

RESILIENT REIT LIMITED

Incorporated in the Republic of South Africa

Registration number: 2002/016851/06

JSE share code: RES

ISIN: ZAE000209557

Bond company code: BIRPIF

LEI: 378900F37FF47D486C58

(Approved as a REIT by the JSE)

(“Resilient” or “the Company”)



PRE-CLOSE UPDATE AND CHANGE TO THE BOARD

The following pre-close update is provided in anticipation of Resilient’s results for the year ending December 2022. The financial information on which this update is based has not been reviewed or reported on by the Company’s external auditors.

SOUTH AFRICA

RENEWALS AND NEW LEASES

During the year to date, tenants remaining in occupation renewed expiring leases at rentals on average 3,4% higher than under the expired leases. Leases concluded with new tenants were on average 17,2% higher than the rentals of the outgoing tenants. In total, rentals for renewals and new leases increased on average by 6,7%.

TRADING PERFORMANCE

Comparable sales growth of 10,1% was achieved for the 10 months ended October 2022. Sales growth was enhanced through right-sizing, relocations and other tenant-focused initiatives. Excluding July (which was the portion of the prior period most affected by social unrest), comparable sales grew 8,9%.

VACANCIES

Following the opening of the new Spar at Mams Mall and the Fit24 at Rivonia Village, Resilient’s *pro rata* share of vacancies has declined to 1,7%. Although vacancies may still decline marginally in future, the current position is optimal to accommodate tenant rotation and right-sizing in future.

ENERGY

As a result of an accelerated solar and battery rollout, Resilient currently produces 15% of its energy requirements, a substantial increase from the 7,5% at the end of December 2021. This is projected to exceed 20% by June 2023. Loadshedding without battery support negatively impacts on solar energy utilisation.

FRANCE

The Lidl grocer at Docks Vauban opened in October 2022 and is trading ahead of expectations. The Biltoki market at Docks 76 opened in November 2022 and is proving popular. Primark at Saint Sever is scheduled for handover in Q1 2023 with opening scheduled for Q3 2023.

OFFSHORE INVESTMENTS

Resilient has acquired a 3,94% interest in Hammerson plc and continues to evaluate further investment opportunities. Resilient’s policy is not to enter into “cross-currency swaps”, however, depending on future opportunities, this policy may be re-evaluated.

CHANGE TO THE BOARD

Nick Hanekom has resigned as chief operating officer and from the board of directors ahead of his pending emigration. His resignation takes effect on 29 December 2022. Nick will continue to be available to Resilient as a consultant.

1 December 2022

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