



UNAUDITED CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS

for the 6 months ended 30 September 2024



castleview

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DIRECTORS' COMMENTARY

1. NATURE OF BUSINESS

Castlevue Property Fund is a property holding and investment company that was listed as a REIT on the AltX of the JSE in 2017. Castlevue invests in direct property investments – where the Group owns the properties – and indirect property investments – where property is owned via other real estate companies with separate management teams – with the goal of maximising total returns to its shareholders.

2. INVESTMENT AND PROPERTY PORTFOLIO

Castlevue currently holds the following strategic investments across a variety of property-related entities:

- **REITS:** Approximately 59% of the shares in issue of Emira Property Fund, a diversified REIT listed on the JSE. Emira has a substantial direct, diversified South Africa portfolio, as well as key investments in a US retail portfolio and has, during the period, completed an investment into DL Invest, a logistics, mixed use and retail portfolio in Poland.
- **INDUSTRIAL:** The Company has significant exposure, with board representation, to a R12,1 billion predominantly industrial and logistics portfolio through its 22.9% shareholding in JSE-listed Collins Property Group Ltd.
- **COMMUNITY RETAIL POLAND:** A community shopping centre joint-venture in Poland. The portfolio comprises 12 well located community shopping centres located in various cities around Poland, as well as 3 office buildings, with total assets of €696 million.
- **COMMUNITY RETAIL IN SOUTH AFRICA:** Castlevue currently owns a direct retail property portfolio in South Africa of 5 community shopping centres valued at R864 million that provides sustainable and proven cash-flows. These properties are either wholly-owned or owned on an undivided share basis with partners.
- **RESIDENTIAL:** Castlevue has invested in iRes Fund, a Western Cape based, income-producing, residential portfolio valued at R421 million that comprises units in a variety of property developments in Cape Town.
- **RESIDENTIAL DEVELOPMENT:** The Company also has 6 residential sites in Cape Town, valued at R352 million, which will either be developed once the appropriate rights have been secured, or the projects will be sold.

3. COMMENTARY ON RESULTS FOR THE SIX MONTHS TO 30 SEPTEMBER 2024

The 6 months to 30 September 2024 has been a key period for the Group, with the investment of the first tranche of the investments into DL Invest being completed through the Group's subsidiary, Emira. This has been facilitated by continued material asset disposals allowing the Group to recycle capital effectively.

The Group's investment activity has resulted in an increase in total assets to R23.4 billion (2023: R21.8 billion) with a corresponding increase in debt funding to R11.5 billion (2023: R10.5 billion). The Group had a market capitalisation of R8.1 billion based on a share price of R8.20 at the date of this report and a net asset value of R8.9 billion, which equates to a net asset value of R9.03 per share. The loan-to-value ratio, net of cash, is 49.28%.

The revenue of the Group was unchanged at R1.0 billion (2023: R1.0 billion) as a result of income growth being offset by disposals within the Group. Income derived from equity-accounted investments is lower at R166 million (2023: R229 million) due to improved underlying performance offset by strengthening Rand. Profit has increased to R1.6 billion (2023: (R67) million), primarily as a result of fair value gains on investment properties and financial assets.

Finance costs have increased to R461.7 million (2023: R447.6 million) primarily from an increase in debt funding as interest rates have remained flat over the comparative period, with recent decreases in South Africa, Europe and the United States yet to have a meaningful impact. The Group manages its interest rate risk within each respective business unit, with a large portion of debt that is either fixed or hedged.

The Castlevue board has declared a distribution for the period of 9.084 (2023: 10.676) cents per share.

DIRECTORS' COMMENTARY (continued)

4. SUMMARY OF FINANCIAL INDICATORS

	30 September 2024	31 March 2024
Shares in issue	984 411 189	984 411 189
Net asset value per share*	903.41	869.53
SA REIT Loan-to-value ratio**	49.3%	48.9%
SA REIT Cost-to-income ratio***	53.4%	53.4%

* Net asset value per share is calculated by dividing the net assets by the total number of shares in issue at period end. Net assets comprise total assets less total liabilities, less equity attributable to non-controlling interests.

** SA REIT loan-to-value ratio is calculated by dividing interest bearing borrowing net of cash on hand by the total assets less cash, derivatives and financial assets.

*** SA REIT cost-to-income ratio is calculated by dividing total direct operating costs by the gross contractual revenue.

5. OUTLOOK

The combination of improving business sentiment, decreasing inflation and reducing interest rates in South Africa is expected to have a continued positive impact on the Group's financial performance for the rest of the financial year to March 2025.

Together with the expected conclusion of Tranche 2 of the DL subscription by Emira in 2025, the board of Castlerview is positive about the Group's prospects.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 30 SEPTEMBER 2024

Figures in Rand thousand	Note(s)	Unaudited 30 September 2024	Audited 31 March 2024
ASSETS			
Non-current assets			
Investment property	2	11 094 604	10 695 773
Operating lease asset	2	237 873	242 990
Property, plant and equipment		1 668	2 999
Investments and loans in equity-accounted investments	3	6 481 347	6 866 095
Financial assets at fair value through profit and loss	4	2 213 917	–
Loans receivable		158 607	158 502
Derivatives		110 088	59 989
Deferred tax		202 396	202 541
		20 500 500	18 228 889
Current Assets			
Operating lease asset	2	2 224	1 915
Derivatives		20 912	15 728
Trade and other receivables		187 094	160 642
Cash and cash equivalents		160 586	256 189
Loan Receivable		51 612	77 461
Inventories		352 804	448 839
		775 232	960 774
Assets held for sale		2 089 085	2 615 561
Total assets		23 364 817	21 805 224
Equity Attributable to Equity Holders of Parent			
Share capital		5 976 272	5 976 272
Reserves		591 872	880 564
Retained income		2 325 138	1 702 896
		8 893 282	8 559 732
Non-controlling interest		2 303 808	1 873 268
		11 197 090	10 433 000
LIABILITIES			
Non-Current Liabilities			
Borrowings	5	9 023 909	8 067 653
Derivatives		104 775	128 981
Other liabilities		75 381	105 442
		9 204 065	8 302 076
Current Liabilities			
Borrowings	5	2 414 934	2 422 555
Derivatives		26 999	142 064
Other liabilities		19 990	7 587
Trade and other payables		501 739	497 942
		2 963 662	3 070 148
Total liabilities		12 167 727	11 372 224
Total equity and liabilities		23 364 817	21 805 224

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE PERIOD ENDING 30 SEPTEMBER 2024

Figures in Rand thousand	Note(s)	Unaudited six months ended 30 September 2024	Unaudited six months ended 30 September 2023
Revenue	6	1 009 885	1 040 135
Other operating income		2 049	1 440
Property expenses		(465 032)	(458 948)
Other operating expenses		(1 489)	(20 953)
Operating profit		545 412	561 674
Revenue from sale of inventory		131 720	–
Cost of inventory		(118 723)	–
Expected credit loss on loans receivable		(19 581)	(267 902)
Transaction and advisory fees		(21 275)	(5 784)
Administration expenses		(90 156)	(88 502)
Investment income		–	820
Net finance costs		(461 696)	(447 668)
Income from equity accounted investments		166 478	228 990
Loss on disposal of equity accounted investments		–	(38 419)
Gain on fair value adjustment on investment property		452 719	91 601
(Loss) gain on interest rate swap		90 772	(71 206)
Fair value gain on financial instruments at fair value through profit and loss		851 621	318
Other losses		68 295	(30 615)
Profit before taxation		1 595 587	(66 693)
Taxation		(68)	(335)
Profit for the year		1 595 519	(67 028)
Other comprehensive income:			
Items that may be reclassified to profit or loss:			
Exchange differences on translating foreign operations		(262 690)	17 067
Share of comprehensive income of equity accounted investments		(32 798)	189 889
Total items that may be reclassified to profit or loss		(295 488)	206 956
Other comprehensive income for the year net of taxation		1 300 031	139 928
Profit attributable to:			
Owners of the parent		1 057 546	(141 683)
Non-controlling interest		537 973	74 655
		1 595 519	(67 028)
Total comprehensive income attributable to:			
Owners of the parent		748 450	25 845
Non-controlling interest		551 581	114 083
		1 300 031	139 928
Earnings per share			
Basic earnings per share (cents)	8	107.43	(14.44)
Diluted earnings per share (cents)	8	107.43	(14.44)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

AS AT 30 SEPTEMBER 2024

Figures in Rand thousand	Share capital	Foreign currency translation reserve	Retained income	Total attributable to equity holders of the group/ company	Non- controlling interest	Total equity
Audited Balance at 01 April 2023	5 936 595	542 106	1 888 973	8 367 674	2 251 064	10 618 738
Profit for the 6 months ended	–	–	(141 683)	(141 683)	74 655	(67 028)
Other comprehensive income for the 6 months ended	–	167 528	–	167 528	39 428	206 956
Issue of shares	39 677	–	–	39 677	–	39 677
Movements between equity holders	–	–	(5 704)	(5 704)	(97 629)	(103 333)
Dividends	–	–	(157 389)	(157 389)	(64 138)	(221 527)
Unaudited balance at 30 September 2023	5 976 272	709 634	1 584 197	8 270 103	2 203 380	10 473 483
Audited Balance at 01 April 2024	5 976 272	880 564	1 702 896	8 559 732	1 873 268	10 433 000
Profit for the 6 months ended	–	–	1 057 546	1 057 546	537 973	1 595 519
Other comprehensive income for the 6 months ended	–	(288 692)	–	(288 692)	(6 796)	(295 488)
Movements between equity holders	–	–	(20 404)	(20 404)	(1 540)	(21 944)
Dividends	–	–	(414 900)	(414 900)	(99 097)	(513 996)
Unaudited balance at 30 September 2024	5 976 272	591 872	2 325 138	8 893 282	2 303 808	11 197 090

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE PERIOD ENDING 30 SEPTEMBER 2024

Figures in Rand thousand	Note(s)	Unaudited 6 months ended 30 September 2024	Unaudited 6 months ended 30 September 2023
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash generated from operations		514 577	479 583
Interest income		72 057	48 538
Dividends received		–	27 927
Finance costs		(508 889)	(430 602)
Dividends paid to shareholders		(414 900)	(157 389)
Dividends paid to non-controlling interests		(101 633)	(64 138)
Net cash from operating activities		(438 788)	(96 081)
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchases and additions to investment property	2	(168 999)	(193 258)
Proceeds on disposal of investment property	2	730 406	272 864
Acquisition of furniture, fittings, computer equipment and intangible assets		(361)	(270)
Proceeds from equity-accounted investments		148 299	783 652
Repayment of loans receivable advanced		29 279	(171 200)
Cash receipts from loans receivable		2 020	6 407
Purchases of investments at fair value		–	1 082
Investment in other financial assets		(1 298 425)	–
Net cash from investing activities		(557 781)	699 277
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds on issue of share capital		–	40 000
Payment to non-controlling interests due to change in ownership		–	(93 741)
Net cash advances/repayments of borrowings	5	1 018 874	(524 847)
Cash flows on settlement of derivatives		(106 315)	(10 906)
Finance lease payments		(2 707)	(2 673)
Repayments of other financial liabilities		(3 784)	–
Net cash from financing activities		906 068	(592 167)
Total cash movement for the year		(90 501)	11 029
Effect of FX on Cash held		(5 102)	3 191
Cash and cash equivalents at the beginning of the year		256 189	201 003
Cash and cash equivalents at the end of the year		160 586	215 223

ACCOUNTING POLICIES

1. SIGNIFICANT ACCOUNTING POLICIES

These interim results are for the for the six months ended 30 September 2024 (the “current reporting period” or the “current period”) and are compared to the six months ended 30 September 2023 (the “prior period” or the “comparative period”).

The condensed consolidated financial statements are prepared in accordance with the requirements of the JSE Listings Requirements (the “Listings Requirements”) for provisional reports and the requirements of the Companies Act of South Africa. The Listings Requirements require provisional reports to be prepared in accordance with the framework concepts and the measurement and recognition requirements of International Financial Reporting Standards (IFRS) and the SAICA Financial Reporting Guides as issued by the Accounting Practices Committee and Financial Pronouncements as issued by Financial Reporting Standards Council and to also, as a minimum, contain the information required by IAS 34 Interim Financial Reporting.

The accounting policies used in the preparation of these financial statements are in terms of IFRS and are consistent with those used in the audited annual financial statements for the year ended 31 March 2024. None of these had a material impact on the group’s financial results.

This report was compiled under the supervision of James Day CA(SA), the Financial Director of Castlevue.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (continued)

2. INVESTMENT PROPERTY

Figures in Rand thousand	Unaudited 30 September 2024	Audited 31 March 2024
Reconciliation of investment property		
Opening balance	10 695 773	13 040 082
Acquisitions/Additions	372 865	242 116
Disposals	(287 700)	(664 880)
Fair value adjustments	425 554	338 434
Transfers to held for sale	(116 715)	(2 284 565)
Other	4 827	24 586
Investment property at fair value	11 094 604	10 695 773
Operating lease asset	240 097	244 905
	11 334 701	10 940 678
Held for sale	2 089 085	2 615 561
Total Investment Property	13 423 786	13 556 239
Property held by sector:		
Office	2 260 805	2 190 900
Retail	5 453 641	4 885 713
Industrial	1 334 287	1 319 049
Residential	2 285 968	2 300 111
	11 334 701	10 695 773

During the current reporting period the Group disposed of properties totalling R754 million.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (continued)

3. INVESTMENTS IN EQUITY ACCOUNTED INVESTMENTS

The Group holds the following investments at the reporting date:

Figures in Rands thousands	Unaudited, as at 30 September 2024			
	% Held	Equity	Loan	Total
EPP Community Properties JV B.V.	50.6	2 773 770	–	2 773 770
Collins Property Group Limited	22.9	1 139 136	–	1 139 136
USA Retail Portfolio	49.0	2 566 819	–	2 566 819
Resi Development Proprietary Limited	50.0	1 622	–	1 622
As at 30 September 2024				6 481 347

Figures in Rands thousands	Audited, as at 31 March 2024			
	% Held	Equity	Loan	Total
EPP Community Properties JV B.V.	50.2	2 915 914	–	2 915 914
Collins Property Group Limited	22.9	1 153 479	–	1 153 479
USA Retail Portfolio	49.3	2 783 320	–	2 783 320
Resi Development Proprietary Limited	50.0	431	12 951	13 382
As at 31 March 2024				6 866 095

EPP Community Properties JV B.V.

EPP Community Properties JV B.V. is a joint venture between Castlerview and EPP, part of the Redefine Properties Limited Group, consisting of 15 retail and office properties in Poland.

Collins Property Group Limited

The Collins Group is a JSE listed REIT which comprises local and internationally based property holding companies focussing primarily on distribution centres, industrial, warehouses and retail property sectors. It has over 120 properties, with operations in South Africa, Namibia, Mozambique, Netherlands and Austria.

All of the Collins Group shares held by the Group are pledged to provide security for loans taken out.

USA Retail Portfolio

The Group, through its subsidiary Emira, has co-invested together with its USA-based partner, The Rainier Companies, in 12 grocery-anchored dominant value-oriented power centres in the USA on a deal-by-deal basis. While the Group, through its US subsidiary CIL2, owns a minority share in each of the 12 direct property-owning entities, it has a unanimous voting arrangement on all major decisions.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (continued)

4. FINANCIAL ASSETS AT FAIR VALUE

The Group holds the following investments at the reporting date:

Figures in Rands thousand	Unaudited 30 September 2024	Audited 31 March 2024
Acquired during the period	1 362 296	–
Fair value gain through profit and loss	851 621	–
	2 213 917	–

DL Invest

As announced on 12 August 2024, in terms of a series of agreements entered into between the Group's subsidiary Emira, DL Invest Group 1 SCSP ("DL Invest Group") and its wholly-owned subsidiary, DL Invest, the Group acquired an effective 25% interest in DL Invest through the subscription of 141 new B Shares and 141 9% Loan Notes, with each Loan Note linked to a B Share issued to Emira to form a Linked Unit (the "Tranche 1 Subscription"). The aggregate consideration for the Tranche 1 Subscription was €55.5m, comprising €11.1m in respect of the B Share subscription and €44.4m in respect of the Loan Notes.

The transaction forms part of the Group's strategy to enhance its international exposure and diversify its investment portfolio. By co-investing with local partners who share similar objectives, the Group aims to capitalise on opportunities within the growing Polish economy.

The Group receives an annual income return on the Linked Units of at least 7.2%, escalated annually by the Harmonised Index of Consumer Prices for the European Area ("HICP"), with a floor of 2% and a cap of 4% (the "Target Return"). The Target Return will comprise interest at 9% per annum in respect of the Loan Notes.

The aggregate subscription amount of €55.5m for the Linked Units was funded in ZAR by a combination of cash reserves and undrawn existing debt capacity.

Under an option agreement that was simultaneously entered into, Emira and DL Invest each hold a redemption option, granting both parties the right to facilitate the redemption of the Linked Units. This involves redeeming the B Shares and fully repaying and redeeming the corresponding outstanding amounts (including any accrued but unpaid interest) under the Loan Notes. The redemption will occur on the earlier of a trigger event and the fifth anniversary of the transaction, for a redemption value of €101.6m, escalated annually from the commencement of the investment to the redemption date by HICP, with a floor of 2% and a cap of 4%.

Given the terms of the transaction, including the option agreement, Emira is required to classify the Linked Units as a financial asset in line with IFRS 9. Under IFRS 9, the investment is initially measured at fair value, and subsequently, it is remeasured at fair value through profit and loss.

The fair value of the Linked Units was determined by calculating the Net Present Value (NPV), discounting the projected future cash flows of the investment to their present value using an appropriate discount rate. The fair value at initial recognition was calculated as €96.8m, and as of 30 September 2024, the fair value was determined to be €97.1m (or R1.87bn at the closing EUR versus ZAR spot rate of R19.2444).

During the reporting period, the Group received R7.3m in interest from the Loan Notes, which has been added to its distributable income.

Transaction costs totalling R20.1m, have been incurred on the transaction to date and recorded in the statement of comprehensive income.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (continued)

4. FINANCIAL ASSETS AT FAIR VALUE (CONTINUED)

Tranche 2 subscription option

In terms of the subscription agreement, Emira was granted a subscription option, in terms of which it may, at its election, subscribe for a further 113 B Shares and 113 9% Loan Notes (the "Tranche 2 Subscription Option") for an aggregate cash subscription price of €44.5m, comprising €8.9m in respect of the B Share subscription and €35.6m in respect of the Loan Note subscription. If the Group elects to exercise the Tranche 2 Subscription Option, it will hold 45% of the aggregate DL Invest shares in issue. The Tranche 2 Subscription Option was granted at no consideration and must be exercised by no later than 31 January 2025, failing which it will lapse.

The acquisition of the B Shares and Loan Notes pursuant to Group's exercising of the Tranche 2 Subscription Option, when aggregated with the Tranche 1 Subscription, constitute a Category 1 transaction for the Group's subsidiary Emira and is subject to EMIRA shareholder approval. Emira will not exercise the Tranche 2 Subscription Option until it has received the requisite shareholder approval to do so in accordance with the JSE Listings Requirements. Castlerview has irrevocably undertaken to vote in favour of the resolutions required to exercise the Tranche 2 Subscription Option.

Inani

The investment in Inani is classified as a financial asset through profit and loss with a fair value of Rnil as at 30 September 2024.

5. BORROWINGS

Figures in Rand thousand	Unaudited 30 September 2024	Audited 31 March 2024
Breakdown of interest-bearing borrowings		
Debt (capital)	11 374 923	10 432 318
Accrued interest	83 373	74 653
Borrowing costs	(19 453)	(16 763)
	11 438 843	10 490 208
Split between non-current and current portions		
Non-current liabilities	9 023 909	8 067 653
Current liabilities	2 414 934	2 422 555
	11 438 843	10 490 208

6. REVENUE

Figures in Rand thousand	Unaudited six months ended 30 September 2024	Unaudited six months ended 30 September 2023
Property income		
Operating lease rental income from investment properties	738 769	763 095
Recoveries of operating costs from tenants	267 508	274 356
Other property income	3 608	2 684
	1 009 885	1 040 135

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (continued)

7. SEGMENT ANALYSIS

Segment information

At 30 September 2024, the group is organised into three operating segments, being direct investments, indirect investments and listed subsidiaries. These segments are now the only reportable segments whose information is considered by the Chief Executive Officer.

Figures in Rands thousand	Unaudited for the 6 months ended 30 September 2024			
	Direct	Indirect	Listed	Total
Revenue	214 721	1 037	928 546	1 144 304
Other operating income	964	–	1 085	2 049
Property expenses	(163 204)	–	(420 534)	(583 738)
Other operating expenses	(962)	(899)	(52)	(1 913)
Operating profit	51 519	138	509 045	560 702
Expected credit loss on loans receivable	–	–	(19 581)	(19 581)
Transaction and advisory fees	–	(715)	(20 214)	(20 929)
Administration expenses	(26 335)	(9 893)	(56 567)	(92 795)
Finance costs	(51 997)	(36 924)	(372 774)	(461 695)
Income from equity accounted investments	1 757	46 404	118 318	166 479
(Loss) gain on fair value adjustment on investment property	23 722	(930)	1 367 187	1 389 979
Gain on interest rate swap	5 131	–	–	5 131
Other gains	–	33 848	34 448	68 296
Profit (loss) before taxation	3 797	31 928	1 559 862	1 595 587
Taxation	(68)	–	–	(68)
Profit for the period	3 729	31 928	1 559 862	1 595 519

Figures in Rands thousand	Unaudited for the 6 months ended 30 September 2023			
	Direct	Indirect	Listed	Total
Revenue	94 457	1 156	944 522	1 040 135
Other operating income	(265)	–	1 705	1 440
Property expenses	(37 096)	–	(421 853)	(458 949)
Other operating expenses	(8 835)	(783)	(11 334)	(20 952)
Operating profit	48 261	373	513 040	561 674
Expected credit loss on loans receivable	–	–	(267 902)	(267 902)
Transaction and advisory fees	–	–	(5 784)	(5 784)
Administration expenses	(20 982)	(7 127)	(60 393)	(88 502)
Investment income	19	801	–	820
Finance costs	(52 011)	(36 899)	(358 757)	(447 667)
Income from equity accounted investments	–	50 542	178 448	228 990
(Loss) gain on fair value adjustment on investment property	13 220	–	78 381	91 601
Gain on interest rate swap	1 260	–	(72 466)	(71 206)
Loss on disposal of equity accounted investment	–	–	(38 419)	(38 419)
Other losses	–	(19 642)	(10 656)	(30 298)
Profit (loss) before taxation	(10 233)	(11 952)	(44 508)	(66 693)
Taxation	(335)	–	–	(335)
Profit for the period	(10 568)	(11 952)	(44 508)	(67 028)

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (continued)

7. SEGMENT ANALYSIS (CONTINUED)

Assets	Unaudited, as at 30 September 2024			
	Direct	Indirect	Listed	Total
Assets				
Investment property	1 189 149	–	10 145 552	11 334 701
Assets held for sale	96 100	–	1 992 985	2 089 085
Investments in associates and joint ventures	1 622	3 912 907	2 566 819	6 481 348
Financial assets at fair value through profit and loss	–	16 728	2 197 189	2 213 917
Inventories	352 804	–	–	352 804
Other assets	77 801	408 655	406 506	892 962
	1 717 476	4 338 290	17 309 051	23 364 817
Liabilities				
Borrowings	1 140 310	688 601	9 609 932	11 438 843
Other liabilities	32 793	529	695 562	728 884
	1 173 103	689 130	10 305 494	12 167 727

Assets	Audited, as at 31 March 2024			
	Direct	Indirect	Listed	Total
Assets				
Investment property	1 166 631	–	9 774 047	10 940 678
Assets held for sale	198 297	–	2 417 264	2 615 561
Investments in associates and joint ventures	13 382	4 069 393	2 783 320	6 866 095
Inventories	448 839	–	–	448 839
Other assets	571 526	22 408	340 117	934 051
	2 398 675	4 091 801	15 314 748	21 805 224
Liabilities				
Borrowings	1 029 940	729 951	8 730 317	10 490 208
Other liabilities	40 238	–	841 778	882 016
	1 070 178	729 951	9 572 095	11 372 224

All revenue is from external customers.

The amounts provided to management with respect to total assets and liabilities are measured in a manner consistent with that in the statement of financial position. These assets and liabilities are allocated on the operations of the segment.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (continued)

8. PER SHARE INFORMATION

Figures in Rand thousand	Unaudited 30 September 2024	Unaudited 30 September 2023
Profit attributable to the shareholders	1 057 546	(141 683)
Gain on fair value adjustment of investment properties	(452 719)	(91 601)
Loss on disposal of investment in associates	–	38 419
Translation of the net investment in a foreign operation	42 508	–
(Gain)/loss on fair value adjustment of investment properties of equity-accounted investments	20 386	(27 313)
Other	(2 337)	–
Total non-controlling interest effects of adjustments	149 214	40 457
Headline earnings	814 598	(181 721)
Number of shares in issue	984 411 189	984 411 189
Weighted average number of ordinary shares in issue	984 411 189	980 532 082
Diluted weighted average number of ordinary shares in issue	984 411 189	980 532 082
Earnings per share (cents)	107.43	(14.44)
Diluted earnings per share (cents)	107.43	(14.44)
Headline earnings per share (cents)	82.75	(18.53)
Diluted headline earnings per share (cents)	82.75	(18.53)
Net asset value per share (cents)*	903.41	840.11
Distribution per share (cents)	9.08400	10.67600

* Net asset value per share is calculated by dividing the net assets by the total number of shares in issue at year end. Net assets comprise total assets less total liabilities, less equity attributable to non-controlling interest.

9. FAIR VALUE INFORMATION

Fair value hierarchy

The financial assets and liabilities measured at fair value in the statement of financial position are grouped into the fair value hierarchy as follows:

Fair value measurements of financial instruments

Figures in Rand thousand	Level 2	Unaudited 30 September 2024	Level 2	Audited 31 March 2024
Assets				
Derivative financial instruments	131 000	131 000	75 717	75 717
Financial assets at fair value through profit or loss	2 213 917	2 213 917	–	–
Liabilities				
Derivative financial instruments	131 774	131 774	271 045	271 045

Derivative financial instruments

The fair values of the interest-rate swap contracts are determined using discounted cash flow projections based on estimates of future cash flows and the terms of the relevant swap agreements. Cash flows are projected using a zero-coupon ZAR swap curve, and are discounted on an un-collateralised basis. The fair values of the cross-currency interest-rate swap contracts are valued by discounting the future cash flows using the basis swap curve of the respective currencies at the dates when the cash flows will take place.

The USD forward exchange contracts are valued by discounting the forward rates applied at the period end to the open hedged positions.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (continued)

9. FAIR VALUE INFORMATION (CONTINUED)

Financial assets at fair value through profit or loss

The fair value of the investment in DL Invest, being the ordinary B Shares and the linked loan notes, was determined using income approach, being a discounted cash flow valuation whereby the future cash flows were discounted to their present value using an appropriate discount rate. The future cash flows are based on the contractual terms, with the only variable being the annual growth rate (being HICP but with a floor of 2% and a cap of 4%). The discount rate was derived from the 5-year Polish government bond rate (being the risk-free rate), the beta of listed Polish real estate companies, a Polish equity risk premium, and a credit risk premium.

Other financial assets are measured at fair value at the reporting date.

Fair value measurements of non-financial assets

Recurring fair value measurements

Figures in Rand thousand	Level 3	Sep 2024	Level 3	Mar 24
Investment property	11 094 604	11 094 604	10 695 773	10 695 773
Investment property held for sale	2 089 085	2 089 085	2 615 561	2 615 561
	13 183 689	13 183 689	13 311 334	13 311 334

Investment Property

Castleview

At the reporting date, the fair value of direct property was determined by internal valuations, reviewed by the directors and approved by the Board. The assets of Castleview's direct portfolio are valued at least every 3 years.

Emira

Fair values are estimated biannually by professional registered valuers, whereafter they are reviewed by the executive directors and approved by the Emira Board. All of the Emira investment properties were valued at 30 September 2024 by independent external valuers who have recent experience in the location and category of these investment properties.

Investment property held for sale

The fair value of investment properties held for sale is based on the sale price agreed by the parties where applicable or the fair value thereof.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (continued)

10. EVENTS AFTER THE REPORTING PERIOD

Payment of dividend

The Group announced an interim dividend of 9.08400 per share for the 6 month period ended 30 September 2024 on SENS on 2 December 2024.

The dividend is payable to Castleview shareholders in accordance with the timetable set out below:

Last day to trade cum dividend	Tuesday, 17 December 2024
Shares trade ex-dividend	Wednesday, 18 December 2024
Record date	Friday, 20 December 2024
Payment date	Monday, 23 December 2024

Share certificates may not be dematerialised or rematerialised between Wednesday, 18 December 2024 and Friday, 20 December 2024, both days inclusive. The dividend will be transferred to dematerialised shareholders' CSDP accounts/broker accounts on Monday, 23 December 2024. Certificated shareholders' dividend payments will be paid to certificated shareholders' bank accounts on or about Monday, 23 December 2024.

Tax treatment

In accordance with Castleview's status as a REIT, shareholders are advised that the dividend meets the requirements of a "qualifying distribution" for the purposes of section 25BB of the Income Tax Act, No. 58 of 1962 ("Income Tax Act"). Accordingly, qualifying distributions received by local tax residents must be included in the gross income of such shareholders (as a non-exempt dividend in terms of section 10(1)(k)(aa) of the Income Tax Act), with the effect that the qualifying distribution is taxable as income in the hands of the shareholder. These qualifying distributions are, however, exempt from dividend withholding tax in the hands of South African tax resident shareholders, provided that the South African resident shareholders have provided the following forms to their Central Securities Depository Participant ("CSDP") or broker, as the case may be in respect of uncertificated shares, or the transfer secretaries, 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 transfer secretaries, as the case may be should the circumstances affecting the exemption change or the beneficial owner cease 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 transfer secretaries, as the case may be to arrange for the abovementioned documents to be submitted prior to payment of the dividend, if such documents have not already been submitted.

Qualifying dividends received by non-resident shareholders will not be taxable as income and instead will be treated as ordinary dividends, but which are exempt in terms of the usual dividend exemptions per section 10(1)(k) 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 amount due to non-resident shareholders will be 7.26720 cents per share. A reduced dividend withholding tax 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 the uncertificated shares, or the transfer secretaries, in respect of certificated shares:

- a) a declaration that the dividend is subject to a reduced rate because of the application of a DTA; and
- b) a written undertaking to inform their CSDP, broker or the transfer secretaries, as the case may be should the circumstances affecting the reduced rate change or the beneficial owner cease 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 transfer secretaries, as the case may be to arrange for the abovementioned documents to be submitted prior to payment of the dividend if such documents have not already been submitted, if applicable.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS (continued)

10. EVENTS AFTER THE REPORTING PERIOD (CONTINUED)

Tax treatment (continued)

Shares in issue at the date of declaration of the dividends: 984 411 189

Castleview's income tax reference number: 9366916188

The dividend may have tax implications for resident as well as non-resident shareholders. Shareholders are therefore encouraged to consult their tax and/or professional advisors should they be in any doubt as to the appropriate action to take.

Commercial portfolio disposals

After the reporting period, the Group via Emira successfully transferred the 13 held-for-sale Western Cape properties on 23 October 2024, as well as the Springfield Retail Centre in Durban on 24 October 2024.

There have been no other significant events after the reporting date.

James Templeton

Chief Executive Officer

James Day

Financial Director

Cape Town

2 December 2024

APPENDIX 1: REIT RATIOS

ADOPTION OF BEST PRACTICE RECOMMENDATIONS

The principles encompassed in the calculations below are aligned with the best practice recommendations ("BPR") by the SA REIT Association published in 2019 and do not comply with IFRS. The BPR is effective for financials year-ends commencing on or after 1 January 2020.

The specific adjustments are detailed in the statement of funds from operations below. All of these adjustments are derived from the face of the statement of comprehensive income presented and the accompanying notes to the financial statements.

Figures in Rands thousand	30 September 2024	30 September 2023
SA REIT Funds from Operations (SA REIT FFO) per share		
Profit or (loss) per IFRS Statement of Comprehensive Income (SOCl) attributable to the parent	1 057 546	(141 683)
Adjusted for:		
Accounting/specific adjustments		
Fair value adjustments to:	(1 304 340)	(91 737)
- Investment property	(452 719)	(91 601)
- Debt and equity instruments held at fair value through profit or loss	(851 621)	(136)
Loss on sale of investment in associate	-	38 419
Expected credit loss allowance on loans receivable	19 581	267 902
Depreciation and amortisation	11 514	4 398
Deferred tax movement recognised in profit or loss	-	335
Straight-lining operating lease adjustment	3 783	(3 821)
Transaction costs expensed in accounting for a business combination	21 275	(5 784)
Adjustments to dividends received from equity interest held	7 825	(7 806)
Foreign exchange and hedging items:	(156 641)	98 585
Fair value adjustments on derivative financial instruments employed solely for hedging purposes	(85 641)	71 206
Foreign exchange gains or losses relating to capital items — realised and unrealised	(71 000)	27 379
Other adjustments	517 572	27 674
Adjustments made for equity-accounted entities	101 568	85 976
Non-controlling interest in respect of the above adjustments	416 004	(58 302)
SA REIT FFO	177 574	186 482
Number of shares outstanding at end of period (net of treasury shares)	984 411 189	984 411 189
SA REIT FFO per share (cents)	18.039	18.944
Dividend per share (cents)	9.084	10.676

APPENDIX 1: REIT RATIOS (continued)

Figures in Rands thousand		30 September 2024	31 March 2024
SA REIT Net Asset Value (SA REIT NAV)			
Reported NAV attributable to the parent		8 893 282	8 559 732
Adjustments:			
Dividend to be declared		(89 428)	(520 000)
Fair value of certain derivative financial instruments		(90 772)	(30 916)
Deferred tax		(202 396)	(202 541)
SA REIT NAV	A	8 510 686	7 806 275
Shares outstanding			
Number of shares in issue at period end (net of treasury shares)		984 411 189	984 411 189
Effect of dilutive instruments (options, convertibles and equity interests)		–	–
Dilutive number of shares in issue	B	984 411 189	984 411 189
SA REIT NAV per share	(A/B)	8.65	7.93

Figures in Rands thousand		30 September 2024	30 September 2023
SA REIT cost-to-income ratio			
<i>Expenses</i>			
Operating expenses per IFRS income statement (includes municipal expenses)		466 522	479 901
Administrative expenses per IFRS income statement		90 156	88 502
Exclude :			
Depreciation expense in relation to property, plant and equipment of an administrative nature		(11 514)	(4 398)
Operating costs	A	545 164	564 005
<i>Rental income</i>			
Contractual rental income per IFRS income statement (excluding straight-lining)		746 160	761 958
Utility and operating recoveries per IFRS income statement		274 356	274 356
Gross rental income	B	1 020 516	1 036 314
SA REIT cost-to-income ratio	(A/B)	53.4%	54.4%
SA REIT administrative cost-to-income ratio			
<i>Expenses</i>			
Administrative expenses as per IFRS income statement	A	90 156	88 502
<i>Rental Income</i>			
Contractual rental income per IFRS income statement (excluding straight-lining)		746 160	761 958
Utility and operating recoveries per IFRS income statement		267 508	274 356
Gross rental income	B	1 013 668	1 036 314
SA REIT administrative cost-to-income ratio	A/B	8.9%	8.5%

APPENDIX 1: REIT RATIOS (continued)

Figures in Rands thousand		30 September 2024	31 March 2024
SA REIT GLA vacancy rate			
Gross lettable area of vacant space (sqm)	A	31 962	46 131
Gross lettable area of total property portfolio (sqm)	B	778 011	1 039 946
SA REIT GLA vacancy rate	(A/B)	4.1%	4.4%
SA REIT loan-to-value (SA REIT LTV)			
Gross Debt		11 438 843	10 490 208
Less:			
Cash and cash equivalents		(160 586)	(256 189)
Add:			
Derivative financial instruments		775	195 329
Net Debt	A	11 279 032	10 429 348
Total assets – per Statement of Financial Position		23 364 817	21 805 224
Less:			
Cash and cash equivalents		(160 586)	(256 189)
Trade and other receivables		(187 094)	(160 642)
Derivative financial assets		(131 000)	(75 717)
Carrying amount of property – related assets	B	22 886 137	21 312 676
SA REIT loan-to-value ("SA REIT LTV")	A/B	49.3%	48.9%
SA REIT COST OF DEBT			
Variable interest rate borrowings		10.2%	10.4%
Floating reference rate plus weighted average margin		10.2%	10.4%
Fixed interest rate borrowings		7.0%	6.0%
Weighted average fixed rate		7.0%	6.0%
Pre-adjusted weighted average cost of debt		9.6%	9.7%
Adjustments:			
Impact of interest rate derivatives		(0.22%)	(0.04%)
Impact of cross currency interest rate swaps		(0.72%)	(0.58%)
Amortised transaction costs imputed in the effective interest rate		0.14%	0.06%
SA REIT all-in weighted average cost of debt		8.83%	9.15%

GENERAL INFORMATION

COUNTRY OF INCORPORATION AND DOMICILE	South Africa
COMPANY REGISTRATION NUMBER	2017/290413/06
JSE SHARE CODE (APPROVED AS A REIT BY THE JSE)	CVW ISIN: ZAE000251633
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DESIGNATED ADVISER	Java Capital

