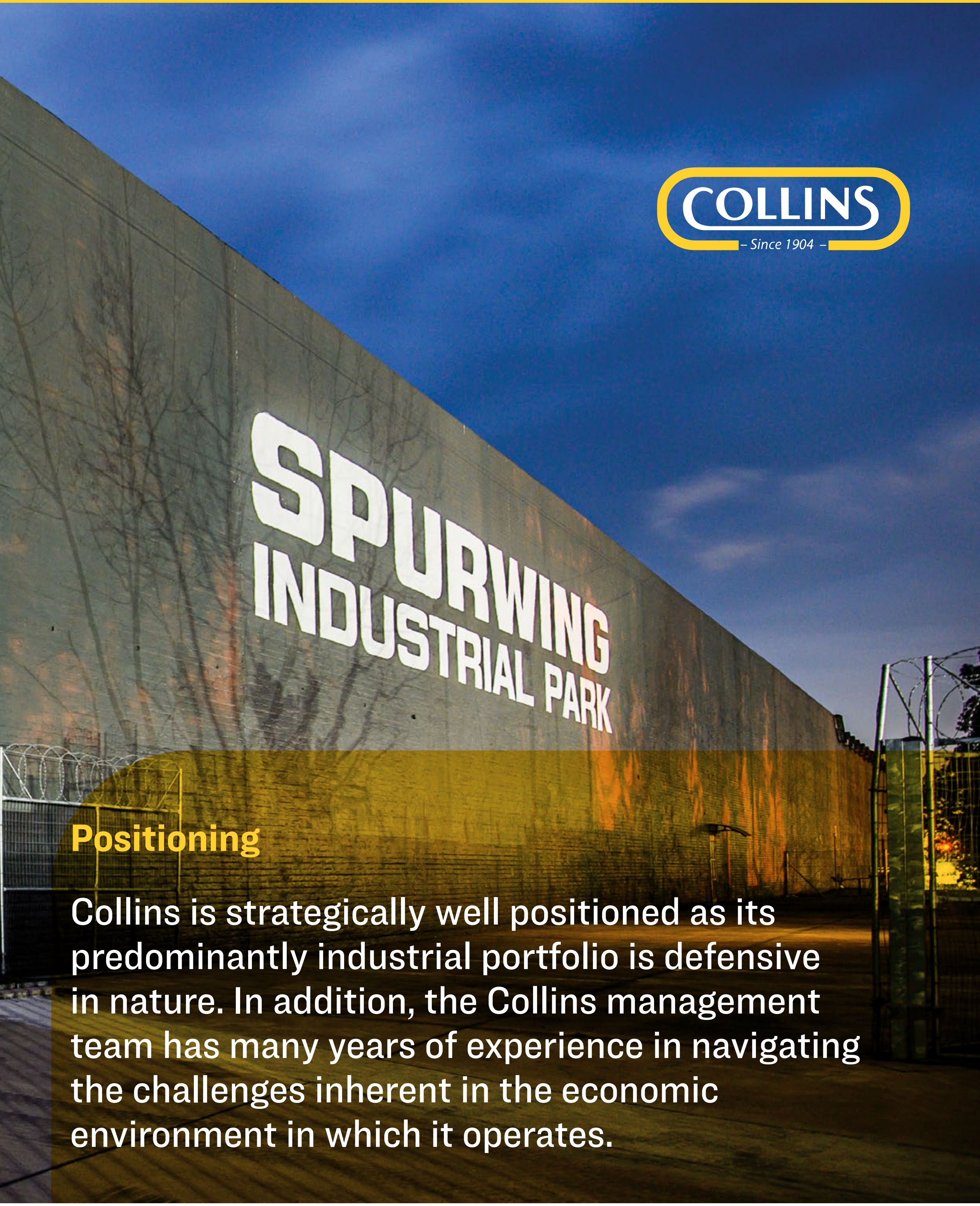
COLLINS

– Since 1904 –

INTEGRATED REPORT 2024

Contents

SPURWING INDUSTRIAL PARK,
HAMMARSDALE



Positioning

Collins is strategically well positioned as its predominantly industrial portfolio is defensive in nature. In addition, the Collins management team has many years of experience in navigating the challenges inherent in the economic environment in which it operates.

Chairman's Statement & Review of Operations

Stakeholder approach
As our shareholders and stakeholders are the main users of the Integrated report, its contents is determined by their needs.

Financial performance
Revenue for the period was up 6.3% on the prior year.

Profit before tax was R564 million (28 February 2023: R734 million), down from the previous year due to finance costs increasing by R70 million and a lower fair value adjustment to investment property.

Finance costs were higher as a result of the high interest rates.

Deferred tax previously raised on future capital gains of R677 million was written back as a result of the REIT conversion.

As a result, profit from continuing operations before non-controlling interest was R1.21 billion (28 February 2023: R516.9 million).

The Group reported a net profit attributable to shareholders of R1.14 billion, compared to the corresponding year's net profit of R158.5 million.

Total assets now stand at R12.3 billion (28 February 2023: R12.2 billion).

Net asset value per share is R15.15, compared to R12.4 as at 28 February 2023.

Restructuring and conversion to a REIT
During the year under review an extensive restructuring of the business was successfully implemented both in South Africa and beyond its borders, in order to convert Collins to a REIT.

The restructuring involved, amongst others, agreeing a swap-up ratio with the minority shareholder in the South African business and converting debt to interest-only profiles, all aimed at making the Group more efficient from an administrative and tax perspective.

After all the necessary approvals were obtained, Collins converted to a REIT on 21 December 2023 and is now listed on the Industrial REIT Sector of the JSE as one of only two companies under this segment.

The Group's assets at the reporting date were split across South African assets in rand (83%), Namibian assets in Namibian dollar (6%), assets in Austria and the Netherlands in euro (7%), and assets in the rest of Africa held in US dollar (4%).

Business environment
The business environment in South Africa remained challenging throughout the reporting period, a situation further complicated by developments in the Middle East in the second half of the year. High inflation, significantly higher interest rates, ongoing load-shedding and increasing unemployment have added to the challenging environment. Notwithstanding, the Group managed to maintain profitability, mainly due to the defensive nature of the bulk of its portfolio, its solid tenant base and the broadening of its international footprint.

UNILEVER, NDLOVU PARK, PIETERMARITZBURG

Operational performance

Due to the extensive restructuring of the Group required to convert into an industrial REIT, management's focus during this period was about growing the portfolio and focusing on upgrading the quality thereof by selling off non-core assets to free up capital for future growth, especially offshore.

Of the Group's South African ("SA") portfolio of just over 1.4 million square metres of lettable area, 81% consists of industrial warehouses and distribution centres. This is a sought-after asset class in difficult economics times because of its defensive nature as a result of being linked mainly to long-term leases entered into with national tenants. The balance of the SA portfolio is made up of convenience retail properties (13%), an increasingly popular asset class, and offices (6%).

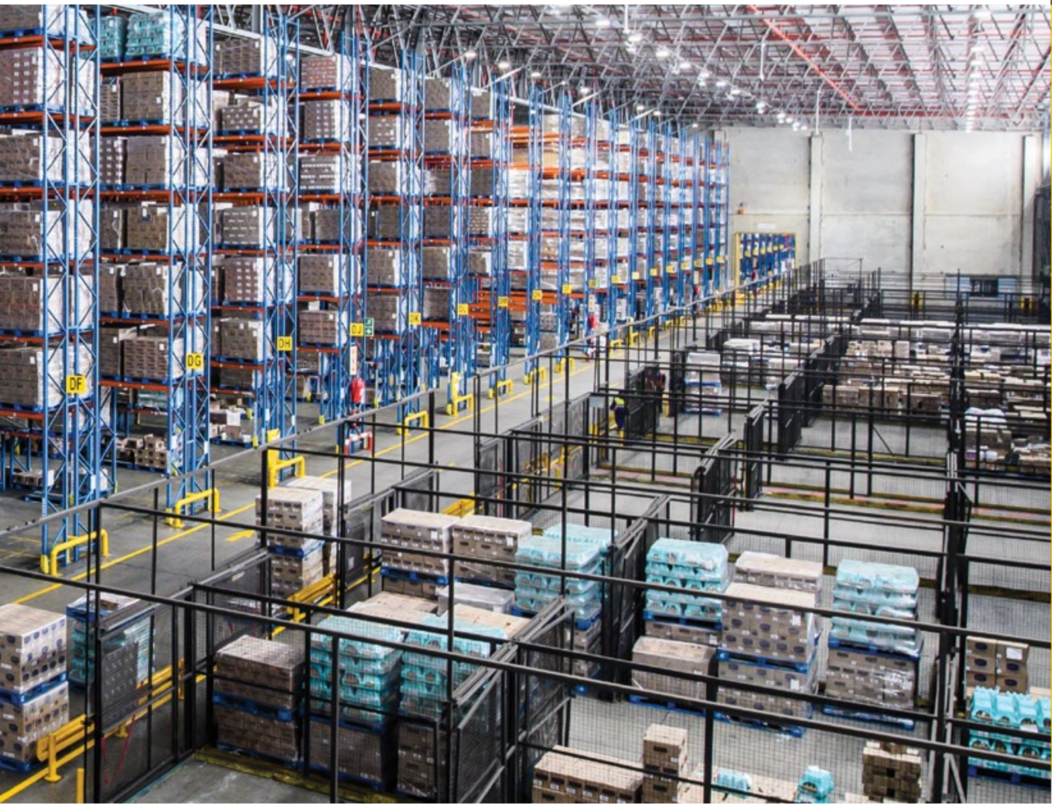
Of the total rental income, 86% is backed by national tenants, enabling the Group to collect 98.3% of income due. The quality of the portfolio provides certainty of income and thus has enabled the Group to finish the year in line with expectations.

The overall vacancy rate remained constant at 3.9% when compared to the previously reported financial year, while the weighted average lease expiry date ("WALE") stood at 4.2 years, down from 5.0 years in 2023.

In line with its increased focus on the Western Cape, Collins is in the process of developing two convenience retail projects in the province, both outside the major urban areas.

During the year, as a 31.7% shareholder of an international property consortium, Collins acquired four properties in the Netherlands (mainly industrial) at an average yield of 8.9%. In addition, its six properties in Austria, which are on long-term lease with a major international group, continued to provide a secure income.

A senior executive was relocated to the Netherlands in the second half of the year to grow the Group's portfolio in Europe. To fund the offshore acquisitions and further upgrade the Group's SA portfolio, the Group continued to sell its non-core assets. During the year, the Group disposed of eight properties for a total amount of R65.6 million at values close to their carrying value. Five other properties are also in various stages of being transferred to new owners post year end at values close to their carrying value of R150 million.



"Collins' strategic focus is to grow its distributable income in a sustainable and predictable manner.

CH WIESE
CHAIRMAN

Chairman's Statement & Review of Operations (continued)

Sustainability context

The strength of Collins is built on achieving economic sustainability in adverse market conditions. In the short term the Board of directors will continue to focus on measures needed to keep the Group profitable despite the many challenges confronting it in the markets in which it operates. Collins' approach to its various subsidiaries is to be actively involved in day-to-day operations. This affords the executive charged with oversight responsibility the insight and influence into all major decisions necessary for ongoing risk management and to ensure we meet our short-term objectives.

Outlook

Collins' strategic focus is to grow its distributable income in a sustainable and predictable manner. With a few days to go before the elections, the potential outcome is unknown. Regardless of the result, we do not expect the business environment to improve materially in the short and medium term however we do hope that there will be improvements in the long term.

Due to the fact that the Group's property portfolio is predominantly industrial (which is defensive in nature) with its experienced management team, the Group is positioned to deal with the challenges of the current economic environment.

Changes to the Board

Just before the end of the financial year Mr James Templeton (51) was appointed as a non-executive director. Mr Templeton, who holds a B.Com.(Hons) and is a chartered financial analyst (CFA) has over the years gained considerable experience of the property industry. He was the Chief Executive Officer of Emira Property Fund for 11 years and was then appointed in the same position at Castleview Property Fund, a REIT listed on the JSE.

At the end of August last year, Mr Murray Collins was appointed alternative to Mr Kenneth Collins and Mr David Coleman as alternative to Mr Friedrich Esterhuyse.

We wish to extend a warm welcome to all of them.

Acknowledgments

It was a year that made extreme demands on especially our executive directors and their senior management. Not only did they have to enable the Group to counter the many challenges offered by a hostile business environment, they also at the same time had to undertake an extensive reconstruction of the business needed to convert it into an industrial REIT that could be listed on the JSE.

This enormous task was undertaken most successfully, and they deserve the grateful thanks of all our shareholders. I also want to thank my fellow non-executive directors for their support throughout this most challenging process.

CH WIESE
CHAIRMAN

27 May 2024

VERGELEGEN PLEIN SHOPPING CENTRE, DENNEGEUR

Corporate Governance

Collins Property Group Limited ("Collins" or "Group") is a REIT. At year-end, its principal business consisted of:

- A 100% stake in the property-owning Collins Property Group of companies based in South Africa
- A 100% stake in property-owning Nguni Property Fund group of companies, based in Namibia.
- A 100% stake in property-owning Collins Property Group Africa group of companies, based in Mauritius

Transactions within the Collins Group deal mainly with the letting, acquisition, development, and sale of property assets. At year-end the Collins Group owned and managed commercial properties valued at R11.7 billion.

Collins is committed to upholding good ethical standards and the application of Corporate Governance principles. Collins has reviewed the principles contained in the King IV Report on Governance ("King IV") and assessed their relevance and applicability to the Group. In compliance with the regulations of the JSE, a complete list of the King IV principles and the company's compliance therewith appears on the company's website – **www.collinsgroup.co.za**.

Collins Board of Directors ("Board") and Board Committees

The Board takes overall responsibility for overseeing the management of the Group. The Board is responsible for the oversight of the long-term success of the Group, develops strategy, determines the nature and extent of significant risks, and approves major transactions.

It has established the following Board Committees, which report on their activities to the Board: Audit and Risk Committee, Remuneration Committee and Social & Ethics Committee.

In addition to the above Committees, the company established a Investment Management Committee, which reports on its activities to the Board.

The Board comprises the following ten members:
Non-executive Chairman – leads the Board and ensures it operates effectively, and maintains a culture of openness and debate and effective communication with all stakeholders.
Three independent Non-executive Directors – provide an independent, external perspective, work with and challenge the Executive Directors, contribute with a broad range of experience and expertise. Bruce Chelius has been appointed as the lead independent director.
Three Non-executive Directors – work with and challenge the Executive Directors, contribute with a broad range of property and finance experience and expertise.
Three Executive Directors – responsible for the day-to-day management of the Group and implementation of strategy. Two of the Executive Directors act as Chief Executive Officer and Managing Director respectively, with overall responsibility, and specific areas are delegated to the remaining Executive (Finance and Operations).

The composition of the Board is reviewed on a regular and ongoing basis.

The process for appointing new directors is performed by the Board as a whole and new directors are obliged to retire and offer themselves for re-election at the first annual general meeting following their appointment.

All directors are subject to the retirement and re-election provisions of the memorandum of incorporation, which require one-third of the Non-Executive Directors to retire and, if they so wish, offer themselves for re-election at each annual general meeting. Due to the nature of the business, induction as well as ongoing training and development programmes are not driven through formal processes.

Corporate Governance (continued)

Collins Board of Directors ("Board") and Board Committees (continued)

The Board meets at least twice a year and more often when required. The Directors ensure that they allocate sufficient time to discharge their duties effectively. For details on Board meetings and attendance, refer to the table below:

The composition of the Board, outlined above and below, reflects the position at the end of February 2024, and the attendance of Board and Committee meetings is for the financial year.

Composition of the Board at 29 February 2024 and attendance of meetings for the financial year.

Board of directors	Qualification	Date of appointment	Age	Executive/independent non-executive	Meetings attended (out of 2)	Other significant directorships
Dr CH Wiese	BA, LLB, D Com (HC)	29 September 2000	82	Non-executive	2	Shoprite Holdings Limited, Invicta Holdings Limited, Brait SE and various other companies
Mr BA Chelius	CA(SA), CFA	27 February 2023	56	Independent non-executive	2	
Mrs B Makhunga	BCom, HDip Acc, CA(SA)	27 February 2023	42	Independent non-executive	2	
Mr KR Collins		17 February 2017	51	Non-executive	2	
Mr J Templeton	BComm Hons, CFA	07 February 2024	51	Non-executive	0	CEO of Castleview Property Fund Limited, Non-executive Director of Emira Property Fund Limited
Mr RD Fenner	CA(SA)	27 February 2023	55	Independent non-executive	2	
Mr PJ Roelofse	BAcc (Cum Laude), BAcc Hons, CA(SA), CFA	10 November 2020	46	Non-executive	0	Brait SE
Mr KA Searle	CA(SA)	27 February 2023	56	Executive	2	Managing director of Collins Group
Mr FH Esterhuyse	BAcc Hons, MCom(Tax), CA(SA)	27 May 2014	54	Executive	2	
Adv JD Wiese	BA, LLB, M Com	10 November 2010	43	Alternate to Dr CH Wiese	2	Shoprite Holdings Limited and Invicta Holdings Limited and Fairvest Ltd
Mr MR Collins			55	Alternate to Mr KR Collins	1	
Mr DP Coleman	BA, LLB		54	Alternate to Mr FH Esterhuyse	1	
Mr GC Lang	BCom Hons, RPA(SA)	27 February 2023	39	Executive	2	

The Board is satisfied that it has effectively discharged its statutory duties and oversight role and wishes to report that:

- it has and continues to maintain an approvals framework that allows it appropriate insight into and influence over significant business transactions within the Group;
- the current compliance strategy followed is appropriate for the structure of the Group and the Board is not aware of any instances of non-compliance to applicable laws and regulations; and
- the IT infrastructure and strategy is appropriate for the structure of the Group.

The Board is satisfied that the company secretary has the correct qualifications and experience, and is competent for this role. The Board can also confirm the relationship between the Company Secretary and the Board is at arms-length.

The Board confirms that the Group is in compliance with the provisions of the Companies Act of South Africa and has operated in conformity with its Memorandum of Incorporation for the year ended 29 February 2024.

The Board considers the material risks specific to the Group to be the significant matters set out in the Risk Management and Internal Control report.

Audit and Risk Committee report

The Audit and Risk Committee has submitted the following, as required by section 94 of the Companies Act, Act 71 of 2008, as amended.

1. Functions of the Audit and Risk Committee

The Audit and Risk Committee has adopted a formal terms of reference, delegated to it by the Board. The Audit and Risk Committee wishes to report that it has:

1.1 reviewed the integrity of the Consolidated Annual Financial Statements and formal announcements relating to financial performance and considered significant financial reporting issues, judgements and estimates. This included reviews of the interim and preliminary results and the year-end Annual Financial Statements, as well as the content of the Integrated Report and also an assessment of the quality, consistency and integrity of the Group's financial reporting, including assessing whether the Integrated Report is fair, balanced and understandable, culminating in a recommendation to the Board of Directors to adopt it;

1.2 held meetings with Group's executive management to understand key issues;

1.3 considered and reviewed the investment property valuation process and frequency;

1.4 reviewed the external auditor audit plan and reports on the Consolidated Annual Financial Statements;

1.5 held meetings with external Audit Partner without the Group's executive management present;

1.6 reviewed the system of internal controls and risk management, which include reviews of the risk management and internal control reports presented to it and discussions with executive management, to ensure that the Group is identifying, considering and mitigating, as far as possible, all significant risks for the Group;

1.7 reviewed the King IV Report on Corporate Governance and considered its recommendations and applicability to the Group;

1.8 reviewed the tax structure and tax risk of the Group;

1.9 assessed the independence of PricewaterhouseCoopers Inc., and nominated PricewaterhouseCoopers Inc. as the auditors for 2024 and noted the appointment of Mr David Hill as the designated Audit Partner;

1.10 approved the audit fees and engagement terms of the external auditors;

1.11 determined the nature and extent of allowable non-audit services and approved the contract terms for the provision of non-audit services by the external auditors.

1.12 identified the following areas as significant matters in relation to the Consolidated Annual Financial Statements, and addressed these as described:

Investment property valuations

Reviewed a schedule of the entire investment property portfolio, compared year end book value to the acquisition price, noted the last date of the professional valuation and ensured that most recent valuation date was no earlier than three years before 29 February 2024, noted the identity of the valuer to ensure that it was a property professional, reviewed the list of properties sold and the sale price compared to the book value, reviewed the list of properties revalued, and discussed reasons for revaluations with management and the external auditors. Reviewed the process of investment property valuations implemented by management.

Other asset valuations

Reviewed the process of other asset valuations implemented by management and discussed with the external auditors the finding from their independent valuation of the material derivatives.

Debt

Reviewed the process of debt covenant management implemented by management, and discussed with the external auditors the findings from their re-performance of a sample of the debt covenant requirements. Reviewed the interest rate hedging strategies implemented by management.

Impairment testing

Reviewed the process of impairment testing on financial assets implemented management, and evaluated impairment computations based on external reports and reporting from the external auditors.

Risks pertaining to the diverse geographical locations

Reviewed the process of geographical and foreign currency management implemented by management and evaluated the risks against the disclosure in the annual financial statements.

Risk Policy

The Audit and Risk Commitee has monitored compliance with the risk policy and Collins has complied in all material respects.

Taxation

Reviewed the process of taxation management implemented by management. Derived comfort from the preparation of tax calculations and returns by reputable independent tax consultants in the South Africa, Namibia, Mauritius, Mozambique, Austria, Netherlands, and Luxembourg jurisdictions.

Fraud and cyber security risk

Made recommendations in respect of mitigating controls to prevent fraud and protect against/detect cyber security breaches.

Corporate Governance (continued)

Audit and Risk Committee report (continued)

1. Functions of the Audit and Risk Committee (continued)

1.13. identified the following areas as significant matters in relation to the financial statements, and addressed these as described (continued):

CEO and FD responsibility statement

Reviewed the corporate governance framework and compliance reporting by the component management, to ensure that the governance and internal financial controls are adequate, effective and can be relied upon to assure:

(i) fair presentation in all material respects of the financial position, financial performance and cash flows of the Group in terms of IFRS;
(ii) that no facts have been omitted or untrue statements made that would make the annual financial statements of the Group false or misleading;
(iii) that the necessary internal financial controls have been implemented to provide all material information required to effectively prepare the financial statements of the Group; and
(iv) that any deficiencies in internal financial controls are expeditiously brought to the attention of senior management.

2. Members of the Audit and Risk Committee and attendance at meetings

The Audit and Risk Committee aims to fulfil the roles and responsibilities as required by the Companies Act and King IV. The Audit and Risk Committee consists of three independent members.

The Audit and Risk Committee meets at least twice a year as per the Audit and Risk Committee charter, details of meetings held during the year are listed below. All members act independently as described in section 94 of the Companies Act, Act 71 of 2008, as amended.

Audit and Risk Committee	Qualification	Date of appointment	Age	Executive/independent non-executive	Meetings attended (out of 2)
Mr BA Chelius	CA (SA), CFA	27 February 2023	56	Independent non-executive	2
Mrs B Makhunga	BCom, HDip Acc, CA (SA)	27 February 2023	42	Independent non-Executive	2
Mr RD Fenner	CA(SA)	27 February 2023	55	Independent non-Executive	2

The external auditors, in their capacity as auditors to the Group, attended and reported to all meetings of the Audit and Risk Committee. Members of the executive management also attended the Audit and Risk Committee meetings by invitation.

3. Independence of external auditors

The Audit and Risk Committee reviewed a representation by the external auditors and, after conducting its own review, confirmed that they are satisfied with the submission of the auditors confirmation of their independence.

4. Expertise and experience of financial resources

The Audit and Risk Committee has satisfied itself that the Financial Director has appropriate expertise and experience. The Audit and Risk Committee has considered, and has satisfied itself of the appropriateness of the expertise and adequacy of resources of the finance function.

5. Statement on effectiveness of internal financial controls

The Audit and Risk Committee monitors the effectiveness of the Group's internal financial controls, and is satisfied that the internal financial controls in place adequately address the major risk areas faced by the Group.

The Audit and Risk Committee confirms that no material breakdown of internal financial controls was identified for the financial year ended 29 February 2024.

The Audit and Risk Committee is satisfied that the controls over the accuracy and consistency of the information presented in the Integrated Report are robust and that the Integrated Report presents a fair, balanced and understandable overview of the business of the Group, and provides stakeholders with the necessary information to assess the Group's financial position, business model and strategy. It recommends the adoption of the Integrated Report to the Board.

Remuneration Committee report

The Remuneration Committee is a sub-committee of the Board and consists of three members.

1. Functions of the Remuneration Committee

Its main functions are:

- setting the remuneration policy for Executive Directors;
- to determine the total individual remuneration package of the Executive Directors;
- to monitor performance against conditions attached to variable annual remuneration and long-term incentive awards to Executive Directors;
- approving the selection, appointment and terms of reference of any independent remuneration consultants; and
- recommendations to the Board regarding the fees to be paid to Non-executive Directors and the chairman.

2. Members of the Remuneration Committee and attendance at meetings

Details of meetings held during the year are listed below.

Remuneration Committee	Qualification	Date of appointment	Age	Executive/independent non-executive	Meetings attended (out of 1)
Mr PJ Roelofse	BAcc Hons, CA(SA), CFA	27 February 2023	46	Non-executive	1
Mr B Chelius	CA (SA) , CFA	27 February 2023	56	Independent non-executive	1
Mr KR Collins		23 May 2017	51	Non-executive	1

Certain executive members of management attended the Remuneration Committee meeting by invitation.

3. Remuneration policy

The remuneration policy is to compensate employees on a fair basis comparable with similar organisations, taking into consideration performance as an important factor in determining the remuneration of executive directors.

Remuneration is monitored and reviewed on an ongoing basis by the Remuneration Committee to ensure that the guaranteed and variable pay is market related and aligned with the Group's strategic objectives to create sustained value for all stakeholders.

When considering remuneration and increases, the Remuneration Committee measures executive remuneration and increases against those for employees across the Group by jurisdiction.

The Group has implemented an employee share option scheme, with the purpose of attracting, retaining, motivating and rewarding employees on a basis which aligns company performance and the interests of mid-tier and senior employees with those of shareholders.

The performance measures that determine the levels of variable pay for Executive Directors are fully aligned with the Group's business strategy and the long term interests of shareholders and other stakeholders. These measures are linked to consistent growth in shareholder value. This means that in any year that the Group delivers weaker growth, variable pay is lower, and if it delivers stronger performance, variable pay is higher.

Non-executive Directors' fees are based on their relative contributions to the activities of the Board, and recognise the responsibilities of the director throughout the year.

Non-executive Directors do not participate in the company's variable pay plans to avoid any potential conflict of interest and to maintain their independence.

Corporate Governance (continued)

Remuneration Committee report (continued)

4. Implementation report

The Remuneration Committee has monitored the implementation of the remuneration policy and is of the view that there were no deviations from the remuneration policy in the 2024 financial year.

In determining the total guaranteed package increases for Executive Directors, the Remuneration Committee referred to market conditions as well as comparative industry benchmarking in the specific jurisdiction.

The table below presents an analysis of the remuneration of Executive Directors received in 2024 compared to 2023, in R'000:

Year ending 29 February 2024	Jurisdiction	Salary	Other benefits	Variable remuneration	Share scheme	Total
FH Esterhuyse	South Africa	3 462	180	2 130	–	5 772
KA Searle	South Africa	3 624	–	2 355	–	5 979
GC Lang	South Africa	2 143	–	1 163	–	3 306
		9 229	**180**	**5 648**	**–**	**15 057**

Year ending 28 February 2023	Jurisdiction	Salary	Other benefits	Variable remuneration	Share scheme	Total
FH Esterhuyse	South Africa	3 224	167	2 070	–	5 462
KL Nordier	Switzerland	4 583	203	1 571	–	6 357
TA Vaughan (up to 17 November 2022)	United Kingdom	4 662		912	–	5 573
		12 469	**370**	**4 553**	**–**	**17 392**

The table below presents an analysis of the remuneration non-executives received in the 2024 financial year (excluding VAT), compared to 2023:

(R'000)	Year ending 28 February 2024	Year ending 28 February 2023
CH Wiese	250	980
KR Collins	250	490
BA Chelius	250	–
B Makhunga	250	–
R Fenner	250	–
P Roelofse	250	–
HRW Troskie	–	585
MJ Roberts	–	195
LL Porter	–	490

Details of the remuneration and participation of directors in share incentive schemes appear on pages 87 and 88 of the Annual Financial Statements (notes 26 and 36).

5. Shareholder engagement and voting

The Group will table its remuneration policy and implementation report for two separate non-binding advisory votes by shareholders at the AGM, in line with King IV.

In the event that 25% or more of the shareholders vote against these resolutions, the Remuneration Committee will engage with such dissenting shareholders to ascertain the reasons for the dissenting votes, address all valid and reasonable concerns raised, and disclose the full shareholder engagement process, response and resolutions in the remuneration report of the next financial year.

Social and Ethics Committee report

1. Functions of the Social and Ethics Committee

The Social and Ethics Committee is a sub-committee of the Board and consists of three members. The Committee functions in accordance with a formal mandate adopted by the Board. The main task of the Committee is to monitor any issues concerning the social and ethical behaviour of the company as required in section 72(4) of the Companies Act no. 71 of 2008 read with Regulation 43 of the Companies Regulations, 2011.

The Social and Ethics Committee has established a social and ethics governance framework for the Group, and monitors compliance by the Group's subsidiaries.

2. Members of the Social and Ethics Committee and attendance at meetings

The membership and members attendance of the committee is set out below.

Social and Ethics Committee	Qualification	Date of appointment	Age	Executive/independent non-executive	Meetings attended (out of 1)
B Makhunga	B Com, HDip Acc, CA(SA)	27 February 2023	42	Independent non-executive	1
GC Lang	BComHons, RPA(SA)	27 February 2023	39	Executive	1
RD Fenner	CA(SA)	27 February 2023	55	Independent non-executive	1

3. Statement on social and ethics governance

The Social and Ethics Committee wishes to report that it has reviewed the reports presented to it by executive management on social and ethics governance, which include a review of the policies and codes of conduct for social responsibility, health and safety, anti-bribery and corruption, anti-fraud, anti-money laundering, whistleblowing, procurement, gifts, conflicts of interest and compliance with relevant local legislation. It has held discussions with management on the implementation of these policies and the procedures for monitoring compliance with the codes of conduct.

The Group engaged in the following social projects to engage on this year:

Santa Shoebox Project

The Santa Shoebox Project originated in Cape Town in 2006 with a humble 180 shoeboxes. Since that time the number of Santa Shoeboxes donated has reached a total of 1 226 756. The shoeboxes are distributed to underprivileged children attending more than 1 000 educational and care facilities each year, through more than 60 satellites around South Africa and Namibia.

Girls and boys receive donations of a minimum of eight essential items, including a toothbrush, toothpaste, soap, a washcloth, sweets, a toy, school supplies and an outfit of clothing. All donated items are new and age appropriate.

We provide the funds to our employees who go out and purchase all the items and then wrap the boxes in the office with a competition for the best wrapped box.

KZN Care Association

Founded in 1949 on nine acres of land in the Umbilo area, Natal Settlers Memorial Home was established to provide a safe and pleasant environment for 20 elderly Durban residents. As demand for this type of accommodation grew, the Home expanded rapidly and is now home to just over 350 elderly and disabled people

The Group partnered with this Association and provide ongoing assistance with their needs. One of the Association's buildings was identified as needing waterproofing in the kitchen, new gutters, internal repainting and window replacement in the dining room. Our employees and various of our regular service providers took time to assist with all the repairs required as well as gardening and cleaning. Everyone enjoyed the spirit of giving back in a meaningful way. Our plan is to continue with this Association and repair the next building in the forthcoming year.

Rental Relief Program

The Group has granted rent relief, where desperately needed, to tenants who are registered Public Benefit Organisations. This is intended to help and contribute to their social outreach.

The Social and Ethics Committee has fulfilled its mandate as prescribed by the Companies Regulations to the Companies Act of South Africa, and it is satisfied that the Group has adequate policies and procedures in place to prevent and detect unethical behaviour and non-compliance with applicable legislation. No instances of material non-compliance or unethical behaviour were identified during the year under review.

Corporate Governance (continued)

Risk management and internal control

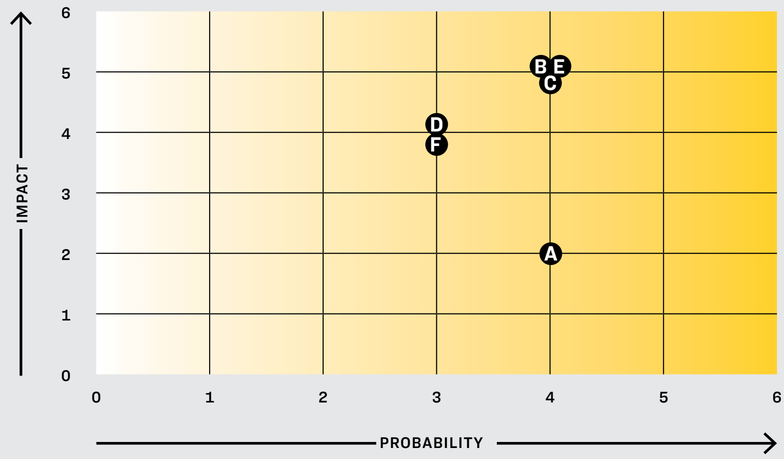
The Board is responsible for the governance thereof and has mandated the Audit and Risk Committee to oversee and monitor the risk management processes. The Group follows the following framework:

- Identify risk factors which may have a material impact on the Group;
- Formulate a mitigating response for each identified risk;
- Monitor the mitigation effectiveness against each identified risk; and
- Review the identified risks on an ongoing basis.

The below table summaries the material risk factors identified and how these are mitigated:

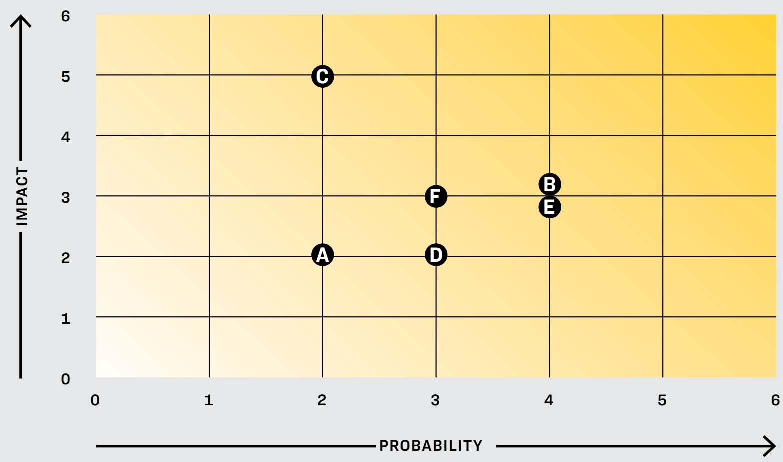
Inherent Risk Rating

	Nature of risk	Probability Rating	Impact Rating
A	Cyber crime	4	2
B	Economic outlook	4	5
C	Insurers	4	5
D	Political Instability	3	4
E	Failure of infrastructure	4	5
F	Environment Impact	3	4



Residual Risk Rating

	Nature of risk	Probability Rating	Impact Rating
A	Cyber crime	2	2
B	Economic outlook	4	3
C	Insurers	2	5
D	Political Instability	3	2
E	Failure of infrastructure	4	3
F	Environment Impact	3	3



	Risk Description	Probability Rating (1 – 5)	Impact Rating (1 – 5)	Risk Rating (<25)	Mitigation Process	Residual Risk Rating (<25)
A	**Cyber crime** Disruption and loss to business from becoming a victim of cyber crime	4	2	8	▪ Cyber insurance cover has been taken ▪ Education of staff around how cyber criminals target organisations ▪ Bi-Annual information system vulnerability testing	4
B	**Economic outlook** Continued difficult economic conditions riots and low GDP growth effecting lease negotiations and tenant retention negatively resulting in increased arrears and vacancy.	4	5	20	▪ Engage with financially sound/capable tenants ▪ Effective collections and arrears ▪ Effective leasing department ▪ Focusing on tenant retentions ▪ Sale of non-core assets	12
C	**Insurers** Insurance cover is getting harder to place due to the market which could lead to no insurance cover being available	4	5	20	▪ The Board has put a program in place for material disclosures to insurers and the review of insurers terms and conditions before renewal. ▪ The Board has placed offshore cover to secure better terms. ▪ The Board has a property risk survey plan done in conjunction with the insurers	10
D	**Political Instability** The risk of unrest flaring up again remains a possibility.	3	4	12	▪ Continued monitoring of economic and political landscapes ▪ Increased security measures ▪ Insurance policy reviews	6
E	**Failed Infrastructure** Exponential costs due to the aging infrastructure in the country and tenants not being able to continue trading.	4	5	20	▪ The Board has adopted the policy to go off grid using the solar rental model and to use all natural available resources where possible.	12
F	**Environment Impact** Increased drought, declining water supplies, flooding and erosion	3	4	12	▪ ESG oversight delegated by the Board ▪ Increased training of staff members ▪ ESG considerations to inform strategic decisions	9

The Board is satisfied that the Executive Directors' intimate involvement in the operations of the Group, as well as the robust management structure of its South African operations is sufficient to provide it with appropriate and relevant information on risk management activities performed, risks identified and action plans in place to mitigate material risks as well as the internal control measures in place.

The business components are headed by an experienced qualified Chief Executive Officer, Managing Director assisted by an experienced and qualified Financial Director. These executives are responsible for the implementation of internal control, risk management and financial reporting policies and procedures and the monitoring thereof in accordance with the Group corporate governance framework set by the Board.

Detailed reports on risk management and internal controls are submitted to the Audit and Risk Committee, and key considerations are elevated to the Board as and when appropriate.

The Board applies the following principal elements of internal control:

- an annual budgeting process, and a semi-annual forecasting process, integrating both financial budgets and cash flow forecasts, together with the identification of risks inherent in each area of operation, which are subject to Board approval;
- monthly preparation of individual component and consolidated management accounts, comparison of actual results with budgets and forecasts, and preparation of revised forecasts whenever deemed necessary, for review and consideration by the Board;
- reporting to the Board any changes in business, operational and financial risk in each area of the business;
- clearly defined authorisation procedures for capital expenditure and major corporate transactions established by the Board, and
- limited authority levels designated to subsidiary Board directors and senior management.

The nature of the business, and the nature and limited number of transactions do not warrant the establishment of an internal audit function.

Corporate Governance (continued)

Integrity and ethics

Collins at all times endeavours to maintain the highest standard of integrity in dealing with its clients, staff, local authorities, shareholders, suppliers and the investor community and, in doing so, to ensure the largest measure of credibility, trust and stability. Structures and procedures are in place for the reporting of unethical behaviour. The Chief Executive Officer is responsible for ethical behaviour within his organisation. Reports are provided to the Social and Ethics Committee on the policies and procedures in place to monitor integrity and ethics. The Board is of the opinion that a high level of standards was being maintained by the Group and it is not aware of any instances of unethical behaviour during the year ended 29 February 2024.

Environment

Our teams are fully aware of their ecology responsibilities, and constantly strive to introduce the latest technologies to save our planet. Working with property, we have a responsibility to ensure the improvements we make to buildings have a minimal impact on the environment.

In South Africa, to help improve energy efficiency, reduce carbon emissions and contribute to the fight against climate change, the company has covered much of its roof space with solar panels, with more under consideration. The Group continues with the implementation of solar power technology and water saving methods to reduce its carbon footprint and become less reliant on municipal supply. It is also very focused on its asbestos removal program.

Broad diversity

Collins supports the principles and aims of transformation and diversity, and has adopted a diversity policy (gender, race, culture, age, field of knowledge, skills and experience). Should a vacancy on the Board or within the Group arise, consideration will be given to the appointment of appropriate gender, race, culture and age diverse directors and employees so as to attain and maintain the targeted level of transformation and diversity.

Stock Exchange Transactions

	2024	2023	2022	2021	2020
Number of shares traded ('000)	3 501	4 050	3 068	4 565	4 714
Value of shares traded (R'000)	25 495	44 997	27 394	39 110	51 870
Volume of shares traded as % of total issued shares	1.05	1.55	1.17	1.75	1.80
Market capitalisation (R'000)	2 549 166	1 829 426	2 485 406	2 116 907	2 482 792
Share prices for the year (cents)					
Lowest	6.16	6.53	7.51	6.46	8.46
Average	7.30	11.11	8.93	8.57	11.36
Highest	8.50	14.35	10.99	10.75	12.80
Closing	7.63	7.00	9.51	8.10	9.50

Secretarial certification

In my capacity as company secretary, I hereby confirm, in terms of the Companies Act, 2008, ("the Act"), that for the year ended 29 February 2024, Collins Property Group has filed all the required returns and notices in terms of the Act, and all such returns and notices are to the best of my knowledge and belief true, correct and up to date.

PJ JANSE VAN RENSBURG
COMPANY SECRETARY

27 May 2024

Shareholders' information

Enquiries

Enquiries relating to shareholdings in the company such as the loss of share certificates, dividend payments, or to notify change of address and/or bank account details, please write to the registrars:
Computershare Investor Services (Pty) Ltd,
Private Bag X9000, Saxonwold 2132,
South Africa.

If you have received more than one copy of this Integrated Report, there may be more than one account in your name on the company's register of members. If you would like to amalgamate your holdings, write to the registrars, detailing the accounts concerned and instructions on how they should be amalgamated.

Additional copies of annual financial statements

Additional copies of the report are obtainable from:

South Africa

The Company Secretary,
Collins Property Group Limited
Leinster Hall
7 Weltevreden Street
Gardens
Cape Town 8005
PO Box 6100
Parow East 7501
Telephone: +27 21 020 8920
email: cppcosec@leacorporateservices.co.za

Share transactions totally electronic ("STRATE")

In July 2001 the company has transferred its share capital to the electronic settlement and custody system, STRATE, designed to achieve contractual, rolling and irrevocable settlement. Shareholders who have not lodged their share certificates with a Central Securities Depositary Participant ("CSDP") or qualifying broker of their choice, are encouraged to do so. Currently all trade in the company's shares take place electronically, resulting in shareholders not being able to sell their Collins shares unless they exist in electronic form in the STRATE environment. Any questions with regard to the transfer to STRATE may be directed to the company secretary at telephone number +27 21 929 4800 or the registrars, Computershare, at telephone number +27 11 370 5000.

Payment of dividend directly into shareholders' bank accounts

Shareholders who do not currently have their dividend paid directly into a bank account and who wish to do so should complete a mandate instruction obtainable from the company's registrars at the above address.

ANNUAL FINANCIAL STATEMENTS

Annual financial statements

The annual financial statements were audited by PricewaterhouseCoopers Inc. in compliance with any applicable requirements of the Companies Act of South Africa. The preparation of the annual financial statements was supervised by the Financial Director, Mr GC Lang.

The annual financial statements were authorised on 22 May 2024 by the Board of directors.

Approval of annual financial statements

The annual financial statements were approved by the Board of directors and are signed on its behalf by:

CH WIESE
CHAIRMAN

GC LANG
DIRECTOR

27 May 2024

CEO and Financial Director responsibility statement

Each of the directors, whose names are stated below, hereby confirm that:

a) the annual financial statements set out on pages 26 to 109, fairly present in all material respects the financial position, financial performance and cash flows of the issuer in terms of IFRS;
b) to the best of our knowledge and belief, no facts have been omitted or untrue statements made that would make the annual financial statements false or misleading;
c) internal financial controls have been put in place to ensure that material information relating to the issuer and its consolidated subsidiaries have been provided to effectively prepare the financial statements of the issuer;
d) the internal financial controls are adequate and effective and can be relied upon in compiling the annual financial statements, having fulfilled our role and function as executive directors with primary responsibility for implementation and execution of controls;
e) where we are not satisfied, we have disclosed to the Audit and Risk Committee and the auditors any deficiencies in design and operational effectiveness of the internal financial controls, and have taken steps to remedy the deficiencies; and
f) we are not aware of any fraud involving directors.

FH ESTERHUYSE
CEO

GC LANG
FINANCIAL DIRECTOR

Directors' report

Collins Property Group Limited and its subsidiaries

Share capital
Full details of the company's authorised and issued share capital are set out in the notes to the annual financial statements.

Business of the group
Collins Property Group Limited is an Real Estate Investment Trust with investments in subsidiaries, and at year-end the company held the following significant investments:

Subsidiaries:
Collins Property Projects Proprietary Limited
Hold a portfolio of commercial properties in South Africa, Netherlands and Austria.

Nguni Property Fund Limited
Nguni owns a portfolio of commercial properties in Namibia.

Tradegro S.à r.l.
Holds a portfolio of commercial properties in Mozambique, Netherlands and Austria.

Collins Property Group Limited's interests in its subsidiaries, as well as their individual activities, are set out in the annual financial statements.

Investment properties
Changes in properties during the year and details of property valuations at 29 February 2024 are shown in note 2 to the annual financial statements.

Executive Directors confirm that there have been no material changes to the information and assumptions applied by the registered valuers.

Borrowings
Interest-bearing borrowings are shown in notes 18 and 22 to the annual financial statements, and includes bank borrowings of R6 317 million (2023: R6 617million).

Group results
Earnings
After taking into account the interest of non-controlling shareholders, the group reports a basic earnings per share of R4.25 (2023: R0.62).

The annual financial statements on pages **26** to **109** set out fully the financial position, results of operations and cash flows of the group for the financial year ended 29 February 2024.

Dividends
A final cash dividend of 50 cents per share was declared on 27 May 2024 (May 2023: 30 cents per share and paid on 19 June 2023).

An interim cash dividend of 40 cents per share was declared on 22 December 2023 (December 2022: 30 cents per share) and paid on 22 January 2024.

Material risks
The directors consider the material risks specific to Collins Property Group Limited to be the risks disclosed in the Risk Management and Internal Control Report.

Events after the reporting period
There are no significant subsequent events after year end which need to be adjusted for or additional disclosure required, other than as disclosed in note 38 to the annual financial statements.

Going concern
The directors consider that the group has adequate resources to continue operating for the foreseeable future and that it is appropriate to adopt the going concern basis in preparing the group annual financial statements, as detailed in note 37 to the annual financial statements.
The directors have satisfied themselves that the group remains in a sound financial position and that it has access to sufficient liquidity and borrowing facilities to meet its foreseeable cash requirements.

Directorate
The names of the directors are listed on page **124** of this report.

In terms of the Memorandum of Incorporation of the company Dr CH Wiese, Mr K Collins and Mr P Roelofse retire as directors of the company at the annual general meeting but, being eligible, offer themselves for re-election.

At 29 February 2024 the directors of Collins Property Group Limited held a direct interest of 0% (2023: 0%) and an indirect, non-beneficial interest of 52.67% (2023: 67.17%) of the issued ordinary share capital of the company. Indirect holdings through listed companies have not been included.

No change in the shareholding of directors has occurred between the end of the financial period and the date of this report.

Holding company
At 29 February 2024 the company had no holding company. An analysis of the main shareholders of the company appears on page **123** of this report.

Compliance
The directors confirm that Collins Property Group Limited is in compliance with the provisions of the Companies Act of South Africa and has operated in conformity with its Memorandum of Incorporation for the year ended 29 February 2024.

Secretary
The name and address of the secretary appears on page **124** of this report.

Auditors
PricewaterhouseCoopers Inc. will continue in office in accordance with the Companies Act in South Africa.

Policy adoption for trading statements
The company has adopted dividend per share as the measure for trading statements with effect from the 29 February 2024 financial year-end.

Independent auditor's report

To the shareholders of Collins Property Group Limited

Report on the audit of the consolidated and separate financial statements

Our opinion

In our opinion, the consolidated and separate financial statements present fairly, in all material respects, the consolidated and separate financial position of Collins Property Group Limited (the Company) and its subsidiaries (together the Group) as at 29 February 2024, and its consolidated and separate financial performance and its consolidated and separate cash flows for the year then ended in accordance with IFRS Accounting Standards and the requirements of the Companies Act of South Africa.

What we have audited

Collins Property Group Limited's consolidated and separate financial statements set out on pages **26** to **109** comprise

- the consolidated and separate statements of financial position as at 29 February 2024;
- the consolidated and separate statements of comprehensive income for the year then ended;
- the consolidated and separate statements of changes in equity for the year then ended;
- the consolidated and separate statements of cash flows for the year then ended; and
- the notes to the financial statements, including material accounting policy information.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the consolidated and separate financial statements section of our report.

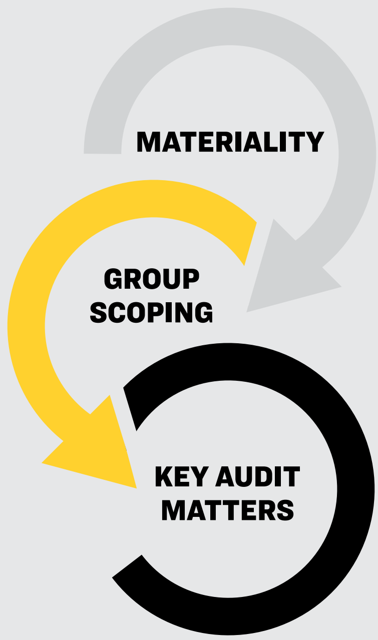
We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

We are independent of the Group in accordance with the Independent Regulatory Board for *Auditors' Code of Professional Conduct for Registered Auditors* (IRBA Code) and other independence requirements applicable to performing audits of financial statements in South Africa. We have fulfilled our other ethical responsibilities in accordance with the IRBA Code and in accordance with other ethical requirements applicable to performing audits in South Africa. The IRBA Code is consistent with the corresponding sections of the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards)*.

Our audit approach

Overview



Overall group materiality

- Overall group materiality of R123.3 million, which represents 1% of consolidated total assets.

Group audit scope

The Group consists of five components, three of which are property-owning components and the remaining two are head office components.

A full scope audit was performed over the largest property-owning component, whose properties are located in South Africa. We have also performed a full scope audit over the two head office components and performed an audit over specific balances over the remaining components.

Key audit matters

- Valuation of investment properties
- Impairment assessment of investments in subsidiaries

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the consolidated and separate financial statements. In particular, we considered where the directors made subjective judgements; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters, consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

Materiality

The scope of our audit was influenced by our application of materiality. An audit is designed to obtain reasonable assurance whether the financial statements are free from material misstatement. Misstatements may arise due to fraud or error. They are considered material if individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the consolidated financial statements.

Based on our professional judgement, we determined certain quantitative thresholds for materiality, including the overall group materiality for the consolidated financial statements as a whole as set out in the table below. These, together with qualitative considerations, helped us to determine the scope of our audit and the nature, timing and extent of our audit procedures and to evaluate the effect of misstatements, both individually and in aggregate on the financial statements as a whole.

Overall group materiality	R123.3 million
How we determined it	1% of consolidated total assets
Rationale for the materiality benchmark applied	We chose consolidated total assets as the benchmark considering that, in our view, this is the key benchmark against which the performance of the Group is most commonly measured by the users of the consolidated financial statements. We chose 1% which is consistent with quantitative materiality thresholds used for companies in this sector.

How we tailored our group audit scope

We tailored the scope of our audit in order to perform sufficient work to enable us to provide an opinion on the consolidated financial statements as a whole, taking into account the structure of the Group, the accounting processes and controls, and the industry in which the Group operates.

The Group manages a property portfolio which includes retail, offices and industrial properties in South Africa, Austria, Namibia and other African countries.

Our scoping assessment included consideration of the financial significance of the Group's components as well as the sufficiency of the work planned to be performed over material financial statement line items. The Group consists of three property-owning components and two head office components. We identified three financially significant components in the Group based on indicators such as the contribution to consolidated assets, revenue and profit before taxation. The most financially significant component being the Collins South Africa group, a property-owning component that operates in South Africa. We performed a full scope audit for this significant component as well as for two of the head office components. For the other three components, we performed an audit of account balances.

We have not involved component auditors as all work performed for purposes of the Group audit has been performed by the group engagement team.

Independent auditor's report (continued)

To the shareholders of Collins Property Group Limited

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the consolidated and separate financial statements of the current period. These matters were addressed in the context of our audit of the consolidated and separate financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matter	How our audit addressed the key audit matter
Valuation of Investment Properties **The valuation of the Group's investment properties is a key contributor to the asset value of the Group. The Group carries investment property at fair value in accordance with International Accounting Standard (IAS) 40 - Investment Property.** As at 29 February 2024, the Group's investment property portfolio, including the straight-line lease income adjustment and right-of-use asset, was measured at R11.6 billion, after recognising a net fair value gain in the consolidated statement of comprehensive income of R253 million. The fair values are based on the directors' valuation for a portion, and for the remainder the directors utilised valuation experts (the "valuers") to assist them with the valuation of the investment properties. In determining a property's valuation, the directors and the valuers make use of the income method of valuation and the sales or direct comparison methods. These methods take into account property specific information such as the capitalisation yields to current and future rental streams net of income voids arising from vacancy rates or rent-free periods and associated running costs as well as market rentals. Other factors considered in the valuations include the tenure of the property, tenancy details and ground and structural conditions. The valuers and directors apply assumptions for yields and estimated future market rents, which are influenced by prevailing market yields, comparable property and leasing transactions in the market, to arrive at the final valuation. The valuation of investment properties was considered to be a matter of most significance to the current year audit due to significant estimation uncertainty in relation to key assumptions (the capitalisation yields, market rentals and vacancy rates), coupled with the fact that only a small percentage difference in yields for individual property valuations, when aggregated, could result in a material impact on the overall valuation. Refer to note 2 and note 3 to the consolidated financial statements for details on the valuation of investment properties, the property portfolio analysis schedule and note 29 within the accounting policies for critical accounting estimates.	We inspected the underlying valuation documentation for a sample of the properties valued externally, or valued by the directors in the current year, in order to evaluate whether the valuation approach followed by the directors or external valuers for each property was consistent with the requirements of IFRS.We found the valuation approach to be consistent with the requirements of IFRS. We evaluated the valuers' qualifications, expertise and experience in property valuations by inspecting their curricula vitae, including a consideration of whether they are members of a registered professional body. We did not note any aspect in this regard requiring further consideration. Our audit procedures covered different types of properties including retail, office, industrial, leisure and residential. We tested the accuracy, reliability and completeness of data inputs into the directors' valuations, as well as in the valuations prepared by the valuers. We focused on the data inputs underpinning the investment property valuations for a selection of investment properties, including projected rental income and associated running costs, vacancy rates, income capitalisation rates and discount rates by agreeing these to appropriate underlying documentation. Making use of our internal valuations' expertise, we assessed the current economic impact as well as the potential future expected impact. We held discussions with the valuers on the valuations and key assumptions used. We utilised our internal valuation expertise to assess the reasonability of the assumptions in the valuations performed by the directors' valuers and those performed by the directors. Our work focussed on developing independent expectations which we compared to the directors' and valuers' valuations for a sample of properties. In doing this, we used comparable market data and focused in particular on properties where the growth in property valuations were higher or lower than our expectations, based on available market information. We compared the investment yields used by the directors and valuers to an estimated range of expected yields, determined with reference to published benchmarks. The inputs were found to be within an acceptable range.

Key audit matter	How our audit addressed the key audit matter
Impairment assessment of investments in subsidiaries This key audit matter applies to the company financial statements. The carrying value of investments in subsidiaries recognised in the separate financial statements amounted to R3.6 billion as at 29 February 2024. Investments in subsidiaries are carried at cost less impairment losses in the separate financial statements. No impairment charge was recognised in the current year. Where an impairment indicator is identified, impairment is assessed with reference to net asset values ("NAV") of the underlying subsidiaries, leveraging the assessment of the subsidiaries' valuation of investment properties (as explained in the above key audit matter on the valuation of the Group's investment properties) to determine the recoverable amount. We considered the impairment assessment of the investment in subsidiaries to be a matter of most significance to the current year audit due to the following: ■ degree of estimation uncertainty and the judgement applied by management in performing the impairment assessments; and ■ the magnitude of these balances in relation to the company financial statements.	We obtained an understanding of the approach followed by management in assessing the recoverable amount of investments in subsidiaries. We assessed the recoverable amount of the investment in the subsidiaries to the NAV of the underlying subsidiaries. For the property subsidiary companies the NAV is driven by the fair value of the investment properties and therefore our work was performed concurrently with assessing the fair value of the Group's investment properties, as noted in the above key audit matter on the valuation of the Group's investment properties. The key assumptions used by management were the same as those noted above in the valuation of the Group's investment properties and the procedures therefore are not duplicated here. We recalculated and compared the recoverable amount to the carrying values of the applicable investment in subsidiaries and based on our assessment noted no impairments to be recognised.

Independent auditor's report (continued)

To the shareholders of Collins Property Group Limited

Other information

The directors are responsible for the other information. The other information comprises the information included in the document titled "Collins Property Group Limited Integrated Report 2024", which includes the Directors' Report, the Audit Committee Report and the Secretarial Certification as required by the Companies Act of South Africa. The other information does not include the consolidated or the separate financial statements and our auditor's report thereon.

Our opinion on the consolidated and separate financial statements does not cover the other information and we do not express an audit opinion or any form of assurance conclusion thereon.

In connection with our audit of the consolidated and separate financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the consolidated and separate financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the directors for the consolidated and separate financial statements

The directors are responsible for the preparation and fair presentation of the consolidated and separate financial statements in accordance with IFRS Accounting Standards and the requirements of the Companies Act of South Africa, and for such internal control as the directors determine is necessary to enable the preparation of consolidated and separate financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated and separate financial statements, the directors are responsible for assessing the Group and the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group and/or the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the consolidated and separate financial statements

Our objectives are to obtain reasonable assurance about whether the consolidated and separate financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated and separate financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated and separate financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's and the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's and the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated and separate financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and / or Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated and separate financial statements, including the disclosures, and whether the consolidated and separate financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the consolidated and separate financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other legal and regulatory requirements

In terms of the IRBA Rule published in Government Gazette Number 39475 dated 4 December 2015, we report that PricewaterhouseCoopers Inc. has been the auditor of Collins Property Group Limited for 26 years.

PricewaterhouseCoopers Inc.

PRICEWATERHOUSECOOPERS INC.
DIRECTOR: D HILL
REGISTERED AUDITOR

Durban, South Africa

27 May 2024

Statement of financial position

At 29 February 2024

COMPANY 2023 R'000	COMPANY 2024 R'000		Notes	GROUP 2024 ZAR'000	GROUP 2023 ZAR'000
		Assets			
1 277 374	5 831 617	**Non-current assets**		11 882 097	11 586 513
		Property, plant and equipment	1	35 534	38 003
		Investment property	2	11 002 163	10 670 453
		Investment property – straight lining lease income accrual	2	615 051	667 120
		Investment property – right-of-use assets	3	5 516	5 856
		Deferred taxation	8	177 860	115 714
7 838	3 612 073	Investment in subsidiaries	4		
1 251 808	2 204 069	Loans to subsidiaries	4		
		Investments accounted for using the equity method			
		Investments in associates	6	30 498	
		Financial assets at amortised cost:			
		Loans to joint operations	5.3	–	11 526
17 728	15 475	Loans receivable	7	15 475	77 841
1 916	4 191	**Current assets**		376 019	549 052
		Financial assets at fair value through profit and loss	9	1 312	1 218
		Financial assets at amortised cost:			
336		Loans to subsidiaries	4		
	1 562	Loans receivable	7	8 569	119 327
		Loans to joint operations	5.3	3 497	–
		Loans to associates	6.3	103 500	124 061
	85	Trade and other receivables	11	55 222	61 752
		Other current assets	12.1	23 114	23 768
		Taxation		11 680	516
1 580	2 544	Cash and cash equivalents	13	169 125	218 410
		Assets classified as held for sale	10	74 090	84 910
1 279 290	**5 835 808**	**Total assets**		**12 332 206**	**12 220 475**

COMPANY				GROUP	
2023 R'000	2024 R'000		Notes	2024 ZAR'000	2023 ZAR'000
		Equity and liabilities			
1 276 437	2 371 524	**Ordinary shareholders' equity**		4 995 242	3 187 387
1 453 043	2 366 638	Share capital	14	2 346 632	1 429 967
(176 606)	4 886	Reserves	15	2 648 610	1 757 420
		Non-controlling interest	16	231 315	1 065 403
1 276 437	**2 371 524**	**Total equity**		**5 226 557**	**4 252 790**
1 082	1 407	**Non-current liabilities**		6 633 601	6 942 677
1 082	1 384	Preference share liability	17.2	1 384	1 082
		Long-term borrowings	18	6 162 873	5 814 737
		Lease liabilities	3	4 161	4 501
		Derivative financial instruments	19	21 346	44 923
	23	Deferred taxation	8	443 837	1 077 434
1 771	3 462 877	**Current liabilities**		472 048	1 025 008
	3 457 345	Loans from subsidiaries	4		
		Short-term borrowings	22	182 793	730 530
		Deferred revenue	20	111 495	58 397
1 771	184	Trade and other payables	21	133 963	192 568
	5 348	Taxation		43 797	43 513
2 853	**3 464 284**	**Total liabilities**		**7 105 649**	**7 967 685**
1 279 290	**5 835 808**	**Total equity and liabilities**		**12 332 206**	**12 220 475**

Statement of comprehensive income

For the year ended 29 February 2024

COMPANY 2023 R'000	COMPANY 2024 R'000		Notes	GROUP 2024 ZAR'000	GROUP 2023 ZAR'000
	304 761	**Revenue**	23 & 24	1 176 560	1 147 008
		Other operating income	25	92 106	93 462
		(Loss) /Profit on disposal of investment property	26	(4 543)	8 300
		Net gain from fair value adjustment on investment property	2 & 3.1.1	253 325	294 484
		Impairment (losses)/gains on financial assets	26	(4 021)	(42 855)
(173)		Employee benefit expenses	26	(45 028)	(50 218)
(126)		Lease expenses	26	(34 143)	(30 403)
		Depreciation, impairment and amortisation	1	(8 632)	(8 474)
(18 310)	(5 676)	Other operating costs	26	(247 100)	(141 153)
(18 609)	299 085	**Trading profit**		1 178 524	1 270 151
		(Loss)/gain on disposal of financial assets			
		Loss on disposal of subsidiary		(7 426)	(1 887)
		Impairment of intangible assets	4		
		Net fair value gains/(losses) on financial assets at fair value through profit or loss		23 577	(3 186)
(18 609)	299 085	**Operating profit/(loss)**	26	1 194 675	1 265 078
64 009	21 415	Finance income	27	27 527	60 361
(61 753)		Finance cost	27	(662 002)	(590 656)
		Share of profit from equity accounted associates	6	3 531	
(16 353)	320 501	**Profit before taxation**		563 731	734 783
	(5 371)	Taxation	28	643 905	(217 910)
(16 353)	315 130	**Profit for the year from continuing operations before non-controlling interest**		1 207 636	516 873
		Loss from discontinued operations before non-controlling interest	10.3		(174 808)
		Profit for the year before non-controlling interest		1 207 636	342 065
		Other comprehensive income			
		Items that may be subsequently reclassified to profit or loss			
		Gains on cash flow hedges			9 491
		Deferred tax on cash flow hedges			(1 898)
		Exchange differences on translation of foreign operations		(4 822)	43 329
(16 353)	**315 130**	**Total comprehensive income for the year**		**1 202 814**	**392 987**

COMPANY				GROUP	
2023 R'000	2024 R'000		Notes	2024 ZAR'000	2023 ZAR'000
		Profit attributable to:			
		Owners of the parent		1 144 035	158 459
		Non-controlling interest		63 601	183 606
				1 207 636	**342 065**
		Total comprehensive income attributable to:			
		Owners of the parent		1 139 213	205 058
		Non-controlling interest		63 601	187 929
		Total comprehensive income for the year		**1 202 814**	**392 987**
		Total comprehensive income attributable to owners of the parent arises from:			
		Continuing operations		1 139 213	409 839
		Discontinued operations			(204 781)
		Total comprehensive income for the year		**1 139 213**	**205 058**
		Earnings per share for profit attributable to the ordinary equity holders of the company			
		Continuing operations basic earnings per share	29	4.25	0.62
		Continuing operations diluted earnings per share	29	4.25	0.62
		Discontinued operations basic earnings per share		–	(0.68)
		Discontinued operations diluted earnings per share		–	(0.68)

Statement of cash flows

For the year ended 29 February 2024

COMPANY				GROUP	
2023 R'000	2024 R'000		Notes	2024 ZAR'000	2023 ZAR'000
		Cash flows of operating activities			
(18 608)	299 085	Operating profit/(loss)		1 194 675	1 265 078
	(30 100)	Non-cash items	30.1	(58 838)	(285 414)
349	(1 672)	Changes in working capital	30.2	(6 245)	201 285
(18 259)	267 313	Cash from operations		1 129 592	1 180 949
75 208	2 285	Interest received		27 527	38 481
(73 734)		Interest paid	30.4	(676 814)	(582 558)
(1 291 052)	(212 043)	Dividends paid to ordinary shareholders		(208 975)	(1 269 398)
		Dividends paid to non-controlling interests		(55 715)	(166 947)
		Taxation paid	30.3	(59 300)	(111 898)
		Cash flows of discontinued operations			93 503
(1 307 837)	**57 555**	**Net cash flows of operating activities**		**156 315**	**(817 868)**
		Cash flows of investing activities			
		Acquisition of investment properties	2.2	(227 975)	(245 434)
		Acquisition of property, plant and equipment	1	(7 314)	(2 019)
		Proceeds on disposal of investment properties	2.2	128 852	27 611
		Proceeds on disposal of property, plant and equipment	1	1 000	1 140
		Proceeds on sale of subsidiary net of cash sold	10.3		1 770 383
	(333 000)	Acquisition of shares in subsidiary			
		Loans advanced to joint operations	5.4		
		Loans repaid by joint operations	5.4	8 029	
	(133 790)	Loans repaid by group companies			
2 303 460	80 354	Loans advance to group companies			
		Acquisition of associate undertaking		(26 071)	
		Loans advanced to associate undertaking	6.4	(62 438)	(7 676)
		Loans repaid by associate undertaking	6.4	65 618	2 192
780		Loans and advances – advanced	7.2	(31 687)	(138 845)
	(3 457)	Loans and advances – repaid	7.2	204 810	358 207
		Acquisition of financial assets		(94)	
2 304 240	**(389 893)**	**Net cash flows of investing activities**		**52 730**	**1 819 132**
		Cash flows of financing activities			
		Proceeds from borrowings	30.4	557 511	1 557 219
		Repayment of borrowings	30.4	(855 366)	(1 578 239)
		Settlement of derivative	30.4		(156 359)
	302	Proceeds from preference share issue		302	
(1 003 488)		Redemption of preference shares	30.4		(1 003 488)
	333 000	Proceeds from ordinary share issue		333 000	
		Acquisition of NCI shares in subsidiary		(333 000)	
		Principle portion of lease liabilities	30.4	(339)	(259)
		Cash flows of discontinued operations			(24 468)
(1 003 488)	**333 302**	**Net cash of financing activities**		**(297 891)**	**(1 205 594)**
(7 085)	964	**Net increase/(decrease) in cash and cash equivalents**		(88 846)	(204 330)
		Effect of changes in exchange rate		39 561	4 309
8 665	1 580	Cash and cash equivalents at beginning of the year		218 410	418 431
1 580	**2 544**	**Cash and cash equivalents at end of the year**		**169 125**	**218 410**
		Cash and cash equivalents consists of:			
1 580	2 544	Cash and cash equivalents	13	169 125	218 410
1 580	**2 544**			**169 125**	**218 410**

Statement of changes in equity

For the year ended 29 February 2024

GROUP ZAR'000	Share capital	Foreign currency translation reserve	Share based payment reserve	Cash flow hedging reserve	Revaluation surplus	Accumulated loss/Retained earnings	Attributable to equity holders of the parent	Non-controlling interest	Total
Balance at 28 February 2022	2 699 365	726 261	4 504	3 583	11 323	1 558 482	5 003 518	1 040 817	6 044 335
Profit for the year						158 459	158 459	183 606	342 065
Dividends distributed to shareholders	(1 269 398)						(1 269 398)		(1 269 398)
Disposal of subsidiary		(730 090)	(931)	(11 176)	(11 323)		(753 520)	3 604	(749 916)
Acquisition of treasury shares									
Capital reserve (ESOP)			1 729				1 729		1 729
Distribution to non-controlling interests								(166 947)	(166 947)
Other comprehensive income for the year		39 006		7 593			46 599	4 323	50 922
Balance at 28 February 2023	1 429 967	35 177	5 302			1 716 941	3 187 387	1 065 403	4 252 790
Profit for the year						1 144 035	1 144 035	63 601	1 207 636
REIT restructure share issue	992 000						992 000		992 000
Dividends distributed to shareholders	(75 335)					(133 640)	(208 975)		(208 975)
Disposal of subsidiary								83	83
Acquisition of treasury shares									
Capital reserve (ESOP)			1 219				1 219		1 219
Acquisition of non-controlling interests						(148 221)*	(148 221)	(908 964)	(1 057 185)
Other comprehensive income for the year		27 796					27 797	11 192	38 989
Balance at 29 February 2024	**2 346 632**	**62 973**	**6 521**			**2 579 115**	**4 995 242**	**231 315**	**5 226 557**

* Non-controlling interest up to date of restructure

COMPANY R'000									
Balance at 28 February 2023	2 744 094					(160 252)	2 583 842		2 583 842
Profit for the year						(16 353)	(16 353)		(16 353)
Dividends distributed to shareholders	(1 291 052)						(1 291 052)		(1 291 052)
Other comprehensive income for the year									
Balance at 28 February 2023	1 453 042					(176 605)	1 276 437		1 276 437
Profit for the year						315 130	315 130		315 130
REIT restructure share issue	992 000						992 000		992 000
Dividends distributed to shareholders	(78 404)					(133 639)	(212 043)		(212 043)
Other comprehensive income for the year									
Balance at 29 February 2024	**2 366 638**					**4 886**	**2 371 524**		**2 371 524**

Accounting policies

Collins Property Group Limited and its subsidiaries for the year ended 29 February 2024

The principal accounting policies applied in the preparation of these consolidated and the separate annual financial statements are set out below. These policies have been consistently applied to all years presented in relation to the consolidated and separate annual financial statements, unless otherwise stated.

1. Basis of preparation

Statement of compliance

The consolidated and separate annual financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS® Accounting Standards") and its interpretations adopted by the International Accounting Standards Board ("IASB"), the South African Institute of Chartered Accountants ("SAICA"), Financial Reporting Guides as issued by the Accounting Practices Committee, Financial Pronouncements as issued by the Financial Reporting Standards Council ("FRSC"), the requirements of the Companies Act of South Africa and the JSE Limited Listings Requirements.

Preparation of the consolidated annual financial statements

The consolidated and separate annual financial statements have been prepared on the historical cost basis, except for the following:

- **Certain financial assets and liabilities (including derivative instruments), certain classes of plant and equipment and investment property** – measured at fair value, and
- **Assets held for sale** – measured at fair value less costs to sell.

The preparation of consolidated annual financial statements in conformity with IFRS® Accounting Standards requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the group's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the consolidated annual financial statements are disclosed in accounting policy 30.

Use of adjusted measures

The measure listed below is presented as management believes it to be relevant to the understanding of the group's financial performance. This measure is used for internal performance analysis and provides additional useful information on underlying trends to equity holders. This measure is not a defined term under IFRS® Accounting Standards and may therefore not be comparable with similarly titled measures reported by other entities. It is not intended to be a substitute for, or superior to, measures as required by IFRS® Accounting Standards.

2. Changes in accounting policy and disclosures

(a) New and amended standards, interpretations and amendments adopted by the group

No new standards or amendments to published standards and interpretations which became effective for the year commencing on or after 1 January 2024 had a significant impact on the group's accounting policies. The following new standards, and interpretations and amendments to existing standards, that are effective as at 29 February 2024 and have been adopted:

Number	Title	Effective date (annual periods beginning on or after)
IAS 1	Classification of Liabilities as Current or Non-current	1 January 2024
IAS 1 and IAS 8	Narrow scope amendments to IAS 1 'Presentation of Financial Statements', Practice statement 2 and IAS 8 'Accounting Policies, Changes in Accounting Estimates and Errors'	1 January 2023
IFRS 16	Lease Liability in a Sale and Leaseback	1 January 2024
IAS 1	Non-current Liabilities with Covenants	1 January 2024
Amendments to IAS 7 and IFRS 7	Supplier Finance Arrangements	1 January 2024
IAS 12	International Tax Reform—Pillar Two Model Rules	1 January 2023
IFRS 17	Insurance contracts	1 January 2023

The nature and impact are as follows:

Amendments to IAS 1 – Classification of Liabilities as Current and Non-current

Classification of Liabilities as Current or Non-current clarifies a criterion in IAS 1 Presentation of Financial Statements for classifying a liability as non-current: the requirement for an entity to have the right to defer settlement of the liability for at least 12 months after the reporting period.

Narrow scope amendments to IAS 1 'Presentation of Financial Statements', Practice statement 2 and IAS 8 'Accounting Policies, Changes in Accounting Estimates and Errors'

The amendments aim to improve accounting policy disclosures and to help users of the financial statements to distinguish changes in accounting policies from changes in accounting estimates.

Amendments to IFRS 16 – Lease Liability in a Sale and Leaseback

Lease Liability in a Sale and Leaseback amends IFRS 16 by adding subsequent measurement requirements for sale and leaseback transactions.

Amendments to IAS 1 – Non-current Liabilities with Covenants

Non-current Liabilities with Covenants amends IAS 1 Presentation of Financial Statements. The amendments improve the information an entity provides when its right to defer settlement of a liability for at least twelve months is subject to compliance with covenants. The amendments also respond to stakeholders' concerns about the classification of such a liability as current or non-current.

Amendments to IAS 7 and IFRS 7 – Supplier Finance Arrangements

Supplier Finance Arrangements amends IAS 7 Statement of Cash Flows to require an entity to provide additional disclosures about its supplier finance arrangements. The amendments also add supplier finance arrangements as an example within the liquidity risk disclosure requirements of IFRS 7 Financial Instruments: Disclosures.

Amendments to IAS 12 – International Tax Reform—Pillar Two Model Rules

International Tax Reform—Pillar Two Model Rules amends IAS 12 Income Taxes. The amendments introduce a temporary exception to the requirements to recognise and disclose information about deferred tax assets and liabilities related to Pillar Two income taxes. The amendments also introduce targeted disclosure requirements for affected entities.

Amendments to IAS 12, Income Taxes: Deferred Tax related to Assets and Liabilities arising from a Single Transaction

The amendments require companies to recognise deferred tax on transactions that, on initial recognition, give rise to equal amounts of taxable and deductible temporary differences.

IFRS 17 – Insurance Contracts

The new standard provides for three measurement approaches:

- the general model requires to measure an insurance contract at initial recognition at the total of the fulfilment cash flows (comprising the estimated future cash flows, an adjustment to reflect the time value of money and an explicit risk adjustment for non-financial risk) and the contractual service margin. The fulfilment cash flows are remeasured on a current basis at each reporting period. The unearned profit (contractual service margin) is recognised over the coverage period.
- the premium allocation approach is applicable for certain types of contract, including those with a coverage period of one year or less.
- the variable fee approach applies where a direct participation features. The approach is a variation on the general model and when applying the entity's share of the fair value changes of the underlying items is included in the contractual service margin. As a consequence, the fair value changes are not recognised in profit or loss in the period in which they occur but over the remaining life of the contract.

The acquisition costs to related to expected contract renewals are allocated and recognised as an asset until the recognition of the contract renewals. The recoverability of the asset and specific information about the asset in the notes to the financial statements at each reporting date is required.

Coverage units should be identified, considering the quantity of benefits and expected period of both insurance coverage and investment services. Contracts are measurable under the variable fee approach and other contracts with an 'investment-return service' under the general model.

Costs related to investment activities should be included as cash flows to the extent that such activities are performed to enhance benefits from insurance coverage for the policyholder.

When a loss on initial recognition of an onerous group of underlying insurance contracts, or on addition thereof, an adjustment to the contractual service margin of a related group of reinsurance contracts held and recognise a "*gain on the reinsurance contracts held*".

The amount of the loss recovered from a reinsurance contract held is determined by multiplying the loss recognised on underlying insurance contracts and the percentage of claims on underlying insurance contracts that is expected to be recovered from the reinsurance contract held. This requirement would apply only when the reinsurance contract held is recognised before or at the same time as the loss is recognised on the underlying insurance contracts.

Accounting policies (continued)

Collins Property Group Limited and its subsidiaries for the year ended 29 February 2024

2. Changes in accounting policy and disclosures (continued)

(b) New standards and interpretations not yet adopted

Certain new standards, amendments and interpretations that have been published, but are not yet effective for the 29 February 2024 year end and are relevant to the group, have been summarised below. None of these standards, amendments and interpretations are expected to have a material impact of the results of the group.

International Financial Reporting Standards, interpretations and amendments issued but not effective for the 29 February 2024 year-end	Effective date (annual periods beginning on or after)
Amendments to IAS 21 and IFRS 1 'Lack of Exchangeability'	1 January 2025

Amendments to IAS 21 and IFRS 1 'Lack of Exchangeability'

The group will be impacted by the amendments when it has a transaction or an operation in a foreign currency that is not exchangeable into another currency at a measurement date for a specified purpose. A currency is exchangeable when there is an ability to obtain the other currency (with a normal administrative delay), and the transaction would take place through a market or exchange mechanism that creates enforceable rights and obligations.

The amendments to IAS 21 were issued assess exchangeability between two currencies; and determine the spot exchange rate, when exchangeability is lacking.

3. Principles of consolidation and equity accounting

a) Subsidiaries

Subsidiaries are all entities (including structured entities) over which the group has control. The group controls an entity when the group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the group. They are deconsolidated from the date that control ceases.

The group uses the acquisition method of accounting to account for business combinations. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred and the equity interests issued by the group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement.

Subsequent changes to the fair value of the contingent consideration that is deemed to be an asset or liability is recognised in accordance with IFRS 9 in profit or loss. Contingent consideration that is classified as equity is not re-measured, and its subsequent settlement is accounted for in equity.

Acquisition-related costs are expensed as incurred. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. On an acquisition-by-acquisition basis, the group recognises any non-controlling interest in the acquiree either at fair value or at the non-controlling interest's proportionate share of the acquiree's net assets.

Investments in subsidiaries are accounted for at cost less impairment. Cost is adjusted to reflect changes in consideration arising from contingent consideration amendments. Cost also includes direct attributable costs of investment.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition date fair value of any previous equity interest in the acquiree over the fair value of the group's share of the identifiable net assets acquired is recorded as goodwill. If this is less than the fair value of the net assets of the subsidiary acquired in the case of a bargain purchase, the difference is recognised directly in the statement of comprehensive income.

Intercompany transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the group.

Transactions under common control relating to transfers of an equity investment in the group are accounted for using predecessor accounting.

b) Transaction with non-controlling interests

The group treats transactions with non-controlling interests that do not result in loss of control as equity transactions – that is as transactions with the owners in their capacity as owners. For purchases from non-controlling interests, the difference between any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded in equity. Gains or losses on disposals to non-controlling interests are also recorded in equity.

c) Disposal of subsidiaries

When the group ceases to have control or significant influence, any retained interest in the entity is re-measured to its fair value, with the change in carrying amount recognised in profit or loss. The fair value is the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are reclassified to profit or loss.

If the ownership interest in an associate is reduced but significant influence is retained, only a proportionate share of the amounts previously recognised in other comprehensive income are reclassified to profit or loss where appropriate.

d) **Associates**

An associate is an entity over which the group has significant influence and which is neither a subsidiary nor a joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee, but is not controlled or joint controlled over those policies.

An investment in an associate is accounted for using the equity method, except when the investment is classified as held-for-sale in accordance with IFRS 5 Non-current assets held-for-sale and discontinued operations. Under the equity method, investments in associates are carried in the consolidated statement of financial position at cost adjusted for post-acquisition changes in the group's share of net assets of the associate, less any impairment losses.

Losses in an associate in excess of the group's interest in that associate are recognised only to the extent that the group has incurred a legal or constructive obligation to make payments on behalf of the associate.

Any goodwill on acquisition of an associate is included in the carrying amount of the investment, however, a gain on acquisition is recognised immediately in profit or loss.

Profits or losses on transactions between the group and an associate are eliminated to the extent of the group's interest therein.

When the group reduces its level of significant influence or loses significant influence, the group proportionately reclassifies the related items which were previously accumulated in equity through other comprehensive income to profit or loss as a reclassification adjustment. In such cases, if an investment remains, that investment is measured to fair value, with the fair value adjustment being recognised in profit or loss as part of the gain or loss on disposal.

e) **Joint arrangements**

Joint arrangements are those entities over whose activities the group has joint control, established by contractual agreement.

Interests in joint arrangements are accounted for as either a joint venture or a joint operation as permitted by IFRS 11 'Joint Arrangements'. A joint arrangement is accounted for as a joint venture when the group, along with the other parties that have joint control of the arrangement, have rights to the net assets of the arrangement. Joint ventures are equity accounted for in accordance with IAS 28 (revised). The equity method requires the group's share of the joint venture's post-tax profit or loss for the year to be presented separately in the income statement and the group's share of the joint venture's net assets to be presented separately in the balance sheet. Joint ventures with net liabilities are carried at zero value in the balance sheet where there is no commitment to fund the deficit and any distributions are included in the consolidated income statement for the year.

A joint arrangement is accounted for as a joint operation when the group, along with the parties that have joint control of the arrangement, have rights to the assets and obligations for the liabilities relating to the arrangement. Joint operations are accounted for by including the group's share of the assets, liabilities, income and expenses on a line-by-line basis.

Intra-group balances and any unrealised gains and losses arising from intra-group transactions are eliminated in preparing the consolidated financial statements. Unrealised gains arising from transactions with joint ventures are eliminated to the extent of the group's interest in the joint venture concerned. Unrealised losses are eliminated in the same way, but only to the extent that there is no evidence of impairment.

4. Earnings per share

Earnings and headline earnings per share are calculated by dividing the net profit attributable to owners of the parent and headline earnings, respectively, by the weighted average number of ordinary shares in issue during the year.

Diluted earnings and diluted headline earnings per share is determined by adjusting for the impact on earnings and the weighted average number of ordinary shares of all known dilutive potential ordinary shares.

Headline earnings per share are calculated in terms of the requirements set out in Circular 1/2023 issued by SAICA..

5. Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-makers ("CODM").
The CODM is the person or group that allocates resources to and assesses the performance of the operating segments of an entity. The group has determined that its chief operating decision maker is the executive Board of directors of the group.

The Group has the following four operating and reportable segments during the financial year:

- Property – South Africa
- Property – Namibia
- Property – Offshore
- Other

The change in segments above are in line with the CODM review of performance and operations of the Group, with prior year segments no longer being valid for operational and reporting needs due to operations being disposed of and no longer form part of the decision making processes.

Accounting policies (continued)

Collins Property Group Limited and its subsidiaries for the year ended 29 February 2024

6. Foreign currency translation

(a) Functional and presentation currency

The group's presentation and functional currency is South African Rand

Items included in the consolidated annual financial statements of each of the group's entities are measured using the currency of the primary economic environment in which each of the entities operate (the 'functional currency'). The functional currencies of the group's South African operations are measured in South African Rand, Namibian operations are in Namibian Dollars, and Offshore operations are measured as follows: Austrian, Dutch and Luxembourgish operations are in Euros and African operations are in US Dollars.

(b) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions or valuation where items are re-measured. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss. They are deferred in equity if they relate to qualifying cash flow hedges and qualifying net investment hedges or are attributable to part of the net investment in a foreign operation.

Foreign exchange gains and losses that relate to borrowings are presented in the statement of profit or loss, within finance costs. All other foreign exchange gains and losses are presented in the statement of profit or loss on a net basis within other operating costs.

Non-monetary items that are measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined. Translation differences on assets and liabilities carried at fair value are reported as part of the fair value gain or loss. For example, translation differences on non-monetary assets and liabilities such as equities held at fair value through profit or loss are recognised in profit or loss as part of the fair value gain or loss and translation differences on non-monetary assets such as equities classified as at fair value through other comprehensive income are recognised in other comprehensive income.

(c) Group companies

The results and financial position of all the group entities, including branches (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

(i) assets and liabilities for each statement of financial position presented are translated at the closing rate at the date of that statement of financial position;

(ii) income and expenses for each profit or loss are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated at the rate on the dates of the transactions); and

(iii) all resulting exchange differences are recognised as a separate component of equity in other comprehensive income.

(iv) the translation of equity is shown at the historical rate as at the date of acquisition.

On consolidation, exchange differences arising from the translation of the net investment in foreign entities, and of borrowings and other currency instruments designated as hedges of such investments, are taken to shareholders' equity. When a foreign operation is partially disposed of or sold, such exchange differences are recognised in profit and loss as part of the gain or loss on sale.

Goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the closing rate.

7. Investment property

Property that is held for long-term rental yields or for capital appreciation, and that is not occupied by the companies in the consolidated group, is classified as investment property. As from 1 March 2009, investment property also includes property that is being constructed or developed for future use as investment property.

After 1 March 2019, all leases that meet the definition of investment property are classified as investment property and measured at fair value.

Investment property is measured initially at its cost, including related transaction costs and borrowing costs. After initial recognition, investment property is carried at fair value. Fair value is based on active market prices, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset. If this information is not available, the group uses alternative valuation methods, such as external valuers, or internal valuations based on rental income from current leases and assumptions about rental income from future leases in light of current market conditions (recent prices on less active markets or discounted cash flow projections). Professional valuations are performed on a rolling basis every 3 years by registered valuers who hold recognised and relevant professional qualifications and have recent experience in the location and category of the investment property being valued. These valuations form the basis for the carrying amounts in the consolidated annual financial statements. Investment property that is being redeveloped for continuing use as investment property or for which the market has become less active continues to be measured at fair value. Fair value measurement on property under construction is only applied if the fair value is considered to be reliably measurable.

If an investment property comprises of land acquired and under development with the intention of disposing for a profit in the ordinary course of business, this item of investment property is recognised at the fair value which equates to cost. Costs include all costs of purchase, transaction costs, costs of conversion, capitalised interest and other costs incurred in bringing the properties to their present condition.

If the development of land takes longer than 12 months to complete, however, the asset can be sold in its current state should the contracting party intend to complete the sale prior to completion of the investment property. Where the asset will be recovered from the future economic benefits through holding the asset for capital appreciation and/or to generate rental income in the long-term there will be a change of intention which results in the group concluding that it will hold the asset as part of investment property.

Investment property that is obtained through a lease is measured initially at the lease liability amount adjusted for any lease payments made at or before the commencement date (less any lease incentives received), any initial direct costs incurred by the group, and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease.

The fair value of investment property reflects, among other things, rental income from current leases and assumptions about rental income from future leases in light of current market conditions. The fair value also reflects, on a similar basis, any cash outflows that could be expected in respect of the property. Some of those outflows are recognised as a liability, including finance lease liabilities in respect of leasehold land classified as investment property; others, including contingent rent payments, are not recognised in the consolidated annual financial statements.

Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised.

If a valuation obtained for a property held under a lease is net of all payments expected to be made, any related lease liability recognised separately in the statement of financial position is added back to arrive at the carrying value of the investment property for accounting purposes.

The fair value of investment property does not reflect future capital expenditure that will improve or enhance the property and does not reflect the related future benefits from this future expenditure other than those a rational market participant would take into account when determining the value of the property.

Changes in fair values are recognised in profit or loss. Investment properties are derecognised either when they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal.

Where the group disposes of a property at fair value in an arm's length transaction, the difference between the carrying value immediately prior to the sale and the transaction price is recorded in profit or loss as a gain or loss on disposal of investment property.

If an investment property becomes owner-occupied, it is reclassified as plant and equipment. Its fair value at the date of reclassification becomes its cost for subsequent accounting purposes.

If an item of owner-occupied property becomes an investment property because its use has changed, any difference resulting between the carrying amount and the fair value of this item at the date of transfer is treated in the same way as a revaluation under plant and equipment. Any resulting increase in the carrying amount of the property is recognised in profit or loss to the extent that it reverses a previous impairment loss, with any remaining increase recognised in other comprehensive income and increases directly to revaluation surplus within equity. Any resulting decrease in the carrying amount of the property is initially charged in other comprehensive income against any previously recognised revaluation surplus, with any remaining decrease charged to profit or loss.

For investment property to be classified as held for sale, the following conditions must be met:
- Management is committed to a plan to sell
- The asset is available for immediate sale
- An active programme to locate a buyer is initiated
- The sale is highly probable, within 12 months of classification as held for sale (subject to limited exceptions)
- The asset is being actively marketed for sale at a sales price reasonable in relation to its fair value
- Actions required to complete the plan indicate that it is unlikely that the plan will be significantly changed or withdrawn

Once all the above conditions have been met, investment property is classified as held for sale. A property can be available for immediate sale even though it still has a tenant occupying it.

Accounting policies (continued)

Collins Property Group Limited and its subsidiaries for the year ended 29 February 2024

8. Leases

The group's leasing activities and how these are accounted for are set out below.

(a) A group company is the lessee in an operating lease

The group leases various offices under non-cancellable operating leases expiring within 1 years to 39 years. Lease terms are negotiated on an individual basis and contain a wide range of different terms, escalation clauses, extension options and renewal rights. On renewal, the terms of the leases are renegotiated.

The lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor. Leased assets may not be used as security for borrowing purposes.

The weighted average lessee's incremental borrowing rate applied to the lease liabilities on 1 March 2019 was 3.95% for investment properties held on long leaseholds.

To determine the incremental borrowing rate, the group:

- where possible, uses recent third-party financing received by the individual lessee as a starting point, adjusted to reflect changes in financing conditions since third party financing was received
- uses a build-up approach that starts with a risk-free interest rate adjusted for credit risk for leases held by the group, which does not have recent third party financing, and
- makes adjustments specific to the lease, eg term, country, currency and security.

Payments associated with short-term leases of office premises and all leases of low-value assets are recognised on a straight-line basis as an expense in profit or loss. Short-term leases are leases with a lease term of 12 months or less. Low-value assets comprise leases below R100 000.

The group recognises deferred tax on right-of-use assets and lease liabilities separately, by applying the requirements of IAS 12. Refer to note 28.

(c) A group company is the lessor – fees paid in connection with arranging leases and lease incentives

The group makes payments to agents for services in connection with negotiating lease contracts with the group's lessees. The letting fees are capitalised within the carrying amount of the related investment property and amortised over the lease term. Lease incentives are recognised as a reduction of rental income on a straight-line basis over the lease term.

9. Plant and equipment

All plant and equipment is stated at historical cost less depreciation and impairment losses. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Cost of an item of plant and equipment includes its purchase price and any directly attributable costs. Cost includes the cost of replacing part of an existing plant and equipment at the time that cost is incurred if the recognition criteria are met; and excludes the costs of day-to-day servicing of an item of plant and equipment.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the group and the cost of the item can be measured reliably. The carrying amount of those parts that are replaced is derecognised. All other repairs and maintenance are charged to profit or loss during the financial period in which they are incurred.

Depreciation, based on a component approach, is calculated using the straight-line method to allocate the cost over the assets' estimated useful lives, as follows:

- Land: Not depreciated
- Machinery: 4 – 7 years
- Equipment: 7 – 10 years
- Vehicles: 4 – 5 years

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at least at each financial year-end.

An asset's carrying amount is written down immediately to its recoverable amount if its carrying amount is greater than its estimated recoverable amount.

Gains and losses on disposals are determined by comparing proceeds with the carrying amount and are included in the profit or loss.

10. Intangible assets other than goodwill

Future lease benefits are initially capitalised at cost, which includes the purchase price and other directly attributable costs of preparing the asset for its intended use. Future lease benefits are subsequently carried at cost less accumulated amortisation and accumulated impairment losses. These costs are amortised to profit or loss using the straight-line method over their estimated useful lives of three to five years. The amortisation period and amortisation method of intangible assets other than goodwill are reviewed at least at each balance sheet date. The effects of any revision are recognised in profit or loss when the changes arise. Intangible assets other than goodwill are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. Impairment losses on intangible assets other than goodwill can be reversed. Gains and losses on the disposal of an entity include the carrying amount of intangible assets other than goodwill relating to the entity sold.

11. Impairment of non-financial assets

Assets that have an indefinite useful life – for example, goodwill – are not subject to amortisation and are tested annually for impairment. Assets that are subject to amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units). Non-financial assets other than goodwill that suffered impairment are reviewed for possible reversal of the impairment at each reporting date.

12. Investments and other financial assets

(a) Classification

The group classifies its financial assets in the following measurement categories:

- To be measured subsequently at fair value (either through profit or loss or through OCI), and
- To be measured at amortised cost.

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will either be recorded in profit or loss or OCI. For investments in equity instruments that are not held for trading, this will depend on whether the group has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income (FVOCI).

The group reclassifies debt investments only when its business model for managing those assets changes.

(b) Recognition and derecognition

Purchases and sales of financial assets are recognised on trade-date, the date on which the group commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the group has transferred substantially all the risks and rewards of ownership.

(c) Measurement

At initial recognition, the group measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss (FVPL), transactions costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVPL are expensed in profit or loss.

Debt instruments

Subsequent measurement of debt instruments depends on the group's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the group classifies its debt instruments:

- **Amortised cost:** Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. Interest income from these financial assets is included in finance income using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in profit or loss and presented as a separate line item in the statement of profit or loss. Impairment losses are presented as a separate line item in the statement of profit or loss.
- **FVOCI:** Assets that are held for collection of contractual cash flows and for selling the financial asset, where the asset's cash flows represent solely payments of principal and interest are measured at FVOCI. Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest income and foreign exchange gains and losses which are recognised in profit or loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to profit or loss and recognised in other gains /(losses). Interest income from these financial assets is included in finance income using the effective interest rate method. Foreign exchange gains and losses are presented in other operating costs and impairment losses are presented as a separate line item in the statement of profit or loss.
- **FVPL:** Assets that do not meet the criteria for amortised cost or FVOCI are measured at FVPL. A gain or loss on a debt investment that is subsequently measured at FVPL is recognised in profit or loss and presented net on a separate line item in the statement of profit or loss in the period in which it arises.

Equity instruments

The group subsequently measures all equity investments at fair value. Where the group's management has elected to present fair value gains and losses on equity investments in OCI, there is no subsequent reclassification of fair value gains and losses to profit or loss following the derecognition of the investment. Dividends from such investments continue to be recognised in profit or loss as other income when the group's right to receive payment is established.

Changes in the fair value of financial assets at FVPL are recognised on a separate line item in the statement of profit or loss. Impairment losses (and reversal of impairment losses) on equity investments measured at FVOCI are not reported separately from other changes in fair value.

Accounting policies (continued)

Collins Property Group Limited and its subsidiaries for the year ended 29 February 2024

12. Investments and other financial assets (continued)

(d) Impairment

From 1 March 2019 the group assesses on a forward looking basis the expected credit losses associated with its debt instruments carried at amortised cost and FVOCI. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade receivables, the group applies the simplified approach permitted by IFRS 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

(e) Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously. Offsetting is currently enforceable and contingent on a future event.

Assets carried at amortised cost

For loans and receivables, the amount of the loss was measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that had not been incurred) discounted at the financial asset's original effective interest rate. The carrying amount of the asset was reduced and the amount of the loss was recognised in profit or loss. If a loan or held-to-maturity investment had a variable interest rate, the discount rate for measuring any impairment loss was the current effective interest rate determined under the contract. As a practical expedient, the group could measure impairment on the basis of an instrument's fair value using an observable market price.

If, in a subsequent period, the amount of the impairment loss decreased and the decrease could be related objectively to an event occurring after the impairment was recognised (such as an improvement in the debtor's credit rating), the reversal of the previously recognised impairment loss was recognised in profit or loss.

Impairment testing of trade receivables is described in note 11.

13. Cash and cash equivalents

Cash and cash equivalents includes cash in hand, deposits held at call with banks, other short-term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the statement of financial position.

14. Share capital

Ordinary shares are classified as equity. Mandatorily redeemable preference shares are classified as liabilities.

Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, net of tax, from the proceeds.

Where any group company purchases the company's equity share capital (treasury shares), the consideration paid, including any directly attributable incremental costs (net of income taxes) is deducted from equity attributable to the company's equity holders until the shares are cancelled or reissued. Where such shares are subsequently reissued, any consideration received, net of any directly attributable incremental transaction costs and the related income tax effects, is included in equity attributable to the company's equity holders.

15. Financial liabilities

The group classifies its financial liabilities in the following categories: at fair value through profit or loss, and measured at amortised cost. The classification depends on the purpose for which the financial liability was incurred. Management determines the classification of its financial liabilities at initial recognition. Classification is re-assessed on an annual basis, except for derivatives, which shall not be classified out of the fair value through profit or loss category.

Financial liabilities at fair value through profit or loss

Financial liabilities through profit or loss include financial liabilities designated upon initial recognition as fair value through profit or loss.

The category also includes derivative financial instruments entered by the group that are not designated as hedging instruments in hedge relationships as defined by IFRS 9.

Financial liabilities designated upon initial recognition at fair value through profit or loss are designated at the initial date of recognition, and only if the criteria in IFRS 9 are satisfied. The group has designated one of its swaps as fair value through profit or loss.

Gains or losses arising from changes in the fair value of the 'financial liabilities at fair value through profit or loss' category are presented in the profit or loss in the period in which they arise.

Financial liabilities measured at amortised cost

Financial liabilities measured at amortised cost are initially measured at fair value.

After initial recognition, interest bearing loans and borrowings are subsequently measured at amortised cost using the effective interest rate method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the effective interest rate amortisation process. Amortised cost is calculated taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate. The effective interest rate amortisation is included as interest expense in the statement of comprehensive income.

This category applies to long- and short-term borrowings, preference shares, bank overdrafts, deferred revenue, deferred consideration, liabilities from financial guarantees and trade and other payables on the face of the statement of financial position.

Derecognition of financial liabilities

A financial liability (or a part of a financial liability) shall be removed from the statement of financial position when, and only when, it is extinguished i.e. when the obligation specified in the contract is discharged or cancelled or expires.

An exchange between an existing borrower and lender of debt instruments with substantially different terms shall be accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability or a part thereof (whether or not attributable to the financial difficulty of the debtor) shall be accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability.

The difference between the carrying amount of a financial liability (or part of a financial liability) extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, shall be recognised in profit or loss.

16. Trade and other payables

Trade payables and other payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities.

Trade and other payables are unsecured and are usually paid within 30 days of recognition. The carrying amounts of trade and other payables are considered to be the same as their fair values, due to their short term nature.

17. Financial guarantee contracts

Financial guarantee contracts are recognised as a financial liability at the time the guarantee is issued. The liability is initially measured at fair value, and is subsequently at the higher of:

- the amount determined in accordance with the expected credit loss model under IFRS 9 Financial Instruments and
- the amount initially recognised less, where appropriate, the cumulative amount of income recognised in accordance with the principles of IFRS 15 Revenue from Contracts with Customers.

The fair value of financial guarantees is determined based on the present value of the difference in cash flows between the contractual payments required under the debt instrument and the payments that would be required without the guarantee, or the estimated amount that would be payable to a third party for assuming the obligations.

Where guarantees in relation to loans or other payables of associates are provided for no compensation, the fair values are accounted for as contributions and recognised as part of the cost of the investment.

The amount of the loss allowance is initially equal to 12-month expected credit losses. Where there has been a significant increase in the risk that the specified debtor will default on the contract, the calculation is for lifetime expected credit losses.

Expected credit losses for a financial guarantee contract are the cash shortfalls adjusted by the risks that are specific to the cash flows. Cash shortfalls are the difference between the expected payments to reimburse the holder for a credit loss that it incurs, and any amount that an entity expects to receive from the holder, the debtor or any other party.

18. Derivative financial instruments and hedging activities

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured to their fair value at the end of each reporting period. The accounting for subsequent changes in fair value depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged. The group designates certain derivatives as either:

- hedges of the fair value of recognised assets or liabilities or a firm commitment (fair value hedges)
- hedges of a particular risk associated with the cash flows of recognised assets and liabilities and highly probable forecast transactions (cash flow hedges), or
- hedges of a net investment in a foreign operation (net investment hedges).

Accounting policies (continued)

Collins Property Group Limited and its subsidiaries for the year ended 29 February 2024

18. Derivative financial instruments and hedging activities (continued)

At inception of the hedge relationship, the group documents the economic relationship between hedging instruments and hedged items including whether changes in the cash flows of the hedging instruments are expected to offset changes in the cash flows of hedged items. The group documents its risk management objective and strategy for undertaking its hedge transactions.

The fair values of derivative financial instruments designated in hedge relationships are disclosed in note 19. Movements in the hedging reserve in shareholders' equity are shown in note 15. The full fair value of a hedging derivative is classified as a non-current asset or liability when the remaining maturity of the hedged item is more than 12 months; it is classified as a current asset or liability when the remaining maturity of the hedged item is less than 12 months. Trading derivatives are classified as a current asset or liability.

Cash flow hedges that qualify for hedge accounting

The effective portion of changes in the fair value of derivatives that are designated and qualify as cash flow hedges is recognised in the cash flow hedge reserve within equity. The gain or loss relating to the ineffective portion is recognised immediately in profit or loss, within other gains/(losses).

When derivative contracts are used to hedge forecast transactions, the group designates only the intrinsic value of the options as the hedging instrument.

Gains or losses relating to the effective portion of the change in intrinsic value of the options are recognised in the cash flow hedge reserve within equity. The changes in the time value of the options that relate to the hedged item ('aligned time value') are recognised within OCI in the costs of hedging reserve within equity.

When forward contracts are used to hedge forecast transactions, the group generally designates only the change in fair value of the forward contract related to the spot component as the hedging instrument. Gains or losses relating to the effective portion of the change in the spot component of the forward contracts are recognised in the cash flow hedge reserve within equity. The change in the forward element of the contract that relates to the hedged item ('aligned forward element') is recognised within OCI in the costs of hedging reserve within equity. In some cases, the entity may designate the full change in fair value of the forward contract (including forward points) as the hedging instrument. In such cases, the gains or losses relating to the effective portion of the change in fair value of the entire forward contract are recognised in the cash flow hedge reserve within equity.

Amounts accumulated in equity are reclassified in the periods when the hedged item affects profit or loss, as follows:

- Where the hedged item subsequently results in the recognition of a non-financial asset (such as inventory), both the deferred hedging gains and losses and the deferred time value of the option contracts or deferred forward points, if any, are included within the initial cost of the asset. The deferred amounts are ultimately recognised in profit or loss as the hedged item affects profit or loss (for example through cost of sales).
- The gain or loss relating to the effective portion of the interest rate swaps hedging variable rate borrowings is recognised in profit or loss within finance cost at the same time as the interest expense on the hedged borrowings.

When a hedging instrument expires, or is sold or terminated, or when a hedge no longer meets the criteria for hedge accounting, any cumulative deferred gain or loss and deferred costs of hedging in equity at that time remains in equity until the forecast transaction occurs, resulting in the recognition of a non-financial asset such as inventory. When the forecast transaction is no longer expected to occur, the cumulative gain or loss and deferred costs of hedging that were reported in equity are immediately reclassified to profit or loss.

Derivatives that do not qualify for hedge accounting

Certain derivative instruments do not qualify for hedge accounting. Changes in the fair value of any derivative instrument that does not qualify for hedge accounting are recognised immediately in profit or loss and are included in other gains/(losses).

19. Deferred revenue

Deferred revenue is initially measured at fair value, and is subsequently measured at amortised cost, using the effective interest rate method.

20. Deferred consideration

Deferred consideration is initially measured at fair value, and is subsequently measured at amortised cost, using the effective interest rate method.

21. Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently carried at amortised cost; any difference between the proceeds (net of transaction costs) and the redemption value is recognised in profit or loss over the period of the borrowings using the effective interest rate method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a pre-payment for liquidity services and amortised over the period of the facility to which it relates.

Preference shares, which are mandatorily redeemable on a specific date, are classified as liabilities. The dividends on these preference shares are recognised in profit or loss as interest expense.

22. Current and deferred income tax

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case the tax is also recognised in other comprehensive income or directly in equity, respectively.

The current income tax charge is calculated on the basis of the tax laws enacted or substantively enacted at the statement of financial position date in the countries where the company's subsidiaries and associates operate and generate taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is recognised, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated annual financial statements. However, the deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit or loss. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the statement of financial position date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled. Deferred income tax assets are recognised only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred income tax is provided on temporary differences arising on investments in subsidiaries and associates, except where the timing of the reversal of the temporary difference is controlled by the group and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes assets and liabilities relate to income taxes levied by the same taxation authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

South African Tax Law

The income tax expense for the period comprises current and deferred income tax and is recognised in profit or loss except to the extent that it relates to items recognised in other comprehensive income or directly in equity, in which case it will also be recognised in other comprehensive income or directly in equity as applicable. The Group is a Real Estate Investment Trust ("REIT") and all subsidiaries in the Group are "controlled companies" (as defined in the South African Income Tax Act). The Group applies judgement in determining what income sources constitute "rental income" as defined by section 25BB of the Income Tax Act.

23. Borrowing costs

Borrowing costs that are directly attributable to the acquisition and construction of a qualifying asset are capitalised as part of the cost of that asset until such time as the asset is ready for its intended use. The amount of borrowing costs eligible for capitalisation is determined as follows:

- Specific borrowings: actual borrowing costs on funds specifically borrowed for the purpose of obtaining a qualifying asset less any temporary investment income from surplus funds derived from those borrowings; and
- General borrowings: weighted average of the borrowing costs applicable to the entity on funds generally borrowed for the purpose of obtaining a qualifying asset(s).

Borrowing costs capitalised cannot exceed borrowing costs incurred.

A qualifying asset is defined as an asset that necessarily takes a substantial period of time to get ready for its intended use or sale. An asset that normally takes more than a year to be ready for use will usually be a qualifying asset. Once management chooses the criteria and types of assets, it applies this consistently to those types of asset. The group classifies buildings under development and land acquired for the purpose of development as qualifying assets.

The group commences the capitalisation of borrowing costs once finance costs are incurred and activities are undertaken that are necessary to prepare the asset for its intended use. This occurs as follows:

- Properties under development and refurbishments: once costs have been incurred; and
- Land: once land has been acquired and is in the process of being developed, i.e. when town planning, zoning, earthworks, etc commences with a view to utilising this in development.

The group ceases capitalising borrowing costs on each qualifying asset on the date on which practical completion is issued. On this date, substantially all the activities necessary to prepare the qualifying asset for its intended use are considered to be complete.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

Accounting policies (continued)

Collins Property Group Limited and its subsidiaries for the year ended 29 February 2024

24. Employee benefits

(a) Pensions

The group pays contributions to publicly or privately administered pension insurance plans on a mandatory, contractual or voluntary basis. The group has no further payment obligations once the contributions have been paid. Payments to defined contribution retirement benefit plans are charged as an expense as they fall due. Payments made to industry-managed (or state plans) retirement benefit schemes are dealt with as defined contribution plans where the company's obligation under the schemes is equivalent to those arising in a defined contribution retirement benefit plan. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

(b) Short-term employee benefits and compensation absences

Wages, salaries, paid annual leave and sick leave, bonuses, and non-monetary benefits (such as health services and childcare services) are recognised as employee benefit expense and accrued when the associated services are rendered by the employees of the group.

(c) Profit-sharing and bonus payments

The group recognises a liability and an expense for bonuses and profit-sharing, based on a formula that takes into consideration the profit attributable to the company's shareholders after certain adjustments. The group recognises a provision where contractually obliged or where there is a past practice that has created a constructive obligation.

(d) Termination benefits

Termination benefits are payable when employment is terminated by the group before the normal retirement date, or whenever an employee accepts voluntary redundancy in exchange for these benefits. The group recognises termination benefits at the earlier of the following dates: (i) when the group can no longer withdraw the offer of those benefits; and (ii) when the entity recognises costs for a restructuring that is within the scope of IAS 37 and involves the payment of termination benefits. In the case of an offer made to encourage voluntary redundancy, the termination benefits are measured based on the number of employees expected to accept the offer. Benefits falling due more than 12 months after the end of the reporting period are discounted to their present value.

25. Provisions

Provisions for legal claims are recognised when: the group has a present legal or constructive obligation as a result of past events; it is probable that an outflow of resources will be required to settle the obligation; and the amount can be reliably estimated. Provisions are not recognised for future operating leases.

Where the group, as lessee, is contractually required to restore a leased property to an agreed condition prior to release by a lessor, provision is made for such costs as they are identified.

A provision for onerous contracts is recognised when the expected benefits to be derived by the group from a contract is lower than the unavoidable costs of meeting its obligations under the contract (onerous contracts).

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as finance cost.

26. Revenue

Revenue comprises rental income and real estate investment trust distribution. Rental income received in advance is recognised as a current liability as part of trade and other payables in the statement of financial position.

(a) Rental income

Contractual rental income from operating leases are recognised on a straight-line basis over the lease term taking into account fixed escalations. When the group provides incentives to its tenants, the lease incentives are recognised on a straight-line basis, as a reduction of rental income over the lease period. Surrender premiums are recognised as income in the period they become receivable from the tenant.

(b) Land sales

Revenue relates to the sale of land and has distinct performance obligations as these are separately identifiable transactions. Land sales are recognised at a point in time, when the land is transferred to the buyer, at the consideration received.

(c) Distributions from real estate investment trusts

Distributions are received from real estate investment trusts are recognised as revenue in profit or loss when the right to receive payment is established. This applies even if they are paid out of pre-acquisition profits, unless the dividend clearly represents a recovery of part of the cost of an investment.

Other income comprises of the following items and are recognised in recognised as other operating income in profit or loss:

(d) Interest income

Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset except for financial assets that subsequently become credit-impaired. For credit-impaired financial assets the effective interest rate is applied to the net carrying amount of the financial asset (after deduction of the loss allowance).

Interest income on financial assets at amortised cost calculated using the effective interest rate method, is recognised in the statement of profit or loss as finance income.

Interest earned from financial assets that are held for cash management purposes, is recognised in the statement of profit or loss as finance income.

(d) Dividend income

Dividends are received from financial assets measured at fair value through profit or loss. Dividends are recognised as other operating income in profit or loss when the right to receive payment is established. This applies even if they are paid out of pre-acquisition profits, unless the dividend clearly represents a recovery of part of the cost of an investment.

(e) Management fee revenue

Management fee revenue, including maintenance fees, administration fees and other related fees are recognised as the related services are performed.

27. Dividend distribution

The Group has established strict guidelines regarding its distribution policy to ensure that the distributable earnings is a fair reflection of sustainable earnings; this comprises property related income net of property related expenditure, interest expense and administrative costs.

The principles encompassed in the calculation below are largely aligned with the best practice recommendations ("BPR") established by the SA REIT Association published in 2016 and the guidelines further developed in the revised BPR which were published in November 2019.

As distributable earnings is a measure of core earnings, the company has adjusted for the following key items in the determination of this metric:

- certain non-cash and accounting adjustments;
- gains or losses on the disposal of assets and the associated tax treatment;
- certain foreign exchange and hedging items;
- net profit arising from land sale and turnkey developments; and
- antecedent earnings adjustment.

The specific adjustments are detailed in the statement of distributable earnings presented in the appendices to the consolidated annual financial statements. All of these adjustments are derived from the face of the income statement presented and the notes accompanying these financial statements.

28. Loans to or from subsidiaries

All interest free loans having no fixed repayment period which are provided to subsidiaries with intention to provide a long-term source of additional capital are measured at cost. The entity assesses at the end of each year if the investment is impaired. Any impairment charge is recognised in the statement of comprehensive income.

Any funds deemed to be long-term sources of additional capital are held as non-current assets or liabilities and any funds not to be deemed so are held as current assets or liabilities.

29. Critical accounting estimates, assumptions and judgements

Management makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates, assumptions and management judgements that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are outlined below.

(a) Principal assumptions underlying management's estimation of fair value of investment properties

The best evidence of fair value is current prices in an active market for similar leases and other contracts. In the absence of such information, the group determines the amount within a range of reasonable fair value estimates. In making its judgement the group considers information from a variety of sources including:

- Current prices in an active market for properties of different nature, condition or location (or subject to different lease or other contracts), adjusted to reflect those differences;
- Recent prices of similar properties in less active markets, with adjustments to reflect any changes in economic conditions since the date of the transactions that occurred at those prices;
- Discounted cash flow projections based on reliable estimates of future cash flows, derived from the terms of any existing leases and other contracts and (where possible) from external evidence such as current market rents for similar properties in the same location and condition, and using discount rates that reflect current market assessments of the uncertainty in the amount and timing of the cash flows; and
- capitalised income projections based upon a property's estimated net market income, and a capitalisation rate derived from an analysis of market evidence.

Accounting policies (continued)

Collins Property Group Limited and its subsidiaries for the year ended 29 February 2024

29. Critical accounting estimates, assumptions and judgements (continued)

(a) Principal assumptions underlying management's estimation of fair value of investment properties (continued)

If information on current or recent prices is not available, the fair values of investment properties are determined using discounted cash flow valuation techniques. The group used assumptions that are mainly based on market conditions existing at each balance sheet date.

The principal assumptions underlying management's estimation of fair value are those related to the receipt of contracted rentals, expected future market rentals, expected vacancy rates, expected lease renewals, maintenance requirements and appropriate discount and capitalisation rates. These valuations are regularly compared to actual market yield data, actual transactions by the group and those reported by the market.

The expected future market rentals are determined with reference to current market rentals for similar properties in the same location and condition.

Refer to note 2.3 where a sensitivity analysis has been performed.

(b) Income taxes

The group is subject to income taxes in numerous jurisdictions. Significant estimates are required in determining the worldwide provision for income taxes. There are many transactions and calculations for which the ultimate tax determination is uncertain. Where the final tax outcome of any matters is different from the amounts that were initially recorded, such differences will impact the current tax and deferred tax provisions.

The group recognises deferred tax assets to the extent that it is probable that the deductible temporary differences will reverse in the foreseeable future. Assessing the recoverability of deferred tax assets requires the Group to make significant estimates related to expectations of future taxable income. Estimates of future taxable income are based on forecast cash flows from operations and the application of tax laws in each relevant jurisdiction in which the group operates.

(c) Fair value of derivatives and other financial instruments

The fair value of financial instruments that are not traded in an active market is determined using valuation techniques. The group uses its judgement to select a variety of methods and make assumptions that are mainly based on market conditions existing at the end of each reporting period.

Details of the fair value calculation of derivatives are set out in note 19.

(d) Distinguishing asset acquisitions from business combinations

Where the group obtains control of entities that own investment properties, or when the group acquires properties or a group of properties collectively, an evaluation is performed as to whether such acquisitions should be accounted for as business combinations or acquisitions in terms of IAS 40 Investment Properties. In applying the 'concentration test', an acquisition is not considered to be a business combination if at the date of the acquisition substantially all of the fair value of gross assets acquired is concentrated in a single asset (or a group of similar assets), the assets acquired in such a transaction would not represent a business.

(e) Impairment of financial assets

The loss allowances for financial assets are based on assumptions about risk of default and expected loss rates. The group uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on the group's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

The risk of default would include for example breach of any tenant covenants, volume of concessions requested and overall trading performance where applicable.

(f) Lease term

Where the group recognises a lease liability and corresponding right-of-use asset, consideration is given around the extension options of the lease, in terms of IFRS 16. In determining the lease term, the group considers all facts and circumstances that create an economic incentive to exercise an extension option, or not exercise a termination option. Extension options (or periods after termination options) are only included in the lease term if the lease is reasonably certain to be extended (or not terminated). These include an assessment of the potential business disruption by not extending and the unrecoverable costs or penalties incurred to extend or terminate the lease. The group concluded that the lease liabilities and right-of-use assets are appropriately accounted for based on the lease term and that any significant changes or circumstances in the current year to this assessment have been accounted for.

(g) Revenue from land sales

Determining whether the group is the principal or agent for land sales requires significant judgement. The following factors were considered to understand the relationship and contractual arrangements between the various parties:

- The group negotiates the maximum commitment in relation to the development and appoints all contractors and professionals.
- The building contractor has a duty to provide the construction, infrastructure, and related works according to specification, with due care and warranty however, the Group remains ultimately responsible for oversight, compliance and fulfilment of the development works to the point of practical completion.
- The group combines third-party goods and services to provide the complete development works to the customer.

Based on management's assessment of the contractual arrangement, the group is regarded as the principal to the contract.

Notes to the annual financial statements

For the year ended 29 February 2024

		Machinery, equipment and vehicles	Property	Improvements to leasehold property	Total
1	**Property, plant and equipment**				
1.1	**ZAR'000**				
1.1.1	**Cost**				
	At 28 February 2023	84 562			84 562
	Additions	7 134			7 134
	Foreign currency translation differences	(33)			(33)
	Disposals and scrappings	(4 682)			(4 682)
	At 29 February 2024	**86 981**			**86 981**
1.1.2	**Accumulated depreciation**				
	At 28 February 2023	46 559			46 559
	Charge for the year	8 632			8 632
	Foreign currency translation differences	(61)			(61)
	Disposals and scrappings	(3 683)			(3 683)
	At 29 February 2024	**51 447**			**51 447**
1.1.3	**Book value at 29 February 2024**	**35 534**		**–**	**35 534**
1.2	**ZAR'000**				
1.2.1	**Cost**				
	At 28 February 2022	384 466	72 601	352	457 418
	Additions	2 019			2 019
	Foreign currency translation differences	179			179
	Disposals and scrappings	(3 375)			(3 375)
	Movements of discontinued operations	13 029			13 029
	Disposal of subsidiary – refer note 10.3	(311 756)	(72 601)	(352)	(384 709)
	At 28 February 2023	**84 562**			**84 562**
1.2.2	**Accumulated depreciation**				
	At 28 February 2022	293 906		352	294 258
	Charge for the year	8 474			8 474
	Foreign currency translation differences	72			72
	Disposals and scrappings	(2 235)			(2 235)
	Movements of discontinued operations	2 953			2 953
	Disposal of subsidiary – refer note 10.3	(256 611)		(352)	(256 962)
	At 28 February 2023	**46 559**			**46 559**
1.2.3	**Book value at 28 February 2023**	**38 003**		**–**	**38 003**

Notes (continued)

For the year ended 29 February 2024

		GROUP	
		2024 ZAR'000	2023 ZAR'000
2.	**Investment properties**		
2.1	**Investment properties at fair value for accounting purposes (excluding straight lining)**	11 002 163	10 670 453
	Straight-lining lease income accrual	615 051	667 120
		11 617 215	**11 337 574**
2.2	**Movement in investment properties**		
	At beginning of year	11 337 573	13 791 966
	Additions – direct acquisitions South Africa		114 370
	Insurance damages due to flood claim	(103 055)	(48 395)
	Insurance remedial works due to flood claim		48 395
	Write down of residential land development	(21 921)	
	Construction and development costs	227 832	131 011
	Subsequent expenditures – improvements and extensions	143	52
	Capitalisation of borrowing costs – refer note 2.8	16 829	12 433
	Foreign currency translation differences	78 192	136 471
	Disposals	(73 179)	(19 311)
	Transfer to assets held for sale	(49 396)	(83 843)
	Straight line lease adjustment	(49 471)	(9 312)
	Net gain/(loss) from fair value adjustments on investment property	253 665	294 743
	Movements of discontinued operations		(140 037)
	Disposal of subsidiary – refer note 10.3		(2 890 970)
	At end of year	**11 617 214**	**11 337 573**

Investment properties are valued by adopting a combined approach using "discounted cashflow" and "income" methods of valuation. This approach involves applying capitalisation yields to current and future rental streams net of income voids arising from vacancies or rent free period and associated running costs. These capitalisation yields and future rental values are based on comparable property and leasing transactions in the market using the valuers professional judgement and market observation. Other factors taken into account in the valuations include the tenure of the property, tenancy details and ground and structural conditions.

The key unobservable input relates to the rental yield and a sensitivity has been presented within note 2.3

2.3 Property valuation details and sensitivity analysis at 29 February 2024

2.3.1 South Africa and Austria investment properties

A register containing details is available for inspection at the registered offices of Collins Property Projects (Pty) Limited, 1 Richefond Circle, Ridgeside Office Park, Umhlanga, KwaZulu-Natal, South Africa

Valuation method: Income – capitalisation of earnings

						ZAR'000	Sensitivity analysis ZAR'000					
Valuer	Sector	Location	Market rates ZAR per m²	Capitalisation rate %	Vacancy rate %	Valuation	1% increase in capitalisation rate	1% decrease in capitalisation rate	5% increase in vacancy rate	5% decrease in vacancy rate	10% increase in market rents	10% decrease in market rents
Directors	Industrial	Gauteng	15	11.50	2.00	31 600	(2 531)	3 013	(1 580)		3 164	(3 164)
Valtru Property Valuers	Industrial	Gauteng	47	11-11.50	4.50-6.50	147 054	(10 700)	12 800	(9 500)	9 000	17 400	(17 400)
Directors	Industrial	KwaZulu-Natal	13	12.00	5.00	18 200	(1 397)	1 651	(955)	955	1 816	(1 816)
Directors	Industrial	KwaZulu-Natal	54	9.50	0.00	13 100	(1 243)	1 536	(1 015)		2 031	(2 031)
Jamrec Property Solutions	Industrial	KwaZulu-Natal	63	9-10.50	1-5	646 900	(63 500)	78 900	(36 000)	35 000	70 100	(70 500)
Roper and Associates	Industrial	KwaZulu-Natal	66	9-10.50	5-6	1 013 200	(92 100)	114 000	(71 000)	72 000	135 400	(135 200)
Directors	Industrial	Western Cape	53	9.75-10	3.00	69 656	(6 419)	7 850	(4 370)	4 370	8 480	(8 480)
Directors	Retail	KwaZulu-Natal	114	9.75-10	1-5	127 000	(11 701)	14 347	(8 220)	8 220	15 442	(15 442)
Directors	Retail	KwaZulu-Natal	221	9-9.25	0.00	22 400	(2 216)	2 763	(1 445)		2 889	(2 889)
Jamrec Property Solutions	Retail	KwaZulu-Natal	146	9.25-9.75	1-3	233 800	(22 700)	28 300	(14 500)	15 000	29 000	(29 000)
Roper and Associates	Retail	KwaZulu-Natal	158	9-9.50	2-5	200 900	(19 200)	23 900	(13 500)	14 000	26 800	(26 800)
Directors	Offices	Gauteng	174	10.50	2.00	74 200	(6 452)	7 811	(3 710)		7 420	(7 420)
Directors	Offices	KwaZulu-Natal	157	10.00	5.00	23 800	(2 164)	2 645	(1 505)	1 505	2 859	(2 859)
Jamrec Property Solutions	Offices	KwaZulu-Natal	115	10.25-10.75	5-6	41 520	(3 600)	4 400	(3 000)	3 000	5 100	(5 100)
Roper and Associates	Offices	KwaZulu-Natal	240	8.00	5.00	100 900	(11 200)	14 400	(8 500)	9 000	16 600	(16 500)
						2 764 230	**(257 123)**	**318 316**	**(178 800)**	**172 050**	**344 501**	**(344 601)**

Notes (continued)

For the year ended 29 February 2024

2. Investment properties(continued)

2.3 Property valuation details and sensitivity analysis at 29 February 2024 (continued)

2.3.1 South Africa and Austria investment properties (continued)

A register containing details is available for inspection at the registered offices of Collins Property Projects (Pty) Limited, 1 Richefond Circle, Ridgeside Office Park, Umhlanga, KwaZulu-Natal, South Africa

Valuation method: Income -discounted cash flow

						ZAR'000	Sensitivity analysis ZAR'000					
Valuer	Sector	Location	Rental values ZAR per m²	Discount rate %	Capitalisation rate for terminal value %	Valuation	1% increase in discount rate	1% decrease in discount rate	10% increase in estimated rental value	10% decrease in estimated rental value	1% increase in Capitalisation rate for terminal value	1% decrease in Capitalisation rate for terminal value
Directors	Industrial	Eastern Cape	44	15.00	9.75	136 650	(5 100)	5 300	16 100	(16 100)	(7 600)	9 400
Directors	Industrial	Gauteng	1	15.75	15.50	1 544	(100)	100	200	(200)	(100)	100
Directors	Industrial	Gauteng	45	14-15.50	9.25-12.50	498 629	(18 300)	19 100	53 200	(53 200)	(25 000)	30 300
Directors	Industrial	Gauteng	59	14.50-15.50	9.75-12.50	425 129	(14 200)	14 900	46 900	(46 900)	(16 800)	20 500
Directors	Industrial	Gauteng	140	13.50	8.75	1 049 000	(38 000)	39 700	49 500	(49 500)	(56 800)	71 500
Directors	Industrial	Gauteng	205	15.00	10.20	94 700	(1 900)	1 900	5 800	(5 800)	(2 300)	2 800
Quadrant Properties (Pty) Ltd	Industrial	Gauteng	30	14.50-15.25	9.75-11.25	390 000	(13 500)	14 400	49 200	(40 500)	(21 100)	25 700
Quadrant Properties (Pty) Ltd	Industrial	Gauteng	44	14.75-15	9.75-10.25	608 949	(20 500)	22 100	86 900	(65 800)	(32 900)	40 200
Quadrant Properties (Pty) Ltd	Industrial	Gauteng	59	14.25	9.50	150 000	(5 300)	5 600	17 600	(15 200)	(9 200)	11 300
Quadrant Properties (Pty) Ltd	Industrial	Gauteng	93	13.50-15	8.75-10	348 700	(12 200)	12 900	51 600	(28 400)	(21 300)	26 500
Directors	Industrial	KwaZulu-Natal	74	14-15	9.25-11	998 234	(37 900)	39 800	107 200	(107 200)	(30 400)	42 600
Roper and Associates	Industrial	KwaZulu-Natal	56	13.75	9.25	50 600	(2 500)	2 800	8 800	(2 400)	(2 300)	2 900
Directors	Industrial	Western Cape	45	14.00	9.75	218 500	(8 400)	8 800	21 800	(21 800)	(12 700)	15 600
De Leeuw Valuers Cape Town (RF) (Pty) Ltd	Industrial	Western Cape	40	14.00	10.50	148 800	(6 300)	5 200	15 000	(16 300)	(8 500)	8 800
Directors	Retail	Gauteng	54	15.00	9.75	39 400	(1 500)	1 600	4 100	(4 100)	(2 300)	2 800
De Leeuw Valuers Cape Town (RF) (Pty) Ltd	Retail	KwaZulu-Natal	94	14.00	NA	520	(20)	80	80	(120)		
Directors	Retail	KwaZulu-Natal	113	14-15	9.5-11	384 255	(15 000)	15 600	45 200	(45 200)	(21 600)	26 300
Directors	Retail	KwaZulu-Natal	205	14.00	NA	520	(20)	80	80	(120)		
Directors	Retail	KwaZulu-Natal	158	15-15.50	10.00	73 500	(2 700)	3 000	10 400	(9 100)	(4 100)	5 200

Valuer	Sector	Location	Rental values ZAR per m²	Discount rate %	Capitalisation rate for terminal value %	ZAR'000 Valuation	Sensitivity analysis ZAR'000: 1% increase in discount rate	1% decrease in discount rate	10% increase in estimated rental value	10% decrease in estimated rental value	1% increase in Capitalisation rate for terminal value	1% decrease in Capitalisation rate for terminal value
De Leeuw Valuers Cape Town (RF) (Pty) Ltd	Retail	Western Cape	177	12-13	9.5-10	92 700	(4 000)	3 400	10 000	(10 800)	(5 900)	6 400
Directors	Offices	KwaZulu-Natal	97	15.00	14.50	19 600	(700)	700	2 000	(2 000)	(700)	800
Directors	Offices	KwaZulu-Natal	147	15.00	10.25-10.75	95 600	(3 600)	3 800	11 700	(11 700)	(5 000)	6 000
Directors	Offices	Western Cape	300	15.00	9.5-9.75	163 200	(6 000)	6 300	19 000	(19 000)	(9 300)	11 500
						5 988 729	**(217 740)**	**227 160**	**632 360**	**(571 440)**	**(295 900)**	**367 200**

Valuation method: Sales value/direct comparison/cost

Valuer	Sector	Location	Sale price ZAR per m²	Valuation	10% increase in sales price per square metre	10% decrease in sales price per square metre
Directors	Industrial	Gauteng	2 757	92 075	9 310	(9 310)
Directors	Industrial	KwaZulu-Natal	8 525	300 000	30 000	(30 000)
Directors	Offices	KwaZulu-Natal	8 072	6 966	697	(697)
Jamrec Property Solutions	Offices	KwaZulu-Natal	415	4 500	426	(470)
				403 541	**40 433**	**(40 477)**

Notes (continued)

For the year ended 29 February 2024

2. Investment properties(continued)

2.3 Property valuation details and sensitivity analysis at 29 February 2024 (continued)

2.3.2 Namibia investment properties

A register containing details is available for inspection at the registered offices of Nguni Property Fund Ltd.

Valuation method: Income -capitalisation of earnings

						ZAR'000	Sensitivity analysis ZAR'000					
Valuer	Sector	Location	Market rates ZAR per m²	Capitalisation rate %	Vacancy rate %	Valuation	1% increase in capitalisation rate	1% decrease in capitalisation rate	5% increase in vacancy rate	5% decrease in vacancy rate	10% increase in market rents	10% decrease in market rents
Directors	Retail	Rundu Shopping Mall	155	9.50	5.00	234 500	(22 300)	27 600	(1 272)		26 600	(26 600)
Directors	Retail	Mutual Platz	43	10.00	62.52	154 600	(14 084)	17 142	(1 141)	1 141	7 219	(7 283)
Directors	Retail	Gobabis Shopping Mall	122	9.50	5.00	139 881	(13 300)	16 400	(849)	849	15 800	(15 800)
Directors	Retail	M & Z Ondangwa	58	9.50	2.00	20 000	(1 425)	1 675	(74)		1 500	(1 600)
Directors	Retail	Mega Centre	188	9.50	5.00	167 900	(31 600)	39 000	(4 005)	4 005	41 900	(41 900)
						716 881	**(82 709)**	**101 817**	**(7 340)**	**5 994**	**93 019**	**(93 183)**

2.3.3 Offshore investment properties

A register containing details is available for inspection at the following locations: Mozambique: Cidade de Maputo, DISTRITO KAMPFUMO, Bairro Polano Cimento, Av. Armando Tivane n° 245

Valuation method: Income -capitalisation of earnings

						ZAR'000	Sensitivity analysis ZAR'000					
Valuer	Sector	Location	Market rates ZAR per m²	Capitalisation rate %	Vacancy rate %	Valuation	1% increase in capitalisation rate	1% decrease in capitalisation rate	5% increase in vacancy rate	5% decrease in vacancy rate	10% increase in market rents	10% decrease in market rents
Directors	Retail	Lindz, Austria	201	6.75	0.00	307 240	(39 711)	54 342	(20 901)		43 891	(43 891)
Directors	Retail	Ried, Austria	206	6.75	0.00	186 016	(25 081)	31 351	(13 055)		22 991	(25 081)
Directors	Retail	Sal L, Austria	153	6.75	0.00	68 972	(8 360)	12 540	(212)		10 450	(8 360)
Directors	Retail	Sal M, Austria	117	6.75	0.00	77 333	(10 450)	12 540	(12 691)		25 081	(25 081)
Directors	Retail	Wels, Austria	87	6.75	0.00	48 072	(6 270)	8 360	(13 083)		16 721	(18 811)
Directors	Retail	Zwettl, Austria	187	6.75	0.00	85 693	(10 450)	14 630	(8 973)		14 630	(14 630)
						773 326	**(100 323)**	**133 764**	**(68 914)**	**–**	**133 764**	**(135 855)**

Valuation method: Income -discounted cash flow

Valuer	Sector	Location	Rental values ZAR per m²	Capitalisation rate %	Capitalisation rate for terminal value %	Valuation	1% increase in capitalisation rate	1% decrease in capitalisation rate	1% increase in Discount rate	1% decrease in Discount rate	1% increase in Capitalisation rate for terminal value (if applicable)	1% decrease in Capitalisation rate for terminal value (if applicable)
Directors	Industrial	Maputo, Mozambique	187	13.00	9.50	237 464	7 942	9 928	(23 827)	23 827	(22 616)	27 937
Directors	Retail	Pemba, Mozambique	336	14.50	10.50	215 677	25 812	11 913	(9 928)	49 639	(18 755)	22 703
						453 141	**33 755**	**21 841**	**(33 755)**	**73 466**	**(41 370)**	**50 640**

2.4 Property valuation details and sensitivity analysis at 28 February 2023

2.4.1 South Africa and Austria investment properties

A register containing details is available for inspection at the registered offices of Collins Property Projects (Pty) Limited, 1 Richefond Circle, Ridgeside Office Park, Umhlanga, KwaZulu-Natal, South Africa

Valuation method: Income – capitalisation of earnings

						ZAR'000	Sensitivity analysis ZAR'000					
Valuer	Sector	Location	Market rates ZAR per m²	Capitalisation rate %	Vacancy rate %	Valuation	1% increase in capitalisation rate	1% decrease in capitalisation rate	5% increase in vacancy rate	5% decrease in vacancy rate	10% increase in market rents	10% decrease in market rents
Knight Frank KZN	Industrial	Gauteng	55	10.50-12	0-5	65 891	(5 500)	6 800	(3 500)	2 000	41 500	(41 500)
	Industrial	Western Cape	65	9.50	5.00	7 900	(800)	900	(500)	500	1 200	(1 200)
	Retail	Gauteng	51	8.75	1.00	35 700	(3 700)	4 600	(2 000)	2 000	4 400	(4 400)
Valtru Property Valuers	Industrial	Gauteng	2	15.00	0.00	1 099	(100)	100			200	(200)
	Industrial	Gauteng	39	11-12.50	2-7	161 124	(12 700)	15 200	(8 500)	8 500	16 400	(16 400)
	Offices	Gauteng	320	9.25	1.00	48 900	(4 800)	5 900	(2 500)	2 500	4 600	(4 600)
Roper & Associates	Industrial	KwaZulu-Natal	57	9.25-10.5	2-5	458 200	(42 600)	52 400	(23 500)	23 500	57 100	(57 100)
	Retail	Eastern Cape	139	10.00	3.00	42 700	(3 900)	4 700	(2 000)	2 000	5 300	(5 300)
	Retail	KwaZulu-Natal	115	9.25	1.00	83 800	(8 200)	10 200	(4 500)	4 500	10 500	(10 500)
	Offices	Eastern Cape	63	12.00	2.00	4 400	(300)	400	(500)	500	500	(500)
Directors	Industrial	Eastern Cape	41	11.00	5.00	128 907	(10 900)	13 100	(7 000)	7 000	13 500	(13 500)
	Industrial	Gauteng	60	8.5-10.75	0.00	2 476 479	(232 000)	285 300	(124 500)		280 900	(280 900)
	Industrial	Gauteng	34	11.00	5.00	21 268	(1 800)	2 200	(1 000)	1 000	2 900	(2 900)
	Industrial	KwaZulu-Natal	63	8.5-11	0.00	2 232 773	(223 200)	279 000	(112 500)		245 100	(245 100)
	Industrial	KwaZulu-Natal	48	9.5-10.25	2.5-3	279 900	(26 500)	32 900	(14 500)	14 500	40 400	(40 400)
	Industrial	Western Cape	37	9.25-10	0-5	202 944	(19 600)	24 200	(10 500)	3 000	20 800	(20 800)
	Retail	Eastern Cape	150	9.25	9.58	114 500	(11 200)	13 900	(6 500)	6 500	13 100	(13 100)
	Retail	KwaZulu-Natal	129	9-11.09	0.00	201 067	(19 200)	23 800	(10 000)		24 300	(24 300)
	Retail	KwaZulu-Natal	123	7.11-9	0.5-1.67	203 065	(21 300)	27 000	(10 000)	10 000	26 300	(26 300)
	Retail	KwaZulu-Natal	130	9-9.5	4.33-5.26	170 622	(16 800)	20 900	(9 000)	9 000	22 100	(22 100)
	Retail	KwaZulu-Natal	212	8.75-9	12.09-12.95	37 300	(3 800)	4 800	(2 000)	2 000	5 200	(5 200)
	Retail	KwaZulu-Natal	121	9.25	21.04	65 400	(6 400)	7 900	(4 000)	4 000	7 700	(7 700)
	Retail	Western Cape	138	8.5-9	0.00	77 500	(8 000)	10 100	(4 000)		9 000	(9 000)
	Offices	Gauteng	146	9.75	0.00	72 000	(6 700)	8 200	(3 500)		7 000	(7 000)
	Offices	KwaZulu-Natal	139	9-10.25	0.00	129 490	(12 800)	15 900	(6 500)		15 900	(15 900)
	Offices	KwaZulu-Natal	124	9.25	5.00	36 400	(3 600)	4 400	(2 000)	2 000	3 900	(3 900)
	Offices	KwaZulu-Natal	167	9.50	3.00	15 000	(1 400)	1 800	(1 000)	1 000	2 100	(2 100)
						7 374 328	**(707 800)**	**876 600**	**(376 000)**	**106 000**	**881 900**	**(881 900)**

Notes (continued)

For the year ended 29 February 2024

2. Investment properties (continued)

2.4 Property valuation details and sensitivity analysis at 28 February 2023 (continued)

2.4.1 South Africa and Austria investment properties (continued)

Valuation method: Income – discounted cash flow

Valuer	Sector	Location	Rental values ZAR per m²	Discount rate %	Capitalisation rate for terminal value %	ZAR'000 Valuation	Sensitivity analysis ZAR'000 1% increase in discount rate	1% decrease in discount rate	10% increase in estimated rental value	10% decrease in estimated rental value	1% increase in Capitalisation rate for terminal value	1% decrease in Capitalisation rate for terminal value
Quadrant Properties	Industrial	Gauteng	90	14.00	9-9.50	1 155 000	(68 947)	55 926	121 062	(136 012)	(45 501)	56 744
	Industrial	Western Cape	45	14.25	9.50	211 000	(8 991)	6 463	23 427	(23 286)	(13 017)	16 080
	Retail	KwaZulu-Natal	99	14-15.5	8.75-10.25	68 500	(2 805)	2 138	8 782	(8 685)	(4 655)	5 849
	Offices	KwaZulu-Natal	133	15.50	11.00	30 000	(1 313)	872	3 461	(3 946)	(1 566)	1 879
Valtru Property Valuers	Industrial	Gauteng	24	17.00	13.00	20 354	(700)	1 400	1 300	(1 300)	(571)	667
	Retail	KwaZulu-Natal	94	14.00	NA	1 470	(20)	21	182	(182)		
Knight Frank KZN	Retail	KwaZulu-Natal	182	14.75-15	9-9.25	66 400	(1 665)	1 780	12 011	(7 429)	(4 660)	5 803
	Offices	Western Cape	178	14.25	9.75	99 700	(4 096)	1 621	10 657	(15 903)	(5 173)	6 355
Jones Lang LaSalle	Retail	Austria	134	4.95-9.5	5.45-7.4	714 021	(68 100)	44 700	44 700	(72 000)	(54 500)	37 000
Directors	Retail	KwaZulu-Natal	95	11.00	NA	1 200		100	200	(100)		
						2 367 645	**(156 637)**	**115 021**	**225 782**	**(268 843)**	**(129 643)**	**130 377**

Valuation method: Sales value/direct comparison/cost

Valuer	Sector	Location	Sale price ZAR per m²	Valuation	10% increase in sales price per m²	10% decrease in sales price per m²
Directors	Offices	KwaZulu-Natal	9 538	16 920	1 700	(1 700)
Roper & Associates	Offices	KwaZulu-Natal	14 750	26 340	2 600	(2 600)
Roper & Associates	Retail	various in SA	2 000	6 030	600	(600)
	Land cost	KwaZulu-Natal		3 930		
	Retail under construction	various in SA		345		
				53 565	**4 900**	**(4 900)**

2.4.2 Namibia investment properties

A register containing details is available for inspection at the registered offices of Nguni Property Fund Ltd.

Valuation method: Income – capitalisation of earnings

Valuer	Sector	Location	Market rates ZAR per m²	Capitalisation rate %	Vacancy rate %	ZAR'000 Valuation	Sensitivity analysis ZAR'000 1% increase in capitalisation rate	1% decrease in capitalisation rate	5% increase in vacancy rate	5% decrease in vacancy rate	10% increase in market rents	10% decrease in market rents
Property Valuations Namibia	Retail	Rundu	147	9.25	3.00	207 800	8 658	(39 619)	47 285	74 458	(38 828)	13 087
Directors	Retail	Windhoek	108	10.00	26.70	154 600	(14 084)	17 142	5 105	(4 785)	(7 219)	7 283
Directors	Retail	Gobabis	119	9.25	5.10	139 581	13 562	(16 920)	(8 127)	8 440	(15 794)	15 732
						501 981	**8 137**	**(39 397)**	**44 263**	**78 113**	**(61 841)**	**36 102**

Valuation method: Income – discounted cash flow

Valuer	Sector	Location	Rental values ZAR per m²	Discount rate %	Valuation	1% increase in discount rate	1% decrease in discount rate	10% increase in estimated rental value	10% decrease in estimated rental value
Property Valuations Namibia	Retail	Ondangwa	56	14.50	18 540	6 538	3 714	3 777	6 772
Property Valuations Namibia	Retail	Klein Kuppe	183	14.50	170 525	10 066	(67 813)	(65 743)	16 193
					189 065	**16 603**	**(64 099)**	**(61 966)**	**22 965**

Notes (continued)

For the year ended 29 February 2024

2. Investment properties (continued)

2.4 Property valuation details and sensitivity analysis at 28 February 2023 (continued)

2.4.3 Rest of Africa investment properties

A register containing details is available for inspection at the following locations:
Zambia: Office 5 Lonhro House Plot 12 Cairo Road Lusaka Zambia
Mozambique: Cidade de Maputo, DISTRITO KAMPFUMO, Bairro Polano Cimento, Av. Armando Tivane n° 245

Valuation method: Income – capitalisation of earnings

						ZAR'000	Sensitivity analysis ZAR'000					
Valuer	Sector	Location	Market rates ZAR per m²	Capitalisation rate %	Vacancy rate %	Valuation	1% increase in capitalisation rate	1% decrease in capitalisation rate	5% increase in vacancy rate	5% decrease in vacancy rate	10% increase in market rents	10% decrease in market rents
Directors valuation	Retail	Lusaka, Zambia	142	11.00	0.00	41 427	(2 215)	2 481	(2 025)	–	5 211	(5 213)
Directors valuation	Retail	Lusaka, Zambia	193	12.00	0.81	23 475	(3 137)	812	9 864	–	1 823	(4 484)
						64 903	**(5 352)**	**3 294**	**7 839**	**–**	**7 033**	**(9 697)**

Valuation method: Income – discounted cash flow

Valuer	Sector	Location	Rental values ZAR per m²	Discount rate %	Capitalisation rate for terminal value %	Valuation	1% increase in discount rate	1% decrease in discount rate	10% increase in estimated rental value	10% decrease in estimated rental value
Assured Real Estate Consulting	Industrial	Maputo, Mozambique	178	11.00	9.00	243 728	(21 163)	25 610	24 408	(24 404)
Mills Fitchet	Retail	Pemba, Mozambique	324	14.00	10.50	216 998	(20 978)	25 989	25 022	(25 020)
						460 726	**(42 141)**	**51 600**	**49 430**	**(49 424)**

		GROUP	
		2024 ZAR'000	2023 ZAR'000
2.5	Investment properties with a carrying amount that were vacant at year-end.	69 656	409 549
2.6	**Lessor accounting**		
	The group has entered into various operating lease agreements as the lessor of property. The period of leases whereby the group leases out its investment property under operating leases varies from shorter than 1 year to 20 years (2023: 1 year to 23 years) in South Africa; 1 year to 5 years in Namibia and 1 to 10 years in the Offshore portfolio comprising of Austria and Mozambique.		
	The investment properties are leased to tenants under operating leases with rentals payable monthly/quarterly, with the exception of two Africa tenants for which rentals are payable annually in advance. Lease payments for some contracts include CPI increases, but there are no other variable lease payments that depend on an index or rate. Where considered necessary to reduce credit risk, the group may obtain bank guarantees for the term of the lease.		
	Although the group is exposed to changes in the residual value at the end of the current leases, the group typically enters into new operating leases and therefore will not immediately realise any reduction in residual value at the end of these leases. Expectations about the future residual values are reflected in the fair value of the properties.		
	The group has classified these leases as operating leases, because they do not transfer substantially all of the risks and rewards incidental to the ownership of the assets.		
	Below sets out a maturity analysis of the undiscounted lease payments to be received after the reporting date:		
	Within 1 year	1 150 363	1 159 377
	Between 1 and 2 years	1 054 294	1 093 495
	Between 2 and 3 years	1 083 921	1 008 484
	Between 3 and 4 years	829 219	916 107
	Between 4 and 5 years	715 580	760 679
	Later than 5 years	2 332 643	2 684 313
		7 166 019	**7 622 455**
2.7	**Income and expenditure relating to investment properties**		
	Rental income	1 180 199	1 147 008
	Direct operating expenditure	169 161	150 065
	Direct operating expenses recognised in profit or loss relating to investment property that was unlet.	5 350	3 011
2.8	The borrowing costs were capitalised at the following weighted average interest rate applicable to the entity's general borrowings during the year -		
	South Africa	Between 10.5% and 11.5%	Between 7.5% and 10.75%
	Namibia	n/a	n/a
	Offshore	n/a	n/a

2.9 The impact of expected credit losses on the straight-lining lease income accrual has been assessed. There has been no impairment of the straight line lease asset after reviewing the performance over the past year, none was identified as being needed to be impaired. The tenant and building category mix is regarded as resilient and no impairment was judged necessary by management.

2.10 As significant judgement is exercised by management in determining the fair value using inputs that are based on unobservable market data, the investment is classified as a Level 3 asset – refer note 34.9

Notes (continued)

For the year ended 29 February 2024

3. Lease accounting – right of use assets and lease liabilities

This note provides information for leases where the group is a lessee. For leases where the group is a lessor – refer note 2.6

The group leases land under non-cancellable operating leases expiring within 39 years (2023: 40 years) and the earliest expiry date of the leases is 2059 (2023: 2059)

Lease terms are negotiated on an individual basis and contain a wide range of different terms, escalation clauses, extension options and renewal rights. On renewal, the terms of the leases are renegotiated. The lease agreements do not impose any covenants other than the security interests in the leased assets that are held by the lessor. A notarial bond is held over the leases and the contractually obligation to perform leasehold improvements, which have been used as security for borrowing purposes.

The group has elected not to recognise right-of-use assets and liabilities for leases where the total lease term is less than or equal to 12 months, or for low value leases. The payments for such leases are recognised in the income statement on a straight-line basis over the lease term.

In applying IFRS 16 the group has applied the fair value model in IAS 40 to subsequently measure the right of use assets.

		GROUP	
		2024 ZAR'000	2023 ZAR'000
3.1	**Amounts recognised in the balance sheet**		
3.1.1	**Right-of-use assets**		
	Fair value – Buildings	5 516	5 856
	Opening balance	5 856	769 330
	Net loss from fair value adjustments on investment property	(340)	(259)
	Movements of discontinued operations		293 934
	Disposal of subsidiary – refer note 10.3		(1 057 149)
	Closing balance	**5 516**	**5 856**
3.1.2	**Lease liabilities**		
	Current		
	Non-current	4 161	4 501
		4 161	**4 501**
	Movement in lease liabilities		
	Opening balance	4 501	767 964
	Interest	469	501
	Repayments	(809)	(760)
	Movements of discontinued operations		293 945
	Disposal of subsidiary – refer note 10.3		(1 057 149)
	Closing balance	**4 161**	**4 501**
	Commitments for undiscounted minimum lease payments under non-cancellable leases are payable as follows:		
	Expenditure to be incurred within 1 year	862	809
	Between 1 and 2 years	918	862
	Between 2 and 3 years	978	918
	Between 3 and 4 years	1 041	978
	Between 4 and 5 years	1 109	1 041
	To be incurred after 5 years	771	1 879
		5 678	**6 487**
	Sub-lease payments		
	Future minimum lease payments expected to be received in relation to non-cancellable sub-leases of leases	–	
3.2	**Amounts recognised in the statement of profit or loss**		
	Net loss from fair value adjustments on investment property – Buildings	340	259
	Interest expense (included in finance cost)	469	501
	Expense relating to variable lease payments not included in lease liabilities (included in lease expenses)	34 143	30 403
3.3	Total cash outflow for leases during the reporting period	(809)	(760)

4. Investment in subsidiaries

		COMPANY	
		2024 R'000	2023 R'000
4.1	**Shares in subsidiaries consisting of:**		
	Shares in Tradegro Holdings (Pty) Ltd at cost (100% held)	999 838	7 838
	Shares in Tradegro S.a.r.l (Pty) Ltd at cost (100% held)	423 698	
	Shares in Collins Property Projects (Pty) Ltd at cost (100% held)	1 431 864	
	Shares in Imbali Props 21 (Pty) Ltd at cost (100% held)	434 647	
	Shares in Saddle Path Props 69 (Pty) Ltd at cost (100% held)	28 384	
	Shares in Coltrade West (Pty) Ltd at cost (100% held)	—	
	Shares in Dimopoint (Pty) Ltd at cost (70% held)	283 577	
	Shares in Applemint Properties 24 (Pty) Ltd at cost (68.9% held)	10 065	
	Shares in Colkru Investments (Pty) Ltd at cost (90% held)	—	
	Shares in Vergelegen Property Investment (Pty) Ltd at cost (90% held)	—	
		3 612 073	**7 838**
4.2	**Loans to/(from) subsidiaries consisting of:**		
	Amount owing (to)/from Tradegro Holdings (Pty) Ltd (100% held)	(1 789 956)	1 248 730
	As part of a subordination agreement the company has deferred its right to claim payment of the amount owed by Tradegro Holdings (Pty) Ltd in favour of other creditors. The loan is unsecured and interest free with no fixed date of repayment, and has been classified as non-current.		
	Loan to subsidiary company – Tradegro S.àr.l (100% held)	309 525	3 414
	The loan to Tradegro S.àr.l is interest free, unsecured and a direct foreign investment, with no fixed date of repayment.		
	Loan from subsidiary company – Collins Property Projects (Pty) Ltd at cost (100% held)	(1 593 343)	
	The loan to Collins Property Projects is interest free, unsecured and is a direct investment, with no fixed date of repayment.		
	Loan to subsidiary company – Imbali Props 21 (Pty) Ltd at cost (100% held)	1 059 959	
	The loan to Imbali is interest free, unsecured and a direct investment, with no fixed date of repayment.		
	Loan to subsidiary company – Saddle Path Props 69 (Pty) Ltd at cost (100% held)	540 338	
	The loan to Saddle is interest free, unsecured and a direct investment, with no fixed date of repayment.		
	Loan from subsidiary company – Coltrade West (Pty) Ltd at cost (100% held)	(74 046)	
	The loan to Coltrade is interest free, unsecured and a direct investment, with no fixed date of repayment.		
	Loan to subsidiary company – Colkru Investments (Pty) Ltd at cost (90% held)	131 407	
	The loan to Colkru is interest free, unsecured and a direct investment, with no fixed date of repayment.		
	Loan to subsidiary company – Vergelegen Property Investment (Pty) Ltd at cost (90% held)	132 740	
	The loan to Vergelegen is interest free, unsecured and a direct investment, with no fixed date of repayment.		
	Loan to subsidiary company – Dimopoint (Pty) Ltd (70% held)	30 100	
	The loan to Dimopoint is interest free, unsecured, with no fixed date of repayment, and the portion expected to be repaid within 12 months has been classified as current.		
		(1 253 276)	**1 252 144**
	Due to the REIT restructuring process undertaken during the current financial year, subsidiary loan balances have undergone significant changes. Investments in subsidiaries increased due to the restructure at predecessor accounting. As a result loans which have been reclassified as current or non-current in line with the accounting policies set out above. Loans shown as current are deemed to have no contractual right to defer settlement but do not impact on liquidity and solvency as they will not be settled in cash, thus, are tied to the investment.		
	Non-current assets	2 204 069	1 251 808
	Current (liabilities)/assets	(3 457 345)	336
		(1 253 276)	**1 252 144**

4.3 Credit risk management practices and impairment assessment

Loans due from subsidiaries at amortised cost are considered to have low credit risk, and the loss allowance recognised during the period was therefore limited to 12 months expected losses. Management consider "low credit risk" for debt investments with subsidiaries to be when they have a low risk of default and the borrower has a strong capacity to meet its contractual cash flow obligations in the near term.

Notes (continued)

For the year ended 29 February 2024

		GROUP 2024 ZAR'000	GROUP 2023 ZAR'000
5.	**Interests in joint operations**		
5.1	**Consisting of:**		
	Shares at cost plus attributable retained income		
	Financial assets – loans due from joint ventures	3 497	11 526
		3 497	**11 526**
5.2	**Shares at cost plus attributable retained income**		
	The carrying amount of equity accounted joint venture investments has changed as follows during the year:		
	At beginning of the year		209 029
	Movements of discontinued operations		(3 790)
	Disposal of subsidiary – refer note 10.3		(205 239)
	Carrying value	**–**	**–**
5.3	**Loans due from joint operations**		
	Mega Centre JV	3 497	11 526
	This loan represents the costs of constructing MegaCentre and is paid off monthly, fully recoverable		
		3 497	11 526
	Less: Loss allowance		
		3 497	**11 526**
5.4	**Movements in loans due from joint ventures**		
	Opening balance	11 526	206 464
	Loans repaid by joint ventures	(8 029)	
	Loss allowance		(8 722)
	Movements of discontinued operations		(179 189)
	Disposal of subsidiary – refer note 10.3		(7 027)
	Closing balance	**3 497**	**11 526**

5.5 Credit risk management practices and impairment assessment

Mega Centre JV loan :

The loans have been determined fully recoverable, and the expected credit loss has been determined to be immaterial due to the following factors: repayments are funded monthly by a rental generating property in the Joint Venture; these repayments are backed by long term leases; the current and projected interest charge equates to less than the forecast repayment each month.

The property budgets have been used to project the income of the property which is distributed evenly to each partner.

There have been no changes in assumptions during the year.

Credit risk is mitigated by customer management and an affordability assessment which determines a customer's ability to repay an outstanding credit amount.

Credit risk has maintained the same level via the affordability test control.

5.6 Details of joint operation:

Name of joint operation	Place of business/country of incorporation	% ownership interest 2024	% ownership interest 2023	Value of net assets ZAR'000 2024	Value of net assets ZAR'000 2023
Mega Centre JV	Namibia	50	50	241 635	210 432

Mega Centre JV

The group has a 50% interest in the joint operation, which is proportionately consolidated. The joint operation is to develop and manage a shopping centre in Windhoek, Namibia.

5.6.1 Summarised financial information for the joint operation

	Mega Centre JV	
Summarised balance sheet as at 28 February	**2024 R'000**	**2023 R'000**
Current		
Cash and cash equivalents	1 278	1 161
Other current assets (excluding cash)	2 698	833
Total current assets	**3 976**	**1 993**
Financial liabilities (excluding trade payables)		
Other current liabilities (including trade payables)	(16 813)	(3 679)
Total current liabilities	**(16 813)**	**(3 679)**
Non-current		
Assets	254 473	258 223
	254 473	**258 223**
Financial liabilities		
Other liabilities		(46 105)
Total non-current liabilities		**(46 105)**
Net assets	**241 635**	**210 432**

Summarised statement of comprehensive income for the year ended 28 February	2024 R'000	2023 R'000
Revenue	35 458	29 470
Interest income	120	11
Income expense	(3 862)	(4 388)
Pre-tax profit from continuing operations	31 716	25 093
Income tax expense		—
Post-tax profit from continuing operations	31 716	25 093
Other comprehensive income		—
Total comprehensive income	**31 716**	**25 093**

Notes (continued)

For the year ended 29 February 2024

		GROUP 2024 ZAR'000	GROUP 2023 ZAR'000
6.	**Interests in associates**		
6.1	**Consisting of:**		
	Shares at cost plus attributable retained income	30 498	—
	Financial assets – loans due from associates	103 500	124 061
		133 999	**124 061**
6.2	**Shares at cost plus attributable retained income**		
	The carrying amount of equity accounted associated entity investments has changed as follows during the year:		
	At beginning of the year		
	Acquisitions during the year	26 071	
	Share of profits/(losses)	3 531	
	Foreign currency translation differences	896	
		30 498	
6.3	**Loans due from associates**		
	Steps Towers Property Investments (Pty) Ltd	93 996	92 211
	The above loan is unsecured and there are no set terms of repayment.		
	Afrisaf Investment Holdings (Pty) Ltd	539	37 601
	The above unsecured loan accrues interest at the South African prime rate. There are no set terms of repayment.		
	Lakeland Properties B.V	8 966	
	The above unsecured loan and may accrue interest at the South African prime rate. There are no set terms of repayment.		
		103 500	129 812
	Loss allowance		(5 751)
		103 500	**124 061**
6.4	**Movements in loans due from/(to) associates**		
	Opening balance	124 061	124 325
	Loan advanced to associates	60 538	7 676
	Interest and other fees	1 900	2 971
	Loans repaid by associates	(65 618)	(5 160)
	Loss allowance	(12 209)	(5 751)
	Foreign currency translation differences and forex losses	175	
	Reclassified to loans receivable/loans joint venture	(5 346)	
	Closing balance	**103 500**	**124 061**

6.5 Credit risk management practices and impairment assessment

Loans due from associates at amortised cost are considered to have low credit risk, and the impairment assessment was therefore limited to 12 months expected losses. Management consider "low credit risk" for debt investments with associates to be when they have a low risk of default and the borrower has a strong capacity to meet its contractual cash flow obligations in the near term.

The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors such as prime interest rates affecting the ability of the borrower to repay its debts.

The above loans receivable and investments are assessed bi-annually for credit losses on a company by company basis.

The expected credit loss has been determined to be immaterial on all the loans, as the loans are backed by investment property assets under development where the asset value exceeds the loan balance, or the assets are expected to generate sufficient cash flow to cover the repayment of loan and return on investment.

6.6 Details of associates

The group's associates listed below have share capital consisting solely of ordinary shares, which is held directly by the group, and are all measured in accordance with the equity method:

Name of company	Place of business/country of incorporation	% ownership interest 2024	% ownership interest 2023	Carrying amount 2024	Carrying amount 2023
Steps Towers Property Investments (Pty) Ltd	Namibia	50.0	50.0	–	–
Afrisaf Investment Holdings (Pty) Ltd	Namibia	50.0	50.0	–	–
Dunes Mall (Pty) Ltd (formerly Greenstone Resorts)	Namibia	20.0	20.0	–	–
Agriport B.V.	Netherlands	31.67		29 730	
Lakeland B.V	Netherlands	31.67		768	
				30 498	**–**

The carrying value of the associates are shown net of impairment losses.

The associates are private companies and there is no quoted market price available for their shares.

Steps Towers Property Investments (Pty) Ltd
Currently there is no contractual arrangement that outlines control of the above entity. The investments has been equity accounted as control is deemed to be with the other shareholder.

Afrisaf Investment Holdings (Pty) Ltd
Currently there is no contractual arrangement that outlines control of the above entity. The investments has been equity accounted as control is deemed to be with the other shareholder.

Agriport Properties B.V.
Currently there is no contractual arrangement that outlines control of the above entity. The investments has been equity accounted as control is deemed to be with the other shareholder.

Lakeland Properties B.V
Currently there is no contractual arrangement that outlines control of the above entity. The investments has been equity accounted as control is deemed to be with the other shareholder.

6.7 Contingent liabilities in respect of associates:

There are no known contingent liabilities in respect of any associates for which the company is jointly or severally liable

6.8 Individually immaterial associates

The interests in associates disclosed above are accounted for using the equity method and are individually immaterial to the group.

	GROUP	
	2024	2023
Aggregate carrying amount of individually immaterial associates	30 498	–
Aggregate amounts of the group's share of – profit/(loss) from continuing operations	3 531	(2 575)
Total comprehensive income	**3 531**	**(2 575)**

Notes (continued)

For the year ended 29 February 2024

COMPANY				GROUP	
2023 R'000	2024 R'000			2024 ZAR'000	2023 ZAR'000
		7.	**Loans receivable**		
		7.1	**Consisting of -**		
17 728	15 475		Loans and receivables with key persons – refer note 7.3	15 475	17 728
			Loan to U Reit Collins (Pty) Ltd – refer note 7.4		113 539
			Loan to Nedbank – refer note 7.5		60 113
	1 562		Loans and receivables – other – refer note 7.6	8 569	5 788
17 728	**17 037**			**24 044**	**197 168**
			Non-current	15 475	77 841
			Current	8 569	119 327
				24 044	**197 168**
		7.2	**Movement in loans receivable**		
			Opening balance	197 168	435 210
			Loans granted	31 951	29 423
			Advance to/(Repayment from) U Reit – refer note 7.4	(123 708)	109 422
			Interest	21 102	26 791
			Repayments	(102 205)	(384 998)
			Reallocated to borrowings/other		(167)
			Movements of discontinued operations		(501)
			Disposal of subsidiary – refer note 10.3		(17 729)
			Loss allowance	(264)	(283)
			Foreign currency translation differences		
			Closing balance	**24 044**	**197 168**
		7.3	**Loan receivables from key persons – current and non-current**		
			Aapstert Investments (Pty) Ltd (FH Esterhuyse) – shares in the company	15 475	17 728
				15 475	**17 728**

On 15 April 2014 a loan was granted to F Esterhuyse to buy 1 664 490 shares of the company. The share issue price was R12 per share at the date of the transaction.

Interest is charged at 61.43% of Standard Bank Prime rate and is to be repaid from distributions.

The loan is secured by cession and pledge of 4 216 799 shares in the company, and is considered a full recourse loan. The loan is repayable on 30 June 2025.

7.4	**Loan receivable from U Reit Collins (Pty) Ltd**	–	113 539

On 24 May 2019 a loan was granted to U Reit Collins (Pty) Ltd to partially fund the purchase of a 25.7% interest in the ordinary shares of Collins Property Projects (Pty) Ltd.

Interest is charged at South African prime interest rate less 0.50%.

The loan and interest payable are secured by cession of 608 140 shares in Collins Property Projects (Pty) Ltd acquired/held by the borrower, as well as a guarantee from I-Group Financial Holdings (Pty) Ltd.

The loan was repaid on 23 January 2024.

		GROUP	
		2024 ZAR'000	2023 ZAR'000
7.5	**Annex deposit receivable from Nedbank Limited**	–	60 113
	In January 2021 a group entity Imbali Props 21 (Pty) Ltd advanced a deposit to Nedbank South Africa of R27 million, as security enhancement for the refinancing of the Nedbank borrowings relating to the Nampak property portfolio disclosed in note 18.1.11		
	Interest is charged at South African prime interest rate less 0.75% and is payable monthly. In respect of the Imbali Props 21 (Pty) Ltd Annex, Nedbank requires the surplus of the rental received over the bond repayments made on the Nampak properties to be paid across and held in Annex as security. The loan was repaid on 29 February 2024.		
7.6	**Other loan receivables**		
	Leatile Services (Pty) Ltd	2 500	2 500
	Other – current	6 069	3 288
		8 569	**5 788**

The loan to Leatile Services (Pty) Ltd is a vendor loan for a property sale in South Africa, bears interest at South African prime plus 5%, is repayable in 60 equal monthly instalments until 9 February 2027, and is secured by a second mortgage bond in favour of Saddle Path Props 69 (Pty) Ltd for a capital sum of R 2.5 million.

The other loans mainly comprise advances to property development partners in South Africa and Namibia. The loans are unsecured, bear interest at between 0% and South African prime and are repayable on demand.

7.7 Credit risk management practices and impairment assessment

Loan to Aapstert Investments (Pty) Ltd: Management have performed an assessment of the recoverability of the loan. This assessment looked at the likelihood of a reduction in the trading share price of the company's listed securities securing the loan. The loan is repayable via dividends the borrower might receive from the company and also secured via a pledge of a portfolio of listed shares. The assessment does not show an impairment of the loan.

Loans due from U Reit Collins (Pty) Ltd, Leatile Services (Pty) Ltd, and other loans at amortised cost are considered to have low credit risk, and the impairment assessment was therefore limited to 12 months expected losses. Management consider "low credit risk" for loans receivable to be when they have a low risk of default and the borrower has a strong capacity to meet its contractual cash flow obligations in the near term, or the receivables are secured by assets with values that exceed the loan balance.

There have been no significant events/transactions impact on impairment assessment, with no new significant judgements applied for expected credit losses and significant estimates. Where applicable, historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors such as South African prime interest rates affecting the ability of the borrower to repay its debts.

All above receivable loans are assessed bi-annually for credit losses on a company by company basis. There have been no changes in the measurement of expected credit losses during the year. The expected credit loss has been determined to be immaterial on all the loans, except the loan due from Leatile Services (Pty) Ltd.

The loan due from Leatile Services (Pty) Ltd is held at amortised cost and was impaired to the guaranteed amount of R2.5 million, which is the second mortgage bond in favour of Saddle Path Props 69 (Pty) Ltd. An expected credit loss of R 263 918 (2023: R283 311) was recognised.

The loan due from U Reit Collins (Pty) Ltd to Saddle Path Props 69 (Pty) Ltd has been fully recovered during the year.

Notes (continued)

For the year ended 29 February 2024

COMPANY				GROUP	
2023 R'000	2024 R'000			2024 ZAR'000	2023 ZAR'000
		8.	**Deferred taxation**		
			Deferred taxation assets	177 860	115 714
	(23)		Deferred taxation liabilities	(443 837)	(1 077 434)
	(23)		**Net deferred taxation**	**(265 977)**	**(961 720)**

The Group is a Real Estate Investment Trust ("REIT") as defined by section 25BB of the South African Income Tax Act which allows a deduction of the qualifying distribution to shareholders, limited to taxable income. REIT status was obtained on 21 December 2023 and is effective from the current financial year. To the extent that no tax will become payable in future as a result of section 25BB, no deferred tax was recognised on assessed losses and items such as IFRS accounting adjustments. Deferred tax is not recognised on the fair value adjustment of investment properties as capital gains tax is not applicable in terms of section 25BB. In addition, section 25BB does not allow for capital allowances relating to immovable property. Allowances granted in prior years, before becoming a REIT must be recouped in the year the immovable property is sold and therefore a deferred tax liability must be recognised. A deferred tax liability is recognised on the recoupment to the extent it will result in a tax liability after the qualifying distribution deduction.

		GROUP 2024 ZAR'000	GROUP 2023 ZAR'000
8.1	**Deferred taxation assets**		
	Comprising temporary differences attributable to -		
	Tax losses carried forward	91 495	50 706
	Investment property	37 437	32 055
	Assets held for sale	2 290	
	Property, plant and equipment		659
	Deferred revenue	8 023	7 330
	Doubtful debts	1 451	678
	Financial assets at fair value through profit or loss	37 164	4 298
	Other provisions and liabilities		19 988
		177 860	**115 714**

Significant estimates

South Africa operations:

The deferred tax assets include an amount of R30.1 million (2023: R3.1 million) which relates to the carried forward tax losses of underlying subsidiaries. The subsidiary has incurred losses relating to the letting of immovable property.

The group has concluded that the deferred tax assets will be recoverable using the estimated future taxable income based on the approved budgets for the subsidiary. The subsidiary is expected to generate taxable income from 2024 onwards. The losses can be carried forward indefinitely and have no expiry date.

Namibia operations:

The deferred tax assets include an amount of N$24 million (2023: N$16.3 million) which relates to the carried forward tax losses of Probo (Pty) Ltd and Nguni Property Fund Ltd. The subsidiary has incurred losses relating to the letting of immovable property.

The group has concluded that the deferred tax assets will be recoverable using the estimated future taxable income based on the approved budgets for the subsidiaries. The subsidiary is expected to generate taxable income from 1 March 2024 onwards. The losses can be carried forward indefinitely and have no expiry date.

Offshore:

The deferred tax assets include an amount of €1.8 million (2023: €1.7 million) which relates to the carried forward tax losses of Pemba Investment Company Limitada. The subsidiary has incurred losses relating to the letting of immovable property.

Company 2023 R'000	Company 2024 R'000			Group 2024 ZAR'000	Group 2023 ZAR'000
		8.2	**Movement in deferred taxation assets**		
			Balance at beginning of the year	115 714	156 601
			Income tax charge – refer note 28.2	26 639	9 408
			Income tax charge – discontinued operation		
			Increase in tax losses available for set-off against future taxable income	21 598	712
			Movements of discontinued operations		(5 272)
			Disposal of subsidiary – refer note 10.3		(56 972)
			Under provision	10 254	1 995
			Functional currency translation differences – recognised through other comprehensive income	3 655	9 242
			Balance at end of the year	**177 860**	**115 714**
		8.3	**Deferred taxation liabilities**		
			Comprising temporary differences attributable to –		
			Investment property	(430 973)	(1 050 559)
			Lease straight-lining	(6 504)	(10 781)
			Property, plant and equipment	(6 115)	(6 883)
	(23)		Prepayments	(245)	(752)
			Assets held for sale		(8 459)
	(23)			**(443 837)**	**(1 077 434)**
		8.4	**Movement in deferred taxation liabilities**		
			Balance at beginning of the year	(1 077 434)	(964 434)
	(23)		Income tax charge – refer note 28.2	615 766	(111 189)
			Functional currency translation differences – recognised through other comprehensive income	(458)	(1 811)
			Under provision	18 289	
	(23)		**Balance at end of the year**	**(443 837)**	**(1 077 434)**
		8.5	Unutilised assessed losses at the beginning of the year	55 337	43 102
			Losses incurred during the year	202 990	22 027
			Utilised during the year	(145)	(9 792)
			Unutilised assessed losses at the end of the year	258 181	55 337
			Assessed losses applied in the provision for deferred tax	(91 495)	(49 342)
			Assessed losses to be applied in reduction of future taxable income	**166 686**	**5 995**

Notes (continued)

For the year ended 29 February 2024

		GROUP	
		2024 ZAR'000	2023 ZAR'000
9.	**Financial assets at fair value through profit and loss**		
9.1	**Consisting of -**		
	Investment in Capricon Corporate Fund	1 312	1 218
	Financial assets at fair value through profit or loss	**1 312**	**1 218**
	This investment is made up of Namibia tenant deposits. The cash is readily available for whenever tenants require their deposits to be refunded.		
9.1.1	Shares in Capricorn Corporate Fund Class B: 2 432 041 (2023: 2 432 041) units designated at fair value through profit or loss		
	At beginning of year	1 218	93 394
	Distribution received	94	63
	Fair value gain/(loss)		
	Foreign currency translation differences		
	Movements of discontinued operations		1 582
	Disposal of subsidiary – refer note 10.3		(93 821)
	At end of year	**1 312**	**1 218**
9.2	**Estimates used and sensitivity analysis:**		
	The asset was valued using an open market rate to determine the fair value.	66	61
	A 5% increase in the value of investments would increase the group's net profit by	(66)	(61)
	whilst a 5% decrease in the value of investments would reduce the net profit by		
9.3	**Analysis of total financial assets:**		
	Non-current		
	Current	1 312	1 218
		1 312	**1 218**
10.	**Net assets held for sale and discontinued operations**		
10.1	**Consisting of -**		
	Investment property held for sale – South Africa – refer note 10.2	74 090	84 910
		74 090	**84 910**

10.2 Three properties known as Rosslyn Gauteng, Steeledale Alberton and Greyling Street Pietermaritzburg were subject to an unconditional sale but not disposed of at 29 February 2024 for R74.1 million, and each property has been valued at its selling price at reporting date.

These properties are presented within the Property – South Africa operating segment.

10.3 During the prior financial year the group restructured its business to strengthen the focus on its core property market in South Africa, through the disposal of the entirety of its United Kingdom property interests, the subsequent closures of its Malta and Swiss offices.

The disposal was completed on 17 November 2022, when the group disposed of its 100% equity in its subsidiary Moorgarth Holdings (Luxembourg) S.àr.l, comprising the United Kingdom operations known as Moorgarth, which in turn hold a 90% equity interest in a United Kingdom based serviced office business known as Boutique (collectively the "Moorgarth group").

The Moorgarth group qualified as a discontinued operation as it was a component of the group that represented a separate major line of business.

Revenue and expenses, gains and losses relating to the Moorgarth group discontinued operation have been eliminated from profit or loss from the group's prior year continuing operations and are shown as a single line item in the consolidated statement of profit or loss.

	GROUP
	2023 ZAR'000
Income and expenses comprising the loss from the discontinued operation:	
Revenue	411 158
Other operating income	10 400
Loss on disposal of investment property	(258)
Net loss from fair value adjustment on investment property	(95 153)
Reversal of impairment losses on financial assets	405
Employee benefit expenses	(70 401)
Depreciation, impairment and amortisation	(16 346)
Other operating costs	(183 201)
Trading profit	56 603
Net fair value gains on financial assets at fair value through profit or loss	6 462
Operating profit	63 065
Finance income	10 113
Finance cost	(65 571)
Loss from joint venture	(35 846)
Loss before taxation	(28 238)
Taxation	(202)
Loss from discontinued operation before non-controlling interest	(28 441)
Non-controlling interest	2 787
Loss from discontinued operation after non-controlling interest	(25 654)
Other comprehensive income	7 593
Total comprehensive loss attributable to owners of the parent	**(18 062)**
Cash flow information	
Cash flow from operating activities	93 503
Cash flow from from investing activities	53 573
Cash flow from financing activities	(24 468)
Total cash flows	**122 608**
The carrying amounts of the assets and liabilities of the discontinued operation as at the date of sale, 17 November 2022, and the loss on disposal were as follows :	
Property, plant and equipment	127 746
Investment property	2 890 970
Investment property – right-of-use assets	1 057 149
Intangible assets	157 678
Deferred taxation	56 972
Investments in joint venture	205 239
Loans to joint venture	7 027
Derivative financial instruments	9 090
Loans receivable	17 729
Total non-current assets	**4 529 600**
Financial assets at fair value through profit and loss	93 821
Trade and other receivables	28 822
Other current assets	157 428
Cash and cash equivalents	236 143
Total current assets	**516 215**
Investment property classified as held for sale	294 567

Notes (continued)

For the year ended 29 February 2024

		GROUP 2023 ZAR'000
10.	**Net assets held for sale and discontinued operations (continued)**	
10.3	**(continued)**	
	Long-term borrowings	(650 967)
	Lease liabilities	(1 057 149)
	Short-term borrowings	(444 247)
	Deferred revenue	(130 331)
	Trade and other payables	(197 859)
	Taxation	(195)
	Total net assets	2 859 635
	Non-controlling interest	3 574
	Total net assets after non-controlling interest	**2 863 210**
	Net cash consideration	2 006 526
	Total consideration received in cash	2 012 875
	Disposal costs	(6 348)
	Loss on disposal	**(856 683)**
	Non-controlling interest	(2 787)
	Other comprehensive income	(7 593)
	Effect of foreign currency translation differences	692 254
	(Loss)/profit from discontinued operation before non-controlling interest	**(174 808)**
	Total consideration received in cash	2 012 875
	Disposal costs	(6 348)
	Cash and cash equivalents disposed of	(236 143)
	Net cash received	**1 770 383**

		GROUP 2024 ZAR'000	GROUP 2023 ZAR'000
11.	**Trade and other receivables**		
	Trade receivables – refer note 11.1	26 153	16 644
	Other receivables – refer note 11.2	29 070	45 108
		55 222	**61 752**
11.1	**Trade receivables in respect of –**		
	Outstanding rent	34 009	20 340
	Less: Loss allowance	(7 856)	(3 696)
		26 153	**16 644**
11.2	**Other receivables**		
	Indirect taxes receivable	64 271	63 357
	Other receivables	16 150	30 724
		80 421	94 081
	Less: Loss allowance	(51 351)	(48 973)
	Indirect taxes receivable	(51 351)	(48 973)
		29 070	**45 108**

The carrying value less impairment provision of trade and other receivables are approximately their fair values. The loss allowance has fully impaired the indirect taxes receivable which are legally due for refund and the impairment recognises the possibility of non-collection due to local tax authority delays and disputes in Mozambique.

	GROUP	
	2024 ZAR'000	2023 ZAR'000
11.3 Analysis of total trade and other receivables		
Non-current		
Current	55 222	61 752
	55 222	**61 752**

11.4 Credit risk management practices and impairment assessment

The group applies the IFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade and other receivables.

To measure the expected credit losses, trade receivables have been grouped based on shared credit risk characteristics and the days past due.

Expected credit losses for Trade Receivables are assessed as follows:
Monthly – Arrear meetings are held monthly to monitor tenant payments. Tenants who are late paying/defaulting are noted and appropriate action is taken is terms of recovery.
Bi- Annually – Outstanding debtors are listed by outstanding balance and every tenant individually is looked at in terms of the past history at the monthly meetings. An assessment is then given to each tenant by management on which an expected credit loss is then raised on the portion of the debt that management consider may not be recovered.

An expected credit loss of R7.856 million has been raised for the year ended 29 February 2024.

A total expected credit loss of R59.208 million (2023: R52.669 million) has been recognised in the year ended 29 February 2024

Credit risk is mitigated by customer management and an affordability assessment and creditworthy checks with reputable bureaus which determines a customers ability to repay an outstanding credit amount. These are conducted before a potential lease agreement is signed. If there is any doubt to the tenants ability to afford the contract then they are turned away.

The Expected Credit Losses modelling and assessments over arrears was tested and enhanced over the previous financial years due to the impact of the various events. Management is satisfied with the robust nature of the procedures in place to assess risk of losses and with identifying potential defaults. As such management has not been required to readjust the current modelling used to perform Expected Credit Losses but has taken the view to continuously enhance and improve the existing processes as part of an ongoing and long term view relating to business environment.

There were no significant events/transactions which impact on impairment assessment of receivables due other than those already provided for in the Expected Credit Losses.

11.4.1 The loss allowance was determined as follows for trade and other receivables:

29 February 2024	Current	More than 30 days past due	More than 60 days past due	More than 120 days past due	Total
Expected loss rate %	4%	19%	44%	79%	52%
Gross carrying amount – trade receivables	18 730	7 368	2 370	5 541	34 009
Gross carrying amount – other receivables	16 150			64 271	80 421
Loss allowance	1 380	1 421	1 046	55 361	59 208

28 February 2023	Current	More than 30 days past due	More than 60 days past due	More than 120 days past due	Total
Expected loss rate %	1%	45%	66%	76%	46%
Gross carrying amount – trade receivables	13 519	1 284	1 982	3 555	20 340
Gross carrying amount – other receivables	31 471			62 610	94 081
Loss allowance	620	579	1 313	50 157	52 669

Notes (continued)

For the year ended 29 February 2024

		GROUP	
		2024 ZAR'000	2023 ZAR'000
11.	**Trade and other receivables (continued)**		
11.4	**Credit risk management practices and impairment assessment (continued)**		
11.4.1	**The loss allowance was determined as follows for trade and other receivables (continued):**		
	The closing loss allowances for trade and other receivables reconciles to the opening loss allowance as follows:		
	Opening loss allowance	52 669	19 434
	Increase in loss allowance recognised in profit or loss during the year	5 142	39 324
	Unused amount reversed	(996)	(2 502)
	Disposal of subsidiary – refer note 10.3		(5 708)
	Foreign currency translation differences	2 393	2 121
	Closing loss allowance	**59 208**	**52 669**
	Impairment losses on trade and other receivables are presented as net impairment losses on a separate line in profit or loss. Subsequent recoveries of amounts previously written off are credited against the same line item.		
11.5	**The ageing of trade receivables are as follows -**		
	Neither past due nor impaired	10 330	12 746
	30 days	6 111	503
	60 days	1 086	293
	Past due but not impaired	1 091	643
	More than 90 days past due	912	5 810
	Impaired	6 623	(3 351)
	Total gross balance	**26 153**	**16 644**
11.6	**Credit quality of trade receivables (net of provisions)**		
	Trade receivables without external credit rating:		
	Group 1	185	322
	Group 2	20 733	12 239
	Group 3	5 235	4 083
		26 153	**16 644**
	Group 1 – new customers (less than 6 months)		
	Group 2 – existing customers (more than 6 months) with no defaults in the past		
	Group 3 – existing customers (more than 6 months) with some defaults in the past, which were fully recovered		
11.7	**The carrying amount of trade and other receivables are denominated in the following currencies:**		
	South African Rand	34 995	39 885
	United States Dollar	14 947	14 132
	Namibian Dollar	2 977	5 705
	Other – Swiss franc/Euro	2 304	2 030
		55 222	**61 752**

COMPANY				GROUP	
2023 R'000	2024 R'000			2024 ZAR'000	2023 ZAR'000
		12.	**Other assets**		
	85		Prepayments	6 216	6 650
	85		Rental deposits	16 898	17 118
				23 114	**23 768**
		12.1	**Analysis of total other assets**		
			Current assets	23 114	23 768
				23 114	**23 768**
		12.2	**The carrying amount of other current assets are denominated in the following currencies:**		
			South African Rand	22 119	21 012
			United States Dollar	—	2 272
			Euros	493	—
			Namibian Dollar	502	484
				23 114	**23 768**
		13.	**Cash and cash equivalents**		
		13.1	**Consisting of -**		
1 580	2 544		Cash at bank and on hand	78 112	109 203
			Short term bank deposits	91 013	109 207
			Cash as security for borrowings		
1 580	**2 544**			**169 125**	**218 410**
			Cash and cash equivalents include the following for the purposes of the statement of cash flows:		
1 580	2 544		Cash and cash equivalents	169 125	218 410
1 580	**2 544**			**169 125**	**218 410**
		13.2	**Carrying amount of cash and cash equivalents are denominated in the following currencies:**		
			Pound Sterling	—	4 205
1 580	2 544		South African Rand	104 689	127 045
			United States Dollar	13 744	46 857
			Namibian Dollar	5 462	4 945
			Zambian Kwacha	—	3 759
			Other (Euro/Swiss Franc)	45 229	31 599
1 580	**2 544**			**169 125**	**218 410**

Notes (continued)

For the year ended 29 February 2024

COMPANY 2023 R'000	COMPANY 2024 R'000			GROUP 2024 ZAR'000	GROUP 2023 ZAR'000
		14.	**Ordinary share capital**		
		14.1	**Authorised:**		
			600 000 000 (2023: 310 000 000) ordinary shares of no par value	–	
		14.2	**Issued and fully paid:**		
1 453 043	2 366 638		334 097 767 (2023: 261 346 570) ordinary shares of no par value	2 346 632	1 429 967
1 453 043	**2 366 638**			**2 346 632**	**1 429 967**
		14.3	**Reconciliation of number of shares issued:**		
261 346 570	261 346 570		Balance at beginning of the year	261 346 570	261 346 570
	72 751 197		Share issue – REIT restructure	72 751 197	
261 346 570	**334 097 767**		**Balance at end of the year**	**334 097 767**	**261 346 570**
		14.4	The unissued share capital is under the control of the directors who may issue it on such terms and conditions as they in their discretion deem fit. This authority will be tabled for extension at the forthcoming annual general meeting.		
		15.	**Other equity and reserves**		
		15.1	**Treasury shares**		
			Opening balance	50 372	50 372
			Repurchased during the year		
			Closing balance	**50 372**	**50 372**
			The company acquired no shares (2023: Nil) of its own shares through purchases on the JSE Ltd by its wholly owned subsidiary, Imbali Props 21 (Pty) Limited, and holds a total of 4 383 460 own shares.		
		15.2	**Non-distributable reserves**	69 494	40 479
			Foreign currency translation reserve	62 973	35 177
			Share based payment reserve	6 521	5 302
		15.3	**Distributable reserve**		
(176 606)	4 886		(Accumulated loss)/retained earnings	2 579 116	1 716 941
(176 606)	**4 886**			**2 648 610**	**1 757 420**
			During the year ordinary dividends of R78 403 971 (2023: R156 807 942), and a special dividend of Nil (2023: R1 134 244 114) were declared and paid out of share premium as approved by the Board of directors. During the year REIT ordinary dividends of R133 639 107 (2023: Nil) were declared and paid out of reserves as approved by the Board of directors.		
0.00	0.00		Special dividend per share (in Rands)	0.00	4.34
0.60	0.30		Ordinary dividend per share (in Rands)	0.30	0.60
0.00	0.40		REIT distribution per share (in Rands)	0.40	0.00
		15.4	**Cash flow hedging reserve**		
			Balance at beginning of the year		3 583
			Other comprehensive income for the year		7 593
			Disposal of subsidiary – refer note 10.3		(11 176)

16 Non-controlling interest

Name of entity	Place of business	Ownership interest held by non-controlling interest 2024	Ownership interest held by non-controlling interest 2023	GROUP 2024 ZAR'000	GROUP 2023 ZAR'000
Collins Property Projects (Pty) Ltd. – refer note 16.2	South Africa	0.0%	25.7%	—	859 714
Dimopoint (Pty) Ltd	South Africa	30.0%	30.0%	246 692	241 342
Applemint 24 (Pty) Ltd	South Africa	31.1%	31.1%	8 913	5 664
Atterbury Matola Mauritius Limited	Mozambique	25.0%	25.0%	6 088	10 221
TC Mozambique Properties Ltd	Mozambique	25.0%	25.0%	(9 013)	(12 400)
Atterbury Pemba Properties Limited	Mozambique	25.0%	25.0%	25 289	(38 852)
Other Africa group subsidiaries	Mozambique	25.0%	25.0%	(72 607)	(631)
Other South Africa and Namibia group subsidiaries	South Africa	10% – 50%	10% – 50%	25 954	345
				231 315	**1 065 403**

Transactions with non-controlling interests

Acquisition of share in subsidiary with gain of control

On 21 December 2023, the non-controlling interest of U Reit Collins (Pty) Ltd in the group's portfolio of South African property assets, was directly acquired by subscription of the Group's shares for an effective purchase of a further 25.7% holding of the ordinary shares in Collins Property Projects (Pty) Ltd. The rationale for the investment was to allow for the restructure of the Group to meet the necessary REIT requirements of the JSE and the various applicable tax legislative requirements. As a consequence of the acquisition, improved cash flow and reduce gearing levels in the South Africa group has been achieved. The consideration received totalled R992 million which was settled in cash of R333 million and the balance of R659 million by means of distributions as permitted by the South African Income Tax requirements around restructuring transactions. The total shares subscribed for by U Reit is 72 751 197 shares.

16.1 Summarised information on subsidiaries with material non-controlling interests.

Set out below is the summarised financial information for each subsidiary that has non-controlling interests that are material to the group.

Summarised balance sheet	Collins Property Projects (Pty) Ltd 2023 R'000	Dimopoint (Pty) Ltd 2024 R'000	Dimopoint (Pty) Ltd 2023 R'000
Current			
Assets	447 749	87 325	92 814
Liabilities	(724 542)	(21 853)	(61 891)
Total current net assets	**(276 793)**	**65 473**	**30 922**
Non-current			
Assets	10 021 873	1 450 120	1 578 994
Liabilities	(6 166 347)	(693 286)	(827 301)
Total non-current net assets	**3 855 526**	**756 834**	**751 693**
Net assets	3 578 734	822 306	782 615
Summarised income statement			
Revenue	995 776	164 826	172 582
Profit/(loss) before taxation	842 570	24 548	169 950
Taxation	(204 364)	152 143	(42 424)
Other comprehensive income/(loss)	29 251		
Total comprehensive income/(loss)	**667 457**	**176 691**	**127 526**
Total comprehensive income/(loss) allocated to non-controlling interests	194 017	3 572	38 258
Distributions paid to non-controlling partners	(166 947)	(41 100)	(4 500)

Notes (continued)

For the year ended 29 February 2024

16 Non-controlling interest (continued)

16.1 Summarised information on subsidiaries with material non-controlling interests (continued).

Set out below is the summarised financial information for each subsidiary that has non-controlling interests that are material to the group (continued).

Summarised cash flows	Collins Property Projects (Pty) Ltd 2023 R'000	Dimopoint (Pty) Ltd 2024 R'000	Dimopoint (Pty) Ltd 2023 R'000
Net cash flows of operating activities	327 445	(40 921)	69 143
Net cash flows of investing activities	(281 994)	38 151	10 892
Net cash flows of financing activities	(107 543)	(19 931)	(50 898)
Net (decrease)/increase in cash and cash equivalents	**(62 091)**	**(22 701)**	**29 137**
Cash and cash equivalents at beginning of the year	218 514	43 922	14 785
Effect of changes in exchange rate	(2 797)		
Cash and cash equivalents at end of the year	**153 627**	**21 221**	**43 922**

The amounts shown above are before inter-company eliminations.

COMPANY 2023 R'000	COMPANY 2024 R'000		GROUP 2024 ZAR'000	GROUP 2023 ZAR'000
		17. Preference share liability		
		17.1 Authorised: 250 000 0000 (2023: 131 750 000) non-convertible, non-participating, non-transferable redeemable preference shares of no par value		
		17.2 Issued:		
1 082	1 384	138 375 588 (2023: 108 243 720) non-convertible, non-participating, non-transferable redeemable preference shares of no par value – Titan Global Investments (Pty) Ltd – refer note 17.3	1 384	1 082
1 082	**1 384**		**1 384**	**1 082**

17.3 The non-participating preference shares are not convertible into shares of any other class, are not entitled to participate in any profits of the company and no dividends may be declared or paid in respect of them. The holder of these shares is entitled to be present at any meeting of the company and is entitled on a poll to one vote in respect of every share held.

The non-participating preference shares are redeemable in relation to the extent which the shareholder disposes of his interest in ordinary shares in the company. All issued preference shares are fully redeemable should the shareholder's interest in ordinary shares become less than 10%. These shares are not listed on any stock exchange.

Subject to certain limitations, the unissued share capital is under the control of the directors who may issue it on predetermined terms under certain circumstances. Full particulars are available for inspection at the registered office of the company.

COMPANY				GROUP	
2023 R'000	2024 R'000			2024 ZAR'000	2023 ZAR'000
		17.4	The 1 003 488 cumulative redeemable "B" preference shares were issued to FirstRand Bank Ltd acting through its Rand Merchant Bank division and listed on the JSE on 18 December 2018. Dividends were calculated quarterly at a rate of 72% of 3 month ZAR JIBAR plus 3% and payable quarterly. The preference shares were redeemed in full to RMB on 18 November 2022.		
1 015 469			Balance at beginning of the year		1 015 469
(1 003 488)			Repaid during the year		(1 003 488)
46 991			Interest accrued		46 991
(58 972)			Interest paid		(58 972)
			Balance at end of the year	**–**	**–**
			Short term portion	–	–
		17.5	Other than the non-participating preference shares there are no unlisted securities in the issued share capital of the company.		

18. Long-term borrowings

18.1	**Consisting of –**	**2024 ZAR'000**	**2023 ZAR'000**
	Financial liabilities at amortised cost – non-current portion	6 162 873	5 814 737
	The fair value of current borrowings approximate their carrying amount, as the impact of discounting is not significant. The fair values are based on cash flows discounted using a rate based on the borrowing rates as set out below.		
18.1.1	**HSBC loan (The Boutique Workplace Company Limited) – secured**		
	Balance at beginning of the year		106 923
	Movements of discontinued operations		(15 149)
	Disposal of subsidiary – refer note 10.3		(91 774)
	Foreign currency translation differences		
	Repaid during the year		
	Interest		
	Balance at end of the year	**–**	**–**
18.1.2	**Canada Life**		
	Balance at beginning of the year		627 158
	Movements of discontinued operations		(40 057)
	Disposal of subsidiary – refer note 10.3		(587 101)
	Foreign currency translation differences		
	Repaid during the year		
	Interest		
	Balance at end of the year	**–**	**–**
18.1.3	**Shandon Investments Ltd – Unsecured.**		
	Balance at beginning of the year		3 128
	Movements of discontinued operations		(162)
	Disposal of subsidiary – refer note 10.3		(2 966)
	Foreign currency translation differences		
	Repaid during the year		
	Interest		
	Balance at end of the year	**–**	**–**

Notes (continued)

For the year ended 29 February 2024

		GROUP	
		2024 ZAR'000	2023 ZAR'000
18.	**Long-term borrowings (continued)**		
18.1	**Consisting of (continued) –**		
18.1.4	**HSBC (Moorgarth Living Ltd) – secured**		
	Balance at beginning of the year		195 387
	Movements of discontinued operations		(11 774)
	Disposal of subsidiary – refer note 10.3		(183 614)
	Foreign currency translation differences		
	Repaid during the year		
	Interest		
	Balance at end of the year	–	–
18.1.5	**HSBC (Moorgarth Euston Ltd)**		
	Balance at beginning of the year		238 657
	Movements of discontinued operations		(13 463)
	Disposal of subsidiary – refer note 10.3		(225 194)
	Foreign currency translation differences		
	Repaid during the year		
	Interest		
	Balance at end of the year	–	–
18.1.6	**UK Government Bounce Back Loan Scheme /HSBC**		
	Balance at beginning of the year		6 724
	Movements of discontinued operations		(2 158)
	Disposal of subsidiary – refer note 10.3		(4 566)
	Foreign currency translation differences		
	Repaid during the year		
	Interest		
	Balance at end of the year	–	–
18.1.7	**Standard Bank Isle of Man – secured**		
	Balance at beginning of the year	86 097	80 471
	Drawn during the year	968	
	Repaid during the year	(10 757)	(17 130)
	Interest	9 237	6 576
	Foreign currency translation differences	4 358	16 180
	Balance at end of the year	**89 903**	**86 097**

On 11 September 2017 Pemba Investment Company Limitada drew down on an USD 11 000 000 facility with Standard Bank for the development of a shopping mall in Pemba, Mozambique.

Interest is calculated at the 3 month SOFR + 5.50% and is repayable quarterly, with the full outstanding capital due to be settled in July 2025.

Loan covenants are: loan to value ratio must be less than 45%; interest cover ratio may not be less than 1.8 times; debt service cover ratio may not be less than 1.05 times; and the vacancy ratio may not be more than 10%

The entity has complied with the financial covenants of its borrowing facilities during the 2024 and 2023 reporting period.

		GROUP	
		2024 ZAR'000	2023 ZAR'000
18.1.8	**RMB (First National Bank South Africa) – secured**		
	Balance at beginning of the year	81 363	66 970
	Drawn during the year	81 338	
	Repaid during the year	(87 418)	(5 674)
	Interest	10 223	6 498
	Foreign currency translation differences	4 132	13 569
	Balance at end of the year	**89 638**	**81 363**

On 7 September 2016 Atterbury Matola Limitada entered into a 5 year term loan of up to USD 6 000 000 to purchase a property in Maputo.

Interest is calculated at the daily SOFR rate + 7.2% on the balance and is payable annually on 1 February, and the final outstanding capital amount is due for settlement at the end of the 5 year term, in August 2025. Capital payments to a maximum of $3.1 million and $2.1 million is due at February 2024 & February 2025 respectively.

Loan covenants are: loan to value ratio will not exceed 80% and minimum NAV of $1.4 million

The entity has complied with the financial covenants of its borrowing facilities during the 2024 and 2023 reporting period.

		GROUP 2024 ZAR'000	GROUP 2023 ZAR'000
18.1.9	**Nedbank South Africa – secured**		
	Balance at beginning of the year	273 114	280 973
	Drawn during the year	365	
	Repaid during the year	(36 011)	(30 517)
	Interest	29 444	22 658
	Balance at end of the year	**266 912**	**273 114**

Interest is calculated at variable rates of 3 month JIBAR plus a gross margin of 3.01% and 3 month JIBAR plus a gross margin of 2.90%, and is payable monthly.

The loan is wholly secured by the investment properties Mutual Platz and Mega Centre in Windhoek, Namibia, and the Rundu Shopping Mall in Rundu, Namibia.

Loan covenants are: Nguni Property Fund Ltd to remain a 100% subsidiary of Tradegro Holdings (Pty) Ltd and, in turn, Tradegro Holdings Ltd to remain a 100% subsidiary of Collins Property Group Ltd for the duration of the loan.

The entity has complied with the financial covenants of its borrowing facilities during the 2024 and 2023 reporting period.

		GROUP 2024 ZAR'000	GROUP 2023 ZAR'000
18.1.10	**Investec Bank Ltd – secured**		
	Balance at beginning of the year	101 181	104 019
	Repaid during the year	(15 464)	(11 903)
	Interest	11 179	9 065
	Balance at end of the year	**96 897**	**101 181**

Interest is calculated at a variable rate of Investec Prime Rate and is payable monthly. In March 2021 the loan was extended for a further 5 year term.

Capital is repayable in monthly instalments, with a final repayment date on 10 March 2026.

The loan is wholly secured by the investment property in Gobabis, Namibia.

Notes (continued)

For the year ended 29 February 2024

		GROUP	
		2024 ZAR'000	2023 ZAR'000
18.	**Long-term borrowings (continued)**		
18.1	**Consisting of (continued) –**		
18.1.11	**Nedbank South Africa**		
	Opening balance	3 972 739	4 068 761
	Drawn during the year	100 315	183 712
	Repaid during the year	(603 269)	(639 282)
	Interest	380 395	359 548
	Balance at end of the year	**3 850 180**	**3 972 739**

Interest is calculated monthly across multiple facilities at the following variable rates (i) South African prime rate less 0.75% to plus 3% (ii) South African 3-month JIBAR plus 2% to plus 3%. In addition certain facilities are at fixed rates ranging from 7.68% to 11.79%. All interest is payable monthly.

Capital repayments have a final repayment date ranging between April 2025 and August 2029, Capital repayments are reduced to minimal values due to debt restructuring.

The liability is wholly secured by the investment properties within South Africa.

Loan covenants are: (i) Imbali Props 21 (Pty) Ltd Net Asset Value to exceed R 1 billion. (ii) Saddle Path Props 69 (Pty) Ltd to maintain a minimum Net Asset Value of R 400 million. (iii) Imbali Props 21 (Pty) Ltd, Saddle Path Props 69 (Pty) Ltd, Dimopoint (Pty) Ltd, Ifana Investments (Pty) Ltd, Seculotte Trading 7 (Pty) Ltd and Colkru Investments (Pty) Ltd to maintain an Interest Cover Ratio of no less than 1.5 times. (iv) Collins Property Group Limited maintains a Loan To Value Ratio of no more than 55% as at February 2024. (v) Collins Property Group Limited maintains an Interest Cover Ratio of 1.5 times as at the financial year ending February 2024.

The entity has complied with the financial covenants of its borrowing facilities during the 2024 and 2023 reporting period.

		2024 ZAR'000	2023 ZAR'000
18.1.12	**RMB (First National Bank South Africa) preference shares**		
	Balance at beginning of the year	363 297	361 185
	Capital repaid during the year	(357 000)	
	Repaid during the year	(27 629)	(19 086)
	Interest	21 332	21 199
	Foreign currency translation differences		
	Balance at end of the year	**–**	**363 297**

Interest is calculated at South African 3-month JIBAR plus 1.97% and paid quarterly.

The capital was repayable in June 2023 and settled in December 2023. On redemption date, the preference shares was settled in full via a refinancing of the underlying debt obligation to the same lender.

The liability was wholly secured by:
Existing registered bond over property and cession of lease agreement, insurance and related rights over the property.

Loan covenants are: group – loan to value is not more than 65%, interest cover ratio is not less than 1.45 times; net asset value is not less than R1.5 billion; property – loan to value is not more than 85%; interest cover ratio is not less than 1.5 times.

The entity has complied with the financial covenants of its borrowing facilities during the 2024 and 2023 reporting period.

	GROUP	
	2024 ZAR'000	2023 ZAR'000
18.1.13 Investec Bank Limited South Africa		
Balance at beginning of the year	926 198	1 123 641
Drawn during the year	621 467	993 001
Repaid during the year	(622 449)	(1 263 252)
Interest	142 151	72 808
Balance at end of the year	**1 067 368**	**926 198**

Interest is calculated monthly across multiple facilities at variable rates of South African Prime Rate less 0.25% to less 0.5%. All interest is payable monthly, with certain debt being amortizing and interest only.

Capital is repayable between July 2024 and November 2029

The loans are wholly secured by:

- investment properties within South Africa

No loan covenants apply.

18.1.14 Rand Merchant Bank South Africa		
Balance at beginning of the year	94 232	65 723
Capital drawn during the year	358 250	68 777
Repaid during the year	(19 847)	(48 468)
Interest	18 842	8 200
Balance at end of the year	**451 476**	**94 232**

Interest is calculated at rates varying between Jibar 3 month rate plus 2.5% to 2.65%, and fixed rates of 9.964% to 9.992%, and all interest is payable monthly.

The capital is repayable between March 2025 and October 2027.

The loan is wholly secured by:

- investment property within South Africa, and

Loan covenants are: (i) Saddle Path Props 69 (Pty) Ltd Net Asset Value to exceed R 600 million. (ii) Imbali Props 21 (Pty) Ltd shall ensure that the LTV Ratio shall not exceed 75%. (iii) Imbali Props 21 (Pty) Ltd and Saddle Path Props 69 (Pty) Ltd Interest Cover Ratio shall be at least 1.50 times. (iv) Imbali Props 21 (Pty) Ltd and Saddle Path Props 69 (Pty) Ltd LTV Ratio shall not exceed 60%. (v) Imbali Props 21 (Pty) Ltd and Saddle Path Props 69 (Pty) Ltd Net Asset Value shall be at least R 2 billion. (vi) Collins Property Group LTV Ratio shall not exceed 55%. (vii) Collins Property Group Interest Cover Ratio shall be at least 1.50 times.

The entity has complied with the financial covenants of its borrowing facilities during the 2024 and 2023 reporting period.

Notes (continued)

For the year ended 29 February 2024

		GROUP	
		2024 ZAR'000	2023 ZAR'000
18.	**Long-term borrowings (continued)**		
18.1	**Consisting of (continued) –**		
18.1.15	**Raiffeisen-Landesbank Oberösterreich AG (Austria)**		
	Balance at beginning of the year	262 879	262 878
	Drawn during the year	261	182
	Repaid during the year	(17 889)	(6 685)
	Interest	18 872	7 775
	Foreign currency translation differences	73 043	(1 271)
	Balance at end of the year	**337 167**	**262 879**

The borrowing was acquired as part of the acquisition on 26 February 2021 of a retail property portfolio located in Austria comprising 6 separate properties each with single tenanted long dated leases.

Interest is calculated at a variable rate of 3-month EURIBOR plus 2% per annum, adjusted quarterly.

Interest is payable quarterly, with a final repayment date in June 2026.

The liability is wholly secured by investment property within Austria

		2024 ZAR'000	2023 ZAR'000
18.1.16	**Supernova Invest GmbH**		
	Balance at beginning of the year	74 927	74 927
	Drawn during the year		
	Repaid during the year	(18 718)	(15 761)
	Interest	4 251	2 571
	Foreign currency translation differences	7 041	13 190
	Balance at end of the year	**67 502**	**74 927**

The loan comprises financial assistance from the seller for the acquisition on 26 February 2021 of a retail property portfolio located in Austria comprising 6 separate properties each with single tenanted long dated leases.

Interest is calculated at 3 month EURIBOR rate plus 2.5% per annum, with a minimum interest rate of 2.5% per annum and payable quarterly.

Capital is repayable as follows: Facility A – repay in equal instalments of EUR 146 625 on last day of each calendar quarter and in full on 28 February 2026. Facility B – repay in equal instalments of EUR 25 875 on last day of each calendar quarter and in full on 28 February 2026. Facility C & D – repaid on 28 February 2026 in full.

The liability is wholly secured by:
Rights cession of shares in issue and any future share issues by Collins Aus Holdings GMBH and Collins Aus Investments GMBH in favour of the lender.

		2024 ZAR'000	2023 ZAR'000
18.2	The group has access to the following undrawn borrowing facilities at the end of the reporting period:		
	Investec Bank Limited South Africa	409 668	165 000
		409 668	**165 000**
18.3	**Analysis of long-term borrowings:**		
	Non-current	6 162 873	5 814 737
	Current – refer note 22.1	154 171	704 087
		6 317 043	**6 518 824**

	GROUP	
	2024 ZAR'000	2023 ZAR'000

19. Derivative financial instruments

19.1 Consisting of –

	2024 ZAR'000	2023 ZAR'000
Fair value through profit and loss – held for trading – refer note 19.4	21 346	44 923
	21 346	**44 923**

Derivatives are only used for economic hedging purposes and not as speculative investments. However, where derivatives do not meet the hedge accounting criteria, they are classified as 'held for trading' for accounting purposes and are accounted for at fair value through profit or loss. They are presented as non-current assets or liabilities to the extent they are expected to be settled in more than 12 months after the end of the reporting period. The group's accounting policy for its cash flow hedges is set out in Accounting policies note 20. Further information about the derivatives used by the group is provided below.

19.2 HSBC – secured

Market to market value of interest rate swap

	2024 ZAR'000	2023 ZAR'000
Balance at beginning of the year		(1 821)
Movements of discontinued operations		(7 269)
Disposal of subsidiary – refer note 10.3		9 090
Balance at end of the year	–	–

19.3 Rand Merchant Bank GBP ZAR cross currency interest rate swap

Fair value at end of the year – refer note 34.9

	2024 ZAR'000	2023 ZAR'000
Balance at beginning of the year		139 284
Interest		(26 570)
Settled in cash during the year		(118 617)
Foreign currency translation differences		5 904
Balance at end of the year	–	–

The cross currency interest rate swap was entered into with Rand Merchant Bank on 18 December 2017, whereby the Rand listed B preference share liability was exchanged for a £ liability at the rate of exchange on the issue date, and the dividend rate of [72% of three month JIBAR + 3%] payable in Rand on the Rand amount of the listed preference shares was exchanged for an interest rate of [three month GBP LIBOR + 1.66%], payable in GBP on the notional GBP liability, resulting in a capital value of the liability of £62 968 000 and a total cost of funds of [GBP LIBOR + 1.66%].

On 20 December 2021 the swap was extended until 28 February 2022 at the existing Rand interest rate on the Rand notional, and a fixed rate of 1.75% on the GBP notional.

On 28 February 2022 the swap was extended at the existing Rand interest rate on the Rand notional, and a fixed rate of 2.1% on the GBP notional.

The swap was settled in full on 18 November 2022.

Notes (continued)

For the year ended 29 February 2024

		GROUP 2024 ZAR'000	GROUP 2023 ZAR'000
19.	**Derivative financial instruments (continued)**		
19.4	**Nedbank/Rand Merchant Bank Interest rate hedge**		
	Fair value at end of the year	21 346	44 923
	Balance at beginning of the year	44 923	41 731
	Interest	28 839	146
	Settled in cash during the year	(28 839)	(146)
	Fair value adjustment through profit and loss	(23 577)	3 192
	Balance at end of the year	**21 346**	**44 923**

On 1 April 2021 Saddle Path Props 69 (Pty) Ltd entered into an interest rate swap with Nedbank Limited, whereby the interest rate of 3M JIBAR on a loan amount of ZAR 619 000 000 was fixed at 5.2% nacq. Nedbank performed a mark to market valuation at 29 February 2024 which showed a potential loss of ZAR 28 454 623. Interest is reset and paid quarterly, and the swap matures on 1 April 2025.

On 5 June 2020 and 5 March 2021 Imbali Props 21 (Pty) Ltd entered into an interest rate swap with RMB (FirstRand Bank Limited), whereby the interest rate of 3M JIBAR on a loan amount of ZAR 307 000 000 and ZAR 50 000 000 was fixed at 8.74% and 4.98% nacq respectively. RMB performed a mark to market valuation at 29 February 2024 which showed a potential loss of ZAR 16 468 378. Interest is reset and paid quarterly and the swap matures on 5 May 2024.

		GROUP 2024 ZAR'000	GROUP 2023 ZAR'000
19.5	**Analysis of derivative financial instruments:**		
	Non-current	21 346	44 923
	Current		
		21 346	44 923

The full fair value of a hedging derivative is classified as a non-current liability if the remaining maturity of the hedged item is more than 12 months.

		GROUP 2024 ZAR'000	GROUP 2023 ZAR'000
20.	**Deferred revenue**		
20.1	**Consisting of –**		
	Rent received in advance	55 484	58 397
	Insurance proceeds	56 011	
		111 495	**58 397**
20.2	**Movements in deferred revenue**		
	Opening balance	58 397	117 622
	Reallocation from trade and other payables		20 267
	Movements of discontinued operations		49 815
	Disposal of subsidiary – refer note 10.3	(527)	(130 331)
	Additions	119 240	50 111
	Transferred to profit or loss	(66 738)	(53 056)
	Foreign currency translation differences	1 123	3 969
	Closing balance	**111 495**	**58 397**

COMPANY 2023 R'000	COMPANY 2024 R'000			GROUP 2024 ZAR'000	GROUP 2023 ZAR'000
		21.	**Trade and other payables**		
	37		Trade payables	38 475	21 722
1 771	147		Other payables and accrued expenses	8 185	53 126
			Deposits held	75 732	72 190
			Deferred income		29 816
			Social security and other taxes	11 571	15 715
1 771	**184**			**133 963**	**192 568**
			The carrying value amount is the amortised cost which approximates fair value.		
		21.1	**The carrying amount of trade and other payables are denominated in the following currencies:**		
			Euro	19 859	75 055
1 771	184		South African Rand	108 326	82 067
			United States Dollar	–	8 790
			Namibian dollar	5 778	26 656
1 771	**184**			**133 963**	**192 568**
		22.	**Short-term borrowings**		
		22.1	**Consisting of –**		
			Short term portion of long-term loans – refer note 18.3	154 171	704 087
			Demashuwa Property Developers (Pty) Limited – refer note 22.2	3 497	11 526
			Other – secured and unsecured	25 125	14 917
				182 793	**730 530**
		22.2	**Demashuwa Property Developers (Pty) Ltd**		
			Balance at beginning of the year	11 526	20 248
			Repaid during the year	(8 029)	(8 722)
			Balance at end of the year	**3 497**	**11 526**
			Demashuwa Property Developers (Pty) Ltd is the 50% joint venture partner in Mega JV.		
			The loan is interest free, unsecured and has no terms of repayment.		
		23	**Revenue**		
			Rental income		
			Rental income – Industrial	847 079	793 275
			Rental income – Retail	328 942	307 643
			Rental income – Offices	53 649	55 415
			Total property rental income	1 229 670	1 156 333
			Straight-lining of leases adjustment	(49 471)	(9 325)
			Revenue from external customers	**1 180 199**	**1 147 008**
	304 761		Revenue from REIT distributions	–	–
	304 761		**Total revenue**	**1 180 199**	**1 147 008**

Timing of revenue recognition	Over time	Total	Over time	Total
Rental income	1 229 670	1 229 670	1 156 333	1 156 333
Rental income – straightline leases	(49 471)	(49 471)	(9 325)	(9 325)

Notes (continued)

For the year ended 29 February 2024

COMPANY 2023 R'000	COMPANY 2024 R'000			GROUP 2024 ZAR'000	GROUP 2023 ZAR'000
		24.	**Revenue and cost of sales from land sales**		
		24.1	Revenue from land sales	24 479	
		24.2	Disposal costs of land sales	(28 119)	
			The revenue and cost of sales relate to serviced residential land held as stock disposed to third parties.		
		25.	**Other operating income**		
			Lease cancellation fees	12 609	13 065
			Management fees		2 660
			Insurance proceeds	79 345	71 617
			Distribution received on financial assets	94	63
			Sundry income	58	6 057
–	**–**			**92 106**	**93 462**
		26.	**Operating profit/(loss)**		
		26.1	**Determined after taking into account the following expense/(income) items**		
			Separately disclosed in the Statement of Comprehensive Income:		
173			Employee benefits expenses	45 028	50 218
173			Salaries, wages and service benefits	45 028	50 095
			Retirement benefit contributions		123
			Net impairment losses on financial assets relating to:	16 619	42 855
			Loss allowance on trade receivables	4 146	511
			Loss allowance on other receivables		36 310
			Loss allowance on loans receivable	264	283
			Loss allowance on loans to associates	12 209	5 751
			Foreign exchange rate losses – realised	3 049	4 002
			Foreign exchange rate profits – unrealised		(10 877)
			Foreign exchange rate profits – realised		(43 198)
			Operating leases – buildings and land	34 143	30 403
126			Loss/(Profit) on disposal of investment properties	4 543	(8 300)
			Profit on disposal and scrapping of property, plant and equipment		
			Operating and administrative costs in the Statement of Comprehensive Income include:		
1 383	429		Auditors' remuneration	4 038	4 453
1 192	429		Audit fees – for this year	3 737	4 262
191			– under provided in the previous year		191
			Auditors' fees – other services	301	
4 325	555		Fees paid for outside services	7 861	9 119
1 583	(2 123)		Administrative	1 313	5 077
	769		Accounting fees	1 040	720
428	409		Secretarial	3 643	1 007
2 315	1 500		Management and director	1 864	2 315

COMPANY 2023 R'000	COMPANY 2024 R'000		GROUP 2024 ZAR'000	GROUP 2023 ZAR'000
		Damages due to flood	79 345	48 395
		Write down of residential land development	21 921	
		Loss relating to civil unrest		103
430	36	Travel and office costs	1 674	1 761
		Advertising cost		127
		Repairs and maintenance	44 544	34 639
		Security		5 572
		Swiss branch closure costs		7 802
5 120	1 296	Professional and letting fees	5 448	2 698
	3 072	Legal and professional fees	11 773	10 253
		Unrecovered rates	41 728	41 738
	22	Unrecovered property costs	18 410	18 784
		Unrecovered service charge		5 138

26.2 Directors' and prescribed officers remuneration

		GROUP 2024 ZAR'000	GROUP 2023 ZAR'000
26.2.1	Non-executive directors	1 500	2 901
	Executive directors	15 057	26 147
	Prescribed officers	5 412	5 408
		21 969	**34 455**

	Consulting fees ZAR'000	Director fees ZAR'000	Total ZAR'000	Total ZAR'000
26.2.2 Non-executive directors				
KR Collins		250	250	878
LL Porter				350
MJ Roberts				223
HRW Troskie				557
CH Wiese		250	250	892
PJ Roelofse		250	250	
RD Fenner		250	250	
B Chelius		250	250	
B Makhunga		250	250	
		1 500	**1 500**	**2 901**

	Basic remuneration ZAR'000	Variable remuneration ZAR'000	Total ZAR'000	Total ZAR'000
26.2.3 Executive directors				
FH Esterhuyse	3 642	2 130	5 772	5 461
KA Searle	3 624	2 355	5 979	6 039
GC Lang	2 143	1 163	3 306	2 716
KL Nordier				6 357
TA Vaughan				5 574
	9 410	**5 649**	**15 057**	**26 148**
Prescribed officers				
KA Searle (appointed to Board on 27 February 2023)				
D Coleman	3 280	2 132	5 412	5 408
	3 280	**2 132**	**5 412**	**5 408**

Notes (continued)

For the year ended 29 February 2024

26. Operating profit/(loss) (continued)

26.2 Directors' and prescribed officers remuneration (continued)

26.2.4 Basic remuneration for 2024 comprises the following:

	GROUP			
Executive directors	**Salary ZAR'000**	**Pension scheme contributions ZAR'000**	**Other ZAR'000**	**Total ZAR'000**
FH Esterhuyse	3 185	180	277	3 642
KA Searle	3 192	374	58	3 624
GC Lang	2 013	98	33	2 143
	8 390	**653**	**368**	**9 410**
Prescribed officers				
D Coleman	3 051	175	54	3 280
	3 051	**175**	**54**	**3 280**

26.2.5 Variable remuneration for 2024 comprises bonuses and performance related payments.

Executive directors	**Bonuses and performance related payments ZAR'000**	**Total ZAR'000**
FH Esterhuyse	2 130	2 130
KA Searle	2 355	2 355
GC Lang	1 163	1 163
	5 649	**5 649**
Prescribed officers		
D Coleman	2 132	2 132
	2 132	**2 132**

26.2.6 There were no share options granted to directors and prescribed officers during the year – refer note 36.1

COMPANY				GROUP	
2023 R'000	2024 R'000			2024 ZAR'000	2023 ZAR'000
		27.	**Finance income and cost**		
			Finance cost on short-term borrowings	1 581	645
			Finance cost on long-term borrowings	619 909	516 400
46 991			Dividends on preference shares classified as debt		46 991
			Interest expense on lease liabilities	469	501
14 763			Other finance cost	40 044	26 119
			Finance cost expensed	662 002	590 656
			Amount capitalised	16 829	12 433
61 753			**Total finance cost**	**678 832**	**603 089**
(849)	(1 081)		Interest income on short-term bank deposits	(12 833)	(10 511)
			Interest received from U Reit	(10 169)	(18 349)
			Interest received from associates	(1 900)	(2 968)
(62 140)	(19 130)		Interest received from subsidiaries		
			Finance charge received on derivative		(26 572)
(1 020)	(1 204)		Other finance income	(2 625)	(1 961)
(64 009)	(21 415)		Total finance income	(27 527)	(60 361)
(2 256)	**(21 415)**		**Finance cost – net**	**(649 276)**	**542 728**
			The capitalised long term borrowings costs of R16.8 million (2023: R12.4 million) have been capitalised to investment property.		
		28.	**Taxation**		
		28.1	**Classification -**		
			South African normal taxation	(601 992)	213 615
			Foreign taxation	(41 644)	4 294
				(643 636)	**217 910**
		28.2	**Consisting of -**		
	5 348		Current taxation on profits for the year	38 890	116 804
			Under/(over) provision in prior periods	9 530	36
	5 348		Total current tax expense	48 420	116 840
	23		Deferred income tax – refer note 8	(692 325)	101 069
			(Increase)/decrease in deferred tax assets	(58 490)	(10 120)
	23		Increase/(decrease) in deferred tax liabilities	(633 835)	111 189
	5 371			**(643 905)**	**217 910**

Notes (continued)

For the year ended 29 February 2024

COMPANY 2023 R'000	COMPANY 2024 R'000			GROUP %	GROUP 2024 ZAR'000	GROUP %	GROUP 2023 ZAR'000
		28	**Taxation (continue)**				
		28.3	**Reconciliation of tax payable at normal rate to income tax expense -**				
28	27		South African normal tax rate/tax expense	27.0%	152 207	28.0%	205 739
(28)	(3)		Tax effect of amounts which are not deductible/(taxable) in calculating taxable income	-141,2%	(796 112)	1.7%	12 170
			Fair value adjustment on investment property tax rate differential	-12.9%	(78 598)	-0.8%	(6 242)
			Utilisation of tax losses not previously recognised to reduce deferred tax expense	0.0%	164	10.3%	75 321
			Utilisation of tax losses not previously recognised to reduce current tax expense	-0.3%	(1 487)	0.2%	1 457
			Loss from discontinued operation	0.0%		-34.6%	(254 229)
			Non-deductible expenses – impairment of loans to discontinued operation	0.0%		7.5%	55 375
			Non-deductible expenses – fair value of shares/investments	0.0%		0.1%	892
(35)			Other non-deductible expenses	1.7%	15 402	2.9%	21 170
			Lease smoothing	2.9%	16 938	0.3%	2 073
			Exempt income – dividends received	0.0%	(30)	-21.5%	(158 243)
			Other exempt income	-1.0%	(6 073)	-0.3%	(1 868)
			Foreign wealth tax/withholding tax	-0.4%	(2 426)	0.1%	989
			Change in tax rate	-1.9%	(11 239)	16.9%	124 044
7			Foreign tax rate differential	-2.0%	(11 434)	20.5%	150 698
			Adjustments for current tax of prior periods	-6.2%	(36 256)	0.1%	732
			Reversal of future capital gains tax	-102.4%	(599 887)		
	(3)		Qualifying s25BB REIT distribution	-13.9%	(81 186)		
–	**24**		**Effective tax rate/Income tax expense**	**-114.2%**	**(643 905)**	**29.7%**	**217 910**

On 23 February 2022, the Finance Minister in South Africa announced in the Budget Speech that there will be a reduction in the corporate income tax rate from 28% to 27% for years of assessment ending on or after 31 March 2023. For SA operations, the change in the tax rate is considered to have been substantively enacted at the date of issue of the annual financial statements. The reduction in the corporate tax rate has impacted the measurement of the deferred tax balances and consequently, deferred tax balances for SA operations have been measured at a rate of 27% as most of these temporary differences are expected to reverse after 31 March 2023.

			GROUP 2024 ZAR'000	GROUP 2023 ZAR'000
28.4	**Tax losses**			
	Unused tax losses for which no deferred tax asset has been recognised			103 523
	Potential tax benefit at 27.0%		–	27 951

	GROUP	
	2024 ZAR'000	2023 ZAR'000

29. Earnings per share

This note provides the obligatory information in terms of IAS 33 Earnings per share and SAICA Circular 1/2023 for the Group and should be read in conjunction with Appendix 1, where earnings are reconciled to distributable earnings. Distributable earnings determine the dividend declared to shareholders, which is a meaningful metric for a shareholder in a REIT.

Basic earnings per share is calculated by dividing the profit attributable to equity holders of the company by the weighted average number of ordinary shares in issue during the year excluding ordinary shares purchased by the company and held as treasury shares.

		2024 ZAR'000	2023 ZAR'000
29.1	Profit attributable to ordinary equity holders	1 144 035	158 459
29.1.1	Weighted average number of ordinary shares in issue ('000)	269 088	256 963
	Basic earnings per share (ZAR) attributable to ordinary equity holders	4.25	0.62
29.1.2	Diluted number of ordinary shares ('000)	269 088	256 963
	The diluted number of ordinary shares in the current year has been adjusted to take into account the following:		
	Weighted average number of ordinary shares in issue ('000)	269 088	256 963
	Share options granted under employee share option scheme allocation – refer note 36.1		
		269 088	**256 963**
	Diluted earnings per share (ZAR) attributable to ordinary equity holders	4.25	0.62
29.2	**Headline earnings:**		
	Basic headline earnings per share (ZAR)	1.12	0.45
	Diluted headline earnings per share (ZAR)	**1.12**	**0.45**

	2024 Gross	2024 Net	2023 Gross	2023 Net
Based on headline profit of		300 844		116 372
Profit attributable to equity holders of the company		1 144 035		158 459
Net profit from fair value adjustment on investment property	(253 325)	(252 732)	(294 484)	(183 340)
Fair value adjustments from equity-accounted investments				(19 345)
Loss/(Profit) on disposal of investment properties	4 543	2 002	(8 300)	(5 717)
Loss on disposal of subsidiary			856 683	164 429
Deferred tax on reversal of future capital gains tax	(2 221 804)	(599 887)		
Loss/(gain) on disposal of financial assets	7 426	7 426		1 887
Gain on disposal of property, plant and equipment				
and the weighted average number of ordinary shares in issue of ('000)		269 088		256 963
and the diluted number of ordinary shares ('000)		**269 088**		**256 963**

Notes (continued)

For the year ended 29 February 2024

COMPANY 2023 R'000	COMPANY 2024 R'000			GROUP 2024 ZAR'000	GROUP 2023 ZAR'000
		30.	**Cash flow information**		
		30.1	**Non-cash items**		
			Depreciation charge on property, plant and equipment	8 632	8 474
			Loss/(Profit) on disposal of investment properties	4 543	(8 300)
			Fair value adjustment on right-of-use assets	340	259
			Fair value adjustment on investment properties	(231 744)	(294 743)
			Fair value loss/(gain) on financial assets at fair value through profit or loss	(23 577)	3 186
			Straight line lease adjustment	49 471	9 312
			Impairment losses/(gain) on financial assets	18 748	42 855
			Foreign exchange gains	(3 049)	(50 073)
			Provision for share-based payment expense	1 219	1 729
			Loss on disposal of financial assets	7 426	1 887
			Insurance damages due to flood claim	103 055	
			Write down of residential land development	21 912	
	(30 100)		Distribution received		
	(30 100)			**(58 838)**	**(285 414)**
		30.2	**Changes in working capital**		
–	(85)		Trade and other receivables	(738)	85 275
349	(1 587)		Trade and other payables	(5 507)	116 010
349	**(1 672)**			**(6 245)**	**201 285**
		30.3	**Taxation paid**		
	5 640		Taxation per profit or loss	643 905	(217 910)
			Taxation payable at beginning of year	(42 997)	(38 276)
			Disposal of subsidiary – refer note 10.3		231
	(5 617)		Taxation payable at end of year	32 117	42 997
	(23)		Change in deferred taxation	(692 325)	101 060
	–			**(59 300)**	**(111 898)**

30.4 Reconciliation of liabilities arising from financing activities

For the year ending 29 February 2024	Opening	Cash flows: Drawn/issued during the year	Cash flows: Capital repaid during the year	Cash flows: Interest repaid/(received) during the year	Non-cash changes: Change in control and other non-cash changes	Non-cash changes: Interest charged	Non-cash changes: Foreign currency translation differences/deferred finance charges/other non-cash changes	Closing
Long-term borrowings (including short term portion)	6 518 825	523 169	(813 526)	(645 926)		645 926	88 577	6 317 044
Short-term borrowings (excluding short term portion of long term borrowings)	26 443	34 342	(41 839)	(1 581)	(5 348)	1 581	15 024	28 622
Preference share liability	1 082	302						1 384
Lease liabilities	4 500		(339)	(469)		469		4 161
Derivative financial instruments held to hedge liabilities	44 923			(28 839)		28 839	(23 577)	21 347
	6 595 774	**557 813**	**(855 706)**	**(676 814)**	**(5 348)**	**676 814**	**80 024**	**6 372 557**
Finance charges paid								
Interest paid per cash flow statement				**(676 814)**				

For the year ending 28 February 2023	Opening	Cash flows: Drawn during the year	Cash flows: Capital repaid during the year	Cash flows: Interest repaid during the year	Non-cash changes: Change in control and other non-cash changes	Non-cash changes: Interest charged	Non-cash changes: Foreign currency translation differences/deferred finance charges/other non-cash changes	Closing
Long-term borrowings (including short term portion)	7 667 528	1 542 799	(1 555 192)	(534 129)	(1 177 978)	534 129	41 668	6 518 825
Short-term borrowings (excluding short term portion of long term borrowings)	35 791	14 420	(23 047)	(432)	6	432	(727)	26 443
Preference share liability	1 016 551	—	(1 003 488)	(58 972)		46 991		1 082
Lease liabilities	767 964		(259)	(501)	(763 205)	501		4 500
Derivative financial instruments held to hedge liabilities	181 017		(156 359)	37 595		(26 424)	9 094	44 923
	9 668 852	**1 557 219**	**(2 738 345)**	**(556 439)**	**(1 941 177)**	**555 629**	**50 035**	**6 595 774**
Finance charges paid (loan arrangement fees)				(26 119)				
Interest paid per cash flow statement				**(582 558)**				

Notes (continued)

For the year ended 29 February 2024

		GROUP	
		2024 ZAR'000	2023 ZAR'000
31.	**Commitments**		
31.1	**Capital commitments**		
	Significant capital expenditure contracted for at the year end but not recognised as liabilities is as follows:		
	South Africa		
	Tenant installation – improvement to existing and additional rental units for an existing tenant of Imbali Props 21 (Pty) Ltd, and the works are expected to be self-funded or via bank funding. This will be done over the course of the next financial period.		13 400
	Netherlands investment – investment in property investment companies by Saddle Path Props 69 (Pty) Ltd and the investment was funded by shareholder funds.		35 000
	Vergelegen Shopping Centre – development costs by Vergelegen Property Investment (Pty) Ltd to be funded by shareholder funds and by Investec Ltd.	106 267	372 768
	Mzuri Residential – land development costs by Coltrade West (Pty) Ltd to be funded by shareholder funds and by Investec Ltd on condition pre-let sales are met.		6 000
	Paarl Winelands – purchase of the property and subsequent development thereof, to be funded by shareholder funds and by Rand Merchant Bank Ltd.	77 442	
31.2	**Repairs and maintenance investment property**		
	South Africa		
	Sprinkler replacement program – requirement of the insurers in order to maintain the insurance cover in place over various properties and the works are expected to be self-funded. This will be done over the course of the next financial period.		11 081

31.3 Non-cancellable operating leases – refer note 3.1.2

32. Contingent liabilities

None

33. Borrowing powers

In terms of the memorandum of incorporation of the company, the borrowing powers of Collins Property Group Limited are unlimited.

The group is also subject to certain financial covenants with the strictest being a 55% loan-to-value covenant certain bank borrowings and a REIT requirement to have a loan-to-value of no more than 60% within the group.

Borrowings are disclosed in notes 18 and 22

The group's loan-to-value ratio is disclosed in note 34.8

The group has undrawn borrowings of R 410 million available with Investec Bank Limited South Africa.

34. Financial risk management

34.1 Financial risk factors

The risk management function within the group is carried out in respect of financial risks. Financial risks are risks arising from financial instruments to which the group is exposed during or at the end of the reporting period. Financial risk comprises market risk (including currency risk, interest rate risk and other price risk), credit risk, liquidity risk and capital management risk. The primary objective of the financial risk management function is to establish risk limits and then ensure that exposure to risks stay within these limits.

The group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the group.

Risk management policies are approved by the Boards of operating subsidiaries.

34.2 Market risk – Foreign currency exchange risk

The group operates in South Africa, Mozambique, Namibia, Austria, and Netherlands whilst certain functions are carried out in Luxembourg and Mauritius. The group is therefore exposed to various forms of foreign exchange risk, primarily with respect to the South African Rand, Namibian Dollar, United States Dollar, Mozambiquean Metical and Euro.

Foreign exchange risk arises in respect of those recognised monetary financial assets and liabilities that are not in the functional currency of the respective group entity.

The exposure to foreign exchange is managed and monitored by group treasury. The group's policy is to enter into currency hedging transactions in instances where funding is raised in a different currency to which the funding will be deployed.

Sensitivities to market risks included below are based on a change in one factor while holding all other factors constant. In practice this is unlikely to occur, and changes in some of the factors may be correlated – for example, changes in interest rates and changes in foreign currency rates.

	GROUP	
	2024 ZAR'000	2023 ZAR'000
34.2.1 Sensitivity analysis		
The sensitivity analysis below details the group's sensitivity to a change in exchange rate between South African Rand and Pound Sterling, and South African Rand and US Dollar. These percentages represent management's assessment of the possible changes in the foreign exchange rates at the respective year-ends. No other currency would have a meaningful effect.		
If Euros depreciated 15% against ZAR, profit for the year would increase/(decrease) by	(7 298)	147 676
If US Dollars depreciated 15% against ZAR, profit for the year would decrease by	(2 632)	(2 168)

34.2.2 Exchange rates

The exchange rates used by the group to translate foreign entities' statement of comprehensive income and statement of financial position are as follows:

	GROUP			
	2024 Average rate	2024 Closing rate	2023 Average rate	2023 Closing rate
Swiss Franc	ZAR 21.6739	ZAR 21.9223	ZAR 17.4520	ZAR 19.6464
United States Dollar	ZAR 18.9983	ZAR 19.3060	ZAR 16.7284	ZAR 18.4121
Euro	ZAR 20.5082	ZAR 20.9007	ZAR 17.4350	ZAR 19.5518
Namibian Dollar	ZAR 1.0000	ZAR 1.0000	ZAR 1.0000	ZAR 1.0000
Zambian Kwacha	ZAR 0.7604	ZAR 0.8170	ZAR 0.9734	ZAR 0.9287
Mozambique New Metical	ZAR 0.2993	ZAR 0.3035	ZAR 0.2611	ZAR 0.2911

Notes (continued)

For the year ended 29 February 2024

34. Financial risk management (continued)

34.2 Market risk – Foreign currency exchange risk (continued)

34.2.3 Uncovered foreign assets and liabilities

The group had the following uncovered foreign assets and liabilities:

	GROUP			
	2024 Foreign currency R'000	2024 ZAR equivalent R'000	2023 Foreign currency R'000	2023 ZAR equivalent R'000
Assets				
Pound Sterling			189	4 205
United States Dollar	32 277	623 148	7 406	136 359
Euro	39 673	829 189	1 646	32 188
Swiss Franc			33	642
Liabilities				
Pound Sterling				
United States Dollar	16 094	310 718	17 037	313 692
Euro	18 025	376 737	18 049	352 897
Swiss Franc			547	10 745

34.3 Market risk – Interest rate risk

The group's interest rate risk arises from long-term borrowings. Borrowings issued at variable rates expose the group to cash flow interest rate risk. Borrowings issued at fixed rates expose the group to fair value interest rate risk. During 2024 and 2023, the group's borrowings at variable rate were denominated in South African Rand, United States Dollar, Namibian Dollar and Euros.

The group analyses its interest rate exposure on a dynamic basis. Various scenarios are simulated taking into consideration refinancing, renewal of existing positions and alternative financing. Based on these scenarios, the group calculates the impact on the statement of comprehensive income and loss of a defined interest rate shift.

The group continues to review its interest rate risk and the policies in place to manage the risk.

Trade receivables and payables are interest-free and have settlement dates within one year.

Borrowings of the group – refer note 18

Instruments used by the group – refer note 19

	GROUP	
	2024 ZAR'000	2023 ZAR'000
Sensitivity		
For the current year a 100 basis point increase in interest rates across the year would have resulted in a decrease in the net profit of the group of	61 848	(5 481)
whilst a 100 basis point reduction in interest rates would have resulted in an increase in the net profit of the group of	(61 848)	5 481

34.4 Market risk – Price risk

The group is exposed to equity securities price risk because of investments held by the group and classified as at fair value through profit or loss. No financial instruments or derivatives have been employed to hedge this risk. The group is not exposed to commodity price risk.

Refer note 9.2 for a sensitivity analysis.

34.5 Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation.

Credit risk arises from cash and cash equivalents held at banks, favourable derivative financial instruments, deposits with banks and financial institutions and outstanding receivables, including rental, trade and other outstanding receivables, and loans receivable.

34.5.1 Trade and other receivables

Risk management

The letting operations are concentrated throughout South Africa, with the relevant properties held in South African Rand. The group also has letting operations in Mozambique, Namibia, and Austria, and until 17 November 2022 also in the United Kingdom (refer note 11.3).

The group has policies in place to ensure that rental contracts are entered into only with lessees with an appropriate credit history.

Tenant rent payments are monitored regularly and appropriate action is taken to recover monies owed or, if necessary, to terminate the lease.

Deposits refundable to tenants may be withheld by the group in part or in whole if receivables due from the tenant are not settled or in case of other breaches of contract.

COMPANY			GROUP	
2023 R'million	2024 R'million		2024 ZAR'000	2023 ZAR'000
		34.5.2 Cash and cash equivalents		
		Cash balances are held with major banking groups with high credit ratings. The group's treasury policy is designed to limit exposure to any one institution.		
		At year-end cash and cash equivalents, neither past due nor impaired has been invested as follows:		
		Bank rating (as per Fitch Ratings)		
		F1 +	166 581	216 788
1.6	2.5	F3	2 544	1 622
1.6	**2.5**	**Total**	**169 125**	**218 410**
		The maximum amount of credit risk that the group is exposed to is and has been calculated as follows:	355 388	612 917
		Trade and other receivables	55 222	61 752
		Loans receivable	22 881	197 168
1 252	2 204	Loans to subsidiaries		
		Loans to associates	103 500	124 061
		Loans to joint ventures	4 660	11 526
1.6	2.5	Cash and cash equivalents	169 125	218 410

Notes (continued)

For the year ended 29 February 2024

34. Financial risk management (continued)

34.5 Credit risk (continued)

34.5.3 Impairment

The financial assets of the group that are subject to the expected credit loss model are trade receivables for rentals and service charges receivable from lessees, loan receivables and receivables in respect of property management contracts. While cash and cash equivalents are also subject to the impairment requirements of IFRS 9, the identified impairment loss was immaterial.

For the measurement of credit losses of trade and other receivables, refer note 11.4

34.6 Liquidity risk

Liquidity risk is defined as the risk that the group could not be able to settle or meet its obligations on time or at a reasonable price. Group treasury is responsible for liquidity, funding as well as settlement management. In addition, liquidity and funding risks, related processes and policies are overseen by management. Collins Property Group manages its liquidity risk on a consolidated basis based on business needs, tax, capital or regulatory considerations, if applicable, through numerous sources of finance in order to maintain flexibility. Management monitors the group's net liquidity position through rolling forecasts on the basis of expected cash flows. Such forecasting takes into consideration the group's debt financing plans and covenant compliance.

The table below analyses the company's and the group's financial liabilities into relevant maturity groupings based on the remaining period at year-end to the contracted maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows and include both interest and capital.

COMPANY			GROUP						
Less than 1 year R'million	Between 1 and 5 years R'million	At 29 February 2024	Less than 6 months ZAR'000	6-12 months ZAR'000	Between 1 and 2 years ZAR'000	Between 2 and 5 years ZAR'000	Over 5 years ZAR'000	Total contractual cash flows ZAR'000	Carrying amount liabilities ZAR'000
0.18		Trade and other payables including taxation	133 963					133 963	133 963
		Preference shares							
	1.4	Borrowings	352 704	316 376	2 161 463	4 830 445	969 761	8 630 750	6 164 257
		Lease liabilities	431	431	918	3 127	771	5 678	4 160
		Total non-derivatives	487 098	316 807	2 162 381	4 833 573	970 531	8 770 390	6 302 380
		Derivatives			21 346			21 346	21 346
			487 098	**316 807**	**2 183 727**	**4 833 573**	**970 531**	**8 791 736**	**6 323 726**

COMPANY			GROUP						
Less than 1 year R'million	Between 1 and 5 years R'million	At 28 February 2023	Less than 6 months ZAR'000	6-12 months ZAR'000	Between 1 and 2 years ZAR'000	Between 2 and 5 years ZAR'000	Over 5 years ZAR'000	Total contractual cash flows ZAR'000	Carrying amount liabilities ZAR'000
2		Trade and other payables including taxation	237 043	8 515				245 558	236 081
		Preference shares							1 082
		Borrowings	1 321 699	582 996	739 028	5 014 775	896 104	8 554 602	6 545 268
		Lease liabilities	396	413	862	2 937	1 879	6 487	4 501
		Total non-derivatives	1 559 139	591 924	739 890	5 017 711	897 983	8 806 647	6 786 932
		Derivatives			44 923			44 923	44 923
			1 559 139	**591 924**	**784 813**	**5 017 711**	**897 983**	**8 851 570**	**6 831 855**

34.7 Fair value of financial instruments

The carrying amounts, net gains and losses recognised through profit and loss, total interest income, total interest expense and impairment of each class of financial instrument are as follows:

29 February 2024	GROUP				
Assets (ZAR'million)	**Carrying value**	**Net (losses)/ gains**	**Total interest income**	**Total interest expense**	**Impairment**
Financial asset at fair value through profit or loss	1.3	0.1			
Loans to joint venture	4.7				
Loans to associates	103.5		1.9		(12.2)
Loans receivable	22.9		21.1		(0.3)
Trade and other receivables	55.2				(59.2)
Other assets	23.1				
Cash and cash equivalents	169.1		12.8		
Liabilities (ZAR'million)					
Long-term borrowings	6 164.3			(636.7)	
Derivatives	21.3	(23.6)		(28.8)	
Deferred revenue	111.5				
Short-term borrowings	182.8			1.6	
Trade and other payables	134.0				

28 February 2023	GROUP				
Assets (ZAR'million)	**Carrying value**	**Net (losses)/ gains**	**Total interest income**	**Total interest expense**	**Impairment**
Financial asset at fair value through profit or loss	1.2	0.1			
Derivatives		3.2			
Loans to joint venture	11.5				
Loans to associates	124.1				(6)
Loans receivable	197.2		26.8		
Trade and other receivables	62.3				
Other assets	23.8				
Cash and cash equivalents	218.4				
Liabilities (ZAR'million)					
Long-term borrowings	5 814.7			(534.1)	
Derivatives	44.9			11.2	
Preference shares	0.0			(59.0)	
Deferred revenue	58.4				
Short-term borrowings	730.5	0.9		(0.4)	
Trade and other payables	192.6				

The fair value of all amounts, except long-term borrowings with fixed interest rates, approximate their carrying amounts.

All financial instruments are classified as loans receivable/payable at amortised cost, except listed investments, which are classified as financial assets at fair value through profit or loss and the derivatives, which are carried at fair value through profit and loss held for trading – refer note 19.

Notes (continued)

For the year ended 29 February 2024

34. Financial risk management (continued)

34.8 Capital management

The group's objectives when managing capital are to safeguard the group's ability to pursue the strategic objective of maintaining a robust capital base while providing consistent returns to shareholders. This goal is achieved through a careful balance of equity and debt management, which allows the Group to sustainably grow the business while reducing the cost of capital. The Group remains committed to maintaining an optimal long term capital structure within a target loan-to-value ("LTV") range of 45% – 55%.

The capital structure of the group consists of debt, which includes the borrowings disclosed in note 19, cash and cash equivalents, and equity attributable to equity holders of the parent, comprising issued capital, reserves and retained earnings.

There has been no difficulty to maintain any loan covenants and none have been breached.

This ratio is calculated as net debt divided by carrying amount of investment properties, owner-occupied properties and property financial asset at year-end. Net debt is calculated by the group as total borrowings less short-term borrowings secured by cash deposits.

Despite the challenging conditions of the past financial year, the Group reported an LTV ratio of 54.3% at 29 February 2024, within the upper level target LTV range. The decrease in the LTV ratio was mainly driven by improvement in fair value of investment properties and amortization of debt.

	GROUP	
	2024 ZAR'000	2023 ZAR'000
The LTV ratios were as follows:		
Total borrowings (including preference shares)	6 345 666	6 617 262
Less: Short-term bank borrowings secured by cash deposits		(60 113)
Net bank debt	6 345 666	6 557 149
Investment property and owner-occupied properties	11 691 304	11 422 483
LTV ratio	**54.3%**	**57.4%**

34.9 Fair value estimation

Effective 1 March 2009, the group adopted the amendment to IFRS 7 for financial instruments that are measured in the statement of financial position at fair value. This requires disclosure of fair value measurements by level of the following fair value measurement hierarchy:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (level 3).

The following table presents the group's financial and non-financial assets and liabilities that are measured at fair value at 29 February 2024:

Assets	Level 1	Level 2	Level 3
Equity securities			1 312
Investment properties			11 644 650
Total assets			**11 645 962**
Liabilities			
Cross currency and interest rate swap		21 346	
Preference shares			1 384
Borrowings			6 345 666
Total liabilities		**21 346**	**6 347 050**

The following table presents the group's financial and non-financial assets and liabilities that are measured at fair value at 28 February 2023:

Assets	Level 1	Level 2	Level 3
Equity securities			1 218
Investment properties			11 343 429
Total assets			**11 344 647**
Liabilities			
Cross currency and interest rate swap		44 923	
Preference shares			1 082
Borrowings			6 545 267
Total liabilities		**44 923**	**6 546 349**

The fair value of financial instruments traded in active markets is based on quoted market prices at the year-end. A market is regarded as active if quoted prices are readily and regularly available from an exchange, dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis. The quoted market price used for financial assets held by the group is the current bid price.

The carrying amounts reported in the statement of financial position approximate fair values. Discounted cash flow models are used for trade and loan receivables. The discount yields in these models use calculated rates that reflect the return a market participant would expect to receive on instruments with similar remaining maturities, cash flow patterns, credit risk, collateral and interest rates.

The fair value of investment properties is based on rental yield valuations and vacancy rates at the year-end. The key observable inputs are rental yields and vacancy rates.

Refer note 2.3 for a sensitivity analysis.

The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the group for similar financial instruments.

There were no transfers between the levels 1 and 2 and 3 during the year.

Reconciliation of recurring level 3 fair value financial instruments:

- Investment Properties – refer note 2.2
- Financial assets – refer note 9.1.1

Notes (continued)

For the year ended 29 February 2024

35. Related parties

Group

Related party relationships exist between the company, its subsidiaries and the directors of the company. See page **123** for details of major shareholders and directors' interest and page **114** for its subsidiaries.

Chairman and non-executive director CH Wiese is also a significant shareholder in Shoprite Holdings Ltd, and a director and significant shareholder in Brait PLC, which lease properties from the group.

Related party loans include a loan of R5 347 718 (2023: R5 347 718) from Africol Property Investments (Pty) Limited, being sellers or affiliated to the sellers of the Namibia properties acquired in terms of the Collins group property acquisition in 2016. The loan is disclosed in note 22.1

	GROUP	
	2024 R'000	2023 R'000
Loans receivable include the following related party loans receivable from companies whose directors or shareholders also serve on the board of Nguni Property Fund Ltd - Loan to Nguni Property Services (Pty) Ltd The loan is disclosed in note 7.6	1 462	1 462
Short term borrowings include the following related party loan payable to Demashuwa Property Developers (Pty) Ltd, the 50% partner in Steps JV owned by the associate company Steps Towers Property Investments (Pty) Ltd and 50% JV partner in MegaCentre JV	3 497	11 526
The loan payable is disclosed in note 22.2		
Loans receivable include the following related party loans advanced to key management for the acquisition of equity interests in the group Aapstert Investments (Pty) Ltd (FH Esterhuyse) – 4 216 799 shares The loans are disclosed in note 7.3	15 475	17 728
All joint venture arrangements and joint operations and loans receivable from/payable to joint ventures are disclosed in note 5		
All associates and loans receivable from/payable to associates are disclosed in note 6		
All intergroup transactions have been eliminated in the annual financial statements and there are no other material transactions with related parties, except as set out in note 4		
Details of the directors shareholding are disclosed elsewhere in the annual financial statements. Details of directors remuneration is disclosed in note 26.2 The executives of all operating companies are seen as key management personnel. The compensation of key management consist of: Salaries and short-term/termination benefits	20 471	31 555
Key management compensation was paid to: Executive directors and prescribed officers	20 471	31 555

Company

Related party relationships exist between the company, its subsidiaries and the directors of the company. The following significant operating transactions, which were carried out principally with related parties within the group, have a material effect on the operating results and financial position of the company:

	COMPANY	
	2024 R'000	2023 R'000
Directors' emoluments	1 500	2 312
Interest income from loans to subsidiary – refer note 27	19 130	62 140
Dividend income from subsidiary – refer note 23	304 761	

Dividend distributions to shareholders are disclosed in note 15.3
Year-end balances with related parties are disclosed in note 4.2

36. Share based payments

36.1 An employee share option scheme, the Tradehold Limited Employee Share Trust ("ESOP"), was adopted in the 2017 financial year. The maximum number of shares that can be awarded under the ESOP is 7 806 644. The options granted under the ESOP are exercisable at the market price of the shares on the date of Collins Property Group Board approval of the award, in three equal tranches on the fourth, fifth and sixth anniversary of the Board approval date, provided that the employee is still employed on such exercise date. The fair value at the date of acceptance of the award by the employee (the "Grant Date") is estimated using a binomial pricing model, taking into account the terms and conditions upon which the options were granted. There is no cash settlement of the options.

36.2 There were no share options awarded to employees of the group in terms of the ESOP during the year (2023: Nil)

Share options outstanding at the end of the year have the following expiry dates and exercise prices:

			Number of options	
Grant date	Expiry date	Exercise price (ZAR)	29 February 2024	28 February 2023
Sep-18	Sep-23	15.10	—	6 952
	Sep-24	15.10	6 950	6 950
Nov-18	Nov-23	15.10	—	88 169
	Nov-24	15.10	64 778	88 166
Aug-19	Aug-23	11.56	—	317 259
	Aug-24	11.56	249 381	317 259
	Aug-25	11.56	249 380	317 257
Aug-20	Aug-24	8.07	305 011	392 015
	Aug-25	8.07	305 011	392 015
	Aug-26	8.07	305 011	392 015
			1 485 522	**2 318 057**

512 332 options lapsed during the year (2023: 121 873).

For the year ended 29 February 2024, Collins has recognised a share-based payment expense in the statement of changes in equity of 1 218 744.

At 29 February 2024, there are 4 850 447 (2023: 4 850 447) shares available for utilisation under the ESOP.

Notes (continued)

For the year ended 29 February 2024

37. Going concern assessment

The information reported on has been prepared on the basis of accounting policies applicable to a going concern. This basis presumes that funds will be available to finance further operations and that the realisation of assets and settlement of liabilities, contingent obligations and commitments will occur in the ordinary course of business.

Group cash balances remain healthy at R169.1 million (2023: R218.4 million excluding cash of the discontinued operation).

Debt covenants are compliant throughout the group.

The group results compare as follows to the previous year, with improvement in some areas:

Revenue has increased by 6% to R1 230 million (2023: R1 156 million)

Net profit from continuing operations before non-controlling interest is R1 235 million (2023: R 517 million)

The loan to value ratio has improved to 54.2% compared to 57.4% last year thus allowing for more headroom on borrowing covenants.

The current ratio is still in deficit, but has improved to R96 million (2023: deficit R476 million)

Although the group is reporting a net current liability position, the reason is mainly due to the following borrowings classified as current.

Investec Bank Limited South Africa – secured R82 million – refer note 18.1.12

RMB (First National Bank South Africa) – secured R49 million – refer note 18.1.8

The RMB and Investec facilities represent debt which is amortizing and will be financed via operational cash.

The group has prepared financial forecasts based on detailed operational cash flow forecasts for the 24 months to 28 February 2026. After servicing all interest and amortisation on borrowings, the forecasts show sufficient cash levels as a buffer against unforeseen events.

Management has assessed the future commitments and the forecasts of the group and in addition reviewed the past performance of the continuing operations of the group to forecast future trends. With these assessments and the view of the strength of the property portfolio and tenant mix, management has concluded that the group has strong operational and financial capacity to continue operations throughout the going concern period and beyond.

The directors therefore consider the going concern assumption to be appropriate in the presentation of the financial statements as at 29 February 2024.

38. Events after the reporting period

South Africa

Disposal of certain investment properties in South Africa have been agreed to with independent third parties after reporting date. As such the properties are shown as part of investment property until such time as the conditions pass. The decisions to sell the assets were taken after reporting date.

Assets held for sale as shown in note 10 are highly probable to have all unconditional sale terms fulfilled after the reporting period.

Vergelegen disposal – it is expected that the Group will complete a partial disposal of the investment held in Vergelegen Property Investments subject to Competition Commission approval and all terms of the disposal agreement being met. The result of the disposal will be a loss of control of the subsidiary with the investment becoming an associate.
Paarl Winelands – subsequent to year end the acquisition of the land was complete and ownership transferred to Imbali Props 21.

Mzuri residential development

Ongoing sales of residential units – the various land parcels will be sold as plots of land with no further development work carried out other than costs incurred to effect the disposal. Any capital commitments are to service the land to secure pre-sales and funding.

39. Segment information

Segments are reported in a manner that is consistent with the internal reporting provided to the chief operating decision maker ("CODM").

The CODM is the person or group that allocates resources to and assesses the performance of the operating segments of an entity. The group has determined that its CODM is made up of the executive board of directors of the group.

The operating segments have been determined based on the reports reviewed by the executive Board of directors in making strategic decisions.

The executive Board of directors monitor the business based on the following operating segments:
- Property – South Africa (Collins group)
- Property – Offshore (Tradegro S.a.r.l group)
- Property – Namibia (Nguni group)
- Other

There have been amendments to the operating segments since the previous annual report.

The "South Africa" segment comprises properties in South Africa, which have been aggregated into one reportable segment as they share similar operations, and the CODM monitors them as one segment. The "Offshore" segment comprises properties in Austria, Netherlands and Mozambique, as well as the Tradegro S.a.r.l holding entity which is located in Luxembourg, all these operations have been aggregated into one reportable segment as they share similar operations, and the CODM monitors them as one segment.

The "Other" segment comprises group holding company entities Collins Property Group Ltd and Tradegro Holdings (Pty) Ltd, including consolidating entries, which have been aggregated into one reportable segment as they share similar operations, and the CODM monitors them as one segment.

The Property operating segments derive their revenue primarily from rental income from lessees. All of the group's business activities and operating segments are reported within the above segments.

The executive directors assesses the performance of the operating segments based on operating profit.

The amounts provided to the Board of directors in respect of total assets and total liabilities are measured in a manner consistent with that of the annual financial statements. These assets and liabilities are allocated based on the operations of the segment and the physical location of the asset. As all assets and liabilities have been allocated to the operating segments, reconciliations of operating segments' assets to total assets, and of operating segments' liabilities to total liabilities, are not presented.

Notes (continued)

For the year ended 29 February 2024

39 Segment information (continued)

The segment information provided to the CODM for the operating segments for the year ended 29 February 2024 is as follows (in ZAR'000):

Condensed statement of comprehensive income

	Property				
	South Africa	**Offshore**	**Namibia**	**Other**	**Group total**
Total segment revenue (external customers)	964 342	138 313	62 564	11 341	1 176 560
Other income	12 417	156	189	79 345	92 107
Foreign exchange gains and losses		(1 284)		(1 765)	(3 049)
Provision for bad debts	(3 542)			(479)	(4 021)
Employee benefit expenses	(45 028)				(45 028)
Administrative expenses (including intergroup)	(82)	1 709	(5 050)	(1 691)	(5 114)
Property operating and management expenses	(59 781)	(35 300)	(3 723)	(20 819)	(119 623)
Damages due to flood claim					
Repairs and maintenance	(32 319)	(8 195)	(4 031)		(44 545)
Other operating costs	(6 802)	(12 835)	(2 383)	(86 892)	(108 912)
EBITDA	**829 205**	**82 564**	**47 566**	**(20 960)**	**938 375**
Depreciation, impairment and amortisation	(8 539)	11 637	(12 209)	479	(8 632)
Trading profit per entity	**820 666**	**94 201**	**35 357**	**(20 481)**	**929 743**
Profit on disposal of investment property	(4 543)				(4 543)
Fair value adjustment on investment property	248 362	(21 523)	28 693	(1 867)	(253 665)
Fair value adjustment on right of use assets	(340)				(340)
Profit on disposal PPE	(349)	(7 077)			(7 426)
Profit on disposal of financial assets					
Impairment of goodwill					
Fair value gain/(loss) on financial assets	26 163			(2 585)	23 577
Operating profit/(loss)	**1 089 959**	**65 601**	**64 050**	**(24 933)**	**1 194 677**
Finance income	38 487		2 132	(13 092)	27 527
Finance cost – lease liabilities	(469)				(469)
Finance cost	(575 398)	(63 823)	(66 624)	44 311	(661 534)
Loss from joint venture					
Profit from associated companies		3 531		–	3 531
Profit before taxation	**552 578**	**5 308**	**(442)**	**6 287**	**563 731**
Income tax expense	607 698	14 759	26 884	(5 437)	643 905
Profit from continuing operations	**1 160 276**	**20 067**	**26 443**	**850**	**1 207 635**
Loss from discontinued operation					
Profit before non-controlling interest	**1 160 276**	**20 067**	**26 443**	**850**	**1 207 635**
Non-controlling interest	(73 119)	(9 059)	(459)	19 036	(63 601)
Net profit for the year	**1 087 157**	**11 008**	**25 984**	**19 887**	**1 144 034**

Condensed statement of financial position

	Property				
	South Africa	Offshore	Namibia	Other	Group total
Investment properties	9 783 023	1 226 467	716 881	(109 157)	11 617 214
Property plant and equipment	34 984	550			35 534
Right-of-use assets	5 516				5 516
Financial assets	36 464		5 301	(16 409)	25 356
Investment in joint ventures			3 497		3 497
Investment in associates		39 466	94 532	—	133 998
Deferred taxation	56 793	82 640	38 427		177 860
Cash	102 099	58 974	5 462	2 590	169 125
Assets held for sale	74 090				74 090
Other receivables	66 613	17 744	3 479	2 181	90 016
Total assets	**10 159 582**	**1 425 841**	**867 579**	**(120 795)**	**12 332 206**
Borrowings	5 408 749	589 935	368 328	1 384	6 368 396
Lease liabilities	4 161			—	4 161
Deferred revenue	85 341	24 568	1 586	—	111 495
Deferred tax	389 817	5 586	48 412	23	443 837
Other payables	108 142	40 727	7 357	21 533	177 759
Total liabilities	**5 996 210**	**660 816**	**425 683**	**22 940**	**7 105 648**
Non-controlling interest	282 495	(50 244)	(936)	—	231 315
Group borrowings	571 103	256 174	209 042	(1 036 319)	—
Shareholders equity	3 293 772	559 093	233 791	908 586	4 995 242
Total equity	**4 147 370**	**765 023**	**441 897**	**(127 733)**	**5 226 557**
Total assets include additions to the following non-current assets:					
Additions to property, plant and equipment	7 134				7 134
Additions to investment properties	227 832	143			227 975

Notes (continued)

For the year ended 29 February 2024

39 Segment information (continued)

The segment information provided to the CODM for the operating segments for the year ended 28 February 2023 is as follows (in ZAR'000):

Condensed statement of comprehensive income

	Property				Serviced Office		
	United Kingdom	South Africa	Offshore	Namibia	United Kingdom	Other	Group total
	Moorgarth	Collins			Boutique		
Total segment revenue (external customers)		955 629	132 355	59 024			1 147 008
Other income		111 547	2	431		(18 518)	93 462
Foreign exchange gains and losses		(29 251)	63 368			15 957	50 074
Provision for bad debts		(1 501)	(36 311)	(5 043)			(42 855)
Employee benefit expenses		(42 122)	(482)	(112)		(7 503)	(50 218)
Unrecovered property costs		(12 859)	(34 204)	(4 947)			(52 010)
Damages due to civil unrest		(48 395)					(48 395)
Repairs and maintenance		(31 020)	(1 028)	(2 592)			(34 639)
Other operating costs		(50 676)	(6 014)	(7 594)		(22 302)	(86 586)
EBITDA		**851 353**	**117 686**	**39 168**		**(32 366)**	**975 841**
Depreciation, impairment and amortisation		(8 392)	(82)				(8 474)
Trading profit per entity		**842 961**	**117 604**	**39 168**		**(32 366)**	**967 367**
Profit on disposal of investment property		8 300					8 300
Fair value adjustment on investment property		296 874	22 308	(24 698)			294 484
Fair value adjustment on right of use assets							
Profit on disposal PPE							
Profit on disposal of financial assets		(1 633)	(254)				(1 887)
Impairment of goodwill							
Fair value gain/(loss) on financial assets		(14 013)				10 827	(3 186)
Operating profit/(loss)		**1 132 489**	**139 658**	**14 470**		**(21 539)**	**1 265 078**
Finance income		28 854	13	2 991		28 503	60 361
Finance cost – lease liabilities							
Finance cost		(441 038)	(56 101)	(31 764)		(61 753)	(590 656)
Loss from joint venture							
Loss from associated companies							
Profit before taxation		**720 305**	**83 652**	**(14 303)**		**(54 789)**	**734 783**
Income tax expense		(213 615)	5 747	(7 548)		(2 494)	(217 910)
Profit from continuing operations		**506 690**	**89 399**	**(21 851)**		**(57 283)**	**516 873**
Loss from discontinued operation	2 924				(31 365)	(146 367)	(174 808)
Profit before non-controlling interest	**2 924**	**506 690**	**89 399**	**(21 851)**	**(31 365)**	**(203 650)**	**342 065**
Non-controlling interest		(213 615)	5 747	(7 548)		–	(215 416)
Net profit for the year	**2 924**	**293 075**	**95 146**	**(29 399)**	**(31 365)**	**(203 650)**	**126 649**

Condensed statement of financial position

	Property				Serviced Office		
	United Kingdom	South Africa	Offshore	Namibia	United Kingdom	Other	Group total
	Moorgarth	Collins			Boutique		
Investment properties		9 406 878	1 239 649	691 046			11 337 573
Property plant and equipment		37 388	615				38 003
Right-of-use assets		5 856					5 856
Financial assets		30 860		1 218		(30 860)	1 218
Investment in joint ventures				11 526			11 526
Investment in associates				124 066			124 066
Deferred taxation		16 113	72 513	27 088			115 714
Cash		125 424	72 017	4 945		16 025	218 411
Assets held for sale		84 910					84 910
Other receivables		238 148	17 796	9 532		17 722	283 198
Total assets		**9 945 576**	**1 402 590**	**869 421**		**2 887**	**12 220 475**
Borrowings		5 688 447	509 582	392 161		1 082	6 591 272
Lease liabilities		4 501					4 501
Deferred revenue		35 304	23 093			–	58 397
Deferred tax		1 001 886	11 591	63 957		–	1 077 434
Other payables		92 453	122 324	8 790		12 514	236 081
Total liabilities		**6 822 591**	**666 590**	**464 908**		**13 596**	**7 967 685**
Non-controlling interest		1 107 063	(41 183)	(477)		–	1 065 403
Group borrowings		(240 782)	526 311	288 096		(573 625)	
Shareholders equity		2 256 705	250 872	116 894		562 916	3 187 387
Total equity		**3 122 986**	**736 000**	**404 513**		**(10 709)**	**4 252 790**
Total assets include additions to the following non-current assets:							
Additions to property, plant and equipment		2 019					2 019
Additions to investment properties		245 381	52				245 434

Appendix 1

Unaudited distributable earnings

Reconciliation between earnings and distributable earnings	2024 ZAR'000
(Loss)/Profit For The Year (Attributable To Owners Of The Parent)	1 144 035
Adjusted For:	
Fair Value Adjustments To Investment Properties	(253 325)
Less: Fair Value Adjustment To Investment Properties (Nci)	593
Profit on Disposal of Investment Properties	4 543
Less: Profit on Disposal of Investment Properties (Nci)	(1 560)
Add: Capital Gains Tax Paid of Investment Properties	(981)
Less: Deferred tax on reversal of future capital gains tax	(599 887)
Loss/Gain on Disposal of Financial Assets	7 426
Headline earnings	**300 844**
Adjusted for:	
Straight-lining of leases adjustment	49 471
Fair value adjustments to derivative financial assets and liabilities	(23 577)
Depreciation and amortisation	8 632
Taxation paid in advance on business interruption claim	15 123
Deferred taxation	(92 438)
Non-controlling interest	53 393
Distributable earnings	**311 449**

Number of shares	2024
The following inputs impacted the antecedent earnings adjustment:	
Opening Balance – Shares In Issue	261 346 570
Increase In Shares In Issue As A Result Of Group Restructure	72 751 197
Treasury Shares	(4 383 460)
Closing Balance – Shares In Issue	**329 714 307**

Dividends declared and distribution per share	CENTS PER SHARE
Total distribution for the year – 2024	
Interim dividend declared on 17 January 2024 (Dividend number 1)	40
Final dividend declared on 22 May 2024 (Dividend number 2)	50
Total distribution for the year ended 29 February 2024	**90**

Appendix 2

SA REIT Best Practice Recommendations disclosure

SA REIT Funds from Operations (SA REIT FFO) per share	2024 ZAR'000
(Loss)/Profit For The Year (Attributable To Owners Of The Parent)	1 114 035
Adjusted for	
Accounting/specific adjustments	(896 001)
Fair value adjustments to:	
■ Investment property	(253 325)
Debt and equity instruments held at fair value through profit or loss	(23 577)
Depreciation and amortisation of intangible assets	8 632
Deferred tax movement recognised in profit or loss	(692 325)
Straight-lining operating lease adjustment	49 471
Taxation paid in advance on business interruption claim	15 123
Adjustments arising from investing activities	11 969
Gains or losses on disposal of:	
■ Investment property and property, plant and equipment	4 543
■ Debt and equity instruments	7 426
Other adjustments:	51 445
Tax impact of the above adjustments	
Non-controlling interests in respect of the above adjustments	51 445
SA REIT FFO	**311 449**
Number of shares outstanding at end of period (net of treasury shares)	329 714 307
SA REIT FFO per share	**0.94**
Distributable Earnings Per Share (Cents)	**0.94**

SA REIT net asset value ("SA REIT NAV")	
Reported NAV attributable to the parent	4 995 242
Adjustments:	
Dividend to be declared	(164 857)
Deferred tax	265 977
SA REIT NAV	**5 096 362**
Shares outstanding	**329 714**
Number of shares in issue at period end (net of treasury shares)	329 714 307
Dilutive number of shares in issue	**329 714**
SA REIT NAV PER SHARE (RAND):	**15.46**

Appendix 2 (continued)

SA REIT Best Practice Recommendations disclosure (continued)

SA REIT cost-to-income ratio	2024 ZAR'000
Expenses	
Operating expenses per IFRS income statement (includes municipal expenses)	321 155
Adjustments to operational expenditure – exceptional items:	
■ Damages due to flood	(79 345)
■ Write down of residential land development	(21 921)
Administrative expenses per IFRS income statement	5 115
Operating costs	**225 004**
Rental income	
Contractual rental income per IFRS income statement (excluding straight-lining)	1 229 670
Gross rental income	**1 229 670**
SA REIT cost-to-income ratio	**18%**

SA REIT administrative cost-to-income ratio	
Expenses	
Administrative expenses as per IFRS income statement	5 115
Administrative costs	**5 115**
Rental income	
Contractual rental income per IFRS income statement (excluding straight-lining)	1 229 670
Gross rental income	**1 229 670**
SA REIT administrative cost-to-income ratio	**0.4%**
SA REIT GLA vacancy rate	
Gross lettable area of vacant space	58 914
Gross lettable area of total property portfolio	1 519 687
SA REIT GLA vacancy rate	**3.9%**

Cost of debt	SA	Offshore	Namibia	Total
Variable interest-rate borrowings	11.2%	8.3%	11.3%	10.8%
Fixed interest-rate borrowings	9.3%	0.0%	0.0%	9.3%
Pre-adjusted weighted average cost of debt	**10.3%**	**8.3%**	**11.3%**	**10.2%**
Adjustments:				

Impact of interest rate derivatives	0.4%	0.0%	0.0%	0.3%
All-in weighted average cost of debt	**10.7%**	**8.3%**	**11.3%**	**10.5%**

SA REIT loan-to-value	2024 ZAR'000
Gross debt	6 317 043
Less:	
Cash and cash equivalents	(169 125)
Net debt	**6 147 918**
Total assets – per Statement of Financial Position	12 332 206
Less:	
Cash and cash equivalents	(169 125)
Trade and other receivables	(55 222)
Carrying amount of property-related assets	**12 107 859**
SA REIT loan-to-value ("SA REIT LTV")	**50.78%**

Interest in subsidiaries

Collins Property Group Limited and its subsidiaries for the year ended 29 February 2024

Name of entity	Place of business/ country of incorporation	Issued Share Capital	Percentage shares held by group 2024 %	2023 %	Principal Activities
Tradegro Holdings (Pty) Ltd	South Africa	ZAR 999 877 752	100	100	Investment holding
Tradegro S.àr.l	Luxembourg	EUR 10 358 960	100	100	Investment holding and treasury
Africa subsidiaries					
Tradehold Africa Ltd	Mauritius	USD 100	100	100	Investment holding
TC Mozambique Properties Ltd	Mauritius	USD 100	75	75	Investment holding
Tete Hollow Limitada	Mozambique	MZN 50 000	100	100	Property letting
Tradehold Mozambique Limitada	Mozambique	MZN 50 000	75	75	Property letting
Tete Hollow Mauritius Ltd	Mauritius	USD 100	100	100	Investment holding
TC Tete Properties Ltd	Mauritius	USD 100	75	75	Investment holding
Tradehold API Ltd	Mauritius	USD 200	75	75	Investment holding
Atterbury Matola Mauritius Ltd	Mauritius	USD 100	75	75	Investment holding
Atterbury Pemba Properties Ltd	Mauritius	USD 12	75	75	Investment holding
Atterbury Pemba Mauritius Ltd	Mauritius	USD 2	67	67	Investment holding
Pemba Investment Company Lda	Mozambique	MZN 110 000	68	68	Property letting
Atterbury Matola Lda	Mozambique	MZN 20 000	75	75	Property letting
South Africa subsidiaries					
Collins Property Projects (Pty) Ltd	South Africa	ZAR 1 582 164 165	100	74.3	Property management services
Imbali Props 21 (Pty) Ltd	South Africa	ZAR 434 647 036	100	100	Property letting
Saddle Path Props 69 (Pty) Ltd	South Africa	ZAR 28 384 131	100	100	Property letting
Dimopoint (Pty) Ltd	South Africa	ZAR 233 545 200	70	70	Property letting
Applemint 24 (Pty) Ltd	South Africa	ZAR 100	68.9	68.9	Property letting
Seculotte Trading 7 (Pty) Ltd	South Africa	ZAR 240	50	50.0	Property letting
Colkru Investments (Pty) Ltd	South Africa	ZAR 100	90	90.0	Property letting
Ifana Investments (Pty) Ltd	South Africa	ZAR 260	50	50	Property letting
Colltrade West (Pty) Ltd	South Africa	ZAR 100	100	100	Property development
Vergelegen Property Investment (Pty) Ltd	South Africa	ZAR 100	90	90	Property development
Austria subsidiaries					
Collins AUS Holdings GmbH	Austria	EUR 17 500	100	100	Investment holding
Collins AUS Investments GmbH	Austria	EUR 17 500	100	100	Investment holding
Collins RIE GmbH	Austria	EUR 35 000	100	100	Property letting
Collins SAL L GmbH	Austria	EUR 35 000	100	100	Property letting
Collins SAL M GmbH	Austria	EUR 35 000	100	100	Property letting
Collins WEL GmbH	Austria	EUR 35 000	100	100	Property letting
Collins ZWE GmbH	Austria	EUR 35 000	100	100	Property letting
Collins LIN D GmbH	Austria	EUR 35 000	100	100	Property letting
Namibia subsidiaries					
Nguni Property Fund Ltd (formerly Safcoll Property Holdings (Pty) Ltd)	Namibia	NAM $ 100	100	100	Property letting
Nguni Property Developments (Pty) Ltd	Namibia	NAM $ 100	100	100	Property development
TradeCol Investment Holdings (Pty) Ltd	Namibia	NAM $ 200	87.5	87.5	Property development
Probo (Pty) Ltd	Namibia	NAM $ 100	87.5	87.5	Property letting

All subsidiary undertakings are included in the consolidation. The proportion of the voting rights in the subsidiary undertakings held directly by the parent company do not differ from the proportion of ordinary shares held. The parent company further does not have any shareholdings in the preference shares of subsidiary undertakings included in the group.

Property portfolio analysis

As at 29 February 2024

Property schedule

Location	Effective date of acquisition	Purchase price (R'000)	Date of last professional valuation	Value attributed (R'000)	Sector	Gross lettable area ("GLA") (sq m)	Gross lettable area (%)	Weighted average monthly rental per square meter (R)	Weighted average rental escalation (%)	Revenue (%)	Vacancy % of GLA (%)
					Industrial: total	**1 273 463**	**83.80**	**56.22**	**5.80**	**67.60**	**2.72**
Mozambique											
Maputo 1	Jan-17	156 075	Dec-23	237 464	Industrial	12 006					
South Africa											
Kensington, Western Cape	Dec-16	7 802	Feb-23	7 000	Industrial	1 410					
Prospecton 1, KwaZulu-Natal	Dec-16	290 510	Feb-22	300 000	Industrial	35 193					
Pinetown 1, KwaZulu-Natal	Dec-16	45 131	Feb-24	41 100	Industrial	8 192					
Westmead 1, KwaZulu-Natal	Dec-16	26 565	Feb-24	32 000	Industrial	4 970					
Westmead 2, KwaZulu-Natal	Dec-16	17 380	Feb-24	18 600	Industrial	2 781					
Brakpan 1, Gauteng	Dec-16	654	Feb-23	1 543	Industrial	13 017					
Brakpan 2, Gauteng	Dec-16	48 990	Feb-23	53 200	Industrial	18 551					
Blackheath, Western Cape	Dec-16	40 174	Feb-22	62 656	Industrial	12 430					
Mobeni 1, KwaZulu-Natal	Dec-16	151 186	Feb-22	192 000	Industrial	25 724					
Paarl, Western Cape	Dec-16	124 513	Feb-24	148 800	Industrial	32 462					
Isando 1, Gauteng	Dec-16	118 391	Feb-23	147 400	Industrial	23 279					
Rosslyn 1, Gauteng	Dec-16	165 331	Feb-24	205 000	Industrial	43 556					
Longmeadow 1, Gauteng	Dec-16	20 697	Feb-24	32 700	Industrial	3 179					
Springs, Gauteng	Dec-16	294 905	Feb-24	360 000	Industrial	69 452					
Pomona, Gauteng	Dec-16	91 185	Feb-22	67 400	Industrial	11 503					
Roodekop 1, Gauteng	Dec-16	117 991	Feb-24	150 000	Industrial	20 192					
Prospecton 2, KwaZulu-Natal	Dec-16	555 360	Feb-24	611 200	Industrial	69 866					
Richards Bay, KwaZulu-Natal	Dec-16	15 157	Feb-22	18 200	Industrial	17 110					
Epping, Western Cape	Dec-16	171 454	Feb-23	218 500	Industrial	38 035					
Westmead 3, KwaZulu-Natal	Dec-16	20 170	Feb-22	22 100	Industrial	2 682					
Germiston 1, Gauteng	Dec-16	689 922	Feb-23	1049 000	Industrial	70 273					
Germiston 2, Gauteng	Dec-16	131 682	Feb-24	245 000	Industrial	18 907					
Wadeville, Gauteng	Dec-16	16 271	Feb-23	29 407	Industrial	5 376					
Isando 2, Gauteng	Dec-16	70 705	Feb-22	37 400	Industrial	6 046					
Prospecton 3, KwaZulu-Natal	Dec-16	36 261	Feb-22	54 100	Industrial	7 407					
Prospecton 4, KwaZulu-Natal	Dec-16	21 253	Feb-23	23 100	Industrial	2 725					
Prospecton 5, KwaZulu-Natal	Dec-16	45 508	Feb-22	76 634	Industrial	9 767					
Alrode 1, Gauteng	Dec-16	31 691	Feb-23	38 425	Industrial	13 012					
Riverhorse Valley, KwaZulu-Natal	Dec-16	28 522	Feb-22	29 400	Industrial	4 203					
Boksburg, Gauteng	Dec-16	20 522	Feb-23	26 315	Industrial	6 687					
Roodekop 2, Gauteng	Dec-16	41 007	Feb-24	60 378	Industrial	15 526					
Roodekop 3, Gauteng	Dec-16	71 160	Feb-24	86 674	Industrial	18 757					
Roodekop 4, Gauteng	Dec-16	185 913	Feb-24	248 949	Industrial	68 498					
Parkhaven, Gauteng	Dec-16	80 132	Feb-22	94 700	Industrial	5 992					
Hammarsdale, KwaZulu-Natal	Dec-16	173 392	Feb-24	250 000	Industrial	57 796		47.66			
Mkondeni 2, KwaZulu-Natal	Dec-16	381 662	Feb-24	516 700	Industrial	46 207					
Vereeniging, Gauteng	Dec-16	179 022	Feb-24	185 000	Industrial	84 406					
New Germany, KwaZulu-Natal	Feb-21	119 480	Feb-24	152 000	Industrial	30 790					
Alrode 2, Gauteng	Dec-16	102 639	Feb-22	126 443	Industrial	33 787					
Prospecton 6, KwaZulu-Natal	Dec-16	53 622	Feb-22	65 500	Industrial	8 420					
Westonaria 1, Gauteng	Dec-16	7 363	Feb-23	8 300	Industrial	2 296					
Mobeni 2, KwaZulu-Natal	Dec-16	206 722	Feb-23	262 600	Industrial	33 845					
Midrand 1, Gauteng	Dec-16	48 019	Feb-24	71 000	Industrial	8 596					
Midrand 2, Gauteng	Dec-16	55 876	Feb-22	84 477	Industrial	15 544					
Roodekop 5, Gauteng	Dec-16	35 143	Feb-23	31 600	Industrial	4 105					
Roodekop 6, Gauteng	Dec-16	150 674	Feb-22	207 713	Industrial	51 680					
Pinetown 5, KwaZulu-Natal	Dec-16	51 202	Feb-24	63 100	Industrial	11 767					
Clayville, Gauteng	Dec-16	105 185	Feb-22	130 200	Industrial	25 085					
Eastgate, Gauteng	Dec-16	19 266	Feb-22	13 800	Industrial	3 428					
Meyerton, Gauteng	Dec-16	23 458	Feb-23	27 396	Industrial	9 138					
Port Elizabeth, Eastern Cape	Dec-16	84 680	Feb-22	136 649	Industrial	30 193					
Westonaria 2, Gauteng	Dec-16	20 903	Feb-23	17 952	Industrial	13 020					
Mkondeni 3, KwaZulu-Natal	Dec-16	24 749	Feb-24	17 800	Industrial	12 713					
Tongaat 1, KwaZulu-Natal	Dec-16	111 548	Feb-23	203 300	Industrial	56 710		38.38			
Tongaat 2, KwaZulu-Natal	Dec-16	43 713	Jan-00	69 500	Industrial	10 645					
Pietermaritzburg 19, KwaZulu-Natal	Dec-16	7 360	Feb-24	8 200	Industrial	1 548					
Waterfall, KwaZulu-Natal	Dec-16	8 603	Feb-22	13 100	Industrial	2 977					

Property portfolio analysis (continued)

As at 29 February 2024

Property schedule (continued)

Location	Effective date of acquisition	Purchase price (R'000)	Date of last professional valuation	Value attributed (R'000)	Sector	Gross lettable area ("GLA") (sq m)	Gross lettable area (%)	Weighted average monthly rental per square meter (R)	Weighted average rental escalation (%)	Revenue (%)	Vacancy % of GLA (%)
					Offices: total	31 877	2.10	147.81	6.22	4.45	21.73
South Africa											
Fort Beaufort, Eastern Cape	Dec-16	9 190	Feb-23	6 966	Offices	863					
Pietermaritzburg 1, KwaZulu-Natal	Dec-16	15 431	Feb-24	12 920	Offices	1 399					
Pietermaritzburg 2, KwaZulu-Natal	Dec-16	20 235	Feb-23	14 800	Offices	1 000					
Hilton 1, KwaZulu-Natal	Dec-16	57 316	Feb-24	28 600	Offices	2 398					
Pinetown 6, KwaZulu-Natal	Dec-16	29 529	Feb-20	19 600	Offices	3 736					
Hilton 2, KwaZulu-Natal	Dec-16	39 215	Feb-23	29 000	Offices	1 998					
Hilton 3, KwaZulu-Natal	Dec-16	23 077	Feb-22	16 200	Offices	1 774		31.80			
Hilton 4, KwaZulu-Natal	Feb-19	2 180	Feb-24	4 500	Offices	—					
Longmeadow 2, Gauteng	Dec-16	52 225	Feb-22	74 200	Offices	3 888					
Umhlanga Ridge, KwaZulu-Natal	Dec-16	112 521	Feb-24	100 900	Offices	3 902		242.48			
Hilton 5, KwaZulu-Natal	Dec-16	34 739	Feb-22	35 600	Offices	2 709					
Hilton 6, KwaZulu-Natal	Dec-16	16 985	Feb-23	23 800	Offices	1 661		111.07			
De Tijger 1, Western Cape	Jan-18	78 579	Feb-23	40 950	Offices	1 125					
De Tijger 2, Western Cape	Jan-18	174	Feb-23	67 250	Offices	4 323		125.88			
Wilgeheuwel, Gauteng	Aug-19		Feb-23	55 000	Offices	1 101					
					Retail: total	214 347	14.10	138.13	4.24	27.95	8.12
Mozambique											
Pemba 1	Jan-17		Dec-23	215 677	Retail	5 906		326.48			
Namibia											
Rundu 1	Mar-15	182 524	Feb-23	234 500	Retail	13 595		146.92			
Klein Kuppe 1	Mar-15	128 495	Feb-23	167 900	Retail	17 684		182.90			
Windhoek 1	Mar-15	234 500	Mar-21	154 600	Retail	16 223		48.90			
Ondangwa 1	Mar-15	19 685	Feb-23	20 000	Retail	2 128		59.16			
Gobabis 1	Mar-18	20 866	Feb-24	139 881	Retail	10 215		115.84			
South Africa											
Pietermaritzburg 7, KwaZulu-Natal	Dec-16	4 924	Feb-24	520	Retail	605		93.34			
Pietermaritzburg 8, KwaZulu-Natal	Dec-16	8 149	Feb-23	520	Retail	310		194.52			
Pietermaritzburg 9, KwaZulu-Natal	Dec-16	16 166	Feb-24	15 500	Retail	1 200		143.34			
Pietermaritzburg 10, KwaZulu-Natal	Dec-16	11 933	Feb-22	9 600	Retail	496					
Pietermaritzburg 11, KwaZulu-Natal	Dec-16	8 858	Feb-22	12 800	Retail	801		139.77			
Madadeni, KwaZulu-Natal	Nov-19	1 304	Feb-22	93 383	Retail	7 498		134.58			
Ulundi 1, KwaZulu-Natal	Dec-16	32 338	Feb-23	38 300	Retail	4 476		97.15			
Pietermaritzburg 16, KwaZulu-Natal	Dec-16	2 269	Feb-23	4 200	Retail	485					
Durban North 1, KwaZulu-Natal	Dec-16	30 385	Feb-22	32 400	Retail	959		343.33			
Durban North 2, KwaZulu-Natal	Dec-16	25 724	Feb-23	27 300	Retail	1 278		247.01			
Durban North 3, KwaZulu-Natal	Dec-16	14 530	Feb-23	13 800	Retail	627		235.86			
Durban North 4, KwaZulu-Natal	Dec-16	34 938	Feb-24	43 900	Retail	2 489		196.62			
Nongoma, KwaZulu-Natal	Dec-16	24 667	Feb-22	29 600	Retail	3 729					
Matatiele 1, Eastern Cape	Dec-16	78 222	Feb-24	117 200	Retail	6 743					
Matatiele 2, Eastern Cape	Dec-16	34 068	Feb-23	49 800	Retail	3 239		138.40			
Mpumalanga West, KwaZulu-Natal	Dec-16	18 051	Feb-23	27 100	Retail	2 467		100.41			
Ulundi 2, KwaZulu-Natal	Dec-16	37 780	Feb-24	65 600	Retail	3 966		161.58			
Nongoma 2, KwaZulu-Natal	Feb-20	7 217	Feb-23	73 800	Retail	5 575					
Nquthu 1, KwaZulu-Natal	Dec-16	45 242	Feb-22	59 700	Retail	4 895		113.00			
Roodepoort 2, Gauteng	Dec-16	22 449	Feb-23	39 400	Retail	6 222					
Ulundi 3, KwaZulu-Natal	Dec-16	31 499	Feb-23	43 200	Retail	2 772					
Pietermaritzburg 18, KwaZulu-Natal	Dec-16	64 210	Feb-22	50 100	Retail	6 849		80.16			
Durban 1, KwaZulu-Natal	Nov-20	100 000	Feb-24	101 100	Retail	6 984		161.06			
Durban 2, KwaZulu-Natal	Nov-20	30 300	Feb-24	32 500	Retail	1 919		165.93			
Langa, Western Cape	Apr-19	5 123	Feb-24	38 600	Retail	2 277					
Nkandla, KwaZulu-Natal	Apr-18	2 300	Feb-24	17 700	Retail	1 514					
Nquthu 2, KwaZulu-Natal	Oct-19	305	Feb-22	42 071	Retail	3 147					
Inanda, KwaZulu-Natal	Feb-20	6 775	Feb-24	41 200	Retail	3 006					
Uitzicht, Western Cape	Feb-20	25 500	Feb-24	54 100	Retail	2 434					

Location	Effective date of acquisition	Purchase price (R'000)	Date of last professional valuation	Value attributed (R'000)	Sector	Gross lettable area ("GLA") (sq m)	Gross lettable area (%)	Weighted average monthly rental per square meter (R)	Weighted average rental escalation (%)	Revenue (%)	Vacancy % of GLA (%)
					Retail: total	**214 347**	**14.10**	**138.13**	**4.24**	**27.95**	**8.12**
South Africa (continued)											
Pietermaritzburg 19, KwaZulu-Natal	Dec-16	24 326	NA	30 919	Retail under construction	2 095					
Vergelegen 1, Somerset West, Western Cape	Aug-22	114 000	NA	204 633	Retail under construction	2 530		126.48			
Vergelegen 2, Somerset West, Western Cape	Aug-22		NA	145 562	Retail under construction	3 960		241.86			
Paarl, Western Cape			NA	1 309	Retail under construction	—					
Austria											
Linz Dornach, Austria	Feb-21	226 653	Feb-23	307 240	Retail	12 120					
Salzburg Maxglen, Austria	Feb-21	73 192	Feb-23	77 332	Retail	12 368					
Ried, Austria	Feb-21	141 869	Feb-23	186 016	Retail	6 505					
Salzburg Lengf, Austria	Feb-21	54 935	Feb-23	68 972	Retail	3 608					
Zwettl, Austria	Feb-21	67 847	Feb-23	85 692	Retail	4 520					
Wels, Austria	Feb-21	39 654	Feb-23	48 071	Retail	11 929					
					Residential: total		**0.00**	**0.00**	**0.00**	**0.00**	**0.00**
South Africa											
Mzuri Residential, Somerset West, Western Cape				45 299	Residential under construction	—					
Mzuri Residential 2, Somerset West, Western Cape				111 562	Residential under construction	—					
				11 639 135		**1 519**	**100**			**100**	**3.88**

Property portfolio analysis (continued)

As at 29 February 2024

Yield calculation

The average annualised rental yield of the above properties amounts to 10.92%

Tenant profile

	Number of tenants (%)
A – Large nationals, large listeds and major franchisees	37
B – Government	32
C – Nationals, listeds, franchisees	31
	100

Lease expiry profile based on revenue

	Within 1 year (R'000)	Within 2 years (R'000)	Within 3 years (R'000)	Thereafter (R'000)	Total (R'000)
Industrial	179 682	45 450	27 997	516 490	769 619
Leisure	—	—	—	—	—
Offices	21 176	10 808	1 721	24 739	58 446
Retail	47 358	57 152	18 716	215 881	339 108
Residential	—	—	—	—	—
	248 216	**113 411**	**48 435**	**757 111**	**1 167 174**

Lease expiry profile based on gross lettable area

	Within 1 year (sq m)	Within 2 years (sq m)	Within 3 years (sq m)	Thereafter (sq m)	Total (sq m)
Industrial	142 544	67 018	61 771	1 002 130	1 273 463
Leisure	—	—	—	—	—
Offices	10 429	4 969	1 833	14 645	31 877
Retail	21 797	31 114	22 943	138 494	214 347
Residential	—	—	—	—	—
	174 770	**103 101**	**86 547**	**1 155 269**	**1 519 687**

Geographical profile

	Revenue (%)	GLA (%)
South Africa	82	92
Namibia	6	4
Mozambique	4	1
Austria	8	3
	100	**100**

As at 28 February 2023

Property schedule

Location	Effective date of acquisition	Purchase price (R'000)	Date of last professional valuation	Value attributed (R'000)	Sector	Gross lettable area ("GLA") (sq m)	Gross lettable area (%)	Weighted average monthly rental per square meter (R)	Weighted average rental escalation (%)	Revenue (%)	Vacancy % of GLA (%)
					Industrial: total	**1 321 867**	**84.27**	**50.13**	**5.54**	**67.92**	**2.85**
Mozambique											
Maputo 1	Jan-17	156 075	Jan-23	243 728	Industrial	12 006					
South Africa											
Kensington, Western Cape	Dec-16	7 803	Feb-23	7 900	Industrial	1 410					
Prospecton 1, KwaZulu-Natal	Dec-16	290 510	Feb-22	269 100	Industrial	35 193					
Pinetown 1, KwaZulu-Natal	Dec-16	45 131	Feb-21	37 100	Industrial	7 735					
Westmead 1, KwaZulu-Natal	Dec-16	26 565	Feb-21	33 000	Industrial	4 970					
Westmead 2, KwaZulu-Natal	Dec-16	17 380	Feb-21	20 900	Industrial	2 781					
Brakpan 1, Gauteng	Dec-16	655	Feb-23	1 099	Industrial	13 017					
Brakpan 2, Gauteng	Dec-16	48 990	Feb-23	58 200	Industrial	18 551					
Blackheath, Western Cape	Dec-16	40 174	Feb-22	52 744	Industrial	12 430					
Mobeni 1, KwaZulu-Natal	Dec-16	151 186	Feb-22	182 200	Industrial	25 724					
Paarl, Western Cape	Dec-16	124 513	Feb-21	150 200	Industrial	32 462					
Isando 1, Gauteng	Dec-16	118 392	Feb-23	145 000	Industrial	23 279					
Rosslyn 1, Gauteng	Dec-16	165 331	Feb-21	194 300	Industrial	43 556					
Longmeadow 1, Gauteng	Dec-16	20 697	Feb-21	29 100	Industrial	3 179					
Springs, Gauteng	Dec-16	294 905	Feb-21	329 700	Industrial	69 452					
Pomona, Gauteng	Dec-16	91 185	Feb-22	65 100	Industrial	11 503					
Roodekop 1, Gauteng	Dec-16	117 992	Feb-21	155 100	Industrial	20 192					
Prospecton 2, KwaZulu-Natal	Dec-16	555 361	Feb-21	646 600	Industrial	69 866					
Richards Bay, KwaZulu-Natal	Dec-16	15 157	Feb-22	16 200	Industrial	17 110					
Epping, Western Cape	Dec-16	171 455	Feb-23	211 000	Industrial	38 035					
Westmead 3, KwaZulu-Natal	Dec-16	20 170	Feb-22	27 000	Industrial	2 682					
Germiston 1, Gauteng	Dec-16	689 923	Feb-23	1 010 000	Industrial	70 273					
Germiston 2, Gauteng	Dec-16	131 683	Feb-21	238 500	Industrial	18 907					
Wadeville, Gauteng	Dec-16	16 271	Feb-23	28 196	Industrial	5 376					
Isando 2, Gauteng	Dec-16	70 705	Feb-22	33 500	Industrial	6 046					
Prospecton 3, KwaZulu-Natal	Dec-16	36 262	Feb-22	48 200	Industrial	7 407					
Prospecton 4, KwaZulu-Natal	Dec-16	21 253	Feb-23	18 000	Industrial	2 799					
Prospecton 5, KwaZulu-Natal	Dec-16	45 509	Feb-22	81 173	Industrial	9 767					
Alrode 1, Gauteng	Dec-16	31 692	Feb-23	44 861	Industrial	13 012					
Rosslyn 2, Gauteng	Dec-16	17 782	Feb-22	28 930	Industrial	7 054					
Riverhorse Valley, KwaZulu-Natal	Dec-16	28 523	Feb-22	27 500	Industrial	4 203					
Boksburg, Gauteng	Dec-16	20 523	Feb-23	25 591	Industrial	6 687					
Roodekop 2, Gauteng	Dec-16	41 008	Feb-21	80 144	Industrial	15 526					
Roodekop 3, Gauteng	Dec-16	71 160	Feb-21	103 739	Industrial	18 757					
Roodekop 4, Gauteng	Dec-16	185 914	Feb-21	269 021	Industrial	68 498					
Parkhaven, Gauteng	Dec-16	80 132	Feb-22	108 200	Industrial	5 992					
Hammarsdale, KwaZulu-Natal	Dec-16	173 392	Feb-21	230 000	Industrial	57 796					
Mkondeni 2, KwaZulu-Natal	Dec-16	381 662	Feb-21	497 400	Industrial	46 207					
Vereeniging, Gauteng	Dec-16	179 022	Feb-21	201 100	Industrial	84 406					
New Germany, KwaZulu-Natal	Feb-21	119 480	NA	141 200	Industrial	30 790					
Alrode 2, Gauteng	Dec-16	102 640	Feb-22	135 370	Industrial	33 787					
Prospecton 6, KwaZulu-Natal	Dec-16	53 622	Feb-22	62 900	Industrial	8 420					
Westonaria 1, Gauteng	Dec-16	7 363	Feb-23	8 300	Industrial	2 296					
Mobeni 2, KwaZulu-Natal	Dec-16	206 723	Feb-23	248 800	Industrial	33 845					
Midrand 1, Gauteng	Dec-16	48 019	Feb-21	75 600	Industrial	8 596					
Midrand 2, Gauteng	Dec-16	55 876	Feb-22	85 843	Industrial	15 544					
Roodekop 5, Gauteng	Dec-16	35 143	Feb-23	32 000	Industrial	38 426					
Roodekop 6, Gauteng	Dec-16	150 674	Feb-22	204 632	Industrial	51 680					
Pinetown 5, KwaZulu-Natal	Dec-16	51 202	Feb-21	75 300	Industrial	11 767					
Clayville, Gauteng	Dec-16	105 185	Feb-22	124 000	Industrial	25 085					
Eastgate, Gauteng	Dec-16	19 266	Feb-22	14 600	Industrial	3 428					
Steeledale, Gauteng	Dec-16	22 715	Feb-22	21 268	Industrial	7 877					
Meyerton, Gauteng	Dec-16	23 459	Feb-23	29 867	Industrial	9 138					
Port Elizabeth, Eastern Cape	Dec-16	84 681	Feb-22	128 907	Industrial	30 193					
Westonaria 2, Gauteng	Dec-16	20 903	Feb-23	20 354	Industrial	13 020					
Mkondeni 3, KwaZulu-Natal	Dec-16	24 750	Feb-21	26 000	Industrial	12 713					
Tongaat 1, KwaZulu-Natal	Dec-16	111 549	Feb-23	191 400	Industrial	56 731					
Tongaat 2, KwaZulu-Natal	Dec-16	43 714	Feb-22	69 900	Industrial	10 159					
Pietermaritzburg 19, KwaZulu-Natal	Dec-16	7 360	Feb-21	8 200	Industrial	1 548					
Waterfall, KwaZulu-Natal	Dec-16	8 603	Feb-22	12 800	Industrial	2 977					

Property portfolio analysis (continued)

As at 28 February 2023

Property schedule (continued)

Location	Effective date of acquisition	Purchase price (R'000)	Date of last professional valuation	Value attributed (R'000)	Sector	Gross lettable area ("GLA") (sq m)	Gross lettable area (%)	Weighted average monthly rental per square meter (R)	Weighted average rental escalation (%)	Revenue (%)	Vacancy % of GLA (%)
					Offices: total	**28 342**	**1.81**	**153.75**	**6.44**	**4.96**	**16.87**
South Africa											
Fort Beaufort, Eastern Cape	Dec-16	9 190	Feb-23	4 400	Offices	863					
Pietermaritzburg 1, KwaZulu-Natal	Dec-16	15 432	Feb-21	14 200	Offices	1 399					
Pietermaritzburg 2, KwaZulu-Natal	Dec-16	20 235	Feb-23	15 000	Offices	1 000					
Hilton 1, KwaZulu-Natal	Dec-16	57 317	Feb-21	36 400	Offices	2 398					
Hilton 2, KwaZulu-Natal	Dec-16	39 215	Feb-23	30 000	Offices	1 998					
Hilton 3, KwaZulu-Natal	Dec-16	23 078	Feb-22	16 920	Offices	1 774					
Hilton 4, KwaZulu-Natal	Feb-19	2 180	Feb-21	2 180	Offices						
Longmeadow 2, Gauteng	Dec-16	52 226	Feb-22	72 000	Offices	3 888					
Umhlanga Ridge, KwaZulu-Natal	Dec-16	112 521	Feb-21	79 100	Offices	3 902					
Hilton 5, KwaZulu-Natal	Dec-16	34 739	Feb-22	36 190	Offices	2 910					
Hilton 6, KwaZulu-Natal	Dec-16	16 986	Feb-23	26 340	Offices	1 661					
De Tijger 1, Western Cape	Jan-18	78 580	Feb-23	44 130	Offices	1 125					
De Tijger 2, Western Cape	Jan-18	175	Feb-23	55 570	Offices	4 323					
Wilgeheuwel, Gauteng	Aug-19	46 400	Feb-23	48 900	Offices	1 101					
					Retail: total	**218 415**	**13.92**	**146.18**	**3.78**	**27.12**	**8.42**
Zambia											
Lusaka 1	Mar-15	42 028	Feb-22	41 427	Retail	5 412					
Lusaka 2	Mar-15	24 248	Feb-22	23 475	Retail	1 640					
Mozambique											
Pemba 1	Jan-17		Dec-22	216 998	Retail	6 041					
Namibia											
Rundu 1	Mar-15	182 525	Feb-20	207 800	Retail	13 595					
Klein Kuppe 1	Mar-15	128 495	Feb-20	170 525	Retail	17 684					
Windhoek 1	Mar-15	234 500	Mar-21	154 600	Retail	16 223					
Ondangwa 1	Mar-15	19 686	Feb-20	18 540	Retail	2 128					
Gobabis 1	Mar-18	20 867	Feb-21	139 581	Retail	10 215					
South Africa											
Pietermaritzburg 3, KwaZulu-Natal	Dec-16	11 495	Feb-23	3 440	Retail	887					
Pietermaritzburg 4, KwaZulu-Natal	Dec-16	4 532	Feb-23	2 590	Retail	973					
Pietermaritzburg 5, KwaZulu-Natal	Dec-16	8 300	Feb-21	1 750	Retail	623					
Pietermaritzburg 7, KwaZulu-Natal	Dec-16	4 925	Feb-21	1 200	Retail	605					
Pietermaritzburg 8, KwaZulu-Natal	Dec-16	8 150	Feb-23	1 470	Retail	310					
Pietermaritzburg 9, KwaZulu-Natal	Dec-16	16 167	Feb-21	14 500	Retail	1 200					
Pietermaritzburg 10, KwaZulu-Natal	Dec-16	11 934	Feb-22	9 200	Retail	496					
Pietermaritzburg 11, KwaZulu-Natal	Dec-16	8 859	Feb-22	11 200	Retail	801					
Madadeni, KwaZulu-Natal	Nov-19	1 304	Feb-22	87 022	Retail	7 498					
Ulundi 1, KwaZulu-Natal	Dec-16	32 338	Feb-23	46 100	Retail	4 476					
Pietermaritzburg 15, KwaZulu-Natal	Dec-16	20 039	Feb-21	21 000	Retail	3 033					
Pietermaritzburg 16, KwaZulu-Natal	Dec-16	2 270	Feb-23	3 500	Retail	485					
Durban North 1, KwaZulu-Natal	Dec-16	30 385	Feb-22	26 100	Retail	959					
Durban North 2, KwaZulu-Natal	Dec-16	25 724	Feb-23	25 300	Retail	1 360					
Durban North 3, KwaZulu-Natal	Dec-16	14 531	Feb-23	13 700	Retail	627					
Durban North 4, KwaZulu-Natal	Dec-16	34 938	Feb-21	46 600	Retail	2 489					
Nongoma, KwaZulu-Natal	Dec-16	24 668	Feb-22	25 300	Retail	3 729					
Matatiele 1, Eastern Cape	Dec-16	78 223	Feb-21	114 500	Retail	6 743					
Matatiele 2, Eastern Cape	Dec-16	34 069	Feb-23	42 700	Retail	3 179					
Mpumalanga West, KwaZulu-Natal	Dec-16	18 052	Feb-23	27 400	Retail	2 467					
Ulundi 2, KwaZulu-Natal	Dec-16	37 781	Feb-21	66 000	Retail	3 966					
Nongoma 2, KwaZulu-Natal	Feb-20	7 217	Feb-23	65 000	Retail	5 575					
Nquthu 1, KwaZulu-Natal	Dec-16	45 243	Feb-22	65 400	Retail	4 895					
Roodepoort 2, Gauteng	Dec-16	22 449	Feb-23	35 700	Retail	6 222					
Ulundi 3, KwaZulu-Natal	Dec-16	31 499	Feb-23	37 700	Retail	2 772					
Pietermaritzburg 18, KwaZulu-Natal	Dec-16	64 211	Feb-22	50 400	Retail	6 849					

Location	Effective date of acquisition	Purchase price (R'000)	Date of last professional valuation	Value attributed (R'000)	Sector	Gross lettable area ("GLA") (sq m)	Gross lettable area (%)	Weighted average monthly rental per square meter (R)	Weighted average rental escalation (%)	Revenue (%)	Vacancy % of GLA (%)
					Retail: total	**218 415**	**13.92**	**146.18**	**3.78**	**27.12**	**8.42**
South Africa (continued)											
Durban 1, KwaZulu-Natal	Nov-20	100 000	NA	121 200	Retail	6 911					
Durban 2, KwaZulu-Natal	Nov-20	30 300	NA	31 465	Retail	1 919					
Langa, Western Cape	Apr-19	5 123	Feb-21	29 200	Retail	2 277					
Nkandla, KwaZulu-Natal	Apr-18	2 300	Feb-21	17 600	Retail	1 514					
Nquthu 2, KwaZulu-Natal	Oct-19	305	Feb-22	40 467	Retail	3 147					
Inanda, KwaZulu-Natal	Feb-20	6 775	NA	44 000	Retail	3 006					
Uitzicht, Western Cape	Feb-20	25 500	NA	48 300	Retail	2 434					
Pietermaritzburg 19, KwaZulu-Natal			NA	53	Retail under construction						
Paarl, Western Cape			NA	291	Retail under construction						
Vergelegen 1, Somerset West, Western Cape	Aug-22	114 000	NA	118 145	Retail under construction						
Vergelegen 2, Somerset West, Western Cape	Aug-22		NA	35 513	Retail under construction						
Austria											
Linz Dornach, Austria	Feb-21	226 653	Feb-22	274 324	Retail	12 120					
Salzburg Maxglen, Austria	Feb-21	73 192	Feb-22	79 768	Retail	12 368					
Ried, Austria	Feb-21	141 869	Feb-22	163 427	Retail	6 505					
Salzburg Lengf, Austria	Feb-21	54 935	Feb-22	64 204	Retail	3 608					
Zwettl, Austria	Feb-21	67 847	Feb-22	77 822	Retail	4 520					
Wels, Austria	Feb-21	39 654	Feb-22	54 476	Retail	11 929					
					Residential: total	**–**	**–**			**–**	
South Africa											
Mzuri Residential, Somerset West, Western Cape	May-17	71 000	NA	171 703	Residential under construction						
				11 337 574		**1 568 623**	**100**			**100**	**3.88**

Property portfolio analysis (continued)

As at 28 February 2023

Yield calculation

The average annualised gross rental yield of the above properties amounts to 11.17

Tenant profile

	%
A – Large nationals, large listeds,and major franchisees	36.9
B – Government	1.7
C – Nationals, listeds, franchisees	8.2
D – Medium to large professional firms	17.6
E – Private commercial tenants	35.6
F – Private residential tenants	—
Total number of tenants	**100**

Lease expiry profile based on revenue

	Within 1 year (%)	Within 2 years (%)	Within 3 years (%)	Thereafter (%)
Industrial	3.5	12.2	6.3	46.7
Leisure	—	—	—	—
Offices	1.2	1.2	0.9	1.6
Retail	3.5	3.8	4.2	14.9
Residential	—	—	—	—
	8.2	**17.2**	**11.3**	**63.3**

Lease expiry profile based on gross lettable area

	Within 1 year (%)	Within 2 years (%)	Within 3 years (%)	Thereafter (%)
Industrial	7.6	9.6	4.6	62.5
Leisure	—	—	—	—
Offices	0.5	0.4	0.3	0.6
Retail	1.7	2.0	1.7	8.5
Residential	—	—	—	—
	9.8	**12.0**	**6.6**	**71.6**

Shareholders' profile

Collins Property Group Limited and its subsidiaries at 29 February 2024

	Number of holders	Percentage of shareholders	Number of shares held	Percentage holding
Distribution of shareholders				
Non-public shareholders				
Directors and associates of directors – indirect	20	1.53	230 734 344	69.06
Public shareholders	1 285	98.47	103 363 423	30.94
Total	**1 305**	**100.00**	**334 097 767**	**100.00**

	Number of shares held	Percentage holding
Major shareholders		
Granadino Investments (Pty) Ltd	100 409 386	30.1
U Reit Collins (Pty) Ltd	72 751 197	21.8
Redbill Holdings (Pty) Limited	34 273 247	10.3
Titan Global Investments (Pty) Ltd	31 000 893	9.3
Teez Away Trading (Pty) Limited	29 666 226	8.9
H Collins and Son (Pty) Limited	15 224 977	4.6

Directors' interest

At 29 February 2024 the interest of the directors and prescribed officers in the issued shares in the company were as follows:

	Direct	Indirect including associates	Total 2024	Total 2023
BA Chelius	—	88 136	88 136	88 136
KR Collins	—	34 273 247	34 273 247	34 273 247
FH Esterhuyse	—	4 216 799	4 216 799	4 216 799
KA Searle	—	1 666 350	1 666 350	1 666 350
CH Wiese	—	135 687 345	135 687 345	135 259 881
JD Wiese	—	51 000	51 000	32 742
		175 982 877	**175 982 877**	**176 853 873**

There have been no changes in the interest of the directors between 29 February 2024 and the date of approval of these annual financial statements.

Directorate and administration

Directorate

CH Wiese (82)•
BA, LLB, D Com (HC)
Chairman

KR Collins (52)+

RD Fenner (55)*°
MCom, CA(SA), CD(SA)

B Makhunga (42)*°
BCom, HDip Acc, CA(SA)

PJ Roelofse (46)•+
BAcc (Cum Laude) BAcc Hons, CA(SA), CFA

BA Chelius (55)*+
BAcc Hons, CA(SA), CFA

JD Wiese (43)•
BA, LLB, M Com
alternate to CH Wiese

KA Searle (56)#
BCompt Hons, CA(SA)

FH Esterhuyse (53)#
BAcc Hons, MCom, CA (SA)

GC Lang (39)#°
BCompt Hons, RPA(SA)
Financial Director

MR Collins (56)•
Alternate to KR Collins

DC Coleman (55)#
BA, LLB
Alternate to FH Esterhuyse

J Templeton (51)•
BComm Hons, CFA
Appointed on 6 February 2024
Non-executive Director

Executive
• Non-executive
* Independent non-executive and member of the Audit and Risk Committee
+ Non-executive and member of the Remuneration Committee
° Member of the Social and Ethics Committee

Administration

Company secretary
PJ Janse van Rensburg
Suite 1608 Portside Building
4 Bree Street
Cape Town 8001

Sponsor
Questco Corporate Advisory (Pty) Ltd
Ground Floor, Block C
Investment Place
10th Road
Hyde Park 2021

Registrars
Computershare Investor Services (Pty) Ltd
PO Box 61051
Marshalltown 2107
Telephone: +27 11 370 5000
Facsimile: +27 11 370 5487

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Registration number 1970/009054/06
Incorporated in the Republic of South Africa
Leinster Hall, 7 Weltevreden Street
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Parow East 7501
Telephone: +27 21 020 8920

Business address
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Ridgeside Office Park
Umhlanga 4319
KwaZulu-Natal
Telephone: +27 31 536 8004

Auditors
PricewaterhouseCoopers Inc.

Other information
ISIN ZAE000152658
Share Code CPP
Previously Tradehold Limited
Approved as a REIT by the JSE

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