



Octodec Investments Limited (Octodec or the company), its subsidiaries and associated company (the group) is a real estate investment trust (REIT) listed on the JSE Ltd (JSE) and A2X, with a diversified portfolio of 238 residential, retail, office and industrial properties situated in the major metropolitan areas of Tshwane and Johannesburg. The portfolio, including an equity-accounted joint venture, has a lettable area of 1 528 961m<sup>2</sup> and is valued at R11.2 billion.

## Salient features

**Distributable income after tax (REIT funds from operations R'million)**

**R455.8**  
(2022: R466.1)

**Distributable income per share (cents)**

**171.2**  
(2022: 175.1)

**Dividend per share (cents)**

**135.0**  
(2022: 130.0)

**Net asset value (NAV) per share**

**R24.24**  
(2022: R23.28)

**Loan to value (LTV)**

**37.7%**  
(2022: 39.2%)

This short form announcement is the responsibility of the directors. This announcement is only a summary of the information in the reviewed condensed annual results for the year ended 31 August 2023 (full announcement) and does not contain full or complete details. The condensed consolidated financial statements were reviewed by Ernst & Young Inc. and their unmodified report is included on page 17 of the full announcement.

Any investment decisions made by shareholders and/or investors should be based on a consideration of the full announcement, released on the Stock Exchange News Service (SENS) on 01 November 2023, which may be downloaded from: <https://senspdf.jse.co.za/documents/2023/JSE/issue/OCT/FY2023.pdf>

The full announcement is also available on the Octodec Investments Limited website at <https://octodec.co.za/wp-content/uploads/2023/10/Condensed-annual-results-FY2023.pdf>

## Results

	% change	Reviewed 31 August 2023	Audited 31 August 2022
Revenue (R'000)	2.2	1 982 537	1 939 072
Basic and diluted profit per share (cents)	0.9	229.3	227.3
Headline and diluted headline earnings per share (cents)	(37.0)	162.9	258.7
Distributable income per share (cents)	(2.2)	171.2	175.1
Dividend per share (cents)	3.8	135.0	130.0
Net asset value per share (cents)	4.1	24.24	23.28

## Dividends

The board of Octodec has declared a final cash dividend of 75.00000 cents per share for the year ended 31 August 2023, payable out of the company's distributable income.

The salient dates relating to the final dividend are as follows:

	2023
Last day to trade cum dividend	Tuesday, 21 November
Shares trade ex dividend	Wednesday, 22 November
Record date	Friday, 24 November
Payment date	Monday, 27 November

Share certificates may not be dematerialised or rematerialised between Wednesday, 22 November 2023 and Friday, 24 November 2023, both days inclusive.

## Tax implications for non-resident shareholders

Dividends received by non-resident shareholders from a REIT will not be taxable as income and will be exempt from income tax in terms of the exemption in section 10(1)(k)(i) of the Income Tax Act. Any dividend received by a non-resident from a REIT is subject to dividend tax at 20%, unless the rate is reduced in terms of any applicable agreement for the avoidance of double

taxation agreements (DTA) between South Africa and the country of residence of the non-resident shareholders. Assuming dividend tax will be withheld at a current rate of 20%, the net dividend amount due to non-resident shareholders is 60.00000 cents per share.

A reduced dividend tax in terms of the applicable DTA may only be relied on if the non-resident shareholder has submitted the following forms to his/her CSDP or broker, as the case may be, in respect of uncertificated shares, or the transfer secretaries, in respect of certificated shares:

- A declaration that the dividend is subject to a reduced rate as a result of the application of the DTA; and
- A written undertaking to inform the CSDP, broker or the transfer secretaries, as the case may be, should the circumstances affecting the reduced rate change or the beneficial owner cease to be the beneficial owner, both in the form prescribed by the Commissioner for the South African Revenue Services (SARS).

If applicable, non-resident shareholders are advised to contact the CSDP, broker or the company, as the case may be, to arrange for the above-mentioned documents to be submitted prior to payment of the dividend, if such documents have not already been submitted.

## Tax implications for South African resident shareholders

Dividends received by or accrued to South African tax residents must be included in the gross income of such shareholders. They are not exempt from income tax in terms of the exclusion to the general dividend exemption contained in section 10(1)(k)(i)(aa) of the Income Tax Act, because they are dividends distributed by a REIT.

These dividends are, however, exempt from dividend withholding tax (dividend tax) in the hands of South African resident shareholders, provided that the South African resident shareholders have made submissions to the CSDP or broker, as the case may be, in respect of uncertificated shares, or the company in respect of certificated shares, a DTD (EX) (Dividend tax declaration that the dividend is exempt from dividends tax and a written undertaking to inform the CSDP, broker or

the company, as the case may be, should the circumstances affecting the exemption change or the beneficial owner ceases to be the beneficial owner, both in the form prescribed by the Commissioner for the South African Revenue Services).

If resident shareholders have not submitted the above-mentioned documentation to confirm their status as a South African resident, they are advised to contact their CSDP or broker, as the case may be, to arrange for the documents to be submitted prior to payment of the cash dividend.

Shareholders are encouraged to consult with their professional advisors should they be in any doubt as to the appropriate action to take.

The number of shares in issue at the date of this declaration is 266 197 535 and Octodec's tax reference number is 9925/033/71/5.

## Prospects

Despite the difficult trading conditions we are experiencing, we anticipate that our distributable income will be maintained and that the distribution may increase by between 3% and 5% for the six months ending 28 February 2024 compared to the same period for FY2023.

This forecast is based on the following key assumptions:

- Forecast property income is based on contractual rental escalations and market-related renewals;
- The timely completion of HealthConnect and the prompt leasing thereof;
- Adequate allowance has been made for vacancies and rent reversions;
- No major corporate and tenant failures will occur;
- Interest rates will increase by no more than 25bps during the 6 months ending 28 February 2024; and
- No unforeseen events.

The information in the Group prospects section has not been reviewed nor reported on by the Group's auditors.

**Sharon Wapnick**  
Chairman

**Jeffrey Wapnick**  
Managing director

30 October 2023

### OCTODEC INVESTMENTS LIMITED

"Octodec" or the "company"  
Incorporated in the Republic of South Africa  
Registration number: 1956/002868/06  
JSE share code: OCT  
JSE alpha code: OCTI  
ISIN: ZAE000192258  
(Approved as a REIT by the JSE)

#### Registered address

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**Directors:** S Wapnick (Chairman)<sup>1</sup>, JP Wapnick (managing director)<sup>2</sup>, A Vieira (financial director)<sup>3</sup>, RWR Buchholz<sup>4</sup>, DP Cohen<sup>3</sup>, NC Mabunda<sup>4</sup>, EMS Mojapelo<sup>4</sup>, MZ Pollack<sup>1</sup>, PJ Strudom<sup>4</sup>, LP van Breda<sup>4</sup>

<sup>1</sup> Non-executive director

<sup>2</sup> Executive director

<sup>3</sup> Lead independent director

<sup>4</sup> Independent non-executive director

### Group company secretary

Elize Greeff  
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### Equity sponsor

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### Debt sponsor

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### Transfer secretaries

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