

EQUITES PROPERTY FUND LIMITED

(Incorporated in the Republic of South Africa)

(Registration number 2013/080877/06)

Share code: EQU ISIN: ZAE000188843

Alpha code: EQUI

(Approved as a REIT by the JSE)

("Equites" or "the Company")



SHORT-FORM ANNOUNCEMENT: CONDENSED CONSOLIDATED INTERIM RESULTS FOR THE SIX MONTHS ENDED 31 AUGUST 2020

NATURE OF BUSINESS

Equites is the only specialist logistics REIT on the JSE with a market capitalisation of R11 billion and 63 properties under management. This portfolio has been carefully curated to bring together the best assets in the most desirable locations, let to blue-chip covenants on long-dated leases.

The logistics asset class has proven to outperform in key global markets over time, and through careful acquisition and development activity, we have managed to unlock significant value for shareholders.

We pride ourselves on being able to provide high quality logistics assets to our tenants, enabling them with solutions to grow, optimise and redefine their businesses.

We believe that a strong financial result is meaningless without ensuring the sustainability of income. In order to ensure this goal is met, we have prioritised sustainability and governance as cornerstones of our strategy.

THE PERIOD IN BRIEF

- Net asset value per share has increased by 0.4% to R17.44 as at 31 August 2020, compared to R17.37 at 31 August 2019
- Distribution per share of 74.44 cents compared to 74.43 cents for the six months ended 31 August 2019
- 100% of distributable earnings has been declared as an interim cash dividend to shareholders
- Average collection rate above 99.0% over the six-month reporting period, across SA and the UK
- Loan-to-value of 29.5% as at 31 August 2020 reflecting a conservative financial profile against an uncertain macroeconomic backdrop
- The all-in cost of debt has decreased by 50bps since 29 February 2020 to 5.44%
- Cash and undrawn facilities in excess of R1.0 billion at 31 August 2020 available to execute development pipeline
- Raised R600 million in senior unsecured floating rate notes at a margin of 205bps above JIBAR through a heavily oversubscribed private bookbuild in September 2020

KEY FINANCIAL HIGHLIGHTS

	Unaudited Six months ended 31 August 2020	Unaudited six months ended 31 August 2019	Change %
Gross property revenue (R'000)	510 382	492 458	3.6%
Distributable earnings (R'000)	457 572	405 577	12.8%
Headline earnings per share (cents)	(7.6)	70.9	(110.7%)
Earnings per share (cents)	(20.1)	95.4	(121.1%)
Dividend declared per share (cents)	74.44	74.43	0.0%
Net asset value per share (cents)	1 744	1 737	0.4%

DECLARATION OF AN INTERIM CASH DIVIDEND WITH THE ELECTION TO REINVEST THE CASH DIVIDEND IN RETURN FOR EQUITES SHARES

The board has approved, and notice is hereby given of the declaration of a gross interim dividend (dividend number 14) of 74.43601 cents per share. Subject to final regulatory approvals, shareholders will be entitled, in respect of all or part of their shareholdings, to elect to reinvest the cash dividend in return for equites shares and a circular containing details of the election to reinvest the cash dividend, accompanied by the requisite SENS announcements will be issued in due course.

SHORT-FORM ANNOUNCEMENT

This short-form announcement is the responsibility of the directors of and the contents were approved by the board on 12 October 2020. This short-form announcement is a summary of the full announcement released on SENS on 13 October 2020 and does not include full or complete details. None of the information in this announcement has been reviewed or reported on by the company's external auditors.

The full announcement is available on the Company's website at <https://www.equites.co.za/investor-community/investors-documentation/> and can also be accessed using the following JSE link: <https://senspdf.jse.co.za/documents/2020/jse/isse/EQU/H12020.pdf>

A copy of the full announcement may be requested from info@equites.co.za or the sponsor, Java Capital at sponsor@javacapital.co.za. Any investment decision should be based on the full announcement available on the Company's website.

The condensed consolidated interim results have not been reviewed or audited by the Company's external auditors, PricewaterhouseCoopers Inc.

Non – Executive Directors

P.L. Campher* (Chairman), G Lanfranchi (Deputy Chairman), R.E. Benjamin-Swales*, M.E. Brey*, E. Cross*, K Dreyer, A.J. Gouws, N Khan*, K. Ntuli*

*Independent

Executive Directors

A Taverna-Turisan (CEO)^, G.R. Gous (COO), L. Razack (CFO)
^Italian

Registered office and business address

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Contact details

info@equites.co.za

Company secretary

Riaan Gous

Transfer secretary

Computershare Investor Services Proprietary Limited

Auditors

PricewaterhouseCoopers Inc.

Bankers

Nedbank Limited

Debt sponsor

Nedbank Limited

Corporate advisor and equity sponsor

Java Capital
6th Floor, 1 Park Lane, Wierda Valley, Sandton, 2196

13 October 2020