



Centres of Growth



Unaudited consolidated results

FOR THE SIX MONTHS ENDED
SEPTEMBER 2025

**BUILDING COMMUNITIES,
GROWING VALUE.**

A woman in a bright yellow dress and high heels is walking in a park. She is carrying a large, light-colored shopping bag in her right hand. The background shows a paved walkway, trees, and a building in the distance. The image is partially obscured by a diagonal white and blue graphic element.

Vukile Property Fund Limited

(Incorporated in the Republic of South Africa)

(Registration number: 2002/027194/06)

JSE share code: VKE

ISIN: ZAE000180865

NSX share code: VKN

Debt company code: VKEI

(Granted REIT Status with the JSE)

(Vukile or the group or the company)

Continued excellence in operating results, driven by a clear strategic focus and ongoing operational delivery laying the foundation for further growth

Impressive increase in South African NOI, driven by topline growth and a tight focus on reducing costs

- Like-for-like retail NOI growth of **10%**
- Annualised trading density growth of **5.4%**
- Retail vacancies stable at **1.8%**
- Like-for-like retail portfolio value increased by **5.9%**
- Cost-to-income ratio reduced from 15.3% to **12.5%**, driven by solar PV and operational efficiencies

Continued market-leading operational results and successful integration of recent acquisitions across Spain and Portugal, serve as a springboard for further expansion

- Like-for-like gross rental income (GRI) growth of **8.2%**
- Normalised like-for-like NOI growth of **8.7%**
- Portfolio vacancy of **1.3%**
- Rental reversions of **7.5%**
- **95.4%** of retail space let to international and national tenants
- Portfolio WALE of **8.9 years**

Strong balance sheet together with significant liquidity set to fund future expansion

- At 30 September, significant available cash balances of **R2.3 billion** and undrawn debt facilities of **R2.4 billion**
- **Additional** cash of **R2.65 billion** raised in over-subscribed equity issuance in October 2025
- LTV at **41.6%**
- Interest cover ratio (ICR) of **2.7 times**
- Group hedge ratio increased to **91%** (from 84%)
- Credit rating **upgraded** for both Vukile **AA+(ZA)** and Castellana **BBB**

Focused strategy delivers 9% increase in dividend per share and upgraded guidance

- Funds from operations (FFO) of **83.9 cents per share**
- Interim dividend of **60.2 cents per share**, up **9%** on the prior period
- Cash dividend of **R824 million** is nearly **2 times covered** by cash from operations
- **Upgraded** guidance for FY26 of growth in FFO per share and dividend per share of **at least 9%**

Increase in dividend per share
9%

Credit rating upgraded for both Vukile **AA+(ZA)** and Castellana **BBB**

Available cash balances & undrawn debt
4.7bn

Upgraded guidance for FY26 of growth in FFO per share and dividend per share of **at least 9%**

Commentary

Nature of operations

Vukile is a high-quality, low-risk, specialist retail-focused Real Estate Investment Trust (REIT) operating in South Africa, Spain and Portugal. Our results reflect the ongoing strength of our consumer-led model, a strong operational focus and a hands-on, proactive approach to property asset management and balance sheet risk management.

Financial performance

Executive summary

Building on the momentum of significant acquisitive growth last year, Vukile has successfully consolidated its position as a leading retail-focused REIT in South Africa and the Iberian peninsula, with the recently acquired assets in Spain and Portugal now fully integrated into our core operations.

H1 FY26 has been characterised by proactive management of foreign exchange risk, including the hedging of dividends and FFO, ensuring stable, growing and predictable income streams for our investors. Our disciplined approach to deal making and capital allocation continues to deliver value. Further underscoring the strength of our balance sheet and the robust performance of our property portfolio, GCR upgraded Vukile's credit rating to AA+(ZAI) (from AA(ZAI)) and Fitch upgraded Castellana's Long-term Issuer Rating (IDR) to BBB (from BBB-).

The following significant events and transactions occurred during the period ended 30 September 2025:

- During April 2025, Caminho, a 70% subsidiary of Castellana, purchased Forum Madeira in Funchal, Portugal for €63.3 million at a yield of 9.5%. Forum Madeira is an established shopping centre located on the island of Madeira, comprising a total gross lettable area of 21 472m².
- The Share Purchase Plan, a long-term incentive scheme, was fully wound up in July 2025 on an earnings neutral basis to Vukile, receiving R281 million in cash to be redeployed into our core business and strategies.
- The bond issuance that was held in August 2025 was six times oversubscribed, raising R500 million at margins of 1.02% and 1.35% with tenors of 3 and 7 years respectively. Both margins were lower than guidance, and Vukile's lowest margins since launching the DMTN programme.
- Subsequent to the reporting period, Vukile raised R2.65 billion in South African equity market from the issue of c.124.5 million shares at R21.30 per share.

Dividend

The board approved an interim dividend of 60.15773 cents per share for the six months ended 30 September 2025. The total dividend for the interim period equates to R824 million. The dividend payment represents c.52% of cash generated from operations for the period. A dividend declaration announcement in respect of the dividend, containing information relating to the salient dates and tax treatment of the dividend, will be released separately on SENS.



Calculation of funds from operations

	30 September 2025 Rm	30 September 2024 Rm	Variance %
Property revenue	2 207	1 539	43.4
Property expenses (net of recoveries)	(278)	(182)	(52.7)
Net income from property operations	1 929	1 357	42.2
Corporate administration expenses ⁽¹⁾	(278)	(224)	(24.1)
Investment and other income ⁽²⁾	47	554	
Operating income before finance costs	1 698	1 687	0.7
Finance costs	(699)	(665)	(5.1)
Income before equity-accounted income	999	1 022	(2.3)
Share of income from associate and joint venture ⁽³⁾	132	(1)	
Income before taxation	1 131	1 021	10.8
Taxation ⁽⁴⁾	(62)	(2)	
Income after taxation	1 069	1 019	4.9
Net income attributable to non-controlling interests (NCI) ⁽⁵⁾	(47)	(5)	
Attributable to Vukile group	1 022	1 014	0.8
Non-IFRS adjustments	22	(1)	
Accrued dividends ⁽⁶⁾	94	(88)	
Non-cash impact of IFRS entries ⁽⁷⁾	(72)	7	
Antecedent income	—	80	
FFO	1 044	1 013	3.1
Number of shares in issue at the end of the period	1 244 630 392	1 229 933 623	1.2
FFO per share	83.89	82.40	1.8

While the percentage growth in FFO per share for H1 FY26 compared to the prior period is lower than the forecast percentage growth for H2 FY26 (which is in the mid-teens), the Rand value of FFO per share for H1 FY26 and H2 FY26 is broadly similar. The lower growth percentage in H1 FY26 is due to a base effect, as FFO per share in H1 of the prior year was higher than in H2 of that year.

⁽¹⁾ Refer to the group corporate expenditure breakdown further on in the commentary.

⁽²⁾ Investment income includes interest received of R47 million (H1 FY25: R137 million). Prior year includes, inter alia, dividend income from Lar España amounting to R378 million.

⁽³⁾ Includes Castellana's share of profits of R128 million from Alegro Sintra, a 50% held JV in Portugal, acquired in December 2024.

⁽⁴⁾ The increase in tax expense results from the special levy (R48 million) on the Castellana distribution of the capital gain, arising from the sale of Lar España, and withholding tax (R14 million) on the dividend that Castellana received from Caminho in Portugal.

⁽⁵⁾ Net income attributable to NCI increased due to RMBIA 30% interest in the Portugal portfolio.

⁽⁶⁾ Includes R46 million (H1 FY25: R16 million) relating to a forward exchange contract (FEC) accrual on Castellana's H1 FY26 dividend (net of withholding tax) and put option to hedge Castellana's FFO, as well as the special levy of R48 million on the Castellana distribution of the capital gain, arising from the sale of Lar España. The previous period includes a non-IFRS adjustment of -R104 million related to the Lar España dividend.

⁽⁷⁾ Non-cash impact of IFRS entries relating to Alegro Sintra (50% JV) amounting to -R79 million, offset by R7 million relating to IFRS 16 – Leases (H1 FY25: R7 million).

Commentary continued

Revenue and net income from direct property portfolio

Geographical segment	Revenue ⁽¹⁾ 30 September 2025 Rm	Revenue ⁽¹⁾ 30 September 2024 Rm	% change	Net property income 30 September 2025 Rm	Net property income 30 September 2024 Rm	% change
South Africa	871	818	6.5	749	705	6.2
Castellana	1 424	721	97.5	1 245	652	91.0
Spain	1 116	721	54.8	1 006	652	54.3
Portugal ⁽²⁾	308	—	—	239	—	—
Total	2 295	1 539	49.1	1 994	1 357	46.9
Split percentage						
South Africa (%)	38.0	53.2		37.6	52.0	
Spain (%)	48.6	46.8		50.4	48.0	
Portugal (%)	13.4	—		12.0	—	

⁽¹⁾ Excludes straight-lining and recoveries.

⁽²⁾ Includes 50% of Alegro Sintra in Portugal, an equity-accounted joint venture.

The group's total revenue and net property income increased substantially following the recent acquisition of Bonaire Shopping Centre in Valencia Spain and five shopping centres in Portugal, coupled with the favourable impact of exchange rate movements.

Excluding the impact of exchange rate movements, the Spanish portfolio has seen significant growth in revenue and net property income of 42% and 41% respectively. The increase is primarily from the acquisition of Bonaire Shopping Centre in March 2025, positive rental reversions in the existing portfolio and accretion from completed projects.

On a like-for-like basis, revenue and net property income for the South African portfolio increased by 6.7% and 10% respectively. The Spanish portfolio achieved like-for-like growth in revenue and net property income of 8.2% and 8.7%, respectively.

Portfolio-specific metrics, operational results and trading are discussed more fully in the South African and Iberian portfolio reviews hereafter.

Investment and other income

	30 September 2025 Rm	30 September 2024 Rm	Movement Rm	Variance %
Interest income	47.4	137.0	(89.6)	(65%)
FEC realised and other foreign exchange differences	(0.8)	38.7	(39.5)	
Income from listed investments (Lar España)	—	378.2	(378.2)	
Total	46.6	553.9	(507.3)	(92)%

Interest income decreased relative to the prior corresponding period, primarily due to the deployment of short-term cash investments into new acquisitions during H2 of FY25 and H1 of FY26.

Vukile enters into forward exchange contracts (FECs) to hedge EUR exposure in respect of dividend income from Castellana, in line with the anticipated dividend dates. The FECs seek to minimise adverse foreign exchange fluctuations and provide stable, predictable dividend streams for investors.

Income from listed investments in the prior period included the dividend received from Lar España for its financial year ended 31 December 2023. The investment in Lar España was disposed of during the prior year, following the acceptance of a cash tender offer.

Group corporate expenditure

	30 September 2025 Rm	30 September 2024 Rm	Variance Rm	Variance %
South Africa: Total corporate expenditure	127.4	115.8	11.6	10.0
Environmental, social and governance costs (ESG)	8.1	7.8	0.3	3.8
Variable component of staff-related costs	58.3	47.6	10.7	22.5
Salaries and other corporate expenditure	61.0	60.4	0.6	1.0
Castellana: Total corporate expenditure	150.7	108.1	42.6	39.4
Environmental, social and governance costs (ESG) ⁽¹⁾	14.6	13.7	0.9	6.6
Salaries and other corporate expenditure	136.1	94.4	41.7	44.2
Group total	278.1	223.9	54.2	24.2

⁽¹⁾ Includes innovation costs.

Corporate expenditure equates to 9.2% of revenue including recoveries (30 September 2024: 11.0%), with 10.1% attributable to South Africa (30 September 2024: 10.0%) and 8.6% attributable to Castellana (30 September 2024: 12.2%). Corporate expenditure in South Africa includes head office and overhead costs that benefit both the Vukile and Castellana businesses but are not allocated to the Castellana costs. Similarly, corporate expenditure in Castellana includes costs that benefit both the Spain and Portugal portfolios.

During the period under review, total corporate costs in South Africa increased primarily due to variable staff-related costs such as short-term bonuses and the impact of long-term staff share incentive schemes. This reflects Vukile's commitment to a pay-for-performance model, which is designed to attract, retain and incentivise high-performing talent. By aligning employee rewards with individual and team achievements, Vukile aims to drive operational excellence and deliver sustainable value for all stakeholders. This proactive approach to human capital management supports the company's ongoing positive results and enhances its ability to achieve long-term strategic objectives, positioning Vukile favourably for continued sustainable growth. This is illustrated by Vukile having consistently outperformed the SAPY index over 10-, 5-, 3- and 1-year periods.

In South Africa, ESG costs increased by 3.8% and salaries and other corporate expenditure increased by 1% compared to the prior period, demonstrating management's continued commitment to cost control.

Total corporate costs in Castellana, excluding the impact of foreign exchange movements, increased by 32.4% compared to the previous period. The increase was primarily driven by two key factors: higher staff-related costs stemming from company growth including the expansion into another geography, an increasing quantum and value of assets under management and the consequential need to increase the size of the Castellana team by 10 staff members, as well as additional expenditure incurred due to the integration of newly acquired assets in Portugal.

Commentary continued

Group cash flow

The major items reflected in the composition of cash generated and utilised during the year under review are set out below:

	30 September 2025 Rm	30 September 2024 Rm
Cash from operating activities ⁽¹⁾	1 641	1 188
FY25 final dividend payment	(1 003)	(802)
Net increase in borrowings	1 817	1 291
Investment property capex and acquisitions (net of disposals)	(1 875)	(708)
Net finance costs	(579)	(441)
Repayment of long-term loans granted	281	—
Issue of shares	—	2 027
Net cash flow from listed investments ⁽²⁾	—	514
Other cash movements	(106)	(150)
Net increase in cash and cash equivalents⁽³⁾	176	2 919

⁽¹⁾ Includes c. R55 million of dividends received from Alego Sintra, a 50% held joint venture in Portugal.

⁽²⁾ The comparative amount comprises dividend income from Lar España of R378 million, proceeds from sale of Fairvest shares of R141 million and additional capital contributions to Castellana Green joint venture of R5 million.

⁽³⁾ Excluding foreign currency exchange profit of R33 million (2024: R125 million loss).

Net asset value (per share)

At 30 September 2025, the net asset value (NAV) of the group increased by 6.5% to R23.84 per share:

	Rand per share
NAV 1 April 2025	22.39
Net property income ⁽¹⁾	1.63
Dividend paid	(0.77)
Change in fair value of investment property	1.05
Net finance costs	(0.52)
Foreign exchange differences and other movements	0.06
NAV 30 September 2025	23.84

⁽¹⁾ Net property income includes share of profit from 50% of Alegro Sintra in Portugal. The investment is accounted for as an equity-accounted joint venture in terms of IFRS.

The NAV per share continued to increase during the period, primarily attributable to increases in net property income and an upward fair value adjustment to investment property.

Vukile's share price of R20.74 per share at 30 September 2025 represents a 13.0% discount to the NAV per share.

Share trading and liquidity

Vukile continues to be a highly traded and liquid share. During the six-month period to 30 September 2025, 347.5 million Vukile shares were traded (H1 FY25: 387 million shares), equating to approximately 57.9 million shares per month (H1 FY25: 64.4 million shares per month). In the last six months, 27.9% of Vukile shares in issue were traded.

Since 31 March 2025, the share price has increased by 18.9%. During October 2025, the share price reached a new all-time high of R23.34, reaffirming strong investor confidence and positive momentum in the market.

Commentary continued

Treasury management

Balance sheet and treasury risk management remain one of Vukile's key focus areas. Vukile and Castellana continue to benefit from very strong relationships with their diversified funding providers.

At 30 September 2025, consolidated group LTV net of cash was 41.6% (31 March 2025: 40.95%), with a group interest cover ratio (ICR) of 2.7 times (31 March 2025: 2.9 times). The group ICR has decreased marginally since FY25 due to timing of interest earned from cash holdings. Group ICR is expected to improve in H2 of FY26 due to interest income from cash holdings (most notably the R2.65bn equity issuance in October 2025), however short-term improvements in the group ICR will reduce, as cash is deployed into acquisitions. Vukile's debt metrics are comfortably within all covenant levels. This applies to group (consolidated) covenants, bank transactional covenants and domestic medium-term note (DMTN) covenants.

The group LTV ratio increased marginally, as a result of the acquisition of the Forum Madeira in Spain, offset by an increase in property valuations. The group LTV is expected to reduce below 40% due to the R2.65bn equity issuance in October 2025.

The group debt maturity profile is at a healthy 3.5 years (31 March 2025: 3.9 years) and the group interest-bearing debt hedge ratio is at 91% (31 March 2025: 84%). The hedge ratio has increased primarily due to Vukile hedging R3.1 billion of ZAR debt during the period.

Castellana's debt has no recourse to the South African or group balance sheet. Castellana's average debt maturity profile is at a healthy 4.3 years with the next maturity in FY29.

Credit rating

In July 2025, Global Credit Rating (GCR), as part of its annual review, upgraded Vukile's national scale long-term issuer rating to AA⁺_(ZA) (previously AA_(ZA)) with the short-term rating reaffirmed at A1⁺_(ZA), with a stable outlook. According to GCR, "Vukile's property performance remains a key rating strength. Across both regions, Vukile focuses on non-metropolitan, convenience-oriented shopping centres and retail parks that are primarily anchored by grocery or essential services tenants and have tended to outperform the overall property sector." GCR also recognises Vukile's "strong access to debt capital" and "sound liquidity profile."

In October 2025, Fitch Ratings Inc. (Fitch), as part of its annual review, upgraded Castellana's Long-term Issuer Rating (IDR) to BBB (previously BBB-) with a stable outlook. According to Fitch Ratings, the upgrade reflects "improvements in Castellana's business profile following the acquisition of the Bonaire shopping centre (SC) in Valencia and five Portuguese SCs, while maintaining the group's financial profile". The rating reflects an international investment-grade rating for Castellana.

Group borrowings summary

The group's funding strategy is to optimise funding costs while minimising refinance risk. Total debt at 30 September 2025 amounted to R24.7 billion (31 March 2025: R22.6 billion). A summary of funding by currency is provided below:

Funding breakdown	Number of funders	Rm	Percentage of debt %	
Foreign funders (EUR)	9	13 441	54.4	Secured against Castellana's balance sheet with no recourse to Vukile
South African bank funders (ZAR)	3	3 200	13.0	Secured against Vukile's South African balance sheet
South African bank funders (EUR)	3	4 183	16.9	
Domestic medium-term note (DMTN) programme (ZAR)		3 879	15.7	Unsecured
Total⁽¹⁾		24 703	100.0	

⁽¹⁾ All amounts are nominal debt exposure and exclude amortised transaction costs and accrued interest.

Sources of funding

Vukile's debt funding is well diversified across several funders, in line with the group's strategy to manage concentration and refinance risk.

Group debt and hedging exposure per bank (ZAR)	Debt ⁽¹⁾ Rm	Debt exposure per bank %	Hedging and fixed debt ⁽²⁾ Rm
Aareal (Iberia) ⁽³⁾	6 120	24.7	6 085
DMTN – unsecured corporate bonds (SA)	3 879	15.7	—
Absa (SA)	3 353	13.6	4 000
Caixabank (Iberia) ⁽³⁾	2 553	10.3	2 552
Santander (Iberia) ⁽³⁾	2 155	8.7	2 103
RMB (SA)	1 742	7.1	2 249
Nedbank (SA)	1 500	6.1	1 504
BPI (Iberia) ⁽³⁾	1 053	4.3	1 053
Standard Bank (SA)	788	3.2	1 600
CGD (Iberia) ⁽³⁾	486	2.0	486
BBVA Bank (Iberia) ⁽³⁾	389	1.6	389
CRL (Iberia) ⁽³⁾	304	1.2	304
Liberbank (Iberia) ⁽³⁾	248	1.0	—
Pichincha (Iberia) ⁽³⁾	133	0.5	—
Total	24 703	100.0	22 325

⁽¹⁾ Foreign currency-denominated debt is converted at a EUR/ZAR spot rate of R20.26 at 30 September 2025. All amounts are nominal debt exposure and exclude amortised transaction costs and accrued interest.

⁽²⁾ Hedging exposure is represented by exposure per banking relationship.

⁽³⁾ Group exposure includes Castellana debt of €664 million (R13.441 billion equivalent), which is non-recourse to Vukile.

Vukile group loan and swap expiry profile at 30 September 2025

As part of the group's funding strategy, Vukile proactively manages its debt expiry. Only 0.3% (R66 million) of group debt matures in FY26 with all €3.3 million (R66 million) being the amortisation of Castellana bank debt. Vukile has exceptionally strong liquidity with cash and undrawn committed facilities of R4.7 billion, exceeding all debt expiring over the next 12 months by 2.1 times. Vukile continues to focus on liquidity by maintaining a balance between undrawn committed facilities and short-term debt expiries, to reduce and effectively manage refinance risk.

	FY26	FY27	FY28	FY29	FY30	FY31	FY32 and Beyond	Total
Loan expiry profile including access facilities (%)	0.3	16.1	5.8	30.6	30.4	5.0	11.8	100.0
Term loan expiry profile (Rm)	66	3 781	1 448	7 541	7 513	1 241	2 925	24 515
Access facility expiry profile (Rm)	—	188	—	—	—	—	—	188
Hedged portion (interest rate swaps, caps and fixed debt) (Rm)	29	8 792	6 500	2 416	4 588	—	—	22 325

Commentary continued

A summary of group debt ratios at 30 September 2025 is provided below:

	30 September 2025			31 March 2025		
	Group	South Africa	Iberia	Group	South Africa	Iberia
Total debt (excluding access facilities) (Rm)	24 515	11 074	13 441	22 552	9 892	12 660
Hedged portion (interest rate swaps, caps and fixed debt) (Rm)	22 325	9 353	12 972	18 915	6 750	12 165
Interest-bearing debt fixed/hedged (%)	91.1	84.5	96.5	83.9	68.2	96.1
Hedged (swaps and fixed debt) maturity profile (years)	2.4	1.9	2.8	2.6	1.9	3.1
Debt maturity profile (years)	3.5	2.6	4.3	3.9	2.9	4.7
LTV ratio (net of cash) ⁽¹⁾ (%)	41.6	54.5	34.7	40.95	53.1	34.3
LTV covenant level (%)	50	N/A	65	50	N/A	65
ICR ⁽²⁾	2.7 times	2.2 times	3.3 times	2.9 times	2.5 times	3.4 times
ICR covenant level	2.0 times	N/A	1.5 times	2.0 times	N/A	1.5 times

⁽¹⁾ LTV ratio (net of cash) is calculated as a ratio of nominal interest-bearing debt less cash and cash equivalents divided by the sum of (i) the amount of the most recent directors' valuation (external valuation in the case of the Iberian portfolio) of all the direct property portfolio on a consolidated basis; (ii) the market value of listed investments; and (iii) investments in associates and non-listed investments (Namibia, the REImagine portfolio and Alegro Sintra).

⁽²⁾ ICR is based on operating profit excluding straight-line lease income, plus earnings from investments less corporate costs (EBITDA), divided by finance costs, after deducting all finance income (net interest cost) over the respective period.

Group finance costs

The group's average cost of finance (including amortisation of capitalised raising fees) for the period ended 30 September 2025 was 5.4% (31 March 2025: 5.7%). Base rates decreased in South Africa and Iberia during FY25 and ZAR margins have reduced (off successful DCM issuances in August 2024, February 2025 and August 2025). In May 2025, R3.1 billion of ZAR interest rate swaps were executed, as such the ZAR cost of debt is expected to remain largely unchanged during FY26.

Interest-bearing debt (excluding access facilities) is 91.1% hedged with a 2.4-year hedged maturity profile (31 March 2025: 83.9% with a 2.6-year hedge maturity profile).

	H1 FY26 cost of debt %	Debt at 30 September 2025 Rm	FY25 cost of debt %	Debt at 31 March 2025 Rm
ZAR	8.8	7 079	8.8	6 811
EUR	4.1	17 624	4.1	15 741
Total	5.4	24 703	5.7	22 552

Undrawn facilities

Undrawn facilities at 30 September 2025 amounted to R2.4 billion (31 March 2025: R2.5 billion). The ratio of cash and undrawn committed facilities to debt expiring over the next 12 months (R2.3 billion) is 2.1 times, which demonstrates Vukile's strong liquidity position, with more than sufficient capacity to repay debt expiring over the next 12 months if required.

Unsecured debt and unencumbered assets

	30 September 2025 Rm	31 March 2025 Rm
Property assets (external valuation)	1 175	852
Listed shares	13 224	12 518
Unencumbered assets	14 399	13 370
Unsecured debt	3 879	3 611
Unsecured debt to unencumbered assets (%)	26.9	27.0

The increase in unencumbered assets is primarily attributed to EUR/ZAR exchange rate movements and the release of assets from bank security pools prior to disposal.

Movement in group debt

During the year, total group debt increased by R2.2 billion. The most significant movements in debt were as follows:

	Nominal debt drawn/ (repaid) Rm	Foreign exchange movements Rm	Net Rm
Vukile ZAR DMTN debt	268	—	268
Vukile ZAR bank debt	—	—	—
Vukile EUR debt	1 037	65	1 102
Castellana EUR debt	526	255	781
Total	1 831	320	2 151

During the period, R2.3 billion of bank debt facilities were newly negotiated and/or extended. In August 2025, R500 million of unsecured corporate bonds were issued with 3 and 7-year tenors, at margins of 1.02% and 1.35% respectively, both below guidance (and Vukile's lowest margins since launching our DMTN programme in 2012).

R2.2 billion of funding is classified as "green" loans (sustainability-linked and use-of-proceeds loans), evidencing Vukile's funding strategy alignment with our continued commitment to ESG goals. Funding benefits have been linked to carbon emissions, water efficiency projects and social initiative targets, as well as investment in PV and BESS projects.

Group foreign exchange currency hedges

Vukile has adopted a layered approach to hedging its EUR dividend exposure (in aggregate) with FECs, targeting an average hedge ratio of c.60% across a five-year period (tiered 100% hedging in year one, 80% hedging in year two, etc), in line with the anticipated dates of dividend receipts from Castellana. The intention with the dividend hedging strategy is to minimise adverse foreign exchange fluctuations and provide stable, predictable dividend streams for investors.

At 30 September 2025, the average EUR dividend forecasts hedge ratio across a five-year period was 57% (matching the tiered hedge profile) with 93% of Castellana's net forecast FY26 dividends hedged. In April 2025, given volatile EUR/ZAR FX movements (reaching levels as high as R22/€), new FECs of €15.7 million were executed.

Historically, we have not hedged Castellana's FFO earnings, and instead, we have only hedged the Castellana dividend. Significant Rand weakness in April 2025 presented a unique opportunity to reduce exchange rate risk associated with Castellana FY26 retained FFO, while still allowing us to benefit from further Rand weakness. In April 2025, we hedged €25 million of Castellana's FY26 FFO at a strike rate of R21.25/€ (costing a premium of R8.2 million). This hedge provides for a minimum exchange rate of R21.25/€ for FY26, while still allowing Vukile to benefit should the Rand weaken above R21.25/€. At 30 September 2025, the MtM of this hedge was valued at R16 million.

Commentary continued

Portfolio review – South Africa

Operating environment

The South African portfolio achieved strong operational results for H1 FY26 with positive and sustained overall portfolio metrics. The portfolio delivered a like-for-like net operating income (NOI) growth of 10.0% (FY25- 6.4%) with sustained growth in trading densities of +5.4% (FY25- +5.2%) over this period.

It has been greatly encouraging to observe the green shoots which have emerged throughout the economy and, by extension, the sector in H1 FY26. The primary driver of this positive momentum has been the easing of the interest rate cycle which has declined by 125bps since September 2024. In addition to this macro-economic stimulus, we have had a consistent supply of electricity and load shedding suspension over most of this time. This environment has granted some reprieve to a consumer who has been under severe pressure for some time. Potentially linked to this stimulus, we have noted improved overall trade across all segments of the portfolio leading to stronger overall operating metrics not only in our portfolio, but across the sector. In discussions with key tenants, there is an increased appetite for new store openings, particularly in well positioned, dominant centres. This can be seen by the significant leasing activity which has occurred in H1 FY26 within the portfolio. We have concluded 367 leasing transactions, comprising of 268 renewals and 99 new deals valued at R919m, significantly ahead of where we were in H1 FY25 (R733m). In addition to the demand from fashion retailers it has been encouraging to see increased demand from grocery retailers, on innovative smaller footprints across the country, a segment which we anticipate will see further competition and activity with the phasing out of exclusivity lease clauses in 2026 and the entrance of a bullish Walmart into the market in the months ahead.

With regards to our portfolio, we remain upbeat. Key efficiency measures continue their upward trajectory relative to prior periods. Notable highlights are continued positive rental reversions, sound retention ratios, steady growth in overall base rentals, continued growth in overall footfall, a further decrease in the cost-to-income ratio and ongoing high collection rates. This sustained performance is testament to the solid, dominant and defensive overall composition of the South African portfolio, driven by disciplined operational management and value-added acquisitions within the portfolio.

Overall, there is an overarching feeling of optimism that we are out of the trough after a challenging period of seven years, stretching back to 2018, characterised by tremendous toil – the energy crisis, Covid-19, July 21 riots, KwaZulu-Natal and Eastern Cape floods, fiscal stress, state capture, and challenged macros which all in composite burdened the South African consumer. This feeling of optimism is welcomed but must however be balanced with continued caution as structural challenges persist particularly in relation to unemployment, challenged infrastructure, inequality and low investment confidence. Any of these challenged pillars of our economy could spark a national crisis, and we should all remain vigilant particularly leading up to elections in the next 12 months.

Retail portfolio overview

The South African total direct property portfolio on 30 September 2025 consisted of 38 properties, with a total value of R18.2 billion, a gross lettable area (GLA) of 809 349m² and an average value of R479 million per property.

The South African retail portfolio, which accounts for 97% of the value of the assets, was valued at R17.7 billion and consists of 33 properties, with an average value of R537 million per property. The portfolio value increased by 5.9% on a like-for-like basis in FY25. In total, 84% of retail space is let to national tenants.

Our top 10 tenants renewed leases on c.29 000m² of lettable area and expanded their footprint with c.9 000m² or 10% of the new leases in H1 FY26.

The occupancy levels of the portfolio remain high with vacancies in line with FY25 figures currently at 1.8%. The tenant demand remains high across the portfolio. The high occupancy has enabled us to refine and improve the tenant mix in the first quarter of the year.

Rental reversions increased by +2.5% (H1 FY25 1.6%), with 85% of the renewals either flat or positive which underscores the strong trading performance delivered by the portfolio and the price tension created by low vacancies and waiting lists in some of our rural and township assets. We have budgeted an overall reversionary rate of 4.1% for the financial year, currently at 2.5%, and we remain confident that we are on course to achieve this budget.

In total, 16 002m² of vacant space (2.1% of total retail GLA) has been let, as opposed to 16 718m² of tenants who vacated. Out of the total number of tenants who have vacated over this period, c.48% of them have been small, medium and micro-enterprises (SMMEs). Over the period under review, 379 leases were concluded (268 renewals and 99 new leases) covering 93 683m², with a total contract value of R919 million. This equates to 12.2% of the portfolio's lettable area.

Tenant retention remains steady at 90%, while new tenants have been secured at rental rates averaging 5.0% above budget, supporting the decision to replace outgoing tenants. Notably, 83% of leasing activity was concluded with national and mid-tier retailers, underscoring the strong covenants that underpin the portfolio's cash flows.

The township, rural, commuter, urban and value centre portfolios grew by +7.1%, +4.8%, +6.7%, +3.2% and +4.8%, respectively. On average, the turnover within the portfolio was +5.5% higher than in the preceding 12 months. 12 of the 14 retail categories within the portfolio showed growth in both annualised trading densities and overall turnover.

Overall trading densities continue to grow at levels faster than our rental growth, which suggests that the market leading growth and position which we have enjoyed since Covid is likely to continue.

The portfolio's rent-to-sales ratio remains stable at 6.0%. The annualised trading densities increased by +5.4% (FY25: +5.2%) measured on a 24-month like-for-like basis. This growth resulted in an average annual trading density of R37 258/m² (FY25 R36 270/m²).

The grocery category (21% of GLA) from a high base of 7.1% in the prior year experienced a trading density growth of +5.8%. The fashion category (23% of GLA) showed a trading density growth of +4.0% (FY25 +3.0%). This performance is supported by a rebound in consumer spending within the category.

The overall portfolio's year-on-year footfall increased by 1.9% compared to the previous comparable period, supported by growth of 4.5% in urban, 3.6% in commuter, 0.9% in rural, and 0.8% in township centres.

On the acquisition front, we are seeing significantly more transactional activity across the sector. We continue to see good deal flow at pricing that is in line with our weighted average cost of capital. Our acquisition of 50% of Chatsworth Centre (R620 million) is reaching its final stages, and we expect to take transfer of this asset before the end of calendar year 2025.

We are also delighted to have under exclusivity an option to acquire a further nodally dominant township asset, which aligns greatly with the quality of assets we have within the portfolio. We have commenced with the due diligence and hope to close out the transaction by March 2026.

With the current retail portfolio value of R17.7bn and the potential addition of these two assets, the portfolio could reach R20bn by the end of the financial year, which will further strengthen our bargaining power, across all operational levers and stakeholder groups, a notable milestone for the portfolio.

Key trading statistics at a glance

- Retail vacancies stable at 1.8%.
 - 18 malls fully let.
 - 10 malls with vacancies less than 1 000m².
 - Rural and Value centre portfolios are fully let, while township, urban and commuter vacancies are at 2.9%, 3.5% and 3.2%, respectively (from 2.4%, 3.0% and 4.0%, respectively in FY25).
- Retail reversions continue to be positive at 2.4%. Out of the 268 leases renewed, 75% were positive, 10% flat, and only 15% were negative.
- An average lease term of 4.4 years has been attained on recent transactions, relative to the portfolio WALE of 3.5 years.
- Collections remain strong at 102% of billings.
- Escalations remain strong, with in-contract escalations at 6.2% and new leases concluded at an average escalation of 6.1%.
- Retail retention ratio remains steady at 90%.
- Cost-to-income ratio reduced from 15.3% to 12.5%, driven by solar PV, operational efficiencies and diesel savings.

Commentary continued

Energy and sustainability management

Four key pillars of energy and sustainability management strategy

Optimum electricity supply

- 29% of the electricity consumed in the portfolio is now being generated through 45 PV projects
- Total installed PV plant capacity to date is 38.2MWp from 36.0MWp in FY25
- A total of 10.6MWp of new solar projects have been identified for FY26, of which 2.23MWp have been successfully completed, 4.42MWp are currently under construction, and 2.75MWp are under tender and adjudication

Water supply management

- 97% of the portfolio by value already has backup water storage
- 19 Boreholes, covering 65% of the portfolio value have been commissioned and are operational;
- Utilisation of borehole water across the portfolio is forecasted to result in annual cost savings of c.R9.4 million

Battery Energy Storage System (BESS) project update

- 4.4MWh of BESS installed to date
- BESS presently under construction 3.2 MWh
- BESS will reduce electricity demand charge, irrespective of loadshedding

Management and monitoring

- Remote metering coverage for the portfolio stands at 96%

Footfall and turnover

Sustained customer loyalty, driven by our focus on consumer needs and strategic initiatives, has helped maintain consistent footfall and drive sales growth.

	Footfall	
	September 2025 versus September 2024 %	March 2025 versus March 2024 %
Rural	100	100
Township	101	101
Urban	102	105
Commuter	101	107
Total portfolio	101	102

Annual turnover increased by 5.5% when comparing the 12 months ended 30 September 2025 to 30 September 2024.

	Movement in annual turnover %	Portfolio exposure based on turnover %
Total	5.5	100.0
Grocery and food	5.8	41.5
Fashion, department and home	4.4	28.6
Other categories	6.0	29.9
Grocery and food		
Grocery/supermarket	5.8	38.3
Food	6.9	3.2
Fashion, department and home		
Fashion	2.6	17.9
Home furnishings/art/antiques/décor	8.0	7.9
Department stores	6.2	2.7
Other categories		
Pharmacies	4.7	9.3
Sports utilities/gyms/outdoor goods and wear	5.5	5.5
Bottle stores	10.9	4.6
Cell phones	10.7	3.0
Restaurants and coffee shops	0.9	1.3
Health and beauty	1.6	1.3
Accessories	(1.7)	0.6
Electronics	5.9	0.3
Other categories	5.6	4.1

Annualised trading densities increased by 5.4%.

	Township %	Urban %	Rural %	Value centres %	Commuter %	Total %
Total annualised trading density growth⁽¹⁾	7.1	3.2	4.8	4.8	6.7	5.4
Grocery and food	8.2	2.9	4.1	1.3	8.8	6.0
Fashion, department and home	3.6	4.9	5.1	5.5	5.0	4.8
Other categories	7.5	0.7	4.6	6.9	5.3	4.3

⁽¹⁾ Annualised turnover per m² of occupied space.

Commentary continued

	Annualised trading density growth %
Total	5.4
Cell phones	13.3
Department stores	10.2
Bottle stores	7.5
Food	6.4
Electronics	6.0
Grocery/supermarket	5.8
Pharmacies	4.3
Fashion	4.0
Home furnishings/art/antiques/décor	3.4
Restaurants and coffee shops	3.0
Sports utilities/gyms/outdoor goods and wear	1.2
Accessories	(0.6)
Health and beauty	(0.9)
Other	4.3

Tenant arrears

Tenant arrears (net of provisions) amounted to R33 million on 30 September 2025 compared to R51 million on 31 March 2025. Excluding provisions, the balance on 30 September 2025 amounted to R50 million compared to R66 million on 31 March 2025.

The allowance for the impairment of tenant receivables on 30 September 2025 decreased to R17 million from R34 million on 31 March 2025.

Bad debts written off for the period 30 September 2025 amounted to R14 million (31 March 2025: R29 million).

Acquisition

The 50% acquisition of Chatsworth Centre for R620.4 million has been completed and we expect transfer to take place before the end of Q3 FY26.

Valuation of the South African portfolio

The South African portfolio consists of 38 properties with a total GLA of 809 349m².

The accounting policies of the group require that the directors value the entire portfolio every six months at fair value. Using a discounted cash flow (DCF) methodology, approximately half of the portfolio is valued every six months, on a rotational basis, by registered independent external valuers. The directors have valued the South African property portfolio at R18.2 billion⁽¹⁾ with a forward yield of 8.5% on 30 September 2025. The value of the stable portfolio (excluding sales), at an average value density of R22 493/m² (retail R23 051/m²), is R993 million or 5.8% higher than the March 2025 value.

The external valuations by Quadrant Properties (Pty) Ltd and Knight Frank (Pty) Ltd are in line with the directors' valuations.

⁽¹⁾ The South African property portfolio value takes into account Moruleng Mall at 80%, whereas in the unaudited consolidated interim financial statements, the group property value reflects 100% of Clidet No 1011 (Pty) Ltd, which owns Moruleng Mall.

Top 15 properties by value

Vukile's top 15 properties are all retail assets. They are 88% exposed to national, listed and franchised tenants. These properties comprise 70.8% of the total portfolio value and 55.6% of the total portfolio GLA.

Property	Location	GLA m ²
Pinetown Pine Crest	KwaZulu-Natal	43 541
Boksburg East Rand Mall ⁽¹⁾	Gauteng	34 558
Phuthaditjhaba Maluti Crescent	Free State	35 756
Durban Phoenix Plaza	KwaZulu-Natal	24 041
Pretoria Kolonnade Retail Park	Gauteng	39 660
Gugulethu Square	Western Cape	25 692
Soweto Dobsonville Mall	Gauteng	26 438
Mdantsane City Shopping Centre	Eastern Cape	36 271
Queenstown Nonesi Mall	Eastern Cape	27 881
Daveyton Shopping Centre	Gauteng	19 720
Atlantis City Shopping Centre	Western Cape	21 985
Germiston Meadowdale Mall ⁽²⁾	Gauteng	33 304
Moruleng Mall ⁽³⁾	North West	25 291
Thohoyandou Thavhani Mall ⁽⁴⁾	Limpopo	17 907
Roodepoort Hillfox Value Centre	Gauteng	38 266
Total top 15 properties		450 311
% of total portfolio		55.6
% of retail portfolio		58.6

⁽¹⁾ 50% undivided share in this property.

⁽²⁾ 67% undivided share in the company.

⁽³⁾ 80% share in this property.

⁽⁴⁾ 33.33% undivided share in this property.

Summary of portfolio changes

GLA reconciliation	Retail portfolio		Total portfolio	
	GLA m ²		GLA m ²	
Balance at 31 March 2025	770 425		811 304	
GLA adjustments	(839)		(839)	
Disposals	—		—	
Acquisitions and extensions	(1 116)		(1 116)	
Balance at 30 September 2025	768 470		809 349	
Vacancy reconciliation	GLA m²	%	GLA m²	%
Balance at 31 March 2025	13 291	1.7	13 696	1.7
Less: Properties sold since 31 March 2025	—	—	—	—
Remaining portfolio balance on 31 March 2025	13 291	1.7	13 696	1.7
Leases expired	113 833		114 678	
Tenants vacated or relocated	16 718		17 563.4	
Renewal of expired leases	(53 939)		(53 939)	
Leases to be renewed	(44 968)		(44 968)	
New letting of vacant space	(30 928.4)		(31 926.4)	
Balance at 30 September 2025	14 007	1.8	15 104	1.9

Commentary continued

Portfolio profiles

Geographic profile

Vukile's portfolio is well represented across most South African provinces. At the same time, it is focused on high-growth nodes with 79% of the gross income from Gauteng, KwaZulu-Natal, Eastern Cape and Free State.

	% of gross income	% of GLA
Gauteng	37	41
KwaZulu-Natal	21	16
Eastern Cape	12	11
Free State	9	10
Western Cape	8	7
Limpopo	7	7
Mpumalanga	3	5
North West	3	3

Sectoral profile

Based on value, 97% of the South African portfolio is in the retail sector, followed by 1.0% in the office, 1.0% in the motor-related sector, 0.3% in the industrial sector and 0.3% in the residential sector.

Tenant profile

Large national and listed tenants and major franchises account for 83% of our tenants by rentable area.

	% of rent		% of GLA	
	Retail	Total portfolio	Retail	Total portfolio
A – Large national and listed tenants and major franchises	73	73	75	75
B – National and listed tenants, franchises and medium to large professional firms	9	9	9	8
C – Other (990 tenants)	18	18	16	17

Lease expiry profile

The South African lease expiry profile shows that 15% of the leases based on rentals are due for renewal in FY26, with 40% due to expire in FY29 and beyond. Based on GLA, 43% of leases are due to expire in FY29 and beyond, contributing to a WALE by GLA of 3.5 years.

	FY26	FY27	FY28	FY29	Beyond FY29
% of contractual rent	15	23	22	17	23
Cumulative	15	38	60	77	100

	Vacant	FY26	FY27	FY28	FY29	Beyond FY29
% of GLA	1.9	15	21	19	16	27
Cumulative	1.9	17	38	57	73	100

Vacancy profile

The focused, in-house leasing drive to fill vacancies resulted in the retail vacancies remaining stable at 1.8%. A material part of the current retail vacancies is due to office lettable area within the retail environment. Core retail vacancies, excluding this office component, is 1.2%.

Retail office vacancies are at Mbombela Shoprite, Randburg Square, Ruimsig Shopping Centre and The Victoria Centre which are 2 978m², 839m², 319m² and 303m² respectively. Projects aimed at exploring alternative uses and potential conversions are being considered to address the retail office vacancy market, which is currently experiencing low demand.

Vacancies (% of GLA)	30 September	
	2025 %	31 March 2025 %
Retail	1.8	1.7
Offices	4.9	1.8
Motor-related	—	—
Industrial	—	—
Residential	2.3	0.8
Total	1.9	1.7

Vacancies (% of gross rental)	30 September	
	2025 %	31 March 2025 %
Retail	2.2	2.9
Offices	7.3	2.4
Motor-related	—	—
Industrial	—	—
Residential	2.4	1.1
Total	2.2	2.8

Commentary continued

Leasing profile

Vukile concluded new leases and renewals in excess of 95 000m² with a contract value of R931.6 million. Tenant retention on the total portfolio is 90%, with retail retention also at 90%.

Rental profile

There were positive reversions of 2.5% on the retail portfolio. Retail reversions were stronger in the value centre, rural and township segments and are starting to show an improvement in the urban and commuter portfolios.

The weighted average base rental rates (excluding recoveries) increased by 2.1% from R176.28/m² to R180.05/m² during the year to date.

Base rental rates (excluding recoveries)	30 September	31 March 2025	Escalation
	2025 R/m ²	R/m ²	%
Retail	183.15	179.34	2.1
Offices	109.54	112.28	(2.4)
Motor-related	206.84	199.23	3.8
Industrial	67.42	63.60	6.0
Residential	121.65	116.92	4.0
Portfolio weighted average base rentals	180.05	176.28	2.1

In-contract escalation rates	30 September	31 March 2025
	2025 %	%
Retail	6.2	6.2
Offices	5.0	1.4
Motor-related	7.0	7.0
Industrial	7.0	6.0
Total	6.2	6.1

Retail tenant profile and exposure

Vukile's tenant exposure is well diversified and low-risk, with national tenants representing c.82% of retail rental income.

Our top 10 tenants account for 50% of total rent and 55% of GLA. Pepkor and TFG are our two single largest tenants, accounting for 10.2% and 8.0% of total rent, respectively.

Our data-driven asset management enables us to identify risk early. It is our strategy to mitigate the risk of overexposure to a single retail group or brand, and we have strategies in place where there is a potential risk. In this way, we mitigate risk but can also respond quickly to opportunities to introduce new retail brands to our portfolio.

Weighted average lease expiry (WALE)

Vukile has a retail tenant expiry profile based on rent of 2.8 years, with 40% of contractual rental expiring in FY29 and beyond.

Costs

The largest expense categories contribute 84% to the total expenses. These are government services (49%), rates and taxes (17%), cleaning and security (11%) and property management (7%).

The cost-to-income ratio remains challenged by increasing rates and taxes, diesel costs, soft services, innovation and Wi-Fi costs.

	FY20 %	FY21 %	FY22 %	FY23 %	FY24 %	FY25 %	FY26 %
Net cost-to-income ratio							
All Expenses	15.9	18.3	16.3	16.7	16.8	15.4	12.5⁽¹⁾
All Expenses excluding rates and taxes and electricity	15.8	18.2	17.5	19.0	20.1	20.0	19.8

Like-for-like NOI growth

The stable retail portfolio delivered 10% like-for-like NOI growth versus the comparable period in FY25.

Like-for-like growth (stable portfolio)	Retail portfolio			Total portfolio		
	30 September 2025	30 September 2024	% change	30 September 2025	30 September 2024	% change
Property revenue (R'm)	828.70	775.8	6.8	846.7	793.6	6.7
Net property expenses (R'm)	123.30	134.5	(8.3)	125.7	138.4	(9.2)
Net property income (R'm)	705.40	641.3	10.0	721.0	655.2	10.0
Net cost-to-income ratio (%)	14.9⁽¹⁾	17.3		14.8	17.4	

⁽¹⁾ 12.5% represents the full-year forecast, while 14.9% reflects the year-to-date actuals. The cost-to-income ratio is forecasted to decline in the second half of the year, driven by a higher recovery rate during the summer months.

Commentary continued

Portfolio review – Spain

Spanish economy

Spain's economy is currently demonstrating remarkable resilience and dynamism, outpacing many of its European counterparts. The strong third-quarter GDP performance, with an estimated growth of 0.7% quarter-on-quarter and 2.8% year-on-year, confirms the country's momentum. Additionally, various financial institutions and the Spanish government have revised their 2025 growth forecasts upwards, with estimates ranging from 2.5% to 2.9%. A slight deceleration to around 2.0% to 2.2% is projected for 2026, but this outcome would also be robust within an uncertain global context. This positive outlook is supported by a favourable financial situation for households and businesses, strategic investments leveraging EU recovery funds and a robust labour market. Spain has consolidated its position as one of Europe's main economic drivers.

The Spanish tourism sector set new records in the first eight months of 2025, with both international arrivals and tourist spending reaching all-time highs. From January to August 2025, Spain welcomed nearly 66.8 million international tourists, a 3.9% increase over the same period in 2024. July and August were exceptionally strong, with 11.0 million and 11.3 million arrivals, respectively. Based on current trends, Spain is projected to end the year with around 97 million international visitors, nearing the symbolic 100 million mark. Spending by international tourists reached over €92.4 billion up to August 2025, a 7.1% increase year-on-year. The average daily spending per tourist has increased, indicating a trend towards higher-value tourism (in August, average daily expenditure was €198, up 4.9% from August 2024). The United Kingdom, Germany, and France remain the foremost source countries for both visitor numbers and spending.

Spain's labour market demonstrated strong performance in the second quarter of 2025, with employment reaching a record high of 22.27 million and the unemployment rate falling to a 17-year low of 10.29%. Projections for the Q3 indicate a slight, seasonal deceleration in job creation compared to the robust Q2 figures, with a small increase in the unemployment rate expected due to the end of the summer season. However, underlying trends remain positive, evidenced by continued growth in employment enrollment in the social insurance system in September and a predicted drop in the unemployment rate to 9.6% by the end of Q4.

According to the National Statistics Institute (INE), Spain's annual inflation rate reached 3.0% in September 2025, an increase from 2.7% in August. The main factors contributing to the increase were higher costs for transport, housing, and utilities.

Household consumption expenditure in Q2 2025 grew by 0.8% quarter-on-quarter (+0.6% in Q1 2025) and 3.1% year-on-year, contributing to GDP growth. The Bank of Spain elevated its growth forecast for 2025 to 2.6%. In addition to that, the household savings rate reached 12.4% in Q2 2025 (12.8% in Q1 2025), well above the average 8.7% of the past decade. The healthy financial position of households, supported by solid income growth and accumulated savings, provides a buffer for future spending, reinforcing consumption as a key driver of Spain's economic growth.

Sources: Caixa Bank Research, INE, Trading Economics, European Commission, Spanish Government, BBVA Research, FUNCAS.

Portuguese economy

The forecasts for the full year 2025 suggest growth of around 1.9% to 2.4%, with Q3 2025 expected to be robust, driven by higher private consumption following a €900 million increase in household income from tax reductions, and a new peak in employment. While there might be some moderation in Q4 as these temporary fiscal effects diminish, the sustained positive trends in consumption and the labour market point towards a healthy and positive economic performance for the year.

Portuguese tourism demonstrated strong growth in Q3 2025, accelerating through the summer months, with August statistics showing particularly strong performance. The tourism sector's revenue reached €2.5 billion in Q3, marking a 9% increase year-on-year and highlighting a powerful summer for the sector. In August alone, overnight stays surpassed 10 million, guests exceeded 3.7 million, and tourism revenue topped €1.0 billion, indicating that the industry is continuing its upward trajectory. This was further fuelled by domestic travel, which helped sustain overall growth. International visitor numbers, particularly from the United States, also continued to increase, especially in regions like Lisbon and Madeira. Projections for the entire year predict continued success, with the World Travel & Tourism Council (WTTC) forecasting a contribution of €62.7 billion (representing 21.5% of total GDP) to the Portuguese economy.

Portuguese economy continued

Portugal's labour market remained strong with sustained low unemployment (consistently below 7%), reflecting resilience despite slower job creation than in previous periods. According to Statistics Portugal (Instituto Nacional de Estatística), the number of employed people reached a new high of 5.26 million (the highest since 1998) in July, while the unemployment rate was 5.8%. Gross monthly earnings per employee grew by 6.0% in the second quarter of 2025 compared to a year earlier. A government agreement with social partners also set targets for average salary increases through 2028. Growth was concentrated in services and tech hubs like Lisbon and Porto.

For the third quarter of 2025, Portuguese inflation demonstrated a clear moderating trend, with the annual Consumer Price Index (CPI) rate falling to 2.4% in September, its lowest level in three months. This follows a rise to 2.8% in August, which was a nine-month high, largely driven by food prices and rising costs in the tourism and transport sectors during the summer peak. Projections continue to be between 2.1% and 2.3% for the full year 2025.

Portuguese households showed improved financial health, as evidenced by a significant rise in the savings rate (12.6% in Q2 2025, which was well above the 8.7% average for the past decade) and a continued long-term reduction in the household debt-to-GDP ratio. This reached 53.6% in March 2025, which was a substantial decrease from its peak of 92.2% in 2009. Private consumption grew steadily in the first two quarters (+6.3% year-on-year) but was outpaced by faster-growing disposable income (+8.5% year-on-year), enabling households to build up savings.

Sources: Caixa Bank Research, Conselho das Finanças Públicas (CFP), Trading Economics, Banco de Portugal and Statistics Portugal (INE).

Portfolio overview

Once again, Castellana has delivered outstanding operational results, maintaining its market-leading metrics throughout the first half.

Gross Rental Income (GRI) growth of 8.2% was achieved on a like-for-like basis compared to the prior period. GRI for the first half of FY26, reached €63 million. On top of the new income derived from acquisitions completed in FY25, additional growth is being generated through the application of indexation, completion of new value-add projects, active asset management, and realising optimal rental levels for completed projects.

As at 30 September 2025, the Castellana portfolio comprised 21 properties externally valued at €1 771 million, spanning 567 689m² of gross lettable area (GLA), with an average value of €84 million per property.

Active asset management and strong relationships with key tenants are our distinctive and defining "secret sauce". Our approach enables us to successfully deliver growth and metrics that significantly outperform the market, setting stable occupancy rates that confirm our assets as the first choice for tenants, and allowing us to continue unlocking value and increasing the potential of our assets.

Operational highlights

Highlights for the period include the following:

- Portfolio vacancy of 1.26%.
- Footfall and sales continued the positive trend growing by +3.5% and +4.2%, respectively during H1 FY26, compared to H1 FY25.
- Occupancy-cost ratio (OCR) in Spain stands at 10.0%, well below the benchmark that continues to be at 12.1% according to Asociación de Propietarios de Espacios Comerciales (APRESCO), the national industry association. Meanwhile, in Portugal, our shopping centres reflect a 9.1% OCR. Looking at the total portfolio, the ratio stands out at 9.7%.
- Positive rental reversions of 7.5% for renewals, relocations, resizing and replacements.
- Leasing activity includes 196 leases signed (84 renewals and 112 new leases) covering 37 219m² of GLA.
- Portfolio weighted average lease expiry (WALE) is strong and stable at 8.9 years, with weighted average lease to break (WALB) at 2.9 years.
- Portfolio collection rate at 98.0%.

Commentary continued

Footfall, sales and collections performance

Footfall

	Footfall	
	H1 FY26 versus H1 FY25 %	H1 FY25 versus H1 FY24 %
Spain	4.0	0.0
Portugal*	2.7	1.7
Total portfolio	3.5	0.7

* Including Alegro Sintra and Forum Madeira in both periods.

Footfall in Spain increased by 4.0% during H1 FY26 to 29.6 million visits. The Portuguese portfolio grew by 2.7% to 17.6 million visits in H1 FY26 leaving the total Castellana portfolio with growth in footfall of 3.5% (47.2 million visits) compared to H1 FY25.

Sales

Continued sales growth of +4.2% compared to H1 FY25 – another record high.

	Spain		Portugal		Total sales	
	H1 FY26 versus H1 FY25 %	H1 FY25 versus H1 FY24 %	H1 FY26 versus H1 FY25 %	H1 FY26 versus H1 FY25 %	H1 FY25 versus H1 FY24 %	
Shopping centres	3.5	2.9	4.0	3.7	2.9	
Retail parks	6.5	6.7	—	6.5	6.7	
Total portfolio	4.3	4.0	4.0	4.2	4.0	

In Spain, like-for-like category performance showed important increases in Culture, Media & Technology +16.7%, Homeware +7.0%, Leisure & Entertainment +6.16%, Food & Beverages +5.1%, and Fashion & Accessories +3.6%, demonstrating the positive effect of the value-add projects and our active asset management.

In Portugal like-for-like category performance showed great variations, with Leisure & Entertainment (+8.2%) and Food & Beverages (+6.6%) as the top performers, followed by Food (+5.8%) and Fashion & Accessories (+4.9%).

A total of 95.38% of Castellana's rentable area is leased to international and national brands representing the strongest players in retail in Iberia.

Excellence in portfolio management

Our dynamic asset management strategy, focused on customers and reinforcing portfolio resilience, continues to produce strong results and support consistent income growth. Alongside our dedication to tenant engagement, customer-first initiatives and innovation, we remain confident in our ability to unlock value across the portfolio -especially through our latest acquisitions.

Bonaire warrants special mention. It has successfully recovered from the damage caused by last year's DANA flooding. While footfall has not yet fully returned to previous levels, sales are already up by 2.7% compared to last year, an encouraging sign that reflects a notable increase in average spend per visitor. The temporary closure of the underground parking until late October impacted access, but customer engagement remained strong. If this upward trend continues, the eventual recovery in footfall could be accompanied by even greater sales momentum.

Commercial activity has been intense in Bonaire, driven by a large demand from tenants to open stores in the biggest retail hub in the Valencia region. In just four months, and boosted by our market expertise and strong relationship with brands, occupancy has risen from 95.6% to 97.8%, with a total of 24 operations signed, including renewals and new lettings. These new lease agreements have increased the rental income from the affected units by +12.6%, with renewals contributing to +5.4% and new contracts driving a +20.7% uplift compared to their previous comparable rent.

All of this reinforces our confidence in the growth potential of the asset as we continue to explore new projects to boost that potential.

Throughout the remainder of our portfolio, proactive asset management has enabled us to realise previously untapped value in leases held by underperforming tenants operating at below-market rental rates. Our strategy has prioritised enhancing asset quality through the resizing of several Inditex group brands-demonstrating their sustained confidence in our centres and our management capabilities as well as introducing new brands and activities that reflect changing customer preferences.

A special highlight is Habaneras, where we have successfully transformed the upper floor into a vibrant leisure and dining destination for the region. Footfall in H1 FY26 is up by 2.4% compared to the same period last year, and sales have grown by 5%, confirming the strong impact of the recent changes introduced. Also notable is Puerta Europa, where we signed four new leases with rents averaging +25.5% above previous levels. Meanwhile, at El Faro, the impact of our new project (a +25.5% increase in footfall) is already driving rental growth across the centre, with a +14.7% increase across 15 operations — including ten renewals at 4.0% and five new contracts at 27.1% above previous rental levels.

Strong commitment to mitigating climate change

We are continuing to roll out our decarbonisation strategy, with Castellana Green having added another 1.0MWp of PV self-consumption to the 1.6MWp connected in FY25, with a further 1.1MWp about to be developed. By the end of FY26, we expect Castellana Green to provide 4 725MWh/year for self-consumption through its PV plants around Iberia.

We are also working to obtain recognition from MITECO for more than 7GWh in energy saving certificates, made possible by the Smart Building project and other energy efficiency measures that have been implemented.

In terms of reporting, we have maintained our 5 Star GRESB rating and our EPRA sBPR Gold rating for the second and fourth consecutive years, respectively. We have also reported to CDP for the second time. All our assets have a BREEAM certificate in place (Bonaire and Madeira are currently in the process of renewing theirs).

Future growth

Following an exceptional year of expansion, during which Castellana grew its portfolio to approximately €1.8 billion, the business has successfully integrated its recent acquisitions across Spain and Portugal. These strategic acquisitions have further solidified Castellana's reputation as a preferred counterparty for retail transactions in Iberia. The region continues to attract global real estate capital, with Iberian retail re-emerging as an attractive asset class over the past 24 months due to its exceptional performance.

Castellana currently has one asset under exclusivity and remains actively engaged in evaluating new opportunities across the Iberian Peninsula. The acquisition of Bonaire, now among the top 10 assets in Spain by footfall and catchment, and the establishment of an attractive shopping centre platform in Portugal underscore the group's ability to identify and execute on accretive investments.

Commentary continued

Debt provider engagement

Castellana Properties closed the period with a solid and resilient balance sheet, reporting an average net LTV of 34.7%. The company's interest-bearing debt hedge ratio remained stable at 97% (from 96% as of 31 March 2025). The average debt maturity stands at 4.3 years, compared to 4.7 years at 31 March 2025, remaining stable overall with no debt maturities until FY29.

The financing secured for the new acquisitions completed during FY25 and for Madeira at the beginning of H1 FY26 reflects a prudent and disciplined funding strategy, with 100% fixed-rate structures and long-term maturities exceeding five years, fully aligned with the group's robust capital structure and conservative risk management policy.

As of September 2025, Castellana remained comfortably within all banking covenant thresholds with wide margins to covenants.

Castellana also continues to maintain strong relationships with its debt providers, who fully support the business and are satisfied with Castellana's balance sheet strength and cash position. We are working on several new value-add projects at existing assets and financing for such projects is already secured, confirming our financiers' support and confidence in what we do best, being active asset managers that create value.

Collections

Collection rate for the period: 98.0%:

Collections	Spain		Portugal		Total	
	H1 FY26	FY25	H1 FY26	FY25	H1 FY26	FY25
Total collected (%)	99.2	99.4	95.3	94.0	98.0	98.4

Our Collections and Tenant Care teams continue to deliver leading collection rates and lower arrears.

Tenant arrears

Spain

As at 30 September 2025, historical (from inception) tenant arrears remained stable at €1.20 million (R24.3 million), compared to €1.22 million (R24.2 million) in March 2025. This reflects another strong performance by Castellana's in-house Tenant & Lease Management team, which successfully collected 99.2% of monthly rental invoices during H1 FY26, and outperformed the market average of 97%.

Portugal

In Portugal, tenant arrears amounted to €2.04 million (R41.3 million) as at 30 September 2025. Although the collection rate currently sits within the mid-range of the Portuguese market, rent collection remains relatively low at 95.3%. The internal Tenant & Lease Management team has only recently started working on Rio Sul, LoureShopping and 8^a Avenida (soon to include Forum Madeira), and yet, the first improvements are already being seen as some changes are introduced. We are confident as the team progressively takes on the collection function, the rate will steadily improve and begin to reflect the stronger performance we see in Spain.

Valuation of Castellana portfolio

The portfolio (including 50% of Alegro Sintra, an equity accounted JV) was independently valued by Colliers at €1 771 million (R35.9 billion) as at 30 September 2025 (31 March 2025: €1 660 million or R32.9 billion), representing a 2.3% like-for-like increase in value during H1 FY26.

The acquisition of Forum Madeira, completed at the beginning of the period, contributed a 4.3% uplift to the portfolio valuation. Combined with like-for-like increase, this resulted in a total non-like-for-like variation of +6.6% compared to 31 March 2025.

In this valuation cycle, we maintain the trend observed in previous ones, with a steady improvement in NOI across retail parks and a significant increase in shopping centres. This growth has been especially driven by enhanced leasing performance and the positive impact of the various development projects carried out over the past few years. However, despite these positive developments, the increase in asset value has once again been held back by conservative exit Yields and IRRs, as valuers lacked sufficient market evidence at the time of valuation to justify a yield compression. Evidence of that has since emerged, reinforced by the latest transactions observed in the market during the months following September 2025.

The fair value of the portfolio is estimated using the RICS Red Book methodology with a DCF approach, which capitalises the estimated rental income stream, net of projected operating costs, using a discount rate derived from market yields.

Top 15 properties by value

Castellana is 100% retail-focused. Cumulatively, 95% of tenants in the top 15 properties are international and national tenants. The top 15 properties represent 93.6% of the total portfolio value⁽¹⁾, 94.4% of the total portfolio rental income and 88% of the total portfolio GLA.

Property	Location	GLA m ²
Bonaire	Com. Valenciana (Spain)	57 004
El Faro	Extremadura (Spain)	61 681
Bahía Sur	Andalucía (Spain)	35 474
Los Arcos	Andalucía (Spain)	31 210
Granaita	Andalucía (Spain)	55 814
Alegro Sintra ⁽²⁾	Lisboa (Portugal)	42 274
Puerta Europa	Andalucía (Spain)	29 894
Habaneras	Com. Valenciana (Spain)	24 943
Vallsur	Castilla y Leon (Spain)	35 937
Rio Sul	Setubal (Portugal)	23 534
Forum Madeira	Funchal (Portugal)	21 485
LoureShopping	Lisboa (Portugal)	29 399
8ª Avenida	Aveiro (Portugal)	21 170
Parque Oeste	Madrid (Spain)	13 604
Parque Principado	Asturias (Spain)	16 090
Total top 15 properties		499 513
% of total portfolio		88

⁽¹⁾ Excluding valuations of development properties.

⁽²⁾ 50% share in the company.

Commentary continued

Summary of portfolio changes

GLA reconciliation m ²	Spain	Portugal ⁽²⁾	Total	
Balance at 31 March 2025⁽¹⁾	423 330	116 377	539 707	
GLA adjustments	6 498	—	6 498	
Disposal	—	—	—	
Acquisitions	0	21 485	21 485	
Balance at 30 September 2025⁽¹⁾	429 828	137 862	567 689	
Areas under development	16 367	2 250	18 617	
Storage area	11 169	9 866	21 035	
GLA excluding areas under development and storage	287 715	125 746	528 037	
Vacancy reconciliation	Spain	Portugal ⁽²⁾	GLA	%
Balance at 31 March 2025⁽¹⁾	6 116	1 634	7 750	1.58%
Vacancy movement	(791)	(281)	(1 072)	
Balance at 30 September 2025⁽¹⁾	5 325	1 353	6 677	1.26%

⁽¹⁾ Excluding areas under development in Granaita, Los Arcos, Vallsur and Rio Sul.

⁽²⁾ Including 100% Alegro Sintra.

Portfolio profiles

Geographic profile

The geographic distribution of the Castellana portfolio is indicated in the table below, showing the percentages of gross income from Andalucia, Com. Valenciana, Lisboa and Extremadura.

	% of rental income	% of GLA
Andalucia	28	31
Com. Valenciana	21	15
Lisboa	20	17
Extremadura	13	15
Castilla Leon	5	7
Madeira	4	4
Oporto	4	4
Madrid	2	2
Asturias	2	3
Murcia	1	2

Sector profile

Based on value, 100% of the Castellana portfolio is in the retail sector.

Tenant profile

Large international and national tenants account for 95% of tenants by rent.

	% of rental income	% of GLA
Large international and national tenants	95	96
Local tenants	5	4

Expiry profile

Castellana has an 8.9-year tenant expiry profile and an average 2.9 years to break with 27% of contractual rent expiring beyond FY35.

The expiry profile as a percentage of contractual rent is shown below.

Total portfolio

	Tenants in yearly rolling renewal	Sep/26	Sep/27	Sep/28	Sep/29	Sep/30	Sep/31	Sep/32	Sep/33	Sep/34	Sep/35	Beyond Mar/35
% of contractual rent	17	6	5	7	8	8	6	3	4	3	6	27
Cumulative		6	11	18	26	34	40	43	47	50	56	83

	Tenants in yearly rolling renewal	Sep/26	Sep/27	Sep/28	Sep/29	Sep/30	Sep/31	Sep/32	Sep/33	Sep/34	Sep/35	Beyond Mar/35	
% of GLA	1	22	5	3	5	4	4	2	4	3	6	37	
Cumulative			5	8	13	17	21	25	27	31	34	40	77

Break profile

The break profile (the date upon which the tenant has an option to terminate the lease prior to the expiry date) as a percentage of contractual rent is shown below.

Total portfolio

	Tenants in yearly rolling renewal	Sep/26	Sep/27	Sep/28	Sep/29	Sep/30	Sep/31	Sep/32	Sep/33	Sep/34	Sep/35	Beyond Mar/35
% of contractual rent	17	11	15	13	14	11	5	1	0	0	1	12
Cumulative		11	26	39	53	64	69	70	70	70	71	83

Commentary continued

Vacancy profile

The portfolio's vacancy rate at 30 September 2025 was 1.3%.

	Spain		Portugal		Total	
	30 September 2025	31 March 2025	30 September 2025	31 March 2025	30 September 2025	31 March 2024
Vacancies (% of GLA)	%	%	%	%	%	%
Shopping centres	2.09	1.55	1.08	1.51	1.75	1.54
Retail parks	0.04	1.66	—	—	0.04	1.66
Total	1.32	1.60	1.08	1.51	1.26	1.58

Rental profile

The Castellana portfolio's weighted average rental has increased by +0.1% to €20.39/m².

	Spain			Portugal			Total		
	30 September 2025	31 March 2025	Escalation	30 September 2025	31 March 2025	Escalation	30 September 2025	31 March 2025	Escalation
	€/m ²	€/m ²	%	€/m ²	€/m ²	%	€/m ²	€/m ²	%
Shopping centres	23.95	24.84	(3.6)	23.92	23.23	0.03	23.94	24.32	(1.6)
Retail parks	11.20	11.30	(0.9)	—	—	—	11.20	11.30	(0.9)
Portfolio weighted average base rentals	19.28	19.53	(1.3)	23.92	23.23	0.03	20.39	20.36	0.1

The average OCR for Castellana Properties' portfolio in Spain closed at 10.0%, lower than the 12.1% of the market benchmark, determined by APRESO, the Spanish Owners Shopping Centre's Association. The Portuguese portfolio OCR stands at 9.1%, taking the total portfolio average to 9.7%. This demonstrates the strength of our assets, with room for further rental improvement, and gives us the confidence to continue applying indexation without constraints.

Costs

Castellana's cost ratio is well managed at around 8.3% and in line with industry standards.

Service charges currently represent 82.8% of total property expenses. These charges mainly include utilities, cleaning, marketing, security and management. The remainder is made up of property taxes, which current account for 10% and General Asset Cost which account for 7.2% of total property expenses.

Changes to the board of directors

Effective 1 September 2025, Mr S Booyesen, who was due to retire from the board by rotation, did not avail himself for re-election. Mr Booyesen served on the board for 13 years and made a tremendous contribution through his extensive knowledge and experience on both the board and various board sub-committees. The board thanks Mr Booyesen for his valuable contribution to Vukile over the years and wishes him well for the future.

Following Mr Booyesen's retirement, Mrs R Mokate and Mr J Formby assumed the role of Chairperson of the environmental, social and ethics committee and remuneration and human capital committee, respectively. Effective 1 September 2025, Mrs N Dongwana assumed the role of Chairperson of the audit and risk committee, previously chaired by Mrs R Mokate. The board expresses its appreciation to Mrs R Mokate for her significant leadership and dedicated service as Chair of the audit and risk committee.

Prospects for the group

Vukile commenced the financial year on a strong footing, underpinned by a clear and focused strategy and a proven operating platform. This momentum has continued and is reflected in very strong trading metrics across our key markets of South Africa, Spain and Portugal, where we continue to deliver significant real growth in net property income, supported by ongoing and innovative property asset management initiatives across our portfolio.

Over the past six months, we have successfully integrated the recently acquired assets in Spain and Portugal into our core operations. These assets are now contributing meaningfully to the portfolio's performance and have strengthened our presence in Iberia, creating a high-performing and scalable platform that positions us well for sustained growth in the years ahead.

Looking forward, for the year ending 31 March 2026, we have upgraded our guidance and anticipate growth in both FFO per share and dividend per share of at least 9%, which translates to:

- FFO per share of at least 173.1 cents (FY25: 158.8 cents).
- A full-year dividend per share of at least 143.6 cents (FY25: 131.7 cents).

This improved outlook is supported by a well-capitalised balance sheet, which provides a solid foundation to navigate the second half of the year with confidence and agility. In addition, the successful R2.65 billion equity raise completed in October further strengthens our balance sheet and financial flexibility, whereby the funds from the equity raise will be deployed into strategic, value enhancing acquisitions in South Africa and Iberia, ensuring continued growth in the medium to long term.

Our focus remains unchanged: to pursue opportunities that are aligned with our long-term strategic objectives and that deliver accretive returns for shareholders, reinforcing Vukile's commitment to sustainable growth and value creation.

The assumptions in respect of the upgraded guidance remain the same as those published on SENS on 17 June 2025. The forecast has not been reviewed or audited by the company's external auditors.

Subsequent events

i. Declaration of dividend

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

The board approved an interim dividend on 26 November 2025 of 60.15773 cents per share, for the six months ended 30 September 2025, amounting to R824 million.

ii. Equity raise

During October 2025, Vukile launched an equity raise resulting in the issue of c.124.5 million shares at R21.30 per share, amounting to R2.65 billion. In line with IAS 10 – Events after the Reporting Period, the equity raise is a non-adjusting event that is not recognised in the financial statements.

iii. Update on South African investment property portfolio

Subsequent to the reporting period, Vukile obtained Competition Commission approval for the acquisition of a 50% stake in Chatsworth Centre, in KwaZulu-Natal, from Sanlam Life Insurance Limited for c. R620.4 million (excluding costs). The Competition Commission also approved the sale of Midrand Ulwazi Centre to Indlu Ikhaya Properties (Pty) Ltd for an estimated sale price of R160 million. In line with IAS 10 – Events after the Reporting Period, the above are non-adjusting events that are not recognised in the financial statements.

Commentary continued

Basis of preparation

The unaudited consolidated interim financial statements for the six months ended 30 September 2025 and comparative information have been prepared in accordance with, and containing the information required by, IFRS[®] accounting standards as issued by the International Accounting Standards Board (IASB[®]), the South African Institute of Chartered Accountants (SAICA) Financial Reporting Guides as issued by the Accounting Practices Committee and Financial Reporting Announcements, as issued by the Financial Reporting Standards Council, the JSE Listings Requirements, IAS 34, and relevant sections of the Companies Act, 2008, as amended (Companies Act).

All accounting policies applied by the group in the preparation of these unaudited consolidated interim financial statements are consistent with those applied by the group in its consolidated financial statements for the year ended 31 March 2025, except where new standards have been introduced as disclosed in note 1.2.

Preparation of the unaudited interim financial statements was supervised by Lizelle Pottas CA(SA) in her capacity as Financial Director. These unaudited interim financial statements have not been reviewed or reported on by Vukile's independent external auditors.

On behalf of the board.



NG PAYNE
CHAIRMAN



LG RAPP
CHIEF EXECUTIVE OFFICER

Houghton Estate

26 November 2025

Vukile Property Fund Limited

(Incorporated in the Republic of South Africa)

(Registration number: 2002/027194/06)

JSE share code: VKE

ISIN: ZAE000180865

Debt company code: VKEI

Namibian Stock Exchange (NSX) share code: VKN

(Granted REIT status with the JSE)

(Vukile or the group or the company)

JSE sponsor: Java Capital

NSX sponsor: IJG Group, Windhoek, Namibia

Executive directors: LG Rapp (Chief Executive Officer), LE Pottas (Financial Director), IU Mothibeli (Managing Director: South Africa)

Non-executive directors: NG Payne (Chairman)*, RD Mokate*, GS Moseneke, AMSS Mokgabudi*, BM Kodisang, JR Formby*, JH Zehner*, NP Dongwana*

* Independent.

Registered office: 4th Floor, 11 Ninth Street, Houghton Estate, 2198

Company Secretary: J Neethling

Transfer secretaries: JSE Investor Services (Pty) Ltd, 5th Floor, One Exchange Square, Gwen Lane, Sandown, Johannesburg

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www.vukile.co.za

Consolidated statement of financial position

as at 30 September 2025

	Unaudited 30 September 2025 Rm	Unaudited 30 September 2024 Rm	Audited 31 March 2025 Rm
ASSETS			
Non-current assets	55 080	37 774	51 095
Investment property	52 149	36 334	48 298
Straight-line rental income accrual	450	424	481
Financial assets at fair value through profit or loss (FVTPL)	238	181	176
Investment in associate (equity-accounted)	165	152	160
Investment in joint venture (equity-accounted)	1 224	14	1 124
Derivative financial instruments	556	151	309
Long-term loans granted	1	318	271
Other non-current assets	297	200	276
Current assets	2 977	9 386	2 726
Trade and other receivables	543	330	531
Derivative financial instruments	73	62	42
Other current assets	17	115	18
Cash and cash equivalents	2 344	5 147	2 135
Non-current assets held for sale	—	3 732	—
Total assets	58 057	47 160	53 821
EQUITY AND LIABILITIES			
Equity attributable to owners of the parent	29 673	26 038	27 868
Stated capital	17 122	16 857	17 122
Other components of equity	9 881	6 780	8 097
Retained earnings	2 670	2 401	2 649
Non-controlling interest	1 614	164	1 465
Non-current liabilities	23 230	17 840	22 934
Interest-bearing borrowings	22 177	17 014	21 917
Lease liability	316	304	309
Cash-settled incentive plans	120	114	130
Derivative financial instruments	57	57	65
Deferred taxation liabilities	139	103	122
Other non-current financial liabilities	421	248	391
Current liabilities	3 540	3 118	1 554
Trade and other payables	1 156	792	1 129
Short-term portion of interest-bearing borrowings	2 264	2 303	361
Short-term portion of lease liability	23	22	23
Short-term portion of cash-settled incentive plans	58	—	—
Derivative financial instruments	39	1	9
Current taxation liabilities	—	—	32
Total equity and liabilities	58 057	47 160	53 821

Consolidated statement of profit or loss

for the six months ended 30 September 2025

	Unaudited 30 September 2025 Rm	Unaudited 30 September 2024 Rm	Audited 31 March 2025 Rm
Property revenue	2 934	2 042	4 396
Straight-line rental income accrual	(31)	78	135
Gross property revenue	2 903	2 120	4 531
Property expenses	(1 005)	(719)	(1 493)
Change in expected credit loss (ECL): tenant receivables	—	34	5
Net profit from property operations	1 898	1 435	3 043
Corporate and administrative expenses	(278)	(224)	(478)
Investment and other income ⁽¹⁾	47	554	692
Profit before finance costs	1 667	1 765	3 257
Finance costs	(699)	(665)	(1 288)
Profit after finance costs	968	1 100	1 969
Loss on disposals	—	(6)	(6)
Fair value gain/(loss) on financial instruments	165	(7)	117
Impairments	10	7	9
Profit before changes in fair value of investment property	1 143	1 094	2 089
Fair value adjustments:	1 344	190	1 049
Gross change in fair value of investment property	1 306	261	1 170
Change in fair value of right-of-use asset	7	7	14
Straight-line rental income adjustment	31	(78)	(135)
Profit before equity-accounted investment	2 487	1 284	3 138
Share of income from associate	5	(1)	4
Share of profit from joint venture	127	—	173
Profit before taxation	2 619	1 283	3 315
Taxation	(80)	(26)	(83)
Profit for the period	2 539	1 257	3 232
Attributable to owners of the parent	2 365	1 244	3 209
Attributable to non-controlling interest	174	13	23
Basic and diluted earnings per share (cents)	190.02	109.82	270.71

⁽¹⁾ Investment and other income mainly consists of finance income of R47 million (30 September 2024: R137 million). The prior year also included dividend income from Lar España of R378 million and nil for the current year due to exiting the investment in December 2024.

Consolidated statement of comprehensive income

for the six months ended 30 September 2025

	Unaudited 30 September 2025 Rm	Unaudited 30 September 2024 Rm	Audited 31 March 2025 Rm
Profit for the period	2 539	1 257	3 232
Other comprehensive income (OCI) net of tax			
Items that will not be reclassified to profit or loss:			
Equity investments designated at fair value through OCI	—	397	471
Fair value adjustment on equity investments	—	397	471
Items that are/will be reclassified to profit or loss:			
Foreign currency translation reserve	425	(606)	(238)
Subsidiary	425	(606)	(238)
Cash flow hedges	(34)	(51)	(64)
Interest rate swaps	(46)	(73)	(75)
Barrier option	12	22	11
Other comprehensive (loss)/income for the period	391	(260)	169
Total comprehensive income for the period	2 930	997	3 401
Attributable to owners of the parent	2 731	986	3 370
Attributable to non-controlling interest	199	11	31



Consolidated statement of changes in equity

for the six months ended 30 September 2025

	Stated capital Rm	Other components of equity Rm	Retained earnings Rm	Total shareholders' interest Rm	NCI Rm	Total Rm
Balance at 30 September 2024	16 857	6 780	2 401	26 038	164	26 202
Issue of share capital	265	—	—	265	—	265
Dividend distribution	—	—	(679)	(679)	(6)	(685)
	17 122	6 780	1 722	25 624	158	25 782
Profit for the period	—	—	1 965	1 965	10	1 975
Transfer to non-distributable reserve	—	1 038	(1 038)	—	—	—
Transactions with NCI	—	—	—	—	1 119	1 119
Change in ownership of a subsidiary recognised in equity	—	(168)	—	(168)	168	—
Equity-settled share scheme	—	28	—	28	—	28
Other comprehensive income	—	419	—	419	10	429
Balance at 31 March 2025	17 122	8 097	2 649	27 868	1 465	29 333
Issue of share capital	—	—	—	—	—	—
Dividend distribution	—	—	(953)	(953)	(50)	(1 003)
	17 122	8 097	1 696	26 915	1 415	28 330
Profit for the period	—	—	2 365	2 365	174	2 539
Transfer to non-distributable reserve	—	1 391	(1 391)	—	—	—
Equity-settled share scheme	—	27	—	27	—	27
Other comprehensive income	—	366	—	366	25	391
Balance at 30 September 2025	17 122	9 881	2 670	29 673	1 614	31 287

Consolidated statement of cash flow

for the six months ended 30 September 2025

	Unaudited 30 September 2025 Rm	Unaudited 30 September 2024 Rm	Audited 31 March 2025 Rm
Cash flow from operating activities	1 586	1 188	2 615
Cash flow from investing activities	(1 483)	(173)	(7 246)
Cash flow from financing activities	73	1 904	4 473
Net increase/(decrease) in cash and cash equivalents	176	2 919	(158)
Foreign currency movements in cash	33	(125)	(60)
Cash and cash equivalents at the beginning of the period	2 135	2 353	2 353
Cash and cash equivalents at the end of the period⁽¹⁾	2 344	5 147	2 135
Major items included in the above:			
Cash flow from operating activities	1 586	1 188	2 615
Profit before tax	2 619	1 283	3 315
Adjustments	(930)	(107)	(885)
Working capital adjustments	(23)	12	194
Taxation paid	(80)	—	(9)
Cash flow from investing activities	(1 483)	(173)	(7 246)
Proceeds from sale of investment property	—	185	185
Acquisition of investment property and development costs	(1 875)	(893)	(11 214)
Disposal/(Acquisition) of equity investments at fair value through other comprehensive income	—	(5)	3 901
Proceeds from sale of listed property securities	—	141	141
Further contributions to equity investments at fair value through profit or loss	—	(8)	(52)
Investment and other income	57	510	638
Repayment of long-term loans granted	281	—	—
Investment in joint venture	(6)	—	(909)
Other	60	(103)	64
Cash flow from financing activities	73	1 904	4 473
Interest-bearing borrowings advanced	3 148	2 836	8 930
Interest-bearing borrowings repaid	(1 331)	(1 545)	(5 164)
Finance costs paid	(636)	(573)	(1 174)
Dividends paid	(1 003)	(802)	(1 486)
Equity transactions with NCI	—	—	1 119
Proceeds from issue of share capital	—	2 027	2 292
Settlement of derivatives	(16)	39	45
Other	(89)	(78)	(89)

⁽¹⁾ Tenant deposits of c.R1 million are held in custody on behalf of tenants and are not available for general use by the group and are therefore treated as restricted cash.

Operating segment report

for the six months ended 30 September 2025

Group income for the year ended 30 September 2025	South Africa			Spain			Castellana Portugal		Total Castellana Rm	Total group Rm
	Retail Rm	Other Rm	Total Rm	Retail Rm	Other Rm	Total Rm	Retail Rm	Total Rm		
Revenue	1 242	24	1 266	1 348	—	1 348	320	320	1 668	2 934
Property expenses	(508)	(9)	(517)	(342)	—	(342)	(146)	(146)	(488)	(1 005)
Net profit from property operations	734	15	749	1 006	—	1 006	174	174	1 180	1 929
Corporate and administrative expenses	(125)	(2)	(127)	(144)	—	(144)	(7)	(7)	(151)	(278)
Investment and other income	—	40	40	5	2	7	—	—	7	47
Profit before finance cost	609	53	662	867	2	869	167	167	1 036	1 698
Finance costs	(386)	—	(386)	(269)	—	(269)	(44)	(44)	(313)	(699)
Profit after finance costs	223	53	276	598	2	600	123	123	723	999
Fair value gain on financial instruments	—	165	165	—	—	—	—	—	—	165
Impairments	—	10	10	—	—	—	—	—	—	10
Profit before changes in fair value of investment property	223	228	451	598	2	600	123	123	723	1 174
Gross change in fair value of investment property	814	(7)	807	211	—	211	288	288	499	1 306
Change in fair value of right-of-use asset	7	—	7	—	—	—	—	—	—	7
Profit before equity-accounted investment	1 044	221	1 265	809	2	811	411	411	1 222	2 487
Share of income from associate	—	5	5	—	—	—	—	—	—	5
Share of income/(loss) from joint venture	—	1	1	—	(1)	(1)	127	127	126	127
Profit before taxation	1 044	227	1 271	809	1	810	538	538	1 348	2 619
Taxation	(66)	—	(66)	—	—	—	(14)	(14)	(14)	(80)
Profit for the year	978	227	1 205	809	1	810	524	524	1 334	2 539
Reversal of IFRS line items:	(825)	(150)	(975)	(213)	—	(213)	(329)	(329)	(542)	(1 517)
Fair value gain on financial instruments	—	(165)	(165)	—	—	—	—	—	—	(165)
Impairments	—	(10)	(10)	—	—	—	—	—	—	(10)
Gross change in fair value of investment property	(814)	7	(807)	(211)	—	(211)	(288)	(288)	(499)	(1 306)
Change in fair value of right-of-use asset	(7)	—	(7)	—	—	—	—	—	—	(7)
Deferred tax	—	18	18	—	—	—	—	—	—	18
Net income attributable to NCI	(4)	—	(4)	(2)	—	(2)	(41)	(41)	(43)	(47)
Non-IFRS adjustments	55	—	55	46	—	46	(79)	(79)	(33)	22
Accrued dividends	48	—	48	46	—	46	—	—	46	94
Non-cash impact of IFRS entries ⁽¹⁾	7	—	7	—	—	—	(79)	(79)	(79)	(72)
FFO	208	77	285	642	1	643	116	116	759	1 044

⁽¹⁾ This amount relates to non-cash impact of IAS 40 gross change in fair value of investment properties included in share of income/loss from associates and joint ventures, offset by the change in right-of-use asset, IFRS16 – Leases.

Operating segment report continued

for the six months ended 30 September 2025

	South Africa			Castellana Spain			Total group Rm
	Retail Rm	Other Rm	Total Rm	Retail Rm	Other Rm	Total Rm	
Group income for the year ended 30 September 2024							
Revenue	1 136	24	1 160	882	—	882	2 042
Property expenses	(456)	1	(455)	(230)	—	(230)	(685)
Net profit from property operations	680	25	705	652	—	652	1 357
Corporate and administrative expenses	(115)	(1)	(116)	(108)	—	(108)	(224)
Investment and other income	6	115	121	14	419	433	554
Profit before finance cost	571	139	710	558	419	977	1 687
Finance costs	(393)	—	(393)	(272)	—	(272)	(665)
Profit after finance costs	178	139	317	286	419	705	1 022
Profit/(loss) on disposals	(1)	—	(1)	(5)	—	(5)	(6)
Loss on realisation of derivative	—	(7)	(7)	—	—	—	(7)
Impairments	—	7	7	—	—	—	7
Profit before changes in fair value of investment property	177	139	316	281	419	700	1 016
Gross change in fair value of investment property	280	(31)	249	12	—	12	261
Change in fair value of right-of-use asset	7	—	7	—	—	—	7
Profit before equity-accounted investment	464	108	572	293	419	712	1 284
Share of income from associate	—	(1)	(1)	—	—	—	(1)
Profit before taxation	464	107	571	293	419	712	1 283
Taxation	(26)	—	(26)	—	—	—	(26)
Profit for the year	438	107	545	293	419	712	1 257
Reversal of IFRS line items:	(262)	28	(234)	(7)	(2)	(9)	(243)
Profit/(loss) on disposals	1	—	1	5	—	5	6
Fair value gain/(loss) on financial instruments	—	7	7	—	—	—	7
Impairments	—	(7)	(7)	—	—	—	(7)
Gross change in fair value of investment property	(280)	31	(249)	(12)	—	(12)	(261)
Change in fair value of right-of-use asset	(7)	—	(7)	—	—	—	(7)
Deferred tax	24	—	24	—	—	—	24
Net income attributable to NCI	—	(3)	(3)	—	(2)	(2)	(5)
Non-IFRS adjustments	87	—	87	—	(88)	(88)	(1)
Antecedent income	80	—	80	—	—	—	80
Accrued dividends	—	—	—	—	(88)	(88)	(88)
Non-cash impact of IFRS entries	7	—	7	—	—	—	7
FFO	263	135	398	286	329	615	1 013

Notes to the financial statements

for the six months ended 30 September 2025

1 GENERAL ACCOUNTING POLICIES

1.1 Basis of preparation

Estimates

Management discusses the development, selection and disclosure of the group's critical accounting policies and estimates, and the application of these policies and estimates with the audit and risk committee. Actual results may differ from these estimates.

The revaluation of investment property requires judgement in determining discount rates and an appropriate reversionary capitalisation rate. Note 2.3 sets out further details of the fair value measurement of investment property.

In determining a lease liability in accordance with IFRS 16, the incremental borrowing rate was estimated by management using the three-year DMTN margin as a starting point. The rate was adjusted to reflect an estimated spread for a tenure of 10 years, 25 years and 50 years.

Judgements

Judgement is applied in certain areas based on historical experience and reasonable expectations relating to future events. In determining the lease term per IFRS 16, management applies its judgement in considering all facts and circumstances that create an economic incentive to exercise an extension option, or not to exercise a termination option. Extension options (and periods after termination options) are only included in the lease term if it is reasonably certain to be extended or not terminated.

Going concern

Going concern is assessed on an ongoing basis by conducting appropriate procedures and considering all available information about the future. For the current reporting period, the directors have considered the group's projected cash flows for a period of 12 months following the date of issue of these unaudited consolidated interim financial statements and have concluded that the group will be able to meet its financial obligations as they fall due. The projected cash flows are based on operating budgets approved by the board. On this basis, the directors are satisfied that the group will be a going concern for the foreseeable future and have continued to adopt the going concern basis in preparing the unaudited consolidated interim financial statements.

1.2 New standards and amendments

The group has adopted the following new standards or amendments to standards that were effective for the first time for the financial period commencing 1 April 2025. These amendments had no impact on the group.

- The amendment to IAS 21 – The Effects of Changes in Foreign Exchange Rates, providing guidance specifying when a currency is exchangeable and how to determine the exchange rate when it is not.

2 FAIR VALUE MEASUREMENT

2.1 Fair value measurement of financial instruments

Financial assets and financial liabilities measured at fair value in the statement of financial position are grouped into three levels of a fair value hierarchy. The three levels are defined based on the observability of significant inputs to the measurement, as follows:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2: Other than quoted prices included within level 1, that are observable for the asset or liability, either directly or indirectly

Level 3: Unobservable inputs for the asset or liability

2.2 Fair value hierarchy

The following table presents financial assets and liabilities measured at fair value in the statement of financial position in accordance with the fair value hierarchy. The level within which the financial asset or liability is classified is determined based on the lowest level of significant input to the fair value.

	30 September 2025			
	Level 1 Rm	Level 2 Rm	Level 3 Rm	Total Rm
Assets				
Equity investments at fair value through profit or loss	—	—	82	82
Executive share scheme financial asset	—	156	—	156
Derivative financial instruments	—	283	346	629
Total	—	439	428	867
Liabilities				
Derivative financial instruments	—	(96)	—	(96)
Total	—	(96)	—	(96)
Net fair value	—	343	428	771

	30 September 2024				31 March 2025			
	Level 1 Rm	Level 2 Rm	Level 3 Rm	Total Rm	Level 1 Rm	Level 2 Rm	Level 3 Rm	Total Rm
Assets								
Equity investments at fair value through profit or loss	—	—	46	46	—	—	82	82
Equity investments at fair value through other comprehensive income	3 732	—	—	3 732	—	—	—	—
Executive share scheme financial asset	—	135	—	135	—	94	—	94
Derivative financial instruments	—	213	—	213	—	179	172	351
Total	3 732	348	46	4 126	—	273	254	527
Liabilities								
Derivative financial instruments	—	(58)	—	(58)	—	(74)	—	(74)
Total	—	(58)	—	(58)	—	(74)	—	(74)
Net fair value	3 732	290	46	4 068	—	199	254	453

There have been no significant transfers between levels 1, 2 and 3 in the reporting period under review.

Notes to the financial statements continued

for the six months ended 30 September 2025

2 FAIR VALUE MEASUREMENT continued

2.2 Fair value hierarchy continued

Level 3 reconciliation

	30 September 2025 Rm		31 March 2025 Rm	
	Equity investments at fair value through profit or loss	Derivative asset (Call option)	Equity investments at fair value through profit or loss	Derivative asset (Call option)
Opening balance	82	172	39	—
Additions	—	—	52	—
Gains/(losses) in profit or loss and OCI for the year	—	174	(9)	172
Closing balance	82	346	82	172

Equity investment at fair value

The fair value of shares held in unlisted investments (REImagine Social Impact Retail Fund and REImagine Social Impact Retail Fund I Carry Partnership) is determined with reference to the underlying net assets in the fund.

Executive share scheme financial asset

The level 2 executive share scheme financial asset is based on the number of shares held by Sanlam Capital Markets (SCM) valued at the closing share price in conjunction with the shares expected to vest which is calculated with reference to the fair value of the conditional shares, weighted for the probability of fulfilment of performance conditions, and based on the number of days to vesting.

Derivative financial instruments

Level 2 derivatives consist of interest rate swap contracts, forward exchange contracts and a barrier call option. The fair values of these derivative instruments are determined by Vukile's and Castellana's bank funders, using a valuation technique that maximises the use of observable market inputs. The level 3 derivative relates to a call option entered into with RMBIA valued using an option pricing model, adjusted for a lack of liquidity or marketability, given that the underlying shares are not listed.

Measurement of fair value

The methods and valuation techniques used to measure fair value are unchanged compared to the previous reporting period.

2 FAIR VALUE MEASUREMENT continued

2.3 Fair value measurement of non-financial assets (investment property)

At 30 September 2025, the directors valued the South African property portfolio at R18.20 billion (31 March 2024: R17.21 billion) (excluding the non-controlling interest in Clidet which owns Moruleng Mall), and an external valuer valued the Castellana portfolio at R33.9 billion / €1.7 billion (31 March 2024: R31.1 billion/€1.6 billion).

The external valuations performed by Quadrant Properties (Pty) Ltd and Knight Frank (Pty) Ltd at 30 September 2025 on 52% of the South African portfolio were in line with the directors' valuations. The Castellana portfolio was valued by Colliers International.

The fair value of investment property is estimated using a discounted cash flow method – a level 3 model, which capitalises the estimated rental income stream, net of projected operating costs, using a discount rate derived from market yields. The estimated rental stream takes into account current occupancy levels, estimates of future vacancy levels, the terms of in-place leases and expectations of rentals from future leases over the remaining economic life of the buildings.

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 most significant inputs are the discount rate and the reversionary capitalisation rate. The inputs used in the valuations were:

	30 September 2025				31 March 2025			
	Discount rate %		capitalisation rate %		Discount rate %		capitalisation rate %	
	Range	Weighted average	Range	Weighted average	Range	Weighted average	Range	Weighted average
South Africa	12.7 to 19.6	13.3	7.9 to 16.1	8.7	12.7 to 19.6	13.2	7.9 to 16.1	8.7
Spain	8.3 to 10.0	9.0	6.2 to 7.0	6.6	8.3 to 10.0	9.0	6.0 to 7.0	6.6
Portugal	8.8 to 11.3	9.9	6.8 to 9.3	7.9	9.9 to 11.3	8.7	7.9 to 9.3	8.7

Notes to the financial statements continued

for the six months ended 30 September 2025

2 FAIR VALUE MEASUREMENT continued

2.3 Fair value measurement of non-financial assets (investment property) continued

South Africa

The discount rate and reversionary capitalisation rate have been disaggregated based on geography. The table below also illustrates the impact on valuations resulting from changes in base discount rates as well as net operating income (NOI) (including the resultant impact on the capitalisation rate) for year one and the capitalisation year.

South African directly held property portfolio	2025						
	Portfolio exposure %	Average discount rate %	Average exit capitalisation rate %	Valuation impact if base discount rate is increased by 50bps %	Valuation impact of 50% NOI reduction in year one %	Valuation impact of 5% NOI reduction in capitalisation year %	Valuation impact of 5% NOI reduction in cash flow in capitalisation year %
Total Portfolio	100	13.3	8.7	(5.5)	(5.0)	(4.6)	(6.1)
Retail	98	13.2	8.7	(5.6)	(5.1)	(4.6)	(6.1)
Other	2	13.5	10.7	(4.8)	(4.6)	(2.3)	(5.1)
Gauteng	38	13.2	8.7	(5.6)	(3.9)	(3.6)	(5.0)
KwaZulu-Natal	19	13.1	8.5	(5.5)	(3.8)	(3.1)	(5.0)
Western Cape	10	12.9	8.5	(5.7)	(3.8)	(3.5)	(5.0)
Free State	9	13.2	8.6	(5.7)	(4.0)	(3.6)	(5.0)
Eastern Cape	11	13.2	8.9	(5.4)	(13.2)	(12.9)	(13.9)
Limpopo	6	13.9	9.0	(5.3)	(4.7)	(3.4)	(5.0)
North West	4	13.2	8.2	(5.9)	(3.7)	(3.7)	(5.0)
Mpumalanga	3	15.1	10.4	(4.9)	(4.5)	(3.4)	(5.0)

2 FAIR VALUE MEASUREMENT continued

2.3 Fair value measurement of non-financial assets (investment property) continued

South Africa continued

Given that the discount rate for the portfolio ranges from 12.7% to 19.6%, the table above has been further disaggregated based on risk, showing discount rates below 14%, between 14% and 16%, and above 16%. Refer to the following three tables:

	Portfolio exposure %	Average discount rate %	Average exit capitalisation rate %	Valuation impact if base discount rate is increased by 50bps %	Valuation impact of 50% NOI reduction in year one %	Valuation impact of 5% NOI reduction in capitalisation year %	Valuation impact of 5% NOI reduction in cash flow in capitalisation year %
Discount rate below 14%							
Total portfolio	83	12.9	8.4	(5.7)	(5.1)	(4.9)	(6.3)
Retail	82	12.9	8.4	(5.7)	(5.1)	(4.9)	(6.3)
Other	1	12.7	9.9	(5.0)	(4.3)	(2.1)	(5.1)
Gauteng	31	12.8	8.3	(5.8)	(3.7)	(3.7)	(5.0)
KwaZulu-Natal	17	13.0	8.3	(5.6)	(3.8)	(3.1)	(5.0)
Western Cape	10	12.9	8.5	(5.7)	(3.8)	(3.5)	(5.0)
Free State	6	12.7	7.9	(6.1)	(3.7)	(3.7)	(5.0)
Eastern Cape	11	13.2	8.9	(5.4)	(13.2)	(12.9)	(13.9)
Limpopo	4	12.8	8.0	(6.0)	(3.6)	(3.7)	(5.0)
North West	4	13.2	8.2	(5.9)	(3.7)	(3.7)	(5.0)

Notes to the financial statements continued

for the six months ended 30 September 2025

2 FAIR VALUE MEASUREMENT continued

2.3 Fair value measurement of non-financial assets (investment property) continued South Africa continued

Discount rate between 14% and 16%	Portfolio exposure %	Average discount rate %	Average exit capitali- sation rate %	Valuation impact if base discount rate is increased by 50bps %	Valuation impact of 50% NOI reduction in year one %	Valuation impact of 5% NOI reduction in capitali- sation year %	Valuation impact of 5% NOI reduction in cash flow in capitali- sation year %
Total portfolio	13	14.3	9.9	(5.0)	(4.5)	(3.4)	(5.0)
Retail	12	14.2	9.8	(5.0)	(4.5)	(3.5)	(5.0)
Other	1	14.5	11.7	(4.4)	(5.0)	(2.7)	(5.1)
Gauteng	5	14.3	10.0	(4.9)	(4.6)	(3.4)	(5.1)
KwaZulu-Natal	2	14.4	10.2	(4.7)	(4.5)	(3.4)	(5.0)
Free State	3	14.0	10.0	(4.9)	(4.7)	(3.4)	(5.0)
Limpopo	1	15.0	10.2	(4.9)	(4.4)	(3.5)	(5.1)
Mpumalanga	2	14.0	9.0	(5.4)	(3.9)	(3.6)	(5.0)

Discount rate above 16%	Portfolio exposure %	Average discount rate %	Average exit capitali- sation rate %	Valuation impact if base discount rate is increased by 50bps %	Valuation impact of 50% NOI reduction in year one %	Valuation impact of 5% NOI reduction in capitali- sation year %	Valuation impact of 5% NOI reduction in cash flow in capitali- sation year %
Total portfolio	4	16.6	12.2	(3.8)	(6.2)	(3.0)	(5.0)
Retail	4	16.6	12.2	(3.8)	(6.2)	(3.0)	(5.0)
Gauteng	2	16.3	11.7	(4.2)	(4.8)	(3.3)	(5.0)
Limpopo	1	16.3	11.6	(3.4)	(8.3)	(2.5)	(5.0)
Mpumalanga	1	18.1	14.2	(3.5)	(6.0)	(3.0)	(5.1)

2 FAIR VALUE MEASUREMENT continued

2.3 Fair value measurement of non-financial assets (investment property) continued

Castellana

The tables below illustrate the impact on valuations resulting from changes in base discount rates, as well as market rentals on a total portfolio basis. The Castellana portfolio has not been further disaggregated per geographical area due to the homogeneity of the portfolio. The reasons for the homogeneity is due to having a retail-only property portfolio, concentrated discount and capitalisation rates used in determining the fair value of properties and geographical consistency in the placement of malls.

The tables below show the impact on the fair value of investment property for a 25bps change in discount and capitalisation rate:

	30 September 2025		31 March 2025	
	Variation of discount rate		Variation of discount rate	
	25bps decrease	25bps increase	25bps decrease	25bps increase
Retail	€'000	€'000	€'000	€'000
Spain	23 886	(23 348)	23 690	(23 070)
Portugal	4 189	(4 081)	3 030	(2 970)
Total	28 075	(27 429)	26 720	(26 040)

	30 September 2025		31 March 2025	
	Variation of capitalisation rate		Variation of capitalisation rate	
	25bps decrease	25bps increase	25bps decrease	25bps increase
Retail	€'000	€'000	€'000	€'000
Spain	28 870	(26 720)	28 830	(26 730)
Portugal	3 469	(3 251)	2 570	(2 430)
Total	32 339	(29 971)	31 400	(29 160)

The tables below show the impact on the fair value of investment property for a 10% change in market rents and the Rand/Euro foreign exchange rate:

	10% increase		10% decrease	
	Impact on valuation and fair value adjustment €'000	Impact on valuation and fair value adjustment Rm	Impact on valuation and fair value adjustment €'000	Impact on valuation and fair value adjustment Rm
30 September 2025				
Spain	91 430	1 852	(91 420)	(1 852)
Portugal	19 239	390	(19 221)	(389)
31 March 2025				
Spain	91 560	1 815	(91 550)	(1 814)
Portugal	13 510	268	(13 520)	(268)

Notes to the financial statements continued

for the six months ended 30 September 2025

2 FAIR VALUE MEASUREMENT continued

2.3 Fair value measurement of non-financial assets (investment property) continued Castellana continued

Castellana	30 September 2025	31 March 2025
	Impact on valuation Rm	Impact on valuation Rm
10% increase in foreign exchange rate	3 389	3 108
10% decrease in foreign exchange rate	(3 389)	(3 108)

The effect of a 25bps change to the base discount rate will have the following impact on the valuation of the portfolio:

South Africa ⁽¹⁾	25bps increase				25bps decrease			
	Fair value Rm	Decreased fair value Rm	Decrease Rm	% decrease	Increased fair value Rm	Increase Rm	% increase	
30 September 2025	18 202	17 694	(508)	(2.8)	18 741	539	3.0	
31 March 2025	17 209	16 727	(482)	(2.8)	17 740	531	3.1	

¹ Fair value excludes non-controlling interest in Clidet.

Spain	25bps increase				25bps decrease			
	Fair value €m	Decreased fair value €m	Decrease Rm	% decrease	Increased fair value €m	Increase Rm	% increase	
30 September 2025	1 402	1 378	(473)	(1.7)	1 425	484	1.7	
31 March 2025	1 374	1 351	(457)	(1.7)	1 398	470	1.7	

Portugal	25bps increase				25bps decrease			
	Fair value €m	Decreased fair value €m	Decrease Rm	% decrease	Increased fair value €m	Increase Rm	% increase	
30 September 2025	272	267	(83)	(1.5)	276	85	1.5	
31 March 2025	194	191	(59)	(1.5)	197	60	1.6	

The following table reflects the levels within the hierarchy of non-financial assets measured at fair value:

	Unaudited 30 September 2025 Recurring fair value measurements Level 3 Rm	Unaudited 30 September 2024 Recurring fair value measurements Level 3 Rm	Audited 31 March 2025 Recurring fair value measurements Level 3 Rm
Investment property	52 260	36 433	48 447
Right-of-use asset	339	326	332

3 RECONCILIATION OF EARNINGS TO HEADLINE EARNINGS

	Unaudited 30 September 2025		Unaudited 30 September 2024		Audited 31 March 2025	
	Rm	Cents per share	Rm	Cents per share	Rm	Cents per share
Profit attributable to owners of the parent	2 365	190.02	1 244	109.82	3 209	270.71
Earnings and diluted earnings	2 365	190.02	1 244	109.82	3 209	270.71
Change in fair value of investment property	(1 306)	(104.91)	(261)	(23.02)	(1 170)	(98.66)
Non-controlling interest (NCI) portion of fair value changes in investment property	97	7.79	8	0.68	12	0.97
Remeasurement of right-of-use asset	(7)	(0.56)	(7)	(0.62)	(14)	(1.14)
Loss/(profit) on sale of investment property	—	—	6	0.55	6	0.53
Remeasurement included in equity-accounted investments	(88)	(7.10)	—	(0.01)	(164)	(13.82)
Headline and diluted headline earnings	1 061	85.24	990	87.40	1 879	158.59
Number of shares in issue	1 244 630 392		1 229 933 623		1 244 630 392	
Weighted average number of shares	1 244 630 392		1 132 751 221		1 185 396 868	

There are no dilutionary shares in issue.

4 CAPITAL COMMITMENTS

The following table reflects the capital commitments as at 30 September 2025:

	30 September 2025 Rm	31 March 2025 Rm
Authorised and contracted	706	1 017
Authorised and not contracted	476	544

The above capital expenditure will be funded by way of bank facilities and surplus cash.

Notes to the financial statements continued

for the six months ended 30 September 2025

5 REVENUE

“Property revenue” is generated from rental income from investment property.

Revenue from leases with tenants arises from transactions not associated with financial instruments. Due to the nature of the group’s business, all revenue from customers is considered to be recognised “over time” in accordance with IFRS 15:

	30 September 2025 Rm	30 September 2024 Rm
Property revenue	2 934	2 042
South Africa	1 266	1 160
Spain	1 348	882
Portugal	320	—
Included in property revenue: Turnover rental	67	31
South Africa	5	6
Spain	35	25
Portugal	27	—
Included in property revenue: Recoveries	727	503
South Africa	395	342
Spain	232	161
Portugal	100	—

SA REIT ratios

for the six months ended 30 September 2025

The SA REIT ratios have been prepared in compliance with the SA REIT Best Practice Recommendations and are the responsibility of the directors of Vukile.

SA REIT FUNDS FROM OPERATIONS (SA REIT FFO)

	30 September 2025 Rm	30 September 2024 Rm	31 March 2025 Rm
Profit per IFRS statement of comprehensive income attributable to the parent	2 365	1 244	3 209
Adjusted for:			
Accounting/specific:			
Fair value adjustments to:	(1 365)	(323)	(1 168)
Investment property ⁽¹⁾	(1 337)	(183)	(1 035)
Debt and equity instruments held at fair value through profit or loss	(165)	7	(117)
Depreciation and amortisation of intangible assets	2	2	3
Asset impairments (excluding goodwill) and reversal of impairment	(10)	(7)	(9)
Deferred tax movement recognised in profit or loss	18	24	42
Straight-lining operating lease adjustment	31	(78)	(135)
Adjustments to dividends from equity interests held	96	(88)	83
Adjustments arising from investing:			
Gains or losses on disposal of:	—	6	6
Investment property and property, plant and equipment	—	6	6
Other adjustments:	46	88	(67)
Adjustments made for equity-accounted entities	(79)	—	(164)
Non-controlling interests in respect of the above adjustments	125	8	12
Antecedent income	—	80	85
SA REIT FFO	1 046	1 015	1 980
Number of shares outstanding (net of treasury shares)	1 244 630 392	1 229 933 623	1 244 630 392
SA REIT FFO cents per share	84.04	82.52	159.08
Company-specific adjustments	(2)	(2)	(3)
Depreciation	(2)	(2)	(3)
FFO	1 044	1 013	1 977
FFO per share (cents)	83.90	82.40	158.84

⁽¹⁾ Investment property includes a fair value adjustment of R1 306 million (H1 FY25: R261 million) and straight-lining operating lease adjustment of R31 million (H1 FY25: -R78 million).

SA REIT ratios continued

for the six months ended 30 September 2025

SA REIT NAV

	30 September 2025 Rm	30 September 2024 Rm	31 March 2025 Rm
Reported NAV attributable to the parent	29 673	26 038	27 868
Adjustments:			
Dividend declared	(824)	(679)	(953)
Fair value of derivative financial instruments (FECs/IRS)	(30)	(56)	(22)
Goodwill and intangible assets	(6)	(4)	(5)
SA REIT NAV	28 813	25 299	26 888
Shares outstanding			
Number of shares in issue (net of treasury shares)	1 244 630 392	1 229 933 623	1 244 630 392
SA REIT NAV per share	23.15	20.57	21.60

SA REIT cost-to-income ratio

	30 September 2025 Rm	30 September 2024 Rm	31 March 2025 Rm
South African portfolio			
Expenses			
Operating expenses per IFRS income statement (includes municipal expenses)	517	455	952
Administrative expenses per IFRS income statement	127	116	232
Excluding:	(1)	(2)	(3)
Depreciation expense in relation to property, plant and equipment of an administrative nature and amortisation expense in respect of intangible assets			
Operating costs	643	569	1 181
Rental income			
Contractual rental income per IFRS income statement (excluding straight-lining)	871	820	1 683
Utility and operating recoveries per IFRS income statement	395	340	717
Gross rental income	1 266	1 160	2 400
SA REIT cost-to-income ratio (%)	50.8	49.1	49.2

SA REIT cost-to-income ratio continued

	30 September 2025 Rm	30 September 2024 Rm	31 March 2025 Rm
Castellana portfolio			
Expenses			
Operating expenses per IFRS income statement (includes municipal expenses)	488	230	536
Administrative expenses per IFRS income statement	151	108	246
Excluding: Depreciation expense in relation to property, plant and equipment of an administrative nature and amortisation expense in respect of intangible assets	(1)	—	—
Operating costs	638	338	782
Rental income			
Contractual rental income per IFRS income statement (excluding straight-lining)	1 336	721	1 636
Utility and operating recoveries per IFRS income statement	332	161	360
Gross rental income	1 668	882	1 996
SA REIT cost-to-income ratio (%)	38.2	38.3	39.2
South African portfolio			
Administrative costs			
Administrative expenses as per IFRS income statement	127	116	232
Rental income			
Contractual rental income per IFRS income statement (excluding straight-lining)	871	820	1 683
Utility and operating recoveries per IFRS income statement	395	340	717
Gross rental income	1 266	1 160	2 400
SA REIT administrative cost-to-income ratio (%)	10.0	10.0	9.7

SA REIT ratios continued

for the six months ended 30 September 2025

Castellana portfolio	30 September 2025 Rm	30 September 2024 Rm	31 March 2025 Rm
Administrative costs			
Administrative expenses as per IFRS income statement	151	108	246
Rental income			
Contractual rental income per IFRS income statement (excluding straight-lining)	1 336	721	1 636
Utility and operating recoveries per IFRS income statement	332	161	360
Gross rental income	1 668	882	1 996
SA REIT administrative cost-to-income ratio (%)	9.1	12.2	12.3

SA REIT GLA vacancy

South Africa portfolio	30 September 2025 Rm	30 September 2024 Rm	31 March 2025 Rm
GLA of vacant space (m ²)	15 104	14 946	13 969
GLA of total property portfolio (m ²)	809 349	750 706	811 304
SA REIT GLA vacancy rate (%)	1.9	2.0	1.7

Castellana portfolio	30 September 2025 Rm	30 September 2024 Rm	31 March 2025 Rm
GLA of vacant space (m ²)	6 677	4 649	7 659
GLA of total property portfolio (m ²)	528 038	328 032	471 519
SA REIT GLA vacancy rate (%)	1.3	1.4	1.6

SA REIT cost of debt

	ZAR %	EUR %
30 September 2025		
Variable interest rate borrowings		
Floating reference rate plus weighted average margin	8.5	1.0
Fixed interest rate borrowings		
Weighted average fixed rate		3.0
Pre-adjusted weighted average cost of debt	8.5	4.0
Adjustments:		
Impact of interest rate derivatives	0.5	0.1
Amortised transaction costs imputed into the effective interest rate	0.1	0.2
SA REIT all-in weighted average cost of debt	9.1	4.3
30 September 2024		
Variable interest rate borrowings		
Floating reference rate plus weighted average margin	9.5	1.8
Fixed interest rate borrowings		
Weighted average fixed rate	—	2.5
Pre-adjusted weighted average cost of debt	9.5	4.3
Adjustments:		
Impact of interest rate derivatives	(0.4)	(0.2)
Amortised transaction costs imputed into the effective interest rate	0.1	0.2
SA REIT all-in weighted average cost of debt	9.2	4.3
31 March 2025		
Variable interest rate borrowings		
Floating reference rate plus weighted average margin	9.0	0.9
Fixed interest rate borrowings		
Weighted average fixed rate	—	3.1
Pre-adjusted weighted average cost of debt	9.0	4.0
Adjustments:		
Impact of interest rate derivatives	(0.1)	0.1
Amortised transaction costs imputed into the effective interest rate	0.1	0.2
SA REIT all-in weighted average cost of debt	9.0	4.3

SA REIT ratios continued

for the six months ended 30 September 2025

SA REIT LTV

	30 September 2025 Rm	30 September 2024 Rm	31 March 2025 Rm
Gross debt	24 703	19 476	22 552
Less:			
Cash and cash equivalents	(2 343)	(5 146)	(2 110)
Cash and cash equivalents balance sheet	(2 344)	(5 147)	(2 135)
Less restricted cash	1	1	25
Less:			
Net derivative financial instruments asset	(30)	(56)	(22)
Forward exchange contracts	(126)	(105)	(73)
Interest rate swaps	96	49	51
Net debt	22 330	14 274	20 420
Total assets – per statement of financial position	58 057	47 160	53 821
Less:			
Cash and cash equivalents	(2 344)	(5 147)	(2 135)
Tenant deposits	(232)	(204)	(225)
Derivative financial assets:	(126)	(114)	(96)
Forward exchange contracts	(126)	(105)	(94)
Interest rate swaps	—	(9)	(2)
Goodwill and intangible assets	(6)	(4)	(5)
Trade and other receivables	(543)	(330)	(531)
Carrying amount of property-related assets	54 806	41 361	50 829
SA REIT LTV %	40.7	34.5	40.2

