

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 INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2022

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.

SA Corporate continues to deliver on its strategy to provide investors with a defensive portfolio comprising convenience-oriented retail shopping centres, logistics, and quality residential rental properties. The Group's divestment from offices is such that it now has insignificant exposure to this challenged property class, further reinforcing the robustness of the Group's property portfolio. The Company anticipates that for the interim financial results (including the distribution per share) for the six months ended 30 June 2022:

- distributable income will increase by more than 5% compared to the six months ended 30 June 2021 ("Prior Period"); and
- the Group's robust financial position will enable a distribution per share for the six months ended 30 June 2022, of between 12.00 and 13.00 cents per share, representing an increase of between 17% and 27% compared to 10.27368 cents per share for the Prior Period.

Release of results for the six months ended 30 June 2022

The Company intends releasing its interim results for the six months ended 30 June 2022 on or about 15 September 2022.

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

7 September 2022
Johannesburg

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