



SHORT-FORM ANNOUNCEMENT

CONDENSED UNAUDITED CONSOLIDATED INTERIM FINANCIAL RESULTS

FOR THE SIX MONTHS ENDED 31 DECEMBER 2022

This short-form announcement is the responsibility of the directors and the contents were approved by the board on 13 March 2023. This short-form announcement is a summary of the full announcement released on SENS and published on 14 March 2023 and does not include full or complete details. Any investment decision should be based on the full announcement. 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/2023/jse/isse/ATT/2023HYRES.pdf>.

The full announcement is also available for inspection at the registered offices of the company or its sponsor, at no charge, during office hours from Tuesday, 14 March 2023 to Wednesday, 22 March 2023. Copies of the full announcement may be requested via email from brenda@attacq.co.za or sponsor@javacapital.co.za.

Dividends declared of

29.0 cps

for the interim period
(31 December 2021: Rnil)

Distributable income per share increased to

35.9 cents

(31 December 2021: increased to 28.2 cents)

Interest cover ratio improved to

1.72 times

(31 December 2021: improved to 1.50 times)

Weighted average annual trading density growth of

14.7%

(31 December 2021: growth of 8.7%)

Development activity at Waterfall City totalling

53 697m²

of GLA (31 December 2021: 59 395m² of GLA)

Strategic investment proposed of

R2.8 billion

in Waterfall City, by Government Employees Pension Fund

Financial performance

		31 December 2022	31 December 2021	% change
Distributable income per share	cents	35.9	28.2	27.3
Dividend per share	cents	29.0	-	nmf
Total assets	R'000	21 732 562	21 577 860	0.7
Net asset value per share	cents	1 735	1 683	3.1
Gross revenue	R'000	1 121 161	1 392 384	(19.5)
Earnings per share	cents	28.2	99.8	(71.7)
Headline earnings per share	cents	37.1	70.5	(47.4)

Dividend

The board has declared an interim gross cash dividend of 29.00000 cents per share, for the six months ended 31 December 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, 14 March 2023 via SENS announcement. The group's full year distributable income per share guidance of between 8.0% and 10.0% growth and a pay-out ratio of 80.0% remains unchanged. The guidance has not been reviewed or reported on by Attacq's auditors.

By order of the board, Attacq Limited

14 March 2023

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 "the company" or "the group"). **Independent non-executive directors:** P Tredoux (chairperson), HR El Haimer (lead independent director), FFT De Buck (effective 1 February 2023), TP Leeuw, IN Mkhari, GT Rohde (effective 1 February 2023), 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.