SA CORPORATE
REAL ESTATE

INDUSTRIAL | RETAIL | RESIDENTIAL | REST OF AFRICA

SA Corporate 2025 Interim Pre-Close Update Presentation

27 June 2025

AGENDA

01 LFL NPI Portfolio Performance

02 Retail Portfolio Performance

03 Industrial Portfolio Performance

04 Afhco Portfolio Performance

05 Zambia Investment Performance

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LFL NPI PORTFOLIO PERFORMANCE

Sector	Forecast H1 2025 vs H1 2024 LFL NPI Growth	Commentary
Industrial	4.1%	Contracted escalations of 6.2%. Downtime resulting from tenant replacements on 13 313m^2 in H1'25 vs no downtime in H1'24.
Retail	4.7%	Growth in NPI largely due to increased rentals and recoveries earned at Musgrave Centre and Coachman's Crossing post the redevelopments. Higher rental income earned at Umlazi Mega City and Morning Glen due to the reduction of vacancy as compared to H1'24. The revenue uplift was muted by downtime at certain centres due to ongoing leasing initiatives which involve the strengthening of anchor and key tenancies, which will be completed in H2'25.
Afhco	4.7%	Positive contributors to Afhco's NPI growth were the 32% student rental increase in the Indluplace portfolio, residential rental increases and improved retail letting and renewal and vacancy reversions. Against this, there were municipal rates increases on CoJ sectional properties due to a rates policy change which reduced NPI growth by 1.5%, and certain one-off reversals of utility accruals in 2024 of R10.7 million resulting in a 2.7% negative impact in H1'25.
Total	**5.0%**	

RETAIL PORTFOLIO PERFORMANCE

Sector	Vacancy 31-Dec-24	Vacancy 30-Apr-25	Anticipated Vacancy 30-Jun-25	Comments
Retail	2.4%	2.6%	2.5%	The Group continues to be focused on maintaining low vacancies, high national tenancy and convenience offering at its shopping centres.

Sector	Retention Rate 31-Dec-24	Retention Rate YTD 30-Apr-25	Anticipated Retention Rate 30-Jun-25	Comments
Retail	85.2%	60.4%	50.7%	In H1'25 poor performing tenancies significantly impacting footfall were vacated at East Point, Springfield Value Centre and Montana Crossing to be replaced in H2'25. Decathlon (2 268m^2) at East Point, is to be replaced by Bounce, Pick n Pay (2 704m^2) at Springfield by Shoprite and Pick n Pay at Montana Crossing is to be replaced by Checkers Fresh X Emporium.

Sector	Renewal Reversion 31-Dec-24	Renewal Reversion YTD 30-Apr-25	Anticipated Renewal Reversion 30-Jun-25	Comments
Retail	0.5%	3.0%	3.1%	Positive renewal reversions in H1'25 were largely due to 72% of lease renewals at 5.9% reversion, whilst 15% renewed at flat rentals and the remaining 13% was a negative 14% reversion to retain RFO and Sneaker Factory on street level at African City.

RETAIL PORTFOLIO PERFORMANCE (continued)

Sector	Trading Density Growth 12 month rolling to 31-Dec-24	Trading Density Growth 12 month rolling to 30-Apr-25	Comments
Retail	6.6%	7.2%	The convenience orientated tenant mix remains key to strong trading density growth and low vacancies in the portfolio, with trading density growth recorded in bottle stores of 18.3%, Groceries of 6.4% and restaurants of 7.8%. The introduction of Checkers Emporium at Musgrave Centre in H2'24 had a positive impact on the centre. Trading densities improved at Umlazi Mega City subsequent to Boxer replacing Pick n Pay in H1'25, and Woolworths Food stores at Coachman's Crossing and Town Square showed strong performance.

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INDUSTRIAL PORTFOLIO PERFORMANCE

Sector	Vacancy 31-Dec-24	Vacancy 30-Apr-25	Anticipated Vacancy 30-Jun-25	Comments
Industrial	0.0%	0.0%	0.0%	Fully let as at June 2025.

Sector	Retention Rate 31-Dec-24	Retention Rate YTD 30-Apr-25	Anticipated Retention Rate 30-Jun-25	Comments
Industrial	96.9%	29.5%	57.2%	33/37 Aloefield Crescent and 85 Newton Street re-tenanted with distribution and logistics tenants.

Sector	Renewal Reversion 31-Dec-24	Renewal Reversion YTD 30-Apr-25	Anticipated Renewal Reversion 30-Jun-25	Comments
Industrial	0.7%	0.0%	2.9%	Small renewal base (14 064m2). Lease renewal reversions achieved were in the range of 2.6% to 6.9%.

AFHCO PORTFOLIO PERFORMANCE

Sector	Vacancy 31-Dec-24	Vacancy 30-Apr-25	Anticipated Vacancy 30-Jun-25	Comments
Residential	4.1%	4.4%	4.0%	Current vacancies align with historical occupancy cycles, with targeted interventions underway to address elevated vacancies at select assets.
Retail	5.6%	5.8%	2.8%	Occupancies continue to improve, with resilient leasing demand in the inner city. A key 500m² vacancy in Germiston was successfully contracted and inner city and Hillbrow properties with high vacancies were disposed of during the period.

Sector	Rental Increase on Expiring Leases 31-Dec-24	Rental Increase on Expiring Leases 30-Apr-25	Anticipated Rental Increase 30-Jun-25	Comments
Residential	1.3%	2.0%	2.8%	Positive rental growth is evident across most properties, which excludes properties disposed of during the period. Isolated negative reversions have occurred where long-standing tenants vacated, and units were re-let at more competitive rates.

ZAMBIA INVESTMENT PERFORMANCE

East Park Mall	31-Dec-24	30-Apr-25	30-Jun-25 Forecast
Vacancy[1]	0.7%	1.9%	1.5%
Retention of expiring leases	100%	100%	100%
Renewal Reversion (US$)	2.3%	3.0%	1.3%[2]
Distributable Income		**H1 2025 vs H1 2024**	**Comments**
Distributable Income to SAC		~ 10%	Improved occupancy at Arcades Mall

Disposals Update	
Disposals Pipeline	**USD8.8 million**
Transferred	USD2.2 million
Under Negotiation	USD6.4 million

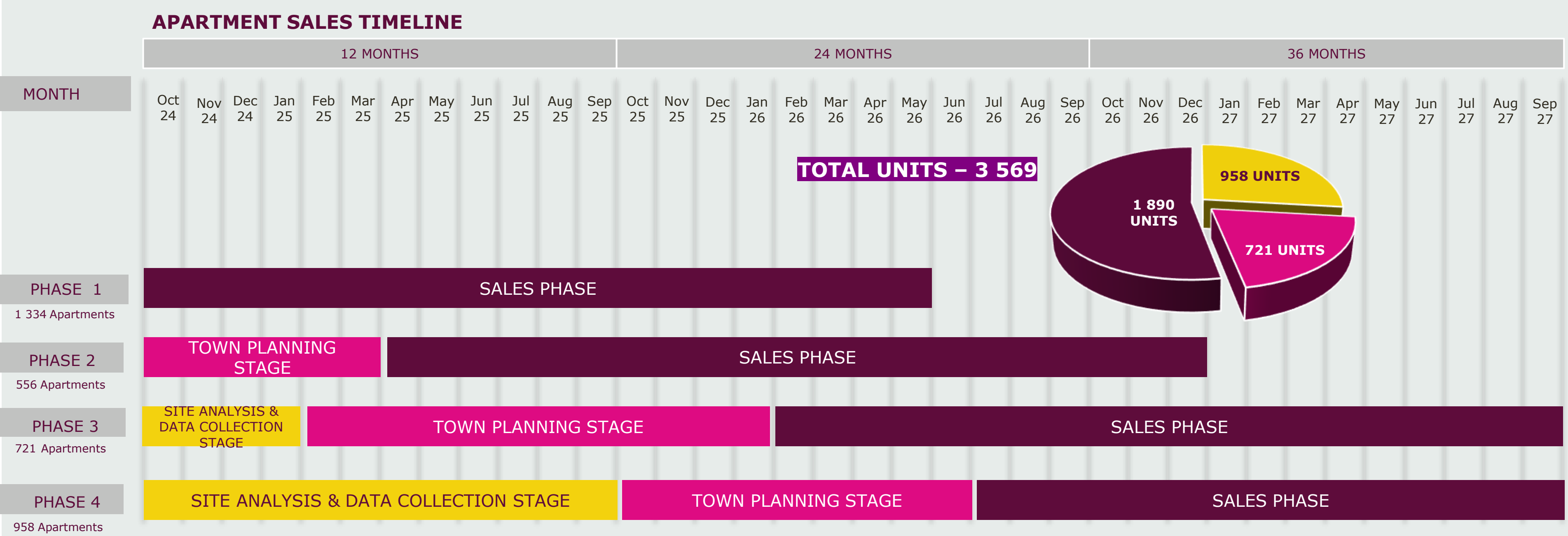
[1] Restauranteurs totalling 980m² of space who were in arrears were evicted. Vacant space is anticipated to be re-let in Q3-2025.

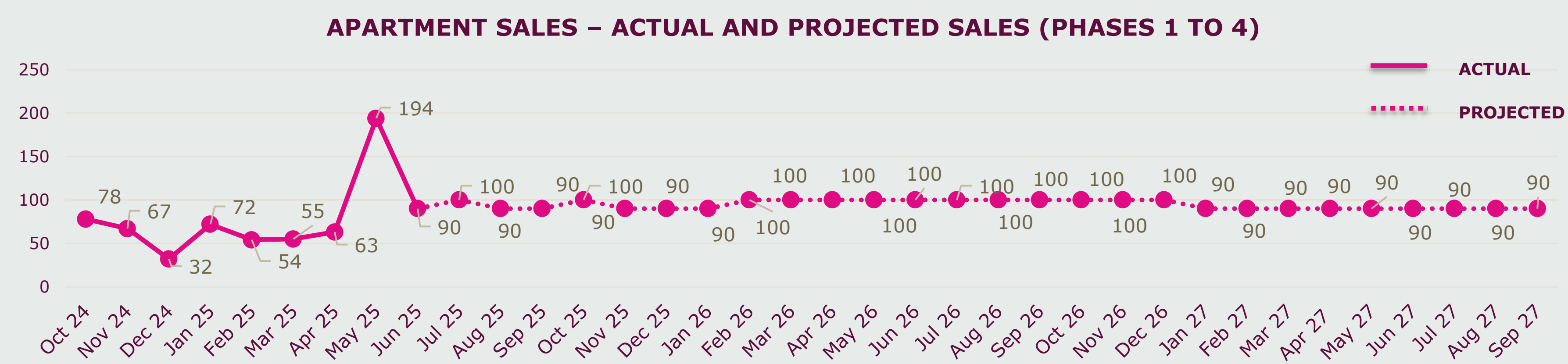
[2] Includes negative reversion associated with the renewal of the 5 year lease with Absa Bank. Excluding this, the renewal reversion would have been 3.0%.

FINANCIAL SUSTAINABILITY

Disposals Update		
Disposals Pipeline at 30 June 2025 (Including Apartment Sales to Date)		**R981.0 million**
Transferred		R256.3 million
Unconditional		R398.6 million
Conditional		R326.0 million
Apartment Sales (October 2024 To June 2025)		
Apartments Transferred	196 apartments	R89.0 million
Apartments Contracted for Sale	713 apartments	R347.2 million
Apartment Sales Quantum Remaining Not Contracted	2 660 apartments	R1 237.0 million

RESIDENTIAL APARTMENT SALES TIMELINE





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FINANCIAL SUSTAINABILITY (continued)

Debt Management and Covenant Forecasts
• R250 million 2-year ZAR swap, at 28 bps below the prevailing JIBAR, contracted in June 2025 as well as US$27 million 3-year swap, at 110 bps below the prevailing SOFR, contracted in April 2025
• Successful refinance of the USD 27 million facility at a tenor of 3 years and a margin of 2.40%
• Successful Mega Pool refinance concluded of R1.057 billion at tenors of 1 to 5 years at a weighted average debt margin of 1.80% above 3-month JIBAR
• The Group has obtained relaxations for both its Corporate and Transaction interest cover ratios from its lenders to 30 June 2026
• Residential portfolio debt refinance of R2 billion at tenors of 3 and 4 years at a weighted average margin of 1.56% above 3-month JIBAR at an advanced stage leveraging lenders' appetite for affordable residential rental property
• Post the above refinancing, the Group's weighted average debt margin will be lower by 16.2bps from 31 December 2024.
• R574.5 million debt repaid between April to May 2025 with the equity issuances and disposal proceeds
• Two equity issuances totalling R300 million concluded to facilitate debt refinancing
• LTV reduced from 42.0% at 31 December 2024 to 41.0% at 31 May 2025. Monthly ICR forecast to be above 2 times from July
• Disposals being negotiated to reduce LTV to 36.7% and 12-month historic ICR bank covenant of 1.96 times by 31 December 2025
• Hedging at 31 May 2025 of 54.8% increased to 58.3% post the inclusion of the additional swap in June 2025 and is targeted to be 70% by 31 December 2025 from the repayment of debt and acquiring swaps to the value of R640million
• Discussions with equity investors in the Unlisted Residential Fund continue for funding to be deployed for acquisitions

DISTRIBUTION GUIDANCE

2025 H1:

- **Between 4% and 5% > 2024 H1.**

2025 YE:

- **Similar to 2025 H1.**

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