

# SHORT-FORM ANNOUNCEMENT

## CONSOLIDATED FINANCIAL RESULTS FOR THE YEAR ENDED 30 JUNE 2022

This short-form announcement is the responsibility of the directors and the contents were approved by the board on 12 September 2022. This short-form announcement is a summary of the full announcement released on SENS and published on 13 September 2022 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](http://www.attacq.co.za/investor-hub) and can be accessed using the following JSE link: <https://senspdf.jse.co.za/documents/2022/jse/isse/ATT/2022FYRES.pdf>

The auditor, Ernst & Young Inc., has issued an unmodified opinion on Attacq's audited consolidated annual financial statements for the year ended 30 June 2022. The following key audit matter was considered as part of their audit: valuation of investment property, including completed developments, developments under construction and leasehold land. The full audit report and consolidated annual financial statements are available on the Attacq website: <https://www.attacq.co.za/investor-hub/#finresults>.

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, 13 September 2022 to Tuesday, 20 September 2022. Copies of the full announcement may be requested via email from [brenda@attacq.co.za](mailto:brenda@attacq.co.za) or [sponsor@javacapital.co.za](mailto:sponsor@javacapital.co.za). Any investment decision should be based on the full announcement available on the company's website.

**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). **Independent non-executive directors:** P Tredoux (chairperson), HR El Haimer (lead independent), TP Leeuw IN Mkhari, S Shaw-Taylor, AE Swiegers, JHP van der Merwe. **Executive directors:** JR van Niekerk (CEO), R Nana (CFO). **Company secretary:** W Modisapodi. **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 Inc.

### Dividends resumed with

## 50.0 cps

declared for the financial year  
(2021: Rnil)

### Distributable income per share increased to

## 62.8 cents

(2021: declined to 46.8 cents)

### Net asset value per share increased to

## R17.49

(2021: decreased to R15.75)

### Gearing improved to

## 37.2%

(2021: gearing improved to 43.3%)

### Growth in weighted average trading density over 12 months of

## 12.6%

(2021: decrease of 0.4%)

### Completed Waterfall City developments totalling

## 47 623m<sup>2</sup>

of GLA  
(2021: 33 332m<sup>2</sup> of GLA)

### Financial performance

		30 June 2022	30 June 2021	% change
Distributable income per share	cents	62.8	46.8	34.2
Dividend per share	cents	50.0	-	n/mf
Total assets	R'000	21 626 282	22 589 172	(4.3)
Net asset value per share	cents	1 749	1 575	11.0
Gross revenue	R'000	2 521 573	2 390 241	5.5
Earnings per share	cents	167.3	21.9	663.9
Headline earnings per share	cents	131.5	121.4	8.3

### Dividend

The board declared a final gross cash dividend of 50.0 cents per share, for the year ended 30 June 2022, out of the company's distributable income. A detailed announcement, including salient dates and the tax treatment applicable to the dividend was published on Tuesday, 13 September 2022 via SENS announcement. The group expects to deliver between an 8.0% and 10.0% dividend growth off a pay-out ratio of 80% of distributable income. The guidance has not been reviewed or reported on by Attacq's auditors.

### By order of the board, Attacq Limited

13 September 2022