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**Sebata Holdings Limited**  
Incorporated in the Republic of South Africa  
(Registration number 1998/003821/06)  
Share code: SEB ISIN: ZAE000260493  
(“**Sebata**” or “**the Company**”)

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## ACQUISITION OF INVESTMENT PROPERTY

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### 1. INTRODUCTION

Shareholders are advised that Sebata (“**the Purchaser**”) entered into a property sale agreement (“**the Agreement**”) with Reunert Limited (“**the Seller**”) on 13 June 2022 (“**Signature Date**”), to acquire the investment property Valley View Industrial Park (“**Investment Property**”), for a purchase price of R32 000 000 (“**Purchase Price**”), as further set out below (“**the Acquisition**”).

### 2. THE ACQUISITION

#### 2.1 Details of the Investment Property

The Investment Property consists of Section 1 of Sectional Plan Number SS 37/2006 in the scheme known as Valley View Industrial Park situated in New Germany, Kwa-Zulu Natal. The building comprises two floors of 2,969m<sup>2</sup> each. The floor space is split between administration offices and large open spaces for production lines.

#### 2.2 Details pertaining to the Seller

The Seller, Reunert Limited, is a listed company on the Johannesburg Stock Exchange and the A2X under share code RLO. The Seller is not a related party to Sebata.

#### 2.3 Rationale for the Acquisition

The Acquisition was made to consolidate numerous leases held by the Company's investee companies. The consolidation of these leases has allowed for a significant cost saving through synergies and elimination of redundancies in the numerous leases. The Acquisition has also enabled production by the investee companies to be housed under one roof instead of being split across numerous facilities.

#### 2.4 Suspensive conditions and effective date

All suspensive conditions in respect of the Acquisition have been fulfilled.

The effective date of the Acquisition was 27 June 2022, being the fulfilment date of all suspensive conditions.

The registration of transfer of the Investment Property into the name of the Company was effected on 24 August 2022.

The Agreement contains warranties and undertakings which are standard for an acquisition of this nature.

#### 2.5 Purchase Price

The purchase price payable in cash by the Company to the Seller for the Investment Property is an amount of R32 million, payable as follows:

2.5.1 on Signature Date, a non-refundable deposit in the amount of R9.6 million (inclusive of tax) to Stepstone & Wylie Attorneys (the “**Conveyancers**”) (which deposit has been settled); and

2.5.2 by no later than 27 June 2022, the balance of the Purchase Price, in the amount of R27.2 million (inclusive of tax), to the Conveyancers, until the transfer date whereupon it shall be paid to the Seller (which balance has been settled).

Other than normal occupational rental, registration and transfer costs typical to the nature of the transaction, no costs have been incurred by Sebata in relation to the Acquisition.

### **3. FINANCIAL INFORMATION**

The value of the net asset value and loss after tax attributable to the Acquisition was R33.596 million and R1.596 million, respectively as at 30 September 2022, as extracted from the audited annual financial statements of Reunert Limited.

The financial statements were prepared in accordance with the International Financial Reporting Standards and the Companies Act, 2008 (Act 71 of 2008), as amended.

### **4. CLASSIFICATION OF THE DISPOSAL**

The Acquisition is categorised as a Category 2 transaction in terms of the Listings Requirements of the JSE Limited.

Johannesburg  
30 August 2023

**Sponsor**  
Merchantec Capital