

## 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")



### SHORT-FORM ANNOUNCEMENT:

### CONDENSED UNAUDITED CONSOLIDATED INTERIM FINANCIAL RESULTS FOR THE SIX MONTHS ENDED 31 DECEMBER 2023

#### HIGHLIGHTS

1. Implemented the **R2.7 billion** Waterfall City transaction with the Government Employees Pension Fund
2. Interim dividend of **30.0 cps** declared (31 December 2022: R29.0 cps)
3. Interest cover ratio improved to **1.93 times** (31 December 2022: improved to 1.72 times)
4. Group gearing decreased to **25.3%** (31 December 2022: 38.0%)
5. Occupancy increased by 10 251m<sup>2</sup> to **93.7%** (31 December 2022: 92.0%)
6. Distributable income per share **guidance revised upwards** to between **10.0% and 12.5%** for the full year

#### FINANCIAL PERFORMANCE

		31 December 2023	31 December 2022	% change
Distributable income per share	cents	36.9	35.9	2.8
Dividend per share	cents	30.0	29.0	3.4
Total assets	R'000	22 110 013	21 732 562	1.7
Net asset value per share	cents	1 725	1 735	(0.6)
Gross revenue	R'000	1 365 957	1 121 161	21.8
Earnings per share	cents	37.2	28.2	31.9
Headline earnings per share	cents	(3.3)	37.1	nmf

This short-form announcement is the responsibility of the directors and the contents were approved by the board on 11 March 2024. This short-form announcement is a summary of the full announcement released on SENS and published on 12 March 2024 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](http://www.attacq.co.za/investor-hub) and can be accessed using the following JSE link: <https://senspdf.jse.co.za/documents/2024/jse/isse/ATT/2024HYRES.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, 12 March 2024 to Wednesday, 20 March 2024. 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).

#### DIVIDEND

The board has declared an interim gross cash dividend of 30.00000 cents per share, for the six months ended 31 December 2023, 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, 12 March 2024 via SENS announcement. The group's full-year DIPS guidance has been revised upwards to between 10.0% and 12.5% growth with a pay-out ratio of 80.0%. The guidance has not been reviewed or reported on by Attacq's auditors.

#### By order of the board

Attacq Limited

12 March 2024

#### Independent non-executive directors

P Tredoux (chairperson)  
HR El Haimer (lead independent director)  
FFT De Buck  
TP Leeuw  
IN Mkhari  
GT Rohde  
S Shaw-Taylor  
AE Swiegers  
JHP van der Merwe

#### Executive directors

JR van Niekerk (CEO)  
R Nana (CFO)

**Company secretary**

W Modisapodi

**Registered office**

Nexus 1, Ground floor, 44 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.