

SHORT-FORM ANNOUNCEMENT: UNAUDITED RESULTS

FOR THE SIX MONTHS ENDED 31 MARCH 2021



INDLUPPLACE
DWELLING ON RESIDENTIAL

Indluplace Properties Limited
(Incorporated in the Republic of South Africa)
(Registration number 2013/226082/06)
JSE share code: ILU
ISIN: ZAE000201125
(Approved as a REIT by the JSE)
("Indluplace" or "the company")

FOR THE SIX MONTHS ENDED 31 MARCH 2021

	INCREASE /DECREASE	6 MONTHS ENDED	
		31 MARCH 2021	31 MARCH 2020
	%		
Revenue (Rand)	(12,0%)	294 217 811	334 415 016
Operating profit [^] (Rand)	(27,5%)	121 434 554	167 418 908
Earnings (Rand)	2 244,3%	89 764 581	3 828 990
Earnings per share (cents)	2 242,5%	28,11	1,20
Diluted earnings per share (cents)	2 221,7%	27,86	1,20
Headline earnings per share (cents)	130,0%	28,11	12,22
Diluted headline earnings per share (cents)	128,0%	27,86	12,22
Net asset value per share (cents)	(7,8%)	782,88	849,08

[^] Rental income less property costs

THE IMPACT OF COVID-19 ON OUR RESULTS

The impact of the COVID-19 related lockdown on the economy has been severe. The performance of the portfolio to 31 March 2021, when compared to the pre-COVID-19 six months to 31 March 2020, shows distributable income being lower. While our diverse portfolio provided some protection, last year's events have had a marked impact on our tenants, their ability to pay and the competition to attract good quality tenants.

No meaningful comparison can be made between the results for the six months ended 31 March 2021 and those for the corresponding period in 2020. At the time of implementation of the lockdown in March 2020, our tenants and our business were in a much sounder position. During the current six month period our tenants continued to struggle in a deteriorating environment.

NATURE OF BUSINESS

Indluplace is a proud South African property investor, owning a portfolio primarily focused on the affordable end of the rental residential market. The company was listed on the Main Board of the JSE in June 2015 and currently owns a portfolio of 9 582 residential units and 18 834m² of associated retail space. The portfolio is valued at approximately R3,8 billion, with properties situated mainly in Gauteng. At 31 March 2021 outsourced property managers were utilised but the company has announced that it will be internalising its property management during 2021.

DIVIDEND FOR THE SIX MONTHS ENDED 31 MARCH 2021

The rapidly changing environment, lack of predictability and difficulty in estimating the overall impact of the pandemic and subsequent lockdown on the future performance requires Indluplace to retain as much capital as possible to protect its balance sheet and assist with liquidity. Accordingly, notwithstanding there being 18,45 cents per share available for the

payment of a dividend, based on a 100% pay-out ratio, compared to 31,17 cents per share for the period ended 31 March 2020, the Board has elected to defer the decision on the payment of an interim dividend for the 6 months ended 31 March 2021 until the end of the Company's financial year.

SHORT-FORM ANNOUNCEMENT

This short-form announcement is the responsibility of the board of directors of the company. This short-form announcement is a summary of the full announcement released on SENS and published on Indluplace's website (www.indluplace.co.za) at <https://www.indluplace.co.za/downloads/2021/results/Indluplace-unaudited-interim-results-31-march-2021.pdf> on 20 May 2021 and on the JSE website at <https://senspdf.jse.co.za/documents/2021/jse/isse/ilu/indlu0321.pdf> and does not contain full or complete details. Any investment decision by investors and/or shareholders should be based on consideration of the full announcement.

The full announcement is available for inspection at the registered offices of the company (2nd Floor, 158 Jan Smuts Building, 9 Walters Street, Rosebank, Johannesburg, 2196), on the company's website, www.indluplace.co.za and the offices of the sponsor, Java Capital (6th Floor, 1 Park Lane, Wierda Valley, Sandton, 2196 (entrance at 39 Wierda Road West)) at no charge during normal business hours from Thursday, 20 May 2021 to Thursday, 27 May 2021. A copy of the full announcement is available on request from info@indluplaceproperties.co.za

By order of the Board
20 May 2021

Directors T Adler (Chairperson)*, C Abrams*[^], C de Wit (CEO), T Kaplan (FD), G Harris (COO), S Noik*[^], A Rehman*[^] (Lead independent director), N Tetyana.*[^]

* Non-executive, [^] Independent. All directors are South African.

Registered office 2nd Floor, 158 Jan Smuts Building, 9 Walters Street, Rosebank, Johannesburg, 2196. PO Box 685, Melrose Arch, 2076.

Transfer secretaries Computershare Investor Services Proprietary Limited **Sponsor** Java Capital **Company secretary** CIS Company Secretaries Proprietary Limited **Website** www.indluplace.co.za