

SHORT-FORM ANNOUNCEMENT

CONDENSED UNAUDITED CONSOLIDATED
INTERIM FINANCIAL RESULTS
for the six months ended 31 December 2020

ATTACQ
INVEST • DEVELOP • GROW

Liquidity improved to

R1.3 billion

(31 December 2019:
R962.9 million)

Group interest cover ratio of

1.40 times

(31 December 2019:
1.91 times)

Distributable income per share declined by

57.5%

(31 December 2019:
increased by 23.9%)

Rental collection rate for the South African portfolio improved to

100.6%

(31 December 2019:
98.8%)

South African portfolio valuations decreased by

3.2%

from 30 June 2020 to
31 December 2020 on a
like-for-like basis

South African portfolio occupancy levels improved to

96.4%

(31 December 2019:
94.0%)

SHORT-FORM ANNOUNCEMENT

This short-form announcement is the responsibility of the directors and the contents were approved by the board on 23 March 2021. This short-form announcement is a summary of the full announcement released on SENS and published on 23 March 2021 and does not include full or complete details. The short-form announcement has not been audited or reviewed by the company's external auditors. The full announcement is available on the company's website at www.attacq.co.za/investor-hub and can be accessed using the following JSE link:

<https://senspdf.jse.co.za/documents/2021/jse/isse/ATT/2021HYRES.pdf>

The full announcement is available for inspection at the registered offices of the company or its sponsor, at no charge, during office hours from Tuesday, 23 March 2021 to Tuesday, 30 March 2021. Copies of the full announcement may be requested via email from brenda@attacq.co.za or sponsor@javacapital.co.za. Any investment decision should be based on the full announcement available on the company's website.

DIVIDEND

As per the announcement published on SENS on 30 June 2020, the board of directors has decided not to declare an interim cash dividend for six months ended 31 December 2020.

By order of the board

Attacq Limited

23 March 2021

FINANCIAL PERFORMANCE

		31 December 2020	31 December 2019	% change
Distributable income per share	cents	21.1	49.7	(57.5)
Total assets	R'000	24 104 944	27 061 255	(10.9)
Net asset value per share	cents	1 571	2 141	(26.6)
Gross revenue	R'000	1 207 593	1 194 948	1.1
Loss per share	cents	(56.4)	(5.3)	964.2
Headline earnings per share	cents	29.3	35.8	(18.2)

To align its terminology with that of the majority of REITs, Attacq will now refer to distributable income per share instead of distributable earnings per share.

Attacq Limited (Incorporated in the Republic of South Africa) (Registration number 1997/000543/06) JSE share code ATT ISIN: ZAE000177218 (Approved as a REIT by the JSE) (Attacq or company or group) Registered office ATT House, 2nd Floor, Maxwell Office Park, 37 Magwa Crescent, Waterfall City, 2090 Postal address PostNet suite 016, Private Bag X81, Halfway House, 1685 Transfer secretaries Computershare Investor Services Proprietary Limited Sponsor Java Capital Independent auditors Ernst & Young

Independent non-executive directors PP Tredoux (chairperson), HR El Haimer (lead independent), TP Leeuw (appointed 10 February 2021), IN Mkhari, BT Nagle (retired on 27 November 2020, being the date of the AGM), S Shaw-Taylor, AE Swiegers (appointed 14 January 2021), JHP van der Merwe, Executive directors M Hamman (CEO, had resigned with effect from 30 April 2021), R Nana (CFO), JR van Niekerk (COO, has been appointed as CEO with effect from 1 May 2021) Company secretary A Matwa.