

**CONDENSED CONSOLIDATED
UNAUDITED INTERIM
FINANCIAL RESULTS
AND INTERIM DIVIDEND
DISTRIBUTION DECLARATION**
FOR THE SIX MONTHS ENDED 31 DECEMBER

2024

AT A GLANCE

SAFARI INVESTMENTS RSA LIMITED IS LISTED ON THE JSE LIMITED ("JSE"). ITS STRATEGIC FOCUS IS INVESTMENT IN CONVENIENCE AND SMALL REGIONAL SHOPPING CENTRES THAT GENERATE VALUE AND RETURNS FOR STAKEHOLDERS. SAFARI INVESTMENTS RSA LIMITED IS HEREINAFTER REFERRED TO AS "SAFARI" OR "THE COMPANY", OR THE COMPANY INCLUDING ITS SUBSIDIARIES, "THE GROUP".

STRENGTHS

- A resilient portfolio designed for steady growth and earnings
- A high-quality tenant base ensuring stability and reliability
- Low vacancy rates and minimal arrears
- A renewed focus on pursuing new developments
- Strong liquidity management with proactive refinancing strategies
- A commitment to environmental, social and governance ("ESG") principles

OUR CORPORATE STRATEGY

SAFARI'S CORPORATE STRATEGY IS GUIDED BY THREE CORE PRINCIPLES: SUSTAINABLE GROWTH, OPERATIONAL EFFICIENCY AND BRAND EXCELLENCE.



Growth

Strategically grow a specialised portfolio of premium retail assets through investing in convenience or small regional shopping centres and potential ancillary assets, either through new acquisitions or expansion of existing assets, within South Africa



Efficiency

Proactively manage the portfolio with precision to ultimately enhance the dominance and competitive position of our properties and ensure a consistent and sustainable income stream



Brand

Strengthen the Safari brand by upholding high standards of environmental protection, fostering strong social relationships and ensuring sound corporate governance, all in alignment with widely accepted ESG principles

KEY CORPORATE INFORMATION

JSE SECTOR

Real Estate Investment Trusts (“REITs”)

NET ASSET VALUE (“NAV”) PER SHARE – SA REIT

R10,55

(September 2023: R9,20)

MARKET CAPITALISATION

R1,7 billion

(September 2023: R1,5 billion)

DATE LISTED

7 April 2014

CLOSING PRICE[@]

R6,75

(September 2023: R6,00)

PORTFOLIO SIZE*

R4,2 billion

(September 2023: R3,8 billion)

GEARING – SA REIT LOAN-TO-VALUE (“LTV”)

33%

(September 2023: 36%)

LEASING AND PROPERTY MANAGEMENT

In-house

NUMBER OF SHARES IN ISSUE[#]

257 826 016

[@] As at 31 December 2024.

^{*} Including bulk reserves, vacant land and investment property held for sale.

[#] Including 2 155 151 treasury shares.

FINANCIAL HIGHLIGHTS

PROPERTY REVENUE[#]

▲ 26,8%

R289 million

(September 2023: R228 million)

PROPERTY PORTFOLIO^{*@}

▲ 10,7%

R4,2 billion

(September 2023: R3,8 billion)

INTEREST-BEARING LIABILITIES



R1,4 billion

(September 2023: R1,4 billion)

NET ASSET VALUE[@]

▲ 13,1%

R2,7 billion

(September 2023: R2,4 billion)

DISCOUNT TO SA REIT NAV

Based on a closing price of R6,75
(September 2023: R6,00)

36%

(September 2023: 35%)

DIVIDEND PER SHARE (SIX MONTHS)

▲ 13,3%

34 cents

(September 2023: 30 cents)

^{*} The increase is partly due to the positive effect of the internalisation of electricity billing and recovery not fully realised in the comparative period. It was fully implemented in the current reporting period.

^{*} Including bulk reserves, vacant land and investment property held for sale.

[@] Note that there was a fair value adjustment in the current reporting period based on an external valuation done as at 31 December 2024. No external valuation was undertaken in September 2023 and thus there was no fair value adjustment for the comparative six months ended 30 September 2023.

CHANGE OF FINANCIAL YEAR-END

These interim results are for the six months ended 31 December 2024 (the current reporting period) and are compared to the six months ended September 2023 (the prior or comparative period). The difference in the interim reporting month-end dates is due to the Group changing its financial year-end from 31 March to 30 June effective from the year ended 30 June 2024. This change aligns the Group's financial year-end with that of its ultimate holding company. While both reporting periods span six months, certain comparisons may be affected by the transition between the previous and new financial year-end dates.

PROFILE

Safari is a REIT listed on the JSE Main Board focused on retail property investments that drive sustainable growth and returns. There have been no significant changes to the nature of the business during the financial period under review.

PROPERTY PORTFOLIO

The Group owns eight established income-generating retail centres. These centres are strategically located in high-footfall areas and hold a dominant presence in their regions. Centres are largely underpinned by national tenants with long-term contractual leases. Safari also owns bulk reserves and vacant land for future development.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE

Safari's investment approach is rooted in an integration of sustainability across all aspects of the business, encompassing environmental stewardship, social responsibility and strong governance principles. We welcome the recent launch of the Sustainability Disclosure Guide by the SA REIT Association in collaboration with Nedbank Corporate and Investment Banking.

This valuable resource was released in November 2024 and provides property organisations with recommendations to enhance sustainability reporting and align disclosures with widely accepted international standards tailored to the South African property market. The Group is currently considering these reporting and disclosure guidelines, along with Safari's policies such as Health and Safety, in the preparation of its upcoming Integrated Annual Report for the financial year ending 30 June 2025.

CORPORATE SOCIAL RESPONSIBILITY

In November 2024, Safari was awarded Gold and Silver by the Annual South African Council of Shopping Centres' Footprint Awards. Safari's entrepreneurial programme in Atteridgeville, The Ark@1349, earned Gold as the winner in the Community Relations category. This project has become a platform of opportunity for local entrepreneurs in Atteridgeville. Additionally, Safari's Funda Nathi schools project in Mamelodi received a Silver award for its dedication to the education of the youth in our communities.

During the six-month period from July 2024 to December 2024, the Group continued with social initiatives that contribute to economic development in our nearby communities. New projects launched include Puno Entle@1349 which involves agri-entrepreneurial training and a community vegetable garden in Atteridgeville.

DISPOSAL OF NON-CORE ASSETS

The Board has carefully evaluated capital recycling through the disposal of non-core assets and is now in the process of exiting two investments, Platz am Meer Centre and Mnandi Shopping Centre. Once all conditions precedent have been met, a Stock Exchange News Service ("SENS") announcement will be released. The transactions are at an advanced stage and are estimated to be concluded before the end of the financial year in June 2025.

Proceeds from these disposals will be strategically reinvested into greenfield developments, aligning with the Board's focus on portfolio expansion.

FOCUS ON DEVELOPMENT

With a renewed commitment to expansion, we are actively identifying growth opportunities and greenfield developments. While preparations for the Lynnwood site progress, additional strategically located sites have been secured in a joint venture. The Board remains dedicated to a disciplined investment approach, looking for steady development of a specialised portfolio of core assets.

FINANCIAL PERFORMANCE

During the period under review, operating profit saw a healthy increase primarily driven by improved occupancy rates and strong performance at Platz am Meer. This was complemented by the solid performance of the entire retail portfolio. This positive outcome aligns with the broader economic context as South African listed properties delivered a strong return in 2024.

LETTING ACTIVITY

Occupancy for Safari remained strong for the period under review, with a vacancy factor of 2,11% as at 31 December 2024 (30 September 2023: 2,23%). With a reversion ratio of +8,28% on renewals and tenant replacements, we remain confident in the strength of the tenant base and the portfolio's ability to continue generating sustainable growth and earnings.

VALUATION

The property portfolio was independently valued by Quadrant Properties Proprietary Limited as at 31 December 2024, resulting in a fair value gain of R162,4 million for the six months, a 4,02% increase compared to 30 June 2024.

FUNDING

During the reporting period, a new R250 million facility was implemented with Standard Bank of South Africa Limited to support the Group with its new development projects. The facility has a three-year term with quarterly interest repayments at the three-month Johannesburg Interbank Average Rate ("JIBAR") plus a margin of 1,53%.

DISTRIBUTABLE EARNINGS

A distribution of 34 cents per share is declared as an interim distribution and first distribution for the 12-month period ending 30 June 2025. For full disclosure, refer to note 14.

Based on current forecasts and available information, the Board remains confident that the Group will perform in line with initial guidance provided in our 2024 Integrated Annual Report and that a total distribution per share ranging from 66 cents to 69 cents for the 2025 financial year is achievable, provided that there is no material deterioration in the economic environment in which Safari operates.

This forecast is the responsibility of the Board and has not been reviewed or reported on by the auditor.

GOING CONCERN

The Directors are of the opinion that the Group has adequate financial resources to continue its operations for the foreseeable future. The Group is in a sound financial position and has access to sufficient borrowing facilities to meet its foreseeable cash requirements for operational activities and capital commitments. Accordingly, these condensed consolidated unaudited interim financial results for the six months ended 31 December 2024 have been prepared on a going concern basis.

INCOME-GENERATING RETAIL PORTFOLIO

for the six months ended 31 December 2024

	DENLYN Mamelodi	THABONG Sebokeng	ATLYN Atteridgeville	NKOMO VILLAGE Atteridgeville	THORNHILL Polokwane	VICTORIAN VILLAGE Heidelberg	MNANDI Atteridgeville	PLATZ AM MEER Swakopmund, Namibia
Total rentable area (m²)	34 839	34 319	31 259	22 717	12 641	11 941	8 717	21 418
Trading since	2003	2007	2006	2018	2009	1997	2015	2016
Number of shops	113	107	92	65	33	32	30	60
Fair value: 31 December 2024 (R)	1 106 000 000	753 800 000*	770 000 000	576 000 000	240 000 000	240 000 000	171 000 000	302 000 000*
Annual trading density/m²: December 2024 (R)	42 037	43 700	38 306	51 360	37 360	55 525	23 637	39 901
National tenancy (%)	90	89	92	90	93	98	87	77
Vacant square metres	–	711	182	–	1 500	–	1 212	156
Occupancy level (%)	100	98	99	100	88	100	86	99

* Including additional bulk.

EXPANSIONS AND REFURBISHMENTS

Atlyn Shopping Centre: Refurbishment, second food anchor and drive-through addition

- A full-scale refurbishment of Atlyn Shopping Centre is currently underway.
- A new banking node is being developed on the south-western side of the centre.
- Several tenants have been relocated to enhance the tenant mix and overall shopping experience.
- Spar ($\pm 2\ 100\text{m}^2$) has been introduced as a second food anchor, complemented by a $\pm 360\text{m}^2$ Tops liquor store.
- A new drive-through is being added opposite KFC.

Thabong Shopping Centre: Drive-through addition and solar installation

- The first Burger King in the area is being introduced.
- Beneficial occupation is scheduled for February 2025, with an expected opening in April 2025.
- Awaiting Eskom approval for a 1 700kWp solar installation for the centre.

Denlyn Shopping Centre: Drive-through addition

- A new drive-through for Famous Brands' Steers is being added.
- The franchisee has been preapproved, and commercial terms are currently being finalised.

NEW DEVELOPMENTS

Lynnwood erven

Safari owns a prime 13 000m² land parcel in the sought-after Lynnwood precinct of Pretoria. A mixed-use development is currently in the planning phase, alongside a rezoning application. There is strong interest from major national tenants, with letters of intent already received from leading food anchor retailers. This reinforces the site's potential as a key commercial destination.

Potential developments in a joint venture

Safari entered into a joint venture agreement on an initial 50/50 equal partnership that provides us with the opportunity to explore potential new development prospects in the west of Pretoria and in the Nellmapius area of greater Mamelodi, east of Pretoria. Strategically located sites have been identified and Safari is investigating the development possibilities.

RETAIL PROPERTY – KEY INDICATORS

TOTAL GROSS LETTABLE AREA ("GLA")

177 851m²

(September 2023: 177 445m²)

RENTAL REVERSION

+8,28%

(September 2023: +6,68%)

WEIGHTED AVERAGE ESCALATION BY INCOME

6,21%

(September 2023: 6%)

NATIONAL TENANTS BY RENTABLE AREA

89,2%

(September 2023: 90%)

WEIGHTED AVERAGE LEASE EXPIRY BY GLA

3,67 years

(September 2023: 4,19 years)

VACANCY

2,11%

(September 2023: 2,23%)

WEIGHTED AVERAGE TRADING DENSITY FOR THE PORTFOLIO

R42 307/m²

(September 2023: R39 915/m²)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

as at 31 December 2024

	Notes	Unaudited 31 December 2024 R'000	Unaudited 30 September 2023 R'000	Audited 30 June 2024 R'000
ASSETS				
Non-current assets				
Property, plant and equipment		1 498	531	1 639
Right-of-use assets		1 263	3 097	1 515
Investment property	3	3 719 800	3 610 979	3 860 800
Investment in joint ventures		1 563	1 500	1 500
Deferred tax asset		–	10 693	–
		3 724 124	3 626 800	3 865 454
Current assets				
Inventories	4	–	15 476	11 593
Trade and other receivables	6	38 952	31 389	35 936
Derivatives	19	–	2 523	163
Cash and cash equivalents		27 977	24 102	13 781
		66 929	73 490	61 473
Investment property held for sale	18	483 500	184 900	180 100
Total assets		4 274 553	3 885 190	4 107 027

	Notes	Unaudited 31 December 2024 R'000	Unaudited 30 September 2023 R'000	Audited 30 June 2024 R'000
EQUITY AND LIABILITIES				
Equity and reserves				
Stated capital	5	1 594 852	1 601 718	1 594 064
Retained income		1 146 241	824 476	986 224
Share-based payment reserve	17	3 513	2 383	3 486
Total equity and reserves		2 744 606	2 428 577	2 583 774
LIABILITIES				
Non-current liabilities				
Interest-bearing borrowings	7	1 333 000	829 794	1 249 081
Deferred tax liability		39 629	26 240	30 184
Lease liabilities		1 674	2 807	2 153
		1 374 303	858 841	1 281 418
Current liabilities				
Interest-bearing borrowings	7	71 133	559 566	102 693
Dividend payable	8	–	–	79 524
Trade and other payables	6	83 614	37 481	58 802
Lease liabilities		897	725	816
		155 644	597 772	241 835
Total liabilities		1 529 947	1 456 613	1 523 253
Total equity and liabilities		4 274 553	3 885 190	4 107 027

CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

for the six months ended 31 December 2024

	Notes	Unaudited Six months ended 31 December 2024 R'000	Unaudited Six months ended 30 September 2023 R'000	Audited 15 months ended 30 June 2024 R'000
Revenue	9	307 371	254 294	680 107
Property revenue		288 976	227 943	638 602
Straight-line lease adjustment		8 362	10 981	21 839
Revenue from sale of inventory		10 033	15 370	19 666
Other income		3 403	5 410	8 509
Cost of inventory sold		(11 132)	(16 216)	(24 190)
Impairment of inventory		–	–	(957)
Operating expenses	10	(136 198)	(93 543)	(281 773)
Operating profit		163 444	149 945	381 696
Investment income		960	433	2 030
Fair value adjustments	3	118 258	–	205 975
Gross fair value adjustments		126 620	–	227 814
Straight-line lease adjustment		(8 362)	–	(21 839)
Finance costs		(69 498)	(63 981)	(167 597)
Fair value loss on derivatives		(163)	(109)	(2 510)
Profit before taxation		213 001	86 288	419 594
Taxation		(9 535)	(2 298)	(17 240)
Profit for the period		203 466	83 990	402 354
Other comprehensive income		–	–	–
Total comprehensive income for the period		203 466	83 990	402 354
Basic earnings per share (cents)		79,58	32,68	157,43
Diluted earnings per share (cents)		79,58	32,63	156,58

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

for the six months ended 31 December 2024

	Stated capital R'000	Share-based payment reserve R'000	Retained income R'000	Total equity R'000
Balance as at 1 April 2023 (Audited)	1 604 616	1 568	822 885	2 429 069
Profit for the period	–	–	83 990	83 990
Other comprehensive income	–	–	–	–
Total comprehensive income for the period	–	–	83 990	83 990
Movement in share capital	(2 898)	–	–	(2 898)
Movement in share-based payment reserve	–	815	–	815
REIT distribution paid	–	–	(82 399)	(82 399)
Balance as at 30 September 2023 (Unaudited)	1 601 718	2 383	824 476	2 428 577
Profit for the period	–	–	318 364	318 364
Other comprehensive income	–	–	–	–
Total comprehensive income for the period	–	–	318 364	318 364
Movement in share capital	(7 654)	–	–	(7 654)
Movement in share-based payment reserve	–	1 103	–	1 103
REIT distribution paid	–	–	(156 617)	(156 617)
Balance as at 30 June 2024 (Audited)	1 594 064	3 486	986 224	2 583 774
Profit for the period	–	–	203 466	203 466
Other comprehensive income	–	–	–	–
Total comprehensive income for the period	–	–	203 466	203 466
Movement in share capital	788	–	–	788
Movement in share-based payment reserve	–	27	–	27
REIT distribution paid	–	–	(43 449)	(43 449)
Balance as at 31 December 2024 (Unaudited)	1 594 852	3 513	1 146 241	2 744 606
Notes	5	17		

CONSOLIDATED STATEMENT OF CASH FLOWS

for the six months ended 31 December 2024

	Unaudited 31 December 2024 R'000	Unaudited 30 September 2023 R'000	Audited 30 June 2024 R'000
Cash flows from operating activities			
Cash generated from operations	179 070	155 082	404 532
Investment income received	960	433	2 030
Interest on derivative received	–	–	3 255
Finance costs paid	(69 595)	(64 172)	(153 665)
REIT distribution paid	(122 973)	(82 399)	(159 491)
Tax paid	(90)	–	(305)
Net cash from/(used in) operating activities	(12 628)	8 944	96 356
Cash flows from investing activities			
Purchase of property, plant and equipment	(128)	(82)	(1 450)
Investment in joint venture	(63)	–	–
Development of investment property	(23 140)	(64 198)	(97 181)
Purchase and improvements of investment property held for sale	(15 320)	–	(492)
Net cash used in investing activities	(38 651)	(64 280)	(99 123)
Cash flows from financing activities			
Share buy-back	788	(2 898)	(10 552)
Proceeds from interest-bearing borrowings	257 800	241 754	501 699
Repayment of interest-bearing borrowings	(192 715)	(169 965)	(484 608)
Payment of lease liabilities	(398)	(367)	(905)
Net cash from financing activities	65 475	68 524	5 634
Total cash movement for the period	14 196	13 188	2 867
Cash at the beginning of the period	13 781	10 914	10 914
Total cash and cash equivalents at the end of the period	27 977	24 102	13 781

NOTES TO THE FINANCIAL STATEMENTS

for the six months ended 31 December 2024

1. BASIS OF PREPARATION

The condensed consolidated unaudited interim financial statements for the six months ended 31 December 2024 were prepared in accordance with IFRS Accounting Standards, IAS 34 *Interim Financial Reporting*, the South African financial reporting requirements, the requirements of the Companies Act 71 of 2008 ("Companies Act") of South Africa and the JSE Listings Requirements. The accounting policies applied in the preparation of these interim financial statements are in terms of IFRS Accounting Standards and are consistent with those applied in the previous audited consolidated annual financial statements.

The second edition of the SA REIT Association's Best Practice Recommendations published in November 2019 encourages consistent presentation and disclosure of relevant metrics in the SA REIT sector. Annexure 1 discloses the SA REIT ratios for the six months ended 31 December 2024.

The preparation of these unaudited financial statements was executed by the Financial Manager, Mrs L Pieterse AGA(SA), under the supervision of the Chief Financial Officer, Mr WL Venter CA(SA).

The unaudited consolidated interim financial statements for the six months ended 31 December 2024 were approved by the Board on 27 February 2025.

2. CHANGE OF FINANCIAL YEAR-END

These interim results are for the six months ended 31 December 2024 (the current reporting period) and are compared to the six months ended September 2023 (the prior or comparative period). The difference in the interim reporting month-end dates is due to the Group changing

its financial year-end from 31 March to 30 June effective from the year ended 30 June 2024. This change aligns the Group's financial year-end with that of its ultimate holding company. While both reporting periods span six months, certain comparisons may be affected by the transition between the previous and new financial year-end dates.

3. INVESTMENT PROPERTY

The Group's investment properties are valued by way of independent valuation. The most recent external valuation was performed on 31 December 2024. The valuation of investment property is considered to be Level 3 on the fair value hierarchy per IFRS 13. There have been no movements of inputs between the fair value hierarchy levels or changes in the methods of valuation.

The properties were valued by Mr Peter Parfitt of Quadrant Properties Proprietary Limited who is a registered valuer in terms of Section 19 of the Property Valuers Profession Act 47 of 2000. The properties were valued using the discounted cash flow and comparable sales methods, which methods value the properties by discounting the cash flows of future income streams of the properties, taking into account expected rental and expense growth rates, vacancies and costs not recoverable from tenants. The discounted cash flow valuations are tested for reasonableness by benchmarking against recent comparable sales activity and available market surveys and by comparing the discounted cash flow values to the capitalised cash flow values. The capitalised cash flow values are calculated by applying appropriate capitalisation rates to the single forward-year net revenue earning potential of the properties.

Capitalisation rates depend on various factors, including location, property condition, lease covenants and current market conditions.

NOTES TO THE FINANCIAL STATEMENTS continued

for the six months ended 31 December 2024

3. INVESTMENT PROPERTY continued

The capitalisation rate applied to the retail portfolio ranged from 8,50% to 9,25% (June 2024: 8,50% to 9,75%), resulting in a 4,17% increase in portfolio value, excluding investment properties held for sale. The investment properties held for sale include Mrandi Shopping Centre, Soweto Day Hospital, and the most recently reclassified Platz am Meer Shopping Centre.

Inter-relationship between key unobservable inputs and fair value measurement

The fair value of investment properties would be affected by:

- a change in expected market rental growth;
- a change in expected expense growth;
- a change in discount and capitalisation rates; and
- current comparable selling rates.

	Unaudited 31 December 2024 %	Audited 30 June 2024 %
Key unobservable inputs applied		
Market rental growth	4,93 to 7,43	4,58 to 9,06
Expense growth	5,00	5,50 to 5,75
Discount rate	13,50 to 14,75	14,00 to 15,25
Capitalisation rate	8,50 to 9,25	8,50 to 9,75
Exit capitalisation rate	9,00 to 10,25	9,00 to 10,25
Valuation		
Valuation per valuator (R'000)	3 719 800	3 860 800

The decrease in the total valuation on 31 December 2024 compared to 30 June 2024 is due to the reclassification of properties as a disposal group held for sale which is presented separately in the statement of financial position. No external valuation was performed at the interim financial period ended 30 September 2023. Refer to Note 18 for detailed disclosure of properties held for sale.

4. INVENTORIES

The last remaining residential units were sold during the reporting period.

5. STATED CAPITAL

	Unaudited Six months ended 31 December 2024	Unaudited Six months ended 30 September 2023	Audited 15 months ended 30 June 2024
Reconciliation of number of shares in issue			
Shares issued (legal)	257 826 016	257 826 016	257 826 016
Repurchased shares held as treasury shares [#]	(2 155 151)	(853 070)	(2 245 000)
At the end of the period – shares in issue	255 670 865	256 972 946	255 581 016
Issued			
At the beginning of the period (R'000)	1 594 064	1 604 616	1 604 616
Movements during the period (R'000)	788	(2 898)	(10 552)
	1 594 852	1 601 718	1 594 064

[#] To date, the Group has repurchased 2 245 000 shares in the open market for a total value of R12 510 716. During the current reporting period, a total of 89 849 shares vested under the long-term incentive scheme, and Safari issued these shares to employees from treasury shares held. The net effect of this is 2 155 151 treasury shares held by Safari.

6. TRADE AND OTHER RECEIVABLES/PAYABLES

Trade and other receivables include R27 million (2023: R30 million) in monthly rental debtors. The remainder of the balance consists of ad hoc billings such as turnover rental, other recoveries, deposits paid, and prepaid expenses. As of 31 December 2024, the prepaid expenses balance is significantly higher than on 30 September 2023 and 30 June 2024. This increase is due to the annual insurance premium renewal in November/December, with a larger portion of the premium paid in advance compared to 30 September 2023 and 30 June 2024.

Trade and other payables include tenant deposits held, income received in advance, value added tax payable and accrued expenses.

There was a significant increase in both trade payables and other receivables compared to the prior period due to the internalisation of the electricity recovery function. This change led to an additional accrual for electricity expenses, as payments to the Council/electricity provider are made in arrears. Simultaneously, other receivables increased due to income accrual for electricity recovery, where the matching recovery usage is billed in arrears because meter readings and subsequent billings only occurred during January 2025.

7. INTEREST-BEARING BORROWINGS

The Group was required to adhere to the following bank covenants during the reporting period:

	Actual ratios as at 31 December 2024	Covenant ratios applicable as at 31 December 2024
Debt covenants – loan-to-value ("LTV") and interest cover ratio ("ICR")		
Transactional LTV (including mark-to-market value) (%)	33,7	<55
Transactional LTV (excluding mark-to-market value) (%)	33,7	<50
Transactional ICR	2,56	>1,85
Corporate ICR	2,29	>2,00
Corporate LTV (%)	36,7	<50

Safari remains within the parameters of compliance with debt covenants and does not foresee any breaching of covenant triggers.

8. DIVIDEND PAYABLE

Provision was made for the dividend declared on 19 June 2024 for the 12 months up to 31 March 2024 but this was not yet paid by 30 June 2024. The year-end change resulted in this once-off current liability item as at 30 June 2024.

9. REVENUE

	Unaudited Six months ended 31 December 2024 R'000	Unaudited Six months ended 30 September 2023 R'000	Audited 15 months ended 30 June 2024 R'000
Property revenue – rental income – IFRS 16	191 108	172 956	447 765
Property revenue – tenant recoveries – IFRS 15	97 868	54 987	190 837
Straight-line lease adjustment	8 362	10 981	21 839
Revenue from sale of inventory – IFRS 15	10 033	15 370	19 666
	307 371	254 294	680 107

Refer to the condensed consolidated segment report for revenue disaggregation by location and operating segment.

Total property revenue increased by 26,78% compared to the prior period, driven by several key factors. These include improved tenancy and vacancy reduction at Platz am Meer Shopping Centre in Namibia together with improved turnovers achieved by tenants resulting in increased turnover rental. Additionally, the Group experienced rental growth at Mnandi Shopping Centre and Nkomo Shopping Centre, supported by new lease agreements and renewals.

The internalisation of utility recoveries has now been fully operational for a longer period, which positively impacted tenant recoveries. Furthermore, the installation of solar panels across most shopping centres has contributed to a higher recovery ratio, compared to the prior period when both the panels and internalisation process were implemented in stages.

10. OPERATING EXPENSES

Operating expenses have increased by 46% compared to the six months ended 30 September 2023, while the SA REIT cost-to-income ratio has increased from 41% to 47%. This increase in expenses is primarily due to the internalisation of electricity billing.

The internalisation process began during the comparative six-month period ended 30 September 2023 and was implemented in phases, meaning not all shopping centres transitioned simultaneously. As of the current six-month period ended 31 December, electricity billing internalisation is fully operational across all shopping centres. Additionally, timing differences have now been accounted for, aligning recoveries more closely with expenditures and resulting in an increased cost-to-income ratio.

11. EVENTS DURING THE REPORTING PERIOD

A SENS announcement was published on 22 August 2024 relating to the vesting and receipt of ordinary shares in terms of the Safari employee long-term share incentive plan.

On 18 September 2024, the Board approved additional capital expenditure of R18 387 274 to expand Nkomo Village Shopping Centre with 850m² for Dis-Chem and for a change in scope of the BP filling station at Mnandi.

On 18 September 2024, the Board approved a final cash distribution for the 15 months ended 30 June 2024 of 17 cents per Safari share which was paid to shareholders in October 2024.

On 1 October 2024, Safari implemented a new funding facility with Standard Bank of South Africa Limited to support its capital projects. The facility has a three-year term and is structured with quarterly interest repayments at a rate of three-month JIBAR plus a margin of 1,53%. The capital amount is due on maturity in September 2027.

The Directors are not aware of any other events which occurred during the six-month interim reporting period which may have a material impact on the results and disclosures.

12. EVENTS SUBSEQUENT TO THE REPORTING PERIOD

On 27 February 2025, the Board approved a gross cash interim distribution of 34 cents per ordinary share for the six months ended 31 December 2024, which will be paid to shareholders during March 2025.

The Directors are not aware of any other events which occurred since the end of the financial period which may have a material impact on the results and disclosures in the interim financial statements.

13. EARNINGS PER SHARE

	Unaudited Six months ended 31 December 2024	Unaudited Six months ended 30 September 2023	Audited 15 months ended 30 June 2024
Earnings used in the calculation of basic earnings per share (profit after tax) (R'000)	203 466	83 990	402 354
Adjustments to basic earnings are as follows:	(118 258)	–	(205 975)
Fair value adjustments to investment properties (R'000)	(118 258)	–	(205 975)
Headline earnings (R'000)	85 208	83 990	196 379
Number of ordinary shares in issue at period-end	255 670 865	256 972 946	255 581 016
Diluted weighted average number of ordinary shares	255 665 035	257 419 224	256 970 044
Weighted average number of ordinary shares in issue at period-end	255 646 505	257 399 979	256 923 105
Add: Weighted potential dilutive impact of Long-term Incentive Plan ("LTIP")	18 530	19 245	46 940
Basic earnings per share (cents)	79,58	32,68	157,43
Diluted earnings per share (cents)	79,58	32,63	156,58
Basic headline earnings per share (cents)	33,33	32,68	76,84
Diluted headline earnings per share (cents)	33,33	32,63	76,42

Basic earnings per share is significantly higher than the six months ended 30 September 2023 due to the fair value adjustment of investment property. Note that no external valuation was undertaken in September 2023 and thus no fair value adjustment for the six months ended 30 September 2023.

Headline earnings per share for the current period have exceeded those of the six months ended 30 September 2023, largely as a result of improved footfall at Platz am Meer Shopping Centre leading to higher turnover rentals, as well as rental growth at Mnandi Shopping Centre and Nkomo Shopping Centre, supported by new lease agreements and renewals.

Furthermore, the installation of solar panels has positively impacted our recovery ratios, as most shopping centres are now equipped with solar and are operational for a longer period. The benefits of solar energy will be even more significant in the current period, covering a longer spring/summer season, while the reduced load shedding disruptions have decreased generator fuel costs.

14. DISTRIBUTABLE EARNINGS

	Unaudited Six months ended 31 December 2024 R'000	Unaudited Six months ended 30 September 2023 R'000	Audited 15 months ended 30 June 2024 R'000
Revenue (including recoveries and other income, excluding sale of apartments/land)	300 741	244 334	668 950
Less: Lease smoothing effect	(8 362)	(10 981)	(21 839)
Less: Expenses	(136 198)	(93 543)	(281 773)
Less: Net interest	(68 538)	(63 548)	(165 568)
Interest income	960	433	2 029
Interest expense	(69 498)	(63 981)	(167 597)
Distributable earnings	87 643	76 262	199 769
Number of shares excluding treasury shares	255 670 865	256 972 946	255 581 016
Distributable income per share (cents)	34	30	78
Distribution per share declared (cents)	34	30	78
Percentage of distributable income declared (%)	100	100	100

15. NET ASSET VALUE PER SHARE

	Unaudited Six months ended 31 December 2024	Unaudited Six months ended 30 September 2023	Audited 15 months ended 30 June 2024
Total assets (R'000)	4 274 553	3 885 190	4 107 028
Total liabilities (R'000)	(1 529 947)	(1 456 613)	(1 523 255)
Reported NAV (R'000)	2 744 606	2 428 577	2 583 773
Ordinary shares in issue excluding treasury shares	255 670 865	256 972 946	255 581 016
NAV per share (Rand per share)	10,73	9,45	10,11
Tangible NAV (Rand per share)	10,73	9,45	10,11
Reported NAV adjusted for:			
Dividend declared (R'000)	(86 928)	(77 092)	(43 449)
Fair value of derivative financial instruments (R'000)	–	(2 523)	(163)
Deferred tax (R'000)	39 629	15 547	30 184
SA REIT NAV (R'000)	2 697 307	2 364 509	2 570 345
Ordinary shares in issue	255 670 865	256 972 946	255 581 016
SA REIT NAV (Rand per share)	10,55	9,20	10,06

NOTES TO THE FINANCIAL STATEMENTS continued

for the six months ended 31 December 2024

16. OTHER INCOME

Other income includes ad hoc rentals for exhibition space within the shopping centres, non-GLA infrastructure income from Frogfoot Networks and in prior periods profit-sharing from outsourced utility management by African Electrical Technologies, which previously handled the Group's utility functions. Since the Group has now internalised its utility recovery processes, the Group no longer receives profit-sharing income as the Group is recovering income directly from tenants.

17. SHARE-BASED PAYMENT RESERVE

The Group has awarded a conditional right to ordinary shares to both Executive Directors and management in terms of its LTIP.

The LTIP aims to align the interests of management with those of shareholders. Details of the plan are included within the Remuneration Policy. The total number of shares awarded referred to as "LTI Plan participation" is determined by using a 30-trading day volume-weighted average price ("VWAP") at the end of the reporting period and a percentage of the total guaranteed package for both Executive Directors and management.

The shares awarded at the grant dates are subject to both retention and performance conditions, measured over a five- and three-year period, mandating that the participant remains employed by the Group until the conclusion of the measurement period.

The annualised share price volatility was identified based on the historical volatility of the Safari share and the expected forfeiture rate of 5%, evaluated on the historical behaviour of both executive and senior management staff.

The fair value of the conditional share awards was measured using the fair market value at grant date or the volume-weighted market price at grant date. Since there is no "strike price" or option-like feature, models like Black-Scholes or Monte Carlo may not apply.

Safari has recognised the shares granted as equity-settled with a share-based payment reserve recorded within equity and a share-based payment expense recognised in the statement of comprehensive income over the relevant measurement/vesting period.

Assumptions and estimates	Shares granted July 2021	Shares granted July 2022	Shares granted July 2023	Shares granted September 2024
Grant date	1 July 2021	1 July 2022	1 July 2023	19 September 2024
Issue price at grant date (30-trading day VWAP) (Rand)	3,82	5,38	5,61	5,45
Number of shares awarded at grant date	538 594	456 171	440 942	608 960
Vesting commencement date	31 July 2024	31 July 2025	31 July 2026	30 September 2027
Retention condition factor (%)	95	95	95	95
Retention measurement period (years)	5	5	5	5
Performance condition factor (%)	60	60	60	60
Weighted average fair value per awarded share at grant date (Rand)	5,55	6,80	4,07	5,45

	Unaudited Six months ended 31 December 2024 R'000	Unaudited Six months ended 30 September 2023 R'000	Audited 15 months ended 30 June 2024 R'000
Movement summary for share-based payment reserve			
At the beginning of the period	3 486	1 568	1 568
Expense recognised in profit or loss	933	815	1 918
Shares issued during the period	(906)	–	–
At the end of the period	3 513	2 383	3 486

18. INVESTMENT PROPERTY HELD FOR SALE

The Board resolved to dispose of the Group's non-core assets. The disposal is consistent with the Group's long-term policy to focus its activities on higher-yielding retail opportunities as well as to optimise capital allocation. The Soweto Day Hospital, Mnandi Shopping Centre and Platz am Meer Shopping Centre have been classified as a disposal group held for sale and are presented separately in the statement of financial position.

The proceeds from disposals are expected to be in line with the fair value of the related investment properties as disclosed in the statement of financial position. The current assets classified as held for sale are as follows:

	Unaudited Six months ended 31 December 2024 R'000	Unaudited Six months ended 30 September 2023 R'000	Audited 15 months ended 30 June 2024 R'000
Fair value of investment property held for sale	483 500	184 900	180 100

19. DERIVATIVES

The Board will continue to monitor our debt levels, the expected movement in interest rates and the political environment and will consider our hedging strategy accordingly.

20. CONTINGENT LIABILITY

Following an internal review of historical tax returns, it came to light that Safari made an administrative error in the completion of previous tax returns, which resulted in assessed losses being incorrectly recognised by Safari. It must be noted that these errors were not reflected in our published financial statements and that the financial statements as published reflect the correct position. These errors mainly relate to:

- Recording the full amount of REIT distributions paid on the tax return where it should have been limited to the taxable income of Safari Investments RSA Limited stand-alone company. The actual REIT distributions have always been more than the Safari Investments RSA Limited stand-alone company's taxable income due to profits from the Namibian subsidiary being included in the distribution to Safari shareholders.
- An expected credit loss ("ECL") amounting to R252 million relating to an ECL accrual on the inter-company loan between Safari Investments RSA Limited and its 100% subsidiary Safari Investments Namibia Proprietary Limited which formed part of the Safari stand-alone company's expenses in the 2022 company financial statements. At a Group level, the net effect was zero. This expense was mistakenly included in expenses declared on the 2022 tax return which resulted in an incorrect inflation of an assessed loss position.

As soon as we became aware of the errors, Safari commenced a process to submit relevant documentation relating to the administrative error to the South African Revenue Service ("SARS") under the SARS voluntary disclosure programme ("VDP Submission"). During this period, SARS sent a notification of audit to Safari, whereupon Safari advised SARS that it was already busy with the VDP Submission. SARS has continued with the audit following the VDP Submission and concluded that grounds exist for imposing an understatement penalty ("USP") against Safari in the amount of R94 997 789.

As a REIT under Section 25BB of the Income Tax Act, the Group has consistently distributed all taxable income to its shareholders in full compliance with applicable legislation, and the Board, based on tax expert and legal advice, firmly asserts that SARS has suffered no prejudice as a result of the inadvertent error on prior returns. The Board thus believes that the USP is both unreasonable and unfounded. We emphasise that Safari has never benefited from the incorrect assessed loss position and took immediate action once becoming aware of the administrative errors.

The Group has taken formal steps to challenge this assessment, including submitting an application under the Tax Administration Act 28 of 2011 to defer any obligation to pay the disputed amount while the dispute resolution process is ongoing. Following the disallowance of a formal objection, the Group is now in the process of lodging an appeal.

Given the unresolved nature of this dispute at the time of publishing the interim results, the Board deemed it appropriate to disclose the matter to provide transparency regarding the ongoing proceedings. Based on legal and tax expert advice, it is currently improbable that the outcome of these proceedings will have a material impact on the financial position or operational results of the Group. Consequently, no liability has been recognised in the financial statements.

CONSOLIDATED SEGMENT REPORT

for the six months ended 31 December 2024

The Group classifies the following segments, which is consistent with the way the Group reports internally: Atteridgeville, Mamelodi, Sebokeng, Limpopo, Heidelberg and Namibia. Head office, Lynnwood and Soweto form part of the reconciliation.

Segment results and net assets include items that can be directly attributable to a segment as well as those that can be allocated on a reasonable basis.

	Atteridgeville R'000	Mamelodi R'000	Sebokeng R'000	Heidelberg R'000	Limpopo R'000	Namibia R'000	Reconciliation R'000	Total R'000
As at 31 December 2024								
Property revenue	102 006	68 791	56 736	18 538	16 912	25 165	828	288 976
Straight-line lease adjustment	2 680	2 130	2 879	414	247	–	12	8 362
Revenue from the sale of inventory	–	–	–	–	–	10 033	–	10 033
Turnover (external)	104 686	70 921	59 615	18 952	17 159	35 198	840	307 371
Reportable segment profit before investment revenue, fair value adjustments and finance costs	70 510	48 897	32 688	10 415	11 146	13 521	–	187 177
Unallocated reportable segment profit before investment revenue, fair value adjustments and finance costs	–	–	–	–	–	–	(23 733)	(23 733)
Profit before investment revenue, fair value adjustments and finance costs	70 510	48 897	32 688	10 415	11 146	13 521	(23 733)	163 444
Interest revenue (external)	324	120	13	33	6	230	–	726
Unallocated interest revenue	–	–	–	–	–	–	234	234
Investment revenue	324	120	13	33	6	230	234	960
Fair value adjustments*	35 524	46 212	37 167	6 467	(8 662)	5 162	(3 775)	118 095
Interest expense	–	–	–	–	(15)	–	–	(15)
Unallocated interest expense	–	–	–	–	–	–	(69 483)	(69 483)
Finance costs	–	–	–	–	(15)	–	(69 483)	(69 498)
Segment assets and liabilities								
Segment assets	1 514 236	1 104 802	761 616	236 100	236 205	318 353	–	4 171 312
Unallocated assets	–	–	–	–	–	–	103 241	103 241
Total assets	1 514 236	1 104 802	761 616	236 100	236 205	318 353	103 241	4 274 553
Segment liabilities	23 093	21 217	11 661	2 747	2 648	20 246	–	81 612
Unallocated liabilities	940	–	2 063	–	–	–	41 199	44 202
Interest-bearing borrowings	–	–	–	–	–	–	1 404 133	1 404 133
Total liabilities	24 033	21 217	13 741	2 747	2 648	20 246	1 445 332	1 529 947

* Includes the adjustment of the straight-lining lease accrual amounting to R8 362 245 recognised in the current financial period.

Entity-wide disclosure

The Group predominantly trades within South Africa, with the only foreign-held investment property being Namibia from which the Group generates foreign rental income. During the reporting period, no single tenant's revenue exceeded 10% of the total rental income.

CONSOLIDATED SEGMENT REPORT continued

for the six months ended 31 December 2024

	Atteridgeville R'000	Mamelodi R'000	Sebokeng R'000	Heidelberg R'000	Limpopo R'000	Namibia R'000	Reconciliation R'000	Total R'000
As at 30 September 2023								
Property revenue	71 510	57 559	50 038	16 702	16 859	14 772	503	227 943
Straight-line lease adjustment	3 439	971	5 984	465	19	113	(10)	10 981
Revenue from the sale of inventory	–	–	–	–	–	15 370	–	15 370
Turnover (external)	74 949	58 530	56 022	17 167	16 878	30 255	493	254 294
Reportable segment profit before investment revenue, fair value adjustments and finance costs	61 825	42 967	36 044	10 197	11 661	7 885	–	170 579
Unallocated reportable segment profit before investment revenue, fair value adjustments and finance costs	–	–	–	–	–	–	(20 634)	(20 634)
Profit before investment revenue, fair value adjustments and finance costs	61 825	42 967	36 044	10 197	11 661	7 885	(20 634)	149 945
Interest revenue (external)	67	38	12	4	7	200	–	328
Unallocated interest revenue	–	–	–	–	–	–	105	105
Investment revenue	67	38	12	4	7	200	105	433
Fair value adjustments	–	–	–	–	–	–	(109)	(109)
Interest expense	–	–	–	–	(32)	–	–	(32)
Unallocated interest expense	–	–	–	–	–	–	(63 949)	(63 949)
Finance costs	–	–	–	–	(32)	–	(63 949)	(63 981)
Segment assets and liabilities								
Segment assets	1 374 100	992 801	682 906	223 896	239 639	298 204	–	3 811 546
Unallocated assets	–	–	–	–	–	–	73 644	73 644
Total assets	1 374 100	992 801	682 906	223 896	239 639	298 204	73 644	3 885 190
Segment liabilities	10 942	7 314	7 738	2 080	3 911	1 617	3 879	37 481
Unallocated liabilities	–	–	–	–	–	–	29 772	29 772
Interest-bearing borrowings	–	–	–	–	–	–	1 389 360	1 389 360
Total liabilities	10 942	7 314	7 738	2 080	3 911	1 617	1 423 011	1 456 613

CONSOLIDATED SEGMENT REPORT continued

for the six months ended 31 December 2024

	Atteridgeville R'000	Mamelodi R'000	Sebokeng R'000	Heidelberg R'000	Limpopo R'000	Namibia R'000	Reconciliation R'000	Total R'000
As at 30 June 2024								
Property revenue	216 655	159 236	129 237	42 289	41 123	48 567	1 495	638 602
Straight-line lease adjustment	8 047	(997)	23 701	(3 679)	(304)	(5 094)	165	21 839
Revenue from the sale of inventory	–	–	–	–	–	19 666	–	19 666
Turnover (external)	224 702	158 239	152 938	38 610	40 819	63 139	1 660	680 107
Reportable segment profit before investment revenue, fair value adjustments and finance costs	158 799	105 423	99 009	21 228	28 159	12 599	–	425 217
Unallocated reportable segment profit before investment revenue, fair value adjustments and finance costs	–	–	–	–	–	–	(43 522)	(43 522)
Profit before investment revenue, fair value adjustments and finance costs	158 799	105 423	99 009	21 228	28 159	12 599	(43 522)	381 695
Interest revenue (external)	485	183	40	12	24	434	5	1 183
Unallocated interest revenue	–	–	–	–	–	–	845	845
Investment revenue	485	183	40	12	24	434	850	2 028
Fair value adjustments*	85 514	68 092	8 078	12 514	4 732	32 079	(7 544)	203 466
Other non-operational expenses	–	–	–	–	–	–	13 051	13 051
Interest expense	–	–	20	–	57	–	–	77
Unallocated interest expense	–	–	–	–	–	–	167 519	167 519
Finance costs	–	–	20	–	57	–	167 519	167 596
Segment assets and liabilities								
Segment assets	1 474 581	1 063 555	714 764	233 914	247 694	308 333	–	4 042 841
Unallocated assets	–	–	–	–	–	–	64 187	64 187
Total assets	1 474 581	1 063 555	714 764	233 914	247 694	308 333	64 187	4 107 028
Segment liabilities	20 610	15 596	12 035	1 978	2 605	12 190	–	65 014
Unallocated liabilities	–	–	–	–	–	–	106 465	106 465
Interest-bearing borrowings	194	82	5	30	10	–	1 351 455	1 351 776
Total liabilities	20 804	15 678	12 040	2 008	2 615	12 190	1 457 920	1 523 255

* Includes the adjustment of the straight-lining lease accrual amounting to R21 839 081 recognised in the current financial period.

INTERIM DIVIDEND DISTRIBUTION DECLARATION

INTERIM DIVIDEND DISTRIBUTION DECLARATION

Shareholders are advised that, after careful consideration and adherence to the solvency and liquidity requirements as stated in the Companies Act, the Safari Board has approved and declared a gross cash interim dividend distribution of 34 cents per ordinary share from income reserves for the six months ended 31 December 2024 to be paid during March 2025. The distribution is based on revenue as per the disclosed distribution statement. Refer to note 14.

SALIENT DATES AND TIMES

The following salient dates and times are applicable to the interim distribution:

Declaration date	Friday, 28 February 2025
Last day to trade cum dividend	Monday, 17 March 2025
Trading ex-dividend commences	Tuesday, 18 March 2025
Record date	Thursday, 20 March 2025
Payment date	Monday, 24 March 2025

Shares may not be dematerialised or rematerialised between Tuesday, 18 March 2025 and Thursday, 20 March 2025, both days inclusive.

In terms of REIT legislation, at least 75% of the distributable earnings must be distributed in every financial year.

TAX IMPLICATIONS

In accordance with Safari's status as a REIT, shareholders are advised that the dividend meets the requirements of a "qualifying distribution" for the purposes of Section 25BB of the Income Tax Act 58 of 1962 ("Income Tax Act"). The dividends on the shares will be deemed to be dividends for South African tax purposes in terms of Section 25BB of the Income Tax Act. The income tax number of the Company is 9012/264/14/0.

TAX IMPLICATIONS FOR SOUTH AFRICAN RESIDENT SHAREHOLDERS

The dividend received by or accrued to South African tax residents must be included in the gross income of such shareholders and will not be exempt from income tax (in terms of the exclusion to the general dividend exemption, contained in paragraph (aa) of Section 10(1)(k)(i) of the Income Tax Act) because it is a dividend distributed by a REIT.

This dividend is, however, exempt from dividend withholding tax in the hands of South African tax resident shareholders, provided that such shareholders provide the following forms to their Central Securities Depository Participant ("CSDP") or broker, as the case may be, in respect of uncertificated shares, or the Company, in respect of certificated shares:

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

Shareholders are advised to contact their CSDP, broker or the Company, as the case may be, to arrange for the previously mentioned documents to be submitted prior to payment of the dividend, if such documents have not already been submitted.

TAX IMPLICATIONS FOR NON-RESIDENT SHAREHOLDERS

Dividends received by non-resident shareholders from a REIT will not be taxable as income and instead will be treated as ordinary dividends which are exempt from income tax in terms of the general dividend exemption in Section 10(1)(k)(i) of the Income Tax Act. With effect from 1 January 2014, any dividend received by a non-resident from a REIT will be subject to dividend tax at 20%, unless the rate is reduced in terms of any applicable agreement for the avoidance of double taxation ("DTA") between South Africa and the country of residence of the non-resident shareholder.

Assuming dividend tax will be withheld at a rate of 20%, the net distribution amount due to non-resident shareholders is 27,20 cents per share. A reduced dividend withholding rate in terms of the applicable DTA may only be relied on if the non-resident shareholder has provided the following forms to their CSDP or broker, as the case may be, in respect of uncertificated shares, or the Company, in respect of certificated shares:

- A declaration that the dividend is subject to a reduced rate as a result of the application of a DTA; and

- A written undertaking to inform the CSDP, broker or the Company, as the case may be, should the circumstances affecting the reduced rate change or the beneficial owner ceases to be the beneficial owner, both in the form prescribed by the Commissioner for the South African Revenue Service. If applicable, non-resident shareholders are advised to contact their CSDP, broker or the Company, as the case may be, to arrange for the previously mentioned documents to be submitted prior to payment of the dividend if such documents have not already been submitted.

OTHER INFORMATION

The ordinary issued share capital held by the Company is 257 826 016 ordinary shares of no par value as at the declaration date. This includes 2 155 151 treasury shares.

ANNEXURE 1: SA REIT DISCLOSURE

The principles encompassed in the calculations in this annexure are aligned with the Best Practice Recommendations of the SA REIT Association.

SA REIT FUNDS FROM OPERATIONS ("FFO")

	Unaudited Six months ended 31 December 2024 R'000	Unaudited Six months ended 30 September 2023 R'000	Audited 15 months ended 30 June 2024 R'000
Profit/(loss) for the period	203 466	83 990	402 352
<i>Adjusted for:</i>			
<i>Accounting/specific adjustments</i>			
Fair value adjustments to investment property and impairment of properties held for sale	(118 258)	–	(205 018)
Deferred tax movement recognised in profit or loss	9 445	2 298	16 934
Straight-lining operating lease adjustment	(8 362)	(10 981)	(21 839)
<i>Adjustments arising from investment activities</i>			
Gains/losses on disposal of inventory (in relation to gross margin earned)	1 099	846	4 524
<i>Foreign exchange and hedging items</i>			
Fair value adjustments on derivative financial instruments employed solely for hedging purposes	163	109	2 510
SA REIT FFO	87 552	76 262	199 463
Number of shares outstanding at the end of the period, excluding treasury shares	255 670 865	256 972 946	255 581 016
SA REIT FFO per share (cents)	34	30	78

SA REIT COST-TO-INCOME RATIO

	Unaudited Six months ended 31 December 2024 R'000	Unaudited Six months ended 30 September 2023 R'000	Audited 15 months ended 30 June 2024 R'000
<i>Expenses</i>			
Operating expenses per IFRS Accounting Standards income statement (includes municipal expenses and administrative expenses)	136 198	93 543	281 774
<i>Exclude:</i>			
Depreciation expense in relation to property, plant and equipment of an administrative nature	(134)	(153)	(333)
Operating costs	136 064	93 390	281 441
<i>Rental income</i>			
Contractual rental income and utility and operating recoveries per IFRS Accounting Standards income statement (excluding straight-lining)	288 976	227 943	638 602
Gross rental income	288 976	227 943	638 602
SA REIT cost-to-income ratio (%)	47	41	44

SA REIT ADMINISTRATIVE COST-TO-INCOME RATIO

	Unaudited Six months ended 31 December 2024 R'000	Unaudited Six months ended 30 September 2023 R'000	Audited 15 months ended 30 June 2024 R'000
<i>Expenses</i>			
Administrative expenses per IFRS Accounting Standards income statement	24 574	21 129	45 188
Operating costs	24 574	21 129	45 188
<i>Rental income</i>			
Contractual rental income and utility and operating recoveries per IFRS Accounting Standards income statement (excluding straight-lining)	288 976	227 943	638 602
Gross rental income	288 976	227 943	638 602
SA REIT cost-to-income ratio (%)	8	9	7

SA REIT GROSS LETTABLE AREA ("GLA") VACANCY RATE

	Unaudited Six months ended 31 December 2024 R'000	Unaudited Six months ended 30 September 2023 R'000	Audited 15 months ended 30 June 2024 R'000
GLA of vacant areas (m ²)	3 761	3 950	4 463
GLA of property portfolio (m ²)	177 851	177 445	179 266
SA REIT GLA vacancy rate (%)	2,11	2,23	2,49

SA REIT COST OF DEBT

	Three-month JIBAR-linked loans %	Prime- linked loans %	Weighted combined SA REIT cost of debt %
Variable interest rate borrowings			
Floating reference rate plus weighted average margin	9,84	10,06	9,86
Fixed interest rate borrowings			
Weighted average fixed rate	–	–	–
Pre-adjusted weighted average cost of debt:	9,84	10,06	9,86
<i>Adjustments:</i>			
Impact of interest rate derivatives	(0,01)	–	(0,01)
Impact of cross-currency interest rate swaps (no cross-currency swaps)	–	–	–
<i>Amortised transaction costs imputed in the effective interest rate</i>	0,19	0,11	0,19
All-in weighted average cost of debt	10,02	10,16	10,03

SA REIT LOAN-TO-VALUE ("LTV")

	Unaudited Six months ended 31 December 2024 R'000	Unaudited Six months ended 30 September 2023 R'000	Audited 15 months ended 30 June 2024 R'000
Gross debt	1 404 133	1 389 360	1 351 776
<i>Less:</i>			
Cash and cash equivalents (including short-term deposits)	(27 977)	(24 102)	(13 781)
<i>Add:</i>			
Derivative financial instruments	–	–	–
Net debt	1 376 156	1 365 258	1 337 995
Total assets – per statement of financial position	4 274 553	3 885 190	4 107 028
<i>Less:</i>			
Cash and cash equivalents (including short-term deposits)	(27 977)	(24 102)	(13 781)
Derivative financial assets	–	(2 523)	(163)
Trade and other receivables	(38 952)	(31 389)	(35 936)
Carrying amount of property-related assets	4 207 624	3 827 176	4 057 148
SA REIT LTV (%)	33	36	33

SA REIT NET ASSET VALUE ("NAV") PER SHARE

	Unaudited Six months ended 31 December 2024 R'000	Unaudited Six months ended 30 September 2023 R'000	Audited 15 months ended 30 June 2024 R'000
Reported NAV	2 744 606	2 428 577	2 583 773
Adjusted for:			
Dividend to be declared	(86 928)	(77 092)	(43 449)
Fair value of derivative financial instruments	–	(2 523)	(163)
Deferred tax	39 629	15 547	30 184
SA REIT NAV	2 697 306	2 364 509	2 570 345
Ordinary shares in issue	255 670 865	256 972 946	255 581 016
SA REIT NAV per share (Rand per share)	10,55	9,20	10,06

CORPORATE INFORMATION

SAFARI INVESTMENTS RSA LIMITED

(Registration number: 2000/015002/06)

JSE code: SAR

ISIN: ZAE000188280

Country of incorporation: Republic of South Africa
(7 July 2000)

REGISTERED ADDRESS AND PLACE OF BUSINESS

410 Lynnwood Road, Lynnwood, Pretoria 0081
+27 (0) 12 365 1889✉ info@safari-investments.com
🌐 www.safari-investments.com

AUDITOR

BDO South Africa Incorporated
Wanderers Office Park, 52 Corlett Drive
Illovo, Johannesburg 2196

BANKERS

Absa Bank Limited

(Registration number: 1986/004794/06)
Absa Towers East, 170 Main Street
Johannesburg 2001
PO Box 7735, Johannesburg 2000

The Standard Bank of South Africa

(Registration number: 1962/000738/06)
9th Floor, Standard Bank Centre
5 Simmonds Street, Johannesburg 2001
PO Box 7725, Johannesburg 2000

GROUP COMPANY SECRETARY

Pieter van Niekerk LLB

410 Lynnwood Road, Lynnwood, Pretoria 0081
Postal: As above

DIRECTORS OF SAFARI INVESTMENTS RSA LIMITED

SB Herring (*Non-executive Chairperson*)DC Engelbrecht (*Chief Executive Officer*)WL Venter (*Chief Financial Officer*)Dr MT Matshoba-Ramuedzisi (*Lead Independent Non-executive*)GJ Heron (*Independent Non-executive*)Dr PA Pienaar (*Independent Non-executive*)

INDEPENDENT VALUER

Quadrant Properties Proprietary Limited

(Registration number: 1995/003097/07)
Dunkeld Court, 16 North Road
Dunkeld West, Randburg 2196

LEGAL ADVISER

Webber Wentzel

90 Rivonia Road, Sandton, Johannesburg 2196
(PO Box 1144, Johannesburg 2000)

EQUITY SPONSOR

Valeo Capital Proprietary Limited

Unit 12, Paardevlei Specialist Medical Centre
Somerset West 7130

TRANSFER SECRETARIES

Computershare Investor Services Proprietary Limited

(Registration number: 2004/003647)
Rosebank Towers
15 Biermann Avenue, Rosebank 2196
Private Bag X9000, Saxonwold 2132



www.safari-investments.com

If interested in investing with us, or for more information, contact:

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Visit our investor relations link on our website for more information and financial updates, profiles and news.

www.safari-investments.com/investor-relations/