	2024 Rm	2023 Rm
Group and company				
Authorised				
Ordinary shares with no par value	5 000 000 000	5 000 000 000		
Issued and fully paid up				
Ordinary shares				
Issued at the beginning of the year	3 430 787 066	3 430 787 066	53 550	53 550
Issued during the year	-	-	-	-
In issue at the end of the year	3 430 787 066	3 430 787 066	53 550	53 550

17. Treasury shares

	Number of shares		Amount	
	2024	2023	2024 Rm	2023 Rm
GROUP				
Opening balance	50 304 434	23 124 038	689	355
Acquired during the year	-	31 455 719	-	401
Vested/exercised during the year	(6 417 944)	(4 275 323)	(54)	(67)
Closing balance	43 886 490	50 304 434	635	689
Net share capital	3 386 900 576	3 380 482 632	52 915	52 861
COMPANY				
Opening balance	-	2 117	-	-
Vested/exercised during the year	-	(2 117)	-	-
Closing balance	-	-	-	-
Net share capital	3 430 787 066	3 430 787 066	53 550	53 550

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

18. Non-controlling interest GROUP

Extracts from financial information for material subsidiaries with non-controlling interest are provided below. Growthpoint Telecommunication Infrastructure (Pty) Ltd is not a material subsidiary and has therefore been excluded from the disclosure.

During the year, the Group acquired 49% in K2019084863 (South Africa) (Pty) Ltd for R112.0m. The Group now owns 100% of K2019084863 (South Africa) (Pty) Ltd.

	GHPH		GSAH		GOZ		C&R	
	2024 Rm	2023 Rm	2024 Rm	2023 Rm	2024 Rm	2023 Rm	2024 Rm	2023 Rm
Primary place of business	South Africa	South Africa	South Africa	South Africa	Australia	Australia	United Kingdom	United Kingdom
Proportion of ownership interest and voting rights (%)	39.1	39.1	20.9	14.3	63.7	63.7	68.9	62.4
Proportion of NCI ownership interest and voting rights (%)	60.9	60.9	79.1	85.7	36.3	36.3	31.1	37.6
Statement of financial position								
Non-current assets	4 053	3 667	3 561	2 720	56 561	63 908	9 342	8 640
Non-current liabilities	(385)	(936)	(1 293)	(927)	(24 596)	(24 673)	(4 861)	(4 323)
Total non-current net assets	3 668	2 731	2 268	1 793	31 965	39 235	4 481	4 317
Current assets	211	125	153	216	1 272	825	1 196	1 536
Current liabilities	(35)	(29)	(103)	(250)	(908)	(863)	(599)	(670)
Total current net assets	176	96	50	(34)	364	(38)	597	866
Net assets	3 844	2 827	2 318	1 759	32 329	39 197	5 078	5 183
Net assets attributable to NCI	2 078	2 020	1 824	1 508	11 856	14 584	1 043	1 229

Changes in the proportion held by non-controlling interests

GHPH

On 1 March 2024, GHPH acquired the remaining 49% shareholding in K2019084863 (South Africa) (Pty) Ltd for a consideration of R112.0m which equals the carrying value of the net assets attributable to non-controlling shareholders of K2019084863 (South Africa) (Pty) Ltd. A cash consideration of R44.0m was paid to the non-controlling shareholders, and the balance of R68.0m settled by way of trade and other receivable owing to GHPH by the sellers of the company. (FY23: R500.0m share capital was raised from non-controlling shareholders. The carrying value of the net assets attributable to non-controlling shareholders of GHPH was R487.0m).

GSAH

A total of R380.0m share capital was raised from non-controlling shareholders of GSAH in FY24 resulting in a change in the carrying value of the net assets attributable to non-controlling shareholders of R384.0m (FY23: R250.0m raised when the carrying value of the net assets attributable to non-controlling shareholders of GSAH was R243.0m).

GOZ

In the prior year, GOZ bought shares with a value of R699.0m back from non-controlling shareholders at the carrying value of the net assets.

C&R

C&R declared a scrip dividend for its June 2023 and December 2023 dividends. In addition, C&R raised share capital in an open offer from shareholders to acquire Gyle Shopping Centre in Edinburgh on 4 September 2023. R27.0m was raised from non-controlling shareholders and resulted in a change in the carrying value of the net assets attributable to non-controlling shareholders of C&R of R82.0m (FY23: R5.0m raised from non-controlling shareholders at the carrying value of the net assets attributable to non-controlling shareholders).

The following is a schedule of additional interests:

	GPHH		GSAH		GOZ		C&R	
	2024 Rm	2023 Rm	2024 Rm	2023 Rm	2024 Rm	2023 Rm	2024 Rm	2023 Rm
Cash consideration received from non-controlling shareholders	–	500	380	250	–	–	27	5
Cash consideration paid to non-controlling shareholders	(44)	–	–	–	–	(699)	–	–
Consideration settled by way of trade and other receivables	(68)	–	–	–	–	–	–	–
Carrying value of the change in interest	112	(487)	(384)	(243)	–	699	(82)	(5)
Difference recognised in total other reserves	–	13	(4)	7	–	–	(55)	–

	GPHH		GSAH		GOZ		C&R	
	2024 Rm	2023 Rm	2024 Rm	2023 Rm	2024 Rm	2023 Rm	2024 Rm	2023 Rm
Statement of profit or loss and other comprehensive income								
Revenue, excluding straight-line lease income adjustment	465	451	409	379	3 830	3 840	1 511	1 090
Profit/(loss) for the year	514	331	45	195	(4 600)	(2 587)	(371)	(92)
Other comprehensive (loss)/income	–	–	–	–	(1 175)	4 447	(91)	625
Total comprehensive income/(loss)	514	331	45	195	(5 775)	1 860	(462)	533
Dividends paid to non-controlling interest	(170)	(148)	(100)	(103)	(648)	(726)	(86)	(75)
Profit/(loss) after taxation attributable to NCI	340	206	33	165	(1 644)	(873)	(121)	(27)
Other comprehensive (loss)/income attributable to NCI	–	–	–	–	(435)	1 655	(63)	297
SA REIT distributable income retained/ (over distributed)	3	29	(29)	31	425	406	12	69
Statement of cash flows								
Net cash (utilised in)/generated from operating activities	(44)	(8)	(10)	58	1 643	2 103	(152)	(73)
Net cash (utilised in)/generated from investing activities	(162)	(167)	(880)	(441)	88	(1 380)	(1 268)	1 248
Net cash generated from/(utilised in) financing activities	304	155	879	443	(1 819)	(722)	1 213	(1 000)
Translation effect on cash and cash equivalents of foreign operations	–	–	–	–	(20)	66	(43)	211
Net increase/(decrease) in cash and cash equivalents	98	(20)	(11)	60	(108)	67	(250)	386

The information above is the amount before intercompany eliminations and has been adjusted for fair value adjustments on acquisition and differences in the Group's accounting policies.

	2024 Rm	2023 Rm
Total net assets attributable to NCIs	16 801	19 341

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

19. Financial liabilities

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Summary of total financial liabilities				
Interest-bearing borrowings nominal amount	69 952	69 310	33 309	31 999
Accrued interest on interest-bearing borrowings	514	504	355	324
Fair value adjustment on interest-bearing borrowings	(205)	(1 634)	274	139
Fair value of interest-bearing borrowings	70 261	68 180	33 938	32 462
Derivative liabilities	635	1 450	575	1 437
	70 896	69 630	34 513	33 899

19.1 Long-term borrowings

Growthpoint has the following long-term loans outstanding at year end:

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Secured variable rate borrowings	35 042	37 079	14 518	15 468
Unsecured variable rate borrowings	23 091	19 478	18 791	16 061
Secured fixed rate borrowings	11 819	12 283	–	–
Unsecured fixed rate borrowings	–	470	–	470
Accrued interest	514	504	355	324
Fair value adjustments	(205)	(1 634)	274	139
	70 261	68 180	33 938	32 462
Reconciliation of long-term borrowings				
Opening balance	68 180	62 857	32 462	30 917
Proceeds from borrowings raised	6 630	13 066	5 730	3 550
Repayment of borrowings	(4 872)	(12 011)	(4 507)	(2 152)
Borrowings incurred – cash flow directly to supplier	200	–	–	–
Realised profit on borrowing	27	–	27	–
Accrued interest	5 292	4 382	3 386	2 617
Interest paid	(5 282)	(4 215)	(3 355)	(2 460)
Interest capitalised to borrowings	96	–	87	–
Fair value adjustments	1 326	(800)	108	(10)
Foreign currency translation	(1 336)	4 901	–	–
Closing balance	70 261	68 180	33 938	32 462
Portion repayable within the next 12 months	6 334	5 935	3 189	3 889
Portion repayable after the next 12 months	63 927	62 245	30 749	28 573

	Interest rate	Latest repayment dates	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Secured variable rate borrowings						
Secured variable rate borrowings – South Africa	Jibar+1.35% to Jibar+2.00%	Jun-34	15 685	16 372	14 518	15 468
Secured variable rate borrowings – South Africa – USD-denominated loans	SOFR+1.85%	Aug-25	729	1 132	–	–
Secured variable rate borrowings – South Africa – EUR-denominated loans	Euribor+1.80% to Euribor+2.75%	Sep-28	2 437	3 294	–	–
Secured variable rate borrowings – Australia	BBSW+1.00% to BBSW+1.85%	Jun-28	14 833	15 251	–	–
Secured variable rate borrowings – United Kingdom	SONIA+2.75% to SONIA+5.95%	Sep-28	1 358	1 030	–	–
Total variable rate loans secured by investment property			35 042	37 079	14 518	15 468
Total unsecured variable rate borrowings – South Africa						
	Jibar+1.18% to Jibar+2.10%; Prime -1.63%; CPI linked 4.15%	Feb-34	19 172	16 061	18 791	16 061
Unsecured variable rate borrowings – South Africa – EUR						
	Euribor+2.50% to Euribor+2.52%	Sep-28	3 919	3 417	–	–
Secured fixed rate borrowings						
Secured fixed rate borrowings – Australia	3.27% to 5.35%	Jun-29	8 598	8 930	–	–
Secured fixed rate borrowings – United Kingdom	3.45%	Jan-27	3 221	3 353	–	–
Total fixed-rate loans secured by investment property			11 819	12 283	–	–
Unsecured fixed-rate borrowings – South Africa						
	9.78% to 10.15%	Apr-24	–	470	–	470
Total nominal value of borrowings			69 952	69 310	33 309	31 999

Significant terms and conditions

- All loans were utilised to purchase properties, to invest in shares of property-owning entities and for general corporate purposes
- Nearly all loans have a bullet repayment profile
- Due to the nature of a REIT, the borrowings will typically be refinanced with new funding at maturity
- The secured borrowings are secured with mortgage bonds registered over properties. Refer to note 27.4

The South African Reserve Bank (SARB) announced that the Johannesburg Interbank Average Rate (Jibar) would be phased out as a reference rate and is to be replaced by the South African Rand Overnight Index Average (ZARONIA) by the end of 2026. An official cessation date for Jibar is expected to be announced in December 2025. Management is aware of the change and is monitoring developments regarding the transition. In relevant cases, contractual agreements are being updated with provisions to cater for the new reference rate.

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

19. Financial liabilities (continued)

19.2 Derivatives

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Derivative assets				
Forward exchange derivatives	22	2	22	2
Interest rate derivatives	872	932	317	559
Cross-currency interest rate derivatives	480	1 037	78	31
	1 374	1 971	417	592
Derivative liabilities				
Forward exchange derivatives	11	30	–	30
Interest rate derivatives	98	47	89	46
Cross-currency interest rate derivatives	526	1 373	486	1 361
	635	1 450	575	1 437

Net derivative assets and liabilities

Net derivative assets and liabilities entered into to manage risks relating to:

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Income for the purpose of REIT distributions	785	857	250	485
The capital structure of the Group and company	(46)	(336)	(408)	(1 330)
	739	521	(158)	(845)

Derivative

Forward exchange derivative

The Group enters into forward exchange derivatives to manage its exposure to foreign exchange risk by forward-selling foreign currency at pre-determined prices.

Interest rate derivative

The Group enters into derivative financial instruments to manage its exposure to interest rates by fixing floating interest rates on borrowings.

Cross-currency interest rate derivative

Rand/USD-denominated borrowings are obtained for certain acquisitions and the Group then enters into cross-currency interest rate derivatives to swap the Rand/USD currencies.

20. Leases

The Group and company as a lessor

The Group and company act as a lessor over all its leases over its investment property. These leases are classified as operating leases at the inception of the lease. The Group and company recognise lease payments received under an operating lease as income on a straight-line basis over the term as part of revenue.

The Group and company as the lessee

Lease liabilities are initially measured at the present value of the lease payments discounted using the interest rate implicit in the lease. If that rate cannot be determined, the consolidated entity's incremental borrowing rate is used.

Subsequent measurements for a lease liability are done by:

- Increasing the carrying amount to reflect interest on the lease liabilities
- Reducing the carrying amount to reflect the lease payments made
- Remeasuring the carrying amount to reflect any re-assessment or lease modifications

Interest on the lease liabilities and any variable lease payments not included in the measurement of the lease liabilities are recognised in the consolidated statement of profit or loss and comprehensive income in the period to which they relate.

GROUP

The weighted average incremental borrowing rate applied to lease liabilities was 9.2% (FY23: 7.8%) for South Africa, 3.6% (FY23: 3.7%) for GOZ and 5.7% (FY23: 5.6%) for C&R.

COMPANY

The weighted average incremental borrowing rate applied to lease liabilities was 9.2% (FY23: 7.8%).

Amounts recognised in the statement of financial position.

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Right-of-use assets				
South Africa	45	37	29	21
Australia (GOZ)	1 101	1 180	–	–
United Kingdom (C&R)	438	515	–	–
Total	1 584	1 732	29	21

The present values of the payments at 30 June 2024 are as follows:

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Lease liability				
South Africa	46	38	29	21
Australia (GOZ)	1 295	1 343	–	–
United Kingdom (C&R)	647	720	–	–
Total	1 988	2 101	29	21
Portion repayable within the next 12 months	97	161	1	4
Portion repayable after the next 12 months	1 891	1 940	28	17
The lease liabilities can be reconciled as follows:				
Opening balance	2 101	1 826	21	23
Additions	3	25	–	–
Foreign currency translation	(73)	265	–	–
Reduction reflecting the lease payments made	(140)	(102)	(2)	(4)
Increase reflecting the interest on the lease liability	84	89	1	1
Adjustment for re-assessment of the lease liability	13	(2)	9	1
Closing balance	1 988	2 101	29	21

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

21. Employee benefits

GROUP

21.1 Equity-settled share-based payments

	2024 Rm	2023 Rm
Opening balance	137	127
Expense recognised for equity-settled share-based payment plan:		
Personnel expense	28	22
Asset management cost and directors' fees	60	44
Non-cash charge	25	18
Units exercised	(79)	(74)
Closing balance	171	137
Zero strike price share scheme	100	77
Retention scheme	15	20
LTIP share scheme	56	40

21.2 Growthpoint staff incentive scheme (GSIS)

The below schemes form part of the GSIS scheme. The aggregate maximum number of options/shares that may be awarded to participants over the duration of the GSIS is currently 170 000 000 (FY23: 70 000 000), representing around 5.0% (FY23: 2.2%) of the issued shares of the company. In the case of termination of employment, the GSIS provides for forfeiture of all unvested options. In certain instances, at the discretion of the Human Resources and Remuneration Committee, pro rata future vesting may be allowed (for instance, in the case of retirement and death in service).

Employees

All Growthpoint employees, excluding executives, are annually awarded zero-cost options under the GSIS that vest over a five-year period. The quantum is based on a target percentage of their fixed remuneration. Target percentages are linked to market benchmarks and can be increased by approval of the committee for critical skills and individual retention.

The vesting profile allows for 0% of the awards to vest after year one, and 25% to vest in each successive year from year two, with the last vesting of each award taking place after five years.

The share awards granted to employees are valued by using an option valuation model based on the 20-day volume-weighted average price (VWAP) of Growthpoint's shares at measurement date, adjusted for the distributions not receivable by employees before the vesting date.

21.3 The executive retention scheme (ERS)

Executives and a limited number of key senior managers participate in the ERS as part of the GSIS. The ERS is a notional share purchase scheme that simulates a share purchase scheme that is half-funded with debt.

No ERS awards were granted in FY23 or FY24.

For inflight options, each option gives the option holder the right to acquire one Growthpoint share at the reducing strike price at the vesting date. The options simulate a share purchase scheme that is 50% geared at award date.

Each option's strike price is adjusted on a notional basis by:

- Increasing the strike price by 8.25% per annum, compounding on the distribution payment date, and representing interest on the notional debt
- Decreasing the strike price by the actual distribution per share declared and paid by the company

The characteristics of the ERS provide for perfect alignment between Executive Directors and shareholders in that the eventual value that an executive will receive under the ERS is driven by the actual dividends per share (DPS), growth in the DPS, and the share price.

These options vest as follows:

- Year 1: 0%
- Years 2 and 3: 10%
- Years 4 to 6: 20%
- Years 7 and 8: 10%

The share awards granted to employees have been valued using an option valuation model based on 50% of the 30-day VWAP market price of Growthpoint's shares at measurement date, adjusted for the distributions not receivable by employees before the vesting date.

21.4 LTI share scheme

October 2021 awards that vest based on FY22, FY23 and FY24 performance

The LTI share scheme gives executives conditional rights to shares. It has a forward measurement period of three years and awards are settled in shares. The awards are based on an award percentage, which is 75% of total fixed remuneration (TFR), and expressed as a number of Growthpoint shares based on a 90-day VWAP, on grant date, adjusted for dividends over the vesting period as well as the expected performance probability outcomes.

The LTI scheme scorecard governs the vesting of the performance units – this is the same for all participants and is measured over a three-year performance period. The performance scorecard has financial and non-financial measures with relevant weightings that are modified for threshold, target and stretch performance.

Financial – 90% of KPI weighting

- Absolute total return (TR) measured against Growthpoint's weighted average cost of capital (WACC), calculated as the average risk-free rate over three years plus 3% – 30%
- Relative TR measured against peers in the adjusted FTSE/JSE SA REIT Index – 30%
- Relative total shareholder return (TSR) measured against peers in the adjusted FTSE/JSE SA REIT Index – 30%

Non-financial – 10% of KPI weighting

- Average of non-financial measures per STI scorecard for FY22 (16.85%), FY23 (21.17%) and FY24 (18.82%)

Absolute TR

Absolute TR will be scored relative to WACC as per above. A 1% delta, both up and down, will determine the modifier for absolute TR as follows:

- If absolute TR is more than 1% below the WACC, then performance is below threshold and the modifier is 0%
- If absolute TR is less than 1% below the WACC, then performance is between threshold and target, and the modifier will be linear interpolated between 50% and 100%
- If absolute TR is equal to the WACC, then performance is on target and the modifier is 100%
- If absolute TR is up to 1% above the WACC, then performance is between target and stretch, and the modifier will be linear interpolated between 100% and 150%
- If absolute TR is more than 1% above the WACC, then performance is at stretch and the modifier will be capped at 150%

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

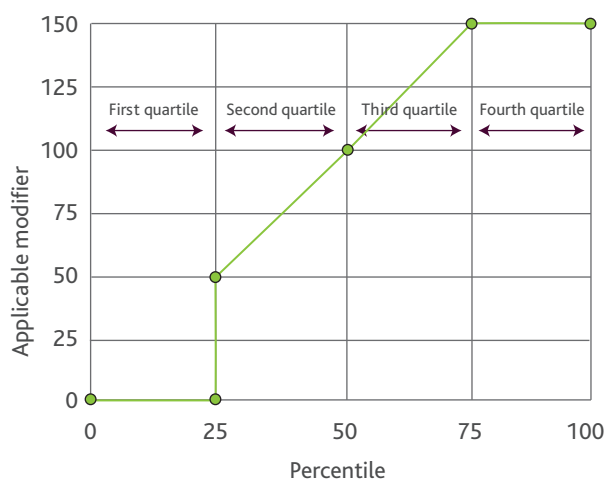
21. Employee benefits (continued)

21.4 LTI share scheme (continued)

Relative TR

TR[#] and TSR* are measured relative to peers in the FTSE/JSE SA REIT Index, with all constituents weighted by market capitalisation, including Growthpoint, capped at 15% over a 36-month rolling period and ranked according to percentiles as follows:

Percentile	Vesting level	Applicable modifier
<25%	Below threshold	0%
25%	Threshold	50%
50%	Target	100%
≥75%	Stretch	Capped at 150%



Linear interpolation will occur on the modifier between the threshold and target performance and between target and stretch performance.

The vesting percentage is multiplied by the number of shares that constituted the award, which can then be exercised.

[#] $TR = (\text{Closing tangible net asset value per share (TNAVPS)} - \text{opening TNAVPS}) + \text{DPS for the period} / \text{opening TNAVPS}$. The TNAVPS is calculated by subtracting intangible assets and adding deferred tax liabilities to ordinary shareholders' equity.

* $TSR = (\text{Closing 90-day VWAP} - \text{opening 90-day VWAP}) + \text{DPS for the period} / \text{opening 90-day VWAP}$. The VWAP is calculated with reference to the relevant company's last reporting date (whether interims or finals) and is calculated ex dividend.

21.5 Deferred STI and cash bonus

In addition to the above schemes, all executives receive a deferred bonus (DSTI) in the form of shares, which vest over a three-year period of one-third each, following the award date, with no further performance conditions. The deferred bonus is awarded at a maximum of 75% of total fixed remuneration (TFR) based on the following performance scorecard, which has financial and ESG measures with relevant weightings that are modified for threshold, target and stretch performance:

Group measures – 85% of KPI weighting

Income statement – 52% of KPI weighting

- Absolute DIPS growth – 15%
- SA vacancies – 5%
- SA renewal growth – 5%
- SA IFRS cost-to-income ratio – 3.5%
- Relative DIPS growth – 23.5%

Balance sheet – 15% of KPI weighting

- Group LTV – 4%
- Debt expiry profile – 3%
- Interest rate hedging – 2%
- Secured versus unsecured debt – 3%
- Domestic credit rating – 3%

ESG – 18% of KPI weighting

- Environmental – Renewable energy (MWp) – 5.5%
- Social: Community – Transformation B-BBEE scorecard – 5.5%
- Social: Labour – Employee engagement – 3.5%
- Governance – Ethics – 3.5%

Personal measures – 15% of KPI weighting

- Delivery on strategy and specific personal targets – 15%

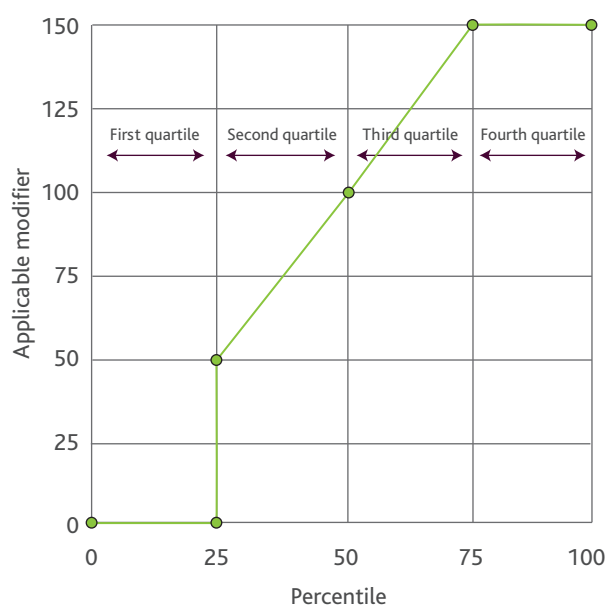
Absolute DIPS is scored relative to budget DIPS, which is set at the beginning of the financial year and is derived from a rigorous bottom-up budgeting process. A 1.5% delta, both up and down, determines the modifier for absolute DIPS growth as follows:

Achievement against budget	Vesting level	Applicable modifier
More than 1.5% below budget	Below threshold	0%
1.5% below budget	Threshold	50%
Equal to budget DIPS	Target	100%
More than 1.5% above budget	Stretch	Capped at 150%

Linear interpolation will occur on the modifier between the threshold and target performance and between target and stretch performance.

Relative DIPS growth is benchmarked to peers in the FTSE/JSE SA REIT Index. Constituents' DIPS growth is weighted by market capitalisation, including Growthpoint, with all constituents capped at 15%, over a rolling 12-month period and is ranked according to percentiles as follows:

Percentile	Vesting level	Applicable modifier
<25%	Below threshold	0%
25%	Threshold	50%
50%	Target	100%
≥75%	Stretch	Capped at 150%



Linear interpolation will occur on the modifier between the threshold and target performance and between target and stretch performance.

In addition to the deferred bonus, all executives receive a cash bonus which is awarded at a maximum of 75% of TFR, which is then be modified according to performance.

The above performance measures apply to all Exco members. However, the weightings between Group and personal measures will vary from member to member, as well as the participation ratio.

For all other employees, excluding executives, the annual cash bonus is determined by comparing individual performance to agreed performance objectives.

The share awards granted to executives have been valued using an option valuation model, based on the market price of Growthpoint's shares at measurement date, adjusted for the distributions not receivable by employees before the vesting date. To determine the value, the resulting number of shares are multiplied by the then current share price based on a 20-day VWAP.

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

21. Employee benefits (continued)

21.6 Inputs for fair value measurement

GROUP	GSIS		ERS		LTI share scheme	
	2024	2023	2024	2023	2024	2023
Maximum term (years)	5.0	5.0	8.0	8.0	4.0	3.0
Weighted average expected life (years)	2.8	3.0	6.0	6.0	2.5	2.4
Expected dividend growth rate (%)	–	–	–	–	–	–
Discount rate	Swap curve	Swap curve	Swap curve	Swap curve	Risk-free curve	Risk-free curve
Interest rate on strike price (%)	n/a	n/a	8.25	8.25	n/a	n/a
Fair value of options granted (R)	7.52 – 15.93	8.14 – 17.28	11.23 – 13.46	11.23 – 13.46	6.80 – 10.17	8.54 – 10.17
Share price at grant date (R)	10.44 – 11.22	11.69 – 13.19	22.42 – 26.86	22.42 – 27.13	11.29 – 14.70	12.71 – 14.70
Reducing strike price at grant date (R)	n/a	n/a	11.21 – 13.43	11.21 – 13.56	n/a	n/a
Annual historic volatility (%)	n/a	n/a	n/a	n/a	27.53 – 39.60	35.26 – 39.62

Volatility

We used the average annual historic volatility that matches the outstanding duration of the option for the purposes of the valuation.

Term	Group 2024 Volatility (%)	Group 2023 Volatility (%)
One year	25.93	21.09
Two years	23.62	23.39
Three years	24.26	28.48

GSIS

The probability of staff leaving was estimated as 3.5% in the first year and 3.4% – 3.6% in subsequent years.

ERS

The probability of staff leaving was estimated at 5% in the first year and an additional 5% in every second subsequent year.

LTI share scheme

The probability of staff leaving was estimated at 0.1% – 0.8%. Management expects 75% of the non-financial component to vest.

21.7 Reconciliation of shares

	Number of shares	
	Group 2024	Group 2023
Cumulative shares issued, acquired and held by Growthpoint for the purpose of share-based payments*		
Cumulative shares issued and acquired	30 304 434	34 579 757
Opening balance	30 304 434	23 124 038
Shares acquired during the year	–	11 455 719
Cumulative shares vested and exercised	(6 417 944)	(4 275 323)
Shares available to the share scheme	23 886 490	30 304 434
* 20 000 000 of the treasury shares in note 17 are not available to the share scheme as these are earmarked for a B-BBEE ownership scheme.		
Outstanding share options granted to employees		
Opening balance	27 497 705	19 907 205
Granted to employees	17 157 092	13 843 214
Forfeited by employees	(1 554 786)	(1 949 914)
Vested and exercised by employees	(6 457 050)	(4 302 800)
Outstanding share options granted to employees	36 642 961	27 497 705

GROUP	GSIS		ERS		LTI share scheme	
	2024 R	2023 R	2024 R	2023 R	2024 R	2023 R
Weighted average exercise prices						
Share options outstanding at beginning of year	11.64	15.29	12.51	12.58	9.51	10.74
Options granted during the year	8.19	8.99	n/a	n/a	6.80 – 7.71	9.55
Options forfeited during the year	11.28	11.88	12.37	12.51	8.69	14.40
Options exercised during the year	15.74	14.87	12.70	12.74	8.54	16.00
Options outstanding at year end	9.23	11.64	12.43	12.51	8.69	9.51
Range of exercise prices	7.52 – 23.62	8.18 – 21.15	11.78 – 13.46	11.95 – 13.43	8.54	16.00
Maximum remaining term (years)	5.00	5.00	3.00	4.00	4.00	3.00

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

22. Taxation and deferred taxation

22.1 Taxation

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
22.1.1 Current tax expense	297	412	99	110
South African normal taxation	206	224	99	110
Current year	209	218	104	104
Prior year	(3)	6	(5)	6
Foreign normal taxation	91	188	-	-
Current year	126	187	-	-
Prior year	(35)	1	-	-
Deferred tax income	(1 285)	(172)	(979)	(673)
South African deferred tax (income)/expense				
Current year	(133)	(9)	29	30
Relating to origination and reversal of temporary differences	(133)	(9)	29	30
Foreign deferred tax income				
Current year	(1 152)	(163)	(1 008)	(703)
Capital gains tax on the sale of GOZ shares	(1 152)	(163)	(1 008)	(703)
Total income tax (income)/expense	(988)	240	(880)	(563)

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
22.1.2 Reconciliation of effective taxation charge				
(Loss)/profit before taxation	(1 111)	2 067	1 557	2 988
Statutory taxation charge at 27%	(300)	558	420	807
Interest, penalties, raising fees and other non-deductible expenses	251	72	2	8
Realised losses on derivatives	9	(5)	9	(6)
Employee benefits – share scheme	(57)	15	-	-
Income not taxable/exempt income – foreign dividends received	(38)	(33)	-	-
Deferred tax on assessed loss	4	(5)	-	-
Fair value adjustments not taxable	1 678	1 210	810	278
Expected credit loss provision	(15)	(22)	-	257
Capitalised interest	(19)	(11)	(10)	(5)
Prior year (over)/under provision – current taxation	(3)	6	(5)	6
Capital gains not taxable	-	(3)	-	(7)
Tax rate difference and withholding tax on GOZ	-	-	(1 012)	(697)
Trust profit not subject to tax and withholding and capital gains tax on GOZ	(1 369)	(283)	-	-
Qualifying distribution	(1 129)	(1 259)	(1 094)	(1 204)
Effective taxation (income)/expense	(988)	240	(880)	(563)
Effective taxation rate (%)	88.9	11.6	(56.5)	(18.8)

22.2 Deferred taxation

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
22.2.1 Reconciliation of deferred tax asset				
Opening balance	29	38	–	–
Current year charge through profit or loss	78	(9)	–	–
Closing balance	107	29	–	–
22.2.2 Reconciliation of deferred tax liability				
Opening balance	5 281	5 436	2 741	3 414
Current year charge through profit or loss	(1 207)	(163)	(979)	(673)
Foreign currency translation	(3)	8	–	–
Closing balance	4 071	5 281	1 762	2 741
22.2.3 Net deferred taxation (asset)/liability				
Tax effect of temporary differences between tax and book value for:				
Deferred taxation liability	4 156	5 383	1 762	2 741
Investment in GOZ	3 832	4 983	1 572	2 580
Amortisation of intangible asset	–	(7)	–	–
Investment property – allowances	324	407	190	161
Deferred taxation asset	(192)	(131)	–	–
Amortisation of intangible assets	(4)	–	–	–
Share-based payments	(142)	(81)	–	–
Tax losses carried forward	(3)	(3)	–	–
Provision, prepayments and ECL	(43)	(47)	–	–
Net deferred taxation liability	3 964	5 252	1 762	2 741

Section 25BB of the Income Tax Act allows for the deduction of the qualifying distribution paid to shareholders, but the deduction is limited to taxable income. To the extent that no tax will be payable in future as a result of the qualifying distribution, no deferred tax was raised on items such as the straight-line lease income adjustment and the fair valuation of non-current financial liabilities.

IAS 12 *Income Taxes* (amended) requires the sale rate to be applied, unless rebutted, when calculating deferred taxation on the fair value adjustments on investment property. Capital gains taxation is not applicable on the sale of investment property in terms of section 25BB of the Income Tax Act. The deferred taxation rate applied to investment property at the sale rate will therefore be 0%. Consequently, no deferred taxation is raised on the fair value adjustments on investment property.

Allowances relating to immovable property can no longer be claimed and, if a REIT sells immovable property, the allowances claimed in previous years will be recouped. A deferred taxation liability was raised in this respect.

The deferred taxation liability on the intangible asset relates to the right to manage the property assets.

The deferred taxation on the investment in GOZ is based on the presumption that the investment will be realised through sale and capital gains tax will be payable in Australia.

23. Trade and other payables

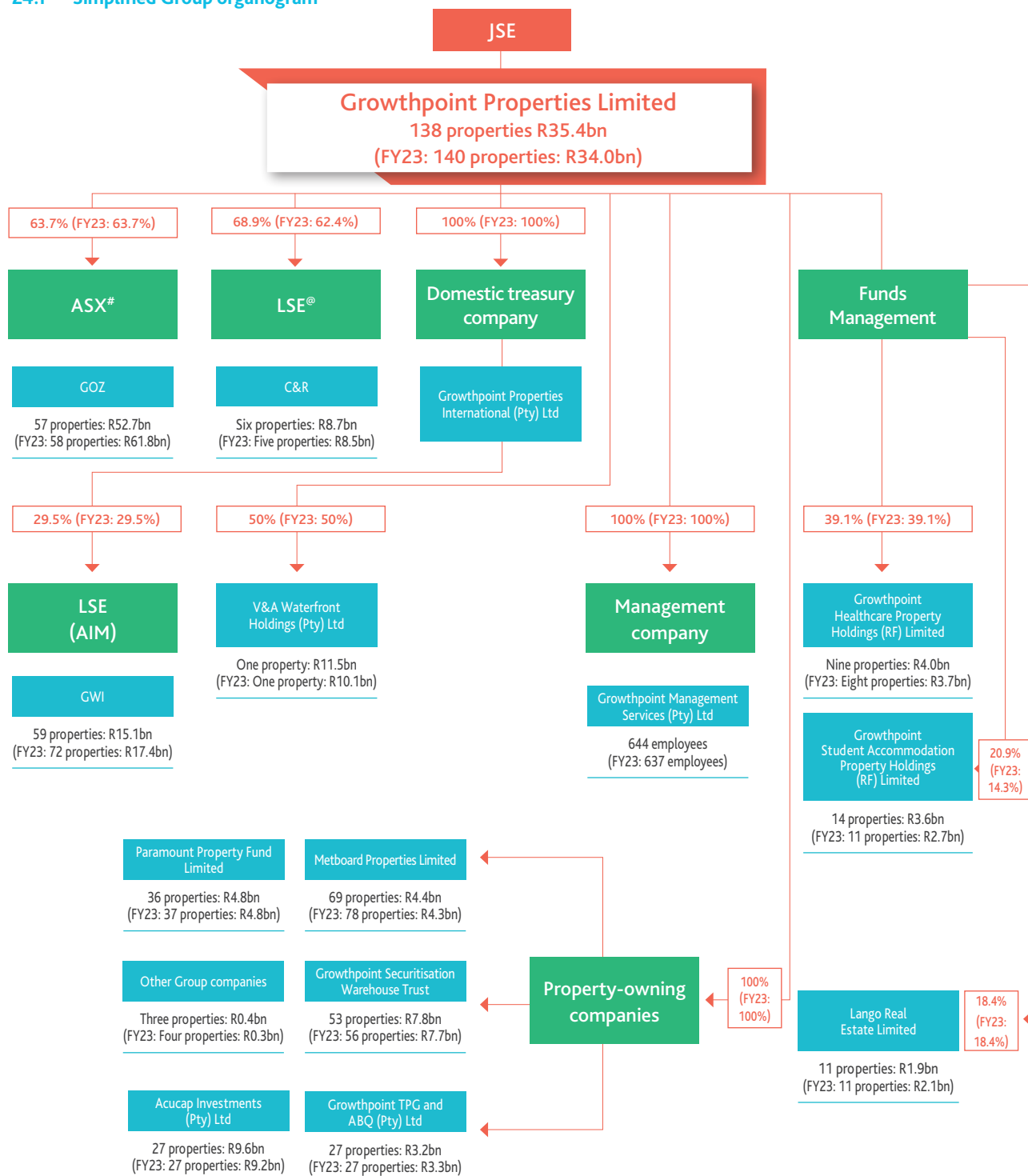
	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Accrued expenses	1 674	1 604	601	581
Tenant deposits	346	333	164	151
Trade creditors	967	1 098	1 035	1 087
Value added tax (VAT) payable	48	–	24	–
Income received in advance	278	216	–	–
Linked unitholders for distribution (GOZ)	333	372	–	–
	3 646	3 623	1 824	1 819

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

24. Related-party transactions

24.1 Simplified Group organogram



[#] ASX – Australian Stock Exchange.

[®] LSE – London Stock Exchange.

The organogram includes only material subsidiaries, joint ventures and associates. A full list of Growthpoint Properties Limited subsidiaries, joint ventures and associates is available on request.

The Group has joint control over a number of properties and the joint arrangements are not structured through separate legal entities. Therefore, the Group recognises its share of the assets and liabilities, income and expenses. South Africa is the principal place of business for all joint operations.

All subsidiaries are wholly owned (either directly or indirectly) by Growthpoint Properties Limited, except for GOZ (63.7%) (FY23: 63.7%), Growthpoint Healthcare Property Holdings (RF) Limited (39.1%) (FY23: 39.1%), Growthpoint Healthcare Management en commandite Partnership (85%) (FY23: 85%), Capital & Regional plc (68.9%) (FY23: 62.4%), Growthpoint Telecommunication Infrastructure (Pty) Ltd (80%) (FY23: 80%) and Growthpoint Student Accommodation Holdings (RF) Limited (20.9%) (FY23: 14.3%). Growthpoint Management Services (Pty) Ltd (GMS) provides property management services for the South African companies.

The Group owns 37.5% of Lango Real Estate Management Limited, which provides property management services for Lango Real Estate Limited.

24.2 Related-party transactions

Various transactions were entered into between related parties.

	2024		2023	
	Income Rm	Receivables Rm	Income Rm	Receivables Rm
Group and company				
V&A Waterfront (Pty) Ltd				
The income is interest-accrued by the V&A Waterfront for the year. The receivable relates to capital and interest receivable that are outstanding.	775	3 210	688	3 299
Income for services rendered by LN Sasse and EK de Klerk.	1	–	1	–
Globalworth Real Estate Investments Limited				
The income is dividends declared by GWI for the year. This income relates to Group only.	361	–	352	–
Lango Real Estate Limited				
The income is dividends declared by Lango for the year. The receivable relates to the last declared dividend that is outstanding.	–	–	3	–
Lango Real Estate Management Limited				
The income is a dividend declared by Lango Manco for the year. The receivable relates to shares purchased from the company on loan account. Refer to note 13.	24	4	21	11

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

24. Related-party transactions (continued)

24.2 Related-party transactions (continued)

Various transactions were entered into between related parties.

COMPANY	2024				2023			
	Income Rm	Receivables Rm	Expenses Rm	Payables Rm	Income Rm	Receivables Rm	Expenses Rm	Payables Rm
Intercompany assets with subsidiaries								
1 Roger Dyason (Pty) Ltd	–	2	–	–	–	2	–	–
Acucap Investments (Pty) Ltd	–	203	–	–	–	8	–	–
Acucap Properties Limited	–	131	–	–	–	52	–	–
Basfour 2721 (Pty) Ltd	–	155	–	–	–	196	–	–
Burg Brother Properties (Pty) Ltd	–	–	–	14	–	–	–	14
G Properties Two (Pty) Ltd	–	–	–	22	–	–	–	245
GHPH	–	376	–	–	–	375	–	–
GPT UK Holdco's Limited	–	–	–	10	–	–	–	10
Growthpoint ABQ (Pty) Ltd	–	720	–	–	–	752	–	–
Growthpoint Properties Australia	–	503	–	–	–	535	–	–
Growthpoint Properties International (Pty) Ltd (GPI)	–	2 532	–	–	–	3 524	–	–
Growthpoint Securitization Warehouse Trust	–	3 571	–	–	–	3 680	–	–
Growthpoint Staff Incentive Scheme Trust	–	–	–	–	–	370	–	–
Growthpoint Telecommunications Infrastructure (Pty) Ltd	–	59	–	–	–	59	–	–
Growthpoint TPG (Pty) Ltd	–	788	–	–	–	825	–	–
GRT Bloekom (Pty) Ltd	–	–	–	109	–	–	–	109
Majorshelf 184 (Pty) Ltd	–	–	–	120	–	–	–	120
Metboard Properties Limited	–	827	–	–	–	880	–	–
Paramount Properties Limited	–	2 408	–	–	–	2 150	–	–
Scopeful 157 (Pty) Ltd	–	–	–	14	–	–	–	14
Silverhorn Properties (Pty) Ltd	–	9	–	–	–	9	–	–
Skillful 115 (Pty) Ltd	–	–	–	21	–	–	–	21
Tyger Hills Investments (Pty) Ltd	–	193	–	–	–	201	–	–
Growthpoint Management Services Proprietary Limited (GMS)	–	1 717	–	–	–	1 136	–	–

COMPANY	2024				2023			
	Income Rm	Receivables Rm	Expenses Rm	Payables Rm	Income Rm	Receivables Rm	Expenses Rm	Payables Rm
Intercompany income and expenses								
Letting commissions – GMS	–	–	55	–	–	–	53	–
Asset management fees paid – GMS	–	–	152	–	–	–	132	–
Collection commission – GMS	–	–	135	–	–	–	145	–
Building staff costs – GMS	–	–	46	–	–	–	49	–
Transaction and project fees paid – GMS	–	–	47	–	–	–	–	–
Rent received – GMS	6	–	–	–	5	–	–	–
	6	14 194	435	310	5	14 754	379	533

The loans with G Properties Two (Pty) Ltd are unsecured. Interest of between 8.91% and 9.17% (FY23: 8.86% and 9.12%) is charged on the fixed rate loans (R94.0m) (FY23: R257.9m) and interest of between Jibar+3.02% and Jibar+3.04% (FY23: 2.97% and 2.99%) on the variable rate loans (R31.3m) (FY23: R81.9m). These loans are repayable on 10 August 2025.

The loan receivable from Growthpoint Healthcare Property Holdings (RF) Limited is unsecured. Interest is received at a variable rate of 8.0% (FY23: 8.9%) based on the actual annualised dividend yield of GHPH.

The loan payable to Growthpoint Properties International (Pty) Ltd is unsecured. Interest is charged at prime rate and has no fixed repayment date.

The loan with Growthpoint Telecommunications Infrastructure (Pty) Ltd bears interest at prime interest rate and is repayable as distributions are made.

The loan with GMS bears interest at prime interest rate and is repayable on 30 June 2025.

All other loans are unsecured, interest-free and have no fixed terms of repayment. The directors believe that the carrying amount fairly reflects the fair value.

24.3 Key management personnel

The Group's key management personnel and persons connected with them are also considered to be related parties for disclosure purposes. Key management personnel are defined as those persons having authority and responsibility for planning, directing and controlling the activities of Growthpoint Properties Limited (directly or indirectly) and comprise the Board of Directors and the heads of the major business units and functions.

	2024 Rm	2023 Rm
Total IFRS remuneration		
Short-term employee benefits	33	38
Accounting IFRS charge in respect of staff incentive scheme awards	29	26
	62	64

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

24. Related-party transactions (continued)

24.4 Directors' remuneration

	Basic salary R	Benefits R	Annual bonus R	Total short-term employee benefits R	Accounting IFRS charge in respect of staff incentive scheme awards R	Total IFRS remuneration R
2024						
Executive Directors						
LN Sasse	8 512 606	25 725	5 697 600	14 235 931	13 030 675	27 266 606
EK de Klerk	5 815 698	804 112	4 436 600	11 056 410	10 147 461	21 203 871
G Völkel	3 805 792	1 022 444	2 538 300	7 366 536	5 685 910	13 052 446
NO Chauke*	657 547	71 257	–	728 804	398 744	1 127 548
	18 791 643	1 923 538	12 672 500	33 387 681	29 262 790	62 650 471
2023						
Executive Directors						
LN Sasse	7 508 623	586 328	7 183 182	15 278 133	10 925 096	26 203 229
EK de Klerk	5 603 854	681 412	5 590 994	11 876 260	8 597 644	20 473 904
G Völkel	3 614 121	957 445	3 106 725	7 678 291	4 900 845	12 579 136
NO Chauke	2 282 972	246 080	839 994	3 369 046	1 920 369	5 289 415
	19 009 570	2 471 265	16 720 895	38 201 730	26 343 954	64 545 684

* Resigned 9 October 2023.

The table above reflects the total cost-to-company remuneration of the Executive Directors, which was paid by GMS. The IFRS accounting charge reflects the cost that has been expensed by the company in profit or loss in the relevant year in relation to long-term incentive awards that have been granted to Executive Directors.

The IFRS charge is a calculation based on the fair value of the awards made to employees, measured at the grant date, compared to the amount calculated in the prior year, arriving at the expense accounted for in profit or loss. It should be noted that the amount estimated here will differ from the actual expense in the current and future years, which is based on the number of shares that vested, calculated at the price at which they were exercised. Attrition is taken into account and the calculation is based on the principal assumptions as set out in the employee benefits note.

Service contracts are in place between GMS and LN Sasse, EK de Klerk and G Völkel, all of which provide for a six-month reciprocal notice period.

Following a review of the definition of a 'Prescribed Officer' in terms of the Companies Act 2008, as amended in the context of decision-making processes within the Group, it was concluded that no member of the Exco can be regarded as a 'Prescribed Officer'.

	GOZ		2023	2023
	2024 AUD	2024 R	AUD	R
Fees paid by Group companies to directors				
LN Sasse	133 430	1 636 355	146 713	1 753 942
EK de Klerk	133 925	1 642 426	133 595	1 597 118
JF Marais (retired 17 November 2022)	–	–	55 596	664 646
P Theocharides	134 860	1 653 892	33 715	403 060
	402 215	4 932 673	369 619	4 418 766

LN Sasse and EK de Klerk are directors of Growthpoint Properties Limited, the ultimate controlling entity of GOZ. P Theocharides is a non-executive director of GOZ.

	Directors' fees	
	2024 R	2023 R
Non-executive Directors		
R Gasant (chairman)	3 267 900	3 277 200
FM Berkeley	1 783 700	1 646 500
M Hamman	1 566 700	1 319 300
KP Lebina	1 151 600	1 008 600
SP Mngconkola	–	382 750
NBP Nkabinde	–	365 150
CD Raphiri	1 187 600	1 009 600
AH Sangqu	1 377 300	1 260 700
JA van Wyk	1 228 000	1 173 200
EA Wilton	1 391 600	1 165 100
	12 954 400	12 608 100

FM Berkeley, R Gasant, M Hamman, JA van Wyk and EA Wilton received additional fees of R272 300 (FY23: R258 500), R327 500 (FY23: R508 600), R32 000 (FY23: Rnil), Rnil (FY23: R54 200) and R91 200 (FY23: R135 400) respectively for their participation in *ad hoc* meetings, which are included in the table above.

R Gasant received additional director's fees of R669 802 (FY23: R622 359) from the V&A Waterfront.

24.5 Directors' interests in ordinary shares

	2024 Number of shares			2023 Number of shares		
	Direct beneficial	Indirect beneficial	Total	Direct beneficial	Indirect beneficial	Total
Executive Directors						
LN Sasse	3 644 810	–	3 644 810	3 163 835	–	3 163 835
EK de Klerk	–	3 964 372 [#]	3 964 372	–	3 576 862 [#]	3 576 862
G Völkel	625 263	–	625 263	409 887	–	409 887
NO Chauke [^]	–	–	–	27 074	–	27 074
Non-executive Directors						
M Hamman	–	5 500 [#]	5 500	–	5 500	5 500
JA van Wyk	70 000	–	70 000	70 000	–	70 000

[#] Associate: family trust.

[^] Olive Chauke resigned as Executive Director of Human Resources effective 9 October 2023.

There have been no changes to the directors' interest since 1 July 2024 and the date on which these annual financial statements were approved.

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

24. Related-party transactions (continued)

24.6 Unvested options for Executive Directors – zero strike price share scheme

	Number of unvested options			
	Total	30 June 2025	30 June 2026	30 June 2027
2022 options				
LN Sasse	101 862	101 862	–	–
EK de Klerk	79 118	79 118	–	–
G Völkel	43 028	43 028	–	–
2023 options				
LN Sasse	626 283	313 141	313 142	–
EK de Klerk	487 381	243 690	243 691	–
G Völkel	266 578	133 289	133 289	–
2024 options				
LN Sasse	808 007	269 335	269 336	269 336
EK de Klerk	628 908	209 636	209 636	209 636
G Völkel	349 463	116 487	116 488	116 488

24.7 Key staff retention scheme notional awards

	Opening balance 2023	Options vested	Options forfeited	Closing balance 2024	Strike price
2016 options					
EK de Klerk	60 000	(60 000)	–	–	13.56
2017 options					
G Völkel	140 000	(70 000)	–	70 000	12.72
2020 options					
NO Chauke	213 920	(61 120)	(152 800)	–	11.12

Unvested options for Executive Directors – retention scheme

	Total	30 June 2025
2017 options		
G Völkel	70 000	70 000

24.8 LTI share scheme notional awards

	Opening balance 2023	Additional awards	Actual shares vested	Options forfeited	Closing balance 2024
LN Sasse	1 803 380	982 224	(293 439)	(117 870)	2 374 295
EK de Klerk	1 400 077	761 463	(227 918)	(91 552)	1 842 070
G Völkel	761 810	416 483	(123 482)	(49 601)	1 005 210
NO Chauke	232 394	–	(32 110)	(200 284)	–

Unvested options for Executive Directors – LTI share scheme

	Total	30 June 2025	30 June 2026	30 June 2027	30 June 2028
LN Sasse	2 374 295	526 734	605 735	947 158	294 668
EK de Klerk	1 842 070	409 123	470 038	734 470	228 439
G Völkel	1 005 210	222 502	256 357	401 406	124 945

25. Classification of financial assets and liabilities GROUP

25.1 Assets

	Designated at fair value through profit or loss Rm	Mandatorily at fair value through profit or loss Rm	Financial assets at amortised cost Rm	Outside scope of IFRS 9 Rm	Total Rm
2024					
Cash and cash equivalents	–	468	1 437	–	1 905
Trade and other receivables	–	–	1 375	214	1 589
Derivative assets	–	1 374	–	–	1 374
Listed investments	–	1 661	–	–	1 661
Long-term loans granted	3 113	–	–	–	3 113
Unlisted investments	–	1 079	–	–	1 079
2023					
Cash and cash equivalents	–	1 036	2 483	–	3 519
Trade and other receivables	–	–	1 314	267	1 581
Derivative assets	–	1 971	–	–	1 971
Listed investments	–	1 576	–	–	1 576
Long-term loans granted	3 235	–	–	–	3 235
Unlisted investments	–	1 561	–	–	1 561

25.2 Liabilities

	Designated at fair value through profit or loss Rm	Mandatorily at fair value through profit or loss Rm	Financial liabilities at amortised cost Rm	Outside scope of IFRS 9 Rm	Total Rm
2024					
Trade payables	–	–	3 320	326	3 646
Derivative liabilities	–	635	–	–	635
Interest-bearing borrowings	70 261	–	–	–	70 261
Lease liability	–	–	–	1 988	1 988
2023					
Trade payables	–	–	3 407	216	3 623
Derivative liabilities	–	1 450	–	–	1 450
Interest-bearing borrowings	68 180	–	–	–	68 180
Lease liability*	–	–	–	2 101	2 101

* In the prior year lease liabilities were classified as financial assets at amortised cost. Lease liabilities are, however, outside of the scope of IFRS 9. The comparative figure has therefore been restated.

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

25. Classification of financial assets and liabilities (continued)

COMPANY

25.3 Assets

	Designated at fair value through profit or loss Rm	Mandatorily at fair value through profit or loss Rm	Financial assets at amortised cost Rm	Outside scope of IFRS 9 Rm	Total Rm
2024					
Cash and cash equivalents	–	–	111	–	111
Trade and other receivables	–	–	622	13	635
Derivative assets	–	417	–	–	417
Long-term loans granted	3 113	–	–	–	3 113
Investments in associates and joint ventures	8 278	–	–	–	8 278
Investment in subsidiaries	37 520	–	–	–	37 520
Unlisted investments	–	1 029	–	–	1 029
Intercompany assets	–	–	13 884	–	13 884
2023					
Cash and cash equivalents	–	900	427	–	1 327
Trade and other receivables	–	–	806	53	859
Derivative assets	–	592	–	–	592
Long-term loans granted	3 235	–	–	–	3 235
Investments in associates and joint ventures	7 307	–	–	–	7 307
Investment in subsidiaries	39 608	–	–	–	39 608
Unlisted investments	–	1 511	–	–	1 511
Intercompany assets	–	–	14 221	–	14 221

25.4 Liabilities

	Designated at fair value through profit or loss Rm	Mandatorily at fair value through profit or loss Rm	Financial liabilities at amortised cost Rm	Outside scope of IFRS 9 Rm	Total Rm
2024					
Trade payables	–	–	1 800	24	1 824
Derivative liabilities	–	575	–	–	575
Interest-bearing borrowings	33 938	–	–	–	33 938
Lease liability	–	–	–	29	29
2023					
Trade payables	–	–	1 819	–	1 819
Derivative liabilities	–	1 437	–	–	1 437
Interest-bearing borrowings	32 462	–	–	–	32 462
Lease liability*	–	–	–	21	21

* In the prior year lease liabilities were classified as financial assets at amortised cost. Lease liabilities are, however, outside of the scope of IFRS 9. The comparative figure has therefore been restated.

26. Fair value estimation GROUP

26.1 Fair value measurement of assets and liabilities

The table below includes only those assets and liabilities that are measured at fair value, including non-recurring items measured at fair value:

	2024				2023			
	Fair value Rm	Level 1 Rm	Level 2 Rm	Level 3 Rm	Fair value Rm	Level 1 Rm	Level 2 Rm	Level 3 Rm
Assets								
Recurring fair value measurement								
Fair value of property assets	136 878	–	–	136 878	140 322	–	–	140 322
Listed investments	1 661	1 661	–	–	1 576	1 576	–	–
Unlisted investments	1 079	–	–	1 079	1 561	–	–	1 561
Long-term loans granted	3 113	–	–	3 113	3 235	–	–	3 235
Derivative assets	1 374	–	1 374	–	1 971	–	1 971	–
Cash and cash equivalents	468	–	468	–	1 036	–	1 036	–
Non-recurring fair value measurement								
Non-current assets held for sale	580	–	–	580	18	–	–	18
Total assets measured at fair value	145 153	1 661	1 842	141 650	149 719	1 576	3 007	145 136
Liabilities								
Recurring fair value measurement								
Interest-bearing borrowings	70 261	–	70 261	–	68 180	–	68 180	–
Derivative liabilities	635	–	635	–	1 450	–	1 450	–
Total liabilities measured at fair value	70 896	–	70 896	–	69 630	–	69 630	–

The carrying amount of financial assets and financial liabilities that are not measured at fair value reasonably approximate their fair value due to their short-term nature. These include cash and cash equivalents, trade and other receivables, and trade and other payables.

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

26. Fair value estimation (continued)

26.2 Movement in level 3 instruments

	2024			2023		
	Property assets Rm	Unlisted investments Rm	Long-term loans granted Rm	Property assets Rm	Unlisted investments Rm	Long-term loans granted Rm
Opening balance	140 340	1 561	3 235	135 578	921	3 313
(Loss)/gain from fair value adjustments and translation of foreign operations	(6 350)	(490)	(123)	4 179	89	(236)
Accrued interest	–	–	402	–	–	355
Acquisitions	5 611	10	–	5 301	553	–
Adjustment for re-assessment of the lease liability	13	–	–	(2)	–	–
Advanced during the year	–	–	–	–	–	32
Depreciation and amortisation	(820)	–	–	(673)	–	–
Disposals	(1 327)	(2)	–	(3 967)	(2)	–
Impairments of tenant incentives	(16)	–	–	–	–	–
Repaid during the year	–	–	(401)	–	–	(214)
Transferred from/(to) investment property held for trading and development	7	–	–	(76)	–	–
Write-off of loans	–	–	–	–	–	(15)
Closing balance	137 458	1 079	3 113	140 340	1 561	3 235

26.3 Valuation process

A number of the Group's accounting policies and disclosures require the measurement of fair values for both financial and non-financial assets and liabilities. The Group has an established control framework with respect to the measurement of fair values. This includes a valuation team that has overall responsibility for overseeing all significant fair value measurements, including level 3 fair values, and reports directly to the Group Financial Director.

The valuation team regularly reviews significant unobservable inputs and valuation adjustments. If third-party information is used to measure fair values, then the valuation team assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of IFRS, including the level in the fair value hierarchy in which such valuations should be classified.

Significant valuation issues are reported to the Group's Property and Investment Committee and the Group's Audit Committee.

When measuring the fair value of an asset or liability, the Group uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- **Level 1:** quoted prices (unadjusted) in active markets for identical assets or liabilities
- **Level 2:** inputs other than quoted prices included in level 1 that are observable for the asset or liability, either directly (ie as prices) or indirectly (ie derived from prices)
- **Level 3:** inputs for the asset or liability that are not based on observable market data (unobservable inputs)

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

At 31 December 2023, long-term loans granted were incorrectly transferred from level 3 to level 2. The disclosure will be restated in the condensed unaudited consolidated financial statements for the six months ending 31 December 2024.

There were no transfers between levels during the year.

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

26. Fair value estimation (continued)

26.4 Valuation techniques and significant unobservable inputs (continued)

Valuer company	Valuer	Qualification of the valuer
Broll Valuation and Advisory Services (Pty) Ltd	S Crous	NDip (Real Estate in Prop Val), MRICS, Professional Valuer
Eris Property Group (Pty) Ltd	C Everatt	BSc (Hons) Estate Management, MRICS, MIV(SA), Professional Valuer
Heroic Consulting (Pty) Ltd	N Theron	BSc (Hons) Property Studies, MRICS, Professional Valuer
Intengo Valuers and Property Consultants (Pty) Ltd	S Khumalo	NDip (Prop Val), Professional Associated Valuer
Knight Frank (Gauteng) (Pty) Ltd	A Arbee	NDip (Real Estate in Prop Val), Professional Valuer
Mills Fitchet Cape (Pty) Ltd	S Wolffs	NDip (Prop Val), Professional Associate Valuer
Real Insight (Pty) Ltd	TLJ Behrens	NDip (Real Estate in Prop Val), Professional Associated Valuer
Spectrum Valuations & Asset Solutions (Pty) Ltd	PL O'Connell	NDip (Prop Val), MRICS, Professional Valuer
Sterling Valuation Specialists CC	AS Greybe-Smith	BSc (Hons), MIV(SA), Professional Associated Valuer

68.6% (FY23: 68.9%) of the Australian properties were externally valued using the DCF of future income streams method by CBRE Valuations (Pty) Ltd, Colliers International Property Consultants, Cushman & Wakefield, JLL Advisory Services (Pty) Ltd, Knight Frank LLP, M3 Property Australia (Pty) Ltd, Savills Valuation (Pty) Ltd and Urbis Valuation (Pty) Ltd, who are all members of the Australian Property Institute and certified practising valuers.

The UK properties were valued by independent qualified professional valuers from CBRE Limited in accordance with RICS (Royal Institution of Chartered Surveyors) standards.

At the reporting date, the key assumptions and unobservable inputs used by the Group in determining fair value were in the following ranges for the Group's portfolio of properties:

2024

Investment property (including held for sale)

Significant unobservable inputs and range of estimates used

Description	Valuation technique	Fair value Rm	Discount rate %	Exit capitalisation rate %	Capitalisation rate %	Rental growth rate %
Retail	Discounted cash flow model	24 643	13.02	8.46	7.99	4.70
		14 950	12.00 – 13.00	7.50 – 8.75	7.00 – 8.50	4.25 – 5.50
		9 561	13.25 – 14.00	8.25 – 9.50	8.00 – 8.75	4.00 – 5.00
		132	14.25 – 14.50	10.25 – 10.25	10.00 – 10.00	4.25 – 4.25
Office		24 983	13.52	9.50	8.85	4.33
		6 130	12.50 – 13.00	8.50 – 10.00	8.00 – 9.00	4.00 – 5.00
		16 296	13.25 – 14.25	8.25 – 15.02	7.75 – 11.00	3.20 – 5.00
		2 557	14.50 – 14.75	9.75 – 11.50	9.25 – 10.75	2.69 – 5.00
Logistics and Industrial		11 802	13.95	9.77	9.18	4.62
		5 217	12.75 – 13.75	8.50 – 10.75	8.25 – 10.25	3.00 – 5.00
		6 481	14.00 – 14.75	9.25 – 11.00	9.00 – 10.50	4.00 – 5.50
		104	15.00 – 15.50	11.00 – 12.50	10.50 – 11.50	3.50 – 4.50
GHPH		3 930	13.50	9.60	9.24	3.82
		3 100	12.50 – 13.50	8.50 – 10.00	8.50 – 9.50	3.00 – 4.00
		830	14.25 – 15.00	10.00 – 11.50	9.50 – 11.00	1.00 – 4.00
GSAH		3 299	14.42	9.67	9.27	5.04
GOZ office		33 661	7.21	6.47	6.77	3.10
		20 388	6.63 – 7.25	5.50 – 7.27	5.00 – 7.01	2.6 – 3.6
		13 273	7.50 – 8.00	6.75 – 8.00	6.50 – 7.75	2.6 – 3.6
GOZ Logistics and Industrial		19 935	7.12	6.00	6.64	3.25
	15 151	6.75 – 7.25	5.38 – 6.87	5.25 – 6.57	2.6 – 3.9	
	1 635	7.00 – 7.25	11.22 – 11.55	7.86 – 8.22	2.6 – 3.9	
	3 149	7.13 – 7.75	6.13 – 7.35	5.75 – 7.05	2.6 – 3.9	
Total		122 253				

26.4 Valuation techniques and significant unobservable inputs (continued)

2024

Significant unobservable inputs and range of estimates used

Description	Valuation technique	Fair value Rm	Value/m ² R
Retail	Market-comparable approach	830	12 216
		525	11 604 – 12 406
		305	12 532 – 13 957
Office		988	3 653
		446	2 000 – 2 973
		57	3 479 – 4 654
		151	6 240 – 7 217
		334	8 025 – 11 611
Logistics and Industrial		1 610	1 893
		484	549 – 1 328
		590	2 272 – 3 840
		307	4 505 – 6 497
		229	8 739 – 9 796
GPHH		107	17 491
GSAH	260	18 123	
		3 795	

2024

Significant unobservable inputs and range of estimates used

Description	Valuation technique	Fair value Rm	Income capitalisation rate %	Exit capitalisation rate %
C&R retail	Income capitalisation approach	8 752	7.40	7.80
		3 330	5.69 – 5.94	7.01 – 7.97
		3 509	7.64 – 7.64	7.33 – 7.33
		226	7.90 – 7.90	17.36 – 17.36
		1 687	10.83 – 11.22	10.15 – 11.65
Total		8 752		

Further assumptions are used in the valuation of investment properties. The estimated fair value would increase/(decrease) if the expected market rental growth was higher/(lower), expected expense growth was lower/(higher), the vacant periods were shorter/(longer), the occupancy rate was higher/(lower), the rent-free periods were shorter/(longer), the discount rate was lower/(higher), and/or the reversionary capitalisation rate was lower/(higher).

The property portfolio on pages 120 to 139 provides further detail on each of the Group's investment properties.

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

26. Fair value estimation (continued)

26.4 Valuation techniques and significant unobservable inputs (continued)

2023

Description	Valuation technique	Fair value Rm	Discount rate %	Exit capitalisation rate %	Capitalisation rate %	Rental growth rate %
Retail	Discounted cash flow model	24 075	12.90	8.40	8.03	5.15
		20 700	12.25 – 13.25	7.25 – 8.75	7.50 – 9.00	4.50 – 5.25
		3 375	13.50 – 14.00	8.25 – 9.75	8.75 – 10.00	3.95 – 5.00
Office		24 631	13.36	9.30	8.80	4.50
		12 033	12.50 – 13.25	8.00 – 10.00	8.25 – 10.50	4.50 – 4.50
		9 719	13.50 – 14.00	8.50 – 10.50	8.75 – 11.00	3.59 – 4.50
		2 879	14.25 – 14.50	9.25 – 10.00	9.75 – 10.50	4.50 – 5.00
Industrial		11 558	13.87	9.86	9.39	4.48
		4 079	12.50 – 13.50	8.50 – 9.75	8.75 – 10.50	4.00 – 5.00
		6 826	13.75 – 14.75	8.00 – 11.00	9.25 – 11.75	3.50 – 5.00
		653	15.00 – 16.00	9.75 – 12.00	10.50 – 13.00	3.50 – 5.00
GHPH		3 633	13.50	9.60	9.24	3.83
		2 852	12.50 – 13.50	8.50 – 9.50	8.50 – 10.00	4.00 – 4.00
		781	14.25 – 15.00	9.50 – 11.00	10.00 – 11.50	1.00 – 4.00
GSAH		2 625	15.07	10.23	9.93	5.15
		39 200	6.37	5.99	5.66	3.10
GOZ office		17 121	5.75 – 6.25	4.8 – 6.25	4.25 – 6.25	2.50 – 3.70
		17 833	6.38 – 6.75	5.75 – 7.13	5.25 – 6.63	2.50 – 3.70
		4 246	6.88 – 7.25	6.25 – 7.00	6.00 – 6.75	2.50 – 3.70
		21 380	6.44	5.93	5.39	3.35
GOZ industrial	9 424	6.00 – 6.25	4.75 – 10.25	4.50 – 7.25	2.80 – 3.90	
	9 434	6.50 – 6.75	5.00 – 10.50	4.75 – 7.50	2.80 – 3.90	
	2 522	7.00 – 7.25	5.13 – 6.86	4.75 – 6.57	2.80 – 3.90	
Total		127 102				

2023

Description	Valuation technique	Fair value Rm	Value/m ² R	
Retail	Market-comparable approach	987	9241	
		465	6 367 – 9 392	
		522	11 604 – 12 406	
Office		863	3 515	
		508	2 049 – 3 876	
		355	7 627 – 11 633	
Industrial		1 016	1 374	
		515	467 – 2 482	
		379	3 371 – 7 983	
		122	15 917 – 51 096	
GSAH		92	5 438	
		92	3 591 – 6 060	
Total			2 958	

2023

Significant unobservable inputs and range of estimates used

Description	Valuation technique	Fair value Rm	Income capitalisation rate %	Exit capitalisation rate %
C&R retail	Income capitalisation approach	8 030	7.4	8.6
		7 036	5.09 – 7.59	7.00 – 7.94
		755	11.44	11.68
		239	14.25	17.45
Total		8 030		

Further assumptions are used in the valuation of investment property. The estimated fair value would increase/(decrease) if the expected market rental growth was higher/(lower), expected expense growth was lower/(higher), the vacant periods were shorter/(longer), the occupancy rate was higher/(lower), the rent-free periods were shorter/(longer), the discount rate was lower/(higher) and/or the reversionary capitalisation rate was lower/(higher).

Long-term loans granted

2024

Description	Valuation technique	Significant unobservable inputs	Range of inputs	Relationship of unobservable inputs to fair value
V&A Waterfront	Valued by discounting future cash flows using the South African prime rate plus an appropriate credit margin at the dates when the cash flows will take place.	Counterparty credit risk impacting the discount rate	Discount rate at prime + 2%	A change in the discount rate by 50bps would increase/(decrease) the fair value by R29.3m/(R29.3m).

Unlisted investments

2024

Description	Valuation technique	Significant unobservable inputs	Range of inputs % (weighted average)	Relationship of unobservable inputs to fair value
Lango	Valued by calculating the company's percentage of investment in the fund by the net asset value, comprising investment property net of interest-bearing borrowings and working capital.	Discount rate	13.25 – 16.50 (14.38)	A change in the discount rate by 50bps would increase/(decrease) the fair value by R28.8m/(R30.0m). (FY23: R210.8m/(R202.7m)).
		Exit capitalisation rate	8.50 – 9.00 (8.87)	A change in the exit capitalisation rate by 50bps would increase/(decrease) the fair value by R161.4m/(R85.3m) (FY23: R213.2m/(R201.2m)).
		Marketability discount	16.2	A change in the marketability discount rate by 50bps would increase/(decrease) the fair value by (R5.7m)/R5.7m.

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

26. Fair value estimation (continued)

COMPANY

26.5 Fair value measurement of assets and liabilities

The table below includes only those assets and liabilities that are measured at fair value, including non-recurring items measured at fair value:

	2024				2023			
	Fair value Rm	Level 1 Rm	Level 2 Rm	Level 3 Rm	Fair value Rm	Level 1 Rm	Level 2 Rm	Level 3 Rm
Assets								
Recurring fair value measurement								
Fair value of property assets	34 988	–	–	34 988	33 731	–	–	33 731
Unlisted investments	1 029	–	–	1 029	1 511	–	–	1 511
Investment in subsidiaries	37 520	14 955	–	22 565	39 608	18 289	–	21 319
Investment in joint ventures	8 278	–	–	8 278	7 307	–	–	7 307
Long-term loans granted	3 113	–	–	3 113	3 235	–	–	3 235
Derivative assets	417	–	417	–	592	–	592	–
Cash and cash equivalents	–	–	–	–	900	–	900	–
Non-recurring fair value measurement								
Non-current assets held for sale	332	–	–	332	–	–	–	–
Total assets measured at fair value	85 677	14 955	417	70 305	86 884	18 289	1 492	67 103
Liabilities								
Recurring fair value measurement								
Interest-bearing borrowings	33 938	–	33 938	–	32 462	–	32 462	–
Derivative liabilities	575	–	575	–	1 437	–	1 437	–
Total liabilities measured at fair value	34 513	–	34 513	–	33 899	–	33 899	–

The carrying amount of assets and liabilities that are not measured at fair value reasonably approximate their fair value due to their short-term nature. These include cash and cash equivalents, trade and other receivables, intercompany assets and trade and other payables.

26.6 Movement in level 3 instruments

	2024					2023				
	Property assets Rm	Unlisted invest- ments Rm	Invest- ments in subsidi- aries Rm	Invest- ments in joint ventures Rm	Long- term loans granted Rm	Property assets Rm	Unlisted invest- ments Rm	Invest- ments in subsidi- aries Rm	Invest- ments in joint ventures Rm	Long- term loans granted Rm
Opening balance	33 731	1 511	21 319	7 307	3 235	31 706	920	21 718	6 554	3 306
Gain/(loss) from fair value adjustments	949	(490)	468	971	(123)	228	79	(399)	744	(247)
Depreciation and amortisation	(84)	–	–	–	–	(75)	–	–	–	–
Accrued interest	–	–	–	–	402	–	–	–	9	354
Acquisitions	1 313	10	778	–	–	2 257	514	–	–	–
Disposals	(537)	(2)	–	–	–	(309)	(2)	–	–	–
Transferred to investment property held for trading and development	(61)	–	–	–	–	(76)	–	–	–	–
Advanced during the year	–	–	–	–	–	–	–	–	–	32
Adjustment for re-assessment of the lease liability	9	–	–	–	–	–	–	–	–	–
Repaid during the year	–	–	–	–	(401)	–	–	–	–	(210)
Closing balance	35 320	1 029	22 565	8 278	3 113	33 731	1 511	21 319	7 307	3 235

26.7 Valuation process

A number of the company's accounting policies and disclosures require the measurement of fair values for both financial and non-financial assets and liabilities. The company has an established control framework with respect to the measurement of fair values. This includes a valuation team that has overall responsibility for overseeing all significant fair value measurements, including level 3 fair values, and reports directly to the Group Financial Director.

The valuation team regularly reviews significant unobservable inputs and valuation adjustments. If third-party information is used to measure fair values, then the valuation team assesses the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of IFRS, including the level in the fair value hierarchy in which such valuations should be classified.

Significant valuation issues are reported to the Group's Property and Investment Committee and the Group's Audit Committee.

When measuring the fair value of an asset or a liability, the company uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- **Level 1:** quoted prices (unadjusted) in active markets for identical assets or liabilities
- **Level 2:** inputs other than quoted prices included in level 1 that are observable for the asset or liability, either directly (ie as prices) or indirectly (ie derived from prices)
- **Level 3:** inputs for the asset or liability that are not based on observable market data (unobservable inputs)

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

There were no transfers between levels during the year.

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

26. Fair value estimation (continued)

26.8 Valuation techniques and significant unobservable inputs

Level 2 instruments

Cash and cash equivalents

Description	Valuation technique and inputs used	Significant unobservable inputs
Cash and cash equivalents	Money market funds are valued by discounting future cash flows. Valuations are based on interest rate markets.	Not applicable

The estimated fair value would increase/(decrease) if the interest rates were lower/(higher).

Interest-bearing borrowings

Description	Valuation technique and inputs used	Significant unobservable inputs									
Interest-bearing borrowings	Valued by discounting future cash flows using the applicable swap curve plus an appropriate credit margin at the dates when the cash flow will take place.	Not applicable									
		<table border="1"> <thead> <tr> <th></th> <th>2024</th> <th>2023</th> </tr> <tr> <th></th> <th>%</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>SA</td> <td>0.8 – 1.9</td> <td>1.0 – 2.0</td> </tr> </tbody> </table>		2024	2023		%	%	SA	0.8 – 1.9	1.0 – 2.0
	2024	2023									
	%	%									
SA	0.8 – 1.9	1.0 – 2.0									

The estimated fair value would increase/(decrease) if the credit margin was lower/(higher).

Derivative instruments

Description	Valuation technique and inputs used	Significant unobservable inputs
Forward exchange contracts	Valued by discounting the forward rates applied at year end to the open hedged positions using the swap curve of the respective currencies.	Not applicable
Interest rate swaps	Valued by discounting the future cash flows using the basis swap curve of the respective currencies at the dates when the cash flows will take place.	Not applicable
Cross-currency interest rate swaps	Valued by discounting the future cash flows using the basis swap curve of the respective currencies at the dates when the cash flows will take place.	Not applicable

Level 3 instruments**Investment property (including held for sale)**

At the reporting date, the key assumptions and unobservable inputs used by the company in determining fair value of investment property were in the following ranges for the company's portfolio of properties:

2024

Significant unobservable inputs and range of estimates used

Description	Valuation technique	Fair value Rm	Discount rate %	Exit capitalisation rate %	Capitalisation rate %	Rental growth rate %
Retail	Discounted cash flow model	14 807	12.88	8.40	7.92	4.77
		11 127	12.25 – 13.25	7.50 – 9.00	7.25 – 8.50	4.25 – 5.50
		3 680	13.50 – 14.25	8.25 – 10.25	8.00 – 10.00	4.00 – 5.00
12 973		13.46	9.22	8.73	4.32	
Office		8 338	12.50 – 13.50	8.25 – 10.00	7.75 – 9.50	3.75 – 4.50
		4 635	13.75 – 14.75	9.00 – 11.50	8.75 – 11.00	3.50 – 5.00
Logistics and Industrial		5 217	13.85	9.66	9.06	4.62
	2 933	12.75 – 13.75	8.75 – 10.25	8.25 – 9.75	4.00 – 5.00	
	2 284	14.00 – 14.75	9.50 – 11.00	9.00 – 10.50	4.00 – 5.50	
Total		32 997				

Description	Valuation technique	Fair value Rm	Value/m ² R
Retail	Market-comparable approach	260	12 532
		260	12 532 – 12 532
Office		636	2 351
		486	2 000 – 3 479
		150	6 240 – 8 025
Logistics and Industrial		823	967
		313	549 – 986
	281	2 592 – 2 592	
	229	8 740 – 9 796	
Total		1 719	

Long-term loans granted

2024

Description	Valuation technique	Significant unobservable inputs	Range of inputs	Relationship of unobservable inputs to fair value
V&A Waterfront	Valued by discounting future cash flows using the South African prime rate plus an appropriate credit margin at the dates when the cash flows will take place.	Counterparty credit risk impacting the discount rate	Discount rate at prime + 2%	A change in the discount rate by 50bps would increase/(decrease) the fair value by R29.3m/(R29.3m).

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

26. Fair value estimation (continued)

26.8 Valuation techniques and significant unobservable inputs (continued)

Level 3 instruments

Investment property

At the reporting date, the key assumptions and unobservable inputs used by the company in determining fair value of investment property were in the following ranges for the company's portfolio of properties:

2023

Description	Valuation technique	Fair value Rm	Significant unobservable inputs and range of estimates used			
			Discount rate %	Capitalisation rate %	Exit capitalisation rate %	Rental growth rate %
Retail		14 667	12.97	7.99	8.37	4.77
		12 160	12.50 – 13.25	7.75 – 9.00	7.25 – 8.75	4.50 – 5.17
		2 507	13.50 – 14.00	8.75 – 10.00	8.25 – 9.75	3.95 – 5.00
Office	Discounted cash flow model	12 664	13.28	8.67	9.19	4.50
		6 709	12.50 – 13.25	8.25 – 10.00	8.00 – 9.50	4.50 – 4.50
		3 770	13.50 – 14.00	9.00 – 10.25	8.50 – 10.00	4.50 – 4.50
		2 185	14.25 – 14.50	9.75 – 10.50	9.25 – 10.00	4.50 – 4.50
Logistics and Industrial		4 693	13.80	9.72	9.29	4.89
Industrial		1 662	12.75 – 13.50	9.00 – 10.00	8.75 – 9.50	4.00 – 5.00
		3 031	13.75 – 14.75	9.24 – 10.75	8.75 – 10.25	3.50 – 5.00
Total		32 024				

Description	Valuation technique	Fair value Rm	Value/m ² R
Retail		266	6 367
		266	6 367 – 6 367
Office		509	2 390
		415	2 049 – 2 607
Logistics and Industrial	Market-comparable approach	94	3 400 – 3 876
		656	980
		392	467 – 1 558
		156	3 770 – 6 523
		108	7 983 – 15 917
Total		1 431	

Investment in subsidiaries
2024

Description	Valuation technique	Significant unobservable inputs	Range of inputs % (weighted average)	A change in the discount rate by 25bps would increase/(decrease) the fair value by
Total	Discounted cash flow model of the underlying properties in the subsidiaries	Discount rate	12.00 – 15.50 (13.63)	R519.7m/(R509.2m)
		Exit capitalisation rate	7.50 – 15.02 (9.44)	R402.0m/(R382.6m)
Retail		Discount rate	12.00 – 14.00 (13.22)	R151.2m/(R148.0m)
		Exit capitalisation rate	7.50 – 9.25 (8.56)	R131.2m/(R123.7m)
Office		Discount rate	12.50 – 14.75 (13.58)	R170.6m/(R167.3m)
		Exit capitalisation rate	8.50 – 15.02 (9.80)	R128.7m/(R122.4m)
Logistics and Industrial		Discount rate	13.00 – 15.50 (14.03)	R92.8m/(R91.0m)
		Exit capitalisation rate	8.50 – 12.50 (9.86)	R65.7m/(R63.4m)
GHPH		Discount rate	12.50 – 15.00 (13.50)	R55.8m/(R54.6m)
		Exit capitalisation rate	8.50 – 11.50 (9.60)	R31.9m/(R30.3m)
GSAH		Discount rate	14.00 – 15.00 (14.42)	R49.3m/(R48.3m)
		Exit capitalisation rate	9.50 – 9.75 (9.67)	R44.5m/(R42.8m)

2023

Description	Valuation technique	Significant unobservable inputs	Range of inputs % (weighted average)	A change in the discount rate by 25bps would increase/(decrease) the fair value by
Total	Discounted cash flow model of the underlying properties in the subsidiaries	Discounted rate	12.25 – 16.00 (13.49)	R495.6m/(R506.9m)
		Exit capitalisation rate	7.50 – 13.00 (9.34)	R377.7m/(R399.6m)
Retail		Discounted rate	12.25 – 14.00 (12.79)	R147.0m/(R150.1m)
		Exit capitalisation rate	7.50 – 10.00 (8.46)	R129.8m/(R137.9m)
Office		Discounted rate	12.75 – 14.50 (13.46)	R168.2m/(R171.8m)
		Exit capitalisation rate	8.50 – 11.00 (9.41)	R125.1m/(R132.1m)
Logistics and Industrial		Discounted rate	12.50 – 16.00 (13.92)	R94.2m/(R97.3m)
		Exit capitalisation rate	8.75 – 13.00 (9.95)	R65.0m/(R69.1m)
GHPH		Discounted rate	12.50 – 15.00 (13.50)	R19.4m/(R19.6m)
		Exit capitalisation rate	8.50 – 11.50 (9.60)	R12.1m/(R12.7m)
GSAH		Discounted rate	14.75 – 15.50 (15.07)	R5.2m/(R5.4m)
		Exit capitalisation rate	10.00 – 10.50 (10.23)	R3.8m/(R4.0m)

Unlisted investments

2024

Description	Valuation technique	Significant unobservable inputs	Range of inputs % (weighted average)	Relationship of unobservable inputs to fair value
Lango	Valued by calculating the company's percentage of investment in the fund by the net asset value, comprising investment property net of interest-bearing borrowings and working capital.	Discount rate	13.25 – 16.50 (14.38)	A change in the discount rate by 50bps would increase/(decrease) the fair value by R28.8m/(R30.0m.) (FY23: R210.8m/(R202.7m)).
		Exit capitalisation rate	8.50 – 9.00 (8.87)	A change in the exit capitalisation rate by 50bps would increase/(decrease) the fair value by R161.4m/(R85.3m) (FY23: R213.2m/(R201.2m)).
		Marketability discount	16.2	A change in the marketability discount rate by 50bps would increase/(decrease) the fair value by (R5.7m)/R5.7m.

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

27. Financial risk management

The Board of Directors has overall responsibility for the establishment and oversight of the Group and company's risk management framework. The Risk Management Committee is responsible for developing and monitoring the Group and company's risk management policies and reports regularly to the Board of Directors on its activities.

The Group and company's risk management policies are established to identify and analyse the risks faced by the Group and company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group and company's activities.

The Risk Management Committee oversees how management monitors compliance with the Group and company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Group and company. The Risk Management Committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and *ad hoc* reviews of risk management controls and procedures, the results of which are reported to both the Audit Committee and the Risk Management Committee.

The financial instruments of the Group and company consist mainly of cash and cash equivalents, including deposits with banks, long-term borrowings, derivative instruments, trade and other receivables, trade and other payables, and long-term loans granted. The Group and company purchases or issues financial instruments in order to finance operations and manage the interest rate risks that arise from these operations and the source of funding.

The Group and company has exposure to the following risks from its use of financial instruments:

- Credit risk
- Liquidity risk
- Market risk (interest rate risk and foreign currency risk)

27.1 Credit risk

Credit risk is the risk of financial loss to the Group and company if a customer or counterparty to a financial instrument fails to meet its contractual obligations. It arises principally from assets identified below.

The carrying amounts of financial assets represent the maximum credit exposure:

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Intercompany assets (after loss allowances)	–	–	13 884	14 221
Long-term loans granted	3 113	3 235	3 113	3 235
Derivative assets	1 374	1 971	417	592
Cash and cash equivalents	1 905	3 519	111	1 327
Rental debtors (after loss allowances)	194	177	4	2
Sundry debtors	731	737	358	536
Loan to joint venture – V&A Waterfront	101	100	101	100
Accrued recoveries	349	295	159	156
	7 767	10 034	18 147	20 169

Intercompany assets

Intercompany assets related to unsecured loans to subsidiaries in the Group. Intercompany assets are tested for expected credit losses (ECL) based on the probability of default, exposure at default, and the loss given default. In assessing the exposure at default, further consideration is given to the underlying net asset value of the subsidiaries, which in turn are based on the value of investment property, investments and working capital, net of interest-bearing borrowings.

Long-term loans granted

The Group and company provided loans to the V&A Waterfront and Lango Real Estate Management Limited, both being unsecured. The credit risk has been incorporated into the fair value of the loan.

Derivative assets

Exposure to credit risk is limited by entering into derivative financial instruments with counterparties that have a high percentage tier-one capital and strong credit ratings assigned by international credit rating agencies.

Cash and cash equivalents

Exposure to credit risk is limited by investing in liquid currencies with counterparties that have a high percentage tier-one capital and strong credit ratings assigned by international credit rating agencies. Cash and cash equivalents include cash held on call account as security for municipal guarantees whose amounts are not available for use by the Group and company. The amounts are disclosed in note 14.

The Group and company allocates each exposure to a credit risk grade based on data that is determined to be predictive of the risk of loss (including but not limited to external ratings, audited financial statements, management accounts, cash flow projections and available press information about customers) and applying experienced credit judgement. No ECL has been provided.

Rental debtors

The Group and company's exposure to credit risk is mainly in respect of tenants and is influenced by the individual characteristics of each tenant. The Group and company's widespread tenant base reduces credit risk. The Group and company's trade debtors are mainly listed and multinational companies, which reduces the credit risk. The Group and company's exposure to credit risk did not significantly change from FY23.

Management has established a credit policy under which each new tenant is analysed individually for creditworthiness before the Group and company standard payment terms and conditions are offered, which include, in the majority of cases, the provision of a deposit of at least one month's rental. When available, the Group's credit review includes external ratings.

The UNdeposit campaign is a campaign whereby tenants pay a non-refundable fee at the inception of a lease period instead of the normal tenant deposit. Tenants are analysed individually for creditworthiness to determine if they are eligible for the UNdeposit facility fee and this also determines the exact extent of the non-refundable fee payable by them.

The Group allocates each exposure to a credit risk grade based on data that is determined to be predictive of the risk of loss (including but not limited to external ratings, audited financial statements, management accounts, cash flow projections and available press information about customers) and applying experienced credit judgement.

An ECL rate is calculated for each category of rental debtors, as indicated in the table below, which is based on delinquency status and actual credit losses experienced in the past. The Group and company uses an allowance matrix to measure the ECLs of rental debtors from individual customers, which comprises a large number of small balances. Current debtors are classified into two buckets: current debtors under 90 days past due and current debtors that have a significant increase in risk of default (more than 90 days past due). Current debtors in South Africa over 90 days are typically written off. The weighted average loss rate percentage for rental debtors classified as level 1 and 2 decreased from 60.0% to 33.3% from FY23 to FY24 due to a decrease in the expected credit loss percentage for rental debtors more than 90 days past due in South Africa.

A summary of the Group and company's exposure to credit risk and ECLs for rental debtors is as follows:

GROUP	2024			
	Weighted average loss rate %	Gross carrying amount Rm	Loss allowance Rm	Credit impaired
Rental debtors:				
Current to 90 days past due	15.5	213	(33)	No
More than 90 days past due	82.1	78	(64)	Yes
Total gross carrying amount	33.3	291	(97)	

	2023			
	Weighted average loss rate %	Gross carrying amount Rm	Loss allowance Rm	Credit impaired
Rental debtors:				
Current to 90 days past due	36.2	177	(64)	No
More than 90 days past due	99.1	108	(107)	Yes
Total gross carrying amount	60.0	285	(171)	

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

27. Financial risk management (continued)

27.1 Credit risk (continued)

COMPANY	2024			
	Weighted average loss rate %	Gross carrying amount Rm	Loss allowance Rm	Credit impaired
Rental debtors:				
Current to 90 days past due	77.8	18	(14)	No
More than 90 days past due	100.0	14	(14)	Yes
Total gross carrying amount	87.5	32	(28)	

COMPANY	2023			
	Weighted average loss rate %	Gross carrying amount Rm	Loss allowance Rm	Credit impaired
Rental debtors:				
Current to 90 days past due	50.0	38	(19)	No
More than 90 days past due	100.0	21	(21)	Yes
Total gross carrying amount	67.8	59	(40)	

Sundry debtors and accrued recoveries

Sundry debtors and accrued recoveries include electricity, municipal and water deposits, acquisition costs for investment property, and corporate accounts receivable from third parties. No ECL has been provided.

Electricity, municipal and water deposits

- These deposits are held with reputable counterparties

Acquisition costs for investment properties

- These costs do not result in any credit risk

Corporate accounts receivable from third parties

- These accounts receivable relate to tenant incentives paid on behalf of reputable third parties with whom the company is in a joint operation. The company manages all income received on behalf of the third-party buildings and credit risk is therefore considered low

Loan to joint venture – V&A Waterfront

The Group and company provided an unsecured loan to the V&A Waterfront. This loan has been disclosed under trade and other receivables. Management has assessed that no ECL is required.

27.2 Liquidity risk

Liquidity risk is the risk that the Group and company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group and company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group and company's reputation.

The major sources of funding for the Group and company are long-term borrowings. The Group and company monitors the level of expected cash inflows (including but not limited to cash inflows from rental debtors, finance income, and proceeds from the sale of properties) together with expected cash outflows on financial liabilities over the next 60 days.

The tables below set out the maturity analysis of the Group and company's financial liabilities based on the undiscounted contractual cash flows.

GROUP	2024					Total Rm
	Carrying amount Rm	Within one year Rm	One to two years Rm	Two to five years Rm	>Five years Rm	
South African long-term borrowings	42 746	8 026	11 153	25 388	13 544	58 111
South African derivative financial liabilities	598	(7)	125	(1)	–	117
South African lease liabilities	45	7	7	10	67	91
GOZ lease liabilities	1 101	73	58	296	1 599	2 026
C&R lease liabilities	437	71	67	147	2 886	3 171
GOZ long-term borrowings	23 301	3 402	3 863	18 977	–	26 242
C&R long-term borrowings	4 214	213	1 146	3 728	–	5 087
Trade and other payables	3 320	3 320	–	–	–	3 320
	75 762	15 105	16 419	48 545	18 096	98 165

GROUP	2023					Total Rm
	Carrying amount Rm	Within one year Rm	One to two years Rm	Two to five years Rm	>Five years Rm	
South African long-term borrowings	41 284	7 364	11 929	25 922	10 886	56 101
South African derivative financial liabilities	1 450	208	(5)	49	–	252
South African lease liabilities	38	9	5	14	53	81
GOZ lease liabilities	1 343	73	60	297	1 699	2 129
C&R lease liabilities	720	79	135	164	3 024	3 402
GOZ long-term borrowings	23 293	1 024	5 354	17 925	3 419	27 722
C&R long-term borrowings	3 603	1 212	126	3 628	–	4 966
Trade and other payables	3 623	3 608	–	15	–	3 623
	75 354	13 577	17 604	48 014	19 081	98 276

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

27. Financial risk management (continued)

27.2 Liquidity risk (continued)

COMPANY	2024					Total Rm
	Carrying amount Rm	Within one year Rm	One to two years Rm	Two to five years Rm	>Five years Rm	
Interest-bearing borrowings	33 938	6 023	9 474	18 950	13 544	47 991
Derivative liabilities	575	(15)	117	(9)	–	93
GPI guarantee	–	6 397	–	–	–	6 397
G Properties Two guarantee	–	746	–	–	–	746
Trade and other payables	1 800	1 800	–	–	–	1 800
Lease liability	29	2	2	7	63	74
	36 342	14 953	9 593	18 948	13 607	57 101

COMPANY	2023					Total Rm
	Carrying amount Rm	Within one year Rm	One to two years Rm	Two to five years Rm	>Five years Rm	
Interest-bearing borrowings	32 462	6 801	8 684	19 221	10 886	45 592
Derivative liabilities	1 437	290	67	129	–	486
GPI guarantee	–	8 046	–	–	–	8 046
G Properties Two guarantee	–	1 306	–	–	–	1 306
Trade and other payables	1 819	1 819	–	–	–	1 819
Lease liability	21	4	2	5	47	58
	35 739	18 266	8 753	19 355	10 933	57 307

Growthpoint Properties Limited has provided a guarantee in respect of obligations of GPI totalling EUR326m at interest rates of Euribor+1.80% to Euribor+2.75%.

Growthpoint Properties Limited has provided a guarantee in respect of obligations of G Properties Two Pty (Ltd) totalling USD40m (FY23: USD60m) at interest rates of SOFR+1.85%. These interest-bearing borrowings are maturing in August 2025.

27.3 Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, and interest rates will affect the Group and company's income, cash flows or the value of its holdings of investments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters while optimising the return.

(i) Interest rate risk

The Group and company is exposed to interest rate risk and adopts a policy of ensuring that at least 75% of its exposure to changes in interest rates on borrowings is on a fixed rate basis. This is achieved by entering into 'pay fixed and receive variable' interest rate swaps. All such transactions are carried out within the guidelines set by the Risk Management Committee. As a consequence, the Group and company are exposed to fair value interest rate risk in respect of the fair value of its fixed rate financial instruments, which will not have an impact on distributions. Short-term receivables, payables and investments are not directly exposed to interest rate risk.

The below table depicts the percentage and term of long-term interest-bearing borrowings that were fixed.

	2024		2023	
	% fixed	Weighted average period years	% fixed	Weighted average period years
GROUP				
South African operations	79.0	3.9	77.7	3.5
Group	81.7	3.5	79.6	3.4

	2024		2023	
	% fixed	Weighted average period years	% fixed	Weighted average period years
COMPANY				
South African operations	78.5	4.2	78.2	3.6

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

27. Financial risk management (continued)

27.3 Market risk (continued)

Sensitivity analysis

The following table demonstrates the sensitivity to an increase in interest rate, on interest expense, profit and equity, with all variables held constant. A decrease in interest rate will have the opposite impact.

GROUP	2024 Increase/decrease			2023 Increase/decrease		
	Change in basis points	Interest expense Rm	Profit and equity Rm	Change in basis points	Interest expense Rm	Profit and equity Rm
South African operations	100	88.2	(88.2)	100	90.8	(90.8)
Group	100	128.2	(128.2)	100	141.3	(141.3)

COMPANY	2024 Increase/decrease			2023 Increase/decrease		
	Change in basis points	Interest expense Rm	Profit and equity Rm	Change in basis points	Interest expense Rm	Profit and equity Rm
South African operations	100	71.8	(71.8)	100	69.7	(69.7)

The variable/fixed interest rate profile of interest-bearing financial instruments is as follows:

GROUP	Variable rate instruments		Fixed rate instruments	
	2024 Rm	2023 Rm	2024 Rm	2023 Rm
Financial assets	5 018	6 754	1 374	1 971
Cash and cash equivalents	1 905	3 519	–	–
Derivative assets	–	–	1 374	1 971
Long-term loans granted	3 113	3 235	–	–
Financial liabilities	58 133	56 557	12 454	14 203
Derivative liabilities	–	–	635	1 450
Interest-bearing borrowings	58 133	56 557	11 819	12 753

COMPANY	Variable rate instruments		Fixed rate instruments	
	2024 Rm	2023 Rm	2024 Rm	2023 Rm
Financial assets	3 224	4 562	417	592
Cash and cash equivalents	111	1 327	–	–
Derivative assets	–	–	417	592
Long-term loans granted	3 113	3 235	–	–
Financial liabilities	33 309	31 529	575	1 907
Derivative liabilities	–	–	575	1 437
Interest-bearing borrowings	33 309	31 529	–	470

The table below represents the nominal amounts and expiration dates of the fixed rate loans, along with the expiry dates of the interest rate swaps on variable-rate loans, thereby outlining the Group's fixed rate profile.

GROUP	South Africa		United Kingdom		Australia	
	Expiry of fixed rate loans	Expiry of interest rate swaps	Expiry of fixed rate loans	Expiry of interest rate swaps	Expiry of fixed rate loans	Expiry of interest rate swaps
	Rm	Rm	Rm	Rm	Rm	Rm
2025	–	6 521	–	–	2 428	2 731
2026	–	5 575	–	898	–	2 488
2027	–	4 321	3 222	–	3 034	2 670
2028	–	4 653	–	–	–	2 003
2029	–	1 105	–	368	3 136	1 032

COMPANY	Expiry of fixed rate loans	Expiry of interest rate swaps
	Rm	Rm
2025	–	5 266
2026	–	5 350
2027	–	3 000
2028	–	2 300

(ii) Foreign currency risk

GROUP AND COMPANY

The exposure to foreign currency risk relates to the investments in GOZ, C&R, GWI and Lango. The investment in GOZ is denominated in Australian Dollar (AUD), the investment in C&R is denominated in Pound Sterling (GBP), the investment in GWI is denominated in Euro (EUR) and the investment in Lango is denominated in Dollar (USD). Forward exchange contract derivatives are acquired to limit the volatility in ZAR earnings due to exposure to currency fluctuations.

Growthpoint held the following open forward exchange contracts at year end:

Amount sold	Average exchange rate	Maturity date	Purpose
AUD24.0m	R13.00/AUD1	September 2024	GOZ final FY24 distribution
AUD8.0m	R13.05/AUD1	March 2025	GOZ interim FY25 distribution

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

27. Financial risk management (continued)

27.3 Market risk (continued)

Growthpoint has entered into cross-currency interest rate swaps where Growthpoint pays AUD fixed under the one leg and receives ZAR fixed or floating under the other leg. These swaps are effectively AUD loans with a ZAR deposit and partially fund the investment in GOZ. It means that Growthpoint's investment in GOZ is partially immunised against the AUD-ZAR currency risk movements. Furthermore, there is a positive yield spread between the investment in GOZ and the implied interest cost on the AUD funding. The cross-currency interest rate swaps total AUD970.0m and mature between July 2024 and March 2028.

Growthpoint entered into EUR326m debt (maturing between October 2025 and September 2028) and EUR256.4m interest rate swaps (maturing between September 2024 and September 2028) for the investment in GWI.

Growthpoint has entered into cross-currency interest rate swaps of USD60.0m (maturing between June 2025 and September 2027) for the investment in Lango Real Estate Limited.

GOZ is exposed to financial risk from the movement in foreign exchange rates based on its USD255.0m-denominated debt, maturing between June 2027 and June 2029. To mitigate this exposure, GOZ entered into cross-currency swaps and cross-currency interest rate swaps at inception of the USD-denominated debt facilities, which convert USD-denominated debt principal repayments and all future interest payments from USD to AUD, thereby eliminating its direct foreign currency exposure.

The following table demonstrates the sensitivity to an increase in the respective spot rates on profit before tax. A decrease in the spot rates will have the opposite impact. The percentage of distributions receivable that is hedged is also disclosed below:

Sensitivity analysis

GROUP AND COMPANY	2024			2023		
	Increase in spot rate R	Profit before tax Rm	% of anticipated distribution that is hedged	Increase in spot rate R	Profit before tax Rm	% of anticipated distribution that is hedged
Final annual distribution from GOZ	1	2.7	93.5	1	1.4	96.9
Annual distribution from GOZ	1	20.1	72.5	1	16.0	80.8

Foreign currency exposure at the end of the reporting period is as follows:

	2024				2023			
	GBPm	USDm	AUDm	EURm	GBPm	USDm	AUDm	EURm
Foreign-denominated loan	199	295	1 548	326	183	315	1 541	326
Linked unitholder for distribution	-	-	27	-	-	-	31	-
Total statement of financial position exposure	199	295	1 575	326	183	315	1 572	326
Derivative financial instruments	-	20	1 314	-	-	14	1 314	-
Net exposure	199	315	2 889	326	183	329	2 886	326

27.4 Capital risk**GROUP AND COMPANY**

In terms of its Memorandum of Incorporation, Growthpoint has unlimited borrowing capacity. Growthpoint is funded partly by owners' capital and partly by external borrowings. In terms of various covenants that Growthpoint is committed to in terms of its external borrowings, the maximum value of external borrowings as a percentage of the value of property assets is 55%. This percentage includes the investment in the V&A Waterfront, other equity-accounted investments, and listed and unlisted investments. In practice, the Group and company aims to keep gearing levels between 30% and 40% over the long term.

The Group and company complied fully with the covenants in respect of all loan facilities during the year.

The Board's policy is to maintain a strong capital base, comprising its shareholders' interest so as to maintain investor, creditor and market confidence and to sustain the future development of the business. It is the Group and company's stated purpose to deliver long-term, sustainable growth in dividends per share. The Board monitors the level of dividends to shareholders and ensures compliance with the Income Tax Act and the JSE Listings Requirements. There were no changes in the Group and company's approach to capital management during the year. Neither the company nor any of its subsidiaries are subject to externally imposed capital requirements. The table below provides a summary of the growth in dividends.

Dividend growth

	Interim dividend		Final dividend	
	2024 %	2023 %	2024 %	2023 %
Year-on-year growth	(8.6)	4.6	(11.4)	(1.6)

Security on property assets**GROUP**

Mortgage bonds have been registered over South African investment property, including investment property classified as held for sale, with a fair value of R47 341m (FY23: R44 205m) as security for long-term, interest-bearing borrowings and facilities at a nominal value of R23 894m (FY23: R26 932m).

First mortgage bonds have been registered over Australian investment property, with a fair value of AUD4 415m or R53 596m (FY23: AUD4 826m or R60 578m). Additional security was also provided in the form of other assets to a value of AUD88.2m or R1 071m (FY23: AUD91.0m or R114.2m). First mortgage bonds have been registered over United Kingdom investment property, with a fair value of GBP374.9m or R8 628m (FY23: GBP329.7m or R7 895m).

Refer to note 19 for details on the borrowings.

COMPANY

Mortgage bonds have been registered over South African investment property, including investment property classified as held for sale, with a fair value of R47 341m (FY23: R44 205m) as security for long-term, interest-bearing borrowings and facilities at a nominal value of R23 894m (FY23: R26 932m).

Security on long-term loans granted

V&A Waterfront	Lango Real Estate Management Limited
This loan is unsecured	This loan is unsecured

Covenants**LTV and ICR**

In terms of covenants with certain banks, the nominal value of long-term, interest-bearing borrowings may not exceed 55% of the value of investment property. This includes investment property reclassified as held for sale, equity-accounted investments, and listed and unlisted investments. In addition, the ICR may not be less than 2 times. The ICR is based on the operating profit excluding straight-line lease income adjustment plus the investment income from investments and equity-accounted investments divided by the finance costs, after deducting finance income from banks and long term-loans granted.

Notes to the annual financial statements (continued)

For the year ended 30 June 2024

27. Financial risk management (continued)

27.4 Capital risk (continued)

LTV

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Value of investment property	136 878	140 322	34 988	33 731
Investment property classified as held for sale	580	18	332	–
Property held for trading and development	291	442	399	442
Total investment property	137 749	140 782	35 719	34 173
Equity-accounted investments	16 381	16 471	8 278	7 307
Investment in subsidiaries	–	–	37 520	39 608
Intercompany assets	–	–	13 884	14 221
Listed investment	1 661	1 576	–	–
Unlisted investment	1 079	1 561	1 029	1 511
Total	156 870	160 390	96 430	96 820
55% of total (FY23: 55%)	86 279	88 215	53 037	53 251
Nominal value of long-term, interest-bearing borrowings utilised at year end (net of cash and cash equivalents)	68 047	65 791	33 198	30 672
Percentage of nominal value long-term, interest-bearing borrowings to total investment property (%)	43.4	41.0	34.4	31.7
Potential borrowing capacity	16 327	18 905	19 728	21 252
Facilities available in terms of existing agreements at year end	9 841	10 387	6 152	5 410

* In the prior year nominal value of long-term, interest-bearing borrowings utilised at year end were disclosed excluding the cash and cash equivalents balance. The comparative figures have been restated to nominal value of long-term, interest-bearing borrowings utilised at year end (net of cash and cash equivalents).

This covenant calculation is based on a different methodology to the SA REIT BPR.

ICR

	Group 2024 Rm	Group 2023 Rm	Company 2024 Rm	Company 2023 Rm
Net operating profit	9 990	9 988	8 023	7 928
Operating profit	8 701	8 883	5 378	5 646
Dividends received from GOZ and C&R	–	–	1 241	1 151
Straight-line lease income adjustment	129	44	244	70
Dividends/interest received from equity-accounted investments	1 160	1 061	1 160	1 061
Net finance expense	4 148	3 504	2 907	2 420
Total finance expense	5 308	4 356	3 952	3 167
Interest on derivatives	(914)	(574)	(914)	(574)
Banks	(147)	(171)	(131)	(169)
Dividends from listed and unlisted investments	(99)	(107)	–	(4)
ICR	2.41	2.85	2.76	3.28
Maximum net finance expense for ICR of 2 times	4 995	4 994	4 012	3 964
Net finance expense	4 148	3 504	2 907	2 420
Maximum increase in net finance expense for ICR purposes	847	1 490	1 105	1 544

ICR for the company disclosed is based on the same formula as Group and includes the South African consolidated Group.

28. Going concern

The directors have assessed the Group's and company's ability to continue as a going concern. As at 30 June 2024, the Group had a substantial positive net asset value and a robust liquidity position, with access to R6 284m in SA and R3 557m (AUD293.0m) in GOZ. The company had a substantial positive net asset value and a robust liquidity position, with access to R6 152m in SA. The following uncertainties were considered as part of the going concern assessment:

Funding covenants

The current Group SA REIT LTV of 42.3% (FY23: 40.1%) is well below the most stringent Group LTV covenant of 55.0%. The ICR at 2.4 times (FY23: 2.9 times) is above the strictest ICR of 2.0 times. LTV and ICR ratios have deteriorated mainly due to GOZ's decreasing property valuations, decreasing rental income mainly as a result of disposals in SA, additional debt required for the refinancing of AUD CCIRS in SA, and the impact of high interest rates across all geographies. We believe LTV ratios, linked to valuations, are stabilising, other than possibly for GOZ where interest rates are lagging. We will, however, continue to focus on strategic initiatives to preserve liquidity and balance sheet strength in the long term.

Conclusion

After due consideration, the Directors have concluded that the Group and company have adequate resources and available debt facilities to continue operating for the foreseeable future and that it is appropriate to adopt the going-concern basis in preparing the financial statements.

29. Events after reporting period

Declaration of dividend after reporting period

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

Post-FY24, a R750m private placement for a 10-year bond at three-month Jibar + 1.83% was issued. Unlisted bonds to the value of R700m were early settled. New Rand IRS of R500.0m were entered into at a fixed rate of 7.25%, with a tenor of three years. CCIRS of AUD214m with a weighted average interest rate of 1.4% matured and were refinanced with new CCIRS with a weighted average interest rate of 4.1%.

SIGNIFICANT ACCOUNTING POLICIES

Included below is a summary of the significant accounting policies applicable to the Group and company financial statements. These accounting policies include only the areas in IFRS where elections have been made or policy choices exercised (including the choice or election made) as well as measurement criteria applied. The accounting policies also include information where it will assist users in understanding how transactions, other events and conditions are reflected in reported financial performance and financial position and was included based on the materiality as determined by management.

Corporate information

Reporting entity	Growthpoint Properties Limited (Growthpoint) is a company domiciled in South Africa. The physical address of the company's registered office is The Place, 1 Sandton Drive, Sandown, Sandton.
Reporting period end	Financial year ended 30 June.

Basis of preparation

The financial statements have been prepared on the historical cost basis except for investment property and some of the financial instruments, which are carried at fair value.

Prepared in accordance with

IFRS Accounting Standards as issued by the International Accounting Standards Board (IFRS) and 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, No 71 of 2008, as amended.

The principle of going concern.

The historical cost and fair value basis of accounting, where applicable.

Materiality

IFRS is only applicable to material items. Management applies judgement and considers both qualitative and quantitative factors in determining materiality applied in preparing these financial statements.

These financial statements have been prepared on a basis consistent with that of the prior year.

Functional and presentation currency

South African Rand.

Rounding policy

- All amounts are presented in Rand millions (Rm)
- The Group and company has a policy of rounding in increments of R1m. Amounts less than R1m will therefore be rounded down to Rnil and are presented as a dash

Estimates and judgements

Critical accounting estimates, assumptions and judgements

The preparation of the consolidated financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, the accompanying disclosures and the disclosure of contingent liabilities. Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations, and future events are believed to be reasonable under the circumstances. Actual results may differ from the estimates made by management from time to time.

In the process of applying the Group and company's accounting policies, the directors have made the following estimates and judgements that have the most significant effects on the amounts recognised and disclosed in the financial statements.

Fair value accounting of investment property

The following key metrics were applied in the valuation of the SA property assets:

Discount rates

Each property's risk profile is evaluated to determine the appropriate capitalisation and discount rates to be used. In determining discount rates, valuers apply a level of risk to the risk-free South African 10-year bond yield, which stood at 10.21% in FY24 (FY23: 10.53%). The rate proposed is matched against the sum of the market rental growth rate and capitalisation rates to ensure reasonableness.

Capitalisation rates

Capitalisation rates are determined from yields of comparable sales and influenced by many factors including location, quality of finishes of the building, and the strength of the tenants and their underlying leases. Capitalisation rate decreased slightly from 8.60% in FY23 to 8.56% in FY24.

Exit capitalisation rates

Exit capitalisation rates are utilised to determine the terminal value of a property asset after the end of the 10-year cash flow period. In the past, capitalisation rates and exit capitalisation rates were more aligned but as the risk profile over the longer term has worsened, this spread has widened and is in a range of 0.5% to 0.7% more than the capitalisation rate. As the capitalisation rates increased, exit capitalisation rates have followed this trend and increased from 9.04% in FY23 to 9.13% in FY24.

Market rental growth rate

One of the key drivers in determining valuation outcomes is the market rental growth rate, as this affects the rate of growth of income streams utilised in the 10-year cash flows and is a large influencer on the terminal value (up to 40% of the final valuation) when the adjusted rental is capitalised after year 10. The decrease in the weighted average market rental growth rate from 4.55% in FY23 to 4.54% in FY24 had a negative impact on the values. While market rental growth is largely market-node-specific, we are of the view that the resultant average rate of growth in market rentals applied for the 10-year period is conservative, given the current level of uncertainty. Refer to note 26.4: Investment property for market rental growth rate ranges applied.

Independent valuations are obtained on a rotational basis, ensuring that at least 75% of the fair value of investment properties is valued by an external independent valuer. The directors value the remaining properties annually on an open-market basis. The calculations are prepared by considering the aggregate of the net annual rent receivable from the properties and, where relevant, associated costs, using the discounted cash flow method. This method takes projected cash flows and discounts them at a rate that is consistent with comparable market transactions. The discount rates reflect the risks inherent in the net cash flows and are constantly monitored by reference to comparable market transactions. Undeveloped land is valued in terms of the internationally accepted and preferred method of comparison. 85.7% of the portfolio by value has been externally valued in terms of section 19 of the Property Valuers Professional Act, No 47 of 2000.

For the valuation policy, refer to note 26: Investment property fair value estimation.

IFRS 16 – Leases

Where the Group and company recognises a lease liability and corresponding right-of-use asset, consideration is given around the extension options of the lease in terms of IFRS 16. An evaluation of the facts and circumstances that create an economic incentive to exercise an extension option, or not exercise a termination option on the remaining lease term, is performed. These included an assessment of the likelihood of renewal by the tenant situated on the leasehold land, the potential business disruption by not extending, and the unrecoverable costs or penalties incurred to extend or terminate the contract. The Group and company concluded that all lease liabilities and right-of-use assets are appropriately accounted for based on the lease term and that any significant changes or circumstances in the current year to this assessment have been accounted for.

IFRS 15 – Revenue from Contracts with Customers

The Group and company identifies the specific goods or services to be provided to the customer and evaluates whether it controls the identified goods or services before they are transferred to the tenant. Three main indicators are considered: primary responsibility for ensuring the good or service meets customer specifications, inventory risk, and discretion in establishing the price for the specific good or service. The agent versus principal assessment is mainly relevant for the recoveries of costs incurred in providing goods or services to the tenant where more than one party is involved in the delivery of the good or service.

The Group and company concluded that it is acting as agent for the recoveries of electricity and water in the SA region. This is because the Group and company is not primarily responsible to ensure that the services meet the tenant specifications. The lease agreements indemnify Growthpoint against the supply of water and electricity to tenants. There is no inventory risk associated with water and electricity and the Group and company has limited discretion in establishing the price for the services as these are regulated. Furthermore, the Group and company does not have the right to water and electricity as it can only recover as and when the services are available to the tenants. The Group and company therefore recognises recoveries of electricity and water net of expenses under property-related expenses.

For some investment properties, the Group and company has taken steps to ensure that tenants are provided with a more stable supply of electricity in terms of solar installations and generations, where the Group and company concluded it is acting as principal and therefore recognises recoveries from these sources as revenue.

In all other instances the Group and company acts as a principal and revenue from recoveries is recognised in revenue.

Significant accounting policies (continued)

For the year ended 30 June 2024

Group accounting

Basis of consolidation and equity accounting

	Subsidiaries and other structured entities	Joint ventures	Associates	Joint operations
Typical shareholding in the assessment of entities that are not structured entities	Greater than 50%	50%	Between 20% to 50%	Proportionate share of assets and liabilities
Nature of the relationship between the Group and the investee	Subsidiaries are those entities controlled by the Group. The financial results of subsidiaries and controlled trusts are included in the Group financial statements from the date that control commences until the date that control ceases.	A joint venture is an arrangement in which the Group has joint control, whereby the Group has rights to the net assets of the arrangement, rather than rights to its assets and obligations for its liabilities.	An associate is an entity over which the Group has significant influence.	A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets and obligations to the liabilities relating to the arrangement.

Determining control

The existence and effect of potential voting rights are considered when assessing whether the Group controls an entity to the extent that those rights are substantive. The acquisition date is the date on which control is transferred to the acquirer. Judgement is applied in determining the acquisition date and determining whether control is transferred from one party to another.

Initial and subsequent measurement of subsidiaries

The Group accounts for business combinations by applying the acquisition method as at the acquisition date and measures goodwill as the fair value of the consideration transferred including the recognised amount of any non-controlling interest in the acquiree, plus the fair value of any existing equity interest, less the net recognised amount (generally fair value) of the identifiable assets acquired and liabilities assumed, all measured at the acquisition date. If this amount is negative, the Group recognises a gain on bargain purchase in profit or loss.

Consideration transferred includes the fair values of the assets transferred, liabilities incurred by the Group to the previous owners of the acquiree, and equity interests issued by the Group. Consideration transferred also includes the fair value of any contingent consideration. If a business combination results in the termination of pre-existing relationships between the Group and the acquiree, then the lower of the termination amount, as contained in the agreement, and the value of the off-market element are deducted from the consideration transferred and recognised in other expenses.

A contingent liability of the acquiree is assumed in a business combination only if such a liability represents a present obligation and arises from a past event, and its fair value can be measured reliably.

Acquisitions of non-controlling interests that do not result in a change in control are accounted for as transactions with equity holders in their capacity as equity holders and therefore no goodwill is recognised as a result of such transactions.

Common control transactions

Transactions in which combining entities are controlled by the same party or parties before and after the transaction, and that control is not transitory, are referred to as common control transactions. Where there are common control transactions in the Group, predecessor accounting is applied with no gain or loss recognised in profit or loss.

	Consolidation	Equity accounting	Joint arrangement
Initial and subsequent recognition in the consolidated financial statements	The Group accounts for business combinations by applying the acquisition method as discussed above. Subsidiaries are accounted for by including 100% of the assets, liabilities, income, expenses and cash flows on a line-by-line basis in the financial statements from the date that control commences until the date that joint control ceases. The portion attributable to non-controlling interest is recognised in the statement of profit or loss and other comprehensive income and transferred to a non-distributable reserve.	Interests in joint ventures and associates are accounted for using the equity method. They are recognised initially at cost, which includes transaction costs. Subsequent to initial recognition, the consolidated financial statements include the Group's share of profit or loss and other comprehensive income of equity-accounted investees, until the date on which the Group loses joint control or significant influence. Dividends and interest received from equity-accounted investment are accounted for as investment income on the statement of profit or loss and other comprehensive income.	Joint operations are accounted for by including the Group's share of joint assets, liabilities, income, expenses and cash flows on a line-by-line basis in the financial statements from the date that joint control commences until the date that joint control ceases.
Intercompany transactions and balances	Intragroup balances, transactions and any unrealised gains and losses arising from intragroup transactions are eliminated in preparing the consolidated financial statements.	Unrealised gains arising from transactions with joint operations and equity-accounted investees are eliminated to the extent of the Group's interest in the joint operations and investees. Unrealised losses are eliminated in the same way as unrealised gains, but only to the extent that there is no evidence of impairment.	

Significant accounting policies (continued)

For the year ended 30 June 2024

Assets

Investment property

Classification

Investment property consists of land and buildings, installed equipment and undeveloped land held to earn rental income for the long term and subsequent capital appreciation.

When properties comprise a portion that is held to earn rental or for capital appreciation, and another portion that is held for use in the production or supply of goods or services or for administrative purposes, then these portions are accounted for separately only if these portions can be sold separately.

If they cannot be sold separately, the entire property is accounted for as an investment property only if an insignificant portion is held for use in the production or supply of goods or services or for administrative purposes.

Investment property held under an operating lease relates to long-term land leases and is recognised in the Group's statement of financial position at its fair value. This accounting treatment is consistently applied for all such long-term land leases.

Measurement

Initial measurement

Properties are initially recognised at cost on acquisition, including all costs directly attributable to the acquisition. Subsequent additions that will result in future economic benefits, of which the cost can be measured reliably, are capitalised. Investment property under construction is valued at fair value. Undeveloped land is held at cost, including capex.

Direct costs relating to major capital projects are capitalised until the properties are brought into commercial operation.

Subsequent measurement

Subsequent to initial recognition, investment properties are measured at their fair value. Investment property is maintained, upgraded and refurbished where necessary in order to preserve or improve the capital value as far as it is possible to do so. Maintenance and repairs, which neither materially add to the value of the properties nor prolong their useful lives, are charged against profit or loss.

Gains or losses on subsequent measurement or disposals of investment properties are recognised in profit or loss. Such gains or losses are excluded from the calculation of distributable earnings.

Valuation of investment property

Valuation frequency

Directors value the investment property based on valuations determined internally and by external independent valuers. At least 75% of the fair value of investment properties should be determined by an external, independent valuer, having appropriate, recognised professional qualifications and recent experience in the location and category of the property being valued.

Valuation method

The calculations are prepared by considering the aggregate of the net annual rent receivable from the properties and, where relevant, associated costs, using the discounted cash flow method. This method takes projected cash flows and discounts them at a rate that is consistent with comparable market transactions. The discount rates reflect the risks inherent in the net cash flows and are constantly monitored by reference to comparable market transactions. Undeveloped land is valued in terms of the internationally accepted and preferred method of comparison.

Non-current assets held for sale

Classification and measurement

Non-current assets, or disposal groups comprising assets and liabilities, that are expected to be recovered primarily through sale rather than through continuing use, are classified as held for sale. Immediately before classification as held for sale, the measurement of assets (and all assets and liabilities in a disposal group) is brought up to date in accordance with applicable IFRS. Then, on initial classification as held for sale, non-current assets and disposal groups are recognised at the lower of the carrying amount and fair value less costs to sell. Investment properties classified as held for sale are measured in accordance with IAS 40 *Investment Property* at fair value with gains and losses on subsequent measurement being recognised in profit or loss.

Property held for trading and development

Classification and measurement

The investment properties classified as held for trading and development are properties that the directors have acquired to be sold as part of the trading and development strategy. It is held in accordance with IAS 2 *Inventory* at the lower of its cost or net realisable value.

Leases

Group company is the lessor

Group company is the lessee

Operating leases

The Group is party to numerous leasing contracts as the lessor of property. All leases are operating leases, which are those leases where the Group retains a significant portion of the risks and rewards of ownership.

Rental income is recognised on a straight-line basis over the period of the lease term.

The Group provides certain incentives for the lessee to enter into lease agreements. Initial periods of the lease term may be agreed to be rent-free or at a reduced rent. All incentives are recognised as an integral part of the net consideration agreed for the use of the leased asset, irrespective of the incentive's nature or form or the timing of payments. The Group recognises the aggregate cost of incentives as a reduction of rental income over the lease term on a straight-line basis.

The Group is party to leasing contracts as the lessee of some property and equipment. Printing rentals for office printers are recognised in other administrative and operating overheads. The Group has applied the low-value lease exemption in IFRS 16 for these assets and a lease liability and right-of-use asset have not been recognised for these assets. Lease liabilities are initially measured at the present value of the lease payments discounted using the interest rate implicit in the lease. If that rate cannot be determined, the consolidated entity's incremental borrowing rate is used.

Investment property held under an operating lease relates to long-term land leases and is recognised in the Group's statement of financial position at its fair value. This accounting treatment is consistently applied for all such long-term land leases.

Right-of-use asset

Measurement

Initial measurement

The Group recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is measured at the initial amount of the lease liability adjusted for any lease payments made in advance, plus any initial direct costs incurred less any lease incentives received. A right-of-use asset in relation to leased land is recognised as investment property.

The lease liability is initially measured at the present value of the future lease payments discounted using the Group's incremental borrowing rate. Lease payments included in the measurement of the finance lease liability comprise:

- Fixed payments
- Variable lease payments dependent on an index or a rate, initially measured using the index or rate as at the lease commencement date

Subsequent measurement

Right-of-use asset recognised as investment property is subsequently measured at fair value.

For right-of-use assets where the fair value cannot be reliably measured on an ongoing basis, the Group applies the cost model in accordance with IFRS 16 Leases. As a result, these assets are measured at cost, net of accumulated depreciation, with a residual value of Rnil.

The lease liability is subsequently measured at amortised cost using the effective interest method.

A remeasurement occurs when there is a change in the future lease cash flows arising from a change in the Group's assessment of whether it will exercise an extension or termination option or where variable payments become fixed. Where the lease liability is remeasured, a corresponding adjustment is made to the carrying amount of the underlying right-of-use asset.

Significant accounting policies (continued)

For the year ended 30 June 2024

Tenant incentives

Measurement

Initial measurement

Tenant incentive costs are capitalised and recognised as investment property.

Subsequent

measurement

Tenant incentive costs are measured at cost minus amortisation written off over the period of the lease.

Intangible assets

Goodwill

Other intangible assets

Measurement

Initial measurement

Goodwill that arises upon the acquisition of subsidiaries is included in intangible assets.

Other intangible assets that are acquired by the entity, which have finite useful lives, are recognised initially at cost.

Subsequent

measurement

Subsequent to initial recognition, goodwill is measured at cost less accumulated impairment losses.

Subsequent to initial recognition, other intangible assets are measured at cost less accumulated amortisation and accumulated impairment losses.

The recoverable amount is estimated at each reporting date. For the purpose of impairment testing, assets are grouped together into smaller groups of assets that generate cash inflows from continuing use that are largely independent of the cash inflows of the other assets or groups of assets (the cash-generating unit). The goodwill acquired in a business combination, for the purpose of impairment testing, is allocated to cash-generating units that are expected to benefit from the synergies of the combination.

Subsequent expenditure is capitalised only when it increases the future economic benefits of the asset to which it relates and the cost can reliably be measured.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs of disposal. In assessing value in use, the estimated future cash flows are discounted to their present values using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

Other intangible assets are tested for impairment when there is an indication that the asset may be impaired.

An impairment loss is recognised if the carrying amount of an asset or its cash-generating unit exceeds its estimated recoverable amount. Impairment losses are recognised in profit or loss. Impairment losses recognised in respect of the cash-generating units are allocated first to reduce the carrying amount of any goodwill allocated to the units and then to reduce the carrying amount of the other assets in the unit (group of units) on a *pro rata* basis. Impairment losses in respect of goodwill are not reversed.

Intangible assets**Amortisation****Goodwill**

Goodwill is not amortised.

Other intangible assets

Amortisation is recognised in profit or loss on a straight-line basis over the estimated useful lives of intangible assets, other than goodwill, from the date that they are available for use.

The residual value of the intangible asset is assessed as Rnil and the estimated total useful lives for the current and comparative periods are as follows:

- Rights to manage investment property: 15 years
- Software: 10 years

Deferred tax**Classification and measurement**

Deferred tax is recognised for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for the following temporary differences:

- The initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit
- Goodwill that arises on initial recognition
- Differences relating to investments in subsidiaries and jointly controlled entities to the extent that the Group is able to control the reversal of the temporary differences and it is probable that they will not reverse in the foreseeable future

No deferred tax was recognised on the fair value of investment property as capital gains tax on investment property is not applicable to REITs in terms of section 25BB of the Income Tax Act.

The amount of deferred tax recognised is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities, using tax rates expected to be applied to temporary differences when they reverse, based on tax laws enacted or substantively enacted at the reporting date.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to either settle current tax liabilities and assets on a net basis or realise the assets and settle the liabilities simultaneously.

A deferred tax asset is recognised for deductible temporary differences and unused tax losses to the extent that it is probable that future taxable profits will be available against which the asset can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

Significant accounting policies (continued)

For the year ended 30 June 2024

Financial instruments

Classification

Financial assets are classified into the following categories: amortised cost or financial assets at fair value through profit or loss. The classification of financial assets under IFRS 9 is generally based on the business model in which a financial asset is managed and its contractual cash flow characteristics and is determined at the time of initial recognition.

Financial liabilities are classified as either financial liabilities at fair value through profit or loss or other financial liabilities. The classification depends on the nature and purpose of the financial liabilities and is determined at the time of initial recognition.

Financial assets are held at amortised cost if the cash flows are solely payments of principal and interest, and interest is a consideration for the time value of money and credit risk only. Financial instruments with cash flows that are not solely payments of principle and interest are mandatorily classified at fair value through profit or loss. All equity instruments of the Group, within the scope of IFRS 9, are measured at fair value through profit or loss.

The Group applies the amortised cost model as the default for financial liabilities, except for instances where an accounting mismatch exists and it is more appropriate to designate it at fair value through profit or loss.

Financial assets are not reclassified subsequent to their initial recognition unless the Group changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the changes in the business model.

Interest-bearing borrowings

Interest-bearing borrowings are classified as financial liabilities at fair value through profit or loss.

Accrued interest and fair value adjustments are presented separately in the notes to the financial statements. Accrued interest is calculated based on the interest rate applicable to the loan and the fair value adjustment as the difference between the fair value and the nominal amount of the loan and accrued interest.

Listed investment

The listed investment in Industria REIT (ADI) is designated at fair value through profit or loss upon initial recognition as such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise. The underlying investment in ADI is property and therefore it is treated in the same way as the other property investment, ie at fair value through profit or loss. Financial assets at fair value through profit or loss are measured at fair value, with any resultant gain or loss recognised in profit or loss.

Unlisted investment

Unlisted investments are classified at fair value through profit or loss.

Long-term loans granted

The long-term loans are designated at fair value through profit or loss upon initial recognition as such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise. The underlying investments are property and therefore are treated in the same way as the other property investment, ie at fair value through profit or loss. Financial assets at fair value through profit or loss are measured at fair value, with any resultant gain or loss recognised in profit or loss.

Derivative granted financial instruments

Derivative assets comprising interest rate swaps, forward exchange contracts and cross-currency swaps are classified at fair value through profit or loss.

Non-derivative financial liabilities

Non-derivative financial liabilities comprising interest-bearing borrowings are designated at fair value through profit or loss as such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise. The interest-bearing borrowings are used to fund property and/or property fund acquisitions. Investment properties are recognised at fair value through profit or loss and therefore interest-bearing borrowings are treated in the same way.

Trade and other receivables

Trade and other receivables are classified at amortised cost.

Trade and other payables

Trade and other payables are classified as other financial liabilities.

Cash and cash equivalents

Cash and cash equivalents comprise cash balances and call deposits with maturities of three months or less from the acquisition date and are classified at amortised cost. Cash balances in money market funds are classified at fair value through profit or loss.

Investment in subsidiaries

Investment in subsidiaries are designated as at fair value through profit or loss as such designation eliminates or significantly reduces a measurement or recognition inconsistency that would otherwise arise. The underlying investments are property and therefore is treated in the same way as the other property investment, ie at fair value through profit or loss. Financial assets at fair value through profit or loss are measured at fair value, with any resultant gain or loss recognised in profit or loss.

Measurement

Initial measurement

Trade receivables are initially recognised when they originated. All other financial assets and financial liabilities are initially recognised when the Group becomes a party to the contractual provision of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at fair value through profit or loss, transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

Subsequent measurement

Financial assets and liabilities at fair value through profit or loss are carried at fair value, with any gains or losses arising on remeasurement recognised in profit or loss.

Financial assets at amortised cost and other financial liabilities are subsequently measured at amortised cost using the effective interest method, less accumulated impairments.

Impairments

At each reporting date, the Group reviews the carrying values of financial assets carried at amortised cost for an indication of impairment, based on either the 12-month expected credit losses or lifetime expected credit losses. For trade and other receivables, the Group applies the simplified impairment approach, and therefore assesses impairment using a lifetime approach for these assets.

Changes in the loss allowance are recognised in profit or loss as an impairment gain or loss.

In determining whether an impairment loss should be recorded in profit or loss, the Group makes judgements as to whether there is observable data, based on past behaviour as well as forward-looking information, indicating a measurable decrease in the estimated future cash flows from a financial asset.

The impairment for receivables is calculated on a portfolio basis, based on historical loss ratios, adjusted for national and industry-specific economic conditions and other indicators present at the reporting date that correlate with defaults on the portfolio.

Derecognition

The Group derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. Any interest in transferred financial assets that is created or retained by the entity is recognised as a separate asset or liability.

The Group derecognises a financial liability when its contractual obligations are discharged, cancelled or expired.

Significant accounting policies (continued)

For the year ended 30 June 2024

Equity

Capital and reserves

Type	Description of reserve
Share capital	Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of ordinary shares are recognised as a deduction from equity.
Treasury shares	<p>Shares in the company held by Growthpoint Management Services (Pty) Ltd and unvested restricted shares held for employee participants in the staff incentive scheme trust are classified as treasury shares. The cost price of these shares, together with related transaction costs, is deducted from equity but disclosed separately in the statement of changes in equity. The issued and weighted average number of shares are reduced by the treasury shares for the purposes of the basic and headline earnings per share calculations. The issued number of shares is reduced by the treasury shares for the purpose of the dividend-per-share calculations.</p> <p>When treasury shares held for employee participants vest in such participants, the shares will no longer be classified as treasury shares but included as part of issued share capital, and will be taken into account for the purposes of basic and headline earnings per share calculations.</p>
Foreign currency translation reserve	<p>The assets and liabilities of foreign operations, including goodwill and fair value adjustments arising on acquisition, are translated to the Group's presentation currency (Rand) at exchange rates at the reporting date. The income and expenses of foreign operations are translated to Rand at exchange rates at the dates of the transactions (an average rate per month is used). Foreign currency differences are recognised in OCI and accumulated in the foreign currency translation reserve, except to the extent that the translation difference is allocated to NCI.</p> <p>When the Group disposes of only part of its interest in a subsidiary that includes foreign operations while retaining control, the relevant proportion of the cumulative amount is re-attributed to non-controlling interests. If control is not retained, the cumulative amount is reclassified from equity to profit or loss as a reclassification adjustment.</p>

Non-distributable reserve

Type	Description of reserve
Overall description of non-distributable reserves	The non-distributable reserves relate to items that are not distributable to shareholders, such as fair value adjustments on the revaluation of investment property, long-term loans, borrowings and derivatives, the amortisation of intangible assets, share-based payment transactions, the straight-line lease income adjustment, non-cash charges, capital items, deferred taxation, bargain purchases and reserves with the non-controlling interest.
Amortisation of intangible assets	The amortisation of intangible assets reserve relates to the right to manage property intangible assets.
Bargain purchase	Where the net recognised amount of the identifiable assets acquired and liabilities assumed exceeds the fair value of the consideration transferred (including the recognised amount of any non-controlling interest in the acquiree and the fair value of any existing equity interest), this excess is recognised immediately in profit or loss as a gain on bargain purchase. The bargain purchase reserve relates to the cumulative gain on bargain purchases.
Fair value adjustments on investment properties	The fair value adjustments on investment properties reserve relate to the fair value movement on the investment properties.
Other fair value adjustments and non-distributable reserves	The other fair value adjustments and non-distributable reserves relate to all non-distributable items accounted for in profit or loss, such as the fair value adjustments (excluding the NCI portion of the fair value adjustments), straight-line lease income adjustments, non-cash charges, capital items and deferred taxation were transferred to the non-distributable reserve in the current year.
Share-based payment reserve	The share-based payment reserve relates to the grant date fair value of share-based payment awards granted to employees.
Reserves in non-controlling interest	The reserves with NCI relate to an historical acquisition of GOZ made by Growthpoint.
Fair value adjustments on listed investments	The movement in fair value of the listed investment is accounted for in profit or loss and transferred to the non-distributable reserve. The movement relates to the increase in the fair value of the listed investments.

Significant accounting policies (continued)

For the year ended 30 June 2024

Non-controlling interest

Type	Description of reserve
Non-controlling interest	The non-controlling interest reserve relates to the portion of equity ownership in a subsidiary not attributable to the parent company. The Group elects on each acquisition to initially measure non-controlling interest on the acquisition date at either fair value or at the non-controlling interest's proportionate share of the investees' identifiable net assets.

Dividends

Type	Classification and measurement
Dividends	Dividends or other distributions to the holders of equity instruments, in their capacity as owners, are recognised directly in equity on the date of declaration.

Income and expenses

Income

Type	Classification and measurement
Revenue recognition	Revenue from the letting of investment property comprises gross rental income and recoveries of fixed operating costs, net of value added tax. Rental income is accounted for in terms of IFRS 16 <i>Leases</i> and recognised in profit or loss on a straight-line basis over the term of the lease. Recoveries of costs from lessees are accounted for as non-lease components in terms of IFRS 15 <i>Revenue from Contracts with Customers</i> . Recoveries are levied monthly in arrears as a result of the Group recovering costs of providing the tenant with services as determined by the lease agreement. Management considers the terms of the lease agreement and its customary business practices to determine the transaction price. The Group satisfies the performance obligation for the services over time and recognises revenue over time. The Group will therefore recognise revenue from the services as they are provided. Revenue will be recognised based on the actual services consumed during the reporting period as a proportion of the total services provided. Recoveries of costs from lessees, where the entity merely acts as an agent and makes payment of these costs on behalf of lessees, are offset against the relevant costs. The Group recognises the aggregate cost of incentives as a reduction of rental income over the lease term on a straight-line basis. Non-contractual revenue, apart from interest received from tenants in default that are accounted for in terms of IFRS 9 <i>Financial Instruments</i> , is accounted for in terms of IFRS 15. The Group satisfies the performance obligations at a point in time and recognises revenue when it satisfies the performance obligation, apart from funds management revenue that is recognised over time as the performance obligations are satisfied over time. Management considers the terms of the agreement and its customary business practices to determine the transaction price. The income is based on a single-performance obligation per transaction and therefore no significant judgements are made when allocating the transaction price to performance obligations. For arrangements that include deferred payment terms that exceed 12 months, the Group adjusts the transaction price for the financing component, with the impact recognised as interest income using the effective interest rate method over the period of the financing.
Finance and other investment income	Interest earned on amounts invested is recognised on an accrual basis using the effective interest method. Dividends from listed investments are recognised in profit or loss when declared.

Expenses

Type	Classification and measurement
Capital items and other charges	<p>Costs incurred on business acquisitions and items reclassified from other comprehensive income to profit or loss are classified as capital items.</p> <p>Amortisation of intangible assets, as well as expenses relating to the staff incentive scheme, are recurring expenses and are classified as other charges. Impairment of goodwill, although not recurring, is also classified as other charges as the expense relates to intangible assets.</p>
Share-based payment transactions (employee benefits)	<p>The Group only has equity-settled, share-based payment schemes.</p> <p>The equity-settled schemes (zero-strike price share scheme and retention scheme) allow certain employees the option or rights to acquire ordinary shares in the company. Such equity-settled, share-based payments are measured at fair value at the date of the grant. The fair value determined at grant date of the equity-settled, share-based payment is charged as employee costs, with a corresponding increase in equity, on a straight-line basis over the period that the employee becomes unconditionally entitled to the options, rights or shares, based on management's estimate of the shares that will vest and adjusted for the effect of non-market vesting conditions. These share options and rights are not subsequently revalued.</p>
Finance cost	<p>Finance costs incurred on qualifying investment property assets are capitalised until such time as the assets are substantially ready for their intended use. Qualifying assets are those that necessarily take a substantial period of time to prepare for their intended use. Capitalisation is suspended during extended periods in which active development is interrupted.</p> <p>All other finance costs are expensed in profit or loss in the period in which they are incurred using the effective interest method.</p>
Taxation	<p>Income tax for the year comprises current and deferred tax. Income tax is recognised in profit or loss except to the extent that it relates to items recognised directly in equity or other comprehensive income. Current tax is the expected tax payable on the taxable income, after deducting the qualifying distribution for that year of assessment, using tax rates enacted or substantively enacted at the reporting date, and any adjustments to tax payable in respect of previous years. In accordance with the status as a REIT, dividends declared meet 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).</p> <p>Withholding tax relating to foreign distributions received is recognised as part of the tax expense, and the financial results are reflected at the gross amounts before withholding tax.</p>

Estimates and judgements involved for taxation

The Group is subject to income taxes in numerous jurisdictions and the calculation of the Group's tax charge and provision for income taxes necessarily involves a degree of estimation and judgement. There are transactions and tax computations for which the ultimate tax treatment or result is uncertain, or in respect of which the relevant tax authorities may or could indicate disagreement with the Group's treatment, and accordingly the final tax charge cannot be determined until resolution has been reached with the relevant tax authority.

Operating profit

Operating profit included in profit or loss represents the net property income earned from investment property, adjusted for other operating expenses and income.

Significant accounting policies (continued)

For the year ended 30 June 2024

Standards and interpretations

Standards, amendments and interpretations effective for the first time at 30 June 2024

The below table summarises the standards, amendments and interpretations that became effective for the first time in the current financial year. The impact of the adoption of these standards and amendments has been considered and is deemed immaterial.

International Financial Reporting Standards, amendments and interpretations	Effective for the financial reporting period ending
<p>IFRS 17 <i>Insurance Contracts</i></p> <p>Deferral of the date of initial application of IFRS 17 by two years and a change of the fixed expiry date for the temporary exemption in IFRS 4 <i>Insurance Contracts</i> from applying IFRS 9 <i>Financial Instruments</i>, so that entities would be required to apply IFRS 9 for annual periods beginning on or after 1 January 2023.</p> <p>The amendment does not have a material impact on the Group.</p>	30 June 2024
<p>Disclosure of accounting policies – amendments to IAS 1 and IFRS Practice Statement 2</p> <p>Disclosure of accounting policies (amendments to IAS 1 and IFRS Practice Statement 2) is intended to help preparers in deciding which accounting policies to disclose in their financial statements. The amendment does not have a material impact on the Group.</p>	30 June 2024
<p>Definition of accounting estimates, which amended IAS 8 <i>Accounting Policies, Changes in Accounting Estimates and Errors</i></p> <p>The amendment introduced the definition of accounting estimates and included other amendments to IAS 8 to help entities distinguish between accounting policies and accounting estimates. The amendment does not have a material impact on the Group.</p>	30 June 2024
<p>IAS 12 <i>Deferred Tax related to Assets and Liabilities arising from a Single Transaction</i></p> <p>The amendment clarifies how companies account for deferred tax on transactions such as leases and decommissioning obligations. The amendment does not have a material impact on the Group.</p>	30 June 2024

Standards and interpretations issued and not yet effective

The below table summarises the standards, amendments and interpretations that have been published, but that are not yet effective in the current financial year. None of these standards, amendments and interpretations are expected to have a material impact on the results of the Group. The Group has elected not to early adopt any of the new standards.

Amendment	Details of the amendment	Effective for the financial reporting period ending
Non-current liabilities with covenants (amendments to IAS 1)	The amendment clarifies how the conditions with which an entity must comply within 12 months after the reporting period affects the classification of a liability. The amendment is not expected to have a material impact on the Group.	30 June 2025
Lease liability in a sale and leaseback (amendments to IFRS 16)	The amendment clarifies how a seller-lessee subsequently measures sale and leaseback transactions that satisfy the requirements in IFRS 15 to be accounted for as a sale. The amendment is not expected to have a material impact on the Group.	30 June 2025
Lack of exchangeability (amendments to IAS 21)	The IASB has published "Lack of Exchangeability (amendments to IAS 21)" that contains guidance to specify when a currency is exchangeable and how to determine the exchange rate when it is not. The amendment is not expected to have a material impact on the Group.	30 June 2026
Supplier finance – amendments to IAS 7 and IFRS 7	The amendments require disclosure of supplier finance arrangements and their effect on the Group's liabilities, cash flows and exposure to liquidity risk. This is not expected to have a material impact on the Group.	30 June 2025
Presentation and disclosure in the financial statements – IFRS 18	IFRS 18 will replace IAS 1 and focuses on updates to the statement of profit or loss with a focus on the structure of the statement of profit or loss, required disclosures in the financial statements for certain profit or loss performance measures that are reported outside an entity's financial statements, and enhanced principles on aggregation and disaggregation, which apply to the primary financial statements and notes. Many of the other existing principles in IAS 1 will remain. IFRS 18 will not impact the recognition and measurement of items in the financial statements, but it might change what an entity reports as its operating profit or loss. Retrospective application is required, however, the Group is yet to assess the impact of IFRS 18.	30 June 2028
IFRS 19 Subsidiaries without Public Accountability	The purpose of IFRS 19 is to reduce disclosure requirements of subsidiaries reporting to their parent for consolidation purposes if it does not have public accountability, and its ultimate or any intermediate parent produces consolidated financial statements available for public use that comply with IFRS Accounting Standards. It specifies the disclosure requirements an entity is permitted to apply instead of the disclosure requirements in other IFRS Accounting Standards. The Group is yet to assess the impact of IFRS 19.	30 June 2028

02

PROPERTY PORTFOLIO

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INANDA GREENS, WIERDA VALLEY, JOHANNESBURG



PROPERTY PORTFOLIO SUMMARY

30 June 2024

	Number of properties	GLA m ²	Vacancy m ²	Vacancy %	Value Rm	Value/m ² (excluding additional bulk) Rand	Monthly gross rental/m ² Rand	Forward yield %
Retail portfolio								
Regional shopping centres	19	883 088	44 561	5.0	19 878	22 423	225.23	8.8
Community shopping centres	11	207 715	14 333	6.9	4 707	22 636	253.23	8.0
Neighbourhood shopping centres	2	14 133	–	–	181	12 807	158.27	8.1
Speciality centres	3	39 138	3 696	9.4	701	17 922	186.33	9.7
Vacant land (including house)	2	–	–	–	6	–	–	–
Tenant incentives	–	–	–	–	71	–	–	–
Right-of-use assets	–	–	–	–	30	–	–	–
Total retail	37	1 144 074	62 590	5.5	25 574	22 189	228.03	8.6
Office portfolio								
High-rise offices	15	251 449	26 409	10.5	5 975	23 766	202.22	8.7
Low-rise offices	70	584 127	84 820	14.5	9 400	16 066	171.16	8.4
Office parks	57	717 244	131 552	18.3	8 741	12 181	142.36	8.0
Mixed use: office and retail	3	43 741	1 352	3.1	801	18 305	187.20	9.6
Land under development	1	17 011	317	1.9	589	34 625	214.41	6.2
Vacant land	5	–	–	–	486	–	–	–
Tenant incentives	–	–	–	–	527	–	–	–
Right-of-use assets	–	–	–	–	4	–	–	–
Total office	151	1 613 572	244 450	15.1	26 523	15 796	164.33	8.3
Logistics and Industrial portfolio								
Distribution centre	56	658 304	30 702	4.7	4 628	7 001	70.51	9.9
Heavy manufacturing	1	45 182	–	–	60	1 328	–*	4.5
Light manufacturing	14	163 543	6 403	3.9	765	4 679	58.82	8.4
Warehouses	27	212 365	21 194	10.0	1 560	7 199	69.22	9.9
Industrial park	16	506 471	26 335	5.2	3 655	7 149	69.35	9.5
Warehouse showroom	6	57 635	–	–	545	9 398	98.25	9.7
Workshops multi-occupancy	24	267 873	10 164	3.8	1 543	5 719	68.42	8.8
Workshops single-occupancy	4	5 488	–	–	52	9 439	114.50	12.3
Office – low-rise	2	7 210	4 740	65.7	45	6 172	112.87	6.4
Retail warehouse	1	22 425	2 420	10.8	121	5 414	65.33	9.8
Not categorised	1	2 210	–	–	15	6 878	–*	13.4
Land under development	3	–	–	–	231	–	–	–
Vacant land	2	–	–	–	121	–	–	–
Telecoms®	–	–	–	–	71	–	–	–
Tenant incentives	–	–	–	–	54	–	–	–
Right-of-use assets	–	–	–	–	11	–	–	–
Total Logistics and Industrial	157	1 948 706	101 958	5.2	13 477	6 760	68.69	9.3
GHPH portfolio	9	125 051	–	–	4 053	32 022	303.84	9.8
GSAH portfolio	14	–	–	2.8	3 559	413 655[^]	6 200.00^{**}	7.8
Trading and Development portfolio	9	12 664	–	–	697	–	–	–
Total Growthpoint (SA excluding V&A Waterfront)	377	4 844 067	408 998	8.4	73 883	14 902[#]	143.81[#]	8.5

* Single-tenanted properties.

** Monthly gross rental/bed.

[^] Value per bed.

[@] The portfolio consists of 35 towers, with the majority located in the provinces of Gauteng and Western Cape.

[#] Value excludes GSAH portfolio.

	Number of properties	GLA m ²	Vacancy m ²	Vacancy %	Value Rm	Value/m ² (excluding additional bulk) Rand	Monthly gross rental/m ² Rand	Forward yield %
V&A Waterfront								
Retail property		49 741	218	0.4	5 591	112 397	694.00	6.7
Office property		84 442	92	0.1	2 811	33 290	273.32	7.4
Fishing and industrial property		48 863	–	–	986	20 187	110.07	6.7
Hotel and residential		41 838	266	0.6	1 648	48 557	189.86	7.2
Undeveloped bulk		–	–	–	434	–	–	–
Total V&A Waterfront	1	224 884	576	0.3	11 470	50 999	459.00	7.0
Total Growthpoint (SA)	378	5 068 951	409 574	8.1	85 353	16 504	157.79	8.3
GOZ portfolio	57	1 051 940	26 755	2.5	54 697	50 950	299.78	6.2
C&R portfolio	6	224 268	15 509	6.9	9 190	39 025	250.81	7.6
Total Growthpoint	441	6 345 159	451 838	7.1	149 240	23 010	184.62	7.5
Globalworth	59	1 146 540	158 415	13.8	15 070			
Lango	11	153 774	26 910	17.5	10 427			
Total Growthpoint (including equity investments)	511	7 645 473	637 163	8.3	174 737			

Gross rental (month/m²) is the weighted average actual gross rental, consisting of net rental, operating cost recoveries and recovery of assessment rates.

Forward yield is budgeted net property income for the year to 30 June 2025 as a percentage of the property value.

PROPERTY PORTFOLIO DETAIL – SOUTH AFRICA

30 June 2024

Property name	Location	GLA m ²	Vacancy %	Monthly gross rental/m ² Rand	
Retail portfolio					
Regional shopping centres		883 088	5.0	225.23	
1	Alberton City	Alberton, Johannesburg	45 178	8.0	199.37
2	Bayside Mall	Table View, Cape Town	32 975	14.8	187.67
3	Brooklyn Mall and Brooklyn Square – 75%	Brooklyn, Pretoria	56 418	18.7	260.56
4	Festival Mall	Kempton Park, Johannesburg	79 154	2.5	197.31
5	Greenacres Shopping Centre	Greenacres, Port Elizabeth	48 461	4.3	282.60
6	Keywest Shopping Centre	Krugersdorp, Johannesburg	48 242	6.8	237.30
7	Kolonnade – 50%	Montana Park, Pretoria	37 999	3.2	269.56
8	La Lucia Mall	La Lucia, Durban	37 460	2.3	273.09
9	Lakeside Mall	Benoni, Johannesburg	63 490	4.3	204.86
10	Longbeach Mall	Noordhoek, Cape Town	31 647	3.2	171.09
11	N1 City Mall	Goodwood, Cape Town	63 380	–	230.46
12	Northgate Mall – 50%	North Riding, Johannesburg	45 354	14.3	166.89
13	Paarl Mall	Paarl	42 036	–	202.46
14	River Square Shopping Centre	Three Rivers, Vereeniging	37 126	6.9	185.19
15	Vaal Mall – 66.7%	Vanderbijlpark	44 006	–	286.75
16	Walmer Park Shopping Centre	Walmer, Port Elizabeth	42 461	–	232.00
17	Watercrest Mall – 50%	Durban	23 179	12.2	173.84
18	Waterfall Mall	Rustenburg	50 795	–	285.91
19	Woodmead Retail Park	Woodmead, Johannesburg	53 727	–	193.05
Community shopping centres		207 715	6.9	253.23	
1	Beacon Bay Retail Park	Beacon Bay, East London	27 324	10.9	204.17
2	Gardens Centre	Gardens, Cape Town	14 572	1.9	347.85
3	Golden Acre	CBD, Cape Town	33 556	25.6	223.76
4	Hillcrest Corner – 50%	Durban	11 781	1.6	215.17
5	Howard Centre	Pinelands, Cape Town	14 756	0.7	228.44
6	Mark Park Shopping Centre	Vereeniging	20 260	3.9	167.98
7	Middestad Mall	Bellville, Cape Town	19 671	2.9	245.81
8	The Bridge – 27.5%	Greenacres, Port Elizabeth	11 076	6.2	161.70
9	The Constantia Village	Constantia, Cape Town	20 426	–	453.42
10	Village Square	Randfontein	20 777	0.7	255.35
11	Westville Mall	Durban	13 516	–	257.08
Neighbourhood shopping centres		14 133	–	158.27	
1	Grand Parade Centre	CBD, Cape Town	10 479	–	152.95
2	Sportsman's Warehouse Tygervalley	Bellville, Cape Town	3 654	–	173.34
Speciality centres		39 138	9.4	186.33	
1	Fourways Crossing – 50%	Fourways, Johannesburg	25 610	6.3	198.87
2	Virgin Active Vereeniging	Three Rivers, Vereeniging	3 250	–	153.77
3	Waterfall Mall	Rustenburg	10 278	20.3	163.59
Vacant land					
1	River House	Three Rivers, Vereeniging	–	–	–
2	Waterfall Cashan	Rustenburg	–	–	–
37	Total Retail	1 144 074	5.5	228.03	

Property name	Location	GLA m ²	Vacancy %	Monthly gross rental/m ² Rand	
Office portfolio					
High-rise offices		251 449	10.5	202.22	
1	1 North Wharf Square	Foreshore, Cape Town	18 735	–	199.76
2	11 Adderley	CBD, Cape Town	22 557	–	133.61
3	33 Bree and 30 Waterkant	CBD, Cape Town	12 918	6.9	135.91
4	44 On Grand Central	Midrand, Johannesburg	7 450	–	150.31
5	Discovery 1 and 2 – 55%	Sandhurst, Johannesburg	64 127	–	267.67
6	Fredman Towers	Sandton, Johannesburg	14 694	36.7	158.39
7	Menlyn Corner	Menlyn, Pretoria	10 293	16.0	170.59
8	Newlands On Main	Claremont, Cape Town	13 327	6.6	197.39
9	Paramount Place	Claremont, Cape Town	9 906	18.2	200.79
10	Roggebaai Place	Foreshore, Cape Town	13 973	9.9	167.33
11	Sanofi House	Midrand, Johannesburg	8 038	100.0	132.43
12	The Annex – 50%	Sandton, Johannesburg	10 177	1.1	298.38
13	The District	Woodstock, Cape Town	19 055	7.6	130.99
14	The Terraces	CBD, Cape Town	12 952	–	164.09
15	The Towers – 50%	Sandton, Johannesburg	13 247	36.4	242.81
Low-rise offices		584 127	14.5	171.16	
1	1 Friesland Drive (ex Merck Longmeadow)	Edenvale, Johannesburg	4 265	–	109.92
2	1 Sixty Jan Smuts Avenue	Rosebank, Johannesburg	16 571	27.2	119.96
3	12 Alice Lane – 50%	Sandton, Johannesburg	8 772	–	191.78
4	148 on Katherine (ex Eastgate 20)	Kramerville, Johannesburg	5 637	26.6	128.73
5	100 West Street	Sandton, Johannesburg	4 276	49.9	106.87
6	11B Riley Road	Bedfordview, Johannesburg	4 438	–	144.77
7	138 West Street (Erf 4 of 8 Sandown)	Sandown, Johannesburg	10 721	17.6	78.59
8	144 Oxford Road	Illovo, Johannesburg	37 474	–	313.41
9	151 on 5th*	Sandton, Johannesburg	–	–	–
10	24 Flanders Drive	Mount Edgecombe, Durban	6 535	–	167.28
11	25 Rudd Road	Illovo, Johannesburg	3 184	–	143.03
12	28 Fricker Road	Illovo, Johannesburg	6 160	26.7	149.04
13	29 Richefont Circle	Umhlanga Ridge, Durban	3 358	–	237.35
14	200 on Main	Claremont, Cape Town	4 603	1.1	186.17
15	271 Veale Street	Brooklyn, Pretoria	4 615	–	169.44
16	34 and 36 Fricker Road	Illovo, Johannesburg	4 795	0.6	128.73
17	36 Wierda Road West	Wierda Valley, Johannesburg	2 934	13.9	123.94
18	3012a William Nicol	Bryanston, Johannesburg	7 253	59.7	155.85
19	3021 William Nicol	Bryanston, Johannesburg	6 760	22.2	93.77

* Single-tenanted properties.

Property portfolio detail – South Africa (continued)

30 June 2024

Property name	Location	GLA m ²	Vacancy %	Monthly gross rental/m ² Rand	
Office portfolio continued					
Low-rise offices continued					
20	4 Fricker Road	Illovo, Johannesburg	4 781	19.3	156.85
21	4 Pencarrow	Umhlanga Ridge, Durban	2 426	–	153.80
22	50 Weirda Road	Wierda Valley, Johannesburg	2 362	–	161.48
23	70 Grayston	Sandton, Johannesburg	4 089	18.4	137.76
24	8 Rivonia Road	Illovo, Johannesburg	5 329	–	124.07
25	82 Grayston Drive	Bryanston, Johannesburg	7 290	37.9	124.07
26	ADT House	Goodwood, Cape Town	5 388	–	169.25
27	Advocates Chambers	Sandton, Johannesburg	7 445	22.2	87.61
28	Albion Springs	Rondebosch, Cape Town	3 969	11.8	189.41
29	Anslow Park (Nestlé)	Lyme Park, Johannesburg	11 986	–	208.08
30	Anslow Phase 2	Lyme Park, Johannesburg	10 703	66.6	146.88
31	Arnold Crescent	Rosebank, Johannesburg	2 046	100.0	–
32	Autumn Road	Rivonia, Johannesburg	9 747	15.3	105.78
33	Boundary Place	Illovo, Johannesburg	3 694	44.7	121.15
34	Bridge Park – 50%	Milneron, Cape Town	9 577	–	192.40
35	Brookfield Office Park	Brooklyn, Pretoria	7 547	5.3	157.54
36	Deloitte & Touche (SA)	La Lucia Ridge, Durban	6 313	–	162.76
37	Draper on Main	Claremont, Cape Town	5 618	–	150.69
38	Exxaro Lakeside 2	Centurion, Pretoria	21 708	–	277.46
39	Ferguson Place – 50%**	Illovo, Johannesburg	2 522	34.2	151.90
40	Girton Place	Parktown North, Johannesburg	7 424	78.1	321.98
41	Girton View	Parktown North, Johannesburg	7 039	47.4	72.69
42	Glenfield Office Park Block F	Faerie Glen, Pretoria	5 165	11.8	149.90
43	Grosvenor Corner	Parktown North, Johannesburg	13 689	2.0	118.04
44	Homestead Place	Rivonia, Johannesburg	5 690	–	91.18
45	Honeywell	Midrand, Johannesburg	3 818	100.0	157.10
46	Hunts End	Wierda Valley, Johannesburg	10 287	30.3	140.17
47	Illovo Boulevard Piazzas	Illovo, Johannesburg	558	–	75.32
48	Inanda Greens – GPT	Wierda Valley, Johannesburg	43 075	5.1	164.42
49	Inyanda 1	Parktown North, Johannesburg	10 637	–	140.23

** Equity-accounted building.

Property name	Location	GLA m ²	Vacancy %	Monthly gross rental/m ² Rand
Office portfolio continued				
Low-rise offices continued				
50 Inyanda 2	Parktown North, Johannesburg	11 340	–	135.82
51 Lincoln on the Lake	Umhlanga Ridge, Durban	6 428	–	172.15
52 Lumley House	Parktown North, Johannesburg	2 714	13.8	124.71
53 Mayfair on the Lake	Umhlanga Ridge, Durban	6 171	–	182.77
54 Microsoft Office Park	Bryanston, Johannesburg	9 483	–	182.00
55 Nautica	Granger Bay, Cape Town	5 777	3.7	158.94
56 Oxford Corner	Rosebank, Johannesburg	9 089	–	205.83
57 Peter Place 24	Lyme Park, Johannesburg	4 282	25.3	118.24
58 Pharos House	Westville, Durban	5 498	2.9	160.70
59 Ridgeview Umhlanga	Umhlanga Ridge, Durban	6 659	–	211.94
60 Sandown Erf 169	Sandhurst, Johannesburg	2 069	–	126.85
61 Sandown Mews	Sandown, Johannesburg	21 006	27.4	101.74
62 Sovereign Quay	Greenpoint, Cape Town	8 881	17.6	167.75
63 Strathavon 11	Strathavon, Johannesburg	10 012	21.6	114.21
64 The Boulevard Umhlanga	Westville, Durban	10 324	–	192.87
65 The Place	Sandton, Johannesburg	35 712	36.0	204.81
66 Tygerberg Park (Phases 1, 2 and 4)	Platteklouf, Cape Town	12 024	6.9	162.58
67 Tygerberg Park (Phases 3, 5 and 6)	Platteklouf, Cape Town	19 168	10.9	164.97
68 Waterfall Park	Midrand, Johannesburg	8 654	–	122.49
69 Wierda Court	Wierda Valley, Johannesburg	2 345	8.0	106.56
70 Wierda Gables	Wierda Valley, Johannesburg	2 218	11.7	137.70

Property portfolio detail – South Africa (continued)

30 June 2024

Property name	Location	GLA m ²	Vacancy %	Monthly gross rental/m ² Rand	
Office portfolio continued					
Office parks		717 244	18.3	142.36	
1	1 Frosterley Crescent	La Lucia Ridge, Durban	2 565	–	167.76
2	1 Holwood Park	Umhlanga Ridge, Durban	7 817	–	200.49
3	1 Montgomery	Mount Edgecombe, Durban	10 376	3.0	176.11
4	9 Frosterley Crescent	La Lucia, Durban	1 138	–	163.15
5	21 Impala (ex Chislehurst)	Chislehurst, Johannesburg	2 131	–	150.53
6	23 Impala Road	Chislehurst, Johannesburg	1 954	35.9	118.26
7	29 Impala Road	Chislehurst, Johannesburg	1 387	0.8	156.87
8	31 Impala Road	Sandton, Johannesburg	922	21.9	112.37
9	31B Impala Road	Chislehurst, Johannesburg	1 101	50.0	103.14
10	33 Fricker Road	Illovo, Johannesburg	6 603	38.0	131.22
11	35 Impala Road	Sandton, Johannesburg	1 519	100.0	–
12	4 Frosterley Crescent	Umhlanga, Durban	3 167	–	167.90
13	19 Impala Road	Chislehurst, Johannesburg	2 876	–	135.04
14	BCX Durban 2	La Lucia Ridge, Durban	5 078	–	166.54
15	BCX Durban 3	La Lucia Ridge, Durban	939	–	205.05
16	Belmont Office Park	Rondebosch, Cape Town	15 186	–	153.44
17	Belvedere Office Park	Bellville, Cape Town	5 996	22.1	158.94
18	Bogare	Menlyn, Pretoria	6 301	–	197.85
19	British Consulate General	Dunkeld West, Johannesburg	1 048	–	153.27
20	Centennial Place	Milnerton, Cape Town	12 334	9.2	139.72
21	Central Park – Midrand	Midrand, Johannesburg	34 148	22.0	108.14
22	Constantia Park	Roodepoort, Johannesburg	75 329	17.2	135.65
23	Country Club Estate	Woodmead, Johannesburg	33 566	19.7	112.70
24	Edgecombe Office Park	La Lucia, Durban	4 611	–	153.83
25	Equity House	Dunkeld West, Johannesburg	1 551	23.5	145.03
26	Eton Office Park	Bryanston, Johannesburg	8 972	24.3	115.78
27	Freestone Park	Kramerville, Johannesburg	5 509	32.6	127.01
28	Gilloolys View	Bedfordview, Johannesburg	20 615	51.5	118.51
29	Golf Park	Mowbray, Cape Town	32 229	6.1	155.46
30	Grayston Office Park	Sandton, Johannesburg	14 140	32.6	115.61
31	Hatfield Gardens	Hatfield, Pretoria	25 927	13.0	157.67
32	Homestead Park	Rivonia, Johannesburg	11 096	22.1	85.19
33	Illovo Corner	Illovo, Johannesburg	11 570	21.6	131.71
34	Kirstenhof Office Park	Sunninghill, Johannesburg	3 870	–	142.29
35	Lakeside 3	Centurion, Pretoria	6 450	32.0	148.63
36	Morningside Close	Morningside, Johannesburg	3 012	28.6	71.65
37	Ogilvy Building	Bryanston, Johannesburg	9 155	–	104.06
38	Pavilion Office Park	Rivonia, Johannesburg	3 674	21.7	86.30
39	Peter Place Office Park	Bryanston, Johannesburg	8 769	17.3	125.30
40	Pinewood Office Park	Woodmead, Johannesburg	7 248	39.3	94.42

Property name	Location	GLA m ²	Vacancy %	Monthly gross rental/m ² Rand	
Office portfolio continued					
Office parks continued					
41	Pinmill Farm	Kramerville, Johannesburg	23 748	31.4	124.75
42	River Park	Mowbray, Cape Town	13 455	9.0	151.22
43	Riviera Park	Killarney, Johannesburg	6 355	–	102.66
44	Rosebank Office Park	Parktown North, Johannesburg	4 223	10.3	103.81
45	Sandton Close	Sandton, Johannesburg	12 459	47.0	103.73
46	Sunnyside Ridge	Parktown, Johannesburg	30 223	28.3	106.41
47	The Estuaries	Montague Gardens, Cape Town	11 919	12.1	127.04
48	The Oval Bryanston	Bryanston, Johannesburg	10 115	15.8	104.63
49	The Oval Newlands	Newlands, Cape Town	8 588	–	282.40
50	The Park on 16th Blocks ABC	Midrand, Johannesburg	5 554	44.6	86.61
51	The Park on 16th Blocks DEF	Midrand, Johannesburg	14 898	90.5	83.18
52	The Village	Faerie Glen, Pretoria	6 442	10.1	119.69
53	Waterfall Park	Midrand, Johannesburg	8 073	–	181.29
54	Willowbridge Place	Bellville, Cape Town	7 108	–	196.51
55	Woodlands Office Park	Woodmead, Johannesburg	114 883	11.9	163.87
56	Woodlands Bld 33 Basfour – 50%	Woodmead, Johannesburg	6 630	–	197.42
57	Woodmead Estate	Woodmead, Johannesburg	20 692	7.1	142.53
Mixed use: office and retail			43 741	3.1	187.20
1	De Waterkant Centre	Greenpoint, Cape Town	6 844	1.1	149.14
2	Menlyn Piazza	Menlyn, Pretoria	7 217	17.3	93.06
3	Montclare Place	Claremont, Cape Town	29 680	–	210.49
Land under development			17 011	1.9	214.41
1	Longkloof Studios	Gardens, Cape Town	17 011	1.9	214.41
Vacant land					
1	35 and 37 Wierda Road West	Sandton, Johannesburg	–	–	–
2	Sandton Summit	Sandton, Johannesburg	–	–	–
3	Ncondo Place	Umhlanga Ridge, Durban	–	–	–
4	Site B, Foreshore	Foreshore, Cape Town	–	–	–
5	Quarry Hill	Tyger Valley, Cape Town	–	–	–
151	Total Office		1 613 572	15.1	164.33

Property portfolio detail – South Africa (continued)

30 June 2024

Property name	Location	GLA m ²	Vacancy %	Monthly gross rental/m ² Rand
Logistics and Industrial portfolio				
Distribution centre		658 304	4.7	70.51
1 2 Baker Street	Marconi Beam, Cape Town	8 102	–	67.56
2 10 Richard Carte Road	Mobeni, Durban	20 142	–	*
3 20 Rustic Close	Westmead, Durban	16 301	–	78.12
4 28 Sacks Circle	Bellville, Cape Town	24 273	–	*
5 57 Mobile Road	Airport Industria, Cape Town	2 940	–	*
6 131 Bofors Circle	Epping, Cape Town	7 071	–	*
7 Airport	Spartan, Kempton Park	12 972	–	66.08
8 Albert Amon 212	Meadowdale, Germiston	1 512	–	*
9 Allen Road	Elandsfontein, Johannesburg	6 343	–	59.88
10 Alternator	Montague Gardens, Cape Town	8 821	–	58.42
11 Aviation Place	Airport Industrial, Cape Town	2 200	–	*
12 Bofors 2	Epping, Cape Town	13 032	–	58.28
13 Bunkers Hill	Isipingo, Durban	9 047	–	*
14 Chain Ave	Montague Gardens, Cape Town	17 749	–	52.10
15 Covora	Jet Park, Boksburg	6 366	–	*
16 Ebony	Meadowdale, Germiston	11 365	–	*
17 Elvan Property	Fishers Hill, Germiston	16 024	7.0	*
18 Engine Avenue	Montague Gardens, Cape Town	1 730	–	*
19 Eskom Road	New Germany, Durban	6 673	–	77.12
20 Ficus Place	Mahogany Ridge, Durban	9 866	–	*
21 Fitzmaurice	Epping, Cape Town	23 466	–	55.39
22 Fourwinds	Montague Gardens, Cape Town	4 618	–	*
23 Galrode	Alrode, Alberton	32 132	–	35.77
24 GIE 1 Portions 1 and 2 of Erf 308	Meadowdale, Germiston	17 406	–	*
25 GIE 2 Remainder of Erf 306	Meadowdale, Germiston	6 553	–	*
26 GIE 3 Portion 3 of Erf 306	Meadowdale, Germiston	13 869	–	*
27 GIE 4 Erf 307 – 50%	Meadowdale, Germiston	3 734	100.0	–
28 GIE 4B Erf 307 (remainder)	Meadowdale, Germiston	14 540	–	78.75

* Single-tenanted properties.

Property name	Location	GLA m ²	Vacancy %	Monthly gross rental/m ² Rand	
Logistics and Industrial portfolio					
continued					
Distribution centre continued					
29	Goodrich	Prospecton, Durban	5 857	–	*
30	Grenville	Epping, Cape Town	16 220	–	*
31	Hammarisdale	Hammarisdale, Cato Ridge	13 868	–	116.55
32	Hawland	Midrand, Johannesburg	4 941	–	*
33	Highway	Wilbart, Germiston	4 618	–	*
34	Hillclimb Road	Pinetown, Durban	4 211	–	*
35	Independence Square	Ottery, Cape Town	7 905	–	61.73
36	Isipingo 2257	Prospecton, Durban	9 774	–	*
37	Kinghall 1	Epping, Cape Town	4 950	–	*
38	Kinghall 2	Epping, Cape Town	2 772	–	*
39	Lascelles	Meadowbrook, Germiston	16 654	100.0	100.27
40	Metkor	Umbilo, Durban	20 530	–	*
41	Midway Industrial Park	Randjespark, Midrand	9 834	–	*
42	Montague Business Park – 25%	Montague Gardens, Cape Town	48 295	–	88.48
43	Monte Carlo	New Germany, Durban	8 914	–	*
44	Monteer	Isando, Kempton Park	30 080	–	39.59
45	Mount Joy	Elandsfontein, Johannesburg	10 067	–	*
46	N1 Business Park – 20%	Midrand, Johannesburg	22 234	7.1	79.77
47	Nestlé	Bellville, Cape Town	16 255	–	*
48	Prolecon	Prolecon, Johannesburg	20 947	9.8	44.23
49	Propower	Parow, Cape Town	6 417	–	*
50	PS Props	Boksburg North, Boksburg	6 744	–	38.79
51	Racetrack	Midrand, Johannesburg	5 565	100.0	–
52	Runway Park BPL – 50%	Mobeni, Durban	14 443	–	*
53	Rectron Umhlanga	Umhlanga Ridge, Durban	2 293	–	132.52
54	Trade Centre Mount Edgecombe	Mount Edgecombe, Durban	14 306	–	*
55	Triangle	Wilbart, Germiston	3 557	–	*
56	Wingfield	Jet Park, Boksburg	7 206	–	*
Heavy manufacturing			45 182	–	*
1	DCD Dorbyl Boksburg	Boksburg, Johannesburg	45 182	–	*

* Single-tenanted properties.

Property portfolio detail – South Africa (continued)

30 June 2024

Property name	Location	GLA m ²	Vacancy %	Monthly gross rental/m ² Rand
Logistics and Industrial portfolio				
continued				
Light manufacturing		163 543	3.9	58.82
1 Altergen	Wadeville, Germiston	5 716	–	35.26
2 Belgrade	Aeroporto, Kempton Park	6 988	–	*
3 Fifers	Spartan, Kempton Park	6 504	–	*
4 Gillitts	Pinetown, Durban	13 465	–	*
5 Goodenough	Epping, Cape Town	9 750	5.9	52.46
6 Impala Road	Eastgate, Johannesburg	6 175	94.3	56.98
7 Inanda Road Springfield	Springfield Park, Durban	5 816	–	81.13
8 Isando 103	Isando, Kempton Park	2 581	–	*
9 Isobar	Isando, Kempton Park	50 262	–	40.21
10 Penraz	Industria, Johannesburg	20 708	–	*
11 Premier Equipment	Boksburg, Johannesburg	14 463	–	*
12 Rojolea	Lea Glen, Roodepoort	4 770	–	*
13 Rushair	Aeroton, Johannesburg	12 647	–	*
14 Sebenza 137	Sebenza, Edenvale	3 698	–	*
Warehouses		212 365	10.0	69.22
1 Afship	Isando, Kempton Park	2 120	–	*
2 Building 19 – Centralpoint	Midrand, Johannesburg	3 706	100.0	–
3 Building 20 – Centralpoint	Midrand, Johannesburg	4 226	–	82.16
4 Building 21 – Centralpoint	Midrand, Johannesburg	5 244	–	246.12
5 Building 22 – Centralpoint (ex Samrand Erf 4/5894)	Midrand, Johannesburg	5 835	100.0	–
6 Building 24 – Centralpoint	Midrand, Johannesburg	5 515	100.0	–
7 Cempark	Industria, Boksburg	36 374	1.2	41.84
8 Dominic Corner	Boksburg, Johannesburg	7 478	–	*
9 Flamon	Meadowdale, Germiston	1 992	100.0	–
10 Flemming	Meadowdale, Germiston	1 457	–	*
11 Gemini	Frankenwald, Johannesburg	1 300	–	*
12 Isowrench	Isando, Kempton Park	5 932	–	*
13 Loper Corner	Spartan, Kempton Park	1 598	–	*
14 Loper View	Spartan, Kempton Park	2 019	–	60.68
15 Meadowbrook Estate	Meadowbrook, Germiston	17 103	–	92.05
16 Midrand Central Business Park 517	Midrand, Johannesburg	5 876	–	93.60
17 Midrand Central Business Park 518	Midrand, Johannesburg	6 802	–	87.69
18 Midrand Central Business Park 519	Midrand, Johannesburg	6 366	–	91.59
19 Midrand Central Business Park 520	Midrand, Johannesburg	4 013	–	*
20 Romatile	Jet Park, Boksburg	4 608	–	59.92
21 Runway Park	Mobeni, Durban	12 160	–	*
22 Saligna	Boksburg, Johannesburg	14 434	–	*
23 Samrand Erf 6/5894	Midrand, Johannesburg	5 742	–	*
24 Sparticor	Spartan, Kempton Park	1 616	–	59.16
25 Sterling Industrial Park	Midrand	27 652	13.4	84.08
26 Vinimark Building – Linbro Park	Linbro Park, Johannesburg	2 762	–	*
27 Zandfontein	Zandfontein, Pretoria	18 435	–	*

* Single-tenanted properties.

Property name	Location	GLA m ²	Vacancy %	Monthly gross rental/m ² Rand
Logistics and Industrial portfolio				
continued				
Industrial park		506 471	5.2	69.35
1 Arterial Industrial Estate	Blackheath, Bellville	19 741	56.1	21.83
2 Central Park – Cape Town	Elsiesrivier, Cape Town	49 135	–	58.59
3 Grand Prix Park	Gosforth Park, Germiston	18 002	–	74.96
4 Greenfield Industrial Park	Airport Industrial, Cape Town	21 815	–	77.99
5 Growthpoint Business Park	Midrand, Johannesburg	67 968	17.2	80.05
6 Gunners	Epping, Cape Town	28 574	3.6	57.21
7 Hilltop Industrial Park	Elandsfontein, Johannesburg	76 283	2.6	52.01
8 Lanner Place	Falcon Park, Durban	14 466	–	82.20
9 Mill Road Industrial Park	Bellville, Cape Town	39 042	–	83.40
10 Omni Park	Aeroton, Johannesburg	41 136	–	59.01
11 Range Industrial Park	Blackheath, Cape Town	15 483	–	69.99
12 Trade Park	Mount Edgecombe, Durban	41 911	–	83.31
13 Trafford Park	Pinetown, Durban	21 148	–	73.50
14 Tripark	Kelvin View, Johannesburg	14 266	3.6	72.76
15 Wadestone Industrial Park	Germiston, Johannesburg	26 929	–	88.72
16 Western Province Park	Goodwood, Cape Town	10 572	–	66.52
Warehouse showroom		57 635	–	98.25
1 Acacia	Rossllyn, Pretoria	2 949	–	*
2 Commercial City	Strijdom Park, Randburg	14 753	–	91.67
3 Eden Crossing	Meadowdale, Germiston	16 154	–	88.63
4 Ellenby Motors – 50%	Hatfield, Pretoria	2 966	–	*
5 Gateway	Alberton, Johannesburg	5 965	–	90.80
6 Rivonia Crossing 1	Sunninghill, Johannesburg	14 848	–	96.98
Workshops multi-occupancy		267 873	3.8	68.42
1 Alumina	Silvertondale, Pretoria	1 328	28.8	53.87
2 Celtis Business Park (Stormill)	Stormill, Roodepoort	9 300	–	45.99
3 City Deep Industrial Park	City Deep, Johannesburg	10 944	–	61.11
4 Clayville Mini Units	Clayville, Midrand	8 237	–	57.88
5 Eagle Industrial Park – 50%	Richards Bay	7 699	4.0	58.05
6 Eastgate Business Park	Eastgate, Johannesburg	13 875	–	83.82
7 Ferntowers	Ferndale, Randburg	7 808	–	74.53
8 Fusie 142	Silvertondale, Pretoria	1 529	–	*
9 Galaxy	Linbro Park, Johannesburg	11 019	–	76.80
10 Gallagher Place	Midrand, Johannesburg	8 611	12.3	60.29
11 Gillitts Road Industrial Park	Pinetown, Durban	16 888	22.4	74.71
12 Glen Murray Industrial Park	Redhill, Durban	8 357	–	98.63
13 Greystones Industrial	Glen Anil, Durban	3 295	–	92.28
14 Growthpoint Industrial Estate	Meadowdale, Germiston	23 448	–	67.97
15 Isando Industrial Park	Isando, Kempton Park	11 936	21.5	59.64

* Single-tenanted properties.

Property portfolio detail – South Africa (continued)

30 June 2024

Property name	Location	GLA m ²	Vacancy %	Monthly gross rental/m ² Rand	
Logistics and Industrial portfolio					
continued					
Workshops multi-occupancy continued					
16	Janhope	Duncanville, Vereeniging	9 384	–	58.87
17	Knightsgate	Driehoek, Germiston	16 778	–	60.17
18	Oude Molen	Maitland, Cape Town	10 205	–	72.31
19	Route 24	Meadowdale, Germiston	23 031	–	56.95
20	Route 41	Roodepoort, Johannesburg	12 542	8.3	46.40
21	Scientia	Pretoria East, Pretoria	11 970	4.9	90.73
22	The Grove Business Estate	Somerset West, Cape Town	17 659	–	72.96
23	Thynk Industrial Park	Briardene, Durban	6 163	7.0	101.68
24	Westgate – 50%	Pinetown, Durban	15 867	–	70.72
Workshops single occupancy		5 488	–	*	
1	Airport View	Spartan, Kempton Park	1 072	–	*
2	Belgor	Spartan, Kempton Park	1 133	–	*
3	Greystone Factory	Glen Anil, Durban	1 985	–	*
4	Spartan View	Spartan, Kempton Park	1 298	–	*
Office – low-rise		7 210	65.7	*	
1	African Products	Meadowdale, Germiston	4 740	100.0	–
2	Corobrik	Meadowdale, Germiston	2 470	–	87.84
Retail warehouse		22 425	10.8	65.33	
1	M1 Place	Eastgate, Johannesburg	22 425	10.8	65.33
Not categorised		2 210	–	*	
1	Greystones Heliport	Glen Anil, Durban	2 210	–	*
Land under development		–	–	–	
1	Samrand Development	Midrand, Johannesburg	–	–	–
2	Samrand Erf 5437 – PTN 2	Midrand, Johannesburg	–	–	–
3	Samrand Erf 5437 – PTN 3	Midrand, Johannesburg	–	–	–
	Samrand Erf 5437/1 remainder**	Midrand, Johannesburg	–	–	–
Vacant land		–	–	–	
1	Brickfield Corner	Meadowdale, Germiston	–	–	–
	GIE – common roadway***	Meadowdale, Germiston	–	–	–
	GIE – marketing office***	Meadowdale, Germiston	–	–	–
2	Lanseria	Lanseria, Johannesburg	–	–	–
157	Total Logistics and Industrial	1 948 706	5.2	68.69	

* Single-tenanted properties.

** Marketing office for Samrand development.

*** Common roadway and marketing office for industrial distribution centre: GIE properties.

Property name	Location	GLA m ²	Vacancy %	Monthly gross rental/m ² Rand	
GPHH portfolio					
1	Adcock Ingram – 50%	Erand Gardens, Midrand	11 228	–	123.96
2	Cintocare	Menlyn, Pretoria	17 926	–	305.31
3	Gateway Private Hospital	Umhlanga Ridge, Durban	22 609	–	379.51
4	Hillcrest Private Hospital	Hillcrest, Durban	20 445	–	427.72
5	Johannesburg Eye Hospital	Northcliff, Johannesburg	6 118	–	157.83
6	Louis Leipoldt Hospital	Bellville, Cape Town	15 075	–	317.34
7	N1 Hospital	Goodwood, Cape Town	14 636	–	307.31
8	N1 Medical Chambers	Goodwood, Cape Town	4 597	–	241.45
9	Paardevlei Hospital	Somerset West, Cape Town	12 417	–	168.50
9	Total GPHH		125 051	–	303.84

Property name	Location	Number of beds	Vacancy %	Monthly gross rental/bed Rand	
GSAH portfolio					
1	33 Princess of Wales Terrace	Parktown, Johannesburg	–	–	–
2	Apex Studios	Braamfontein, Johannesburg	901	–	5 800.00
3	Brooklyn Studios	Brooklyn, Pretoria	714	3.0	9 100.00
4	Festival Edge	Hatfield, Pretoria	557	6.0	5 200.00
5	Hatfield Studios	Hatfield, Pretoria	965	10.0	7 600.00
6	Horizon Heights	Auckland Park, Johannesburg	795	1.0	5 800.00
7	Howard College	Glenwood, Durban	–	–	–
8	Kingsway Place	Auckland Park, Johannesburg	665	–	5 600.00
9	Peak Studios	Observatory, Cape Town	563	1.0	7 400.00
10	Richmond Central	Auckland Park, Johannesburg	388	1.0	5 200.00
11	Studios @ Burnett	Hatfield, Pretoria	987	2.0	5 800.00
12	The Podium	Braamfontein, Johannesburg	–	–	–
13	The Richmond	Auckland Park, Johannesburg	388	1.0	5 200.00
14	Varsity Studios	Hatfield, Pretoria	1 052	3.0	5 200.00
14	Total GSAH		7 975	2.8	6 200.00

Property name	Location	GLA m ²	Vacancy %
Trading and Development portfolio			
1	36 Hans Strijdom Avenue	CBD, Cape Town	–
2	319 Helderberg Village	Somerset West, Cape Town	–
3	Bloekombome – Exarro Land	Pretoria West, Pretoria	–
4	Cornubia	Pinetown, Durban	–
5	Devro Park	Pinetown, Durban	3 931
6	Fountains Motown	CBD, Pretoria	577
7	Fountain View (ex Capitol Gate)	CBD, Pretoria	–
8	Palm River	Pinetown, Durban	8 156
9	Riverwoods residential conversion	Bedfordview, Johannesburg	–
9	Total Trading and Development		12 664

ANALYSIS OF GROWTHPOINT SA TENANT BASE

30 June 2024

Tenant base (excluding vacancies)

Retail

	30 June 2024			30 June 2023		
	% of GLA	GLA m ²	Number of tenants	% of GLA	GLA m ²	Number of tenants
A. Large tenants	68	740 103	16	66	763 344	16
B. Medium tenants	17	180 924	70	19	214 064	83
C. Other tenants	15	160 457	1 224	15	171 276	1 302
Total	100	1 081 484	1 310	100	1 148 684	1 401

Office

	30 June 2024			30 June 2023		
	% of GLA	GLA m ²	Number of tenants	% of GLA	GLA m ²	Number of tenants
A. Large tenants	24	324 831	15	25	329 695	15
B. Medium tenants	48	663 537	261	49	655 143	255
C. Other tenants	28	380 751	1 070	26	348 868	995
Total	100	1 369 119	1 346	100	1 333 706	1 265

Logistics and Industrial

	30 June 2024			30 June 2023		
	% of GLA	GLA m ²	Number of tenants	% of GLA	GLA m ²	Number of tenants
A. Large tenants	39	720 029	38	38	709 064	37
B. Medium tenants	53	987 220	292	54	1 000 576	299
C. Other tenants	8	148 745	370	8	158 488	403
Total	100	1 855 994	700	100	1 868 128	739

Category A consists of tenant groups occupying more than 10 000m² of space.

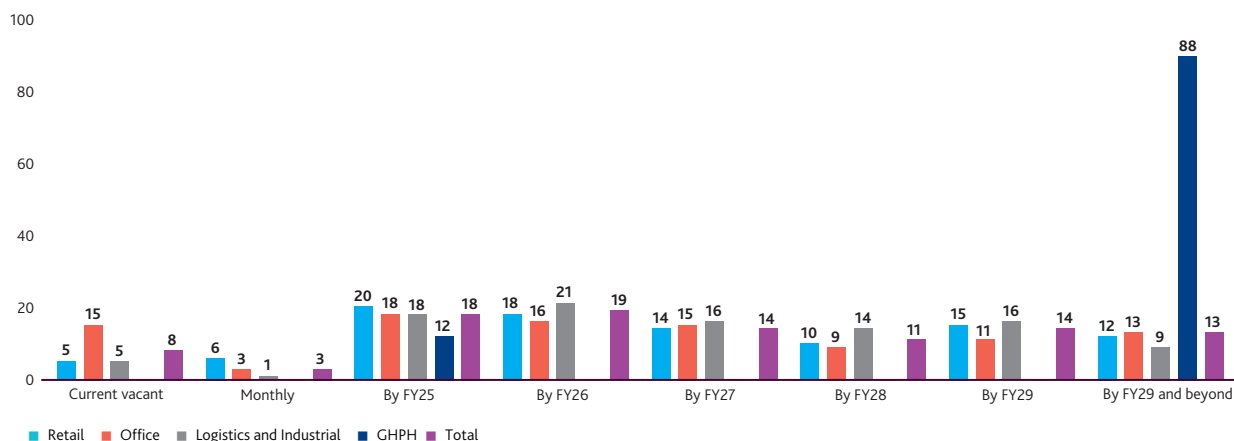
Category B consists of tenant groups occupying between 1 000m² and 10 000m² of space.

Category C consists of tenant groups occupying less than 1 000m² of space.

Rental escalations

	2024 %	2023 %
Retail	6.1	6.1
Office	7.1	7.1
Logistics and Industrial	7.4	7.5
GHPH	6.9	7.8

Lease expiry by sector (% of GLA) SA (excluding V&A Waterfront)



ANALYSIS OF V&A WATERFRONT TENANT BASE

30 June 2024

Tenant base (50%) (excluding vacancies)

	30 June 2024							
	Retail		Office		Fishing and industrial		Hotels and residential	
	GLA m ²	Number of tenants*	GLA m ²	Number of tenants*	GLA m ²	Number of tenants*	GLA m ²	Number of tenants*
A. Large tenants	–	–	33 361	4	38 327	5	21 750	2
B. Medium tenants	23 980	19	33 409	23	10 361	5	11 032	5
C. Other tenants	25 543	458	17 580	163	175	1	8 790	252
Total	49 523	477	84 350	190	48 863	11	41 572	259

	30 June 2023							
	Retail		Office		Fishing and industrial		Hotels and residential	
	GLA m ²	Number of tenants*	GLA m ²	Number of tenants*	GLA m ²	Number of tenants*	GLA m ²	Number of tenants*
A. Large tenants	–	–	25 728	3	37 762	5	22 277	3
B. Medium tenants	23 979	16	30 051	19	14 195	6	22 200	8
C. Other tenants	27 366	460	16 442	153	0	0	7 652	257
Total	51 345	476	72 221	175	51 957	11	52 129	268

* The GLA disclosed is 50% of the total GLA, whereas the tenants are disclosed as 100% of the total tenants.

Category A consists of tenant groups occupying more than 10 000m² of space.

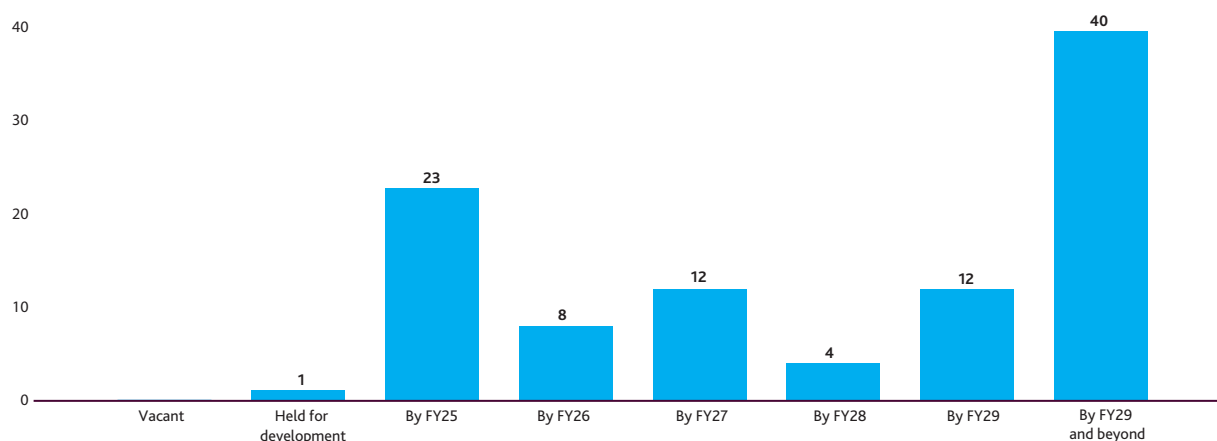
Category B consists of tenant groups occupying between 1 000m² and 10 000m² of space.

Category C consists of tenant groups occupying less than 1 000m² of space.

Rental escalations

	2024 %	2023 %
Retail	6.7	6.8
Office	7.4	7.2
Fishing and industrial	6.7	6.8
Hotels and residential	7.2	6.6

Lease expiry (% of GLA) V&A Waterfront



PROPERTY PORTFOLIO – GOZ

30 June 2024

Property name	Location	GLA m ²	Vacancy %	Gross rental (annum/m ²) AUD
Office portfolio		348 822	7.7	624.60
1 A1, 32 Cordelia Street	South Brisbane, QLD	10 003	7.4	671.40
2 A4, 52 Merivale Street	South Brisbane, QLD	9 405	2.0	592.00
3 Car park, 32 Cordelia Street and 52 Merivale Street	South Brisbane, QLD	–	–	–
4 33-39 Richmond Road	Keswick, SA	11 589	–	781.31
5 Building 2, 572-576 Swan Street	Richmond, VIC	14 602	–	435.61
6 Building 1, 572-576 Swan Street	Richmond, VIC	8 554	–	446.63
7 Building 3, 570 Swan Street	Richmond, VIC	19 334	–	503.45
8 104 Melbourne Street	South Brisbane, QLD	11 402	24.1	610.90
9 100 Melbourne Street	South Brisbane, QLD	6 597	–	740.47
10 Car park, 572-576 Swan Street	Richmond, VIC	–	–	–
11 10-12 Mort Street	Canberra, ACT	15 398	–	503.06
12 1 Charles Street	Parramatta, NSW	32 356	–	699.30
13 Building B, 211 Wellington Road	Mulgrave, VIC	12 780	–	434.15
14 Building C, 211 Wellington Road	Mulgrave, VIC	10 289	24.8	340.53
15 255 London Circuit	Canberra, ACT	9 167	–	730.15
16 75 Dorcas Street	South Melbourne, VIC	28 284	10.9	648.89
17 5 Murray Rose Avenue	Sydney Olympic Park, NSW	12 269	86.7	206.77
18 3 Murray Rose Avenue	Sydney Olympic Park, NSW	13 423	–	466.71
19 109 Burwood Road	Hawthorn, VIC	12 388	20.0	802.64
20 15 Green Square Close	Fortitude Valley, QLD	16 523	9.0	434.96
21 836 Wellington Street	West Perth, WA	11 973	–	672.92
22 100 Skyring Terrace	Newstead, QLD	24 665	–	874.88
23 11 Murray Rose Avenue	Sydney Olympic Park, NSW	5 684	–	599.90
24 2-6 Bowes Street	Phillip, ACT	12 376	3.9	481.95
25 141 Camberwell Road	Hawthorn East, VIC	10 233	–	635.09
26 165-169 Thomas Street	Dandenong, VIC	15 071	–	770.67
27 4 Broadcast Way	Artarmon, NSW	14 457	16.2	695.29

Property name	Location	GLA m ²	Vacancy %	Gross rental (annum/m ²) AUD
Logistics and Industrial portfolio		703 118	–	141.59
1	3 Viola Place Brisbane Airport, QLD	3 431	–	246.32
2	70 Distribution Street Larapinta, QLD	76 109	–	153.35
3	13 Business Street Yatala, QLD	8 951	–	115.73
4	10 Butler Boulevard Adelaide Airport, SA	8 461	–	163.11
5	12-16 Butler Boulevard Adelaide Airport, SA	16 836	–	122.49
6	599 Main North Road Gepps Cross, SA	91 686	–	136.04
7	Lots 2, 3 and 4, 34-44 Raglan Street Preston, VIC	27 978	–	105.55
8	40 Annandale Road Melbourne Airport, VIC	44 424	–	76.65
9	101-111 South Centre Road Melbourne Airport, VIC	14 082	–	83.20
10	75 Annandale Road Melbourne Airport, VIC	10 310	–	111.20
11	120 Link Road Melbourne Airport, VIC	26 517	–	76.59
12	130 Sharps Road Melbourne Airport, VIC	28 100	–	83.17
13	20 Colquhoun Road Perth Airport, WA	80 374	–	165.46
14	81 Derby Street Silverwater, NSW	8 062	–	206.89
15	31 Garden Street Kilsyth, VIC	8 919	–	136.28
16	60 Annandale Road Melbourne Airport, VIC	16 274	–	90.17
17	27-49 Lenore Drive Erskine Park, NSW	29 476	–	177.87
18	51-65 Lenore Drive Erskine Park, NSW	3 720	–	792.57
19	6-7 John Morphett Place Erskine Park, NSW	24 881	–	168.35
20	120-132 Atlantic Drive Keysborough, VIC	15 781	–	155.92
21	19 Southern Court Keysborough, VIC	6 455	–	119.82
22	20 Southern Court Keysborough, VIC	11 437	–	134.32
23	1500 Ferntree Gully Road and 8 Henderson Road Knoxfield, VIC	21 187	–	172.41
24	6 Kingston Park Court Knoxfield, VIC	7 677	–	141.93
25	3 Millennium Court Knoxfield, VIC	8 040	–	124.15
26	34 Reddalls Road Kembla Grange, NSW	355	–	6 658.72
27	2 Hugh Edwards Drive Perth Airport, WA	11 376	–	166.69
28	3 Maker Place Truganina, VIC	31 109	–	104.33
29	5 and 7A Viola Place Brisbane Airport, QLD	14 726	–	138.10
30	9-21 Kimpton Way Altona, VIC	25 743	–	113.39
	10 Hugh Edwards Drive Perth Airport, WA	6 072	–	181.25
	36 Tarlton Crescent Perth Airport, WA	4 385	–	246.15
	58 Tarlton Crescent Perth Airport, WA	10 185	–	182.78
57	Total GOZ	1 051 940	2.5	293.33

ANALYSIS OF GOZ TENANT BASE

30 June 2024

Tenant base (excluding vacancies)

	30 June 2024			
	Office		Industrial	
	GLA %	Number of tenants	GLA %	Number of tenants
A. Large tenants	54.5	9	86.1	17
B. Medium tenants	36.0	36	13.8	17
C. Other tenants	9.5	88	0.1	3
Total	100.0	133	100.0	37

	30 June 2023			
	Office		Industrial	
	GLA %	Number of tenants	GLA %	Number of tenants
A. Large tenants	60.4	10	84.3	17
B. Medium tenants	30.8	32	15.6	20
C. Other tenants	8.8	79	0.1	3
Total	100.0	121	100.0	40

Category A consists of tenant groups occupying more than 10 000m² of space.

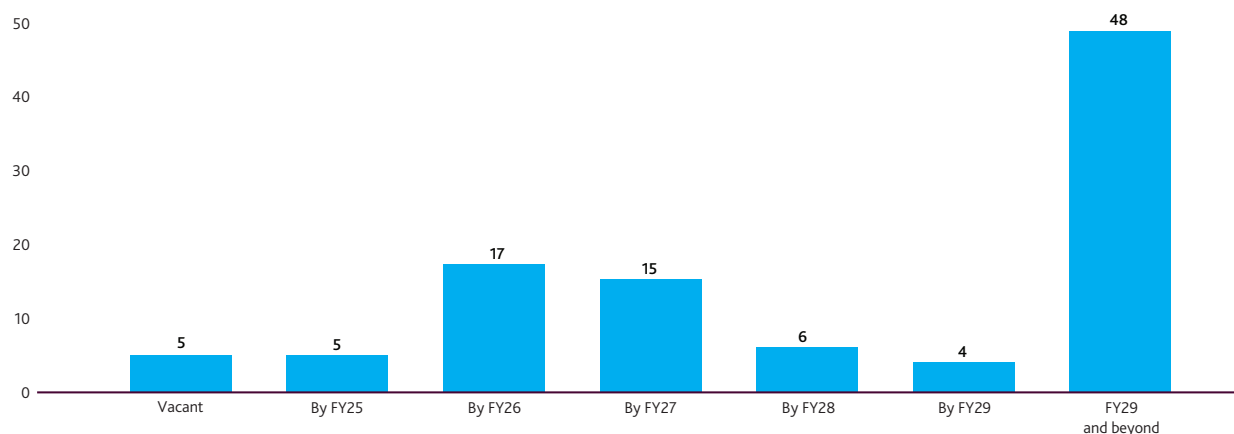
Category B consists of tenant groups occupying between 1 000m² and 10 000m² of space.

Category C consists of tenant groups occupying less than 1 000m² of space.

Rental escalations

	2024 %	2023 %
Office	3.5	3.6
Industrial	3.2	3.7

Lease expiry (% of gross monthly rental)



PROPERTY PORTFOLIO – C&R

30 June 2024

Property name	Location	GLA m ²	Vacancy %	Gross rental (annum/m ²) GBP	
Community shopping centres					
1	Hemel Hempstead	London	31 587	14.6	90.56
2	Ilford	London	28 800	10.2	158.76
3	Maidstone	London	39 948	9.5	97.55
4	Gyle	Edinburgh	38 462	5.6	143.42
5	Walthamstow	London	26 942	5.0	172.41
6	Wood Green	London	58 529	1.1	185.35
6	Total C&R		224 268	6.9	145.73

ANALYSIS OF C&R TENANT BASE

30 June 2024

	30 June 2024			30 June 2023		
	% of GLA	GLA m ²	Number of tenants	% of GLA	GLA m ²	Number of tenants
A. Large tenants	0.5	25 020	2	0.3	13 872	1
B. Medium tenants	8.8	122 277	35	8.3	104 290	29
C. Other tenants	90.7	61 462	362	91.4	54 862	318
Total	100.0	208 759	399	100.0	173 024	348

Category A consists of tenant groups occupying more than 10 000m² of space.

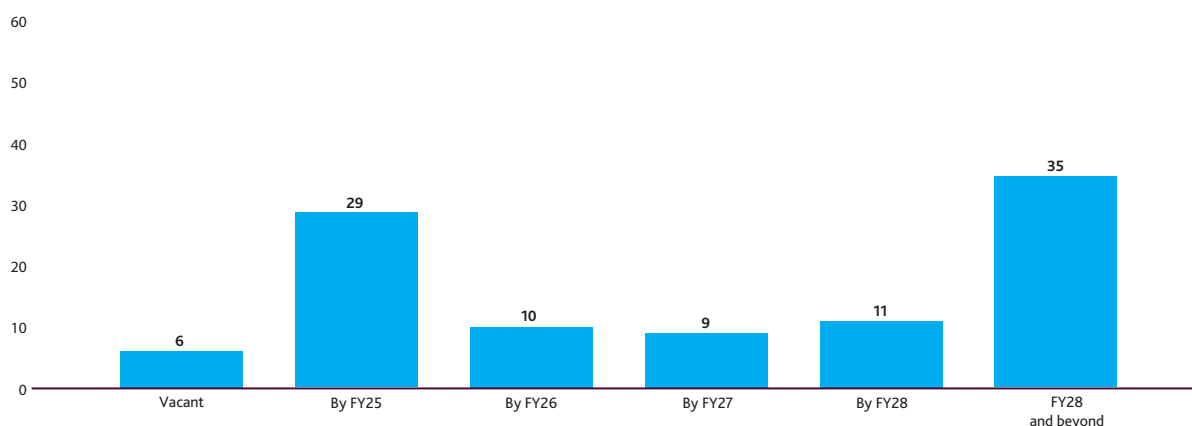
Category B consists of tenant groups occupying between 1 000m² and 10 000m² of space.

Category C consists of tenant groups occupying less than 1 000m² of space.

Rental escalations

	2024 %	2023 %
Retail	0.8	(2.4)

Lease expiry (% of gross monthly rental)



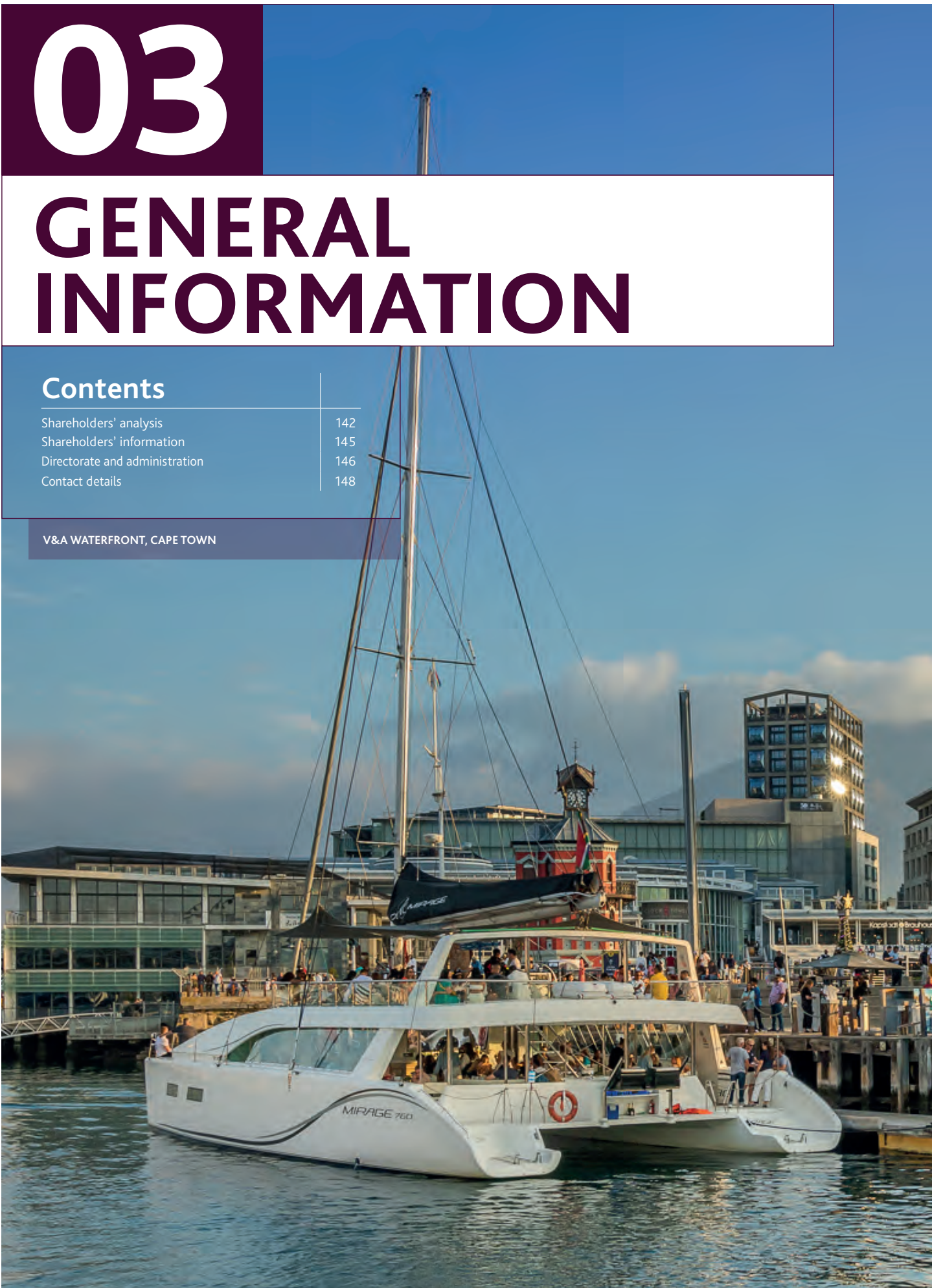
03

GENERAL INFORMATION

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V&A WATERFRONT, CAPE TOWN





SHAREHOLDERS' ANALYSIS

as at 30 June 2024

	Number of shareholders	% of total shareholders	Number of shares	% of issued capital
Shareholder spread				
1 – 1 000 shares	14 809	45.15	2 519 427	0.07
1 001 – 5 000 shares	8 681	26.47	23 202 689	0.68
5 001 – 10 000 shares	3 519	10.73	26 091 339	0.76
10 001 – 20 000 shares	2 193	6.69	31 993 669	0.93
20 001 – 50 000 shares	1 547	4.72	49 394 169	1.44
50 001 – 100 000 shares	605	1.84	43 749 938	1.28
100 001 – 200 000 shares	413	1.26	59 567 847	1.74
200 001 – 500 000 shares	414	1.26	130 679 438	3.81
500 001 – 1 000 000 shares	224	0.68	157 405 710	4.59
1 000 001 – 10 000 000 shares	345	1.05	1 064 139 566	31.02
10 000 001 shares and over	50	0.15	1 842 043 274	53.68
Total	32 800	100.00	3 430 787 066	100.00
Distribution of shareholders				
Collective investment schemes	827	2.52	1 404 528 373	40.94
Retirement benefit funds	738	2.25	1 234 110 966	35.97
Sovereign wealth funds	26 781	81.65	149 759 648	4.37
Retail shareholders	24	0.07	103 163 473	3.01
Stockbrokers and nominees	2 665	8.13	89 521 949	2.61
Trusts	72	0.22	75 972 873	2.21
Assurance companies	3	0.01	62 176 157	1.81
Organs of State	825	2.52	60 120 780	1.75
Custodians	51	0.16	47 709 360	1.39
Private companies	2	0.01	43 902 638	1.28
Insurance companies	251	0.77	37 981 447	1.11
Treasury	13	0.04	30 263 251	0.88
Foundations and charitable funds	162	0.49	26 248 744	0.77
Scrip lending	11	0.03	21 840 765	0.64
Investment companies	33	0.10	20 515 574	0.60
Hedge funds	60	0.18	8 912 732	0.26
Medical aid funds	13	0.04	7 086 240	0.21
Close corporations	165	0.50	4 770 620	0.13
Other companies	102	0.30	1 906 673	0.05
Empowerment companies	2	0.01	294 803	0.01
Total	32 800	100.00	3 430 787 066	100.00
Public/non-public shareholders				
Non-public shareholders	20	0.06	770 137 071	22.45
Directors and associates (including staff incentive scheme)	13	0.03	16 315 418	0.48
Government employees				
Pension fund	5	0.02	709 935 163	20.69
Treasury shares	2	0.01	43 886 490	1.28
Public shareholders	32 780	99.94	2 660 649 995	77.55
Total	32 800	100.00	3 430 787 066	100.00

	Number of shares	% of issued capital
Beneficial shareholders holding greater than 1% of the issued shares		
Government Employees Pension Fund	709 919 015	20.69
Eskom Pension and Provident Fund	128 664 214	3.75
Old Mutual Life Assurance Company SA	117 174 128	3.42
Alexforbes Investments Solution Limited	81 587 734	2.38
Ninety One Property Equity Fund	62 571 339	1.82
Vanguard Total International Stock Index Fund	47 062 808	1.37
Vanguard Emerging Markets Stock Index Fund (US)	44 566 251	1.30
Growthpoint Management Services (Pty) Ltd	43 902 638	1.28
Unemployment Insurance Fund	40 520 392	1.18
Total	1 275 968 519	37.19
Fund managers holding greater than 1% of the issued shares		
Public Investment Corporation (SOC) Limited	653 516 942	19.05
Ninety One SA (Pty) Ltd	344 912 608	10.05
Old Mutual Investment Group (South Africa) (Pty) Ltd	212 494 963	6.19
Meago Asset Managers (Pty) Ltd	176 633 708	5.15
The Vanguard Group, Inc	143 750 581	4.19
Sesfikile Capital (Pty) Ltd	136 880 879	3.99
Sanlam Investment Management (Pty) Ltd	103 210 062	3.01
Catalyst Fund Managers (Pty) Ltd	70 365 791	2.05
BlackRock Institutional Trust Company, N.A.	69 633 388	2.03
Eskom Pension and Provident Fund	67 865 383	1.98
STANLIB Asset Management Limited	65 430 578	1.91
Truffle Asset Management (Pty) Ltd	52 865 494	1.54
Momentum Asset Management (Pty) Ltd	37 150 635	1.08
Total	2 134 711 012	62.22

Shareholders' analysis (continued)

as at 30 June 2024

	30 June 2024	30 June 2023
Share performance – 12 months ended		
Shares traded	4 009 547 251	2 599 540 289
Shares traded monthly average	334 128 938	216 628 357
Shares in issue	3 430 787 066	3 430 787 066
Shares traded as % of number of shares in issue	116.87%	75.77%
Value traded	R44 422 974 618	R33 988 888 975
Value traded monthly average	R3 701 914 552	R2 832 407 415

	Number of shares	%
Regional beneficial holdings		
South Africa	2 926 386 544	85.30
Americas	343 424 550	10.01
Europe	125 737 210	3.66
Asia	29 313 957	0.85
Middle East	5 924 805	0.18
Total	3 430 787 066	100.00

	Number of shares	%
Fund manager holdings by country		
South Africa	2 515 591 365	73.32
United States	362 182 627	10.56
United Kingdom	42 070 899	1.23
Namibia	9 606 096	0.28
Japan	9 495 678	0.28
Rest of Europe	15 250 304	0.44
Rest of world	6 250 827	0.18
Non-institutional and below threshold (<100K shares)	470 339 270	13.71
Total	3 430 787 066	100.00

SHAREHOLDERS' INFORMATION

Shareholders' diary

Financial year end	30 June
Annual financial statements posted on the website	11 September 2024
Annual general meeting (09:00)	26 November 2024

Announcement of results and analysts' presentations

Interim	March
Annual	September

Dividends

	Declared	Paid
Interim	March	April
Final	September	October

Updates and further information posted from time to time can be found on the company's public website at <https://growthpoint.co.za/investor-relations/>.

Notice of annual general meeting

The notice of the company's annual general meeting to be held on 26 November 2024 is contained in a separate booklet, posted to shareholders, incorporating the company's summarised audited AFS for FY24 and other information relevant to the annual general meeting. The notice will also be available on the company's public website at <https://growthpoint.co.za/investor-relations/>.

DIRECTORATE AND ADMINISTRATION

Directors

R Gasant (Chairman)[^]
FM Berkeley[^]
EK de Klerk (Chief Executive Officer South Africa)*
M Hamman[^]
KP Lebina[^]
CD Raphiri[^]
AH Sangqu (Lead Independent Director)[^]
LN Sasse (Group Chief Executive Officer)*
JA van Wyk^{^#}
G Völkel (Group Financial Director)*
EA Wilton[^]
[^] Independent
^{*} Executive Directors
[#] British

Auditor

Ernst & Young Inc.
Registered Auditor
102 Rivonia Road
Sandton
2196

Transfer secretaries

JSE Investor Services (Pty) Ltd
One Exchange Square
2 Gwen Lane, Sandown, Sandton, 2196
PO Box 4844, Johannesburg, 2000

Sponsor

Investec Bank Limited
(Registration number: 1969/004763/06)
100 Grayston Drive, Sandown, Sandton, 2196
PO Box 785700, Sandton, 2146

Registered office

Growthpoint Properties Limited
(Registration number: 1987/004988/06)
The Place, 1 Sandton Drive, Sandown, Sandton, 2196
PO Box 78949, Sandton, 2146

Company Secretary

WJH de Koker
The Place, 1 Sandton Drive, Sandown, Sandton, 2196
PO Box 78949, Sandton, 2146

Investor Relations

L Turner (Head of Strategy, ESG and Investor Relations)
The Place, 1 Sandton Drive, Sandown, Sandton, 2196
PO Box 78949, Sandton, 2146

Management company

Growthpoint Management Services (Pty) Ltd
(Registration number: 2004/015933/07)
The Place, 1 Sandton Drive, Sandown, Sandton, 2196
PO Box 78949, Sandton, 2146

Audit Committee

M Hamman (Chairman)
FM Berkeley
KP Lebina
CD Raphiri
AH Sangqu

Standing attendees

The following parties attend or are represented at meetings:
EK de Klerk (Chief Executive Officer South Africa)
WJH de Koker (Company Secretary)
C de Wet (Group Financial Manager)
Z Dziba (Head of Risk and Compliance)
N Fakir (Head of Human Resources)
N Moolman (Group Reporting and Investor Relations Manager)
A Patel (Group Treasurer)
FJ Schindehütte (Chief Financial Officer South Africa)
C Shezi (Senior Assistant Company Secretary)
D Swarts (Head of Group Finance and CFO: GIP)
G Völkel (Group Financial Director)
C Zulu (Head of Internal Audit)

Risk Management Committee

JA van Wyk (Chairman)
R Gasant
KP Lebina
EA Wilton

Standing attendees

The following parties attend or are represented at meetings:
E Binedell (Chief Operating Officer South Africa)
AL Davis (Chief Information Officer)
EK de Klerk (Chief Executive Officer South Africa)
WJH de Koker (Company Secretary)
Z Dziba (Head of Risk and Compliance)
N Fakir (Head of Human Resources)
X Hlatshwayo (Group Legal Counsel)
N Moolman (Group Reporting and Investor Relations Manager)
A Patel (Group Treasurer)
LN Sasse (Group Chief Executive Officer)
FJ Schindehütte (Chief Financial Officer South Africa)
C Shezi (Senior Assistant Company Secretary)
D Swarts (Head of Group Finance and CFO: GIP)
G Völkel (Group Financial Director)
C Zulu (Head of Internal Audit)

By invitation

The external auditor, Ernst & Young Inc, attend or are represented at all regular meetings and *ad hoc* meetings as required by the Audit Committee, as well as the Risk Management Committee.

Property and Investment Committee

FM Berkeley (Chairman)
M Hamman
CD Raphiri
JA van Wyk

Standing attendees

The following parties attend or are represented at meetings:

E Binedell (Chief Operating Officer South Africa)
D Boshoff (Property Market Analyst)
EK de Klerk (Chief Executive Officer South Africa)
WJH de Koker (Company Secretary)
C Geldenhuys (Valuations Manager)
X Hlatshwayo (Group Legal Counsel)
G Jones (Head of Asset Management: Retail)
P Kollenberg (Head of Asset Management: Office)
S Mills (Head of Business Intelligence)
G Muchanya (Head of GIP)
LN Sasse (Group Chief Executive Officer)
FJ Schindehütte (Chief Financial Officer South Africa)
N Schloss (Head of Asset Management South Africa)
C Shezi (Senior Assistant Company Secretary)
E Taylor (Head of Asset Management: Industrial)
P Theocharides (Head of Investments)
L Turner (Head of Strategy, ESG and Investor Relations)
G Völkel (Group Financial Director)

Social, Ethics and Transformation Committee

AH Sangqu (Chairman)
KP Lebina
CD Raphiri
EA Wilton

Standing attendees

The following parties attend or are represented at meetings:

E Binedell (Chief Operating Officer South Africa)
N Fakir (Head of Human Resources)
EK de Klerk (Chief Executive Officer South Africa)
WJH de Koker (Company Secretary)
Z Dziba (Head of Risk and Compliance)
P Engelbrecht (National Development Head)
X Hlatshwayo (Group Legal Counsel)
C Rennison (Head of Procurement)
C Shezi (Senior Assistant Company Secretary)
SD Theunissen (Head of CSR)
L Turner (Head of Strategy, ESG and Investor Relations)
G Völkel (Group Financial Director)
C Zulu (Head of Internal Audit)
D Paul-Diemont (Chair of the Diversity and Inclusion Forum)

Nomination and Governance Committee

R Gasant (Chairman)
FM Berkeley
M Hamman
AH Sangqu
JA van Wyk
EA Wilton

Standing attendees

The following parties attend or are represented at meetings:

LN Sasse (Group Chief Executive Officer)
EK de Klerk (Chief Executive Officer South Africa)
WJH de Koker (Company Secretary)

Human Resources and Remuneration Committee

EA Wilton (Chairman)
FM Berkeley
R Gasant
M Hamman

Standing attendees

The following parties attend or are represented at meetings:

EK de Klerk (Chief Executive Officer South Africa)
WJH de Koker (Company Secretary)
N Fakir (Head of Human Resources)
LN Sasse (Group Chief Executive Officer)
C Shezi (Senior Assistant Company Secretary)
L Turner (Head of Strategy, ESG and Investor Relations)
G Völkel (Group Financial Director)
Bowmans (independent adviser to the committee)

Group Executive Management Committee (Group Exco)

LN Sasse (Group Chief Executive Officer) (Chairman)
E Binedell (Chief Operating Officer South Africa)
EK de Klerk (Chief Executive Officer South Africa)
WJH de Koker (Company Secretary)
N Fakir (Head of Human Resources)
X Hlatshwayo (Group Legal Counsel)
G Muchanya (Head of GIP)
A Patel (Group Treasurer)
N Schloss (Head of Asset Management South Africa)
P Theocharides (Head of Investments)
L Turner (Head of Strategy, ESG and Investor Relations)
W van Antwerpen (Head of Corporate Advisory)
G Völkel (Group Financial Director)

CONTACT DETAILS

Johannesburg office

Physical address: The Place, 1 Sandton Drive, Sandown, Sandton, 2196
Postal address: PO Box 78949, Sandton, 2146
Switchboard tel: +27 (0) 11 944 6000

Durban office

Physical address: 4th Floor, Lincoln On The Lake, 2 The High Street, Parkside Umhlanga Ridge, KwaZulu-Natal, 4319
Postal address: PO Box 1330, Umhlanga Rocks, 4320
Switchboard tel: +27 (0) 31 584 5100

Cape Town office

Physical address: 2nd Floor, MontClare Place, Main Road, Claremont, 7700
Postal address: PO Box 44392, Claremont, 7735
Switchboard tel: +27 (0) 21 673 8400



<http://www.linkedin.com/company/growthpointlimited>



@growthpoint



<http://www.youtube.com/growthpointlimited>

