

SA Corporate Real Estate Limited  
(Incorporated in the Republic of South Africa)  
(Registration number 2015/015578/06)  
Share code: SAC ISIN: ZAE000203238  
(Approved as a REIT by the JSE)  
("SA Corporate" or "the Company" or "the Group")

## **TRADING STATEMENT AND RELEASE OF RESULTS FOR THE YEAR ENDED 31 DECEMBER 2021**

### **Trading Statement**

In terms of paragraph 3.4(b)(vii) of the JSE Listings Requirements, property entities which have adopted distribution per share as their financial results measurement for trading statement purposes, are required to publish a trading statement as soon as they are satisfied that a reasonable degree of certainty exists that the distribution per share will differ by at least 15% from the distribution per share for the previous corresponding period.

The continued execution of the Group's strategy to offer an investment in a defensive portfolio comprising convenience retail, quality logistics and residential property whilst divesting from remaining office properties has ensured that SA Corporate has been able to successfully navigate the COVID-19 pandemic and end the 2021 financial year in a considerably stronger position than where it was at the beginning of the year. The Company anticipates that for its year-end financial results for the twelve months ended 31 December 2021:

- distributable income will increase by more than 6% compared to the prior year; and
- the Group's robust financial position will enable a normalised pay-out ratio and distribution per share, for the twelve months ended 31 December 2021 (including the 10.27 cps distributed for the first half of 2021), of between 21 and 23 cents per share, representing an increase of between 17% and 28% compared to 17.92841 cents per share for the prior year ended 31 December 2020.

### **Release of results for the year ended 31 December 2021**

The Company intends releasing its results for the year ended 31 December 2021 on 17 March 2022.

The financial information in this announcement has not been reviewed or reported on by SA Corporate's auditors.

11 March 2022  
Cape Town

Sponsor: Nedbank Corporate and Investment Banking, a division of Nedbank Limited