

SUMMARISED CONSOLIDATED

AUDITED RESULTS 2020



	%	R	R
	INCREASE / DECREASE	30 SEPTEMBER 2020	30 SEPTEMBER 2019
Revenue	(1,9)	643 011 335	655 544 170
Operating profit [^]	(22,0)	282 587 301	362 353 901
Earnings	(454,4)	(308 434 656)	(55 632 520)
Earnings per share (cents)	(456,4)	(96,47)	(17,34)
Diluted earnings per share (Cents)	(454,4)	(96,12)	(17,34)
Headline earnings per share (cents)	(56,5)	16,25	37,32
Diluted headline earnings per share (cents)	(56,6)	16,19	37,32
Net asset value per share (cents)	(14,9)	768,65	903,04
Distribution for the period ended	(43,8)	44,01572	78,25381

[^] Rental income less property costs.

NATURE OF BUSINESS

Indluplace is a proud South African property investor owning a portfolio primarily focused on the affordable end of the residential rental market. The company was listed on the Main Board of the JSE in June 2015 and currently owns a portfolio of 9 668 residential units and 18 870m² of associated retail space. The portfolio is valued at R3,8 billion. By utilising specialist outsourced property managers for the different portfolios, Indluplace ensures that its portfolio remains professionally managed to provide positive investment returns, while providing value for money accommodation and service to all its tenants. Indluplace is mindful of the increasing role and impact of Environmental, Social, and Governance (ESG) on sustainability as well as the societal impact of an investment in the company.

PAYMENT OF DIVIDEND FOR THE YEAR ENDED 30 SEPTEMBER 2020

The board has declared a gross dividend of 44,01572 cents per share (dividend number 15) for the year ended 30 September 2020, in accordance with the timetable set out below:

Last date to trade cum dividend	Monday, 14 December 2020
Shares trade ex-dividend	Tuesday, 15 December 2020
Record date	Friday, 18 December 2020
Payment date	Monday, 21 December 2020

Shares may not be dematerialised or rematerialized between Tuesday, 15 December 2020 and Friday, 18 December 2020, both days inclusive.

Payment of the dividend will be made to shareholders on Monday, 21 December 2020. In respect of dematerialised shares, the dividend will be transferred to the Central Securities Depository Participant (CSDP)/ broker accounts on Monday, 21 December 2020. Certificated shareholders' dividend payment will be deposited on or about Monday, 21 December 2020.

TAX TREATMENT OF DIVIDEND

In accordance with Indluplace's status as a REIT, shareholders are advised that the dividend meets the requirements of a "qualifying distribution" for the purposes of section 25BB of the Income Tax Act, No. 58 of 1962 ("Income Tax Act"). The distribution on shares will be deemed to be a dividend, for South African tax purposes, in terms of section 25BB of the Income Tax Act.

The dividend received by or accrued to South African tax residents must be included in the gross income of such shareholders and will not be exempt from income tax (in terms of the exclusion to the general dividend exemption, contained in paragraph (aa) of section 10(1)(k)(i) of the Income Tax Act) because they are dividends distributed by a REIT. This dividend is, however, exempt from dividends withholding tax in the hands of South African tax resident shareholders, provided that the South African resident shareholders furnished the following forms to their CSDP or broker, as the case may be, in respect of uncertificated shares, or the company, in respect of certificated shares:

- a declaration that the dividend is exempt from dividends tax; and
- a written undertaking to inform the CSDP, broker or the company, as the case may be, should the circumstances affecting the exemption change or the beneficial owner cease to be the beneficial owner,

both in the form prescribed by the Commissioner for the South African Revenue Service. Shareholders are advised to contact their CSDP, broker or the company, as the case may be, to arrange for the abovementioned documents to be submitted prior to payment of the dividend, if such documents have not already been submitted.

Dividends received by non-resident shareholders will not be taxable as income and instead will be treated as ordinary dividends which are exempt from income tax in terms of the general dividend exemption in section 10(1)(k)(i) of the Income Tax Act. Any dividend received by a non-resident from a REIT is subject to dividends withholding tax at 20%, unless the rate is reduced in terms of any applicable agreement for the avoidance of double taxation ("DTA") between South Africa and the country of residence of the shareholders. Assuming dividend withholding tax will be withheld at a rate of 20%, the net dividend amount due to non-resident shareholders is 35,21258 cents per share. A reduced dividend withholding rate in terms of the applicable DTA, may only be relied on if the non-resident shareholders have provided the following forms to their CSDP or broker, as the case may be, in respect of uncertificated shareholders, or the company, in respect of certificated shareholders:

- a) a declaration that the dividend is subject to a reduced rate as a result of the application of a DTA; and
- b) a written undertaking to inform their CSDP, broker or the company, as the case may be, should the circumstances affecting the reduced rate change or the beneficial owner cease to be the beneficial owner,

both in the form prescribed by the Commissioner for the South African Revenue Service. Non-resident shareholders are advised to contact their CSDP, broker or the company, as the case may be, to arrange for the abovementioned documents to be submitted prior to payment of the dividend if such documents have not already been submitted, if applicable.

Shares in issue at the date of declaration of this dividend: 341 797 084
Indluplace's income tax reference number: 9390/649/177

SHORT-FORM ANNOUNCEMENT

This short-form announcement is the responsibility of the board of directors of the company. This short-form announcement is a summary of the full announcement released on SENS and published on Indluplace's website (www.indluplace.co.za) at

<https://www.indluplace.co.za/downloads/2020/results/indluplace-annual-results-2020.pdf>

on 18 November 2020 and on the JSE website at

<https://senspdf.jse.co.za/documents/2020/jse/isse/ilu/indlu0920.pdf> and does not contain full or complete details. Any investment decision by investors and/or shareholders should be based on consideration of the full announcement.

The audit report on the annual financial statements in respect of which an unqualified opinion was expressed, notes the valuation of investment properties as a key audit matter.

The full announcement is available for inspection at the registered offices of the company (3rd Floor, 1 Sturdee Avenue, Rosebank, 2196), on the company's website, www.indluplace.co.za and the offices of the sponsor, Java Capital (6th Floor, 1 Park Lane, Wierda Valley, Sandton, 2196 (entrance at 39 Wierda Road West)) at no charge during normal business hours from Wednesday, 18 November 2020 to Wednesday, 25 November 2020. A copy of the full announcement is available on request from info@indluplaceproperties.co.za

By order of the Board

18 November 2020