



# Thibault REIT LIMITED

Thibault REIT Limited  
Incorporated in the Republic of South Africa  
(Registration number 2023/736396/06)  
CTSE share code 4THI  
ISIN ZAE400000184  
("Thibault" or the "Company" or the "Group")

Unaudited consolidated interim financial results  
for the 6 months ended 31 December 2023

**Introduction**

Thibault listed on the Cape Town Stock Exchange (“**CTSE**”) on 25 August 2023 as a Real Estate Investment Trust (“**REIT**”) and has a current market capitalisation of R1,030 billion. The Company was incorporated on 8 May 2023 as an investment holding company for the purposes of acquiring a portfolio of property assets. Pursuant to its listing, Thibault acquired the following properties:

- One Thibault Square, an iconic property located in the central business district of Cape Town. The 28,411 m<sup>2</sup> mixed-use development comprises retail, commercial and residential space of which 4,923 m<sup>2</sup> residential space is owned by a S12J Fund on sectional title. The property, comprising the sections in the Sectional Title Scheme known as One Thibault owned by the Group and the residential units held for sale, was acquired with effect 1 July 2023 for R663,0 million. The property was externally valued at R685,0 million at the reporting date.
- Helderberg Centre, a 21,395 m<sup>2</sup> retail mall, was acquired with effect 1 July 2023 for R264,0 million. The mall provides convenient shopping to the community of Somerset West, the Strand and the surrounds and at 31 December 2023, was externally valued at R270,0 million;
- 14th Avenue District Shopping Centre (“**14<sup>th</sup> Avenue**”), a 25,551 m<sup>2</sup> well located retail mall in Roodepoort, Westrand, was acquired for R475,0 million with effect 1 July 2023. At the reporting date, the valuation of the property remained unchanged;
- Sun Valley Mall (“**Sun Valley**”), a well tenanted retail centre located in Noordhoek, Cape Town, transferred to the Group on 11 October 2023. The property, valued at R310,0 million in the Listing Particulars issued on 18 August 2023 (“**Listing Particulars**”), was externally valued at R320,0 million at the reporting date; and
- Vacant land strategically located near the Cape Town International Airport and externally valued at R7,5 million at 31 December 2023. The property was acquired for R9,0 million with effect from 1 July 2023.

The purchase consideration for each asset was settled by the issue of shares by the Company in terms of section 42 of the Income Tax Act No 58 of 1962 (the “**Income Tax Act**”).

Further, on 1 August 2023, Thibault REIT acquired strategic stakes of 10.02% in Safari RSA Investments Limited (“**Safari**”) and 18.67% in Texton Property Fund Limited (“**Texton**”) for R144,7 million and R133,3 million respectively. The purchase of the listed shares was settled by way of an exchange of shares in Thibault.

**Financial results**

For the six months ended 31 December 2023, Thibault generated distributable earnings of R19,431 million, equating to 18,86 cents per share, and is well on track to deliver on the forecast distribution of 35,01 cents per share for the year ending 30 June 2024, as reflected in the Listing Particulars (the “**forecast**”). Net profit after tax for the six months ended 31 December 2023 of R73,496 million equates to basic and diluted earnings of 71,35 cents per share and headline earnings of R25,029 million equates to basic and diluted headline earnings of 24,3 cents per share.

All properties in the portfolio are performing in line with the forecast. Distributable earnings for the period were boosted by the final Texton dividend of 19,26 cents per share paid in October 2023 compared to the forecast dividend of 10,275 cents per share. However, delays in the transfer of Sun Valley and in the refinance of R479,6 million debt facilities on more favourable terms negatively impacted earnings and cash flows.

At the reporting date, 1,1% of the gross lettable area (“**GLA**”) was vacant, comprising 0,8% of retail GLA and 2,0% of commercial GLA.

**Net asset value**

The net asset value of R10.70 per share at 31 December 2023 represents an increase of 77 cents, or 7,75%, from the pro forma net asset value of R9.93 reflected in the Listing Particulars.

**Investment property**

Thibault's investment property portfolio consists of One Thibault Square, a mixed-use property, and three retail malls anchored by strong national, blue-chip tenants. Thibault also owns vacant land strategically located near the Cape Town International Airport. At the reporting date, the portfolio was independently valued at R1,758 billion by Peter Parfitt of Quadrant Properties Proprietary Limited, using the discounted cash flow and comparable sales methods. This represents growth of 2,2% on the value of the properties acquired on listing.

**Financial assets at fair value through profit and loss**

At 31 December 2023, financial assets, comprising the investments in Safari and Texton, were revalued to market value, resulting in an increase of R13,326 million in fair value for the reporting period.

**Funding**

At the reporting date, Thibault's borrowings of R955,3 million equate to a gearing ratio of 54,36%, excluding the value of the Group's investment in listed shares. The average cost of debt for the period was 10.74%. Including the value of listed shares, the gearing reduces to 46,63%.

**Share capital**

Pursuant to its listing, Thibault issued 103,009,878 shares at an issue price of R10.00 per share for the acquisition of the assets referred to in the commentary above. There were no further changes to the issued share capital during the reporting period.

**Directors**

The Directors of the Company throughout the period and at the date of this report were:

SB Herring	Appointed 8 May 2023
GW Elliott	Appointed 8 May 2023
JA Finn	Appointed 8 May 2023
GJ Heron	Appointed 19 July 2023
MM Muller	Appointed 19 July 2023
DM Sher	Appointed 19 July 2023

**Going concern**

The Directors believe that the Company has adequate financial resources to continue in operation for the foreseeable future and accordingly the interim financial statements have been prepared on a going concern basis. The Directors have satisfied themselves that the Company is in a sound financial position and that it has access to sufficient borrowing facilities to meet its foreseeable cash requirements. The Directors are not aware of any new material change that may adversely impact the Company. The Directors are also not aware of any material non-compliance with statutory or regulatory requirements or of any pending changes to legislation which may affect the Company.

**Dividend**

The board of directors of Thibault ("**Directors**") has elected not to pay an interim dividend for the six months ended 31 December 2023.

**Events after the balance sheet date**

The Directors are not aware of any material event that occurred after the balance sheet date and up to the date of this report.

**Approval**

The consolidated unaudited interim financial statements for the six months ended 31 December 2023 were approved by the Board on 27 March 2024.

## PROPERTY ENTITY SUMMARY INVESTORS REPORT

### Objective

Thibault was listed for the purpose of creating a stable and diverse property portfolio, with a focus on retail and commercial properties, that generates secure and sustainable long-term cash flows. Investment in a residential portfolio, aimed at the short-term corporate letting market, provides Thibault with the opportunity to further diversify its portfolio and boost returns from this niche market.

### Strategy

Thibault is focussed on the acquisition and development of a diversified portfolio of yield-enhancing, predominantly Cape based, properties. Thibault's strategy is to own a core portfolio of assets that are underpinned by strong property fundamentals and a high percentage of blue-chip tenants, and which offer secure long-term rental income growth and escalating free cash flows. Thibault will further target properties from which value can be extracted from the redevelopment or repurposing of the assets.

The experienced and hands-on management team are focussed on proactive portfolio management with a view to extracting maximum value from each property, while the specialised property management teams focus on proactive portfolio management, efficiencies and cost containment.

### The market

The prevailing headwinds faced by the property sector in South Africa are expected to continue for the foreseeable future. These challenges include higher interest rates, rising municipal rates, continued energy and water outages, low GDP growth, high levels of unemployment and a weak rand, all contributing towards pressure on revenue growth and on operating costs and margins.

However, the defensive nature of Thibault's assets stands the Group in good stead to weather the storm. The well located retail assets, all anchored by Checkers Hypermarkets, are performing well and destination tenants in the malls contribute to growth in turnover and footfall. The office market in Cape Town is improving, both from the reduced supply due to residential conversions and from the semigration of businesses and people to the Western Cape. Residentially, the Cape Town International Convention Centre is fully booked for the next 18 months and the number of international flights landing at Cape Town International have reached their slot maximum. Coupled with corporate lettings, One Thibault is well positioned to entrench itself in the residential market.

### The portfolio

Details of the property portfolio are as follows:

Property	Location	Valuation at 31 Dec 2023	GLA	Average rent/m <sup>2</sup>	Vacancy
<b>Retail</b>		<b>R</b>	<b>m<sup>2</sup></b>	<b>R</b>	<b>m<sup>2</sup></b>
14th Avenue District Shopping Centre	Gauteng	475,000,000	25,541.00	208.11	508.00
Helderberg Centre	Western Cape	270,000,000	21,395.00	189.42	-
Sun Valley Mall	Western Cape	320,000,000	16,223.00	189.63	-
<b>Total retail</b>		<b>1,065,000,000</b>	<b>63,159.00</b>	<b>197.80</b>	<b>508.00</b>
<b>Mixed use - office/residential</b>					
One Thibault Square	Western Cape	685,000,000	24,362.67	167.64 *	460.00 *
<b>Total mixed use</b>		<b>685,000,000</b>	<b>24,362.67</b>	<b>167.64</b>	<b>460.00</b>
<b>Vacant land</b>					
Airport Industria	Western Cape	7,500,000	-	-	-
<b>Total vacant land</b>		<b>7,500,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total portfolio</b>		<b>1,757,500,000</b>	<b>87,521.67</b>	<b>191.49</b>	<b>968.00</b>

*\*Only includes office GLA component of 16,339 m<sup>2</sup>. Performance of the residential GLA of 8,072 m<sup>2</sup> is measured relative to occupancy levels and average nightly room rates.*

**Average annualised property portfolio yield of 7.0%**

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## PROPERTY ENTITY SUMMARY INVESTORS REPORT (CONTINUED)

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### The portfolio (continued)

The properties were externally valued by Peter Parfitt of Quadrant Properties Proprietary Limited, a registered valuer in terms of Section 19 of the Property Valuers Professional Act (Act No 47 of 2000), using the discounted cash flow and comparable sales methods.

The properties are all performing in line with the forecast. The strong trading performance of the retail properties is testimony to the superior location of the centres, the quality and mix of tenants and the hands-on management of the properties. The short-term letting residential component of the portfolio, located in the Cape Town CBD, only became fully operational in June 2023 and while occupancies are falling slightly below the forecast, the strong average nightly room rates driven by the demand in the node have ensured that net income from this sector is tracking in line with the forecast.

The segmental analysis included in these results provide additional information on the properties performance.

### Vacancies

At the reporting date, 968,0 m<sup>2</sup> of the GLA was vacant, equating to 1.1% of total GLA. The vacancies comprise 0.8% of retail GLA and 2.0% of commercial GLA. The residential GLA is not included in the vacancy analysis as the relevant metric for this market is occupancy levels. For the reporting period, the average occupancy for residential was approximately 50% with average occupancies of 67% for December 2023.

### Management

Thibault does not have an external asset management company. The property management function for Helderberg Centre and Sun Valley is internal, while Heriot Properties Proprietary Limited (“**Heriot Properties**”) is responsible for the property management of 14th Avenue and Airport Industria, and Rennie Property Management Cape Proprietary Limited (“**Rennies**”) is responsible for the property management of One Thibault Square. The management services provided by Heriot Properties and Rennies are on normal commercial terms.

### Gearing

Secured borrowings of R955,3 million equate to a gearing ratio of:

- 54,36%, excluding the value of investment in listed shares; and
- 46,63% including the value of investment in listed shares.

The average cost of debt for the period was 10.74%.

### Distributable earnings

For the six months ended 31 December 2023, Thibault generated distributable earnings of R19,431 million, equating to 18,86 cents per share. On an annualised basis, this represents a distribution yield of 3,77%, compared to the forecast yield of 3,50% per the Listing Particulars.

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**STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2023**

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	Note	R
<b>ASSETS</b>		
<b>Non-current assets</b>		2,062,433,542
Investment property	2	1,757,500,000
Property, plant and equipment	3	13,660,600
Financial assets at fair value through profit and loss	4	291,272,942
<b>Current assets</b>		26,713,073
Trade and other receivables		14,586,984
Inventory	5	997,803
Cash and cash equivalents	6	11,128,286
<b>Total assets</b>		<u>2,089,146,615</u>
<b>EQUITY AND LIABILITIES</b>		
Shareholders' interest		1,102,712,879
Stated capital	7	1,029,216,097
Reserves		73,496,782
<b>Non-current liabilities</b>		957,522,263
Interest-bearing borrowings	8	952,306,353
Deferred taxation	9	5,215,910
<b>Current liabilities</b>		28,911,473
Trade and other payables		25,465,842
Interest-bearing borrowings	8	3,000,000
Taxation		445,631
<b>Total equity and liabilities</b>		<u>2,089,146,615</u>

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**STATEMENT OF PROFIT AND LOSS AND OTHER COMPREHENSIVE INCOME  
FOR THE 6 MONTHS ENDED 31 DECEMBER 2023**

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	Note	R
Revenue		110,009,950
Contractual rental income		77,069,525
Operating cost recoveries		23,662,461
Revenue from inventory sold		3,665,218
Straight line rental income accrual		5,612,746
Operating costs		(48,967,362)
Cost of inventory sold		(2,600,778)
<b>Net property income</b>		58,441,810
Investment income		18,227,118
Administration costs		(5,699,030)
Depreciation and amortisation		(1,322,013)
<b>Profit from operations</b>	12	69,647,885
Finance income		899,988
Finance charges		(45,504,101)
<b>Profit before fair value adjustments</b>		25,043,772
Fair value adjustments	13	48,467,869
<b>Profit before taxation</b>		73,511,641
Taxation		(14,859)
<b>Total comprehensive income for the year</b>		73,496,782
Basic and diluted earnings per share (cents)	16	71.35
Basic and diluted headline earnings per share (cents)	16	24.30
Distributable earnings per share (cents)	16	18.86

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**STATEMENT OF CHANGES IN EQUITY FOR THE 6 MONTHS ENDED 31 DECEMBER 2023**


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	<b>Stated capital</b>	<b>Reserves</b>	<b>Total</b>
	<b>R</b>	<b>R</b>	<b>R</b>
Balance at 1 June 2023	-	-	-
For the 6 months ended 31 December 2023			
Shares issued	1,030,098,780	-	1,030,098,780
Share issue expenses	(882,683)	-	(882,683)
Total comprehensive income for the year	-	73,496,782	73,496,782
Dividends	-	-	-
Balance at 31 December 2023	<u>1,029,216,097</u>	<u>73,496,782</u>	<u>1,102,712,879</u>
<i>Note</i>	7		

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**STATEMENT OF CASH FLOWS FOR THE 6 MONTHS ENDED 31 DECEMBER 2023**


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	<b>Notes</b>	<b>R</b>
<b>Net cash flows generated from operating activities</b>		21,605,190
Cash generated from operations	14.2	63,161,575
Finance charges		(42,456,373)
Finance income		899,988
<b>Net cash generated from investing activities</b>		34,366,567
Acquisitions/improvements to investment property	2	(11,384,787)
Acquisition of property, plant and equipment	3	(3,678)
Cash acquired on business combination	15	45,755,032
<b>Net cash used in financing activities</b>		(44,843,472)
Share issue expenses	4	(882,683)
Loans advanced by related parties		1,585,000
Loans repaid to related parties		(41,585,000)
Interest bearing borrowings advanced		2,500,000
Interest bearing borrowings repaid		(6,460,789)
<b>Net movement in cash and cash equivalents</b>		<u>11,128,286</u>
Cash and cash equivalents at the beginning of the period		-
Cash and cash equivalents at the end of the year	6	<u>11,128,286</u>

**1. Basis of preparation**

The consolidated interim financial statements for the six months ended 31 December 2023 have been prepared in accordance with the CTSE Listings Requirements for interim reports and the requirements of the Companies Act 71 of 2008 of South Africa. The CTSE Listings Requirements require these financial results to be prepared in accordance with the framework concepts and the measurement and recognition requirements of International Financial Reporting Standards (“IFRS”) and as a minimum, contain the information required by IAS 34: Interim Financial Reporting. The accounting policies applied in the preparation of these interim financial statements are in terms of IFRS.

The preparation of the Group’s interim results for the six months ended 31 December 2023 was the responsibility of the Chief Financial Officer, JA Finn CA(SA). The results have not been audited or reviewed by the Group’s auditors, BDO South Africa Incorporated.

No comparative figures have presented as these are the first financial results of the group.

	R
<b>2 Investment property</b>	
<b>At valuation</b>	<u>1,757,500,000</u>
<b>Comprising:</b>	
Cost	1,716,745,737
Fair value surplus	35,141,517
Straight line rental income accrual	<u>5,612,746</u>
	<u>1,757,500,000</u>
<b>Movement for the period</b>	
Investment property at the beginning of the period	-
Business combination	1,403,439,576
Acquisitions and improvements capitalised	321,290,319
Transfer to property, plant and equipment	(8,996,465)
Transfer from inventory	917,839
Straight line rental income accrual for the period	5,612,746
Change in fair value	35,141,517
Tenant installations	94,468
Capitalised	94,468
Amortised	-
Balance at the end of the period	<u>1,757,500,000</u>

The properties were valued by Peter Parfitt of Quadrant Properties Proprietary Limited who is a registered valuer in terms of Section 19 of the Property Valuers Professional Act No 47 of 2000. The properties were valued using the discounted cash flow method which method values the properties by discounting the cash flows of future income streams of the properties, taking into account expected rental and expense growth rates, vacancies and costs not recoverable from tenants. The discounted cash flow valuations are tested for reasonableness by benchmarking against recent comparable sales activity and available market surveys and comparing the discounted cash flow values to the capitalised cash flow values. The capitalised cash flow values are calculated by applying appropriate capitalisation rates to the future earnings potential of the properties. The capitalisation rates are dependent on a number of factors such as location, the condition of the property, lease covenants and current market conditions.

First mortgage bonds have been registered over the following investment properties as security for interest bearing borrowings of R955,3 million (note 8):

	<b>Carrying value at 31 Dec 2023</b>
	R
14th Avenue District Shopping Centre (Erf 995 Constantia Kloof Ext 6)	475,000,000
Helderberg Centre (Portion 77 of Farm Stellenbosch 794 RD)	270,000,000
Sun Valley Mall (Erf 4915 Noordhoek)	320,000,000
One Thibault Square (Erf 9261 Cape Town)	<u>685,000,000</u>
	<u>1,750,000,000</u>

The vacant land situated at Erven 177263 and 177264 Cape Town and valued at R7,5 million is unsecured.

	R
<b>3 Property, plant and equipment</b>	
Computers and computer software	64,368
Cost	160,452
Accumulated depreciation	(96,084)
Furniture, fittings and equipment	13,596,232
Cost	15,614,940
Accumulated depreciation	(2,018,708)
	<u>13,660,600</u>
<b>3.1 Movement for the period</b>	
Balance at beginning of period	-
Business combination	5,982,469
Transfer from investment property - Furniture, fittings and equipment	8,996,465
Additions	3,678
Depreciation for the period	(1,322,012)
	<u>13,660,600</u>
<b>4 Financial assets at fair value through profit and loss</b>	
Investment in listed securities	<u>291,272,942</u>
The fair value of listed investments is determined using the closing market price on the relevant exchange. Listed investments comprise the following holdings at market value:	
Safari REIT Limited - 25,835,502 shares	149,845,912
Texton Property Fund Limited - 54,395,012 shares	141,427,031
	<u>291,272,943</u>
<i>Movement for the period:</i>	
Balance at the beginning of the period	-
Business combination	277,946,590
Fair value adjustment	13,326,352
Balance at the end of the period	<u>291,272,942</u>
Post the reporting period, Thibault followed 100% of its rights and acquired a further 8,096,556 shares in Texton at R2,20/share. The total cost of the rights of R17,8 million was funded by Thibault's own resources.	
<b>5 Inventory</b>	
At cost	<u>997,803</u>
Comprising a single residential unit in One Thibault to be sold	
<b>Movement for the period:</b>	
Balance at beginning of period	-
Business combination	4,516,420
Transfer to investment property	(917,839)
Disposals during the period	(2,600,778)
Balance at end of the period	<u>997,803</u>

**6 Cash and cash equivalents**

For purposes of the cash flow statement, cash and cash equivalents comprise:

Bank balances

11,128,286

Cash is invested with First National Bank - a division of FirstRand Bank Limited. Given the bank's credit ratings, the risk of default is low.

**7 Stated capital**

**Authorised**

1,000,000,000 ordinary shares of no par value

**Issued**

103,009,878 ordinary shares of no par value

1,030,098,780

1,030,098,780

The unissued shares are under the control of the directors. This authority remains in force until the next annual general meeting of the company.

**8 Interest-bearing liabilities**

First National Bank - a division of FirstRand Bank Limited

Interest only facility of R250,0 million bearing interest at prime less 1.50% and repayable on 30 June 2025

250,000,000

The loan is secured by investment property valued at R685,0 million (note 2).

Investec Bank Limited

Facility 1

158,771,122

The amortising loan bears interest at prime less 0.65% and is repayable on 30 September 2026. Capital of R1,686 million was repaid during the period.

The loan is secured by investment property valued at R270,0 million (note 2).

On 24 January 2024, the loan was refinanced by The Standard Bank of South Africa Limited. The 36 month, interest only facility bears interest at 3 month JIBAR plus 175bps.

Facility 2

336,185,231

The amortising loan bears interest at prime less 0.65% and is repayable on 30 September 2026. Capital of R3,494 million was repaid during the period.

The loan is secured by investment property valued at R475,0 million (note 2).

On 24 January 2024, the loan was refinanced by The Standard Bank of South Africa Limited. The 36 month, interest only facility bears interest at 3 month JIBAR plus 175bps.

Sanlam Life Insurance Limited

210,350,000

The amortising loan bears interest at 1 month JIBAR plus 185 bps and is repayable on 30 September 2028.

The loan is secured by investment property valued at R320,0 million (note 2).

955,306,353

Short term portion

(3,000,000)

952,306,353

	R
<b>9 Deferred taxation</b>	
Arising from capital allowances on the redevelopment of One Thibault Square	5,215,910
<b>Movement for the period</b>	
Balance at beginning of period	-
Business combination	5,201,051
Per statement of comprehensive income	
- Adjustment in respect of previous period	14,859
	5,215,910
In terms of section 25BB of the Income Tax Act, Heriot REIT Limited is no longer subject to capital gains tax on the disposal of its investment property and on this basis, Thibault does not raise deferred tax on the fair value adjustment of property owned by it.	
<b>10 Revenue</b>	
Revenue from rental of investment property	
Revenue recognised in terms of IFRS 16: Leases	82,682,271
Rental income	77,069,525
Straight line rental income	5,612,746
Revenue recognised in terms of IFRS 15: Revenue from contracts with customers	
Municipal and other recoveries	23,662,461
Revenue other than from leases with tenants	
Proceeds from the disposal of inventory	3,665,218
Total revenue	110,009,950
<b>11 Investment income</b>	
Dividends from listed shares	18,227,118
<b>12 Profit from operations</b>	
Net operating profit includes the following items:	
<b>Charges</b>	
Amortisation and depreciation	1,322,012
Director emoluments	3,682,039
Executive directors	3,440,164
Non-executive directors	241,875
Employee costs	1,370,643
<b>13 Fair value adjustments</b>	
Unrealised gain on revaluation of investment property	35,141,517
Unrealised gain on revaluation of investment in listed securities	13,326,352
	48,467,869

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**14 Notes to the cash flow statement**

**14.1 The following convention applies to figures other than adjustments:**

Outflows of cash are represented by figures in brackets. Inflows of cash are represented by figures without brackets.

**14.2 Cash generated from operations**

Profit before taxation	73,511,641
Adjusted for	
Non cash items	(50,157,824)
Fair value adjustments	(48,467,869)
Straight line rental income accrual	(5,612,746)
Cost of inventory sold	2,600,778
Depreciation and amortisation	1,322,013
Finance charges	45,504,101
Finance income	(899,988)
Operating profit before working capital changes	67,957,930
Working capital changes	(4,796,355)
Trade and other receivables	(4,122,966)
Trade and other payables	(673,389)
<b>Cash generated from operations</b>	<b>63,161,575</b>

**15 Business combination**

With effect from 1 July 2023, the Company acquired 100% interest in 14th Avenue Investments Proprietary Limited, Helderberg Property Investments Proprietary Limited, Sun Valley Property Investments Proprietary Limited. Thibault Investments Proprietary Limited and Airport Industria Proprietary Limited from Heriot Investments Proprietary Limited in terms of section 42 of the Income Tax Act. The assets and liabilities arising from the acquisition are as follows:

Investment property	1,403,439,576
Property, plant and equipment	5,982,469
Financial assets *	277,946,590
Related party assets	100,000,000
Trade and other receivables	9,814,015
Inventory	4,516,420
Cash and cash equivalents	45,755,032
Interest-bearing borrowings	(748,617,141)
Related party loan liabilities	(40,000,000)
Deferred taxation	(5,201,051)
Trade and other payables	(23,091,499)
Taxation payable	(445,631)
Net assets acquired in exchange for shares in Thibault	1,030,098,780

*\*Acquired effective 1 August 2023*

	R
<b>16 Earnings per share</b>	
Number of shares in issue	103,009,878
Weighted average number of shares in issue	103,009,878
Basic and diluted earnings per share (cents)	71.35
Basic and diluted headline earnings per share (cents)	24.30
<b>Reconciliation of earnings and headline earnings</b>	
Net profit after taxation attributable to equity holders	73,496,782
Fair value adjustments	(48,467,869)
Headline earnings	<u>25,028,913</u>
<b>17 Distributable earnings</b>	
Thibault uses distributable earnings per share as the measure of its performance. Thibault's distributable income has been calculated as follows:	
Rental income	77,069,525
Operating costs	23,662,461
Net revenue from inventory sold	1,064,440
Operating cost recoveries	(48,967,362)
Investment income	18,227,118
Administrative costs	(5,699,030)
Depreciation	(1,322,013)
Finance income	899,988
Finance charges	(45,504,101)
	<u>19,431,026</u>
Number of shares in issue	103,009,878
Distributable earnings per share (cents)	18.86
<b>18 Net asset value</b>	
Reported net asset value	1,102,712,879
Number of shares in issue	103,009,878
Net asset value per share (cents)	1,070.49

## SECTORAL SEGMENTAL ANALYSIS

	Retail R	Office R	Residential R	Specialised R	Other R	Total R
<b>GLA (m²)</b>	<b>63,159</b>	<b>16,291</b>	<b>8,072</b>	-	-	<b>87,522</b>
Rental income	41,775,413	16,679,134	15,927,089	2,592,747	95,143	77,069,525
Recoveries	19,164,429	4,477,868	20,163	-	-	23,662,461
Revenue from inventory sold	-	-	3,665,217	-	-	3,665,217
Straight line rental income	5,775,550	(162,804)	-	-	-	5,612,746
<b>Revenue</b>	<b>66,715,393</b>	<b>20,994,198</b>	<b>19,612,470</b>	<b>2,592,747</b>	<b>95,143</b>	<b>110,009,950</b>
Property expenses	(27,371,312)	(14,342,526)	(7,218,122)	-	(35,403)	(48,967,362)
Cost of inventory sold	-	-	(2,600,777)	-	-	(2,600,777)
<b>Net property income</b>	<b>39,344,081</b>	<b>6,651,672</b>	<b>9,793,571</b>	<b>2,592,747</b>	<b>59,740</b>	<b>58,441,811</b>
Investment income	-	-	-	-	18,227,118	18,227,118
Administrative costs	-	-	-	-	(5,699,030)	(5,699,030)
Depreciation and amortisation	(9,449)	-	(1,274,552)	-	(38,011)	(1,322,013)
<b>Profit from operations</b>	<b>39,334,632</b>	<b>6,651,672</b>	<b>8,519,019</b>	<b>2,592,747</b>	<b>12,549,817</b>	<b>69,647,887</b>
Finance income	-	-	-	-	899,988	899,988
Finance charges	-	-	-	-	(45,504,101)	(45,504,101)
<b>Profit before fair value adjustments</b>	<b>39,334,632</b>	<b>6,651,672</b>		<b>2,592,747</b>	<b>(32,054,295)</b>	<b>25,043,775</b>
Fair value adjustments	8,591,252	39,935,813	(11,902,038)	-	11,842,842	48,467,869
<b>Net profit before taxation</b>	<b>47,925,884</b>	<b>46,587,485</b>	<b>(3,383,019)</b>	<b>2,592,747</b>	<b>(20,211,453)</b>	<b>73,511,644</b>
Investment property	1,065,000,000	439,000,000	246,000,000	7,500,000	-	1,757,500,000
Property, plant and equipment	78,809.00	64,368.00	13,517,423.00	-	-	13,660,600.00
Financial assets	-	-	-	-	291,272,942.00	291,272,942.00
Trade and other receivables	6,473,869.00	223,457.00	-	-	7,889,658.00	14,586,984.00
Inventory	-	-	997,804.00	-	-	997,804.00
Cash and cash equivalents	-	-	-	-	11,128,286.00	11,128,286.00
<b>Total assets</b>	<b>1,071,552,678</b>	<b>439,287,825</b>	<b>260,515,227</b>	<b>7,500,000</b>	<b>310,290,886</b>	<b>2,089,146,616</b>
Interest-bearing borrowings	705,306,353	164,570,000	85,430,000	-	-	955,306,353
Trade and other payables	12,312,533	7,845,258	3,887,313	-	1,420,736	25,465,840
Other liabilities	-	-	-	-	5,661,541	5,661,541
<b>Total liabilities</b>	<b>717,618,886</b>	<b>172,415,258</b>	<b>89,317,313</b>	<b>-</b>	<b>7,082,277</b>	<b>986,433,734</b>

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**GEOGRAPHICAL SEGMENTAL ANALYSIS**

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	Western Cape R	Gauteng R	Total R
<b>GLA (m²)</b>	<b>61,981</b>	<b>25,541</b>	<b>87,522</b>
Rental income	54,994,998	22,074,527	77,069,525
Recoveries	11,864,454	11,798,007	23,662,461
Revenue from inventory sold	3,665,217	-	3,665,217
Straight line rental income	2,476,831	3,135,916	5,612,746
<b>Revenue</b>	<b>127,996,499</b>	<b>59,082,976</b>	<b>110,009,950</b>
Property expenses	(33,935,567)	(15,031,795)	(48,967,362)
Cost of inventory sold	(2,600,777)	-	(2,600,777)
<b>Net property income</b>	<b>57,524,588</b>	<b>29,019,387</b>	<b>58,441,811</b>
Investment property	1,282,500,000	475,000,000	1,757,500,000
Inventory	997,804.00	-	997,804.00
<b>Total property portfolio</b>	<b>1,283,497,804</b>	<b>475,000,000</b>	<b>1,758,497,804</b>

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## CORPORATE INFORMATION

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### BOARD OF DIRECTORS

#### Executive Directors

GW Elliott (*Managing Director*)

JA Finn (*Financial Director*)

#### Non-executive

SB Herring (*Chairman*)

DM Sher #

GJ Heron #\*

MH Muller #

# *Independent*

\* *Lead Independent*

### COMPANY INFORMATION AND REGISTERED OFFICE OF THIBAUT

Thibault REIT Limited

(Registration number: 2023/736396/06)

#### Registered address and postal address:

Suite 2901, 29 Floor One Thibault, 17 Hans Strijdom Avenue, Foreshore, Cape Town, 8001

#### Place and date of Incorporation:

South Africa on 8 May 2023.

#### Tax residency of the Company

The Company is a tax resident of South Africa, with the income tax number being 9168332279

Website: [www.thibaultreit.com](http://www.thibaultreit.com)

### CORPORATE ADVISOR AND ISSUER AGENT

Valeo Capital Proprietary Limited

(Registration number: 2021/834806/07)

Unit 12 Paardevlei Specialist Medical Centre

Paardevlei

Somerset West

South Africa

7130

(PostNet Suite 272, Private Bag X29, Somerset West, 7129)

### COMPANY SECRETARY

Buffy-Mae Karo Klessner

16 La Dauphine Street

Kirstenhof

Cape Town

7945

Email: [cosec@buffymae.co.za](mailto:cosec@buffymae.co.za)

Tel: +27 83 379 1675

### AUDITORS AND REPORTING ACCOUNTANTS

BDO South Africa Incorporated

(Registration number: 1995/002310/21)

6th Floor, 119 – 123 Hertzog Boulevard,

Foreshore,

Cape Town, 8001

(PO Box 2275, Cape Town, 8000)

### TRANSFER SECRETARY

CTSE Registry Services Proprietary Limited

(Registration number: 2016/396777/07)

Woodstock Exchange Building, Block B

5<sup>th</sup> Floor

66-68 Albert Road

Woodstock, Cape Town

7925

(PostNet Suite 5, Private Bag X4, Woodstock, 7915)

Tel: 011 100 8352

Email: [admin@CTSEregistry.co.za](mailto:admin@CTSEregistry.co.za)

### INDEPENDENT PROPERTY VALUER

Quadrant Properties Proprietary Limited

(Registration number: 1995/003097/07)

16 North Road, Corner Jan Smuts Avenue

Dunkeld West, 2196

(PO Box 1984, Parklands, 21)