

APPENDICES

PROPERTY PORTFOLIO INFORMATION

for the year ended 31 August 2023

Geographic profile by rentable area and by revenue

All of the existing properties are located in Gauteng.

Sectoral profile by rentable area and by revenue

	% of GLA	% of gross rentals
Residential	27.3%	34.0%
Retail – street shops	22.4%	23.5%
Retail – shopping centres	6.4%	12.2%
Offices	29.9%	18.7%
Industrial	14.0%	7.1%
Parking*	–	4.5%
Total	100.0%	100.0%

* No GLA is allocated to parking

Vacancy profile by sector by rentable area

	% of GLA
Residential	6.5%
Retail – street shops	21.4%
Retail – shopping centres	7.0%
Offices	38.5%
Industrial	9.2%
Total	19.8%

Tenant profile

	% of GLA
A	17.0%
B	5.1%
C	32.5%
D	25.6%
Vacancies	19.8%
Total	100.0%

Grade A includes a national tenant with a footprint throughout South Africa and a presence in all or most provinces. Major franchises represent a franchisee with a footprint throughout South Africa and a presence in all or most provinces.

Grade B includes national tenants and franchisees that do not meet the criteria for Grade A tenants.

Grade C includes all other tenants such as SMEs and sole proprietors which comprise approximately 3 120 tenants.

Grade D comprises of residential tenants.

Weighted average rental per square metre and weighted average rental escalation profile by rentable area per sector

	Rental R	Escalation %
Residential (per unit)	4 563.0	n/a*
Retail – street shops (m ²)	102.7	5.9%
Retail – shopping centres (m ²)	187.7	5.9%
Offices (m ²)	61.4	5.9%
Industrial (m ²)	49.6	6.8%

* Residential leases are for a 12-month period and therefore have no escalation

The average annualised property yield is 8.4%

Property portfolio information *continued*

Lease expiry profile at 31 August 2023

	By rental income %					By GLA m ² (%)						
	August 2024	August 2025	August 2026	August 2027	August 2028 and beyond	August 2024	August 2025	August 2026	August 2027	August 2028 and beyond	Vacant	Total
Sector												
Residential	99.8	0.2	–	–	–	93.0	0.5	–	–	–	6.5	100.0
Commercial												
Retail												
Street shops	43.8	23.1	13.8	9.4	9.9	35.8	17.7	11.7	6.2	7.2	21.4	100.0
Shopping centres	30.3	30.6	21.0	5.5	12.6	23.1	30.7	18.0	5.7	15.5	7.0	100.0
Offices	64.4	20.2	7.6	3.3	4.5	38.1	12.4	4.7	1.5	4.8	38.5	100.0
Industrial	49.0	33.5	9.4	2.1	6.0	46.2	27.1	9.7	2.0	5.8	9.2	100.0
Parking	80.2	12.8	3.5	1.0	2.5	–	–	–	–	–	–	–
Total commercial	49.6	24.3	12.3	5.7	8.1	37.6	18.5	9.0	3.4	6.7	24.8	100.0
Total commercial and residential	67.3	15.8	8.0	3.7	5.2	52.9	13.5	6.5	2.5	4.8	19.8	100.0

Investment properties owned by the group

Property name	Description of buildings	GLA per sector							Vacancy (%)	Rental income	Weighted average rental per m ² at 31 August 2023 – commercial	Weighted average rental per unit at 31 August 2023 – Residential	% of portfolio value
		Residential	Industrial	Offices	Retail – shopping centres	Retail – street shops	Total GLA m ²						
Tshwane, Centurion													
FNB Centurion	Shops and parking	–	–	–	–	1 855	1 855	4.9%	2 330 203	113	–	0.16%	
Lenchen Centre	Shops	–	–	–	–	3 331	3 331	0.0%	4 477 762	115	–	0.34%	
Lenchen Park	Shops and workshops	34	5 435	–	–	5 469	5 469	0.6%	5 743 521	88	–	0.43%	
Prime Cure House	Offices and parking	–	–	2 689	–	2 689	2 689	100.0%	46 839	–	–	0.20%	
The Hangar	Shop, 260 flats and parking	20 598	–	–	–	166	20 764	0.5%	20 170 894	536	6 406	1.14%	
Total		20 632	5 435	2 689	–	5 352	34 108	8.5%	32 769 219	107	6 406	2.27%	
Tshwane, Hatfield													
Howzit Hilda	18 flats and parking	1 251	–	–	–	–	1 251	36.9%	2 210 931	–	4 923	0.20%	
Intersite	Gym, offices and parking	–	–	2 490	–	3 189	5 679	0.5%	4 752 046	75	–	0.47%	
Protea Hotel	Hotel, shops and parking	–	–	–	–	5 363	5 363	3.5%	4 529 587	74	–	0.32%	
The Fields	Hotel, shops, offices and 765 flats	27 888	–	10 371	–	18 140	56 399	20.5%	92 693 336	107	4 163	7.32%	
Total		29 139	–	12 861	–	26 692	68 692	17.8%	104 185 900	97	4 185	8.31%	
Tshwane, Hermanstad													
Steyns Industrial Park	Warehouses	–	11 668	–	–	–	11 668	10.6%	5 929 416	43	–	0.45%	
Talkar†	Warehouses	–	6 873	–	–	–	6 873	0.0%	7 444 400	90	–	0.40%	
Total		–	18 541	–	–	–	18 541	6.7%	13 373 816	60	–	0.85%	

Property portfolio information *continued*

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		Residential	Industrial	Offices	Retail – shopping centres	Retail – street shops	Total GLA m ²						
Johannesburg and surrounding areas													
3 West Street	Shops, offices and parking	–	–	1 722	–	1 642	3 364	47.6%	1 789 813	80	–	0.12%	
CCMA Place	Shops, offices and parking	–	–	3 503	–	649	4 152	0.5%	4 457 753	93	–	0.26%	
Erand Gardens†	Offices and parking	–	–	2 371	–	–	2 371	32.5%	2 695 403	140	–	0.22%	
Kempton Place	Shops, educational facilities and 469 flats	25 422	–	1 047	–	8 968	35 437	21.9%	29 978 950	146	4 656	2.18%	
Killarney Mall	Shopping centre, auto dealership, offices and parking	–	–	10 790	36 680	–	47 470	19.3%	71 521 765	153	–	4.63%	
Kyalami Crescent	Warehouses and mini factories	–	9 469	–	–	–	9 469	10.0%	5 700 421	52	–	0.44%	
McCarthy Midrand (sold)	Auto dealership	–	–	–	–	–	–	–	113 420	–	–	0.00%	
Motor City Strijdom Park	Shops and workshop	–	–	–	–	6 729	6 729	0.0%	6 075 890	75	–	0.43%	
The Manhattan*^~	180 flats	11 049	–	–	–	–	11 049	1.3%	7 599 097	–	6 800	0.54%	
Woodmead Value Mart	Shopping centre and parking	–	–	–	17 168	–	17 168	0.0%	51 191 794	249	–	3.88%	
Total		36 471	9 469	19 433	53 848	17 988	137 209	14.8%	181 124 306	151	5 024	12.70%	
Johannesburg, CBD													
Anderson Place	Shops, offices and parking	–	–	5 180	–	205	5 385	82.8%	1 855 197	187	–	0.25%	
Arlington House	Shops and offices	–	–	–	–	2 888	2 888	21.3%	3 487 584	134	–	0.29%	
Bram Fischer Towers	Shops, offices and parking	45	–	9 784	–	1 896	11 725	44.0%	7 721 051	102	5 658	0.55%	
Brisk Place	Shops and 93 flats	3 850	–	12	–	2 387	6 249	16.3%	5 806 294	75	3 827	0.31%	
Castle Mansions	Shops and 177 flats	8 315	–	–	–	5 771	14 086	3.6%	18 365 362	136	4 532	1.17%	
City Block*	Workshops	–	4 074	–	–	–	4 074	37.5%	1 063 074	35	–	0.07%	
CPA Place	Shops, offices, 92 flats and parking	4 033	–	666	–	760	5 459	4.3%	6 952 204	127	4 523	0.38%	
Dan's Place	Shops and 150 flats	6 793	–	–	–	2 401	9 194	9.9%	9 286 718	98	4 123	0.50%	
Education Centre	Shops, mothballed offices and parking	–	–	8 341	–	2 595	10 936	77.5%	4 732 383	161	–	0.45%	
Elephant House	Offices and parking	–	–	4 777	–	–	4 777	58.2%	1 839 678	69	–	0.11%	
Essenby	Shops and 116 flats	5 648	–	–	–	1 934	7 582	29.2%	5 880 071	134	4 264	0.36%	
Fedsure House (sold at end of prior year)	Shops, offices and parking	–	–	–	–	–	–	0.0%	70 362	–	–	0.00%	
Focus House	Shops and offices	–	–	2 683	–	350	3 033	50.1%	1 515 767	80	–	0.08%	
Frank's Place	Shops, 106 flats and parking	10 071	–	–	–	3 398	13 469	6.9%	16 336 929	127	4 479	1.00%	
Howard House*	Shops and offices	24	–	1 243	–	311	1 578	14.1%	1 319 958	93	1 824	0.07%	
Inner Court	Shops, offices and parking	–	–	12 760	–	10 468	23 228	82.5%	6 728 721	138	–	0.92%	
Jeppe House	Shops and educational facilities	–	–	5 674	–	2 663	8 337	0.7%	5 808 681	58	–	0.39%	

Property portfolio information *continued*

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		Residential	Industrial	Offices	Retail – shopping centres	Retail – street shops	Total GLA m ²						
Johannesburg, CBD <i>continued</i>													
John Street	Warehouses	–	15 431	–	–	–	15 431	7.4%	7 976 189	44	–	0.55%	
Klamson Towers	Shops and offices	19	–	5 085	–	1 431	6 535	50.3%	3 565 502	89	–	0.27%	
Lara's Place	Shops, offices, 142 flats and parking	6 242	–	783	–	973	7 998	16.9%	8 959 536	129	4 322	0.51%	
Lister Medical Centre	Healthcare facilities and parking	–	–	11 913	–	3 292	15 205	52.5%	14 553 490	161	–	0.66%	
London House*	Shops and offices	–	–	3 956	–	334	4 290	32.4%	2 046 601	57	–	0.12%	
Lusam Mansions	Shops, store room and 82 flats	2 712	–	146	–	506	3 364	8.6%	4 271 859	118	3 821	0.21%	
Marlborough House	Shops, offices and parking	–	–	7 429	–	829	8 258	12.5%	11 383 920	128	–	0.70%	
Mr Price	Shops and offices	–	–	1 662	–	1 751	3 413	35.5%	3 646 567	129	–	0.27%	
Nzunza House	Shops, offices and parking	–	–	7 761	–	884	8 645	53.0%	5 138 846	106	–	0.57%	
Plaza Place	Shops, 214 flats and parking	8 106	–	–	–	1 436	9 542	10.2%	10 061 158	88	3 765	0.55%	
Record House	Shops and 41 flats	1 865	–	–	–	503	2 368	0.0%	2 594 871	132	3 819	0.12%	
Reinsurance House*	Mothballed offices	–	–	15 034	–	–	15 034	100.0%	123 192	–	–	0.19%	
Reliance Centre	Offices and warehouses	–	6 564	526	–	–	7 090	15.8%	3 242 324	41	–	0.24%	
Ricci's Place	Shops, 281 flats and parking	11 124	–	–	–	1 726	12 850	10.4%	15 508 370	145	4 138	0.89%	
Royal Place	Shops, offices, 155 flats and parking	6 491	–	6 717	–	2 549	15 757	23.6%	15 568 443	114	4 064	1.00%	
Selby 515	Factories	–	6 416	–	–	–	6 416	0.0%	3 768 280	49	–	0.23%	
Shoprite – Eloff Street	Shops and mothballed offices	–	–	22 338	–	9 355	31 693	97.6%	1 155 527	139	–	0.48%	
Splendid Place	Shops, 150 flats and parking	8 313	–	–	–	1 046	9 359	1.7%	9 040 932	155	4 289	0.48%	
Tali's Place	Shops, 337 flats and parking	13 635	–	2 555	–	2 727	18 917	15.6%	18 114 351	91	3 845	1.04%	
Temple Court	Shops and 45 flats	2 307	–	–	–	331	2 638	7.9%	3 036 791	169	4 446	0.15%	
The Brooklyn	Shops and 154 flats	4 338	–	–	–	2 157	6 495	3.1%	7 127 761	47	3 367	0.39%	
Union Club	Shops and 72 flats	2 969	–	–	–	955	3 924	13.4%	4 373 476	164	3 447	0.23%	
Vuselela Place	Shops, offices, 193 flats and parking	8 664	–	24	–	944	9 632	9.6%	10 466 787	153	4 179	0.60%	
Wits Technikon†	Educational facilities	–	–	16 937	–	–	16 937	0.0%	7 361 701	36	–	0.43%	
Works@Main*	Shops, offices, educational facilities and parking	–	–	3 935	–	940	4 875	41.0%	1 501 985	43	–	0.09%	
Total		115 564	32 485	157 921	–	72 696	378 666	34.9%	273 358 493	87	4 081	17.87%	
Tshwane, Arcadia													
470 Pretorius Street†	Vacant land	–	–	–	–	–	–	0.0%	–	–	–	0.02%	
Apollo Centre*	Shops, offices, educational facilities and parking	87	–	7 991	–	1 000	9 078	28.7%	5 620 264	71	–	0.36%	
Benrico	Shops, educational facilities and parking	22	–	1 939	–	503	2 464	91.0%	579 119	79	–	0.10%	
BP Leyds Street†	Garage, vacant land and parking	–	–	–	–	1 411	1 411	0.0%	2 144 372	127	–	0.14%	

Property portfolio information *continued*

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		Residential	Industrial	Offices	Retail – shopping centres	Retail – street shops	Total GLA m ²						
Tshwane, Arcadia <i>continued</i>													
Corner Place	112 flats and parking	4 167	–	–	–	–	4 167	1.1%	6 695 035	–	4 944	0.36%	
Craig's Place	154 flats and parking	5 384	–	–	–	–	5 384	1.6%	9 089 996	–	4 907	0.56%	
Leo's Place	Shops, 167 flats and parking	6 087	–	106	–	175	6 368	7.1%	9 519 321	324	4 659	0.57%	
Ludwigs**	Showroom	–	1 529	–	–	–	1 529	0.0%	189 939	44	–	0.05%	
MBA Building*	Offices and parking	75	–	3 050	–	–	3 125	18.5%	2 481 349	85	4 432	0.16%	
McCarthy Church Street†	Auto dealership	–	–	308	–	2 533	2 841	0.0%	4 000 561	117	–	0.24%	
Nedbank Plaza	Shops, offices, 144 flats and parking	10 807	–	4 548	–	11 373	26 728	27.8%	20 717 560	104	4 876	1.37%	
Numall†	Shops, educational facilities and parking	–	–	–	–	5 220	5 220	7.5%	6 101 184	101	–	0.40%	
Provisus	Offices and educational facilities and parking	–	–	5 479	–	375	5 854	5.6%	7 220 054	114	–	0.49%	
Tiny Town 3**	Vacant land	–	–	–	–	–	–	0.0%	–	–	–	0.05%	
Tiny Town 2*	14 cottages	1 270	–	–	–	–	1 270	2.0%	1 214 534	–	7 639	0.07%	
Total		27 899	1 529	23 421	–	22 590	75 439	18.8%	75 573 288	98	4 906	4.94%	
Tshwane, CBD													
012Central*	Shops and offices	2 501	2 667	4 728	–	8 615	18 511	27.4%	10 827 199	66	17 100	0.53%	
228 Pretorius Street*	Shops and educational facilities	84	–	2 844	–	641	3 569	9.3%	3 297 350	78	4 432	0.22%	
250 Pretorius Street*	Shops, offices and educational facilities	69	–	3 029	–	963	4 061	23.5%	3 159 101	101	4 432	0.19%	
28 Church Square	Shops, offices and parking	93	–	6 545	–	302	6 940	1.8%	8 524 583	104	3 392	0.61%	
Alec's Place	Shops and 95 flats	5 273	–	–	–	484	5 757	3.4%	6 914 664	169	5 577	0.38%	
Amanda Court	Shops, 23 flats and parking	1 537	–	–	–	1 453	2 990	9.7%	2 896 188	95	5 012	0.17%	
AVN†	Shops, offices and parking	–	–	7 073	–	–	7 073	0.0%	9 768 370	115	–	0.56%	
Bank Towers	Offices and parking	99	–	5 604	–	1 923	7 626	55.9%	4 819 417	100	4 432	0.34%	
Bosch Building**	Parking	–	–	–	–	–	–	1.0%	577 703	–	–	0.04%	
Burlan	Shop and offices	–	–	1 072	–	879	1 951	0.0%	1 498 859	64	–	0.10%	
Callaway	Educational facilities and parking	–	663	–	–	1 339	2 002	0.0%	577 427	24	–	0.04%	
Capitol Towers North	Shops, offices and parking	–	–	12 086	–	1 887	13 973	0.2%	17 930 115	107	–	0.96%	
Central House	Shops, offices, educational facilities and parking	43	–	3 651	–	1 934	5 628	7.2%	5 717 729	96	3 333	0.34%	
Central Towers	Shops and offices	–	–	5 605	–	1 854	7 459	46.7%	4 996 099	103	–	0.34%	
Centre Place	Shops, 234 flats and parking	7 476	–	–	–	4 070	11 546	13.0%	16 111 469	151	4 090	0.93%	
Centre Walk	Shops, offices and parking	337	–	19 731	–	5 676	25 744	3.0%	33 155 169	113	4 140	1.97%	
City Corner	Shops	–	–	–	–	1 460	1 460	68.1%	1 578 720	116	–	0.12%	
City Place	Shops, 298 flats and parking	10 503	–	–	–	2 032	12 535	3.3%	22 965 843	342	4 335	1.30%	

Property portfolio information *continued*

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Tshwane, CBD <i>continued</i>												
City Towers†	Shop and office	–	–	2 164	–	780	2 944	73.5%	1 795 222	192	–	0.13%
CPA House	Shops, offices and parking	–	–	4 579	–	3 314	7 893	0.3%	8 728 179	93	–	0.63%
Curpro*#	Offices and parking	–	–	157	–	–	157	0.0%	458 083	243	–	0.03%
Cuthchurch	Basement, shops, offices and educational facilities	83	–	4 419	–	5 237	9 739	13.2%	6 892 070	70	3 633	0.43%
Daloria	Shops, place of worship and parking	74	–	–	–	1 538	1 612	16.3%	1 274 994	79	–	0.08%
Demar Building	Shops, 70 flats and parking	4 047	–	–	–	1 551	5 598	21.3%	4 734 607	161	5 072	0.30%
Du Proes*	Shops, educational facilities and place of worship	–	153	–	–	1 606	1 759	12.8%	829 837	45	–	0.05%
Dupro (7)#	Vacant land	–	–	–	–	–	–	–	620 000	–	–	0.08%
Dusku*†	Motor showroom	–	–	–	–	336	336	0.0%	341 460	85	–	0.02%
Eland House*	Shops, 21 flats and parking	1 600	–	–	–	411	2 011	3.8%	2 237 919	203	5 507	0.12%
Empire building*	Shops	–	–	–	–	922	922	0.0%	633 605	57	–	0.04%
Filkem House*	Shops, offices and basement	–	–	893	–	645	1 538	41.0%	2 135 335	120	–	0.12%
Govpret	Shops, offices and parking	–	–	5 868	–	348	6 216	0.0%	9 344 425	125	–	0.55%
Hacklu Enterprises*	Shops	–	–	–	–	683	683	4.5%	976 098	124	–	0.05%
Indacom*	Shops, warehouses, offices and place of worship	–	3 068	974	–	1 875	5 917	3.8%	1 546 209	23	–	0.11%
Jardown	Shops, offices and warehouse	–	3 063	2 966	–	2 274	8 303	55.3%	3 825 416	78	–	0.25%
Jeff's Place	384 flats and parking	14 793	–	–	–	16	14 809	0.9%	24 823 674	–	4 829	1.63%
Joan's Place	Shops, 28 flats and parking	886	–	–	–	207	1 093	3.3%	1 571 379	149	4 019	0.08%
Letari Building*	Shops, warehouses, educational facilities and place of worship	15	1 442	495	–	1 031	2 983	29.0%	565 420	23	–	0.06%
Lisa's Place	97 flats and parking	3 734	–	–	–	–	3 734	5.7%	5 348 282	–	4 671	0.29%
Locarno House	Shops and offices	–	–	5 098	–	272	5 370	15.9%	6 102 143	113	–	0.39%
Louis Pasteur (1)/ HealthConnect	Shops and offices	–	–	3 924	–	1 060	4 984	83.3%	560 796	56	–	0.40%
Louis Pasteur (2) Louis Pasteur Medical Centre	Shops, offices, hospital and parking	94	–	20 869	–	3 836	24 799	0.2%	44 602 395	151	4 669	2.70%
Louis Pasteur	Healthcare facilities, shops, offices, warehousing and parking	303	158	3 237	–	2 473	6 171	8.6%	6 162 236	89	–	0.38%
Midtown (Sold)	Shops, offices and parking	–	–	–	–	–	–	–	200 477	–	–	0.00%
Navy House	Shops, offices and parking	60	–	5 576	–	1 305	6 941	8.9%	4 894 759	73	4 100	0.25%

Property portfolio information *continued*

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Tshwane, CBD <i>continued</i>												
Olivetti House*	Offices and parking	–	–	3 232	–	604	3 836	10.6%	3 733 795	89	–	0.22%
One on Mutual	Shops, office, 142 flats and parking	6 188	–	470	–	1 736	8 394	14.6%	14 203 953	337	5 891	0.91%
Orpheum Mansions*	Shops, 22 flats and parking	1 579	–	–	–	1 139	2 718	7.0%	2 649 934	103	5 510	0.12%
Parking@Sophie de Bruyn**	Parking	–	–	–	–	–	–	0.0%	299 853	–	–	0.03%
Perl Modes Building	Shops and college	–	–	930	–	1 240	2 170	6.4%	1 057 515	61	–	0.10%
Pete's Place	Shops and 181 flats	7 615	–	–	–	127	7 742	7.3%	9 626 712	114	4 533	0.50%
Potmeul**	Vacant land	–	–	–	–	–	–	–	–	–	–	0.07%
Potproes(4) Jet Set Park (Sold)	Filling station, shops and workshops	–	–	–	–	–	–	–	2 151 579	54	–	0.00%
Poyntons	Shop and offices	–	–	–	–	3 035	3 035	0.0%	2 571 289	71	–	0.17%
Praetor Forum	Shop, offices and parking	–	–	4 518	–	1 587	6 105	0.0%	7 983 699	118	–	0.49%
Premium Towers	Shop and offices	118	–	5 061	–	2 662	7 841	34.9%	6 942 812	121	4 432	0.42%
Pretjolum	Shops, office, workshop, warehousing, educational facilities, place of worship and parking	24	1 358	1 024	–	4 468	6 874	31.6%	3 680 710	65	–	0.27%
Prime Towers	Shops, offices and educational facilities	–	–	3 620	–	498	4 118	14.3%	4 519 669	102	–	0.23%
Prinsben*	Shops	14	–	–	–	1 312	1 326	58.3%	837 243	116	–	0.05%
Prinschurch*	Shops, offices and parking	–	–	11 358	–	1 775	13 133	90.3%	2 599 483	144	–	0.29%
Prinsman	Shops, educational facilities, place of worship, 175 flats and parking	5 355	–	–	–	6 949	12 304	100.0%	16 956 606	111	4 169	1.00%
Prinsproes*	Shops, educational facilities and parking	–	–	2 622	–	2 000	4 622	84.7%	354 581	48	–	0.07%
Prinstruben*	Shops	–	–	–	–	2 209	2 209	69.5%	295 812	35	–	0.03%
Protea Towers	Offices, parking and place of worship	–	–	8 550	–	821	9 371	16.4%	9 230 253	97	–	0.57%
Provincial House*	Shops and offices	–	–	1 197	–	1 850	3 047	39.3%	277 384	12	–	0.03%
Rapier	Shops	–	–	–	–	920	920	0.0%	2 576 994	233	–	0.17%
Ross Electrical*†	Shop	–	–	–	–	263	263	0.0%	346 632	110	–	0.01%
Russell's Place*	Shops, 191 flats and parking	7 979	–	–	–	1 049	9 028	14.1%	11 117 196	221	4 691	0.61%
Samchurch*	Shops, basement and vacant land	–	–	–	–	189	189	0.0%	805 641	355	–	0.29%
SchoeCourt*	Shops, warehousing and place of worship	–	1 449	–	–	1 002	2 451	16.6%	722 911	38	–	0.05%
Scott's Corner	Shops	–	–	–	–	4 810	4 810	0.0%	6 503 832	113	–	0.40%
Sharon's Place	Shops, 399 flats and parking	15 485	–	–	–	5 756	21 241	3.4%	33 859 927	156	4 983	2.24%
Shepstru	Shops and place of worship	–	–	–	–	3 050	3 050	7.4%	1 144 972	39	–	0.06%

Property portfolio information *continued*

Property name	Description of buildings	GLA per sector							Vacancy (%)	Rental income	Weighted average rental per m ² at 31 August 2023 – commercial	Weighted average rental per unit at 31 August 2023 – Residential	% of portfolio value
		Residential	Industrial	Offices	Retail – shopping centres	Retail – street shops	Total GLA m ²						
Tshwane, CBD <i>continued</i>													
Shoprite	Shops and offices	–	–	3 780	–	13 292	17 072	61.5%	9 302 956	119	–	0.98%	
SKD (3)*	Offices	–	1 162	–	–	–	1 162	0.0%	312 250	22	–	0.03%	
Standard Bank Chambers	Offices and bank	–	–	7 687	–	95	7 782	45.2%	5 436 574	90	–	0.42%	
Station Place	Shops, educational facilities, 369 flats and parking	12 667	–	4 199	–	732	17 598	3.2%	20 036 329	45	4 124	1.15%	
Steyn's Place	Shops, 381 flats and parking	15 756	–	–	–	1 911	17 667	5.1%	25 379 794	194	4 817	1.50%	
Steynscor	Shops, offices and parking	–	–	1 042	–	2 770	3 812	14.1%	9 214 217	236	–	0.67%	
Time Place	Shops and 144 flats	5 256	–	–	–	743	5 999	4.4%	8 603 905	162	4 466	0.52%	
Toitman*	Educational facilities	–	–	550	–	1 574	2 124	0.0%	1 945 799	76	–	0.13%	
Tom's Place	320 flats and parking	11 160	–	–	–	–	11 160	3.4%	18 531 912	–	4 832	1.11%	
Tuel*	Shops	–	–	–	–	1 093	1 093	7.0%	780 791	64	–	0.06%	
Valcourt*	Shops, offices and place of worship	767	1 018	881	–	846	3 512	33.7%	439 140	15	–	0.03%	
Vanstrub*	Shops and warehouse	–	1 989	–	–	2 434	4 423	14.8%	2 594 675	58	–	0.15%	
Van Riebeeck Building*	Mothballed offices	–	–	6 851	–	1 316	8 167	100.0%	–	–	–	0.15%	
Total		143 667	18 190	200 759	–	145 089	507 705	18.9%	546 150 444	105	4 702	34.61%	
Tshwane, East													
The Park Shopping Centre	Shopping centre, offices and parking	–	–	1 310	10 751	–	12 061	3.5%	24 771 543	177	–	1.90%	
Odeon Forum†	Offices and parking	–	–	3 102	–	–	3 102	0.0%	6 785 027	182	–	0.42%	
Total		–	–	4 412	10 751	–	15 163	2.8%	31 556 570	178	–	2.32%	
Tshwane, North													
Blaauw Village**	Shopping centre	–	–	–	7 274	–	7 274	0.1%	14 321 593	165	–	0.88%	
Erf Agt Nul Nege*	Shops and place of worship	–	–	402	–	1 353	1 755	22.9%	944 107	69	–	0.04%	
Erf Six Five One (Sold)	Workshops and place of worship	–	–	–	–	–	–	0.0%	270 604	–	–	0.00%	
Normed	Shops, offices and parking	–	–	2 656	–	3 208	5 864	18.4%	4 250 946	78	–	0.28%	
Rosnew*	Shops, workshop and petrol station	–	1 402	–	–	5 035	6 437	18.3%	6 872 930	108	–	0.38%	
Total		–	1 402	3 058	7 274	9 596	21 330	12.5%	26 660 180	122	–	1.58%	
Tshwane, Other													
Persequor Park	Offices and parking	–	–	8 074	–	–	8 074	0.0%	13 795 955	142	–	0.82%	
91 Rauch**	Land	–	–	–	–	–	–	0.0%	–	–	–	0.03%	
Rentmeester Park†	Offices and parking	176	–	12 083	–	–	12 259	0.0%	16 912 935	122	4 617	1.19%	
Total		176	–	20 157	–	–	20 333	0.0%	30 708 890	130	4 617	2.04%	

Property portfolio information *continued*

Property name	Description of buildings	GLA per sector							Vacancy (%)	Rental income	Weighted average rental per m ² at 31 August 2023 – commercial	Weighted average rental per unit at 31 August 2023 – Residential	% of portfolio value
		Residential	Industrial	Offices	Retail – shopping centres	Retail – street shops	Total GLA m ²						
Tshwane, West													
Asland	Warehouse and workshops	–	4 807	469	–	–	5 276	6.1%	1 822 976	32	–	0.11%	
Carlzeil*	Workshops and warehouses	29	6 796	–	–	290	7 115	4.3%	2 698 214	35	–	0.18%	
Goleda (1) Carl Street*	Shops, showroom, warehouse, workshops and 10 flats	–	3 961	–	–	–	3 961	0.0%	772 083	16	–	0.04%	
Henwoods*	Factories	–	3 577	–	–	–	3 577	14.8%	1 986 037	50	–	0.13%	
H&S Mansions*	Shops, factories and 10 flats	724	2 055	–	–	1 085	3 864	13.2%	1 033 456	20	4 676	0.07%	
Imbuia*	11 flats and parking	960	–	–	–	–	960	0.0%	631 162	–	5 692	0.04%	
Ischurch*	Shops, workshops, place of worship and 8 flats	472	3 297	208	–	2 857	6 834	23.7%	2 578 493	38	4 316	0.13%	
Jakaranda*	33 flats and parking	2 527	–	–	–	–	2 527	5.9%	1 817 691	–	4 740	0.10%	
Kiaat*	40 flats and parking	2 974	–	–	–	–	2 974	0.0%	2 103 131	–	4 793	0.11%	
Lasmitch Properties**	Warehouse and showroom	–	2 105	–	–	–	2 105	0.0%	752 630	28	–	0.05%	
Lutbridge*	Shops and warehouse	–	4 197	723	–	886	5 806	28.2%	1 836 025	35	–	0.15%	
Metromitch*	Shops, warehousing, workshops, offices, educational facilities, place of worship, 33 flats and parking	2 903	3 532	1 183	–	3 799	11 417	11.0%	5 017 598	35	4 901	0.29%	
Mimosa*	18 flats and parking	1 569	–	–	–	–	1 569	22.3%	1 047 328	–	5 719	0.06%	
Mitchpap (Sold)	Shops, warehouses and place of worship	–	–	–	–	–	–	–	528 141	–	–	–	
Nedwest Centre	Shops and warehouses	23	7 216	–	–	2 128	9 367	2.9%	5 400 120	54	–	0.36%	
Panag Investments*	Shops and workshops	–	1 237	–	–	733	1 970	18.5%	874 190	45	–	0.07%	
Rovon Investments*	Shops, workshops, warehouses and place of worship	–	3 869	–	–	435	4 304	9.8%	2 009 456	42	–	0.13%	
Soutwest Properties*	Warehouses and workshops	–	1 839	–	–	–	1 839	20.4%	1 232 717	69	–	0.10%	
Syringa*	40 flats and parking	3 219	–	–	–	–	3 219	18.1%	1 841 472	–	5 087	0.12%	
Total		15 400	48 488	2 583	–	12 213	78 684	11.0%	35 982 920	39	4 965	2.24%	
Tshwane, Silverton and surrounding areas													
Brianley*	Warehouse and workshops	–	7 839	3 621	–	–	11 460	11.4%	5 160 834	41	–	0.31%	
Sildale Park	Industrial park	–	22 734	–	–	73	22 807	6.8%	14 280 320	54	–	1.03%	
Silver Place	Shops, offices, place of worship, 232 flats and parking	15 708	–	1 328	–	9 104	26 140	3.3%	24 671 017	82	5 472	1.59%	
Tomzeil	Warehouse and workshops	–	6 191	375	–	–	6 566	0.0%	3 334 927	43	–	0.21%	
The Tannery Industrial Park	Industrial park and parking	–	35 474	1 179	–	889	37 542	8.7%	19 862 759	47	–	1.48%	
Total		15 708	72 238	6 503	–	10 066	104 515	6.7%	67 309 857	52	5 472	4.62%	

Property portfolio information *continued*

Property name	Description of buildings	GLA per sector							Vacancy (%)	Rental income	Weighted average rental per m ² at 31 August 2023 – commercial	Weighted average rental per unit at 31 August 2023 – Residential	% of portfolio value
		Residential	Industrial	Offices	Retail – shopping centres	Retail – street shops	Total GLA m ²						
Tshwane, Sunnyside													
Karelia Flats	48 flats and parking	2 172	–	–	–	–	2 172	0.0%	2 555 685	–	4 426	0.13%	
Les Nize Flats	55 flats and parking	1 672	–	–	–	–	1 672	8.1%	2 720 351	–	4 096	0.14%	
Savyon Place	Shops, 28 flats and parking	2 196	–	–	–	687	2 883	9.4%	3 119 940	194	5 592	0.19%	
Selmar	19 flats and parking	1 290	–	–	–	–	1 290	6.1%	1 078 948	–	5 350	0.07%	
Sunnyside Galleries	Shops, educational facilities, place of worship and 5 flats	416	–	–	–	3 806	4 222	17.2%	3 583 994	80	5 905	0.20%	
The Village	Shops, place of worship and parking	–	–	698	–	4 325	5 023	33.1%	3 051 469	60	–	0.20%	
Unity Heights	Shops, 24 flats and parking	2 032	–	–	–	590	2 622	6.8%	2 528 566	176	6 284	0.16%	
Total		9 778	–	698	–	9 408	19 884	15.3%	18 638 953	87	4 815	1.09%	
Tshwane, Waverley, Gezina, Moot													
Gerlan [†]	Auto dealership	–	1 346	337	–	2 172	3 855	0.0%	7 864 776	170	–	0.44%	
Gezina City Shopping Centre [†]	Shopping centre	–	500	–	16 218	–	16 718	3.2%	14 059 534	73	–	1.13%	
Motor City Capital Park	Shops, workshops and parking	–	3 417	–	–	4 086	7 503	1.4%	6 138 430	73	–	0.42%	
Swemvoor (Sold)	Shops and offices	–	–	–	–	–	–	–	53 397	–	–	0.00%	
Trekmin	Shops, 48 flats and parking	3 660	625	–	–	4 764	9 049	10.2%	8 564 959	105	5 184	0.54%	
Waverley Plaza Shopping Centre	Shopping centre, offices and parking	–	–	1 958	9 609	–	11 567	6.3%	25 829 563	197	8 439	2.03%	
Total		3 660	5 888	2 295	25 827	11 022	48 692	4.7%	62 510 659	117	5 256	4.56%	
Total		418 094	213 665	456 790	97 700	342 712	1 528 961	19.8%	1 499 903 495	98	4 563	100.00%	
Investment properties 100% held		418 094	213 665	456 790	90 426	342 712	1 521 687	19.9%	1 485 581 902	97	4 563	99.12%	
Investment properties 50% held		–	–	–	7 274	–	7 274	0.1%	14 321 593	165	–	0.88%	
		418 094	213 665	456 790	97 700	342 712	1 528 961	19.8%	1 499 903 495	98	4 563	100.00%	

* Unsecured properties. Refer long-term borrowings (notes 5 and 15) in respect of secured properties

[†] Single tenanted property

[^] Property in which the group has a 50% interest

[#] Land

– Total GLA included but only 50% share of rental income disclosed