

Collins Property Group Limited
 (Registration number: 1970/009054/06)
 Incorporated in the Republic of South Africa
 JSE Share code: CPP ISIN: ZAE000152658
 (Approved as a REIT by the JSE)
 ("Collins" or "the Company" or "the Group")



UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS OF COLLINS PROPERTY GROUP LIMITED FOR THE SIX MONTHS TO 31 AUGUST 2025 AND CASH DIVIDEND DECLARATION

HIGHLIGHTS

- Distributable income per ordinary share ("DIPS"): 63 cents for the six months ended 31 August 2025 (31 August 2024: 54 cents).
- Interim dividend: 52 cents per ordinary share declared (31 August 2024: 50 cents).
- Vacancy rate of 1.6%
- Weighted average lease expiry ("WALE"): 4.2 years.
- Collection rate of 99%.
- Loan-to-Value ratio in terms of SA REIT Best Practice: 51.8%.
- All in cost-to-income ratio in terms of SA REIT Best Practice: 20%.

FINANCIAL INDICATORS

Unaudited	31 August 2025	31 August 2024	% Increase/ (decrease)
Revenue excluding straight-line rental income (R'000)	624 981	628 678	(0.6%)
Basic earnings per share in issue (cents)	57	54	5.6%
Headline earnings per share in issue (cents)	59	35	68.6%
Net asset value per share (cents)	1 631	1 501	8.7%
Interim dividend per share (cents)	52	50	4.0%
Net profit attributable to ordinary shareholders (R'000)	218 092	120 787	80.60%

BUSINESS ENVIRONMENT

Global uncertainty brought about by continued conflicts in various parts of the world, international trade tension between the East and West, coupled with a divided Government of National Unity with no clear direction and poor service delivery all make capital investment decisions very difficult. These capital allocations are harder to make when South Africa's real interest rate continues to run at 3% above the long term average. On the plus side Eskom seem to have electricity supply under control, but not its cost. The South African Reserve Bank appears to have a handle on inflation which is running at 3.3%. Hopefully this translates into lower interest rates sooner rather than later which is much needed in an economy battling to grow at more than 1%.

The new big buzz word is Artificial Intelligence (AI), our question is how does this affect property? Things are changing so rapidly but it's hard to imagine life without brick and mortar, but that's not to say our tenants needs of that brick and mortar won't change. Generally as tenants become more efficient their need for space will reduce and this will be even more so as AI takes over multiple functions. Properties need to have the flexibility to be modified to cater for these changing demands, hence our focus on future proofing and as far as possible avoiding very tenant specific properties.

FINANCIAL PERFORMANCE

The small decline in revenue for the period was as the result of the disposal of non-core properties that occurred between the reporting periods.

The Group reported a total distributable income of R206.8 (August 2024: R177,1m) for the six months ended 31 August 2025.

Total assets now amount to R13.4 billion (August 2024: R12.1 billion).

Net asset value per share stands at R16.31 compared to R15.01 in August 2024.

A loan-to-value ratio of 51.8% in terms of SA REIT Best Practice was achieved as well as an all-in cost-to-income ratio of 20%.

BALANCE SHEET

In the balance sheet at 31 August 2025 there are 3 line items that have extra ordinary movements in them that need further explanation. They are Loans Receivable R319m, cash R991m and short-term borrowings R1 455m.

As a South African company investing in the Netherlands we need SARB approval to externalise Rands. We experienced significant delays in obtaining this approval, which eventually came through on 18 August 2025. However, in order to meet the timelines set out in the agreements we had to make use of the asset swap mechanism in order to externalise Rands for the Netherlands investment. The effect of the asset swap was to add R310m to Loans receivable and R310m to Short-term borrowings.

The Netherlands transaction was due to close 1 September 2025 so the cash used to fund the deal needed to be available by 31 August 2025 which resulted in the large cash balance at the end of the period. Short term debt of R542m was incurred for this same transaction.

Now that the SARB approval is in place the asset swap will be unwound removing the R310m Loan receivable and corresponding short term debt. As of 1 October 2025, the date the transaction closed, approximately R740m moves from cash into Investment properties. We also are in the process of converting the short term debt into long term debt.

OPERATIONAL PERFORMANCE

Some of the key highlights of the Group's operational performance over the last six months are detailed below.

In South Africa the leasing team maintained an extremely satisfactory overall vacancy rate of 1.2%. Only 0.8% of our industrial portfolio is vacant, 0.82% of the retail portfolio is vacant whilst 17.3% of our offices remain vacant. Even though offices only makes up 7% of the portfolio, the focus of the Group to sell down this asset class.

Collection rate of all income due for the period was 99%. Our WALE at 4.2 years, historically measured by area, continues to decline but this will improve by an estimated 6 months, when measured by income, in the next reporting period. This will come about as we follow the strategy of disposing assets in South Africa with shorter dated leases and investing in properties in the Netherlands with 14 year leases.

During the reporting period we continued to sell down non-core properties. Properties valued at R125 million were transferred in the first six months. There is another R960m worth of properties that have been sold and are awaiting transfer.

The net proceeds from these disposals have been reinvested into properties in the Netherlands. These acquisitions which entailed the purchase of 8 properties took place on 1 October 2025, 95% of these properties are occupied by Intergamma, the third largest hardware operator in the Netherlands, on new triple net leases with an average term of 14 years.

As a Group we have been focusing on future proofing our income streams, obviously investments with long dated WALE is one way of achieving this. The development of a convenience shopping centre in Paarl, due to start trading in December, will have a WALE of 9 years. In Somerset West, a property held by an associate, the penultimate phase of our shopping centre redevelopment, has completed and the WALE for this property is 6.5 years.

In Namibia the sale of 6 000m² of office space was finalised and the property will transfer once the building is sectionalised. The value of vacant land in Windhoek was unlocked by the sale and transfer of a 2 500m² office block and 85% of the second office tower has been let. 50% of our shopping centre in Windhoek has undergone a redevelopment during this reporting period and the completed centre is ready for the December trade.

In Europe, the acquisition of the 8 hardware stores located in the Netherlands was finalised and these properties transferred on 1 October. One of the two office buildings co-owned in the Netherlands was sold. We are continually looking to re-invest in Europe and our physical presence there is now starting to pay off.

ORDINARY SHARE CASH DIVIDEND

The board of directors of Collins has approved, and notice is hereby given, of an interim dividend of 52 cents per share for the six months that ended 31 August 2025. The dividend is payable to Collins shareholders in accordance with the timetable set out below:

Last date to trade 'cum' dividend	Tuesday, 18 November 2025
Shares trade ex-dividend	Wednesday, 19 November 2025
Record date	Friday, 21 November 2025
Payment date	Monday, 24 November 2025

Share certificates may not be dematerialised or rematerialised between Wednesday, 19 November 2025 and Friday, 21 November 2025, both days inclusive.

In respect of dematerialised shareholders, the dividend will be transferred to the Central Securities Depository Participant accounts/ broker accounts on Monday, 24 November 2025.

Certificated shareholders' dividend payments will be paid on or about Monday, 24 November 2025.

Dividend tax treatment

In accordance with Collins' status as a REIT, shareholders are advised that the dividend of **52** cents per share for the period ended 31 August 2025 ("the dividend") meets the requirements of a "qualifying distribution" for the purposes of section 25BB of the Income Tax Act, 58 of 1962 ("Income Tax Act"). The dividend will be deemed to be a dividend, for South African tax purposes, in terms of section 25BB of the Income Tax Act.

The dividend received by or accrued to South African tax residents must be included in the gross income of such shareholders and will not be exempt from income tax (in terms of the exclusion to the general dividend exemption, contained in paragraph (aa) of section 10(1)(k)(i) of the Income Tax Act) because it is a dividend distributed by a REIT. This dividend is, however, exempt from dividend withholding tax in the hands of South African tax resident shareholders, provided that the South African resident shareholders provide the following forms to their CSDP or broker, as the case may be, in respect of uncertificated shares, or the Company, in respect of certificated shares:

- a) a declaration that the dividend is exempt from dividends tax; and

- b) a written undertaking to inform the CSDP, broker or the Company, as the case may be, should the circumstances affecting the exemption change or the beneficial owner ceases to be the beneficial owner,

both in the form prescribed by the Commissioner for the South African Revenue Service. Shareholders are advised to contact their CSDP, broker or the Company, as the case may be, to arrange for the above-mentioned documents to be submitted prior to payment of the dividend, if such documents have not already been submitted.

Dividends received by non-resident shareholders will not be taxable as income and instead will be treated as an ordinary dividend which is exempt from income tax in terms of the general dividend exemption in section 10(1)(k)(i) of the Income Tax Act. Any distribution received by a non-resident from a REIT will be subject to dividend withholding tax at 20%, unless the rate is reduced in terms of any applicable agreement for the avoidance of double taxation ("DTA") between South Africa and the country of residence of the shareholder. Assuming dividend withholding tax will be withheld at a rate of 20%, the net dividend amount due to non-resident shareholders is 41.6 cents per share. A reduced dividend withholding rate in terms of the applicable DTA may only be relied on if the non-resident shareholder has provided the following forms to their CSDP or broker, as the case may be, in respect of uncertificated shares, or the Company, in respect of certificated shares:

- a) a declaration that the dividend is subject to a reduced rate as a result of the application of a DTA; and
- b) a written undertaking to inform their CSDP, broker or the Company, as the case may be, should the circumstances affecting the reduced rate change or the beneficial owner ceases to be the beneficial owner,

both in the form prescribed by the Commissioner for the South African Revenue Service. Non-resident shareholders are advised to contact their CSDP, broker or the Company, as the case may be, to arrange for the above-mentioned documents to be submitted prior to payment of the dividend if such documents have not already been submitted, if applicable.

Shares in issue at the date of declaration of this dividend: 334 097 767

Collins' income tax reference number: 9725/126/71/9.

OUTLOOK

As we head into the last 6 months of this financial year we do so with a sense of optimism. We have spent years selling down our non-core assets to free up equity for reinvestment and we are now reinvesting that equity. Our geographical and currency diversification into the Western Cape and mainland Europe is gaining momentum and we are seeing more and more deal flow. This diversification is expected to improve our security of income over the longer term. As we enhance the quality of the portfolio, it will enable us to focus on the cost of debt, which, together with falling interest rates bodes well for enhancing long term returns for shareholders.

SHORT-FORM ANNOUNCEMENT

The contents of this announcement is the responsibility of the board of directors of Collins. This announcement is only a summary of the information contained in Collins' group unaudited financial statements for the six months to 31 August 2025 ("2025 Interims") and does not include full or complete details. Any investment decisions by investors and shareholders should be based on consideration of the full 2025 Interims published on SENS on Friday, 31 October 2025.

Collins' full 2025 Interims have been released on SENS and are available on the JSE website at: <https://senspdf.jse.co.za/documents/2025/jse/isse/ccpe/ie2025.pdf>.

Collins' full 2025 Interims, which includes directors' commentary, has been published on the Company's website at: <https://collinsgroup.co.za/interim-results/interim-results-2026/>.

Copies of the 2025 Interims may be requested via email to cppcosec@leacorporateservices.co.za or query@collinsprop.co.za.

K Collins
Chairman

G C Lang
Director

31 October 2025

Sponsor: Questco Corporate Advisory (Pty) Ltd